

Fremont gives green light to Catellus

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■ Developer's blueprints will turn 600 acres into a city

FREMONT — Catellus Development's plan for more than 600 acres west of Interstate 880 and south of Auto Mall Parkway calls for construction of what amounts to a mini-city the geographical size of Albany.

Here's what Fremont residents can expect to see on the site in the coming years:

- Up to 1,400 dwelling units. The total includes more than 200 condominiums for first-time home buyers and 210 apartments. Eighty-four of the apartments will be reserved for low-income residents, and another 18 will be for residents in the low-to-moderate income range. There are 12 distinct residential areas within the project. The homes will occupy 164 acres.

- A 145-acre golf course. The course will be privately owned and available for use by the public. Private golf associations will be allocated 50 percent of the time on the greens.

- An 88-acre auto mall. Not technically part of the Pacific Greens project, the auto mall sits

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■ Long-delayed project OK'd after much debate and detailed demands from city

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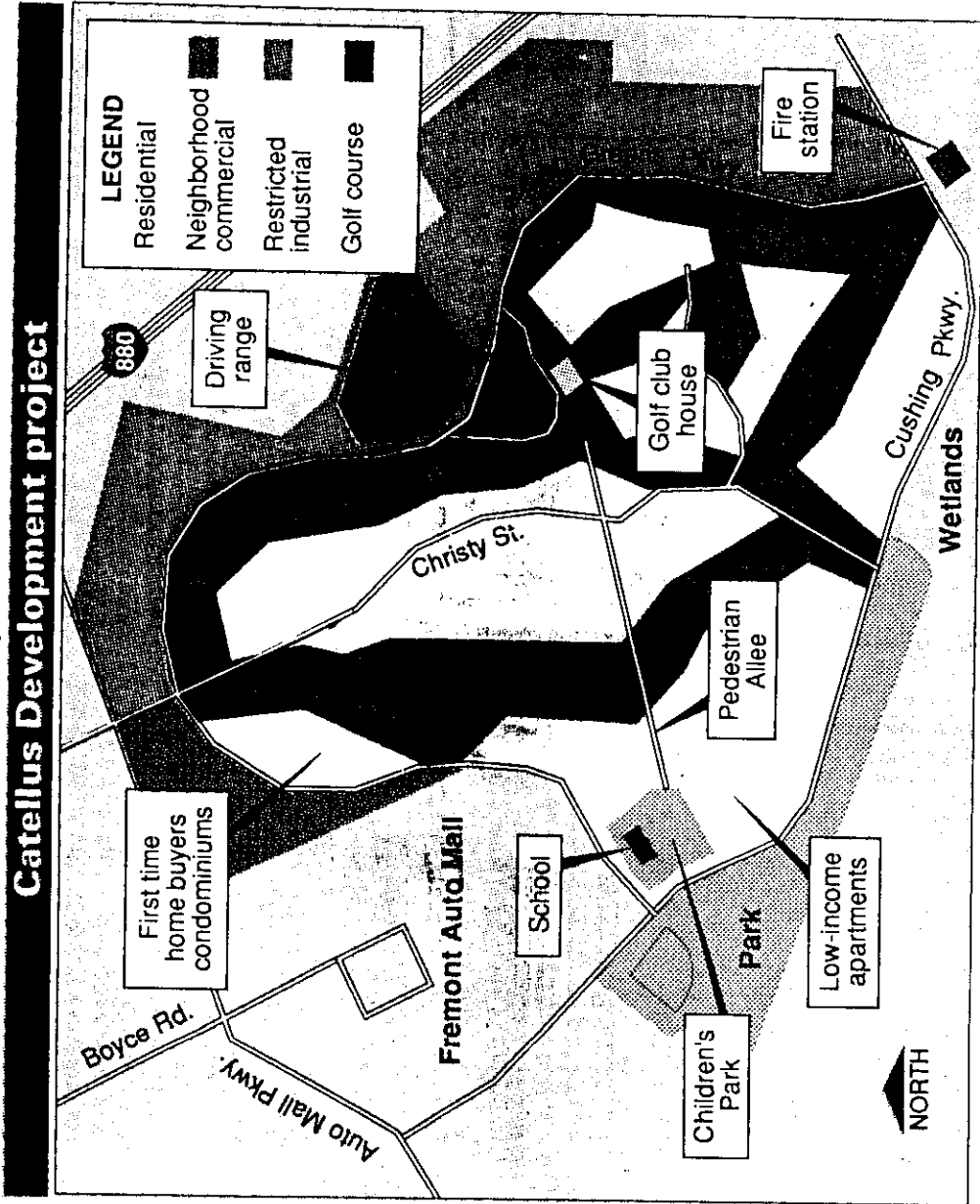
FREMONT — Catellus Development Corp. finally has the go-ahead to build a golf course and 1,400 houses, condominiums and apartments in the city's southwestern industrial flank.

