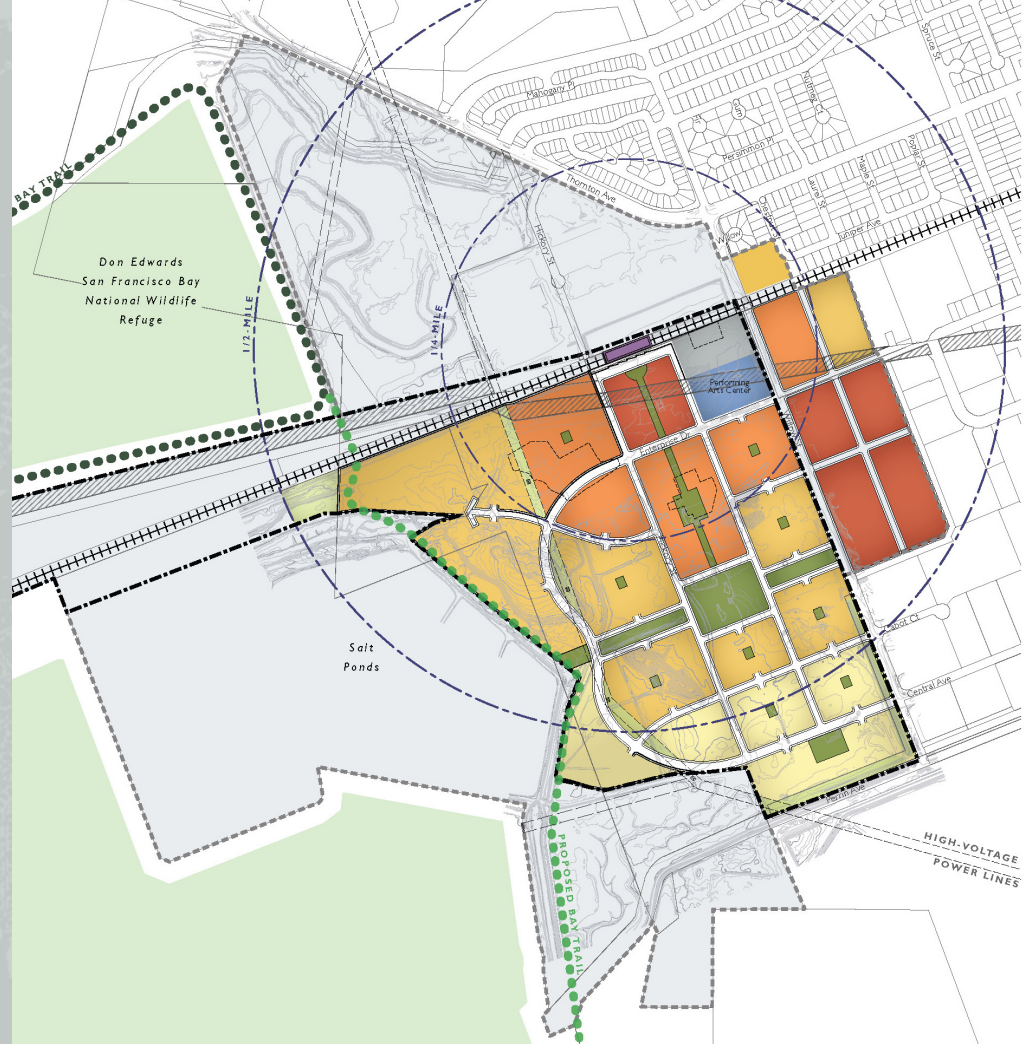




# AREA TWO CONCEPT PLAN

Planning Commission Hearing  
March 11, 2008





## TONIGHT'S PRESENTATION

- ◆ Dumbarton Rail Corridor
- ◆ Transit-Oriented Design
- ◆ Area Two Context
- ◆ Concept Plan





Newark  
Station

DRC

## DUMBARTON RAIL: SCHEDULE

- ◆ Current Secured Funding: \$260 million
- ◆ Current Cost Estimate: \$595 million
- ◆ Public Review EIR: September 2008
- ◆ Final EIR: August 2009
- ◆ Rail Service: 2012



## OPPORTUNITIES PRESENTED BY RAIL

- ◆ Access to larger transportation network for residents of Newark
- ◆ Opportunities to expand available housing and ownership types in Newark
- ◆ Opportunity to provide a vibrant new place within Newark

## METROPOLITAN TRANSPORTATION COMMISSION

### MTC Grants are available for land use planning around Transit Stations

- ◆ Projects must plan for a minimum number of housing units along the transit corridor.
- ◆ The threshold for commuter rail lines such as the Dumbarton Rail Corridor is 2,200 units within a half-mile radius around the station.
- ◆ About 750 dwelling units currently exist within a half-mile radius of the Newark station site.

A faint, light-colored map of the Newark Station Area is visible in the background, showing street grids, a river, and various landmarks. The map is overlaid with a semi-transparent purple banner at the top and bottom.

## NEWARK STATION AREA CONCEPT PLAN PROCESS

- ◆ Develop Concept that Responds to the Opportunity
- ◆ Planning Commission and City Council Review and Direction to Proceed
- ◆ MTC Grant Opportunity
- ◆ Update Specific Plan and EIR



# CONCEPT DEVELOPMENT PROCESS

## Project Team

- ◆ Design, Community & Environment
- ◆ Fehr & Peers Traffic Engineering
- ◆ Andrew Leahy, C.E.
- ◆ Strategic Economics



# TRANSIT-ORIENTED DEVELOPMENT





## PRINCIPLES OF TRANSIT-ORIENTED DEVELOPMENT

- ◆ Provide a Mix and Variety of Uses
- ◆ Use Density to Support Transit
- ◆ Encourage all Modes of Transportation
- ◆ Manage Parking Effectively
- ◆ Create Attractive Places

PROVIDE A MIX AND VARIETY OF USES



Transit Oriented Development

City of Newark



**PROVIDE A MIX AND VARIETY OF USES**

◆ **Synergy Between Uses**

◆ **Potential for Increased Walkability**

◆ **Link Trips to Reduce Traffic**

## USE DENSITY TO SUPPORT TRANSIT





## USE DENSITY TO SUPPORT TRANSIT

- ◆ **Increased Activity on Street**
- ◆ **Greater Range of Activities**
- ◆ **Increased Transportation Opportunities**

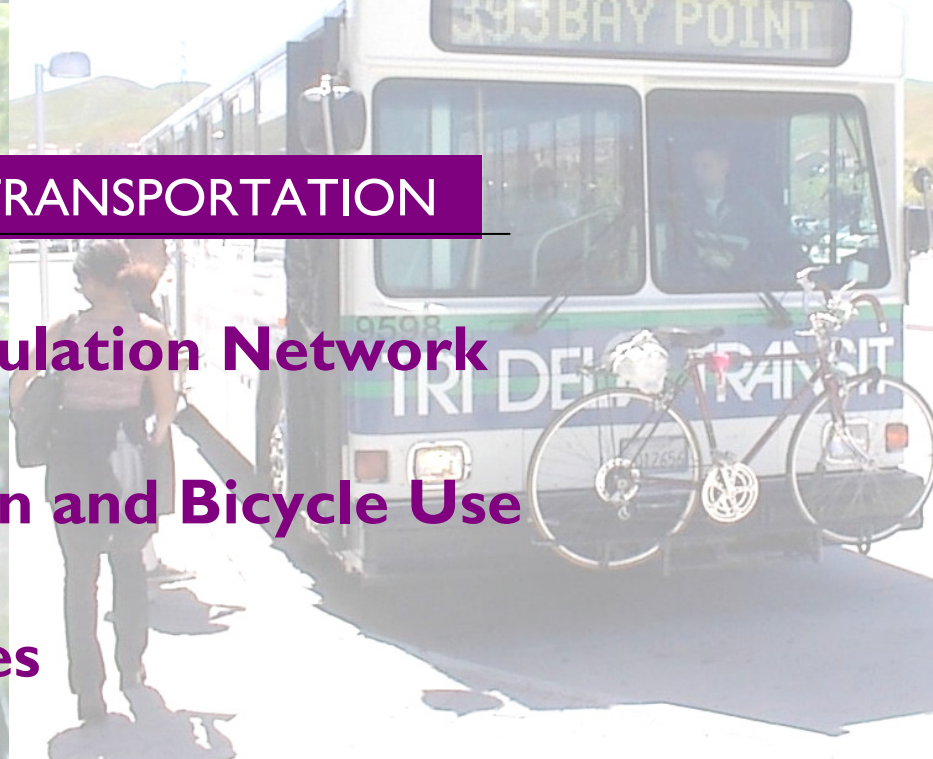
ENCOURAGE ALL MODES OF TRANSPORTATION





## ENCOURAGE ALL MODES OF TRANSPORTATION

- ◆ **Comprehensive Circulation Network**
- ◆ **Encourage Pedestrian and Bicycle Use**
- ◆ **Range of Street Types**
- ◆ **Well-Designed Public Realm**
- ◆ **Maximize Connections to Bus and Transit**



