

CONTENTS

ILLUSTRATIVE SITE PLAN.....	A-1
VICINITY MAP.....	A-2
CONTEXTUAL SITE PLAN.....	A-3
STREETS / PATHS / BIKE NETWORKS.....	A-4
OPEN SPACE TYPOLOGY & PUBLIC ART PLAN.....	A-5
LAND USE AND STATISTICS.....	A-6
BUILDING PROTOTYPE DIAGRAM.....	A-7
PROJECT PHASING.....	A-8
A-STREET INTERSECTION CONCEPT.....	A-9.1
A-STREET CONCEPT TO BART.....	A-9.2
C-STREET CONCEPT.....	A-9.3
PARK CONCEPT.....	A-9.4
WOONERF (SHARED STREET) CONCEPT.....	A-9.5
PUBLIC STREET IMPROVEMENTS.....	A-11
PUBLIC STREET IMPROVEMENTS.....	A-12
PUBLIC STREET IMPROVEMENTS.....	A-13
CONCEPT STREET DESIGN.....	C-1

WARM SPRINGS TOD VILLAGE

MASTER PLAN SUBMITTAL DIAGRAMS

MARCH 10, 2015



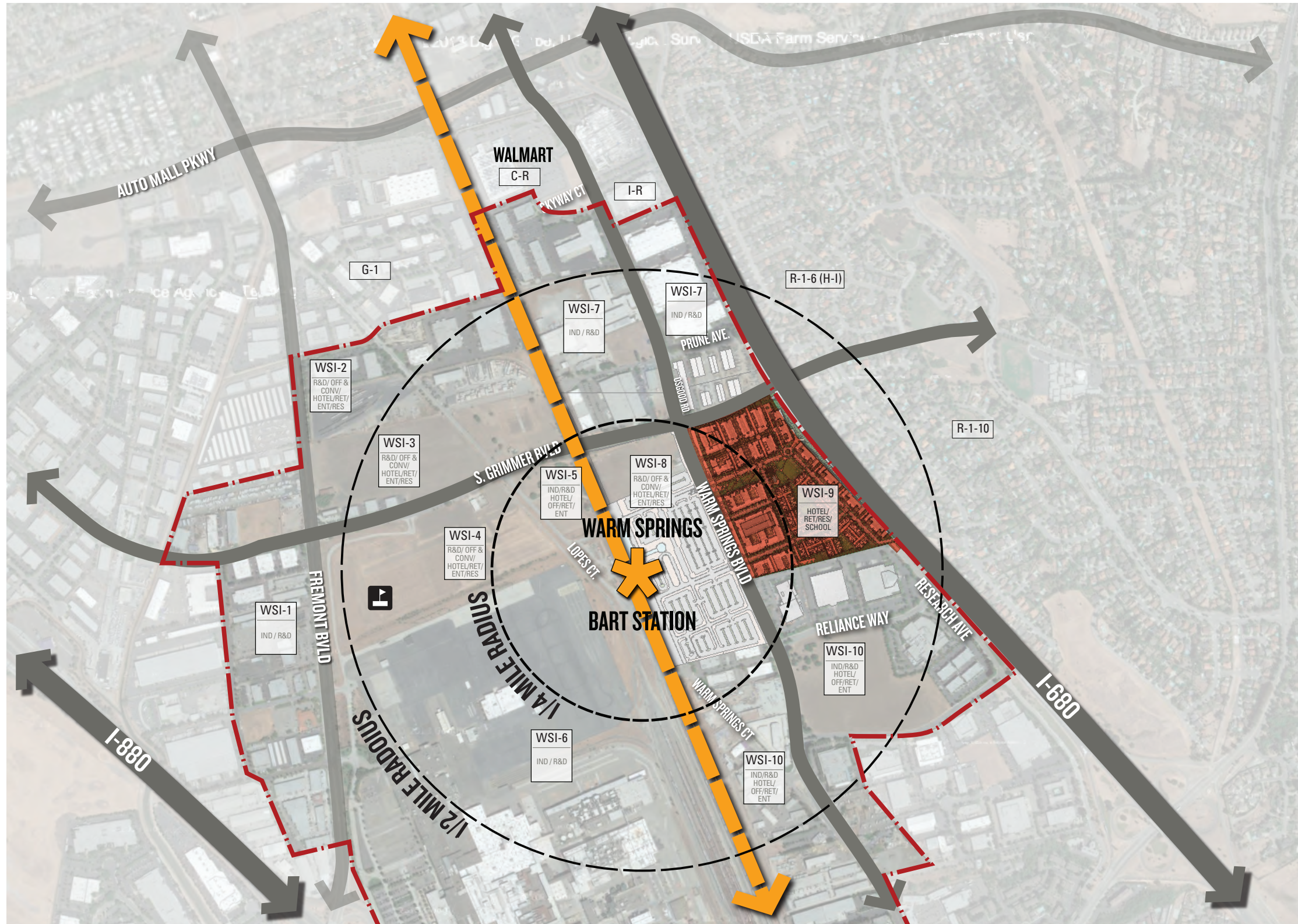
A-1

WARM SPRINGS TOD VILLAGE | ILLUSTRATIVE SITE PLAN

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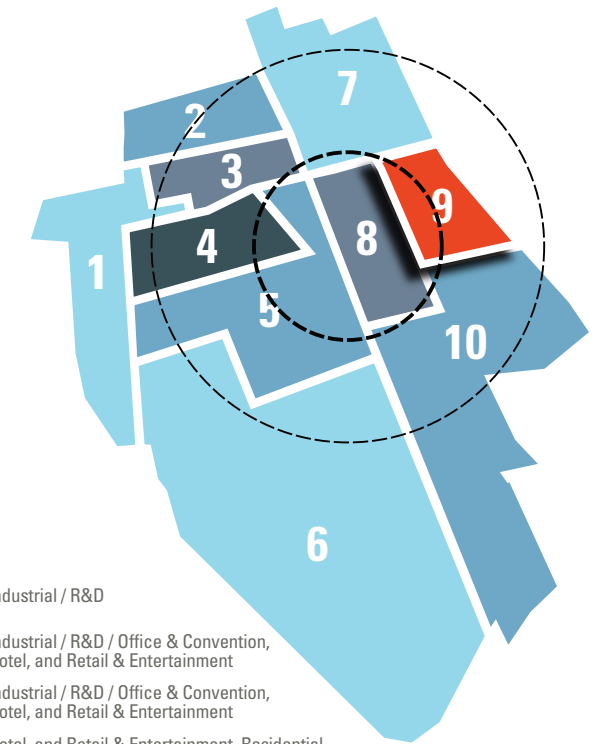
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VICINITY MAP

