



# WARM SPRINGS TOD VILLAGE

## MASTER PLAN

ADOPTED BY CITY COUNCIL RESOLUTION 2015-59 ON JULY 21, 2015

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A-1

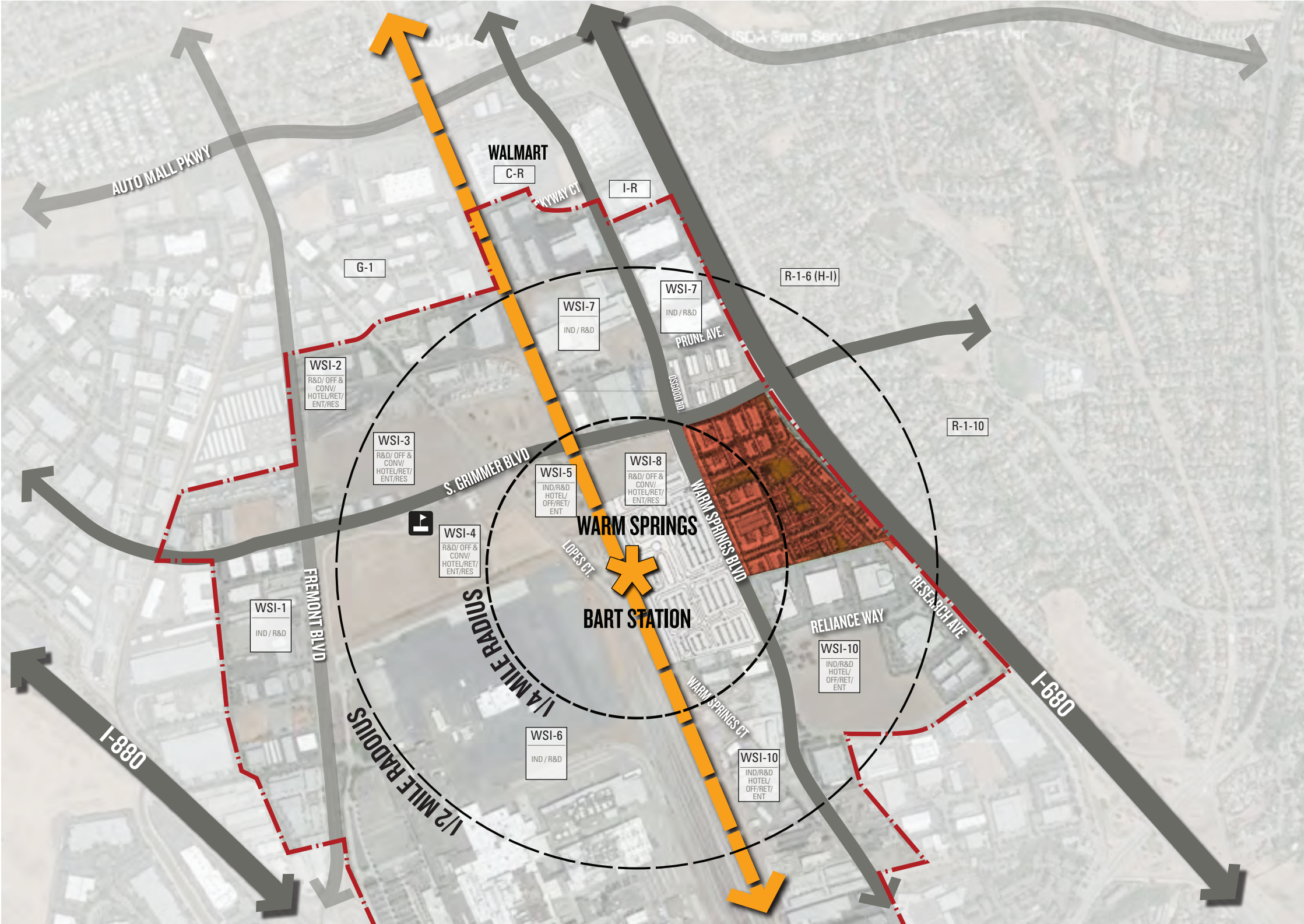
# WARM SPRINGS TOD VILLAGE | ILLUSTRATIVE SITE PLAN

FREMONT, CA | JUNE 9, 2015 | TOLL BROTHERS

*Toll Brothers*

**VAN METER  
WILLIAMS  
POLLACK <sup>LLP</sup>**

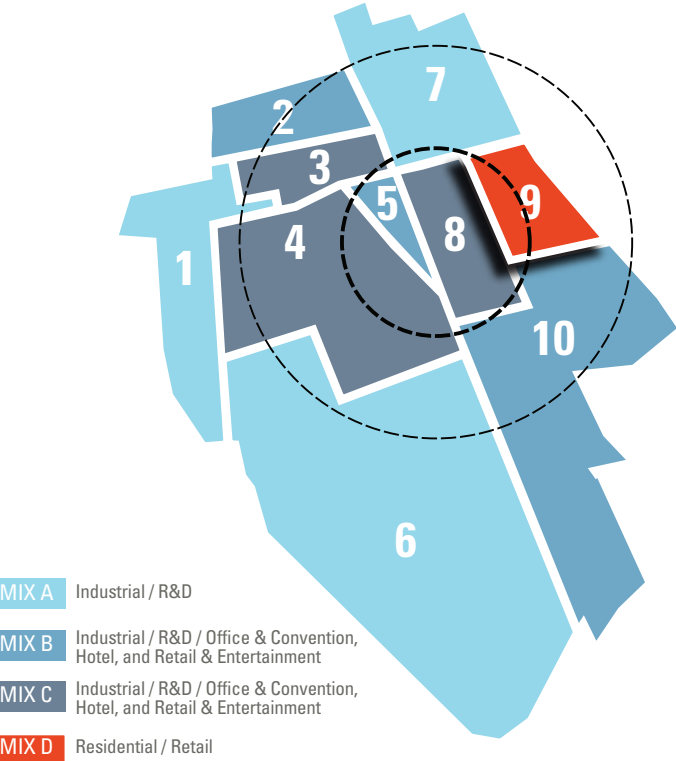




VICINITY MAP

- Warm Springs / South Fremont Community Plan Area
- Warm Springs BART Station
- BART Line
- Project Site
- Arterial Road
- Proposed School
- Existing Zoning
- Community Plan Landuse

