

Shape Our Fremont

Where Fremont residents can learn about shaping proposed housing developments...

More Housing Planned for Irvington

There are over 130 new housing units currently being proposed for the Irvington District. This is in addition to the over 300 units in already approved Irvington developments such as Laguna Commons, Warmington-Connolly, Osgood Residences, Villas at Florio (Carol Commons) and others.

Three of the new proposals are undergoing a Preliminary Review Procedure (PRP) by the City. The Planning Department reviews the preliminary plans and prepares a report of any issues it finds with the application. Developers use this information to decide whether to go forward with the process and to help them shape their formal development application. Community input at this early stage often shapes the final project. Contact the application's City Staff Project Planner listed below to arrange to see the plans or to voice your concerns.

All three of these PRPs are within the Irvington BART Transit Oriented Development (TOD) Overlay and the Irvington Town Center.

Washington Villas PRP

This mixed-use project by Calpac Development Group proposes 65 two-bedroom condominiums plus 5,000 sq. ft. of ground-floor retail space on about an acre. The retail section would face Washington Blvd. The building would be five levels high with three residential levels on top of a two-level above-ground parking garage.

The three parcels in this development include the Casa Robles restaurant at 3839 Washington Blvd., the ca. 1890 Jackson House-Tailor Shop at 3825 Washington Blvd. and the 1916 home at 3811 Washington Blvd. As part of the Preliminary Review Procedure, an historical evaluation will be done on the two old homes.

The application's City Staff Project Planner is Wayland Li at wli@fremont.gov

Villa of Irvington PRP

This development is proposed for 3800 Adams Ave. at the corner of Roberts Ave. and is the location of a house built in 1952.

WRD Green, Inc. wants to build 12 townhouses in four three-story buildings on 0.6 acres.

Each townhouse would have four bedrooms and a side-by-side two-car garage. Six on-site guest parking spaces would be provided.

The application's City Staff Project Planner is Spencer Shafsky at sshafsky@fremont.gov

Miltonia Development PRP

Miltonia Development, LLC. has submitted plans to develop the lots at 41223 and 41239 Roberts Ave. located next to the Washington Blvd. Safeway. The two parcels total about 1.2 acres.

The developers propose 18 townhouses in six three-story buildings. Each townhouse would have two or three bedrooms and a side-by-side or tandem two-car garage. Nine on-site guest parking spaces would be provided.

The application's City Staff Project Planner is Aki Snelling at asnelling@fremont.gov



Washington Place Residences

Near the border of Irvington and Mission San Jose on Washington Blvd. at the Interstate 680 southbound off-ramp, the SRE Development Co. is proposing to build 14 three-story townhouse duets. This land was once an orchard. Two old vacant houses on the lot would be demolished.

The property is currently zoned as an R-1 Single-family Residence District in which both duets and three-story dwellings are prohibited. The developer has submitted a formal application to change the zoning to a Planned District.

The proposed townhouses will be grouped in seven duets. A duet is two dwellings in a single building with a common wall between them. The two homeowners each own their portion of the building and the land beneath it. The four duets on Washington Blvd. will have two-stories facing the street, with the third story dropped down the hill to the rear. The other three duets will be three-stories facing the existing single-family houses across the creek bed.

Opponents argue this proposal is an attempt to increase the density by using a multi-family type of housing on a single-family lot under the guise of a Planned District. They claim it does not fit the intent of the zoning, or the intent of a Planned District, or the community character of the surrounding neighborhoods and it should not be allowed.

Critics note that a Planned District allows certain limited variations to the standards, but does not allow the standards to be ignored or completely changed. Three-story dwellings and duets are not allowed in R-1 residential neighborhoods such as this, and the proposed lot sizes and building setbacks are far too small. This site could provide room for 7 or 8 two-story detached houses and still meet all the standards, but the proposed project just doesn't fit.

The Washington Place Residences project is tentatively scheduled to be heard by the Planning Commission on November 10. To ask questions or express your concerns, contact City Staff Project Planner Terry Wong at twong@fremont.gov

For more information on these development proposals, visit www.ShapeOurFremont.com