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Blueprint now underway on 125 Fremont units

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Just north of the Pagliacci, at [4009 Stone Way N. in Fremont](#), Blueprint Capital has razed some old buildings and is now active in the shoring and excavation for a new apartment building, dubbed Reed.

The MUP came last fall for the five-story, 125-unit SEDU project, which was designed by Cone Architecture. Demolition seems to have begun in May. Blueprint is acting as its own general contractor; during a recent pass by the site, workers' helmets were beginning to peek above grade.

The Reed team also includes Emerald Land Surveying; Root of Design, landscape architect; Riley Group, geotechnical engineer; Swenson Say Faget, structural engineer; and Blueline Group, civil engineer.

Small efficiency dwelling units will average around 300 square feet. Eight will be affordable, per Mandatory Housing Affordability requirements.

A roof deck and separate dog area look to have 3,350 square feet. Structured parking will provide 30 stalls, and tenants will have 107 stalls.

Dance Fremont was perhaps the best known tenant among the old razed buildings. It will apparently return to occupy about 2,679 square feet of commercial space. All that contributes to a total project size of some 58,481 square feet.

Blueprint began planning Reed about four years ago; the midblock land sale, for nearly \$5.4 million, came in 2021.



Rendering by Cone Architecture [\[enlarge\]](#)

Future residents will find pizza next door at Pagliacci (depicted in white).

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