

WARM SPRINGS SOUTH FREMONT INNOVATION DISTRICT

Fremont, in its ideal Silicon Valley location, is the 4th largest City in the Bay Area and 15th largest in California. Home to a vast industrial area that sits on the edge of arguably the most innovative region in the world, Fremont has become a vital zone for 21st century American industrial production.

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 FREMONT4BIZ

Advanced Manufacturing — Fremont's Innovation Driver

The vision for the Warm Springs Innovation District centers on the reuse and revitalization of **850 acres** in south Fremont, and is based on a Jobs Recovery Strategy, funded by the U.S. Economic Development



Administration, following the closure of the New United Motor Manufacturing, Inc. (NUMMI) in 2010.

This area is critically important to the region and represents a unique convergence of forces. Electric car manufacturer, Tesla Motors, now anchors this district in the former NUMMI plant. The area is undergoing significant transition with large-scale mixed-use developments proposed, including commercial/employment, high-density residential, and other public facilities.

The new Warm Springs/South Fremont BART station is within walking distance of the Tesla factory and major development sites. The City is heavily invested in the strategic densification of the area, taking advantage of the unparalleled opportunity for transit-oriented development (TOD) that harnesses a burgeoning workforce combined with 21st century living amenities.

The Fremont Innovation District

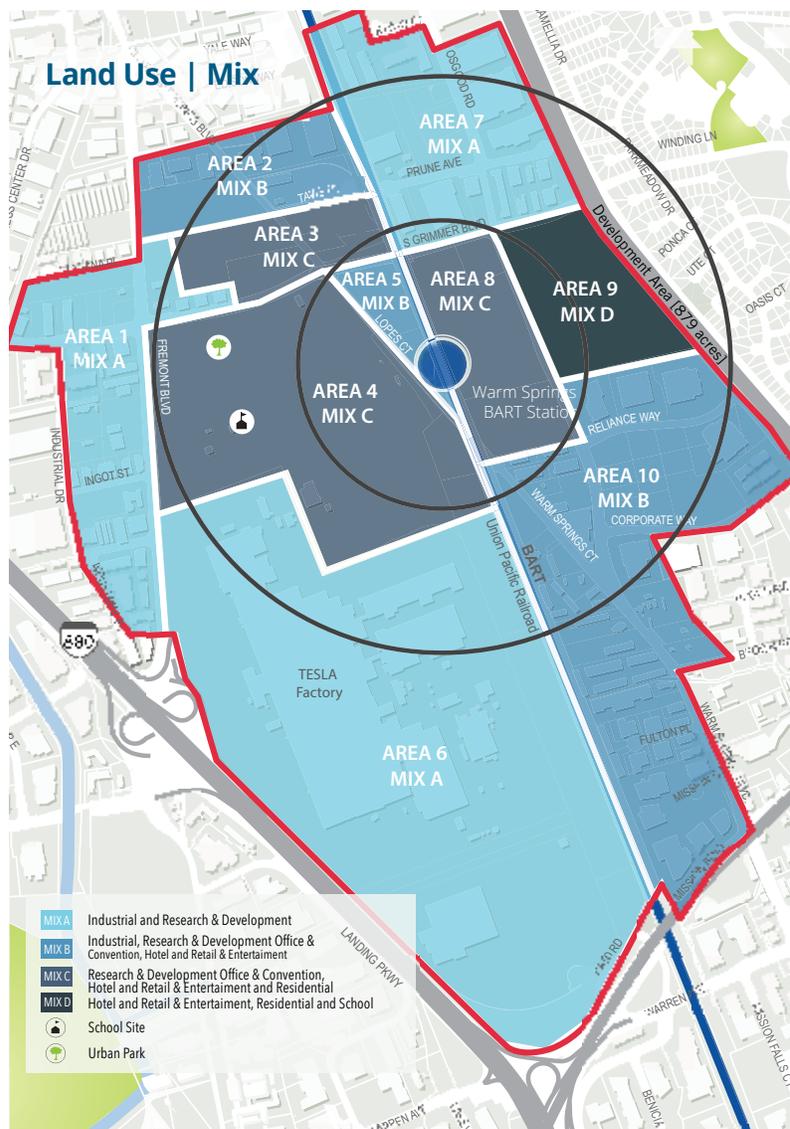
The Fremont Innovation District (FID) highlights the concentration of innovative companies such as Tesla Motors, Lam Research, Delta Products, Seagate, Western Digital, ThermoFisher, Solar City and a number of startups in clean technology, life sciences, and advanced manufacturing.