WARM SPRINGS / SOUTH FREMONT COMMUNITY PLAN







## CONTEXTUAL SITE PLAN

↔ Main Arterials (35 MPH Posted Speed, Bike Lane, No Street Parking)

((( ))) I-680 Freeway Adjacent

→ Road and Pedestrian Network Connections

✱ Warm Springs BART Station

■ Landscape Buffer (Dense Redwood and Cedar Trees)

# WARM SPRINGS TOD VILLAGE | CONTEXTUAL SITE PLAN

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A-3





## STREET, PATH, AND BIKE NETWORK DIAGRAM

-  Warm Springs BART Station
-  Local Public Street
-  Local Private Street
-  Pedestrian Network
-  Shared Public Way "Woonerf"
-  Class II Bike Lane
-  Class III Bike Route (Sharrows)
-  AC Transit Bus Line



A-4

# WARM SPRINGS TOD VILLAGE | STREETS / PATHS / BIKE NETWORKS

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## OPEN SPACE TYPOLOGY

- Urban Plaza (0.72 acre)
- Community Open Spaces
- Open Space Connections
- Shared Public Way ("Woonerf" or "Living Street")
- Private/Common Open Spaces
- Landscape Buffer (Dense Redwood and Cedar Trees)
- ✱ Community Clubhouse and Pool
- ✱ Retail Plaza
- ✱ Potential Public Art Location



A-5

# WARM SPRINGS TOD VILLAGE | OPEN SPACE TYPOLOGY & PUBLIC ART PLAN

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SITE STATISTICS

BLOCK	BUILDING TYPE	UNITS	ACRES
A	Affordable	132 units	2.25 acres
C1	Condominiums	136 units	1.88 acres
C2	Apartments	261 units	3.35 acres
E	TH/ Flats	48 units	1.62 acres
B	TH/Flats	132 units	4.63 acres
D	Six-plex Flats	84 units	4.31 acres
F	Six-plex Flats	60 units	3.58 acres
G	Flats	148 units	5.34 acres
RESIDENTIAL TOTALS		1001 units	26.96 acres
H1	Urban Plaza		0.72 acres
H2	Central Park		1.23 acres
Street ROW			5.42 acres
SITE AREA TOTAL			34.33 acres

A	Neighborhood Commercial	5,000 sf
Estimated Jobs		10 - 30 jobs

The Developer agrees that its obligation to construct the Affordable Housing Component shall remain unmodified and in full force and effect regardless of whether (i) any court of law should determine after the Agreement Date that City’s affordable housing ordinance set forth in Municipal Code Chapter 18.155 is invalid in whole or in part based on failure to meet nexus and rough proportionality requirements or other grounds or (ii) City amends Municipal Code Sections 18.155.030(a)(1), 18.155.080(a)(1) and/or 18.155.085(a) to reduce the percentage of living units that must be offered for rent to moderate-, low-, very-low, or extremely low-income households.





BUILDING PROTOTYPES

<div></div>	<b>BLOCK A</b>	-	<b>132 UNITS</b>	-	<b>3-4 STORIES</b>
Buildings include 3 to 4 stories of affordable family and senior housing over at-grade or 1/2 sub-grade parking.					
<b>Retail</b> 5,000 sf of commercial space for neighborhood serving retail is located in a mixed-use senior affordable housing building.					
<div></div>	<b>BLOCK B</b>	-	<b>132 UNITS</b>	-	<b>3 STORIES</b>
3 stories of housing over sub-grade alley-loaded parking. Townhouse units are located on the first two floors and accessed from interior corridors or from the pedestrian paths and sidewalks. Penthouse flats are located on the third floor. The parking is designed with individual garages for each unit. Some townhouse units have direct access to their garages via a stair internal to their unit.					
<div></div>	<b>BLOCK C1</b>	-	<b>136 UNITS</b>	-	<b>5-6 STORIES</b>
5 stories of condos over a two-level parking podium. An additional story of housing creates a liner to the upper parking level. Building lobbies are located on the Urban Plaza and D-Street. Parking levels are accessed individually from B-Lane.					
<div></div>	<b>BLOCK C2</b>	-	<b>261 UNITS</b>	-	<b>5 STORIES</b>
A Wrap building with 5 stories of stacked flat apartments around the wrapped parking structure and two interior courtyards. The building steps up one story along C-Street. Parking is accessed off of B-Lane. Lobbies are located along C-Street and D-Street.					
<div></div>	<b>BLOCK D/F</b>	-	<b>144 UNITS</b>	-	<b>4 STORIES</b>
4 story six-plex, stacked-flat buildings with mezzenines and roof decks located on a 5th floor. Multigenerational units are located on the first two floors and include ground floor 1 bedroom accessory units. Upper floor flats are accessed with a central elevator and stair. Parking is located at grade and is alley loaded.					
<div></div>	<b>BLOCK E</b>	-	<b>48 UNITS</b>	-	<b>3 STORIES</b>
3 stories of housing over sub-grade parking. Buildings include a combination of townhouse units and flats. The parking is designed with individual garages for each unit. Some townhouse units have direct access to their garages via a stair internal to their unit.					
<div></div>	<b>BLOCK G</b>	-	<b>148 UNITS</b>	-	<b>3-4 STORIES</b>
3-4 story stacked flat buildings organized around street facing courtyards with single-loaded corridors facing the freeway. The buildings are sited to create a "wall" protecting the site from freeway noise. Parking is located 1/2 to fully sub-grade and is accessed from sloped driveways located between the buildings.					
<div></div>	<b>COMMUNITY CLUBHOUSE</b>				







**INITIAL PROJECT PHASE**  
BUILD PUBLIC STREETS, INFRASTRUCTURE, URBAN PLAZA & CENTRAL PARK

	PHASE	SUBTOTAL
Developable Land	4.15 acres	4.15 acres
Units Built	188 units	188 units
Public Streetscape	5.42 acres	



