



REX HOMES

36400 Niles Blvd

Fremont, CA 94536

HOGAN  **LAND SERVICES**
A CALIFORNIA CORPORATION

SITE BACKGROUND



SITE BACKGROUND

- Vacant lot
- 0.89 acres relatively flat with a grove of 35 trees
- Surrounded by residential low, low-medium, medium, hillside residential, and open-space park
- No existing water or sewer connection
- Adjacent to CA Nursery Historical Park
- In 1971 zoned into Planned District as Open Space-Private

Existing Land Use	Proposed Land Use
Open Space-Private	Low Density Residential (2.3-8.7 DU/AC allowed) 7.7 DU/AC proposed
Existing Zoning	Proposed Zoning
Planned District P-71-3	Planned District

PROPOSED DEVELOPMENT



ARCHITECTURAL STYLE EXAMPLES

- Design draws characteristics for residential developments in the vicinity
- New buildings will not be confused with historical context per Niles Design Guidelines



TREES

- Tree assessment conducted
- No heritage trees on the lot
- Close to 70% trees remains unaffected (22 out of 32) after build
- No loss of aggregate tree count
- Replacement trees recommended is bigger size (24" boxed)
- Already approved to remove 6 dead/dying trees by the City

PUBLIC BENEFIT

- **Smaller homes (1,200-1,500 square feet) targeted towards first time home buyers**
- **25% affordable homes (2 units of the 8 units)**
- **One driveway off Niles Boulevard resulting in lower traffic impacts**
- **Majority of the western tree grove remains preserved**
- **60% of tree canopy maintained. No loss in aggregate tree count after replanting.**
- **Development impact fees(approx. \$436,000) and property tax**

PUBLIC BENEFIT (cont.)

- Vacant lot is an attractive nuisance
- Would prevent homelessness and drug activity that has been reported on site
- Pride and ownership
- Neighbor support

