

Report on Development Activity

City Council Meeting – January 5, 2016

State and Regional Framework

- General Plan required by State law
- Heavily influenced by:
 - AB 32 The Global Warming Solutions Act of 2008
 - SB 375 The Sustainable Communities Strategy (SCS)
 - Reduce Vehicle Miles Travelled (VMT)
 - Focus development within Priority Development Areas (PDAs)
 - Plan Bay Area 2040 underway (updates existing plan)
 - State Housing and Community Development
 - Regional Housing Need Allocation (RHNA)
 - Affordability and minimum densities
 - Housing Element certification / annual reporting

Our Local Vision

BRINGING THE **FREMONT VISION** TO LIFE

Realizing Fremont's Future



The path that Fremont has traveled to become a mature city has unfolded over the years. While next January marks Fremont's 60th anniversary as a city, it was nearly 10 years ago that marked a turning point for Fremont's vision for the future. That's when city leaders and community members embarked on a comprehensive update of the City's General Plan. A General Plan is required by the state for every city and county jurisdiction and serves as the guiding document for all subsequent development decisions.

During our golden anniversary years, we took community engagement to a whole new level. Thousands of people participated during the five-year process by attending community events, topical meetings, and public hearings or by responding to surveys and providing written comments. On December 13, 2011, the Fremont City Council adopted a new General Plan.

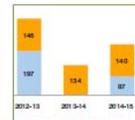
Fast forward to today. What you're seeing in Fremont is the result of planned development and growth that was designed intentionally to protect and enhance existing neighborhoods and elevate the community as a whole.

One of the major goals of the General Plan is to focus future residential growth into four Priority Development Areas and along major transit corridors. The results? **The vast majority of neighborhoods will not experience significant change, open space will remain protected, and new development can take advantage of nearby public transportation.**

The City has also prepared a Vision Book that highlights features of the General Plan. Learn more at www.Fremont.gov/GeneralPlan.



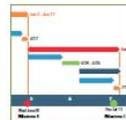
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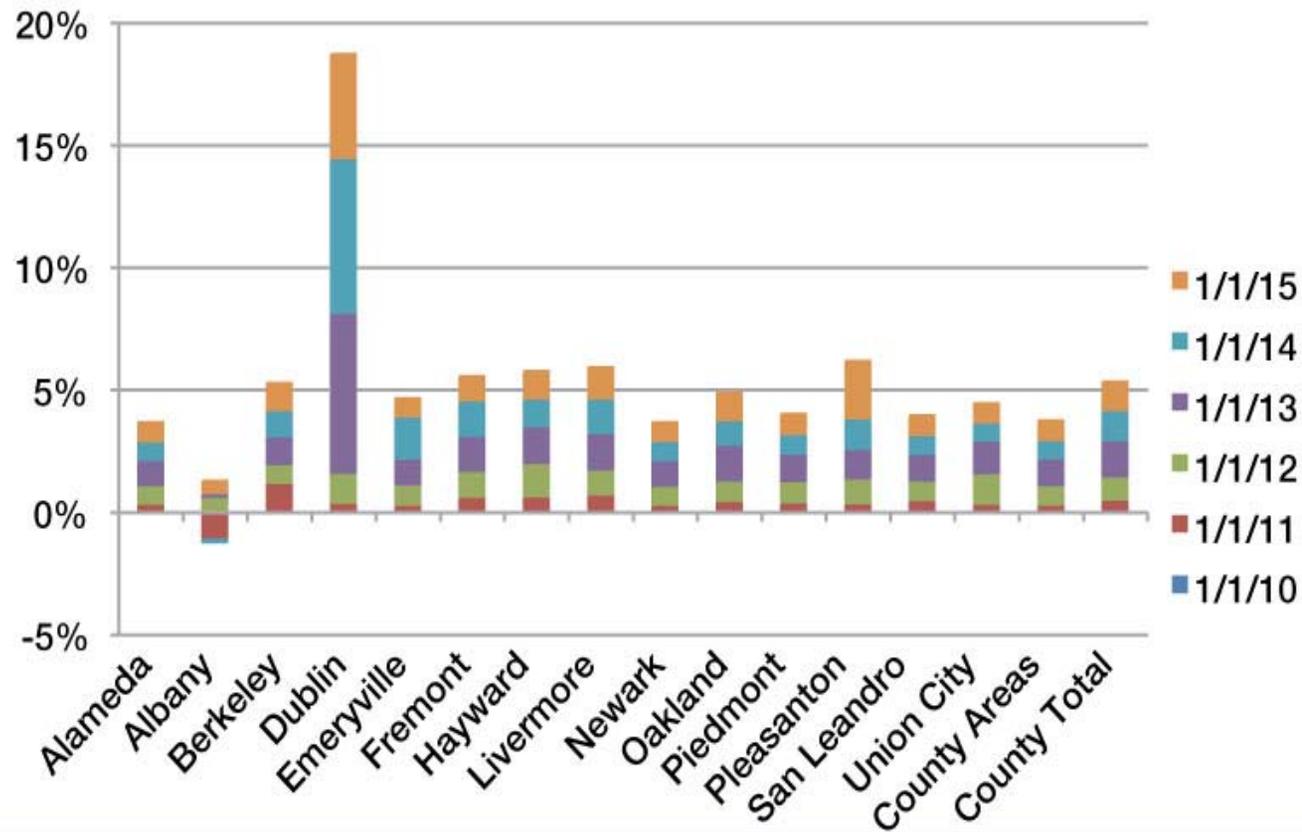
VISION STATEMENT