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

WARM SPRINGS / SOUTH FREMONT COMMUNITY PLAN



- MIX A** Industrial / R&D
- MIX B** Industrial / R&D / Office & Convention, Hotel, and Retail & Entertainment
- MIX C** Industrial / R&D / Office & Convention, Hotel, and Retail & Entertainment
- MIX D** Hotel, and Retail & Entertainment, Residential, School



A-2

WARM SPRINGS TOD VILLAGE | VICINITY MAP

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CONTEXTUAL SITE PLAN

- Main Arterials (25 MPH Posted Speed, 45 MPH Design Speed / No Street Parking or Pedestrian Buffer)
- I-680 Freeway Adjacent
- Road and Pedestrian Network Connections
- Warm Springs BART Station
- Landscape Buffer (Dense Redwood and Cedar Trees)





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

**WARM SPRINGS
BART STATION**




A-4

WARM SPRINGS TOD VILLAGE | STREETS / PATHS / BIKE NETWORKS

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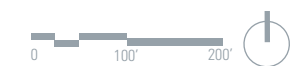


OPEN SPACE TYPOLOGY

- 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

WARM SPRINGS

BART STATION



A-5



BLOCK STATISTICS

BLOCK	BUILDING TYPE	UNITS	ACRES
A	Affordable / Senior	131-145 units	2.25 acres
C1	Condominiums	136 units	1.88 acres
C2	Rental Apartments	252-306 units	3.35 acres
E	TH/ Flats	49 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
H1	Urban Plaza		0.72 acres
H2	Central Park		1.23 acres
Park Total			1.95 acres
Street ROW			5.42 acres
On-Street & Surface Parking		264 Spaces	
Site Area Total			34.33 acres

SITE STATISTICS

BLOCK	BUILDING TYPE	ACRES	UNITS	COMMUNITY PLAN / MIX D TARGET
A, C, E	1/4 Mile Radius SUBTOTAL	9.1 acres	635 units	455 units @ 50 du/a min.
B, D, F, G	Outside SUBTOTAL	17.86 acres	424 units	536 units @ 30 du/a min.
TOTALS		26.96 acres	985-1059 units	700-1,000 units
All Others	Market Rate Units	24.71 acres	860-914 units	
A	Affordable Units	2.25 acres	131-145 units	
A	Neighborhood Commercial		5,000 sf	5,000 - 6,000 sf
	Estimated Jobs		10 - 30 jobs	10 - 30 jobs





BUILDING PROTOTYPES

- BLOCK A** - **131-145 UNITS** - **3-4 STORIES**
 Buildings include 3 to 4 stories of affordable family and senior housing over at-grade or 1/2 sub-grade parking. Flats are accessed from a double-loaded corridor. Shared common open space is located above the parking on raised courtyards.

Retail
 5,000 sf of commercial space for neighborhood serving retail and restaurant use is located in a mixed-use senior affordable housing building.
- BLOCK B** - **132 UNITS** - **3 STORIES**
 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 two car garages for each unit. Some townhouse units have direct access to their garages via a stair internal to their unit. Buildings range from 18 units to 26 units.
- BLOCK C1** - **136 UNITS** - **5 STORIES**
 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.
- BLOCK C2** - **252-306 UNITS** - **5 STORIES**
 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.
- BLOCK D/F** - **144 UNITS** - **4 STORIES**
 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.
- BLOCK E** - **49 UNITS** - **3 STORIES**
 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 two car garages for each unit. Some townhouse units have direct access to their garages via a stair internal to their unit. Buildings range from 18 units to 30 units.
- BLOCK G** - **148 UNITS** - **3-4 STORIES**
 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 and pollution. Parking is located 1/2 to fully sub-grade and is accessed from sloped driveways located between the buildings.
- COMMUNITY CLUBHOUSE**





INITIAL PROJECT PHASE

BUILD PUBLIC STREETS, INFRASTRUCTURE & OPEN SPACES

PER PHASE	Developable Land	4.15 acres
	Units Built	188 units
	Phase Density	45 du/a

MASTER PLAN		QTY.	% OF TOTAL
	Developable Land	4.15 acres	15.4%
	Units Built	188 units	18.8%
	Density (Total Site)	7 du/a	



INTERMEDIATE PROJECT PHASE

BUILD FLATS, CONDOMINIUMS, AND AFFORDABLE HOUSING

PER PHASE	Developable Land	14.33 acres
	Units Built	448 units
	Phase Density	31 du/a

MASTER PLAN		QTY.	% OF TOTAL
	Developable Land	18.48 acres	68.5%
	Units Built	636 units	63.6%
	Density (Total Site)	34 du/a	



FINAL PROJECT PHASE

BUILD FLATS, CONDOMINIUMS, AND RENTAL APARTMENTS

PER PHASE	Developable Land	8.22 acres
	Units Built	388 units
	Phase Density	47 du/a

MASTER PLAN		QTY.	% OF TOTAL
	Developable Land	26.7 acres	100%
	Units Built	1024 units	100%
	Density (Total Site)	38 du/a	