## MANAGE PARKING EFFECTIVELY



## MANAGE PARKING EFFECTIVELY

- ◆ **Parking analysis to determine demand**
- ◆ **Parking lots at side and rear of buildings**
- ◆ **Share parking where possible**
- ◆ **Provide bicycle parking facilities**

## CREATE ATTRACTIVE PLACES



## CREATE ATTRACTIVE PLACES



## CREATE ATTRACTIVE PLACES



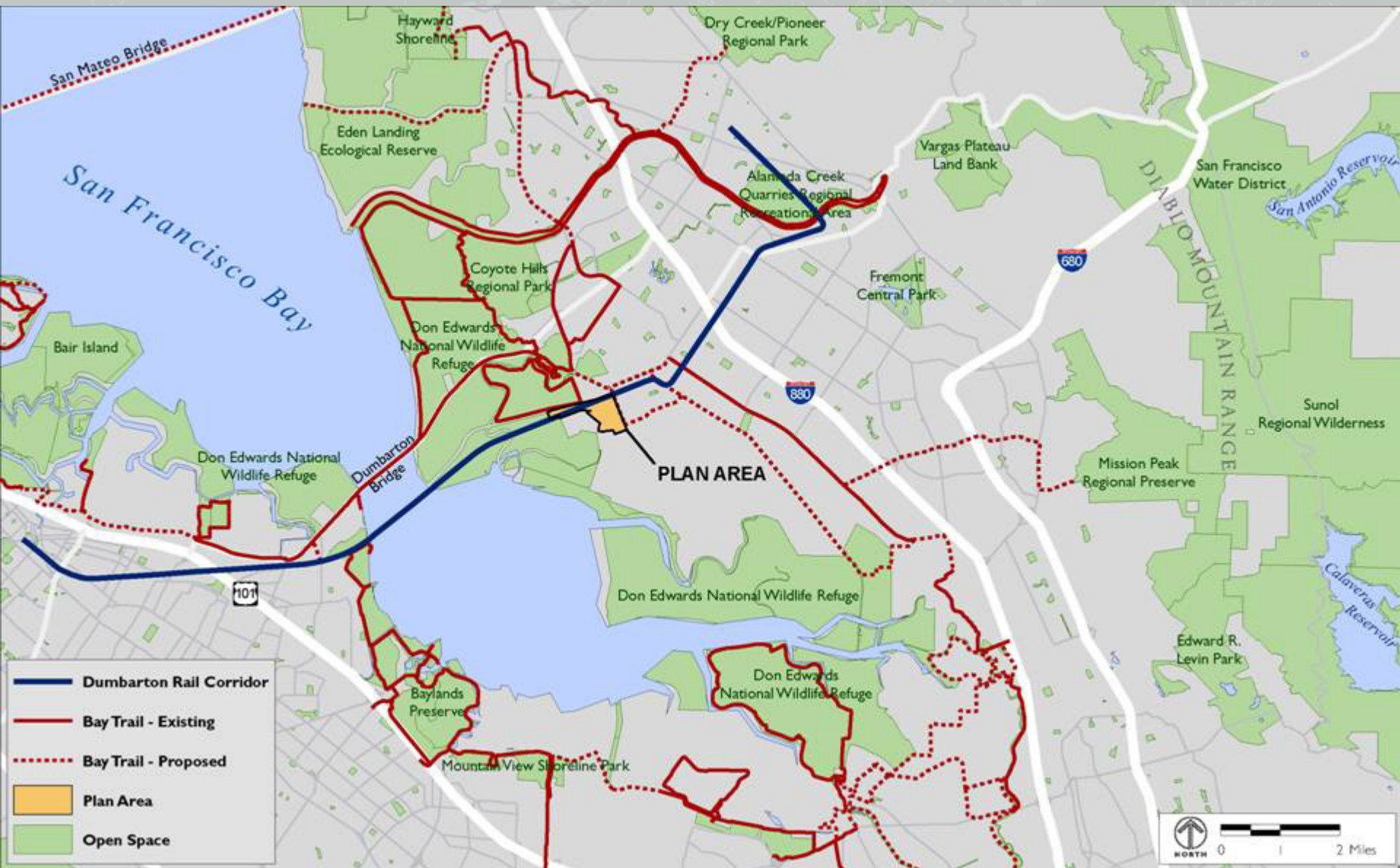
## CREATE ATTRACTIVE PLACES

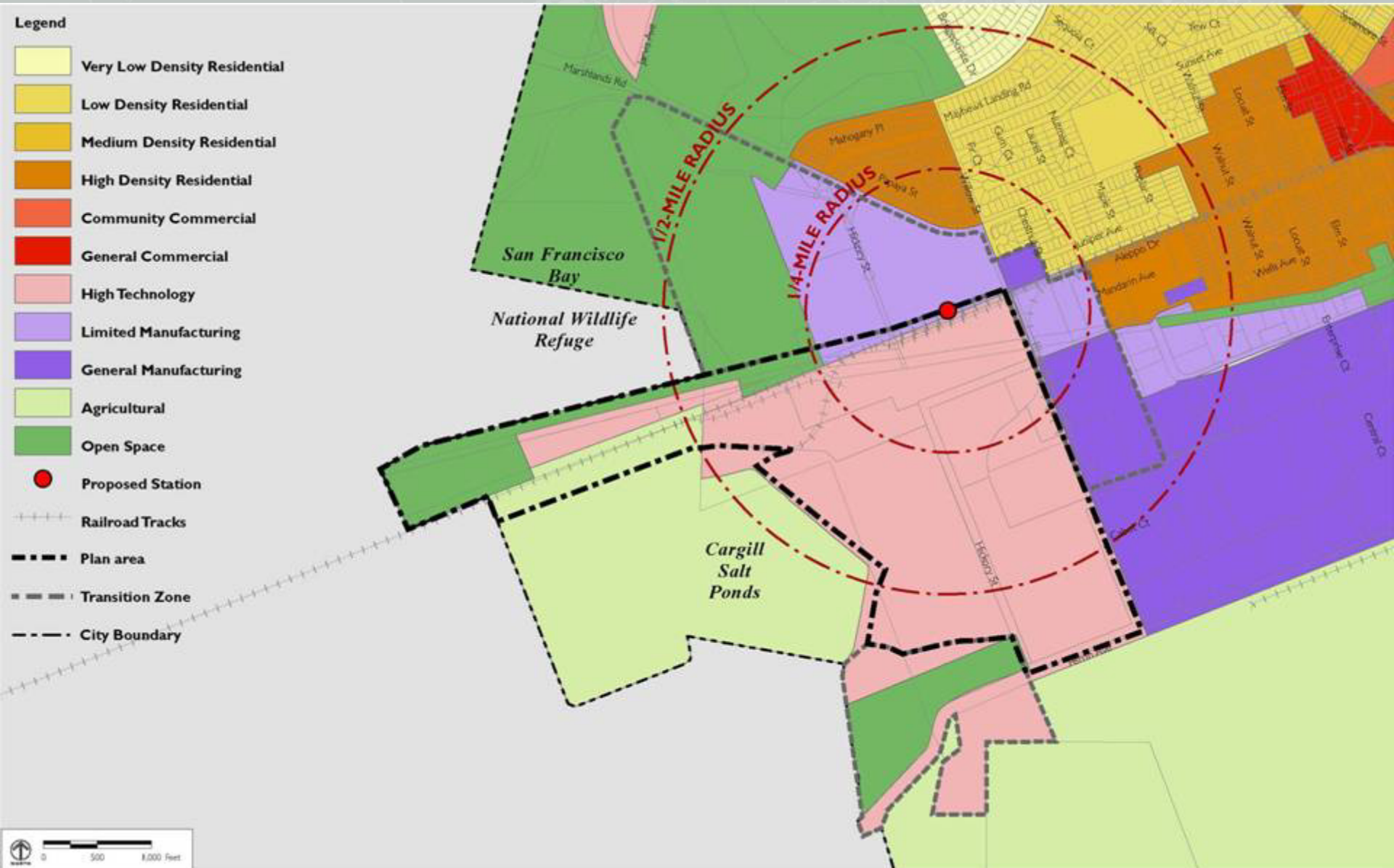
- ◆ High quality development
- ◆ Great public spaces
- ◆ Connect to open space opportunities

