

INTRODUCTION

This Irvington BART Station Area Plan has been prepared to provide a framework for achieving the City of Fremont's longstanding vision of a transit-oriented, active area strategically integrated with the Irvington BART Station, consistent with the City's 2011 General Plan and Irvington Community Plan goals.

The Irvington BART Station site is located at the intersection of Osgood Road and Washington Boulevard, approximately halfway between the Fremont BART Station and the Warm Springs/South Fremont BART Station along a line that will ultimately extend to San Jose, as shown in Figure I-1. The long-planned station has been in the City of Fremont's General Plan since 1991 and in BART's Capital Plan since 2003. The Irvington BART Station is expected to be completed in 2026.

In anticipation of the Irvington BART Station, the City's 2011 General Plan established land use designations around the Irvington BART Station site to facilitate Transit-Oriented Development (TOD), which is development intended to increase transit use, vitality, and activity through land use, building form, and design. This Station Area Plan does **not** propose to amend these existing General Plan land use designations, but rather addresses urban design and improvements to ensure successful integration and connectivity between the BART station, new TOD, and existing neighborhoods around the station.





Figure 1-1 - Irvington BART Station Regional Context

I.1 PURPOSE AND VISION

As explained in more detail in Chapter 2, the primary purpose of the Station Area Plan is to ensure successful integration and connectivity between the Irvington BART Station, new development, and existing neighborhoods. The vision statement for the Station Area Plan is as follows:

The Irvington BART Station will connect the Plan Area neighborhoods to the region, putting residents in easy reach of the Bay Area’s employment centers and attractions. The existing, established residential neighborhoods in the Plan Area will retain their character, and new multifamily residential and mixed-use development will revitalize the area adjacent to the station while complementing the character of Irvington’s historic buildings.

I.2 PLAN AREA AND CONTEXT

This Station Area Plan focuses on the area within a convenient 10- to 15-minute walk of the Irvington BART Station site at the Washington Boulevard and Osgood Road intersection and corresponds to land within an approximately ½-mile radius of the station (Plan Area).

As shown in Figure I-2, the Plan Area is divided into five geographic subareas based on existing land uses and character. They are as follows:

Subareas with Primary Influence - Subareas that will transform with the station and include more TOD consistent with the City’s 2011 General Plan:

- **Osgood** – south of the station along both sides of Osgood Road
- **Town Center** – area surrounding Five Corners (the “heart” of the Irvington Business District at the intersection of Fremont Boulevard, Washington Boulevard, Bay Street, and Union Street)

Subareas with Secondary Influence – Subareas that will maintain their existing character and residential nature:

- **High** – north of Main Street between Lee Street and the BART tracks
- **Washington** – east of Osgood and Driscoll Roads
- **Roberts** – south of Irvington Avenue