Fremont will serve as a national model for how an auto-oriented suburb can evolve into a sustainable, strategically urban, modern city.

- Consistent with SCS
- Focus is on PDA's and infill
- Implements housing goals
- Requires modifications to "business-as-usual" policies, standards and programs to achieve vision

Modest Growth

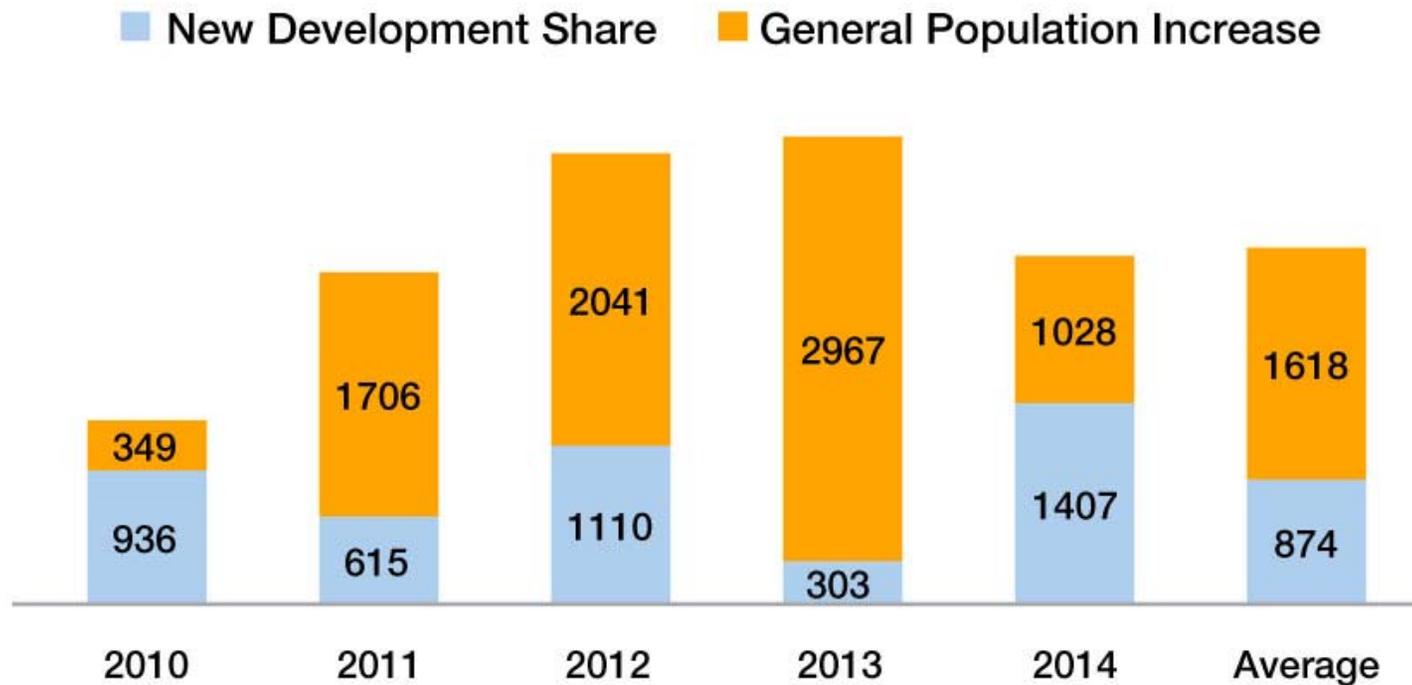
Annual County Population Growth 2010-2015



