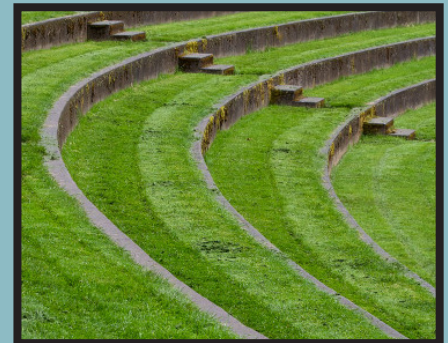

DUMBARTON TOD SPECIFIC PLAN

CITY OF NEWARK
SEPT. 8, 2010

D R A F T





ACKNOWLEDGEMENTS

City Council Members

Mayor David W. Smith
Vice Mayor Luis L. Frietas
Alberto T. Huezo
Alan L. Nagy
Ana M. Apodaca

Planning Commission Members

Glen Kramer, Chairperson
Janet Drews, Vice Chairperson
Karen Bridges,
Maria Blowers
William Fitts
Robert Marshall
Bernie Nillo

City Staff

Terrence Grindall, Community
Development Director

Property Owners

Cargill
FMC Corporation
SSH, LLC
Ashland, Inc.
Jones Hamilton Co.
Gallade Ent., LLC
Torian
Enterprise Dr, LLC

Regional Partner

Gillian R. Adams, ABAG

PREPARED BY

Dahlin Group Architecture Planning

in association with:

BKF Engineers
vanderToolen Landscape Architects
AECOM
Fehr & Peers

TABLE OF CONTENTS

| | | |
|------------------|--|--------------|
| CHAPTER 1 | INTRODUCTION | 01-11 |
| 1.1 | EXECUTIVE SUMMARY | |
| 1.2 | SPECIFIC PLAN PURPOSE | |
| 1.3 | CONTEXT DESCRIPTION | |
| 1.4 | PROJECT SETTING | |
| 1.5 | RELATIONSHIP OF THE SPECIFIC PLAN TO GOVERNING DOCUMENTS | |
| CHAPTER 2 | PLANNING PRINCIPLES | 12-19 |
| 2.1 | SMART GROWTH | |
| 2.2 | SUSTAINABLE COMMUNITY DESIGN | |
| 2.3 | GREEN BUILDING | |
| 2.4 | SUSTAINABLE LANDSCAPE PRINCIPLES | |
| CHAPTER 3 | COMMUNITY FORM | 20-27 |
| 3.1 | COMMUNITY VISION | |
| 3.2 | PARKS & LANDSCAPING CONCEPTS | |
| 3.3 | REQUIRED PLAN ELEMENTS | |
| CHAPTER 4 | FORM BASED CODE | 28-51 |
| 4.1 | OVERVIEW | |
| 4.2 | LAND USE PRINCIPLES | |
| 4.3 | GENERAL PROVISIONS | |
| 4.4 | LAND USE DESIGNATIONS | |
| 4.5 | ADJUSTMENTS/TRANSFERS REGULATIONS | |
| 4.6 | PERMITTED USES | |
| 4.7 | DEVELOPMENT STANDARDS & STREETScape SETBACKS | |

| | | |
|-----------|---|--------|
| CHAPTER 5 | DESIGN GUIDELINES | 52-77 |
| 5.1 | DESIGN GUIDELINES OVERVIEW | |
| 5.2 | ARCHITECTURAL DESIGN GUIDELINES | |
| 5.3 | NEIGHBORHOOD CENTER AND TRANSIT AREA GUIDELINES | |
| 5.4 | RESIDENTIAL DESIGN GUIDELINES | |
| 5.5 | CIRCULATION GUIDELINES | |
| 5.6 | OFFICE GUIDELINES | |
| CHAPTER 6 | PARKS AND OPEN SPACE | 78-89 |
| 6.1 | OVERVIEW | |
| 6.2 | PARKS & OPEN SPACE GOALS | |
| 6.3 | PARKS & OPEN SPACE PRINCIPALS | |
| 6.4 | PARKS & OPEN SPACE DESIGN CONCEPTS | |
| 6.5 | PARKS & OPEN SPACE POLICIES | |
| CHAPTER 7 | CIRCULATION | 90-125 |
| 7.1 | OVERVIEW | |
| 7.2 | CITY & REGIONAL ROADWAY IMPROVEMENTS | |
| 7.3 | PARKING | |
| 7.4 | TRANSIT | |
| 7.5 | PEDESTRIAN & BICYCLE CIRCULATION | |
| 7.6 | TRUCK ACCESS | |
| 7.7 | STREET CROSS SECTIONS | |
| 7.8 | STREET STANDARDS CHART | |

| | | |
|------------|--|---------|
| CHAPTER 8 | INFRASTRUCTURE | 126-145 |
| 8.1 | OVERVIEW | |
| 8.2 | STUDY AREA | |
| 8.3 | PUBLIC UTILITIES | |
| 8.4 | NON-MUNICIPAL UTILITIES | |
| CHAPTER 9 | IMPLEMENTATION | 146-151 |
| 9.1 | OVERVIEW | |
| 9.2 | CONSISTENCY WITH CITY GOALS & POLICIES | |
| 9.3 | IMPLEMENTATION POLICIES | |
| 9.4 | IMPLEMENTATION METHODS AND PROGRAMS | |
| APPENDIX A | POLICIES | 152-167 |
| A.1 | FORM BASED CODE POLICIES | |
| A.2 | PARKS & OPEN SPACE POLICIES | |
| A.3 | CIRCULATION POLICIES | |
| A.4 | INFRASTRUCTURE POLICIES | |
| APPENDIX B | G.P. AMENDMENTS | 168-173 |
| B.3 | LAND USE AMENDMENTS | |
| B.4 | TRANSPORTATION AMENDMENTS | |
| B.5 | HOUSING ELEMENT AMENDMENTS | |
| B.6 | OPEN SPACE & CONSERVATION AMENDMENTS | |
| B.7 | HOUSING ELEMENTS AMENDMENTS | |
| B.8 | COMMUNITY SERVICES & FACILITIES AMENDMENTS | |
| B.9 | ENVIRONMENTAL SAFETY AMENDMENTS | |
| B.10 | NOISE AMENDMENTS | |
| APPENDIX C | GLOSSARY | 174-193 |

D
R
A
F
T

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, A 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.