**INTERMEDIATE PROJECT PHASE**  
BUILD FLATS, CONDOMINIUMS, AND AFFORDABLE HOUSING

	PHASE	SUBTOTAL
Developable Land	14.33 acres	18.48 acres
Units Built	438 units	626 units



**FINAL PROJECT PHASE**  
BUILD FLATS, CONDOMINIUMS, AND RENTAL APARTMENTS

	PHASE	TOTAL
Developable Land	8.22 acres	26.7 acres
Units Built	375 units	1001 units







A-9.1

## WARM SPRINGS TOD VILLAGE | A-STREET INTERSECTION CONCEPT

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A-9.2

## WARM SPRINGS TOD VILLAGE | A-STREET CONCEPT TO BART

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A-9.3

**WARM SPRINGS TOD VILLAGE | C-STREET CONCEPT**  
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A-9.4

## WARM SPRINGS TOD VILLAGE | PARK CONCEPT

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A-9.5

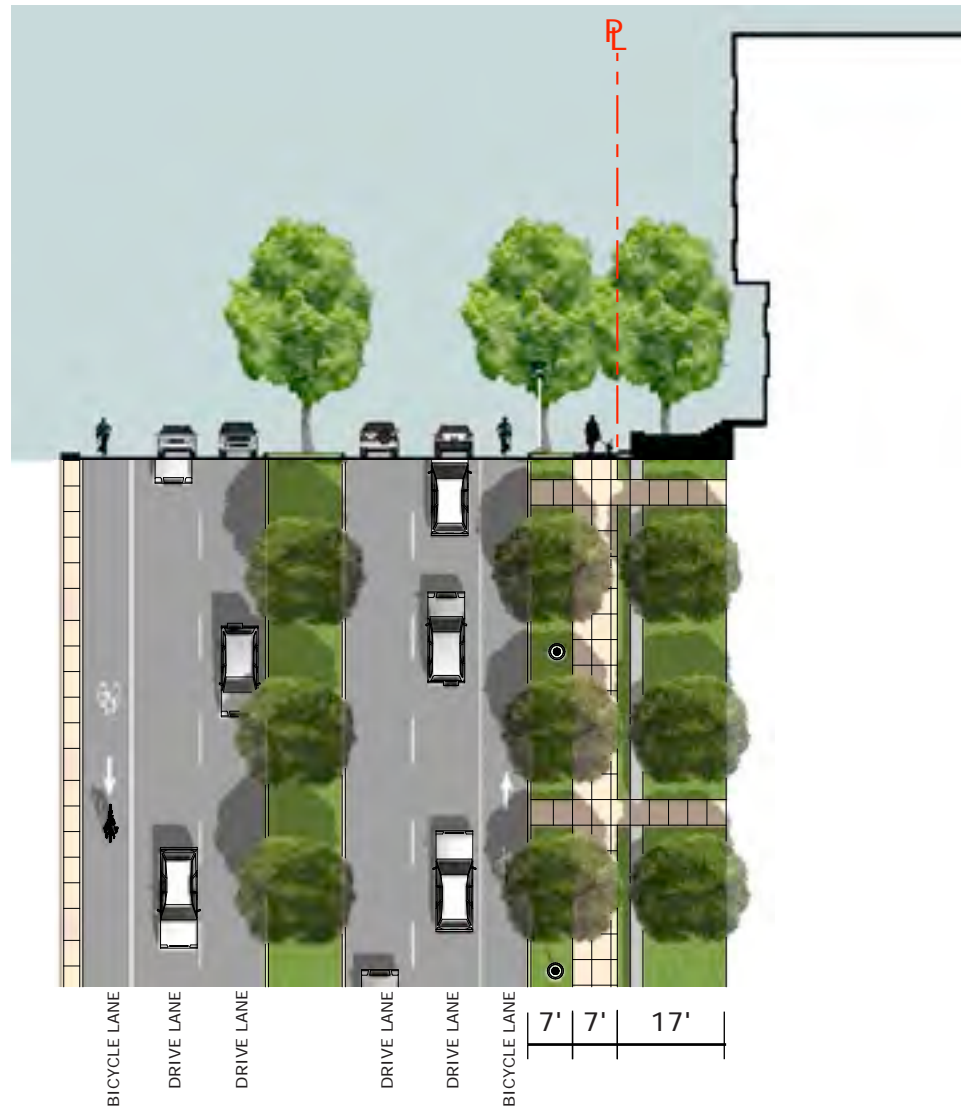
## WARM SPRINGS TOD VILLAGE | WOONERF (SHARED STREET) CONCEPT

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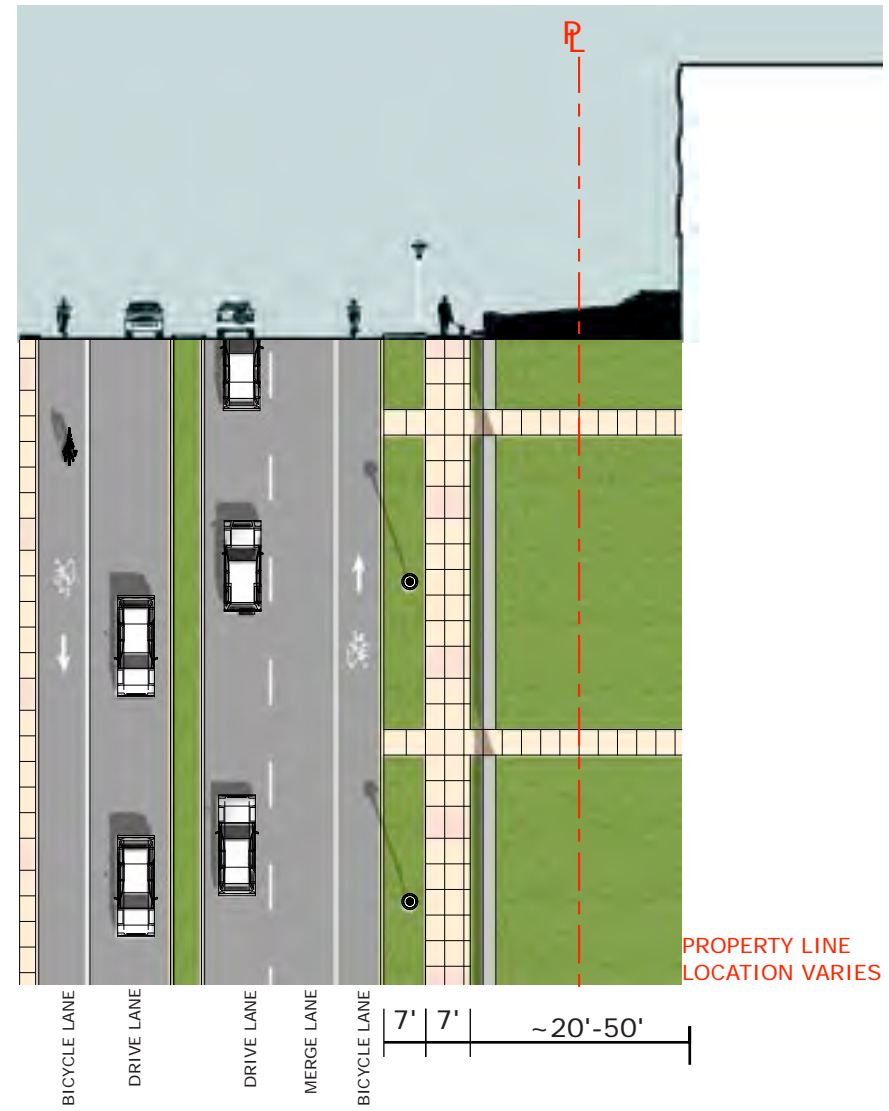
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POLLACK <sup>LLP</sup>**





Warm Springs Blvd.

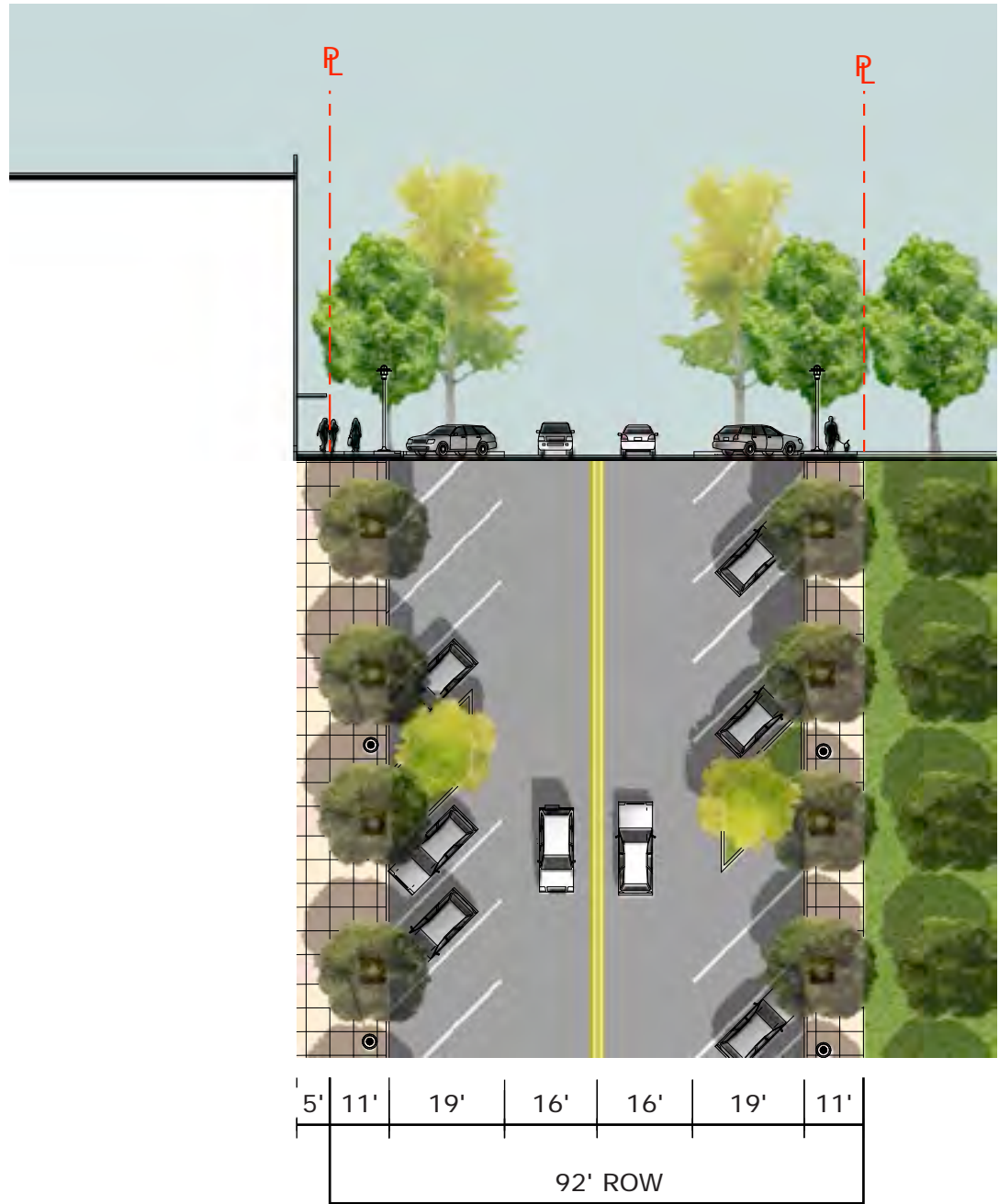


Grimmer Blvd.