FID is part of a larger strategy to build awareness of Fremont's growing cluster of advanced industries and the logo is available for use on promotional materials and property listings located in south Fremont. To request a copy of the logo and style guide, or to participate in the Working Group, please contact: Jennifer Chen at JCHEN@Fremont.gov.

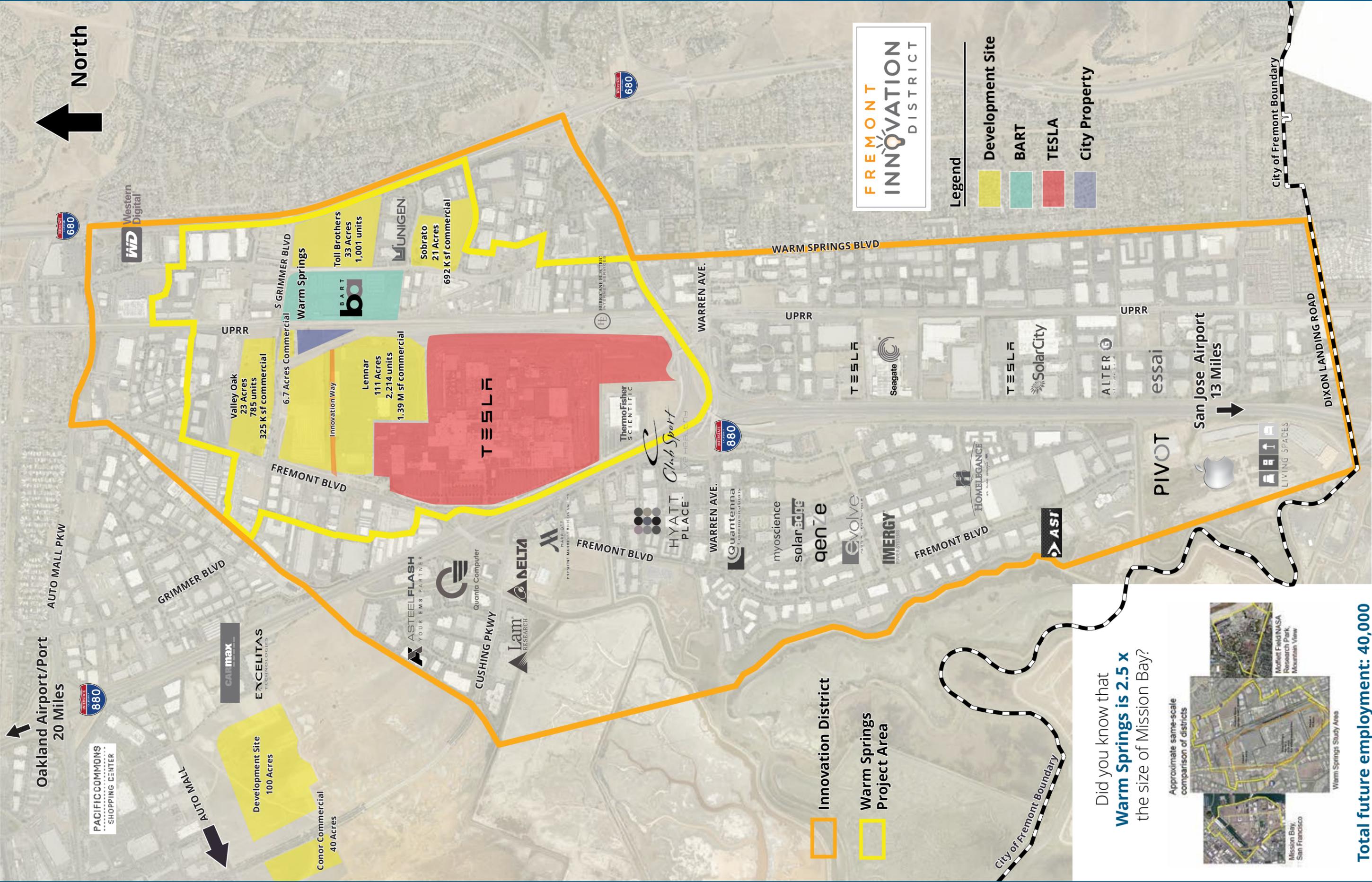
Related initiatives include Maker Education, Startup Incubation, and an activated, vibrant, public realm.