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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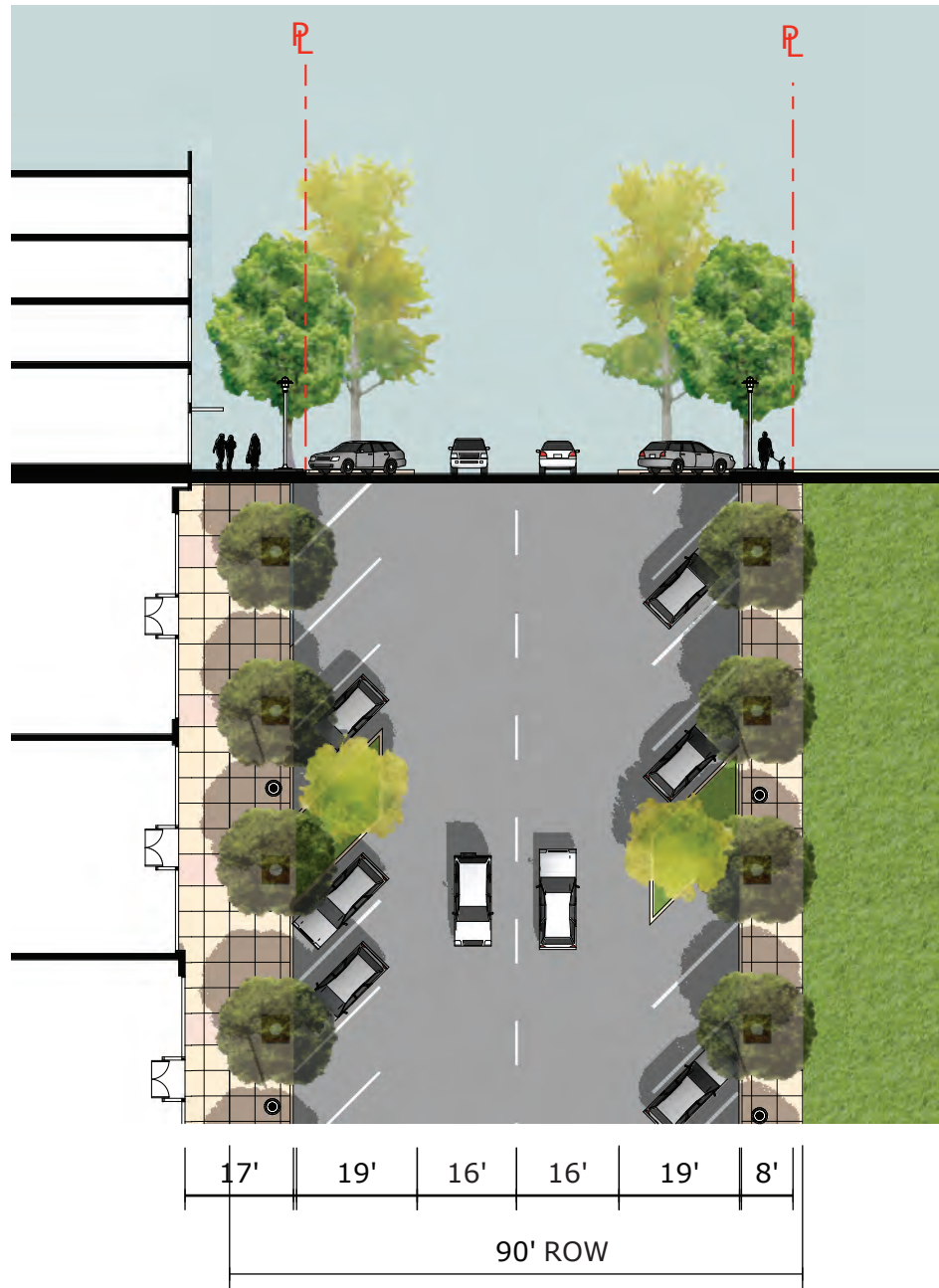
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WARM SPRINGS TOD VILLAGE | WOONERF (SHARED STREET) CONCEPT

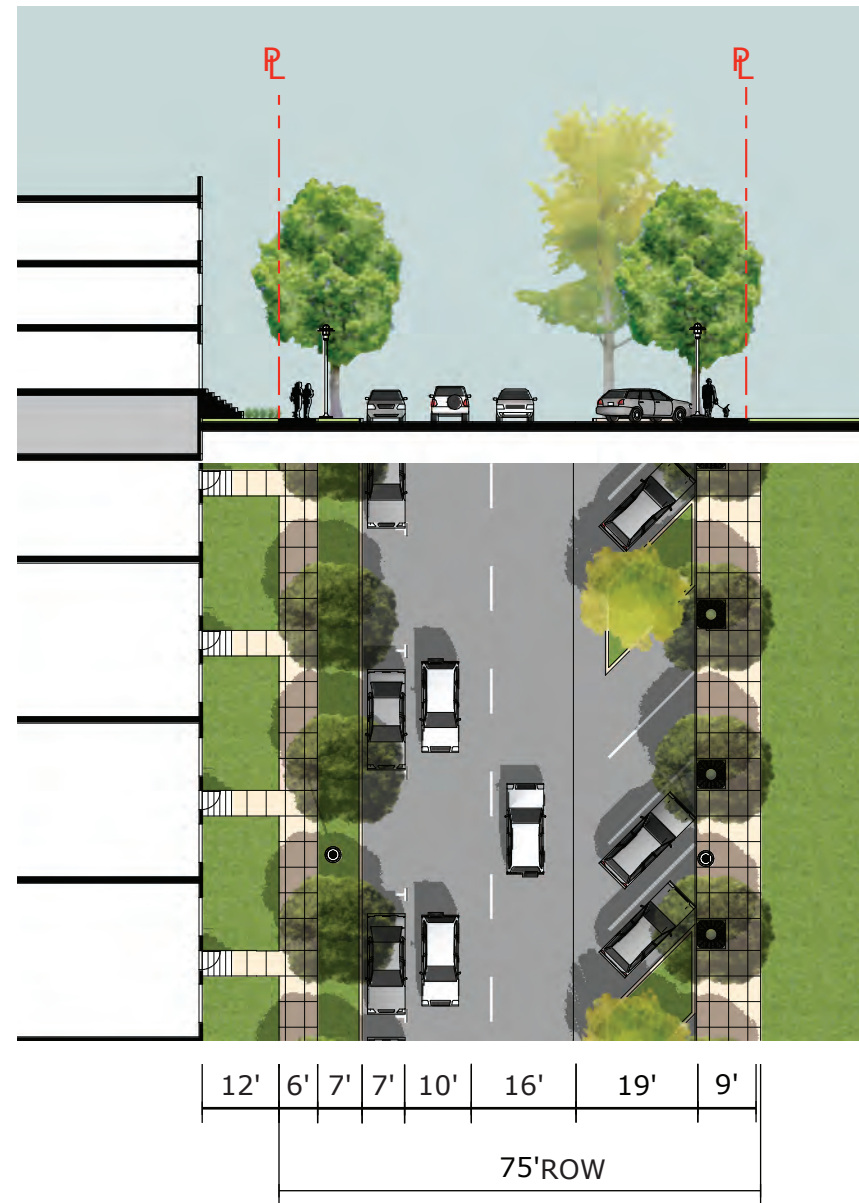
FREMONT, CA | MARCH 10, 2015 | TOLL BROTHERS

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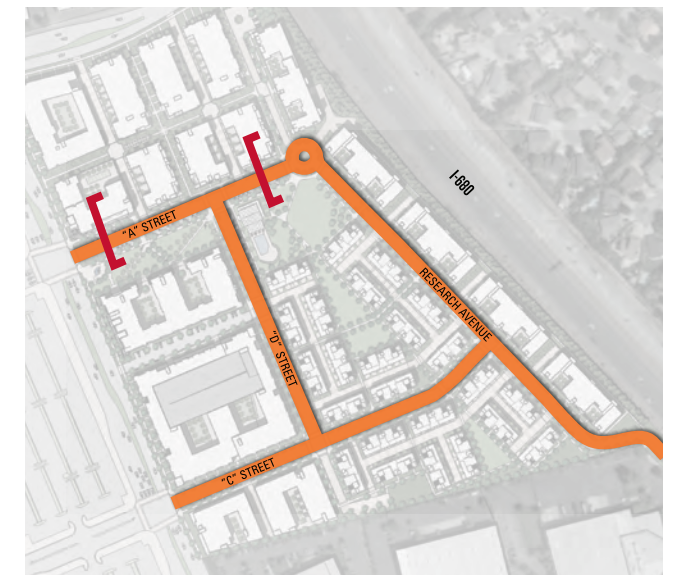
**VAN METER
WILLIAMS
POLLACK ^{LLP}**



