

# General Plan

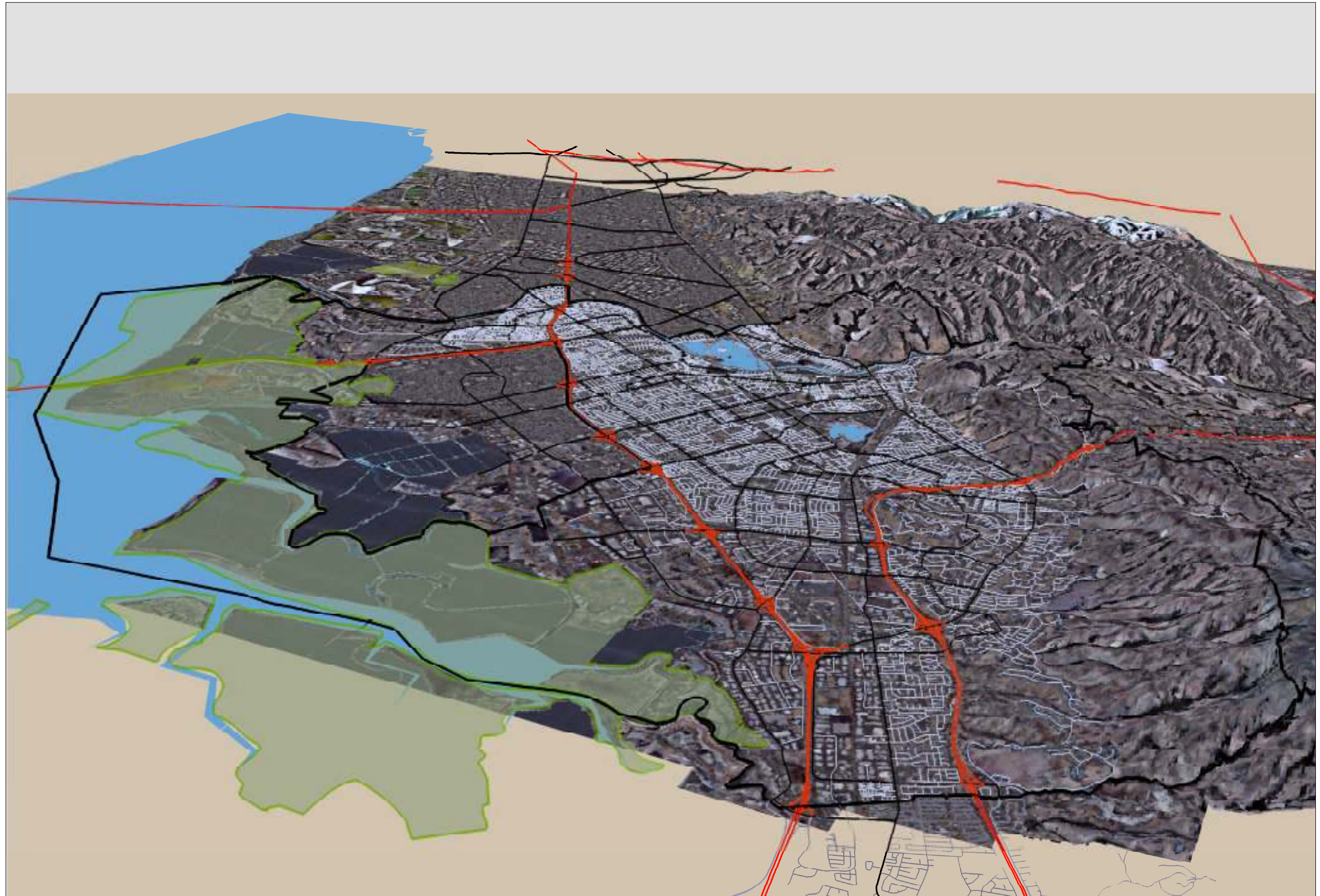
## Community Character

### City Perspective

This is an oblique view of the Tri-City area, generated from USGS Digital Elevation Model data and Fremont GIS data, looking northwest from the southern Fremont-Milpitas border.