After more than a year and a half of debate, the council voted 3-2 Tuesday to approve the zoning change necessary for the company to build its massive Pacific Greens project. Council members Gus Morrison and John Dutra voted against the plan, primarily because they believe the 606-acre project site should be saved for industrial development.

The site is west of Interstate 880 and south of Auto Mall Parkway.

Although it took two hours of discussion Tuesday before the council got around to voting on the project, the outcome going into the meeting was hardly in doubt. Mayor Bill Ball had indicated.

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CRAIG CURRISS-Staff

City: Land set aside for homes, schools, industry

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on the northwest corner of the site. City officials and Catellus hope all of the city's auto dealers will eventually move into the auto mall, thereby increasing sales and the amount of sales tax revenue the city receives.

➤ An elementary school. The school, which comes with a park, will occupy 10 acres and accommodate 640 students. It can be expanded to handle up to 1,000 students, but the expansion would have to be approved by the

school district, which will own the building. The Pacific Greens project is expected to create a demand for fewer than 640 elementary school slots. Catellus will build and equip the school at no cost to the city.

➤ Industrial buildings. The plan calls for 135.5 acres to be designated for future industrial use. Industries would be restricted to research and development facilities. The industrial acreage sits next to land along I-880 where several high-tech businesses already operate.

➤ A golf driving range site. Ten acres next to the restricted industrial land will be set aside for potential construction of a driving

range. The company is not required to build the driving range, though, and will be allowed to put more industries on the land.

➤ A five-acre hotel site. As with the driving range land, Catellus is not required to build a hotel on the site but has that option.

➤ A 16-acre park. This park is on the westernmost edge of the Pacific Greens site. Some of the land lies directly below power lines.

➤ A fire station on two acres, at no cost to the city.

➤ Twenty-six acres of wetlands and 20 acres of unimproved open space.

— From staff reports

Catellus: First job is golf course

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ed last Wednesday that, thanks to financial changes to the contract with Catellus, he was ready to side with council members Gary Mello and Alane Loisel in approving the plan.

On Tuesday, Catellus project administrator Mark Crutcher said the company too can live with those alterations.

"We agree with the changes," he said. "I think they're all reasonable."

The changes, worked out in meetings last Tuesday and

Wednesday following intense scrutiny of the plan by Dutra, require Catellus to build and equip a fire station at no cost to the city, speed up the payment of \$8.6 million in bonus fees to the city and start construction of a golf course before beginning work on the residential areas.

The changes made by the council also include forcing Catellus to pay \$4.4 million over 10 years. Catellus can get back 60 percent of the money by persuading General Motors and other U.S. car dealers to move into the new auto mall adjacent to the Pacific Greens site.

Last week Catellus had expressed reservations about the auto mall incentive package, but

on Tuesday the company accepted it after slight modifications.

The Catellus plan calls for a 145-acre golf course, 1,400 houses, condominiums and apartments, 135.5 acres of industrial uses, a fire station on two acres, a school and park on 10 acres, a 16-acre park, 26 acres of wetlands and 20.5 acres of open space.

Although the night belonged to Catellus, council members heaped praise on Dutra for analyzing the plan's financial details. Dutra's scrutiny and suggestions, coupled with Ball's hesitance to approve the project until it looked more financially sound, forced Catellus to accept the council's changes or face rejection.