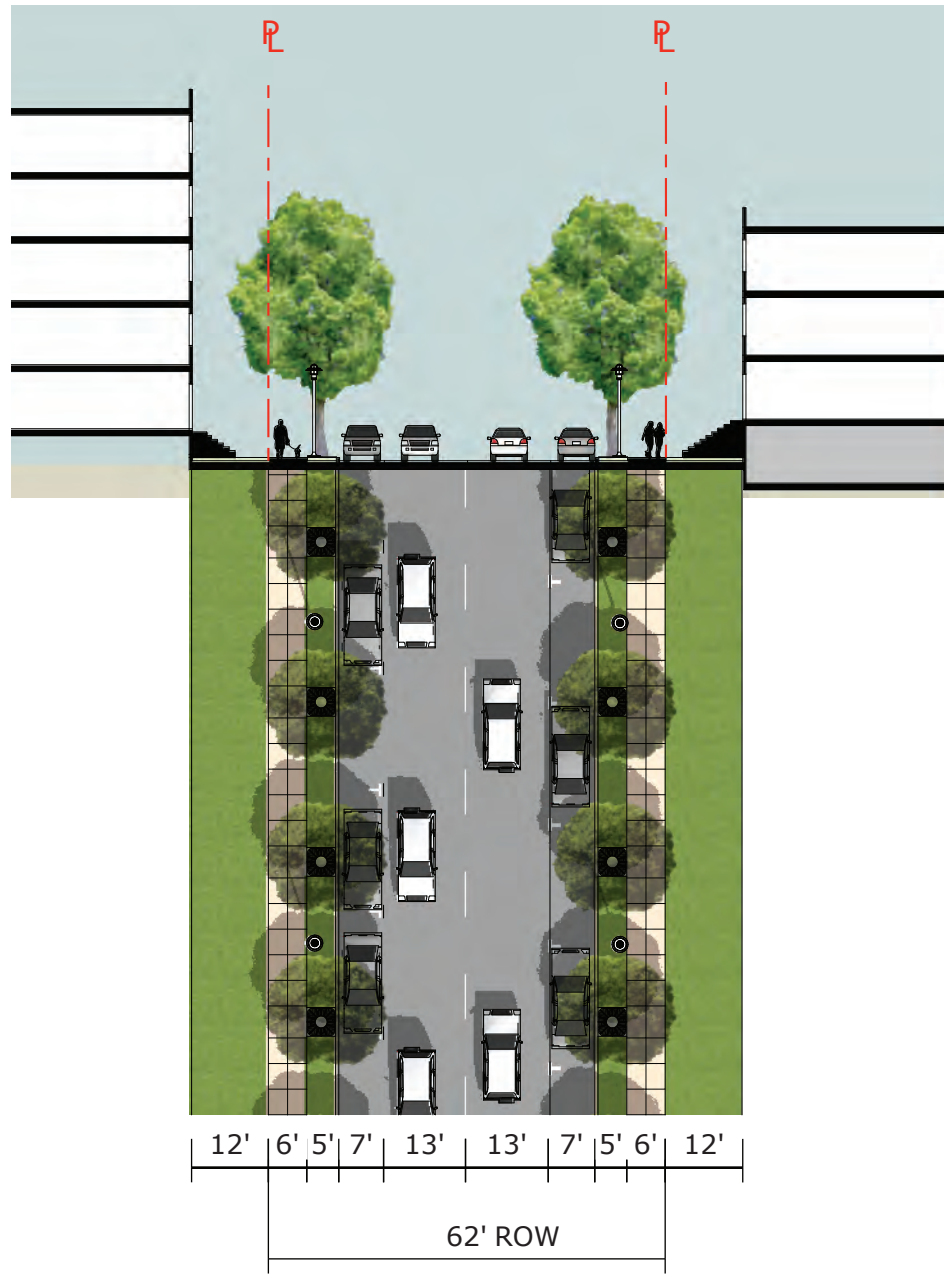
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(Parcel A)



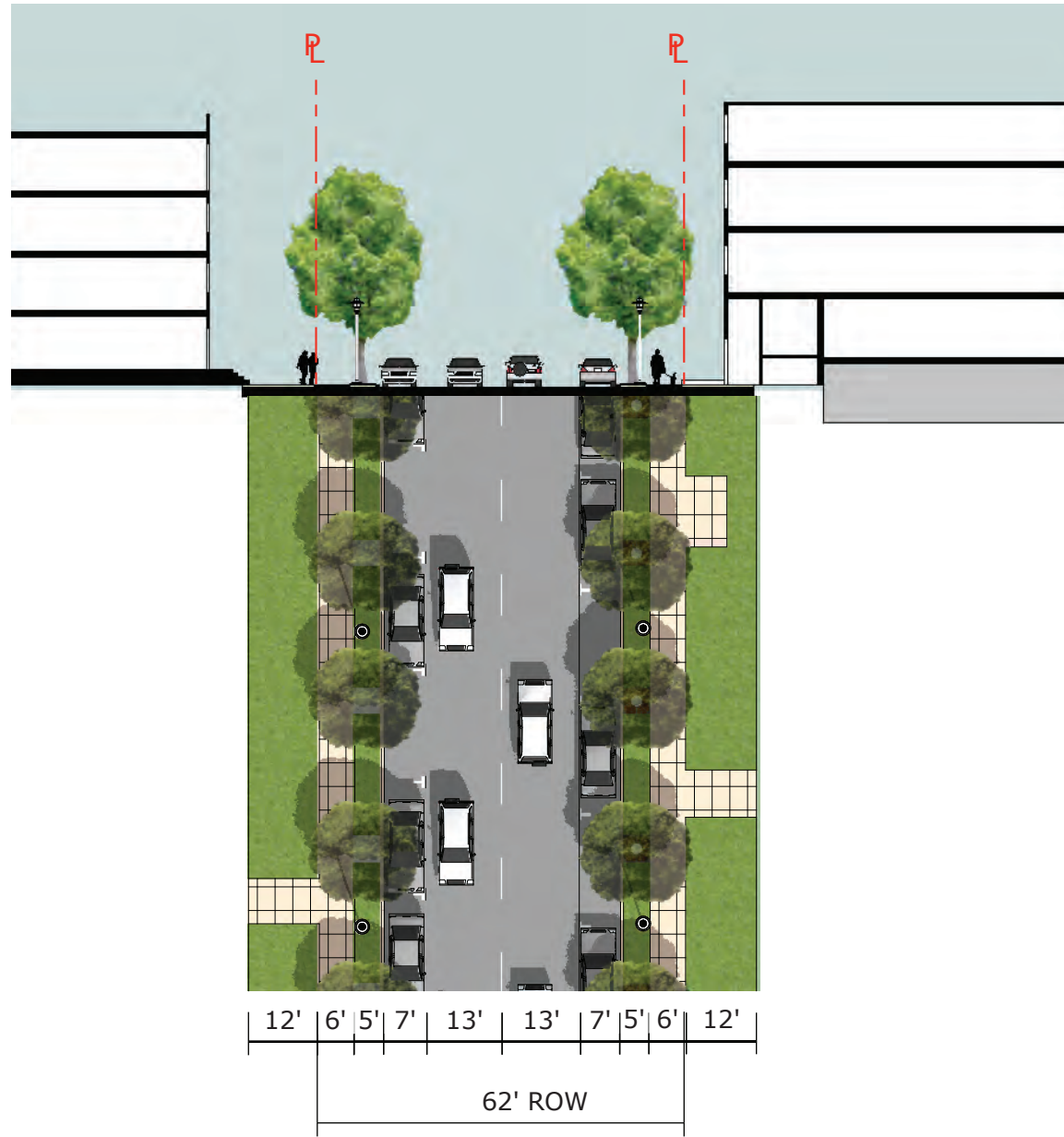
"A Street"
(Parcel B)