## EXISTING CONDITIONS AND CONTEXT

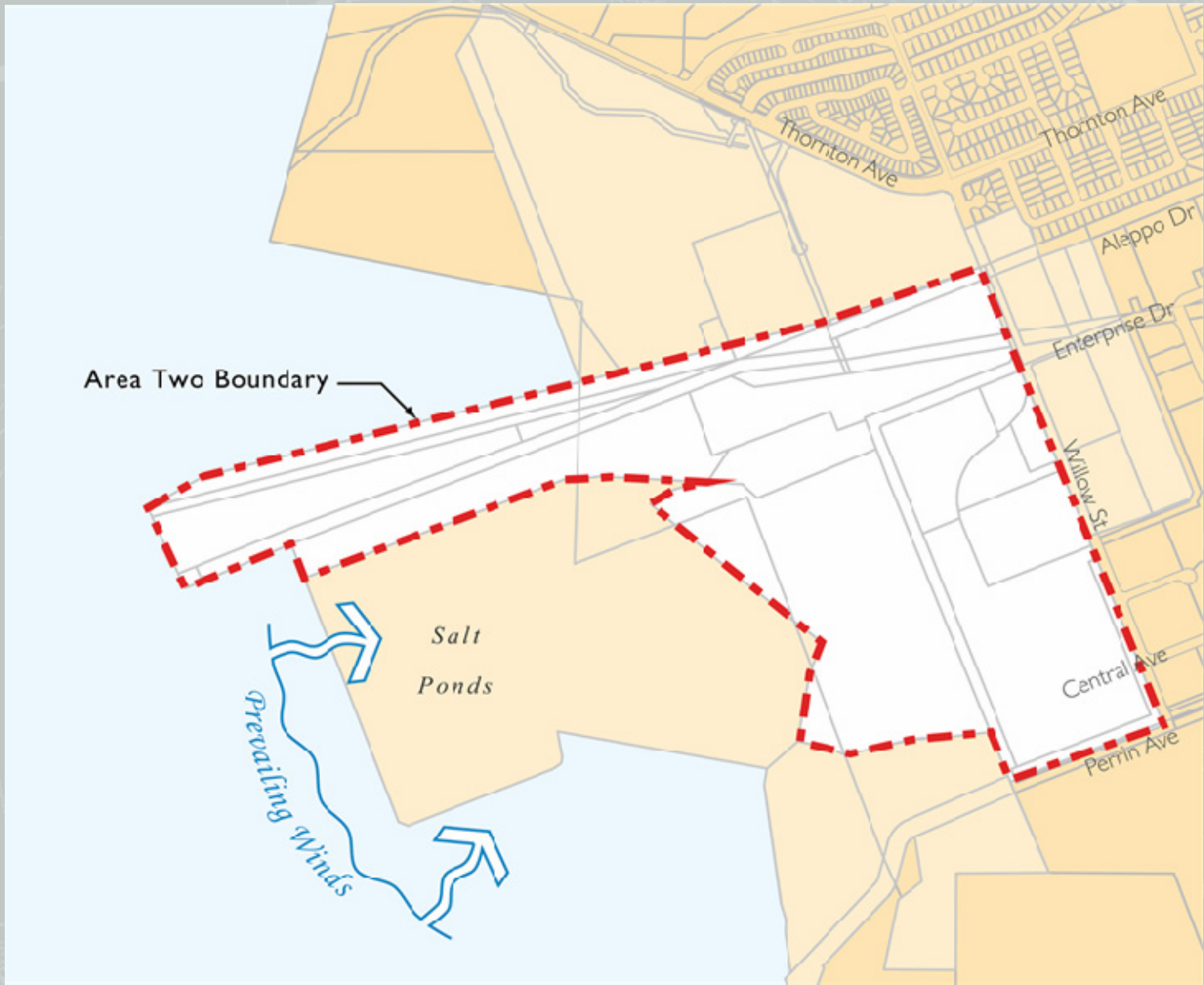


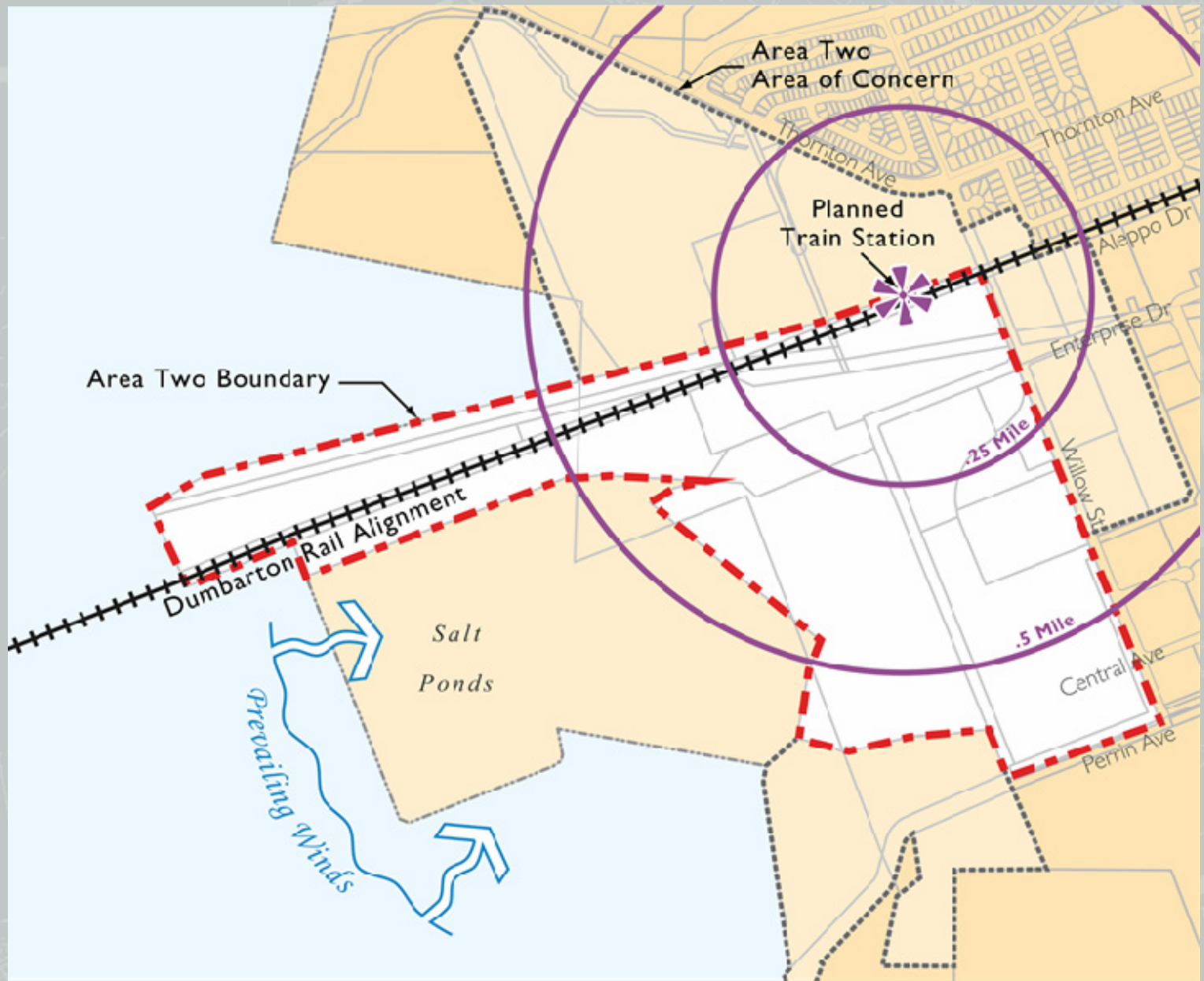


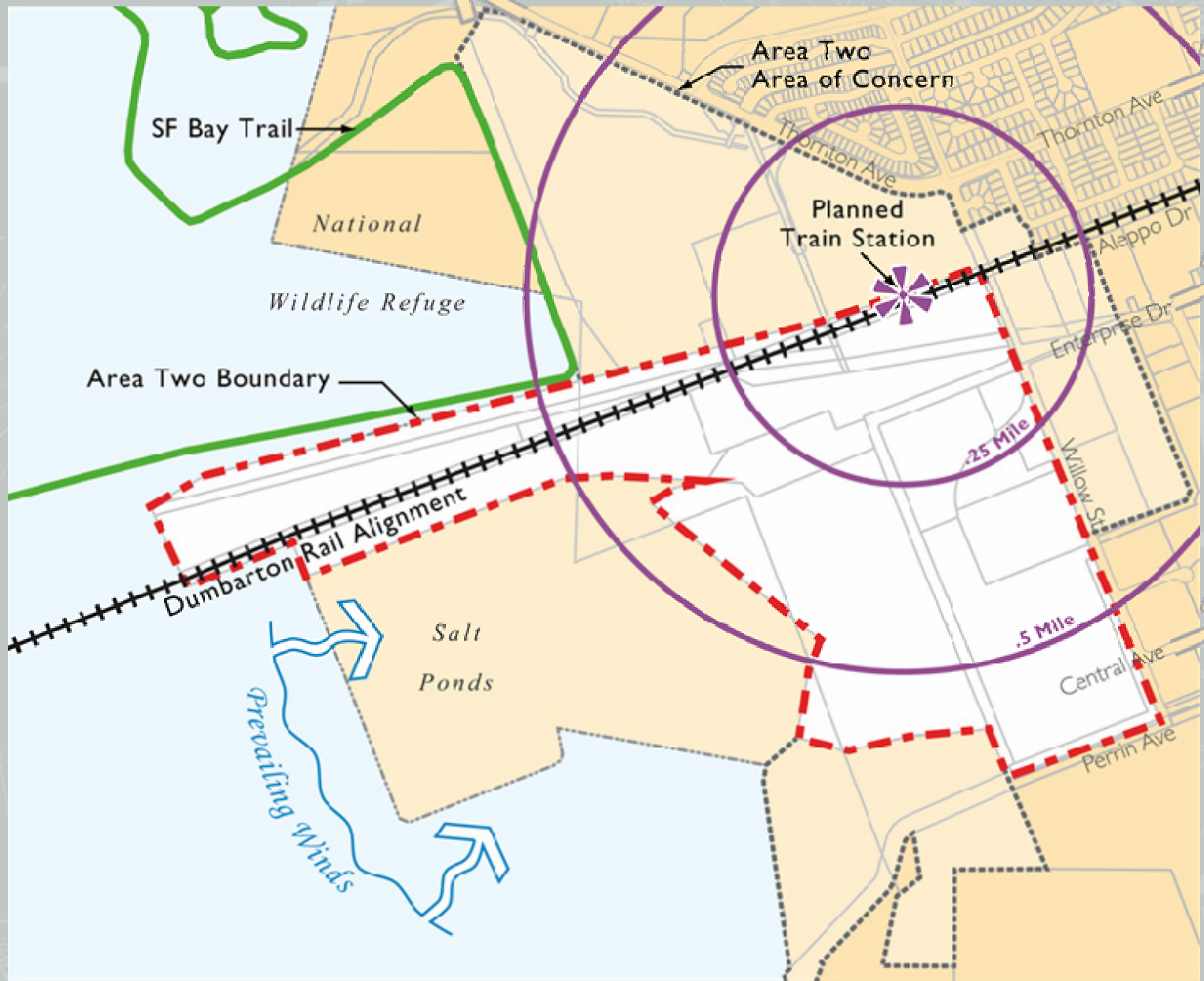


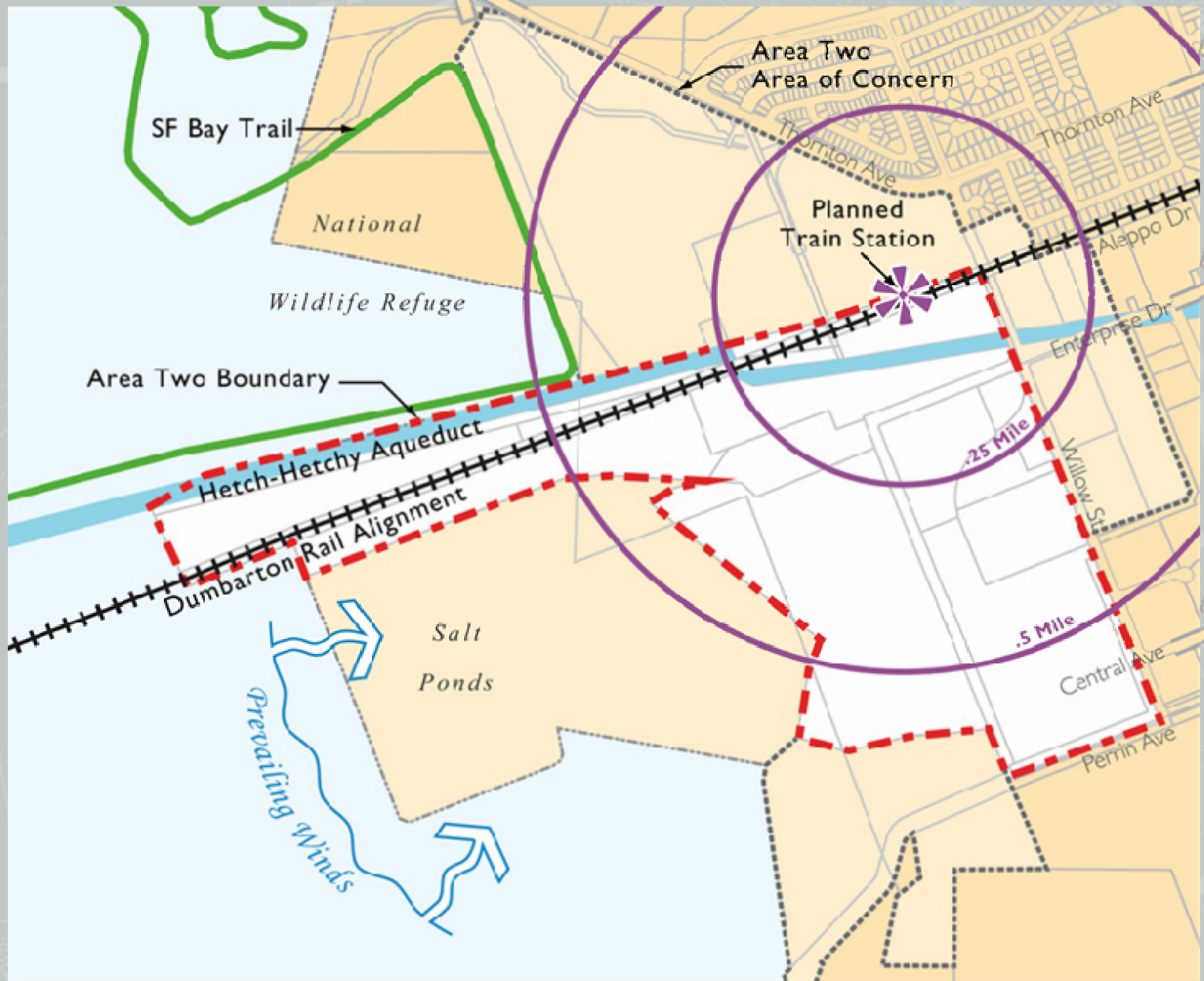


