

Shape Our Fremont

Osgood Road Corridor to Get Bigger and Busier

Take an already busy commute route, line it with rows of high-rise housing on one end, drop a two-story private school in the middle of an industrial area on the other end, and throw in a BART station that has no firm construction date. That's the plan for the Osgood Road Corridor.

High Density Plus

All the land within a one-half mile radius of the proposed Irvington BART station at the southwest corner of Osgood Road and Washington Boulevard is part of the BART Transit Oriented Development (TOD) Overlay, which allows high-rise, high-density housing. The only exception is an irregular-shaped area along the north end of Osgood, which is designated as the Irvington BART Station Study Area and cannot be developed until the station's land needs for parking, access, and support structures are determined. In the meantime, several projects on other parts of Osgood are moving forward.

Serra Apartments includes 179 apartments in a six-story complex at 4200 Osgood Road on the east side. The apartments will be rented at various levels of affordability based on several factors. This project was recently approved by the Planning Commission and does not need City Council approval. Construction has not started.

Osgood Residences includes 93 condominiums in a five-story building at 42111 and 42183 Osgood Road on the west side. This project was approved by the Planning Commission and does not need City Council approval. Construction has not started.

Next door, Osgood II Multi-Family proposes 140 units (70 apartments and 70 condominiums) in a five-story building at 42021 Osgood Road. This project is still going through a Preliminary Review Process with the Planning Department and has not become a Formal Application yet.

A proposal to build 31 condominiums in a five-level building at 41868 Osgood Road on the east side is within the BART Station Study Area and is on hold.

New housing developments aren't the only projects planned on Osgood. Further south, Stratford School recently announced plans to relocate from their current site and build a new private school for up to 660 students at 43055 and 43077 Osgood Road on the west side, between Blacow Road and Auto Mall Parkway. The area is designated industrial, but schools are allowed. The project was approved by the Zoning Administrator and does not need further approval. Construction is expected to start this summer.

Issues and Concerns

The Osgood Road Corridor is a major commute route, so traffic is one of the biggest concerns. When the TOD area south of the Irvington BART station is fully built out, there could be as many as 3,000 to 4,000 additional people living there and traveling on Osgood to and from schools, jobs, and other destinations. Because there are no side street connections along this section of road, all the traffic will have to go north to Washington Boulevard or south to Auto Mall Parkway, which are already congested. One solution would be to reactivate the Blacow

Road underpass or overpass project. This idea got as far as building four-lane approach roads on either side of the Union Pacific and BART right-of-ways, but was never completed.

Another concern about building so many residential units along the Osgood Corridor is the lack of access to public schools and retail stores. The nearest schools are too far to walk, and many are already full. Most children, including those attending the new private school, will have to be driven to and from school, thus adding more traffic on Osgood. Likewise, the nearest grocery stores and other retail shops are at least a half-mile away in downtown Irvington. Proximity to schools and stores are supposed to be requirements of a TOD Area in order to reduce greenhouse gas emissions from vehicle trips, but that's not the case here.

As more projects are proposed along the Osgood Road Corridor, the public has the opportunity to speak out. All residents are encouraged to express their concerns.

For information about all housing developments in Fremont, go to **www.ShapeOurFremont.com**