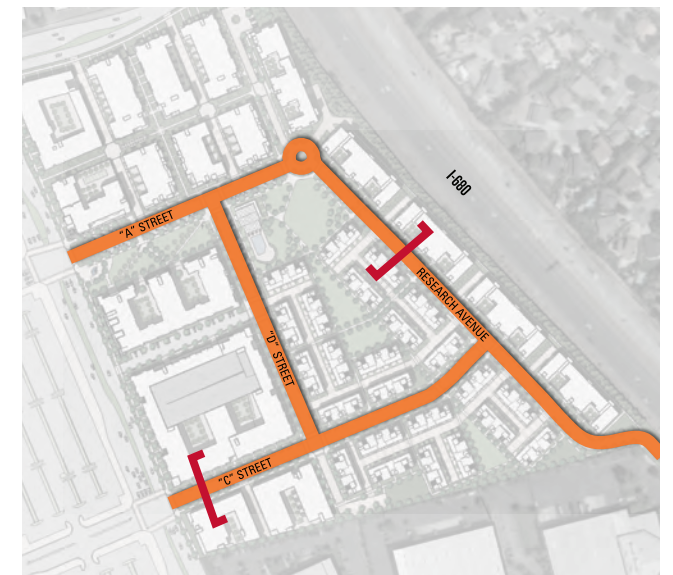
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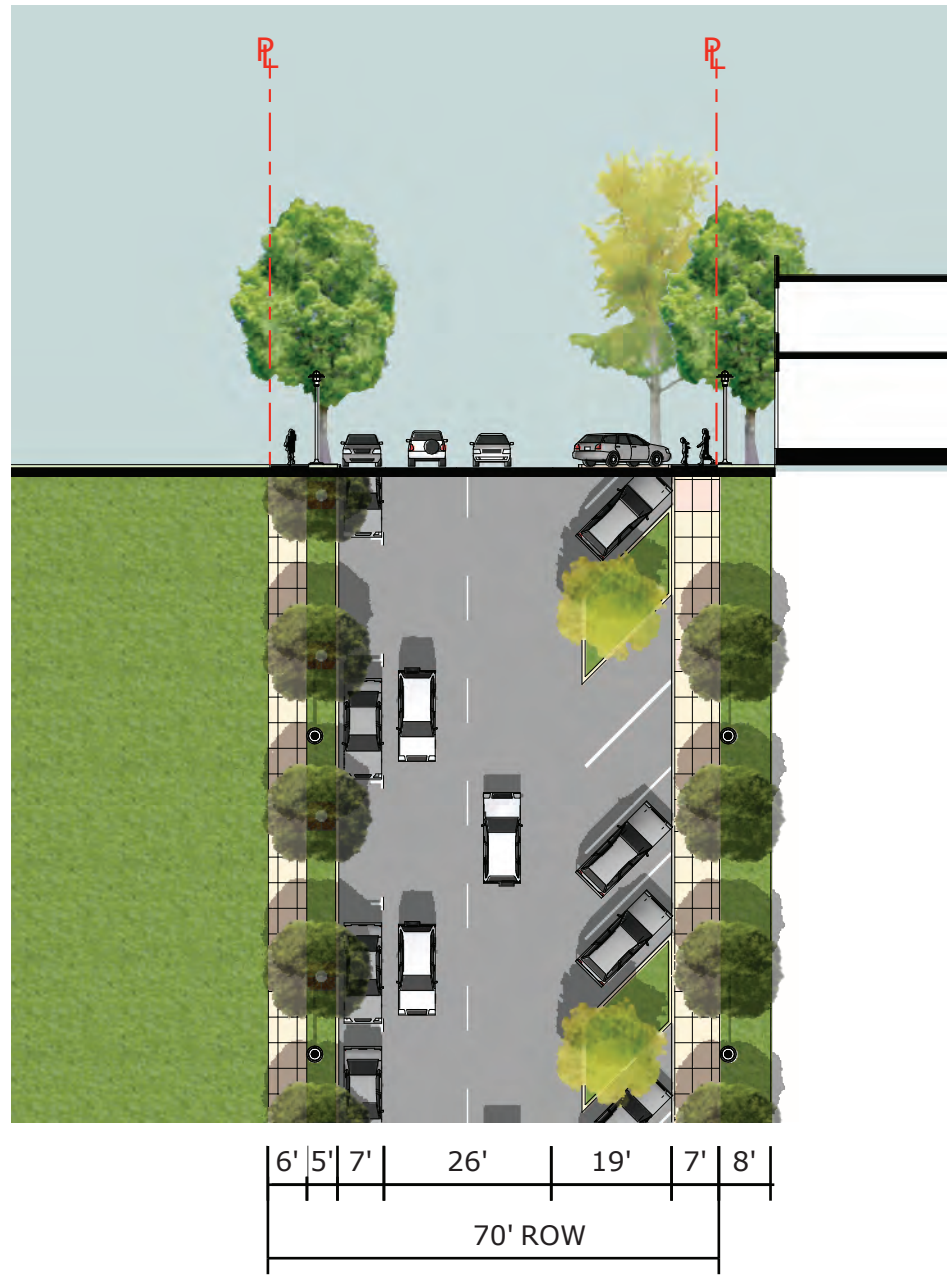