Warm Springs/South Fremont Community Plan

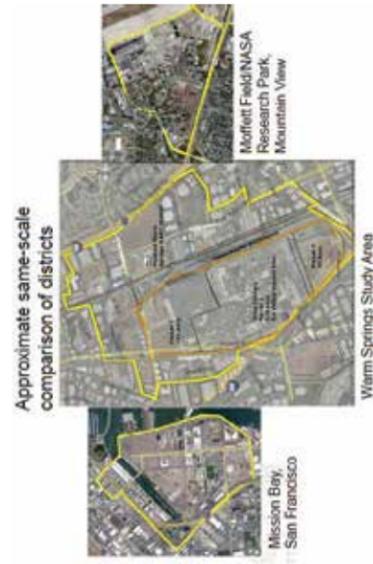
The Warm Springs/South Fremont Community Plan (www.fremont.gov/warmsprings) sets the framework for transforming the area into an Innovation District and employment center accommodating a mix of compatible uses surrounding the new BART station. Eight land uses are organized into ten geographic areas that encourage development diversity best suited for that context. Land Use Standards include: job creation and maximized site area with no height limits.



Fremont Innovation District



Did you know that **Warm Springs is 2.5 x** the size of Mission Bay?



Total future employment: 40,000

BART Extension Creates Employment Opportunity

The BART system serves the San Francisco Bay Area with 111 miles of track linking five counties and 44 stations

BART is actively expanding in Fremont with its newest station in Warm Springs, and preliminary planning of a new station in the Irvington district.

By 2018 BART will extend 10 miles further south to San Jose, providing access to the South Fremont/Warm Springs employment area from both the north and the rest of Silicon Valley to the south.

Photo courtesy of Noah Berger



Warm Springs/South Fremont BART Station

BART Station Land Use Profiles from Oakland to San Jose



The Warm Springs Station creates the opportunity for 2-way north/south ridership by placing a Silicon Valley employment hub at the mid-point of the BART corridor.

Jobs/Employment

Fremont is expected to grow significantly with a **48% increase in demand for jobs by 2035**, the highest in the region to according ABAG. Fremont's future growth will be focused near transit in four "Priority Development Areas" in an effort to reduce automobile dependence and bring together a mix of uses to develop a more sustainable, strategically urban, modern city.

It's well documented that employment density drives transit use by as much as 60%. Currently there are an estimated 20,000 jobs in the FID with 20,000 more anticipated.

Photo of Thermo Fisher



ThermoFisher Scientific's new manufacturing/diagnostics facility in Warm Springs - an \$80 M investment

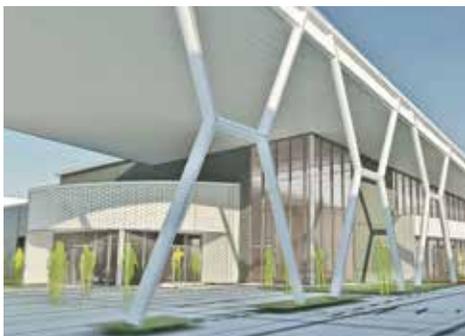
Infrastructure

Warm Springs will have access to a broad range of transportation systems including rail, bus, local streets, and regional freeways. The addition of BART will increase the mobility of future residents and employees. An extensive

new street layout is proposed, including Innovation Way, a major new commercial corridor connecting Fremont Boulevard to the BART Station. This transportation network combined with public open spaces, will result in a robust public realm, encouraging a high degree of social interaction, collaboration, and healthy living. Last mile solutions that will connect BART with jobs and housing are in progress.

Early infrastructure accomplishments include the design of a pedestrian bridge linking the BART Station to the broader development area, and a unique partnership between the Fremont Unified School District and the development community to build a new elementary school along Innovation Way.

Quattrocchi Kwok Architects



Rendering of new elementary school in the Warm Springs Innovation District

Warm Springs Innovation District Master Plans



Lennar Mixed Use



Toll Brothers Residential



Valley Oak Mixed Use



Sobrato Commercial

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