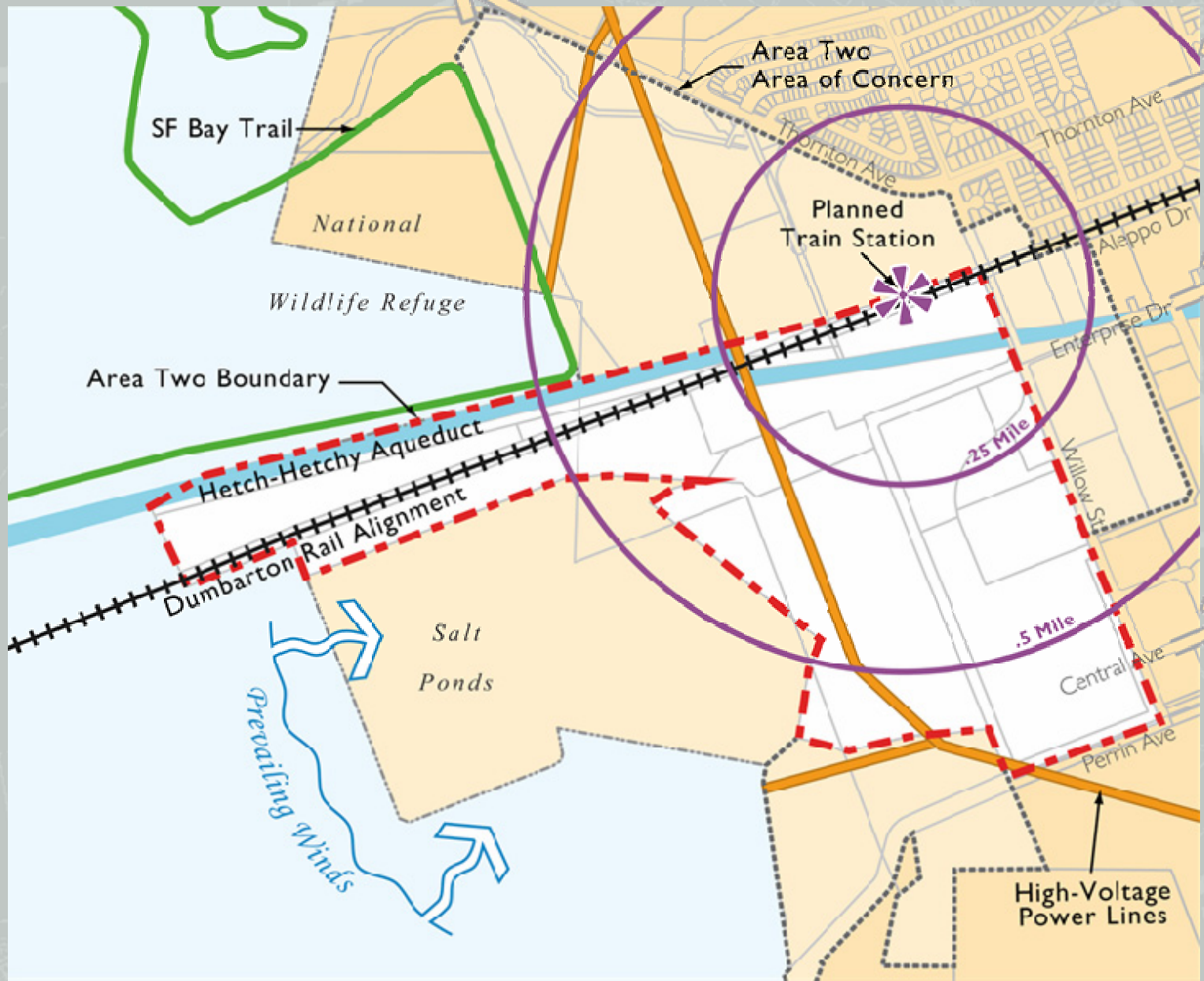




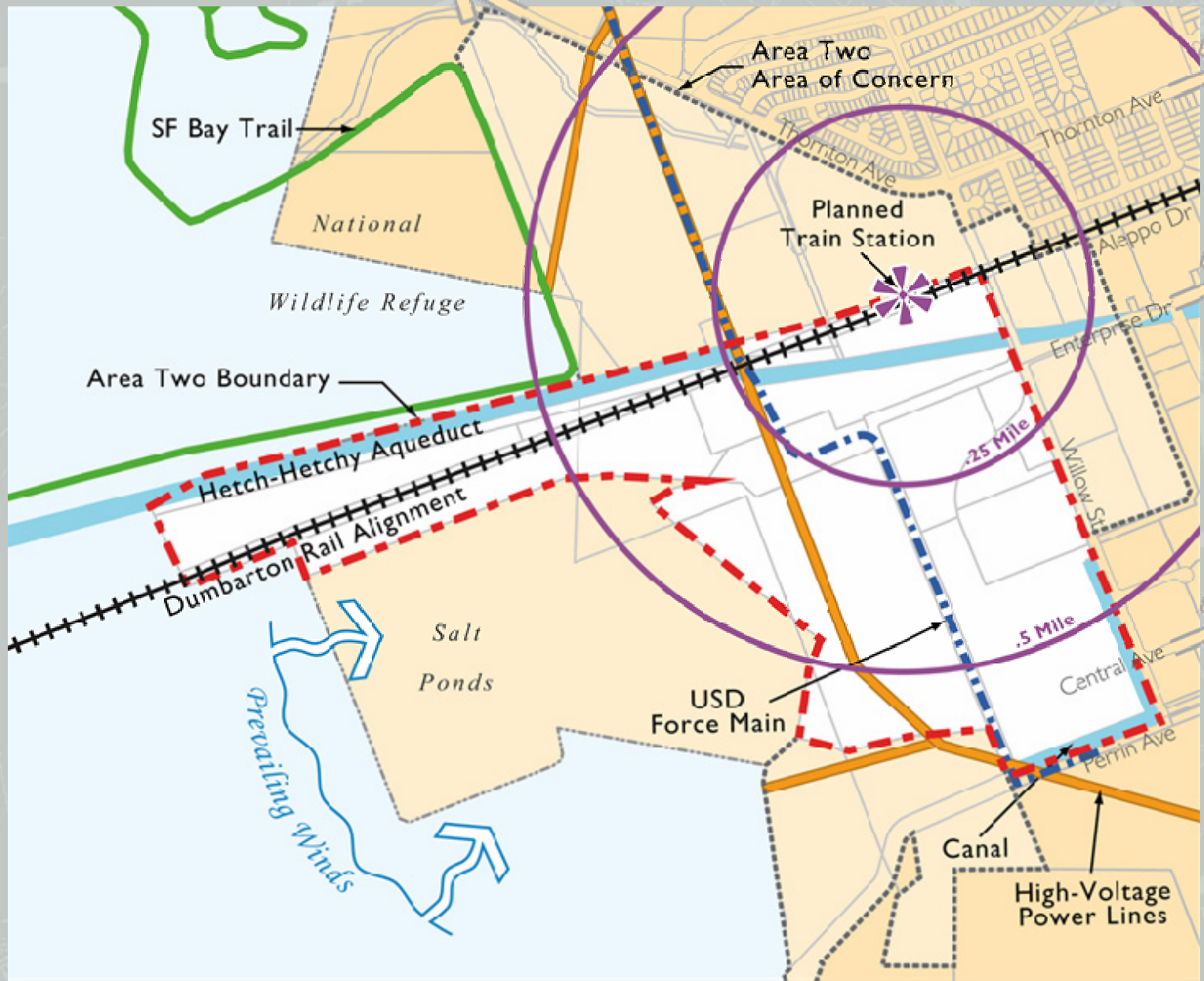


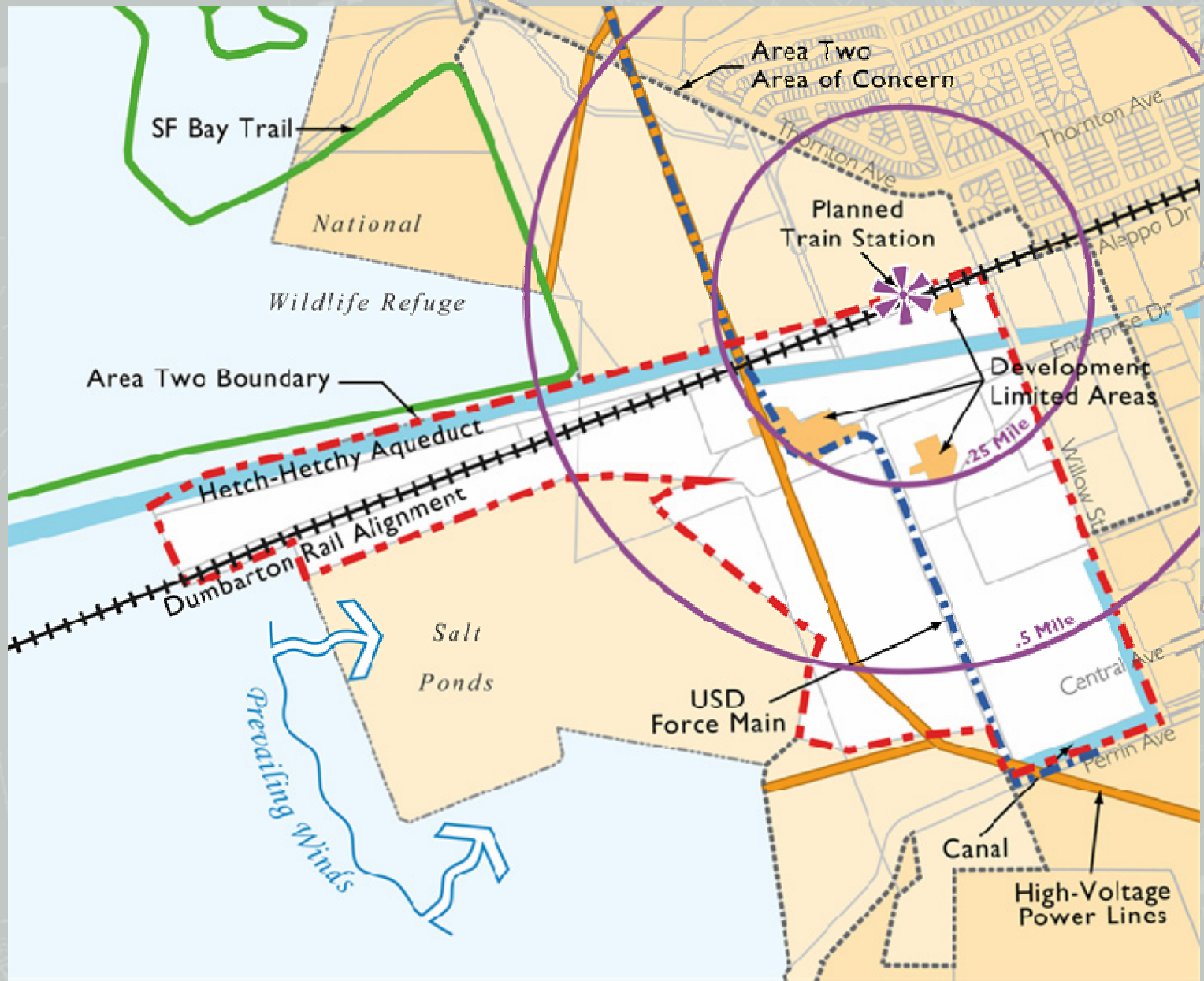


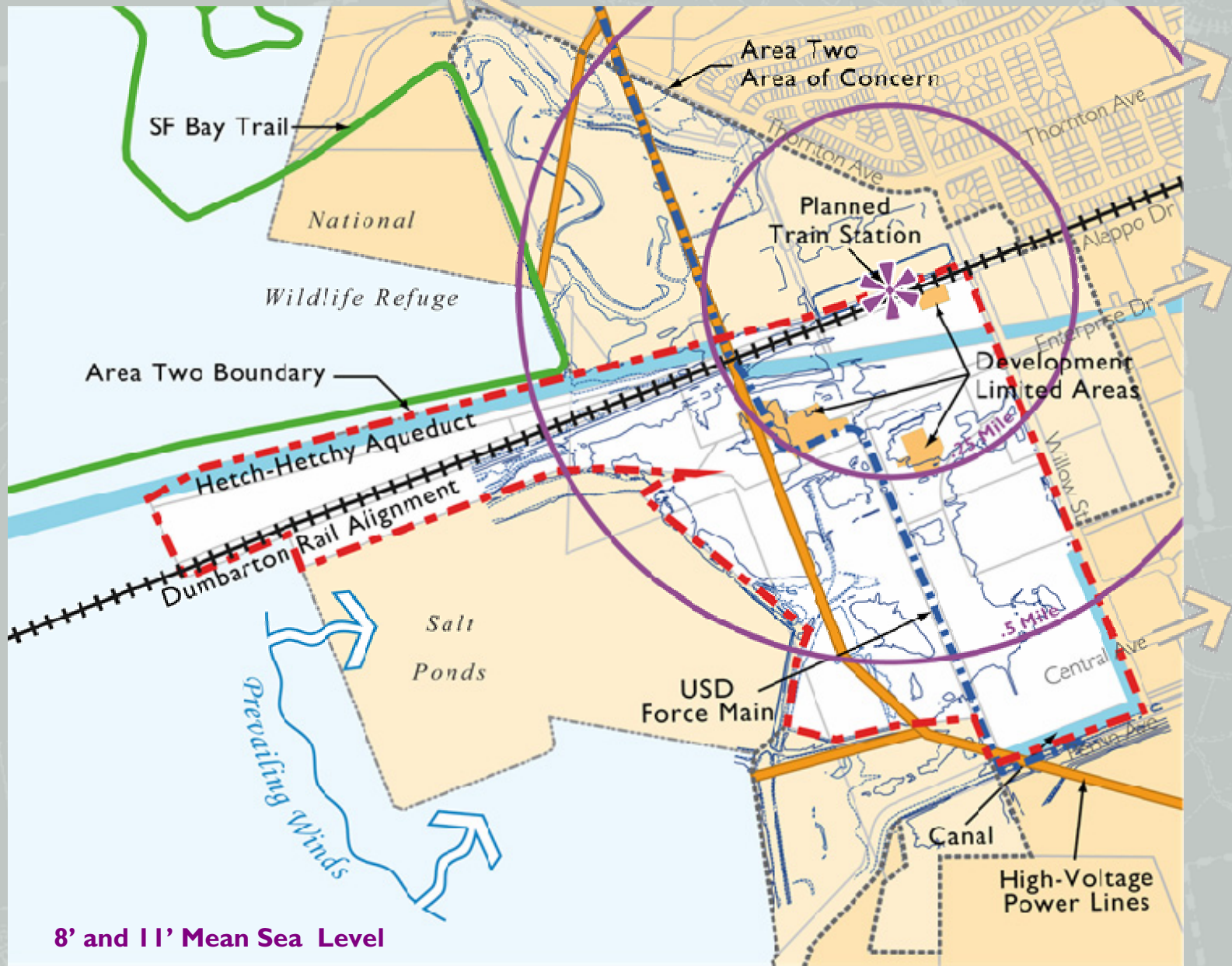




