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D R A F T

6.0 PARKS & OPEN SPACE

6.1 OVERVIEW

Parks and recreational open spaces are critical features in pedestrian-oriented areas and other high-density areas. They provide greenery and breathing room between buildings and contribute to the overall character of the Specific Plan. Streetscape improvements and landscaping also help to identify major activity centers and primary walking routes. Serving as visual and recreational amenities, these places add to the overall well being of residents and visitors. Landscaped areas can also help manage stormwater by providing some storage and filtering before leaving the Plan area.

Typically, parks in compact, pedestrian-oriented districts are small, ranging from smaller, pocket-sized parks to neighborhood parks of about two acres. The Specific Plan will include a variety of public and private parks and recreational open spaces, distributed throughout the area to ensure that all properties benefit from the amenities (See Exhibit 6.1; Conceptual Plan). Parks and other recreational open spaces

within the Plan area may include a multi-use trail, public and private recreational facilities such as tot lots or picnic areas, passive recreation areas, public parks and gathering places for community events. The ease of pedestrian movement around the Plan area will help to encourage residents to leave their car at home and enjoy the outdoor environment.

- PARK
- TRAIL



PARK CALCULATION

2500 D.U.
3.26 PERSONS PER HOUSEHOLD
2 AC PARK PER 1,000 RESIDENTS

TOTAL PARK REQUIRED: 16.3 AC

Exhibit 6.1 Parks and Trail Conceptual Plan

6.2 PARKS & OPEN SPACE GOALS

The public areas within the Specific Plan include pedestrian and bicycle facilities, public streets, public and private recreational open space, gathering places, a perimeter trail, and various types of sizes of park space.

The vision for parks and recreational open space comes from the inherent beauty of the Northern California region and scenic vistas around the Bay. The vision for the Specific Plan is described in the following Goals below and is to be used as a guide in the design of parks and recreational open space, where feasible and appropriate.

Goal #1: Enhance the Natural Qualities of the Area

- Plant new trees that can continue to build on the quality of the community and region.

Goal #2: Draw from the Regions Climate and Native Plants

- Integrate native plants where feasible. Design for low maintenance or no maintenance areas. Native plants will have a natural tolerance to local climate conditions and require less maintenance than non-native species.

Goal #3: Convey the Identity of the Community and Neighborhoods

- Explore design opportunities to create natural, yet unique outdoor spaces.
- Use indigenous materials where feasible.

Goal #4: Create Flexibility for Community Needs

- Provide parks and recreational open space areas with high quality materials and design that will withstand the test of time.
- Create pedestrian connections where feasible, to integrate the community. This will encourage the use of walking and biking and create a stronger sense of community.
- Provide parks, recreational open space and other areas for impromptu pick-up games, casual unstructured recreation, gathering spaces, picnicking, and a diversity of other activities.
- Use materials that are durable, low maintenance and sustainable.
- Create a palette of materials and colors that provide a cohesive identity for the project.
- Use different materials, colors, and plants in certain areas to create unique places within the community.
- Design for future flexibility so future changes in recreation or special events can be accommodated.
- Use simple architectural structures to embrace the landscape and to create a strong connection between inside and outside. These simple structures can provide transitional areas offering shelter and/or shade.



Goal #5: Landscaping Safety and Security

- Use design to create a safe and secure environment.
- Maintain visibility throughout all public areas, including parking lots.
- Consolidate, define, and clearly mark pedestrian crossing zones.

6.3 PARKS & OPEN SPACE PRINCIPLES

1. Provide park space to meet the recreational needs of the Specific Plan area residents and visitors.
2. Provide attractive, unique public spaces that define the community.

6.4 PARKS & OPEN SPACE DESIGN CONCEPTS

Pocket Parks, Public and Private Recreational Open Space
Additional open space areas may be provided as an element of specific development proposals to serve the recreation needs of residents and employees. These smaller, residential serving landscaped areas (or “pocket parks”) may be provided throughout the Plan area. These smaller park areas should be professionally managed by a homeowners association.