“C Street”

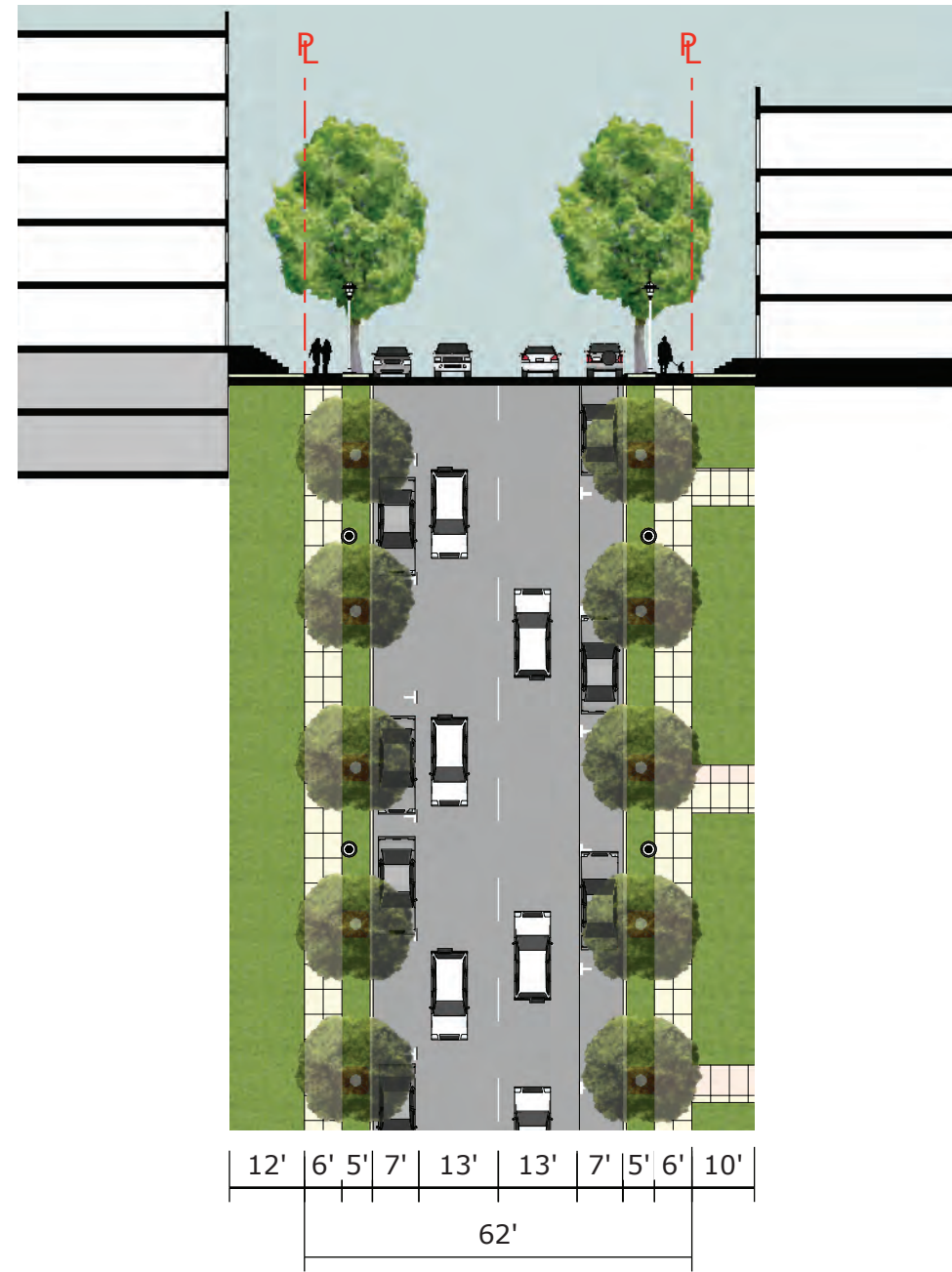


Research Avenue

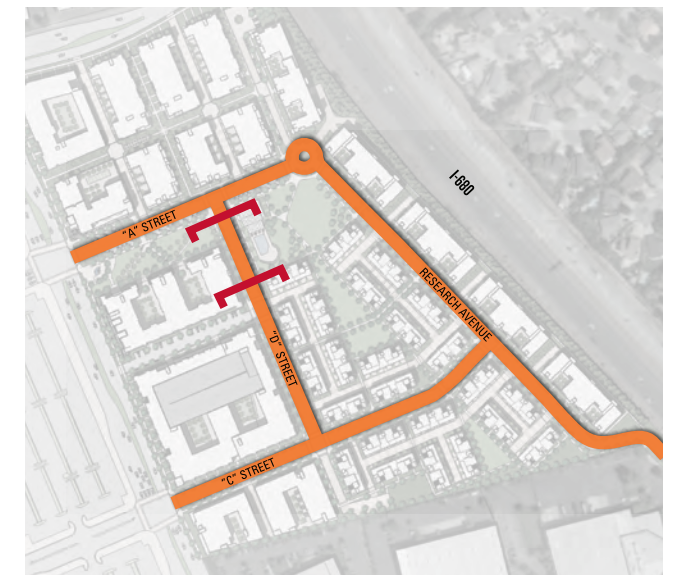


