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3.0 COMMUNITY FORM

3.1 COMMUNITY VISION

The Specific Plan will steer the development of the approximately 200-acre Plan area towards a truly memorable community; a livable place where housing, recreation, neighborhood retail center and employment opportunities are integrated. This community is envisioned as a contemporary version of a small walkable town, where the automobile can be replaced by walking and biking for access to recreation and everyday trips.

Key components of this vision include pedestrian and bicycle friendly streets, public and private recreational open space opportunities and vistas to important community focal points like the Transit Station, and an integration of land uses that give the feeling of development over time. With the Plan as a backdrop, distinctive architecture and landscape elements establish a unique identity.

The following artist's Conceptual Illustrative Plan (Exhibit 3.1) presents the Specific Plan vision within the site context. Precise street alignments, lot locations, lot dimensions, and building type and locations shall be determined at the time of

development proposals to implement the Specific Plan. Such alignments and locations will be substantially consistent with the goals and policies of this Specific Plan.

Plan Elements

The Specific Plan creates a unique and memorable community by integrating key elements of community design into the Plan. This Specific Plan creates a vibrant community through the integration of community common areas, housing, recreation, employment and transit.

The following outlines each of those elements and describes how the Plan will achieve those goals.

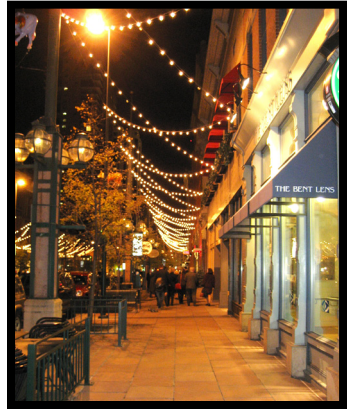
Neighborhood Center

The entrance to the Plan area, from Enterprise Drive, is designed to create a high level of activity that established the core of the Plan. This core area, or Neighborhood Center, includes the Transit Station, which serves as the focal point for the Plan area and sets the tone for the community.

The Neighborhood Center envisions an open area in front of



Exhibit 3.1 Conceptual Illustrative Plan Only
(subject to change based on actual development plans)



String Lights

Retail

The eastern side of the Neighborhood Center is targeted for a variety of uses, including but not limited to grocery, personal services, neighborhood services, retail, entertainment, sports and recreation. Restaurants and cafe's could provide outdoor seating, helping to further activate the public space and give it a sense of enclosure.

Also east of the Neighborhood Center is an area designated for a grocery store. Ancillary buildings located adjacent to the grocery store could house retail services such as a coffee shop, wine bar, flower shop, dry cleaners or similar types of uses.

A variety of building heights, facades, and signature detailing throughout this core district will add character and architectural interest to the community.

the Transit Station that will accommodate a wide range of community uses and activities.

This gathering area is the urban living room for the community. Not as large as a traditional town square, it is intended to create a more intimate setting for items such as kiosks, tables, benches; and for functions such as holiday celebrations, a farmer's market, public events and other public gatherings. It is simply a wonderful place to "hang out" and people watch with a great cup of coffee.

Transit Station

Access to regional transit is of utmost importance. The Transit Station will provide a fixed platform for transit access with parking for transit riders located in designated parking areas adjacent to and the west of the Platform. An example how the Transit Station could conceptually be designed is shown in Exhibit 3.2.

Commercial

An area west of the Neighborhood Center is designed for future office and retail uses. This site will accommodate up to 195,000 square-feet of office and retail uses. Depending on market demand, this site could house office, a sports center, or a "clean tech" manufacturing or development business. As development of these use types is highly dependant on the market conditions, the phasing and allowable uses for this area must remain flexible.

Residential Opportunities inside the Neighborhood Center

Building adjacent to the Neighborhood Center may be mixed-use to energize the area. It is important and appropriate to bring higher density residential opportunities into the core area to create a vibrant district and to support the merchants. Decks and balconies would engage the residents with the outdoor activities along the street and Neighborhood Center.

Residential Opportunities Outside the Neighborhood Center

A wide variety of residential opportunities will

Outdoor Dining



Outdoor Seating



Exhibit 3.2 (conceptual Plan only)

be provided within the Specific Plan. Residents will be able to choose from a range of product types such as high medium density units, townhomes, apartments, flats, condominiums and single family detached. This mixing of densities and lifestyles creates a vibrant and engaged community.

Design of residential neighborhoods, or districts, will emphasize pedestrian and bicycle connectivity while facilitating dispersed automobile traffic. A modified-grid, street network creates shorter block lengths. The result of this block scaling is that the various home types are woven together within the neighborhood fabric, almost on a block by block basis, rather than separated housing tracts of the same lot configuration.



Bicycle Rack

Depending upon final building design, some homes may face onto pedestrian-oriented streets, community serving parks, and garden courts. This design would eliminate many driveways from the streetscape and create less interruption for walkers utilizing the sidewalk system. These homes would have garages served by carriageways or alleys behind.

Combined with traditional street loaded homes, this would provide a variety of choices for future builders and residents.