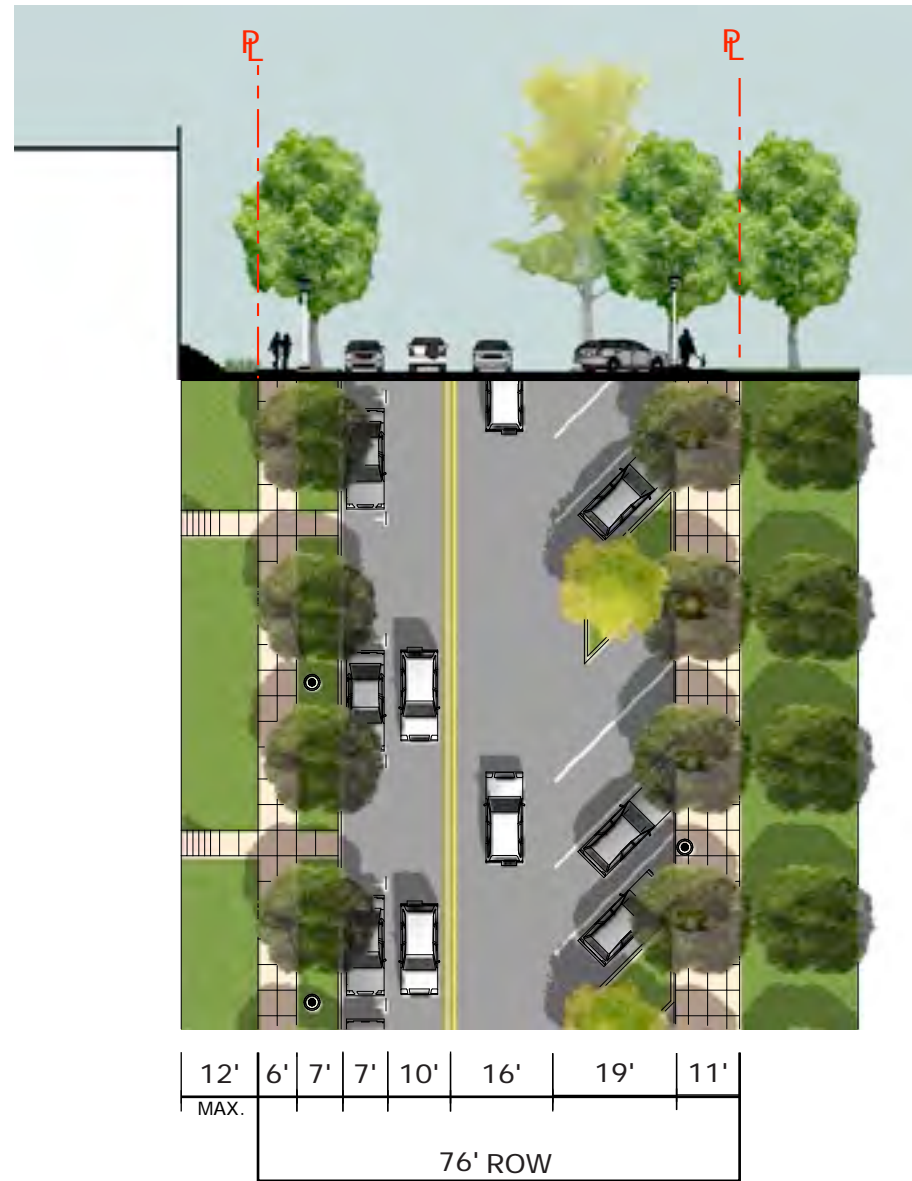


A-10





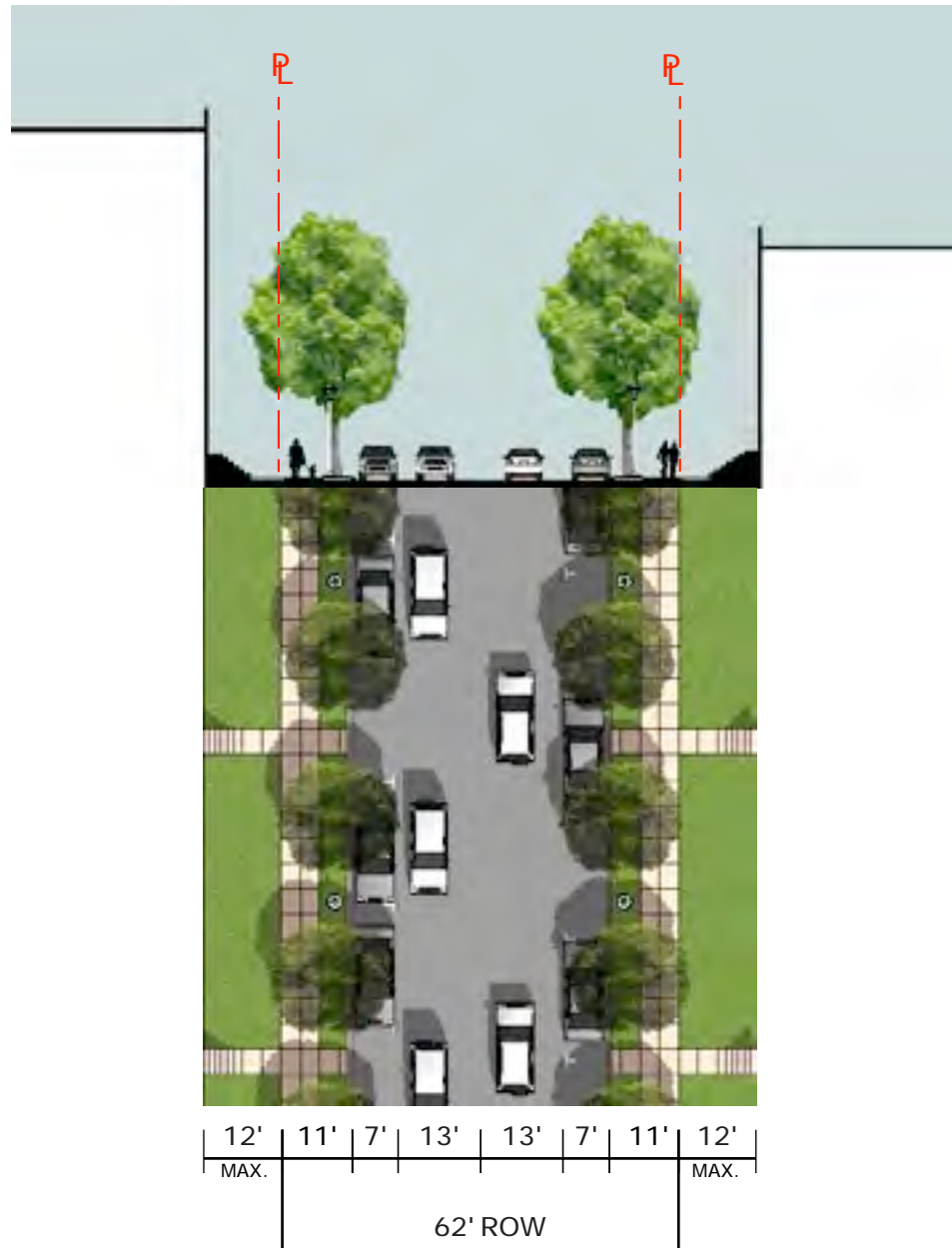
**"A Street"**  
(Parcel B)