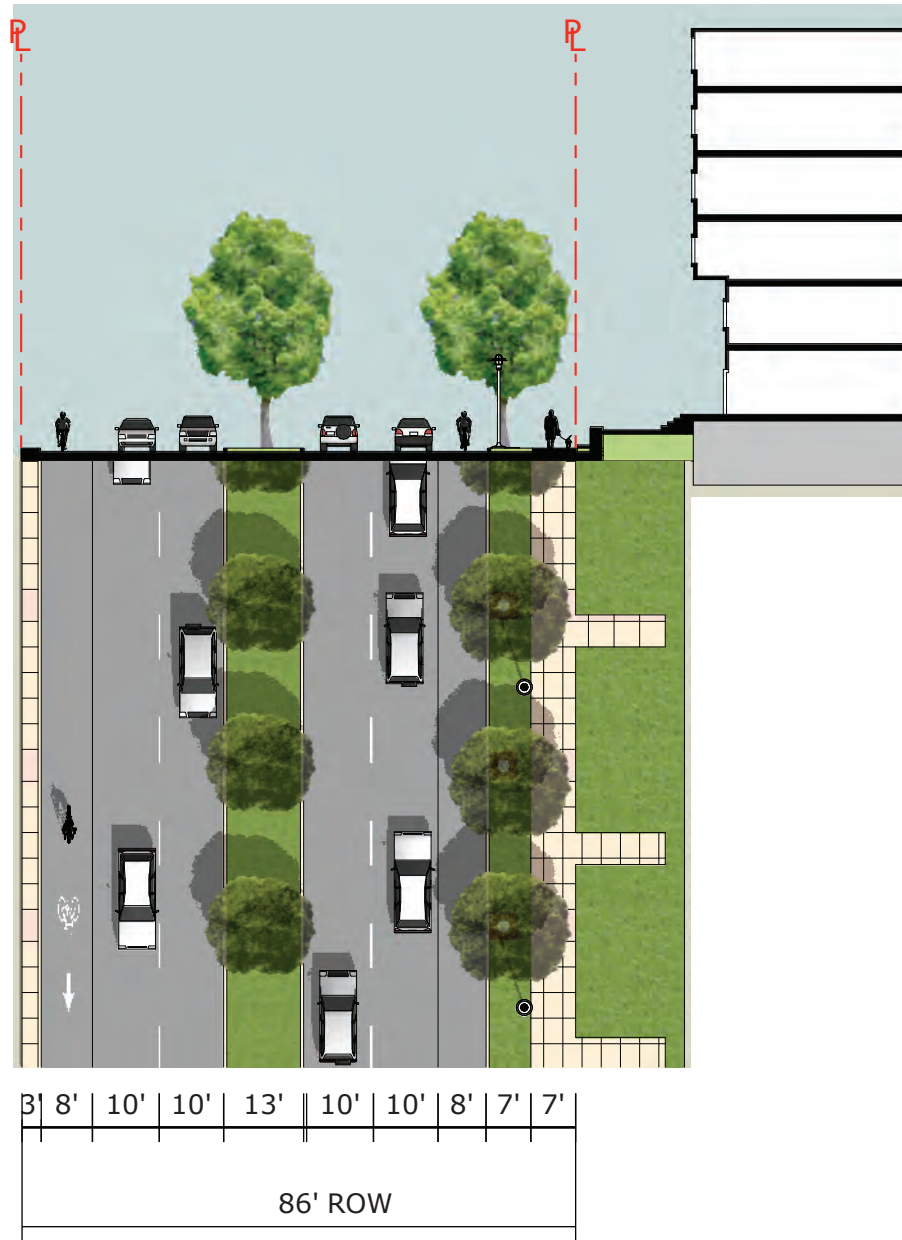


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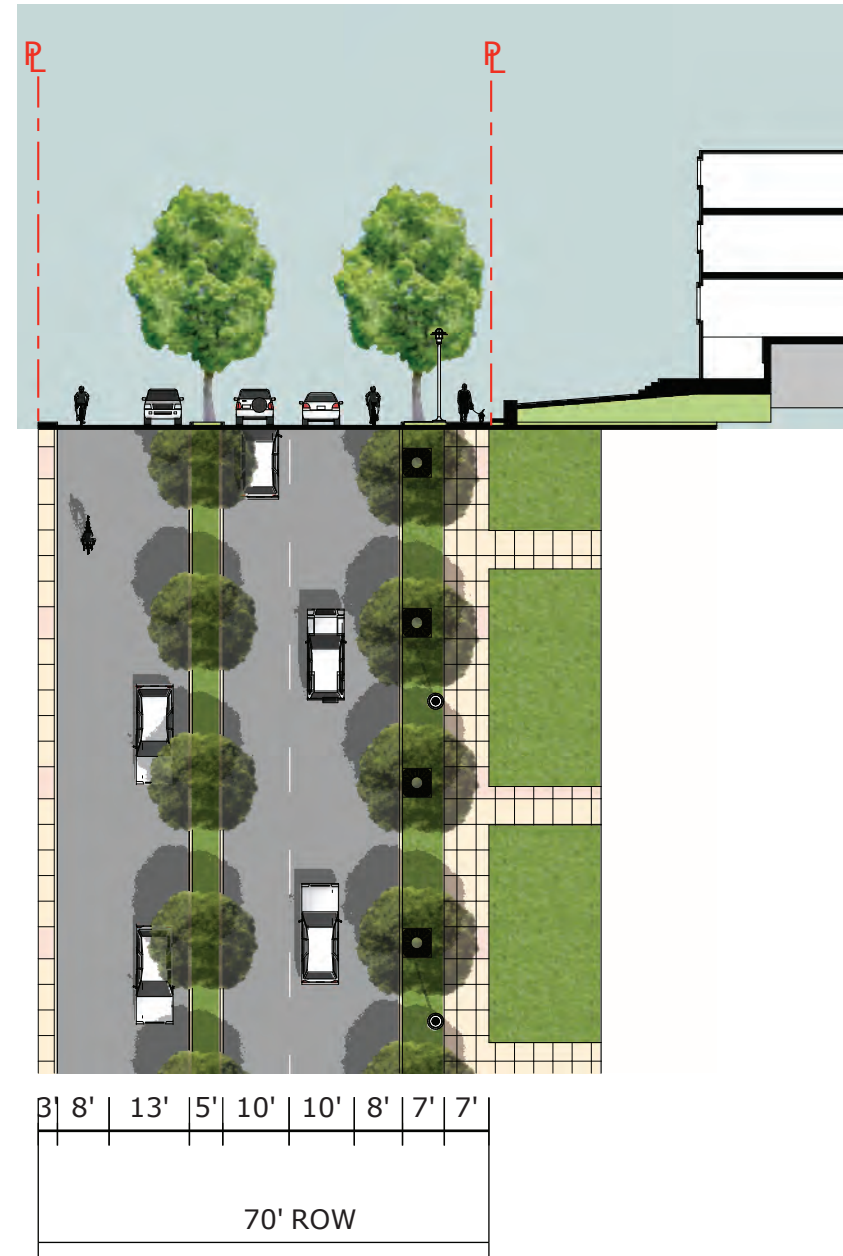