Source: State Department of Finance Population Estimates

Modest Growth

Annual Population Increase

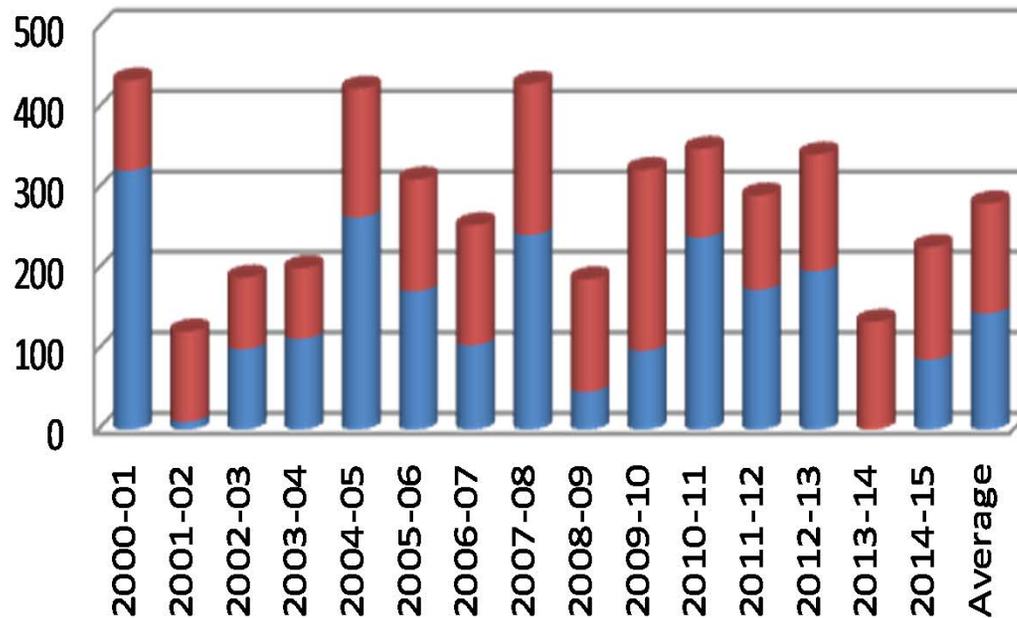


Source: State Department of Finance Population Estimates, 2010 Census, City permits issued.