Fremont is largely defined by its open space frame, including the Fremont hills to the east, the baylands to the west (Don Edwards National Wildlife Refuge) and open space to the northwest.

Its overall position within the urban context of the Bay Area is defined by adjacent communities; Union City to the north, Milpitas to the south, and Newark to the west.



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# General Plan

## Community Character Community Plan Areas

City Boundary



Community Plan Areas



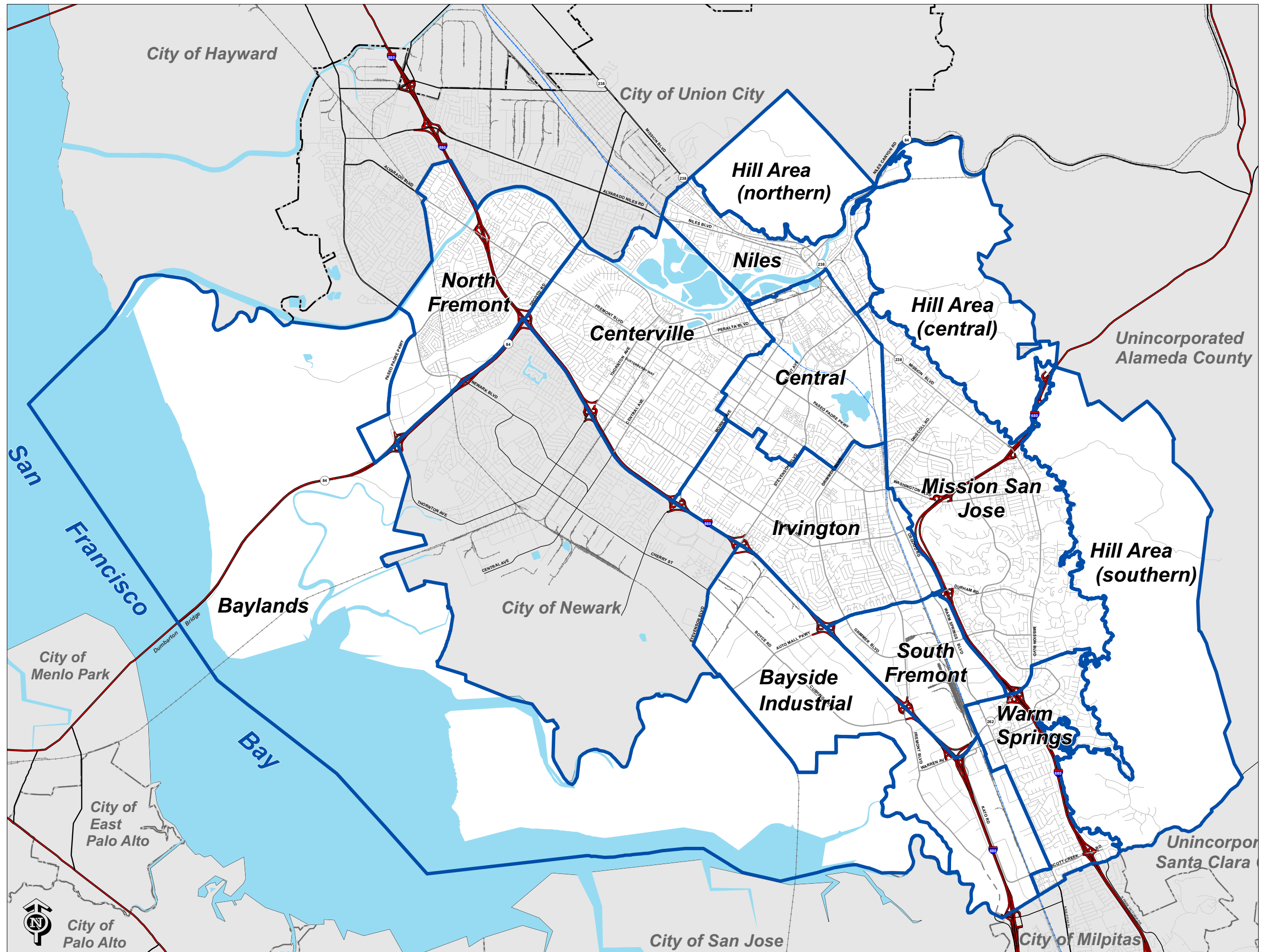
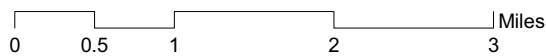
Community Plan Area	Acres*	Square Miles*
Baylands	20,674	32.30
Bayside Industrial	4,192	6.55
Centerville	3,960	6.19
Central	2,247	3.51
Hill Area (central)	3,217	5.03
Hill Area (northern)	1,608	2.51
Hill Area (southern)	6,051	9.49
Irvington	3,095	4.84
Mission San Jose	4,522	7.07
Niles	1,385	2.16
North Fremont	2,866	4.48
South Fremont	1,470	2.30
Warm Springs	1,687	2.64
<b>Total</b>	<b>56,973</b>	<b>89.07</b>

