

**Walnut Residences (PLN2015-00242, 1031 Walnut Ave)
Community Comments Received After 11-15-2016 City Council Agenda Packet**

Please note: The following comments were received after the Agenda Packet for the 11-15-2016 City Council hearing was uploaded by staff. Comments are arranged in reverse chronological order. Multiple comments from the same contributor are grouped together.

Community Comments #157



995 Market Street, 2nd Floor
San Francisco, CA 94103
415-515-7572

Via e-mail: broth@fremont.gov

November 15, 2016

Bill Roth, Associate Planner
Planning Division - Community Development
39550 Liberty Street, P.O. Box 5006
Fremont, CA 94537-5006

RE: Walnut Residences Project – City Council Meeting, November 15, 2016

Dear Councilmembers:

I am writing to reiterate my support for the Walnut Residences proposal for 1031 Walnut Ave. With increasing congestion, tens of thousands of Bay Area families are eager to locate closer to BART. We must take advantage of the precious and limited land around our BART stations to build as many units as we can, in the context of the local neighborhood and city, to accommodate these families. In addition, developments around BART can provide much needed housing while not increasing congestion, due to residents taking BART rather than driving.

I am pleased to see the project's continued support for alternative transportation modes described in the travel demand management program. This project could be further improved by decreasing the parking to 1.25 units per acre and increasing the density to 70 units per acre – reflecting the most transit-supportive end of the ranges enumerated in Fremont's General Plan. In fact, decreasing on-site parking is the most effective step the City Council can take to further reduce congestion, improve local economic benefits, and support environmental sustainability. I also encourage you to unbundle parking and rentals. This would allow car-free families to select this site without having to pay for a parking space that they won't need or use.

The need for transit-oriented housing in the heart of our region is great and urgent. I strongly encourage you to approve this project today, with appropriate parking reductions, unbundling, and additional density allowance.

Sincerely,

A handwritten signature in black ink that reads "Nicholas Josefowitz". Below the signature is a horizontal line, and underneath that line is the printed name "Nicholas Josefowitz" and the title "BART Board Member, District 8".

Nicholas Josefowitz
BART Board Member, District 8

Cc: Robert Powers, Assistant General Manager, BART (rpowers@bart.gov)
Tom Radulovich, President, BART Board of Directors (tom.radulovich@bart.gov)
Tom Blalock, District 6 BART Director (via fax)

Community Comments #156

From: Robert [mailto:]

Sent: Monday, November 14, 2016 6:04 PM

To: CClerk; Bill Roth; Bill Harrison; Lily Mei; Vinnie Bacon; Suzanne Chan; Rick Jones - Councilmember; salwanforfremont@gmail.com; tricityvoice; eastbay; christina.brusaca@gmail.com

Subject: RE: Walnut Residences Nov. 15, 2016 Public Hearing

To Bill Roth, Planning Staff, Ms. Gauthier, City Clerk, Fremont City Council Members, and other interested parties

In response to your Notice of this November 15th meeting, and the probable outcome we can expect, plus the Notice's suggestion that if we expect to challenge any decision of the City Council in court, we "may be limited to raising only those issues you or someone else raised at the public hearing" unless we make our opposition views known "either at the public hearing or by written correspondence delivered to the City Council at, or prior to, the public hearing."

Seeing as I cannot be at the public hearing, here below is my written correspondence raising the key issues in opposition to the all but certain approval-decision that the the Council will announce tomorrow, which I provide now, in order to keep viable, as you state, our expected court challenge to the Council's decision.

An approval decision by the Council for this development flies in the face of the 99% opposition of Cherry-Guardino residents and community newspapers such as the Tri-city Voice. It also irresponsibly flies in the face of many of the provisions of the Fremont General Plan while arbitrarily privileging others. It imposes four, five, and six story buildings in a two and three story neighborhood. It imposes SF Chinatown densities of 50 plus residential units/acre directly adjacent to a 400 single family and condominium complex of one and two story residences known as the Orchards, which has a 10.1 residential units/acre density. The Council will make this decision knowing full-well that there are no neighborhood schools for the children of residents of the proposed 670 units to attend -- and still worse, it was recently revealed that Council members intimidated the Fremont Unified School District from publicly stating the obvious -- that residential development in Fremont needs to be halted until local schools were available for children of the residents. Traffic, parking, and a host of other comparable infrastructure incapacities also rightly militate against the imposition of such a massive development, which in all major respects is not in keeping with the character, density, shape, size, building height and capacities of the neighborhood. Neither does the development offer so much as one affordable housing unit (out of 670) on premises.

The City Council and the City Planning Commission, in going through the motions of pushing this plan forward have repeatedly flouted their own guidelines and have been disingenuous in first stating that the Overlay required 50 to 70 units/acre to then saying, even if the Overlay does not apply, they can re-zone from the 3 to 30 r.u./acre existing-zoning to whatever they need to accommodate the 50 plus r.u./acre that they and the developers in concert, insist upon.