Modest Growth

Building Permits Issued by Fiscal Year

■ Single Family Units ■ Multiple Family Units

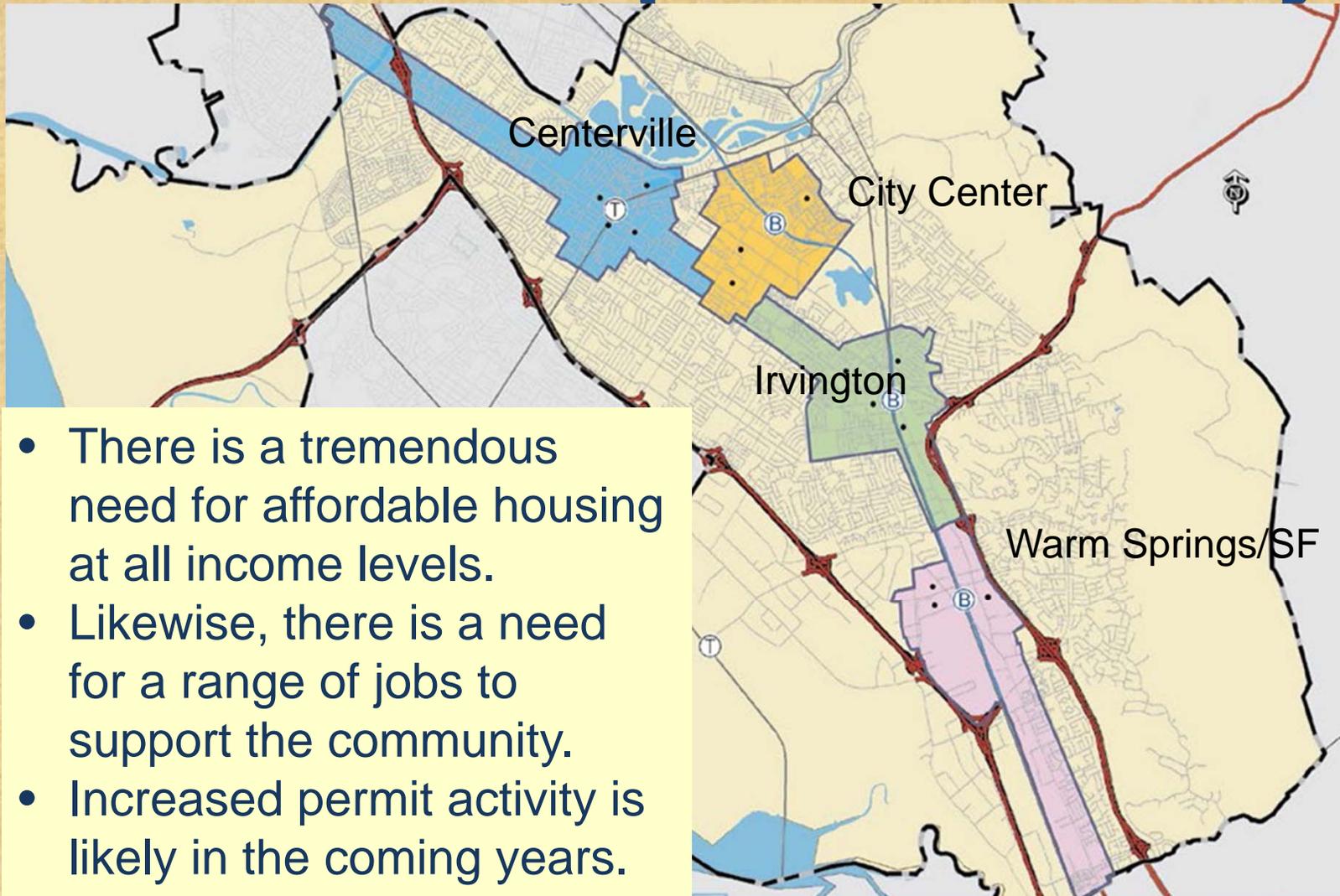


Source: City of Fremont residential permits issued

Development Activity Snapshot

Category	Total Units	% within a PDA	Larger projects included in totals (units) [Other notes]
Under Construction (or Building Permits ready to issue)	633	64%	Artist Walk (185 units) Patterson Ranch (100 units)
Pre-Construction (Building Permit review in process)	748	21%	Patterson Ranch (remaining 400 units)
Approved	830	53%	Sabercat (158 units) State Street (157 units) Granite Ridge (127 units) Niles Gateway (98 units), Osgood Residences (93 units) Mission/Stevenson (77 units)
Master Plan Approved (But other approvals needed)	3,214	100%	Lennar & Toll Brothers (3,214 units) [Design Review & some subdivision maps needed]
In Review	2,283	96%	Valley Oak (785 units) Walnut Residences (670 units) Parc 55 (497 units) Connolly (66 units)
In Preliminary Review	320	73%	Osgood Heights by St Anton (163 units)
TOTAL	8,028	83%	

Local Development Activity



- There is a tremendous need for affordable housing at all income levels.
- Likewise, there is a need for a range of jobs to support the community.
- Increased permit activity is likely in the coming years.

For more information on the major projects that are under construction, visit: www.fremont.gov/DevelopmentActivity

Steps Taken - Land Use

- Mayor's referral/this report
- Vision newsletter
- Community survey
- Topical forums
- Updated Development Activity website
- Adopted zoning implementation measures
 - Zoning Permits & Procedures
 - TOD ordinance
 - Citywide & Multi-family design guidelines
 - Updated Residential zoning districts
 - Adopted Downtown, Warm Springs and City Center Plans

Recommended Next Steps

- Privacy design guidelines
- Increase EV charging station requirements
- Update zoning to address height and massing transitions
- Consider prioritization of General Plan Amendment requests
- Consider applying additional sustainability standards