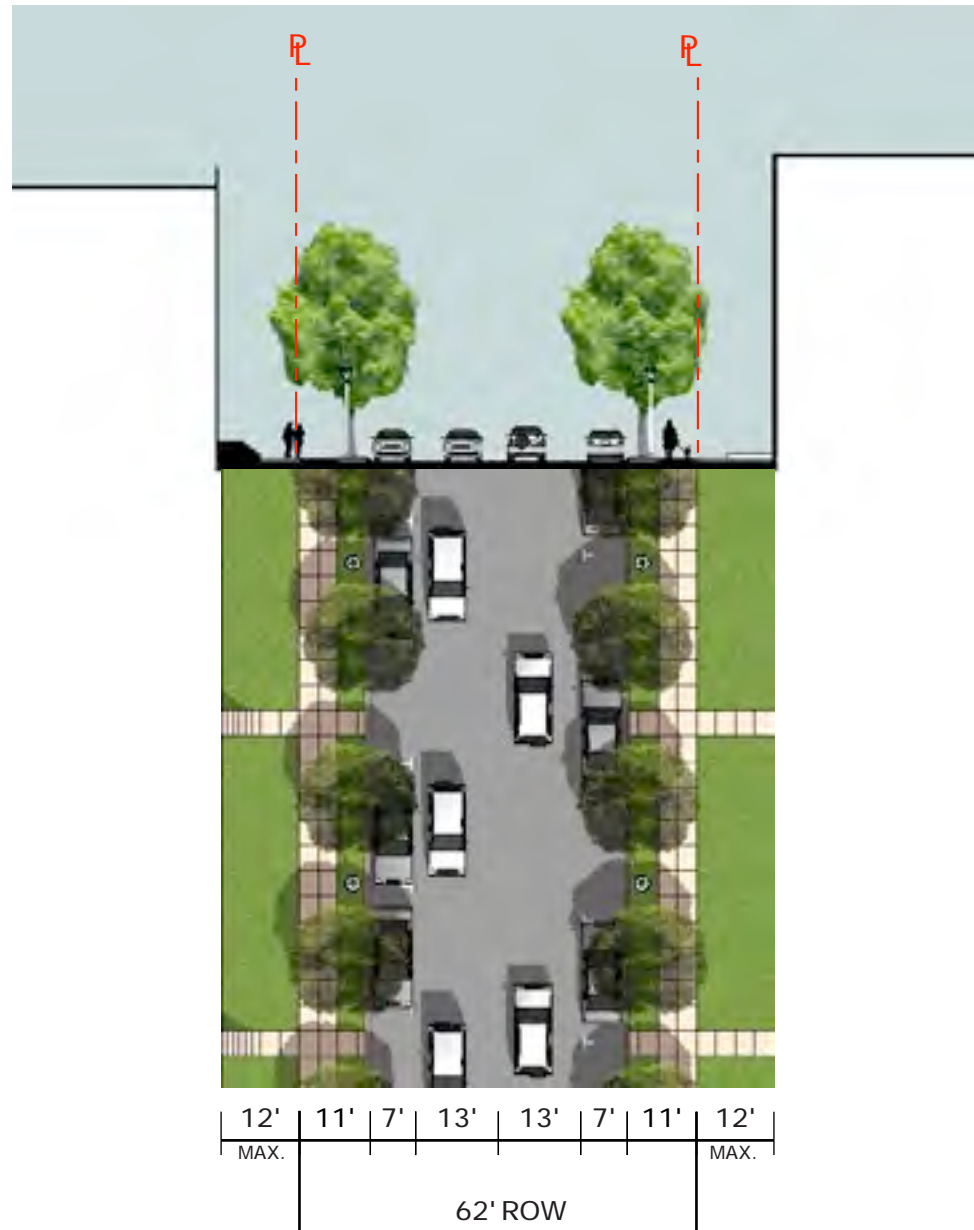
**"A Street"**  
(Parcel A)