And this brings us to the developers' grossly-over limit campaign donations to certain member(s) of the City Council and associates -- no doubt the vast sums were provided just to promote the cause of good government. Unfortunately for those who offered and those who took the tens of thousands of dollars involved -- such action is by the City Council's own by-laws, illegal -- nevermind promoting the real or apparent sense that all the processes of the Planning Commission and the City Council rather than being transparent and serving the public good, are actually beholden to the developers, serving them and themselves -- an open and shut case of "one hand washes the other" -- indifferent to the public good -- and a shameful dereliction of duty.

For all these reasons, and those previously provided to Mr. Roth and the City Council, we respectfully expect to challenge any City Council approval-decision on this development as currently configured.

Robert A. Palgon
November 14, 2016

Community Comments #155

WEINGARTEN REALTY

People-to-People. Coast-to-Coast. 4440 N. 36th Street Suite 200 Phoenix, AZ 85018

November 11, 2016

Bill Roth
broth@fremont.gov
Associate Planner - Current Development
Planning Division - Community Development
39550 Liberty Street, P.O. Box 5006
Fremont, CA 94537-5006

RE: Walnut Residences Project

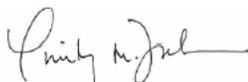
Dear Mr. Roth,

As you may know, Weingarten Realty is a large publically-traded REIT that owns and manages shopping centers throughout the country, primarily serving the every day retail needs of local residents. Our company is proud to own Gateway Plaza, a 195,000 square foot neighborhood-serving retail center anchored by Raley's grocery store at the northeast corner of Walnut Ave and Paseo Padre Parkway in Fremont.

We purchased the Gateway Plaza many years ago because of its strategic location near BART, the city center, larger employers and growing multi-family residential neighborhoods. Offering terrific shopping and entertainment choices, Gateway Plaza attracts consumers from this high-density trade area with over 100,000 people within 2 miles and a workplace population of over 70,000 within 3 miles.

We recently learned about the Walnut Residences apartment project being proposed less than a mile from Gateway Plaza on the other side of the BART station. We already serve many residents in this established neighborhood, and of course would be thrilled to have more customers near our center. We sincerely hope the City will look closely at the smart growth benefits this sort of proximity can bring to the community, and encourage the City Council to approve the Walnut Residences project to make them a reality.

Sincerely,



Tim M. Frakes
Vice President / Senior Regional Director



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 San Jose, California 95110
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 President & CEO

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STEVEN ROSSI
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TOMI RYBA
 El Camino Hospital

ALAN SALZMAN
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RICK WALLACE
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KEN XIE
 Fortinet

JED YORK
 San Francisco 49ers
 Established in 1978 by
 DAVID PACKARD

November 15, 2016

The Honorable Mayor Bill Harrison and City Council
 City of Fremont
 3300 Capitol Ave.
 Fremont, CA 94538

RE: Walnut Residences (Agenda Item 5.B)

Dear Mayor Harrison and Council,

On behalf of the Silicon Valley Leadership Group, I am writing to endorse the proposed urban residential project by Carmel Partners, referred to as the Walnut Residences. The project is at 1031 Walnut Avenue, Fremont, CA (within a 9 minute walk of the Fremont BART Station) and will be discussed at the November 15th Council meeting. As a project within Fremont's Transit Oriented Development (TOD) District, it is the Leadership Group's hope that it will retain meaningful density to contribute to Fremont's role in making Silicon Valley a viable place for employers to continue to grow. With BART's planned extensions, this exciting project has the potential to significantly contribute to taking more cars off our roads and encourage more people to use public transit.

The Silicon Valley Leadership Group, founded in 1978 by David Packard of Hewlett-Packard, represents over 400 of Silicon Valley's most respected employers on issues, programs and campaigns that affect the economic health and quality of life in Silicon Valley, including energy, transportation, education, housing, health care, tax policies, economic vitality and the environment. Leadership Group members collectively provide nearly one of every three private sector jobs in Silicon Valley and have more than \$6 trillion in annual revenue.

On an annual basis, the Silicon Valley Leadership Group surveys its member companies at the CEO level to find out which issues are most important to a healthy economy in Silicon Valley. Each year, housing affordability and attainability is selected as the top impediment. The cause of our housing crunch is clear. Demand consistently outpaces supply. For that reason, the Leadership Group seeks out and supports quality housing proposals that can help alleviate our persistent housing crisis by bringing more homes to the market. Higher density housing near our transit centers is particularly vital in decreasing overall road traffic and improving quality of life.

The Carmel Partners' project, Walnut Residences, is a fantastic opportunity to highlight how Fremont is becoming a larger part of the regional economy. As employers continue to find Fremont an enticing location, workforce housing will be more and more important in building smart for the future. Forethought in developing sustainable growth on this TOD site, as the General Plan envisions, can help Fremont avoid future housing shortages and increase public transit usage as the city and BART service grows. Additionally, the importance of the \$10.3 million in affordable housing that this development delivers cannot be understated. Leveraging these funds with the recently passed Measure A1 in Alameda County can make a difference in retaining long term Fremont residents who might otherwise consider leaving the region.

We look forward to learning about the city's decision and we thank you for your consideration of our input.

Sincerely,

Carl Guardino
 President and CEO
 Silicon Valley Leadership Group