Housing Activity

2014-2022 RHNA and Progress to Date

Income Level	RHNA	% of total	Progress through 2015	Projects that meet need	Future projects expected to further goal	Known Project Units	Known Project Based % of RHNA
Very Low	1,714	48%	66 units	Laguna Commons and Alder Avenue	Bridge, Eden, Habitat, Mid-Pen, St Anton & other fee funded	625 (plus fee funded= 642*)	26% (50.5%)
Low	926						
Moderate	978	18%	20 units	Second dwelling units and moderate for-sale units provided within market-rate projects		60 + 50	13%
Above-Moderate	1,837	34%	499 units	Market rate developments	All other projects	7,353	400%
Total RHNA	5,455	100%	-			-	-

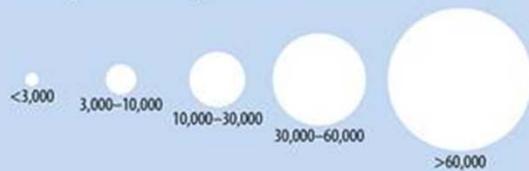
* This estimate assumes all of the "above-moderate income" units are constructed and pay fees in lieu of on site development and that new development is generally multi-family in nature.

Housing Production Forecast

What year will your city reach its 2040 housing growth forecast, assuming the annualized housing production rate in 2014 continues unabated?

- Ahead of Schedule (before 2040)
- On Track or Slightly Behind (between 2040 and 2059)
- Behind Schedule (between 2060 and 2099)
- Way Behind Schedule (after 2100)

Plan Bay Area Housing Production Forecast: 2010 to 2040



Source: Association of Bay Area Governments

Steps Taken - Housing

- Repositioned the City's Affordable Housing Ordinance
- Contributed supplemental general fund dollars
- Obtained a \$1.7 million State grant
- Funded a Shared Housing Pilot Project (HIP)
- Approved the following affordable housing projects:
 - 30 for-sale units (Habitat for Humanity)
 - 64 special needs units (Abode/MidPen-Laguna Commons, under construction)
- Allocated 18+ million in developer fees for affordable housing:
 - 80 units of family housing on Stevenson Place (MidPen)
 - 89 units of senior housing on Warren (Eden)
- Secured future affordable units from development approvals:
 - 289 units – Lennar in WS/Sf (St Anton)
 - 132 units – Toll Brothers in WS/SF (Bridge)
 - 2 units – Alder Avenue in Centerville

Recommended Next Steps

- Complete Commercial Linkage Study
- Evaluate rent stabilization measures
- Explore partnerships with Silicon Valley Housing Trust

Steps Taken - Mobility

- Authorized & Implemented Car Share Pilot Program
- Adopted Transit-Oriented Development standards
- Filled gaps in roadway infrastructure
 - Fremont Boulevard to McCarthy Ranch
 - Fremont Boulevard south of Cushing
 - Warm Springs Blvd BART to Mission Blvd
- Facilitated BART to Warm Springs/South Fremont
- Facilitated Santa Clara Valley Transportation Authority improvements for BART to San Jose

Recommended Next Steps

- Improve Kato Road
- Improve I-680 northbound HOT Lane
- Implement adaptive traffic control system at four signals on Auto Mall Parkway
- Modify signals at the following intersections:
 - Auto Mall at Fremont
 - Auto Mall at Osgood/Warm Springs
 - Fremont at Walnut
- Implement Vision Zero plan for traffic safety
- Seek regional Measure BB funding from ACTC
- Continue to work with transit operators to improve services and linkages.

Recommended Next Steps, continued

- Continue to seek funding for development of a Shuttle program
- Develop and implement Transportation Management Programs
- Improve access to car sharing programs
- Improve number & access to EV charging
- Update Traffic Calming policies and programs and seek funding

Water/Drought

- Presentation next week by Alameda County Water District
- What we are doing now:
 - Enforcing the new State Water Efficiency Landscape Ordinance
 - Requiring new development meet the California Green Building Code
 - Providing tools and resources

Community Outreach

Stay in the loop:

- Visit our website
 - www.fremont.gov
 - www.fremont.gov/DevelopmentActivity
- Sign up for news & surveys:
 - www.fremont.gov/eNews
 - Open City Hall

A PROJECT'S EVOLUTION FROM THE GROUND UP

Major development projects involve us along the way through the application process and receive input from the community, staff, and City officials.