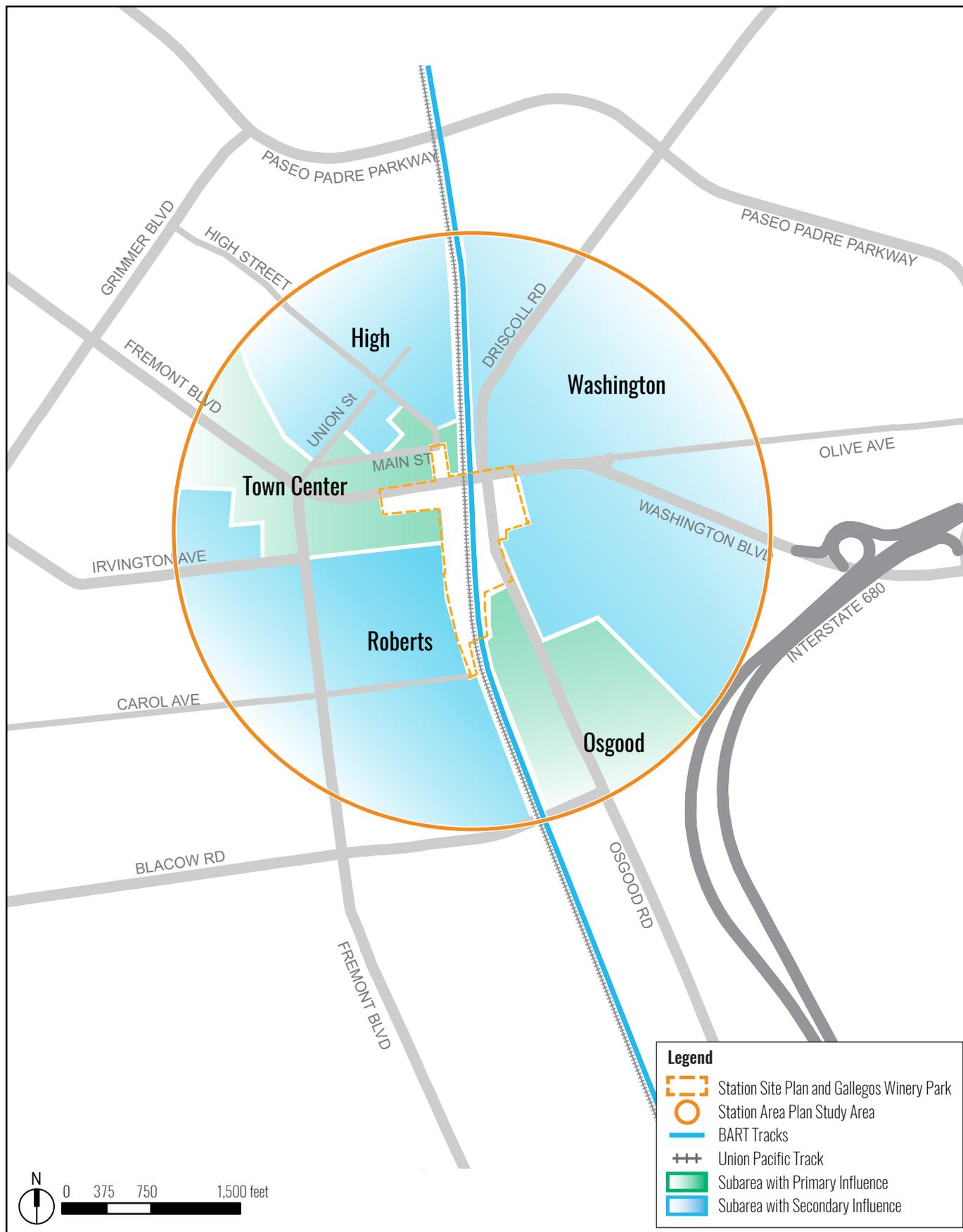


Figure 1-2 - Area Plan Subareas

I.3 COMMUNITY ENGAGEMENT

As part of the process of preparing this Station Area Plan, the City and BART invited input from residents, local business owners, property owners, developers, community organizations, transportation agencies, and students in the following ways:

- Focused stakeholder meetings with property owners in the area, the Irvington Business Association, and the Washington Township Historic Society.
- Community workshops that were open to the public.
- Online forums, including a website, video, Open City Hall discussion, and two surveys.
- Information sessions at the Irvington Farmers' Market and Irvington High School.

Through these outreach efforts, the City met with approximately 180 stakeholders and heard from over 850 residents. A summary of that community feedback is provided in Appendix B.



Presentation to Irvington Business Association, September 2017.



Community members provide feedback at the Second Community Meeting, May 2018.

I.4 PLAN ORGANIZATION

This Station Area Plan is organized into the following chapters:

- Chapter 1, Introduction, provides context on the Plan Area and planning process.
- Chapter 2, Vision and Goals, provides a vision statement and set of goals for the Plan Area and summarizes prior vision statements and goals prepared for the Irvington Community Plan Area.
- Chapter 3, Access and Mobility, details multimodal access to the Irvington BART Station and describes the potential public improvements that will enhance connectivity to the station.
- Chapter 4, Site and Building Design, addresses the design of TOD and provides design rules and guidelines for the public realm and mixed-used, commercial, and urban residential development.
- Chapter 5, Implementation and Financing Plan, details the process for adopting this Station Area Plan and for financing public improvements.

