

Joel Pullen

From: Kristie Wheeler
Sent: Friday, February 08, 2019 7:50 AM
To: Joel Pullen
Subject: Fwd: Silicon Sage Centerville Mixed-Used Project

FYI.

Kristie

Sent from my iPhone

Begin forwarded message:

From: Duc Nguyen <ducjoshnguyen@gmail.com>
Date: February 8, 2019 at 6:36:05 AM PST
To: "kwheeler@fremont.gov" <kwheeler@fremont.gov>
Subject: Silicon Sage Centerville Mixed-Used Project

Hi Kristie,

I won't be able to attend the public hearing, but I would like to express my deep concern about the parking problems this development will cause. The residents here are already being severely impacted by the parking overflow from the Church. I hope the City could come up with some sort of "residents only" parking requirement on Jason Way or come up with some sort of creative solution to prevent residents from the new development from blocking our driveways.

Thanks, Josh
37434 Jason Way 94536

Sent from [Mail](#) for Windows 10

Joel Pullen

From: The Cavettes <thecavettes@gmail.com>
Sent: Tuesday, February 05, 2019 12:08 PM
To: Joel Pullen
Subject: Silicon Sage Centerville Mixed Use (PLN2017-00229) - Too Many Townhouses

The original proposal to preserve the fire station and build 63 apartments and 72 townhouses resulted in a housing density of only 30 dwelling units per acre (du/ac), which is at the low end of the required density range of 30 to 50 du/ac.

The applicant's latest proposal to increase the density is to demolish the fire station and increase the number of apartments, but that would go against both the City Council's decision and HARB's recommendation to save the station and rehabilitate it.

I think a better solution would be to replace some of the townhouses with flats -- either rental apartments or for-sale condos. Each townhouse has 1800 to 2100 square feet of floor area -- you could easily build two or three flats in the same space.

The large number of townhouses in this project causes other problems as well:

- This site has a General Plan land use designation of Commercial-Town Center -- it's in the heart of the Centerville business district and the primary use is supposed to be commercial. Instead, 80 percent of the land is used for townhouses. That's not the intent of a Town Center.
- Townhouses also encourage driving over walking, which is contrary to the intent of a TOD -- each townhouse has a private two-car garage connected to a network of interior roadways that funnel vehicle traffic onto local streets.
- And finally, we don't need more three- and four-bedroom townhouses in Fremont to meet our Required Housing Needs Allocation. What we need are more one- and two-bedroom units.

I ask the Planning Commission and City Council to send this proposal back for redesign with less townhouses and more flats.

If the applicant declines to do that, I ask that you disapprove the proposal because it does not meet the intent of a Town Center or a Transit Oriented District.

Please include this email in the Public Correspondence file for this proposal.

Chris Cavette
Fremont resident

Joel Pullen

From: The Cavettes <thecavettes@gmail.com>
Sent: Wednesday, January 23, 2019 11:12 AM
To: Joel Pullen
Cc: Kristie Wheeler
Subject: SS-Cent: Density Solution

SILICON SAGE CENTERVILLE MIXED-USE PROJECT (PLN2017-00229)

Staff has noted that the current plans for the project barely meet the required density for TOD Town Center.

If the proposed townhouses were replaced by upscale condominium flats, the density could be easily increased.

If the top floors had penthouse layouts with views to the eastern hills and were designed to be similar to NYC or SF conversions of commercial lofts, I believe SilconSage could get the same return on investments as with townhouses.

Townhouses ENCOURAGE two-car ownership. Carport or shared garage parking may not discourage two-car ownership but it would not encourage it. If Fremont wants to promote a more pedestrian life-style, it should not permit townhouses in any TOD Town Center project.

Regards,
Alice Cavette