2013 PRE-APPLICATION PHASE | **2014** PROJECT REVIEW PHASE | **2015** SITE DEVELOPMENT | PERMITTING | BUILDING CONSTRUCTION PHASE | **2016** CONSTRUCTION PHASE

Cost of Development

Category	Item	Approximate Price Range
Site	Site Plan	\$10,000 - \$20,000
	Site Plan Review	\$5,000 - \$10,000
	Site Plan Approval	\$5,000 - \$10,000
Permitting	Permitting Fees	\$10,000 - \$20,000
	Permitting Review	\$5,000 - \$10,000
	Permitting Approval	\$5,000 - \$10,000
Construction	Construction Fees	\$10,000 - \$20,000
	Construction Review	\$5,000 - \$10,000
	Construction Approval	\$5,000 - \$10,000

Processes

1. The City staff reviews the application and provides feedback to the applicant.
2. The applicant provides additional information and responds to feedback.
3. The City staff reviews the application and provides feedback to the applicant.
4. The applicant provides additional information and responds to feedback.

The City Staff, Boards, and Commissions each play a distinct role in the development review process and contribute in unique ways to the quality of projects in Fremont.

CITY OF Fremont
3300 Capital Avenue • P.O. Box 5006
Fremont, CA 94537

Stay in the loop

Visit Development Activity Website to Learn about a Particular Project

Check out all the useful resources on Fremont's Development Activity website at www.Fremont.gov/DevelopmentActivity — including a map and table. The **map** provides a snapshot of projects in the city. You can zoom in to see more detail for a given area. The **table** provides more information including: project description, project status, and project statistics. It also provides contact information for both the applicant and the City's project planner.

Community Conversations: How to Weigh In

This winter, the City will launch several topical forums on Fremont Open City Hall, our online forum, to solicit comments and suggestions on various matters of interest, including: mobility (e.g., traffic and transportation), sustainability (e.g., water and energy), community character/design compatibility, and public safety. The City will also use this forum to solicit comments specific to larger development projects. City planners and decision makers will take these comments into consideration as they review new projects and make recommendations for changes to development rules and regulations. It's helpful for us to hear your ideas or suggestions for improving a project as well as your thoughts on any policies the City should evaluate.

Sign up on Fremont Open City Hall at www.Fremont.gov/OpenCityHall to be notified when new topics are posted.

Contact us

Building and Safety bdg_sfty@fremont.gov 510-494-4400	Planning planning@fremont.gov 510-494-4440
Engineering eng@fremont.gov 510-494-4700	Transportation Engineering traffic@fremont.gov 510-494-4745
Housing housing@fremont.gov 510-494-4500	

Meetings and Email Subscriptions

- You may also participate at Planning Commission and City Council meetings.
- Visit our Agenda Center to view meeting agendas, minutes, and webcasts at www.Fremont.gov/AgendaCenter.
- Sign up for news on a particular topic or regularly occurring meeting notification through the City's eNews subscription service at www.Fremont.gov/eNews.

Recommendations/Priorities

	Project	General Plan Implementation	Priority
1	Community Survey (new)	No	1
2	Commercial Linkage Study	Yes	1
3	Design Guideline Update-Improving Privacy (new)	No	1
4	EV Parking & Car Share Requirements (update)	Yes	1
5	Topical Forums on Open City Hall (new)	No	1
6	Zoning Cleanup/Simple clarification matters	Yes	1
7	GPA Prioritization Policy (new)	Yes	2
8	Industrial zoning and mapping	Yes	2
9	Irvington BART Study	Yes	2
10	Residential to Residential Interface Zoning / Design Guidelines (new)	Yes	2
11	Solar Shading Protections (new)	No	2
12	Transportation Demand Management	Yes	2
13	Wireless Ordinance update	Yes	2
14	Zoning Refinements, Special Provisions, Other	Yes	2
15	Sustainability Standards, Additional	Yes	3
16	Shuttle and other Transit Planning	Yes	3
17	Traffic Calming	Yes	3

Priority Legend:

1 = Initiated in 2015 and anticipated to be finished early to mid 2016.

2 = Preliminary analysis and work underway, planned to be completed by mid to late 2016.

3 = Planned to commence upon completion of Priority 2 projects or as time permits. Some preliminary analysis may be undertaken.