Community Park (mid-size)

A Community Park should be located to best serve the active and/or passive recreational needs of the Community. This park may be multi-functional with minimal hardscape. Visitors and guests should have easy access to parking and/or off-loading areas. The Specific Plan will establish a park area developed directly west of the Transit Station for a Community Park. Flexibility is key. This park must be able to adapt to current community needs and the needs of future generations to come.

Public Gathering Spaces

Urban gathering spaces should be designed to allow for, and encourage interaction among community members. Success full gathering places are comprised of various seating options (natural and built), protection from the environment (shelter and shade), easy means of ingress and egress, and areas large enough to accommodate food service or entertainment, all within a defined area that maintains the human scale of design.

It is anticipated that the area around the Transit Station will take the form of a Public Gathering space for the Community.

Perimeter Trail / Linear Park

This perimeter trail/linear park provides a natural off-street setting for residents and visitors to walk, stroll, run and bike. This trail should have various access points where feasible, and should provide users with more solitude than the other types of parks within the Plan area. This multi-use trail/

linear park should also consider the inclusion of quiet areas or resting places where residents and visitors can “get away” and simply relax.

6.5 PARKS & OPEN SPACE POLICIES

Parks

P-1: The following policies apply to the provision form and location of public parks and private recreational open space areas within the Specific Plan area:

- An integrated network of public and private recreational open spaces, parks, and gathering places should be created within the Plan area.
- Recreational open space types and locations should be generally consistent with those described in this chapter and Figure 6.1.
- All residents and visitors should be within a reasonable walk of a park or recreational open space area.
- For all new public parks, the design, program, and facilities must be approved by the City and consistent with this Specific Plan.
- 16.3 acres of park and recreational open space have been designated as part of the Specific Plan, as set forth in Exhibit 6.1. Development proposals

to implement the Specific Plan shall comply with the dedication requirements set forth in Chapter 16.30 of the Newark Municipal Code (the “Parks Ordinance”) and may satisfy such requirements through the following:

- 1) construct and dedicate a park to the City within those areas designated for parks within this Specific Plan and as provided by the Parks Ordinance;
 - 2) construct and dedicate a park to the City outside those areas designated for parks within the Specific Plan if accepted by the City and pursuant to the Parks Ordinance;
 - 3) pay an in-lieu fee to the City at building permit time as provided in the Parks Ordinance; and/or,
 - 4) construct and maintain private recreational open space qualifying as credit for park space as provided by the Newark Municipal Code.
- Three areas within the Plan that are designated for parks planned are:
 - 1) the Gallade site;
 - 2) the area west of the Transit Station; and,
 - 3) the trail/linear park.
 - An outdoor amphitheater and restroom facilities shall be provided in one of the parks, preferably close to the neighborhood and/or transit center.
 - A dog park shall be provided in one of the parks.





The dog park shall include two separate areas, one for small dogs and one for larger dogs, to create a safer environment. The dog parks should also use bark or other similar ground cover types and avoid the use of turf.

- Provide a comprehensive maintenance program for all private recreational open spaces. Alternatives for maintenance could include options such as; maintenance by private property owners, mechanisms such as Homeowners' Associations (HOAs) or Street Lighting and Landscaping Maintenance Districts (LLMDs).
- Encourage the use of drought-tolerant and/or native plant materials and trees in all landscaped spaces.

Trail / Linear Park

P-2: Provide a trail/linear park in the Plan area that will connect to the existing Bay Trail along Willow Street as set forth in Exhibit 6.1.

P-3: Public streets, public parks and public spaces should connect, to the greatest extent feasible.

