

Shape Our Fremont

Tall Housing May Surround Cloverleaf Bowl

William Lyon Homes has submitted a Formal Application to build a mixed use development of housing and commercial units to replace the shopping center buildings surrounding the Cloverleaf Family Bowl in Irvington. As with many mixed use development proposals, the news is also mixed -- some good, some unknown, and some potentially bad.

The good news for many residents is that the Cloverleaf Bowl building itself would initially remain in place, as would a portion of the parking lot adjacent to the building. The unknown news is whether the bowling alley would be allowed to occupy the building after their current lease expires, and for how long. The potentially bad news is that all the other buildings on the site would be demolished, and the businesses that occupy them would be forced to relocate. This would include Bank of America, Zam Zam Halal Supermarket, Tandoori N Curry, Fremont Barbershop, and many others. The Taco Bell on the corner of Grimmer and Bay Street is not part of this property and would remain.

The proposed development would include a total of 120 for-sale stacked-flat condo units, 81 for-rent apartment units, and about 22,000 square feet of commercial space. Two four-story buildings with commercial spaces on the ground floor and apartments on the upper three floors would face Fremont Boulevard on the east side of the project. A single four-story building with condos would be located in the center of the site, and eight three-story buildings with condos would be spaced around the edges on the south and west sides.

All required parking would be on the site. Parking for the buildings facing Fremont Boulevard would be in an underground garage beneath the buildings. Parking for most of the condos would be in one- or two-car garages on the ground floor of each unit. Additional parking spaces would be located along the interior private streets throughout the site.

What is Mixed Use?

The shopping center currently consists of several one- and two-story commercial buildings. The site is not within the Irvington BART Transit Oriented Development Overlay or the Irvington Town Center, where high-density housing is permitted. As a result, some people may ask why the proposed development includes so many three- and four-story residential buildings on a commercial property.

The main reason is that the Fremont General Plan has designated this property for mixed use development. In mixed use projects, only a small amount of commercial floor space is required on the ground floors of the buildings facing major streets. The upper floors of those buildings could be used for multi-family residential units, as could all the floors in buildings on the rest of the property. The zoning also allows buildings in a mixed use project to be several stories taller than those found on adjacent properties. They can be up to 65 feet high -- taller than most four-story buildings in Fremont.

This site is one of eight commercial properties designated for future mixed use development in Fremont. Several other shopping centers in the Irvington Community Plan Area are among them.

Looking Ahead

This proposed project has now been designated as the Grimmer Irvington Center and is under review by the Fremont Planning Department. That review is expected to take several months. The city staff will be checking the size and placement of buildings, amount of commercial space, emergency vehicle access, potential environmental impacts, and many other factors.

When the city staff determines the review is complete, the proposal would be presented to the Historical Architectural Review Board (HARB) to decide if the surrounding new development would have any negative impacts on the potentially historic Cloverleaf Bowl building itself. After HARB makes its recommendation, the proposal would go to the Planning Commission. Because the developer proposes to conform to the General Plan and zoning for this site, the proposal would not go to the City Council unless the Planning Commission's decision is appealed. If the developer proposes to demolish or alter the Cloverleaf Bowl building, that may result in further discussions.

As part of the review process, residents are encouraged to email their comments, concerns, and questions about the Grimmer Irvington Center to City Staff Planner Mark Hungerford at mhungerford@fremont.gov

To learn more about these proposals and other housing developments in Fremont, go to [**www.ShapeOurFremont.com**](http://www.ShapeOurFremont.com)