

Shape Our Fremont

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

Housing Replaces Produce Stands



Ramirez Family Farm Produce Stand

Three produce stands are being replaced by housing. Last month, the City approved the final plans for Terra Bella (Fremont Gateway) houses at the site of the 1950's D&G Flowers and Produce market at Beard Rd. and Fremont Blvd. The Mission-Stevenson townhouse project is proposed for the now-empty lot where the Nagata Brothers Fruitstand had been located. And the Walnut Residences apartment complex development application has just been submitted for where the Ramirez Family Farm has a produce stand on the Guardino's land - the last working farm in Fremont.

Mission-Stevenson

The True Life Companies plans to build 78 three-story townhouses at the corner of Mission Blvd. and Stevenson Blvd. across Stevenson Blvd. from the Chamber of Commerce.

18 of the townhouses will line Stevenson Blvd. as close as 8 feet from the sidewalk. Another 14 townhouses will line Mission Blvd. No where else along Stevenson Blvd., across from Central Park, do buildings line the street creating a wall. Other buildings are angled at an offset. Even the preliminary plans for future housing across the way on Stevenson Place show buildings of varied alignment.

Guest parking will be along the boundary with the railroad. Only a metal chain-link fence will separate the development from the railroad. Noon-street parking is allowed on Mission Blvd. or Stevenson Blvd.

This development application does not require the approval of the City Council. It is not a Planned District and the development plans just have to follow the existing zoning regulations for that area.

The Planning Commission will be the approving body and the development application would only go to the City Council if the Planning Commission's decision was appealed. Any zoning variances, such as setbacks, could be approved by the Planning Commission.

Watch for a notice of the Planning Commission hearing on www.ShapeOurFremont.com.

Contact the application's City Staff Project Planner Wayland Li at wli@fremont.gov with any comments or concerns.

Walnut Residences

Carmel Partners plans to build an 882-unit apartment complex at the corner of Walnut Ave. and Guardino Dr. near the Fremont BART station. The Guardino house, its out-buildings, and the surrounding 215 trees will be removed.

The plans show five 4- or 5-story buildings encircling the complex. All the building walls facing the streets rise straight up to a flat roof creating a fortress-like effect. The buildings that line Walnut Ave. are 65 feet high.

The tall, flat-faced, straight-lined look of the exterior of the complex contrasts with the character of the existing neighborhood. The project is surrounded by detached two-story single-family houses and a variety of three-story multi-family buildings which have more open arrangements. The exterior design also contrasts with the interior of the project which has buildings of varied shapes as well as features that break up the wall-facings.

This project will require rezoning to R-3-70 (50.1 to 70 dwelling units per net acre) and therefore it will have to go before the City Council. The developer has said that the net acreage is 12.6 acres so 882 apartments puts the density at the maximum of 70. The property is within the Fremont BART Station Transit Oriented Development (TOD) Overlay. The State promotes higher density around transportation hubs to reduce greenhouse gases by promoting public transportation.

Parking is in a two-level underground garage. There will be a new private street along the eastern boundary between Walnut Ave. and Litchfield Ave. Garage access will be off Walnut Ave., Guardino Dr. and the new private street. Parking spaces in a TOD are limited to basically one car per unit. Even with only one car per unit, the traffic generated from 882 apartments will not only effect the Walnut/Guardino intersection but also effect the traffic headed east on Walnut Ave. and then north and south on Mission Blvd. Even if BART is used to get to jobs, the city streets will be used to get children to schools and to get to shopping.

Fremont Unified School District (FUSD) has tentatively assigned 163 expected elementary students from this development to the Vallejo Mill Elementary school. Nearly half of the proposed apartments are one-bedroom or have only two master bedrooms, so FUSD's student estimate may be high.

Carmel Partners plans to hold community courtesy meetings to introduce the plans to the neighbors. Watch for a notice of the community courtesy meetings on www.ShapeOurFremont.com.

Contact the application's City Staff Project Planner Bill Roth at broth@fremont.gov with any comments or concerns.

**For more information on these and other proposed residential developments, go to:
www.ShapeOurFremont.com**