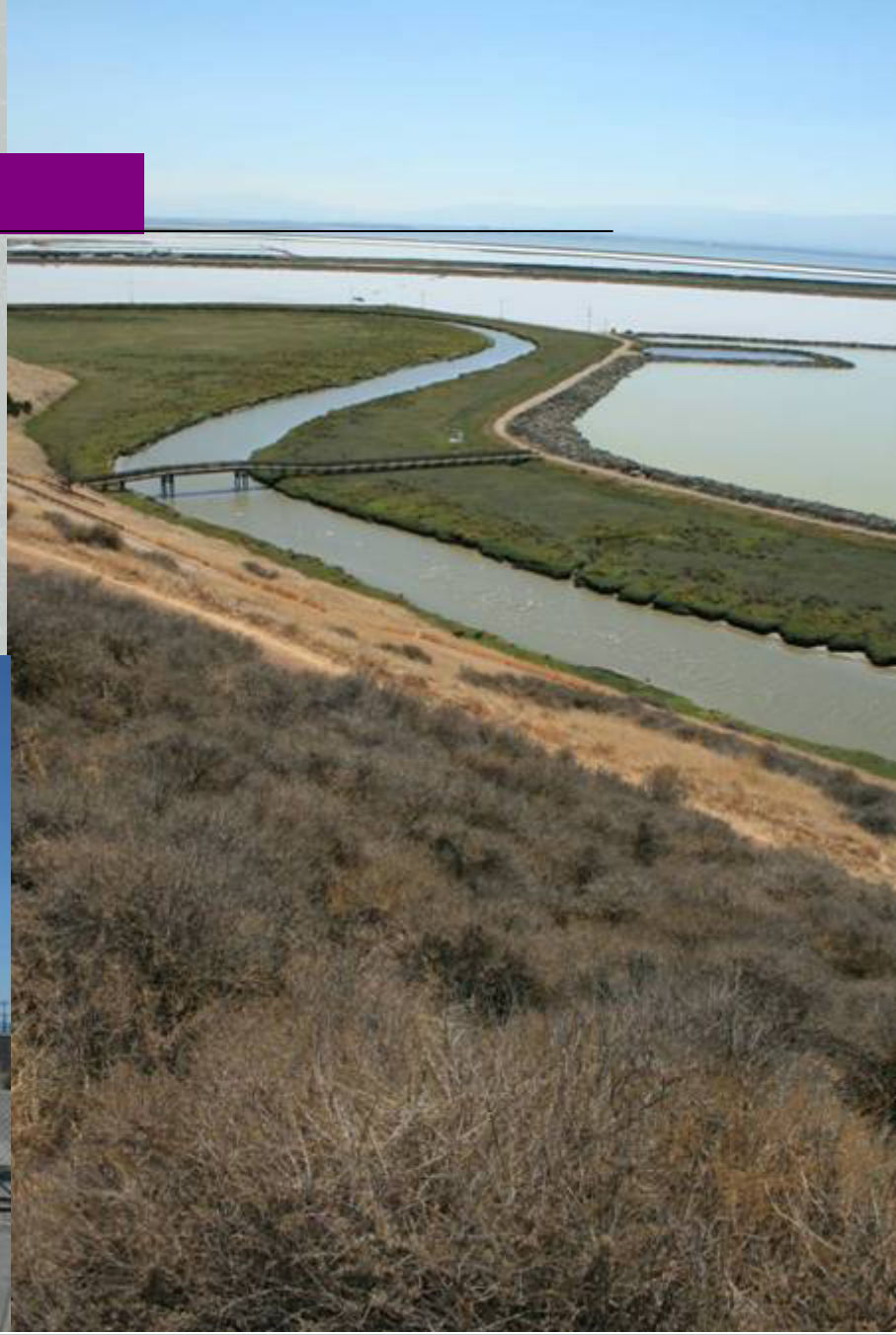
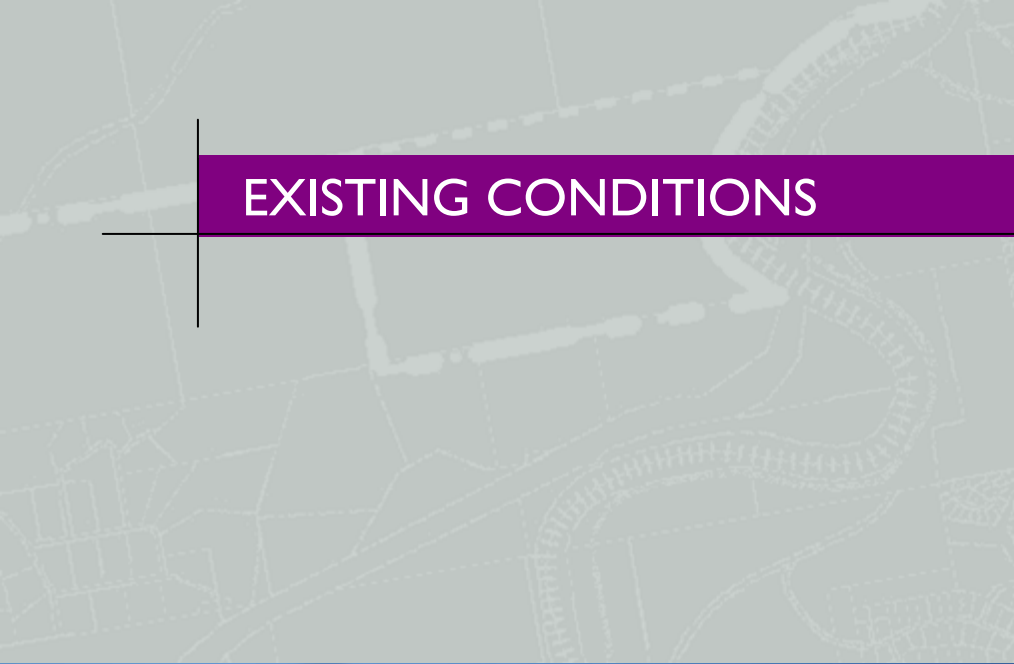








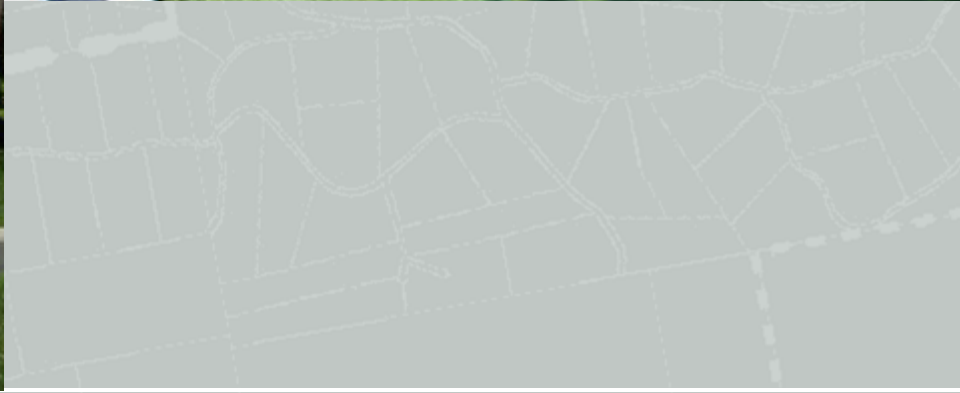
# EXISTING CONDITIONS



# EXISTING CONDITIONS



# EXISTING