\* Gross Area includes Right-of-Way, Channels, Bay Water

Fremont is a large City with unique issues and planning concerns associated with its various sub-areas. In order to address these issues and present information more clearly, the City is divided into Community Plan Areas.

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# General Plan

## Community Character

### City Neighborhoods

City Boundary



Neighborhood Boundary

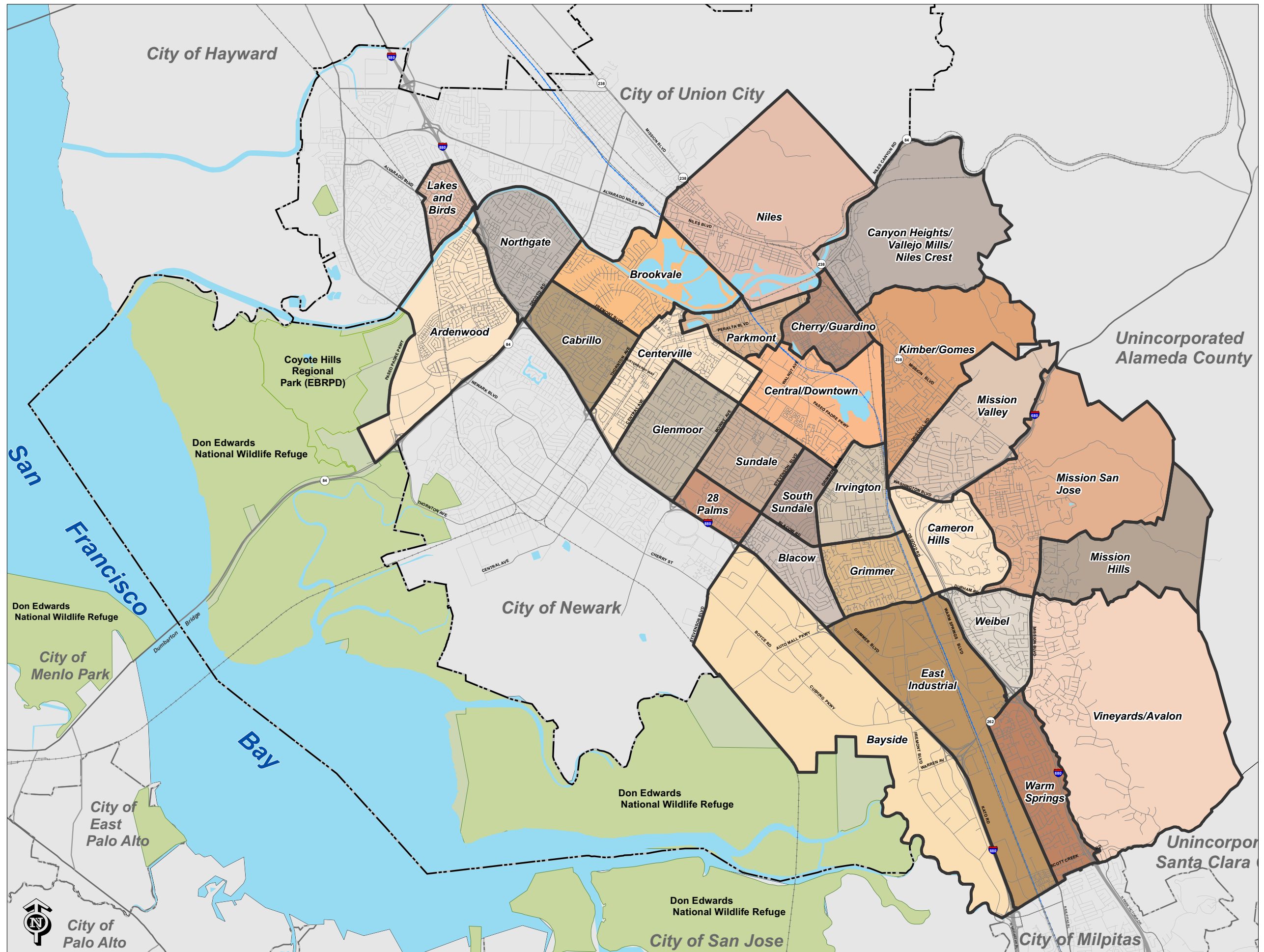
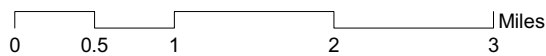