**"C Street"**

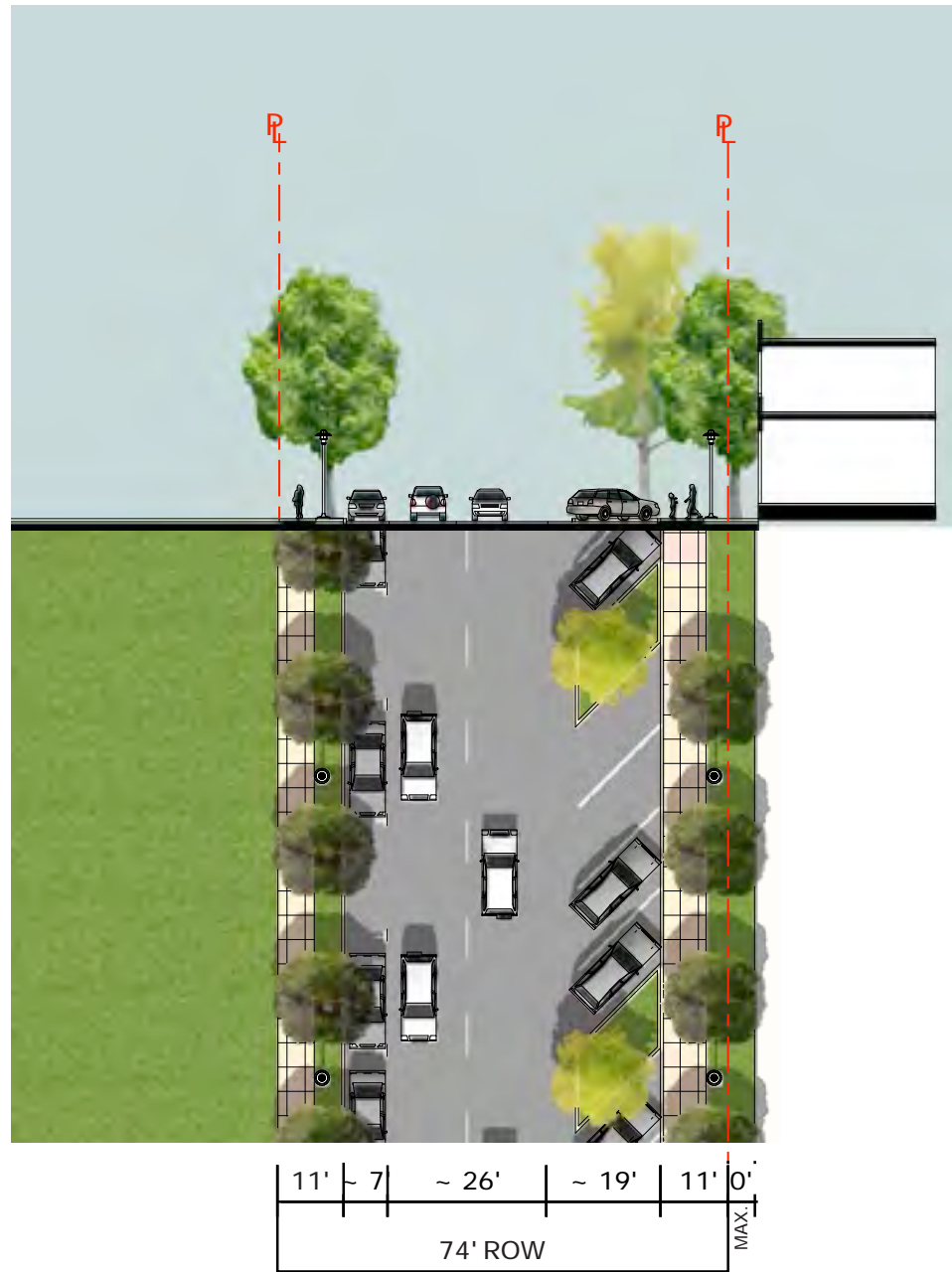


**Research Avenue**

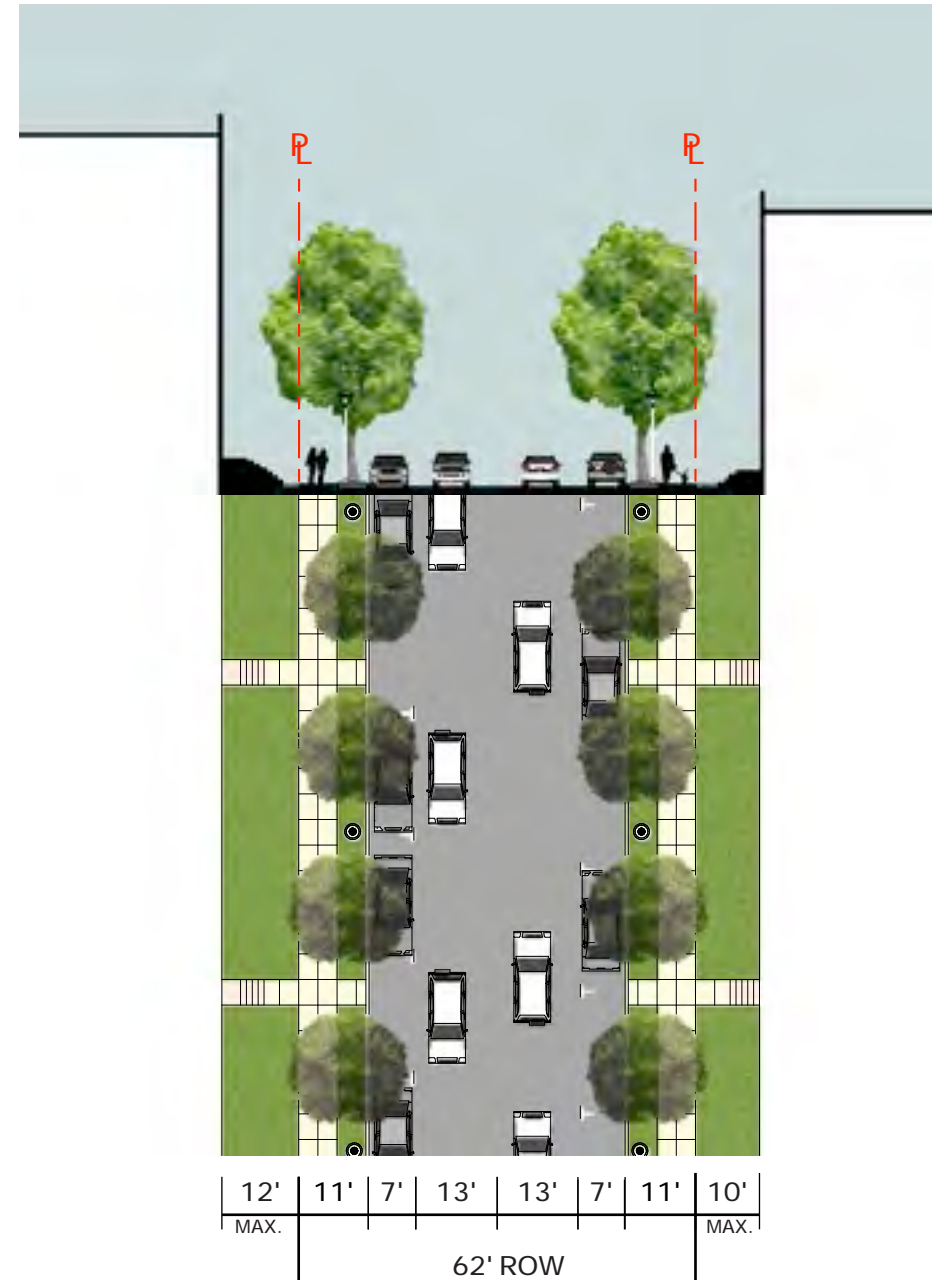


A-12





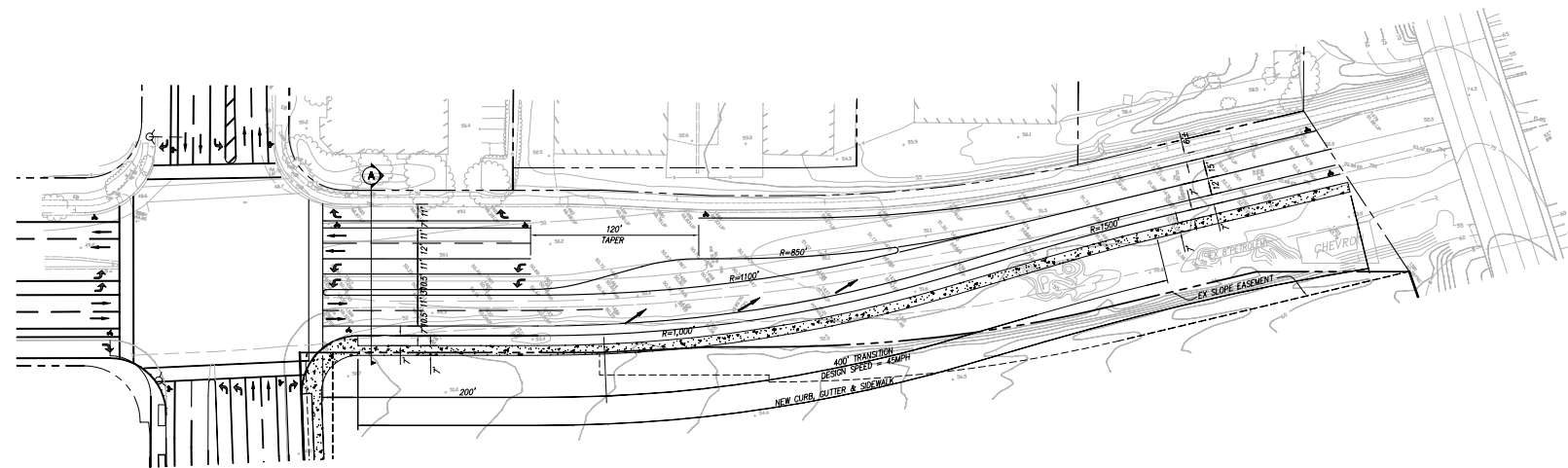
"D" Street



"D" Street

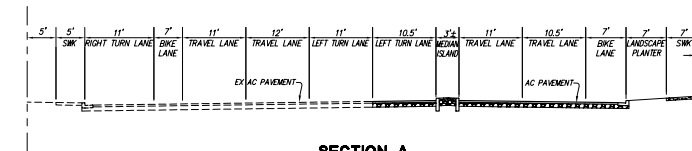




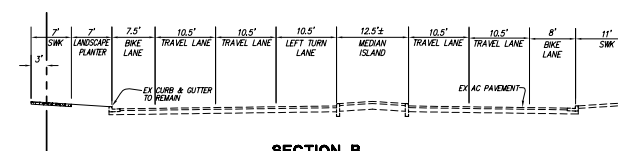


WARM SPRINGS BOULEVARD

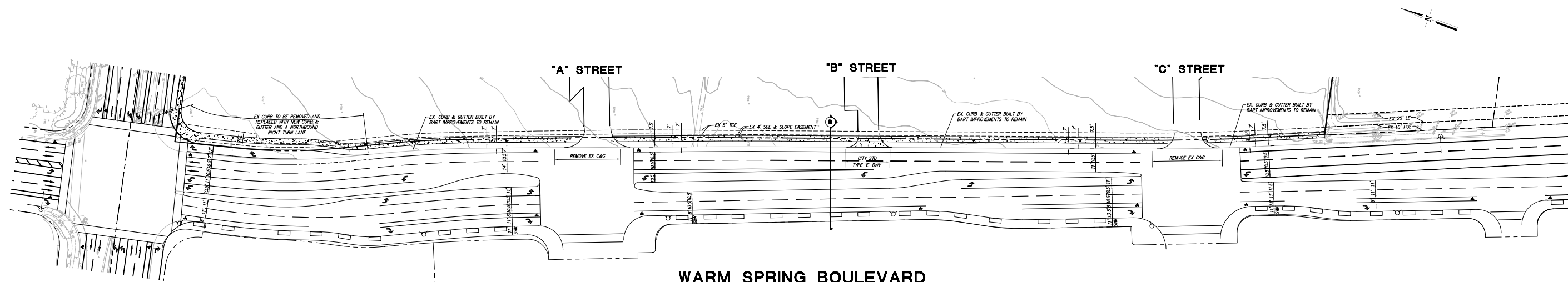
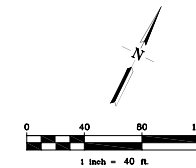
GRIMMER BOULEVARD



SECTION A  
NOT TO SCALE



SECTION B  
NOT TO SCALE



WARM SPRING BOULEVARD

GRIMMER BOULEVARD & WARM SPRING BOULEVARD EXHIBIT

WARM SPRINGS TOD VILLAGE

CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA  
FOR: TOLL BROTHERS

NOTE:

1. SPRINGS SHOWN ON WARM SPRINGS BLVD IS BASED ON WARM SPRINGS BLVD CONSTRUCTION DRAWINGS, PROVIDED BY THE CITY ON NOV 4, 2014 VIA EMAIL.

RJA

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DATE: APRIL 13, 2015

JOB NO. 141036

SHEET 1 OF 1

WARM SPRINGS TOD VILLAGE | CONCEPT STREET DESIGN

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C-1