In keeping with the design philosophy of an integrated community, sound and privacy walls are eliminated where feasible. Appropriate land uses, orientation of structures and appropriate landscaped setbacks are some of the methods

the Specific Plan utilizes to mitigate noise without building walls.

3.2 PARKS & LANDSCAPING CONCEPTS

Park Acreage Requirement

The park requirement derived by the City of Newark for the Specific Plan is that the project shall provide 16.3-acres of parkland for approximately 2,500 housing units. This requirement is based on a requirement for this Specific Plan area, based on 2 acres of park per 1,000 people. Using 2,500 units and the Housing Elements' 3.26 persons per household, this generates 16.3-acres of parkland.

Each of the parks within the Specific Plan should have their own unique character. Detailed designs shall be required as part of the site specific development process.

The Specific Plan community is designed to be a fully integrated, walkable mixed-use community. The Plan area utilizes various types of pedestrian links to connect the neighborhood Parks and Transit Station. These pedestrian connections serve to create a cohesive community.

The parks, trail and other public and private recreational areas, within the Specific Plan form an integrated system with a wide variety of options for residents to enjoy. As a mixed-use community, this system is intended to provide more variety than a typical suburban type park dominated by organized play fields. One of the main components within the community will include a neighborhood park directly west of the Transit Station. This park might include trees, open turf and hardscape areas to accommodate events.

Other amenities throughout the parks in the community might include picnic areas, seating, tables, and shaded



Outdoor Seating

gathering places. In addition, this pedestrian system includes a perimeter trail within the Plan area that will connect to the existing Bay Trail at its existing location along Willow Street.

The parks and other public and private recreational open space areas (as defined by the City's General Plan, Chapter 7-Recreation) shall serve both to enhance the general character and feeling of the neighborhoods while providing the residents with green space environments. Because the majority of housing will be medium and high densities with limited private yard space, these community spaces represent the resident's outdoor activity areas. The goal is to create comfortable, accessible, and socially interactive public areas for residents yet maintain an adequate buffer to adjacent homes within the community as well as existing homes at the northwest corner of the site.

A major criteria for all aspects of landscape design is selecting and using materials in a thoughtful and sustainable manner. The land plan establishes a vibrant community that is truly integrated with respect to living and working environments, recreation opportunities, circulation and infrastructure. The arrangement of the uses on the land are a direct response to the existing land uses and circulation, site topography and land form, and site environmental factors.

The desire to create community in accordance with sustainable principles along with sustainable practices, influences the decisions regarding the landscape design, recreational programming and physical layout of the Plan area.

Some of the sustainable practices would include provisions for use of recycled or non-potable water for irrigation if

available, the use of water efficient irrigation systems, automatic irrigation controllers, limiting turf to areas where it is functional, selecting native or low water use plant species. The community should be encouraged to also utilize permeable pavements where appropriate and decorative fountains and water features should utilize recycled or non-potable water.

3.3 REQUIRED PLAN ELEMENTS

While the artist's conceptual plan is intended to provide an example of how the plan might lay out, some variations of this layout are expected. There are a number of elements, however, which will be required by this Specific Plan, including:

1. Road improvements, such as Enterprise Drive, Hickory Street and the extension of Central Avenue;
2. A retail center with a grocery store;
3. A linear park/trail that runs interior to the perimeter of the Specific Plan area and connects to the existing Bay Trail at its current location along Willow Street;
4. An overpass on Central Avenue over the Union Pacific Railroad right-of-way east of the project area;
5. Parks of varying sizes throughout the Plan area. The Plan designates three "park" areas; a) the Gallade site, b) the linear park/trail, and c) the park west of the Transit Station. Additional project park

requirements, pursuant to City and State regulations, will be satisfied through the construction of parks or payment of in-lieu fees to the City of Newark. One of these parks is to contain a Dog Park that would be used by residents in the City of Newark. Another park is to contain an outdoor amphitheater, or similar design, within the park;

6. In order to gain further economic development benefits from the Specific Plan, it is suggested that developers attempt to: (1) provide career opportunities for area youth in the construction industry by employing local apprentices enrolled in a California State Certified apprenticeship program; (2) to pay area standard wages to construction workers employed on projects enabled by the Specific Plan; and 3) strive toward a goal of a minimum of 30% of the construction work force from the local Tri- City Region. Developers will offer to meet with representatives of the Construction Trade Unions, prior to submitting a Project Specific Plan to the City of Newark, to discuss how best to meet these objectives.

7. Developers shall offer solar electrical installations as an option on all homes.

8. The speed limit will be a maximum of 25 miles per hour in the development. Traffic calming measure, such as roundabouts and “bulb-outs” (see Chapter 6 Circulation, for details) will be integrated in to the development to help keep traffic speeds to a level appropriate for a residential area.

9. Fiscal beneficial to the City of Newark, the general fund revenue must exceed the cost of providing City services, if existing revenue sources are not sufficient, a Community Facilities District or other mechanism would be required.; and,

10. Compliance with any mitigation measures as identified in the Environmental Impact Report.