Index No.	Neighborhood
1	28 Palms
2	Ardenwood
3	Bayside
4	Blacow
5	Brookvale
6	Cabrillo
7	Cameron Hills
8	Canyon Heights/Vallejo Mills/Niles Crest
9	Centerville
10	Central/Downtown
11	Cherry/Guardino
12	East Industrial
13	Glenmoor
14	Grimmer
15	Irvington
16	Kimber/Gomes
17	Lakes and Birds
18	Mission Hills
19	Mission San Jose
20	Mission Valley
21	Niles
22	Northgate
23	Parkmont
24	South Sundale
25	Sundale
26	Vineyards/Avalon
27	Warm Springs
28	Weibel

Neighborhoods are illustrated on this Diagram. Refer to the General Plan text, Concept Plans, Specific Plans, and/or Design Guidelines for relevant policies and provisions.

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# General Plan




## Community Character

### Center Place Types

#### City Boundary

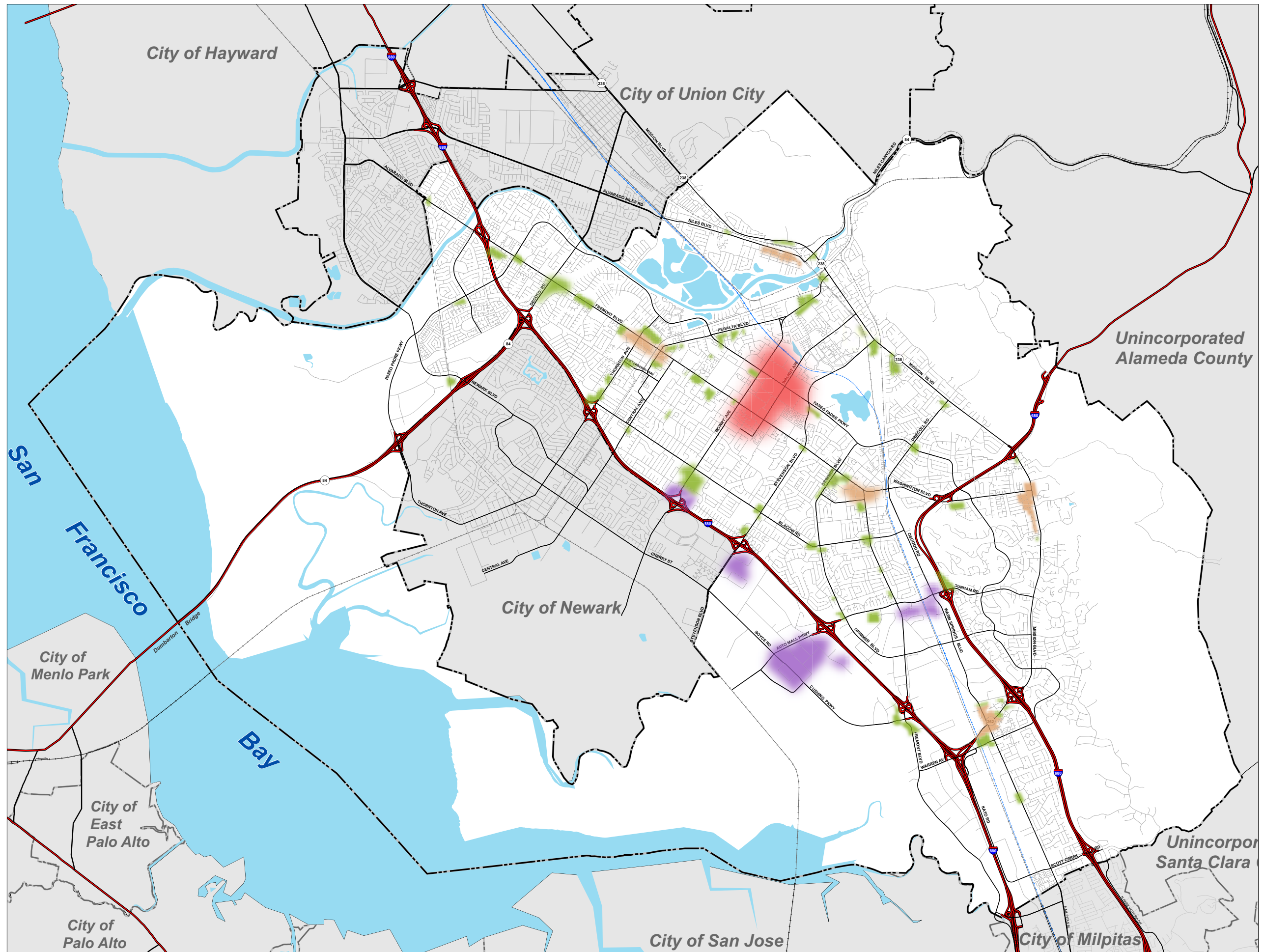
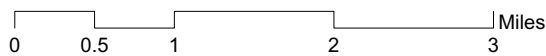