CONDITIONS



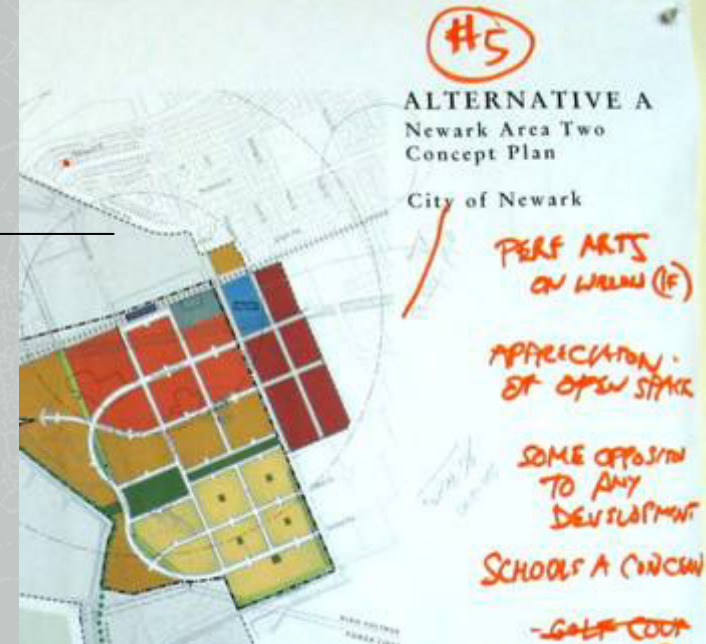
## CONCEPT PLAN DEVELOPMENT

- ◆ Meetings with stakeholders and staff
- ◆ Meetings and workshops with Community
  - December 12, 2007 and January 30, 2008



## PLAN ALTERNATIVES

- ◆ Orientation to Station
- ◆ Park and Open Space Configuration
- ◆ Location of Potential Mixed Use
- ◆ Location of potential Performing Arts Center