"D" Street

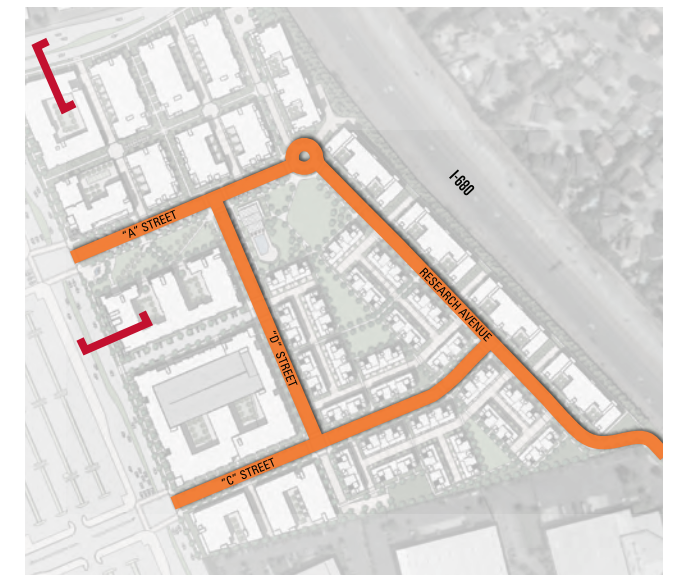




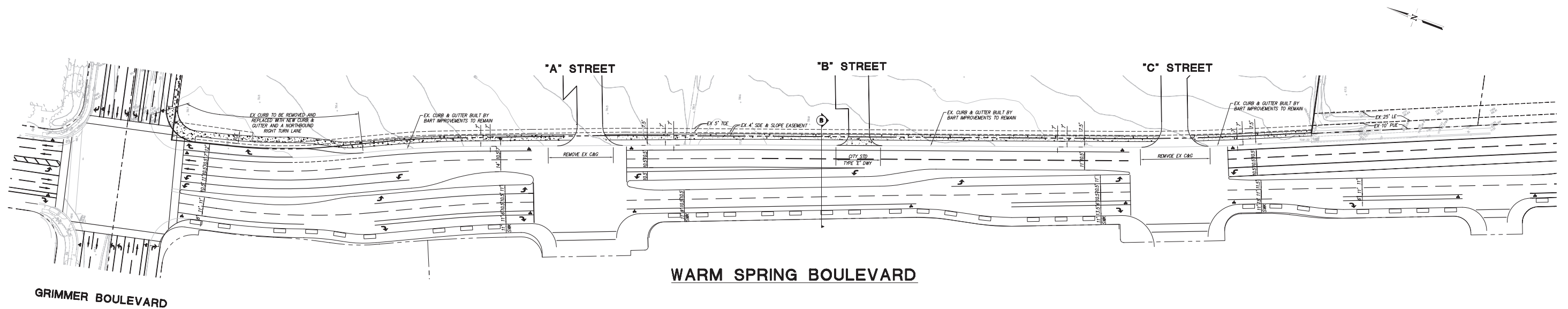
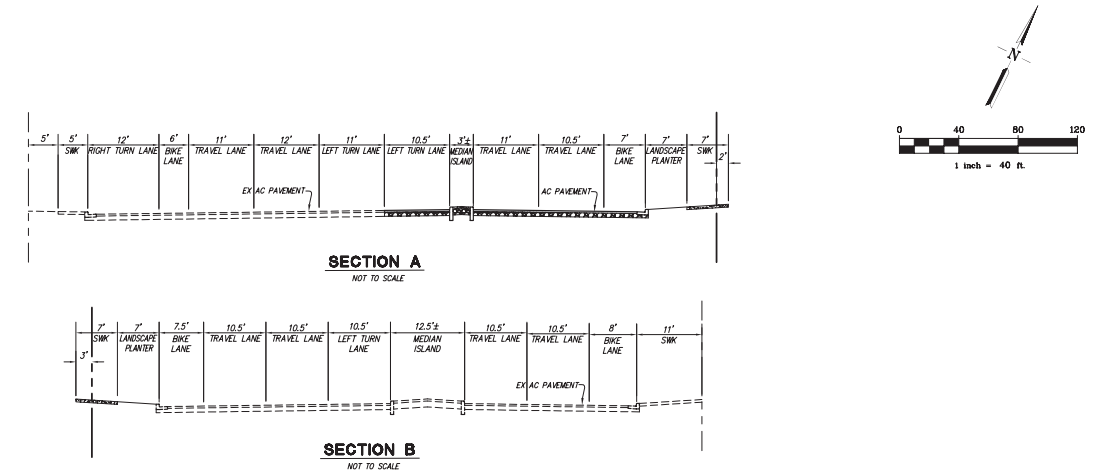
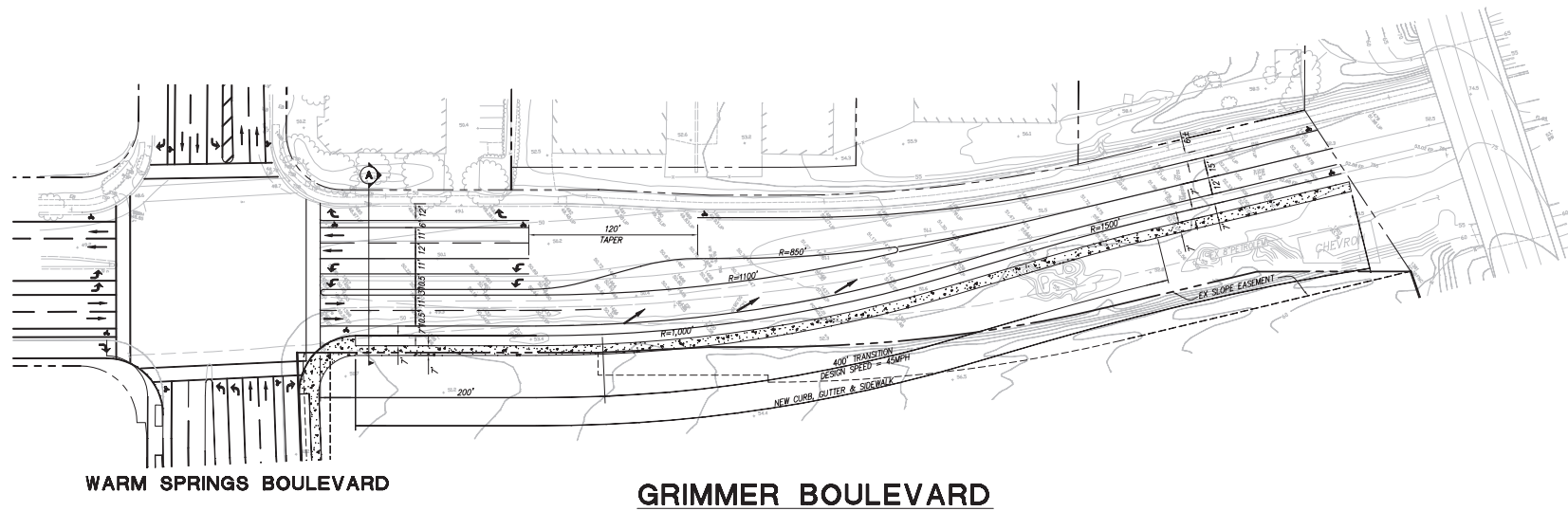
Warm Springs Blvd.



Grimmer Blvd.



A-13



GRIMMER BOULEVARD & WARM SPRING BOULEVARD EXHIBIT
WARM SPRINGS TOD VILLAGE
 CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA
 FOR: TOLL BROTHERS

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

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