

# SOUTH FREMONT / WARM SPRINGS AREA STUDIES



# L A N D U S E A L T E R N A T I V E S J A N U A R Y 2 0 , 2 0 1 2



## **South Fremont / Warm Springs Area Studies**

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With Tesla now occupying 5.4 million sf of the old NUMMI plant, there is tremendous potential for the future of South Fremont/ Warm Springs to become a place of innovation.

# 1. OVERVIEW

The Land Use Alternatives Study summarizes potential land use scenarios for 850 acres of industrial land in the South Fremont/Warm Springs area of Fremont. The Study is the product of one of four inter-related studies for the area, consisting of an economics and market analysis; land use alternatives; infrastructure/transportation and cost analysis; and financial assessment.

Under separate cover, the baseline market analysis, summarized in the Economics and Market Analysis Strategic Plan report, serves as the basis for the land use alternatives discussed below. In addition, three memos (included in the Appendix) describe the existing land use, transportation and infrastructure conditions in the area, providing pertinent information on the Study Area's character, conditions, opportunities and constraints.

## Background and Approach

With the impending closing of the 5.4 million square foot NUMMI plant in April 2010, the City of Fremont applied for and received a \$333,000 grant from the U.S Department of Commerce Economic Development Administration (EDA) to develop a Recovery Strategy for the site and the area surrounding the future Warm Springs BART Station. This Land Use Alternatives Study, and the other EDA-related studies described above, constitutes this effort. This Study identifies a range of land use alternatives; it does not recommend a preferred alternative nor result in a detailed plan. The studies, in total, will inform the Warm Springs Community Plan, anticipated to occur upon completion of this effort.

The one and one-half year long planning effort included a community survey, four community workshops/presentations, and multiple work sessions with City Council to understand goals for the area, discuss findings (including presentations of market conditions and advice from an "Expert" Panel on innovative industries), and consider alternative land use scenarios. The effort also included workshops with the Planning Commission and the Economic Development Advisory Commission. The three alternatives developed for the Study Area reflect the goals, as derived from the community survey, community workshops, City Council, Planning Commission, and the Economic Development Advisory Commission; findings from the existing conditions analyses and Expert Panel; and the application of land use/urban design "best practices."

The three alternatives were refined to reflect findings from the transportation and infrastructure impact analyses and a financial assessment study. With direction from City Council, the alternatives were finalized in late 2011.