

Shape Our Fremont

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

Three Big Housing Projects Under Review

Get ready, because here they come! Among the many residential developments currently under review, the City of Fremont Planning Department is looking at proposals for three very-large developments with a total of 2,328 new residential units. Because of their size, these projects are expected to have an impact on the surrounding neighborhoods and the city as a whole.

The three proposals are currently going through a Preliminary Review Process (PRP), which the developers will use to make changes and address concerns before submitting them as formal applications. The Planning Department welcomes comments and questions from the public as part of this process. Use the contact information below to ask questions and express concerns about individual developments. (See the Shape Our Fremont article in the September 16th and September 23rd issues of *Tri-City Voice* for more information about getting involved early in the development process.)

U. S. Gypsum Site

Trumark Homes proposes to build 451 residential units on land owned by U.S. Gypsum along the south side of Alameda Creek near Niles. This is an industrial area with a few older homes at the east end, which will also be part of the project. All of the existing structures will be demolished.

The dwellings will be multi-story and consist of 156 single-family homes and 295 townhouses. Access will be from a single entrance road coming off Mowry Avenue opposite Cherry Lane and passing under the active ACE Train tracks. A park area is planned near the western end of the project where the Hayward Earthquake Fault passes through the property.

The land is currently designated for industrial use, so the project will require a General Plan Amendment to change the land use to residential. If that change is approved by the City Council, it may affect schools and water supplies because both the Fremont Unified School District and the Alameda County Water District rely on the current Fremont General Plan for their long-range forecasts of needs. Other issues for residents in the area may include the size and density of the residential units, and the increase in traffic on Mowry Avenue. Contact City Staff Planner Wayland Li wli@fremont.gov with comments and questions.

Walnut Residences

Carmel Partners is proposing to build 876 multi-family apartments on land owned by the Guardino family along Walnut Avenue. This is where the Ramirez Family Farm grows crops and operates a produce stand - the last working farm in Fremont. The farm, produce stand, Guardino home, and other structures will be leveled.

The apartments will be grouped in several four-story buildings with a multi-level parking garage in the center. Access will be from existing streets.

The land is already designated for higher-density residential use in the General Plan, and it is also within a Transit Oriented District centered on the Fremont BART station, which allows even higher density. Because the project will not need a General Plan Amendment, the impact on schools and water supplies should be covered by existing long-range forecasts. One major issue for nearby residents may be the increase in traffic on

surrounding streets, which would have to be addressed in the Environmental Impact Report prepared by the Fremont Planning Department. Other issues may be parking, landscaping, and the compatibility of the building architecture with surrounding structures. Contact City Staff Planner Bill Roth broth@fremont.gov with comments and questions.

Warm Springs Station

This blockbuster development by the Warm Springs Station Group proposes to build a total of 1,001 residential units on vacant land east of Warm Springs Boulevard, opposite the Warm Springs BART station.

The housing will consist of a mix of townhouses and rental units, with affordable housing units on another portion, and a small area reserved for service retail. One block of residential units will be in five- and six-story buildings. The other blocks will be in three-, four-, or five-story buildings. This will be the first of several housing developments that may bring 4,000 or more new residential units to the area.

Traffic on surface streets will probably be one of the biggest issues associated with this project because there are currently no plans for additional north-south streets or more connections to the two nearby freeways. The water district has given a conditional approval to provide water supplies. A new elementary school is planned to be built in the area, but there are no plans for additional middle or high schools. Contact City Staff Planner Wayland Li wli@fremont.gov with comments and questions.

For more information about these and other residential developments in Fremont, go to [**www.ShapeOurFremont.com**](http://www.ShapeOurFremont.com)