# NEWARK AREA TWO CONCEPT PLAN

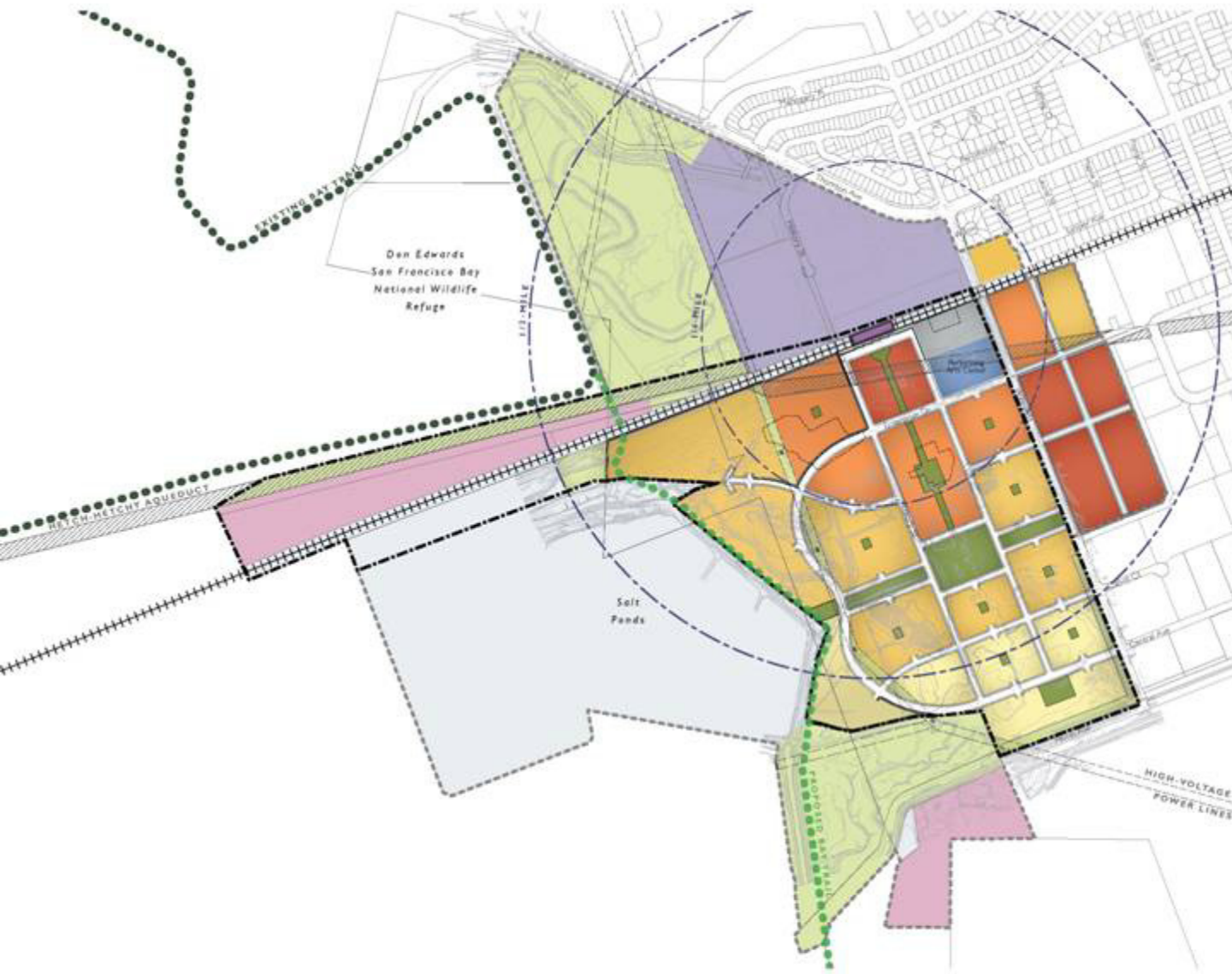
## CONCEPT PLAN LAND USES

- Lower Density Residential
- Medium Density Residential
- Higher Density Residential
- Mixed Use (Residential/Retail)
- Train Station
- Performing Arts Center/  
Community Facility
- Proposed Open Space
- Surface Parking  
500 spaces
- Research & Development
- Limited Industrial
- Agricultural
- Open Space
- Plan Area Boundary
- Area of Concern
- Use-Limited Site



City of Newark  
March 6, 2008

Design, Community & Environment  
Berkeley, California

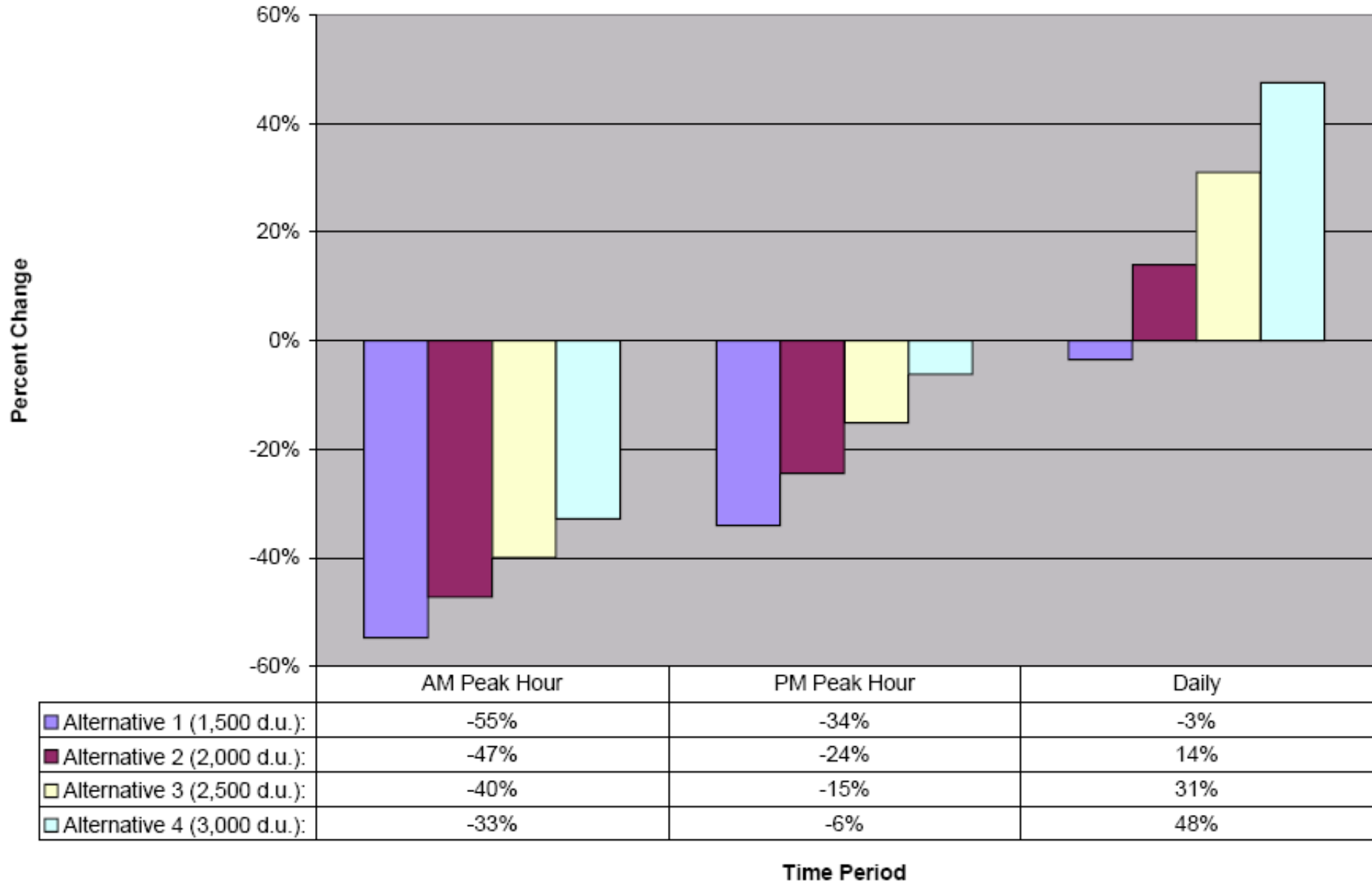


## VEHICULAR CIRCULATION

### Conceptual Comparison of 1999 Specific Plan and TOD Residential Development of 1500-3000 units

- ◆ 1999 Specific Plan assumed Community College and Office Development
- ◆ Total Vehicle trips higher if Residential in the higher density range
- ◆ Peak Hour trips lower in both lower and higher Residential range

### Trip Generation Comparison: Comparison between 1999 EIR Results and Area II Update





## MARKET POTENTIAL FOR SITE

- ◆ Demand is highest for residential uses.
- ◆ Demand is strong for a mix of single-family and multi-family housing.
- ◆ Development types best suited to transit are similar to those that create memorable places.
- ◆ Planning for this site can complement larger City goals.

## LOWER DENSITY RESIDENTIAL

- ◆ Small Lot Single-family
- ◆ 8-10 units/acre



© 2007 WILLIAM HEZMALHALCH ARCHITECTS, INC.

## MEDIUM DENSITY RESIDENTIAL

- ◆ Townhomes and attached homes
- ◆ 16 - 24 units/acre



© 2007 WILLIAM HEZMALHALCH ARCHITECTS, INC.



## HIGHER DENSITY RESIDENTIAL

- ◆ Multifamily condominiums
- ◆ Senior housing
- ◆ 30-40 units/acre



© 2007 WILLIAM HEZMALFATCH ARCHITECTS, INC.

## MIXED-USE RESIDENTIAL/RETAIL

- ◆ Housing over Retail
- ◆ 30-50 units/acre
- ◆ Concentrated at Station



© 2007 WILLIAM HEZMALHALCH ARCHITECTS, INC.



## OPEN SPACE

- ◆ Central open space
- ◆ Pocket parks
- ◆ Connections to Bay Trail



## COMMUNITY FACILITY / PERFORMING ARTS





# AREA TWO CONCEPT PLAN

Planning Commission Hearing  
March 11, 2008

