

Shape Our Fremont

July 2017 Development News and Updates

Development projects are like airplanes lined up in the evening sky at a busy airport. Some are so close you can see them clearly, while others are just faint lights above the horizon. Here are a few development projects waiting to land in Fremont.

Maple Commons

This development is on its final approach, so to say. Murthy Sama submitted plans to build 11 condominiums and almost 2,800 square feet of commercial space in a single three-story building on two lots totaling 0.3 acres at 37054 Maple Street behind the old Cloverdale Creamery in the Centerville Community Plan Area. This site is within the Centerville ACE/Amtrak Transit Oriented Development (TOD) Overlay and the Centerville Town Center.

The proposed development is now tentatively scheduled for presentation to the Planning Commission on Thursday, July 27, at 7 p.m. in the Council Chambers at 3300 Capitol Avenue. Residents may express their comments and concerns about this proposal at the Planning Commission meeting. If the Planning Commission approves it, the development will not have to go to the City Council.

Ursa Project

Robson Homes proposes to build 17 single-family, two-story houses on a 2.7-acre site that was part of an old fruit orchard at 48495 Ursa Drive in the Warm Springs Community Plan Area. A 1928 house and an old water tank tower will be relocated on the site and rehabilitated. A 1905 barn and several sheds will be demolished. An Initial Study by City staff has indicated that an Environmental Impact Report (EIR) needs to be prepared for the house before the proposal can proceed.

This proposal is still under review. For more information or to express a concern, contact City Staff Project Planner Bill Roth at broth@fremont.gov

Villas of Irvington

WRD Green, Inc. proposes to build 11 three-story townhouses in three buildings on a 0.6-acre lot at 3800 Adams Avenue in the Irvington Community Plan Area. This site is within the Irvington BART Transit Oriented Development (TOD) Overlay and the Irvington Town Center. The proposal has gone through a preliminary review process by City staff and has now been submitted as a formal application. The existing 1950s house on the property is slated to be demolished.

This proposal is still under review. For more information or to express a concern, contact City Staff Project Planner Spencer Shafsky at sshafsky@fremont.gov

Mowry Townhomes PRP

A new proposal to build 4 three-story detached townhouses across the rear of a 0.6-acre lot at 1357 Mowry Avenue in the Central Community Plan Area is currently going through a

preliminary review process (PRP) to determine if any changes will be required. An existing 1880s house on the property will be retained in place. This site is within the Fremont BART Transit Oriented Development (TOD) Overlay.

This proposal is still under review. For more information or to express a concern, contact City Staff Project Planner Bill Roth at broth@fremont.gov

Ohlone College Frontage

The most recent development proposal is so new it hasn't been submitted to the city yet -- it's one of those faint lights above the horizon.

On June 14, the Ohlone College Board of Trustees approved a lease agreement with developer SteelWave LLC to build 275 apartment units and 18,000 square feet of commercial/office space in eighteen multi-story buildings. The buildings will spread across a 15-acre parcel of Ohlone College property fronting on Mission Boulevard in the Mission San Jose Community Plan Area. Some, but not all, of the existing olive trees will be relocated on the site. The developer will now discuss the project with Fremont City staff before submitting a formal application.

Among the major issues that will need discussion is the Fremont General Plan, which designates this property for use as a Public Facility, not Residential or Commercial. In order for the project to proceed, it will require the preliminary screening for a General Plan Amendment. Other issues may include the environmental impacts of the project on traffic, schools, water supply, and other quality-of-life measures. And because the property is within the Mission San Jose Historic Overlay District, it will be subject to certain additional requirements, restrictions, and reviews.

Perhaps the biggest issue, however, will be how the residents of Fremont feel about this development. As the proposal moves forward, we will keep you informed on how to express your questions, comments, and concerns.

To learn more about all proposed housing developments and related issues in Fremont, go to [**www.ShapeOurFremont.com**](http://www.ShapeOurFremont.com)