#### Center Place Types

-  City Center
-  Town Center
-  Regional Center
-  Neighborhood Center

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# General Plan

## Community Character

### Corridor Place Types

**City Boundary**



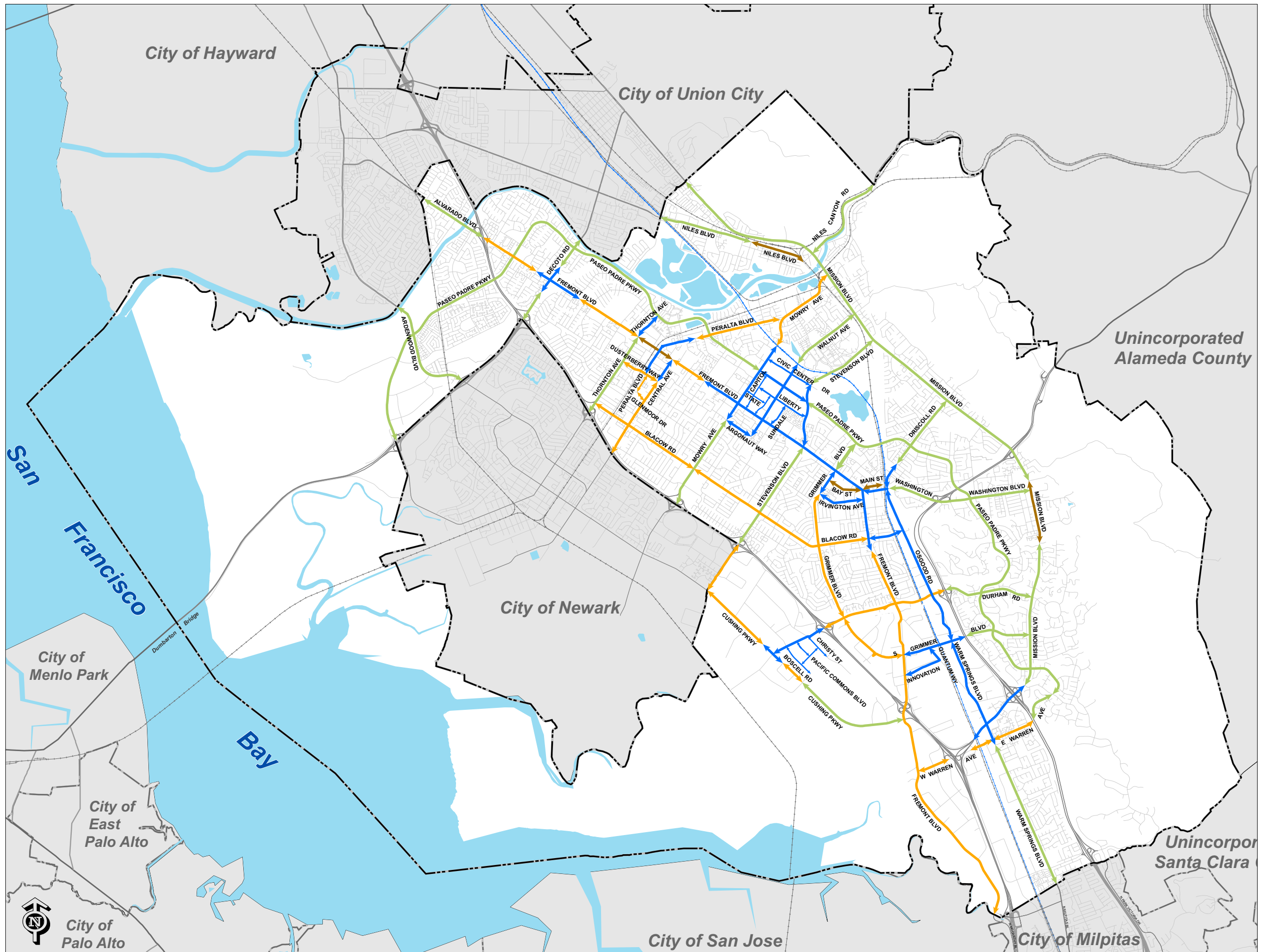
**Corridor Place Types**

- Urban
- Suburban
- Landscape
- Main Street

Corridor Place Types are illustrated on this Diagram. Refer to the General Plan text, Concept Plans, Specific Plans, and/or Design Guidelines for relevant policies and provisions.

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# General Plan

## Community Character

### Scenic Routes and City Gateways

- City Boundary**
- Scenic Corridor**
- Paseo Padre Parkway
  - BART Line
  - Mission Boulevard
  - State Route-84
  - Niles Canyon Road
  - Interstate-680
- City Gateway**
- Complete
  - High Priority
  - Medium Priority
  - Low Priority

Section Name	Starting Point	Endpoint	Miles
Paseo Padre Pkwy	SR-84	East Warren Ave	14.95
BART line	Union City border	Milpitas border	10.44
Mission Blvd	Union City border	I-880/Warren Ave Interchange	9.77
State Route 84	SF Bay	I-880	6.03
Niles Canyon Rd	Mission Blvd	Fremont City Boundary	3.48
Interstate 680	Mission Blvd	Fremont City Boundary	1.24

City Gateway ID	Priority	Location- Approximate
1	NA- completed	Mission Blvd & Union City border
2	High	Interstate-880 & State Route-84
3	High	Interstate-880 & Mowry Ave
4	High	Interstate-880 & Stevenson Blvd
5	High	Interstate-880 & Milpitas border
6	High	Interstate-680 & Milpitas border
7	High	State Route-84 & Paseo Padre Pkwy
8	Medium	Interstate-880 & Fremont Blvd (north)
9	Medium	Decoto Rd & Paseo Padre Pkwy
10	Medium	Niles Canyon Rd & Stenhammer Dr
11	Low	Interstate-880 & Fremont City Boundary
12	Low	Interstate-880 & Fremont Blvd (south)
13	Low	Interstate-880 & Mission Blvd/Gateway Blvd
14	Low	Interstate-680 & Mission Blvd (south)

This diagram illustrates the scenic routes and city gateways discussed in the Community Character chapter of the General Plan text.

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