Gathering Spaces

P-4: Incorporate public gathering spaces in commercial and retail areas within the Plan area. Public gathering spaces should be designed with the following criteria:

- The size of public spaces should be in scale with the size of the surrounding uses and should take into account the height and scale of nearby buildings and/or other features.
- Public spaces should be located close to public access.
- Public spaces should be open to the public during all daylight hours.
- Public spaces should be located generally adjacent to retail and restaurant uses.
- Public gathering spaces should be designed to allow for, and encourage, interaction among community members. The public spaces should include various seating options (natural, built or furniture), and should provide some protection from the environment (shade, shelter). In addition, certain public spaces might provide areas to accommodate food service and entertainment.

Landscaping

P-5: The proposed parks and public spaces in the Specific Plan have the potential to become successful and well-used gathering spots available for any combination of pick-up games, play, passive recreation, relaxation, or community gatherings. All landscape materials should be of a type that is both drought tolerant and durable.

Entry Monuments and Features

P-6: Entry monuments are the gateway features that create a community. Functionally, they serve as signs for the Community and they demarcate it as a special place. Aesthetically, their design should reflect the character and high quality of the community. They should be incorporated into the landscape with a rich palette of plantings. These monuments should define the main entry locations. Carefully placed, low level lighting in the landscape would provide nighttime visibility.

P-7: Entry features serve as formalized spaces that define the community. These are encouraged to be dramatic focal points for the community through the use of gentle land sculpting, landscape materials and plantings.

Shelters/Arbors

P-8: Simple structures might be used to provide shade and shelter for residents and visitors to the Plan area.

Active Play / Recreation Areas

P-9: The active recreation areas should be carefully sited to provide good views in and out of the play area. Safety is the most important consideration, but wear and tear and maintenance are also a concern. Structures that meet all applicable safety and durability standards are advised.

Recreational Open Space Typologies

P-10: Every public space should have its own unique character. Public spaces will vary in size and level of

activity based on location and use. Locations for public spaces should ensure that all members of the community are in close proximity to some type of public area.

Seating

P-11: Seating can be a welcomed amenity in public places. The design of seating is encouraged to create a variety of social and semi-private areas that allow people to linger and aesthetically enhance the space.

Parks & Recreational Open Space Materials

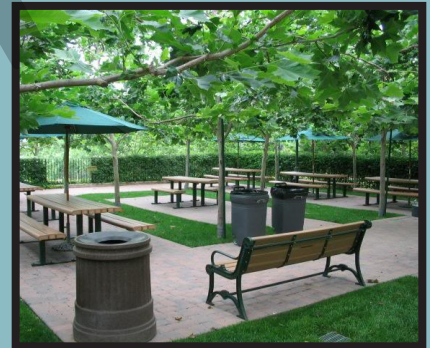
P-12: Quality materials will create exceptional public spaces with unique and timeless character. Products and materials in the public realm are improved when they are durable and easy to maintain, resistant to the bay's variable weather extremes such as wind, heat and rain. They should also be resistant to vandalism through the use of non-breakable parts, and scratch resistant and washable surfaces.

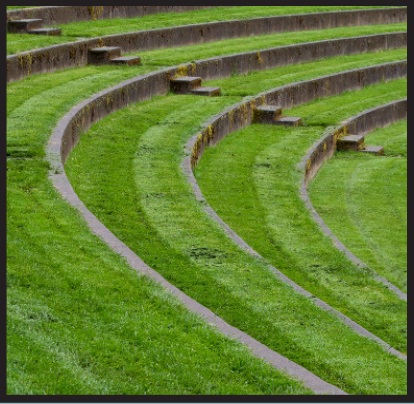
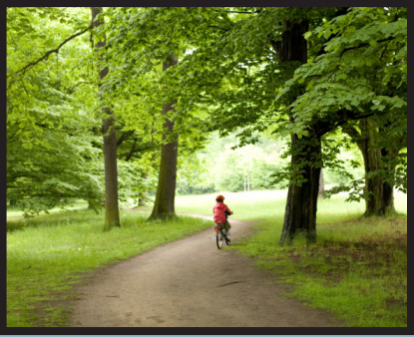
Examples of durable materials and finishes include:

- a. Stainless Steel
- b. Galvanized Steel
- c. Powder coated Steel or Aluminum
- d. Vinyl coated Steel or Aluminum
- e. Painted Steel (multiple coats)
- f. Masonry

Plants & Plantings

P-13: Plants within the Specific Plan area can be a major design element for enhancing character and the quality of





place. Plants can define the street edge, Transit Station, public space areas, gathering spaces, and add scale, visual interest, and seasonal change. Layout and plant palette selection is encouraged to reinforce and define the public character of the community. Plants emphasize the unique qualities of their context. Planting can be selected and placed in such a way as to enhance rather than obstruct views. Using plants and materials in interesting ways will create exceptional public spaces with a unique and timeless character and quality.

Water Efficient Planting

P-14: The State of California has guidelines for water efficient landscaping. Conservation and efficiency in water use can be achieved with both water efficient planting and irrigation. For example:

- Use low water use plants on the majority of the landscape area.
- Plant turf only in “Practical Turf Areas” of active play and recreation.
- Use only drought tolerant varieties of turf.

Recommended Trees

P-15: There are a wide variety of deciduous and non-conifer evergreen trees that are encouraged to be planted in areas to reinforce pedestrian connections, define edges and views, provide shade for seating areas, and add seasonal change and visual quality. Along streets, they can be used between the curb and sidewalk or along a walkway. Trees also play a major role in establishing identity and anchoring

the corners of special nodes and intersections. All trees are encouraged to be selected for climatic hardiness, longevity, low water use, visual appeal, and desired design intent.

Recommended Understory Planting

P-16: Shrubs, groundcover, grasses and perennials can be used in planting strips, planters, borders, and other special areas of emphasis that can be enhanced with plants. Plants along the street edge can provide a buffer between pedestrians and vehicles and enhance the streetscape by reflecting the character of the area. Understory plants are encouraged to be selected not just for their form, texture, fragrance, and color, but also for their hardiness, water efficiency, and longevity. Planting of shrubs, groundcovers, grasses and perennials are encouraged to be multi layered to provide 4-season interest

Illumination

P-17: Exterior lighting can provide safe and effective evening illumination for the pedestrian and vehicular areas of roads, sidewalks, and walkways throughout the Specific Plan community. Design can reflect the concept and character of the community through illumination level, light fixture type, finish, color, and location. There can be streetlights for roads and sidewalks, pedestrian lighting for sidewalks and walkways, building illumination, and accent lighting on special architectural and landscaping features. Specialty lighting, such as seasonal tree lights, is also encouraged.

Types of Exterior Illumination

P-18: Streetlights and Fixtures are encouraged to be of two types:

1) On Enterprise Drive and the entrance to the Community: pole mounted with twin arms that match the architectural style for the community. The roadside arm might hold an extended lamp to illuminate the road. On the sidewalk side, the arm could hold flower baskets, art, or banner arms.

2) On secondary streets: single armed on poles that reduce glare and the impact of lighting on residences. Light is also encouraged to be focused downward and shielded from the night sky.

Path and Stair Lights

P-19: In less traveled areas, footpath lights can be acceptable as a means to illuminate a path. On stairways, inset stairway and stair step lights are encouraged to ensure pedestrian safety.

Building Mounted Lights

P-20: Building mounted lights can be used to light walkways, public spaces, and planted areas where appropriate. Because building lights may be turned off, building lighting can't be depended upon exclusively for walkways and other areas where safety is a concern. Fixtures are encouraged to be selected and located to cast downward and be shielded to minimize glare. Lighting from buildings can be balanced with street lighting to ensure areas are not over lit.

Accent Lighting

P-21: Accent lighting can be used to emphasize special

features for decorative effects and can be inconspicuous and durable. Small scale accent lights such as LED based fixtures can be used for way finding or as special design elements.

Special Event Lighting

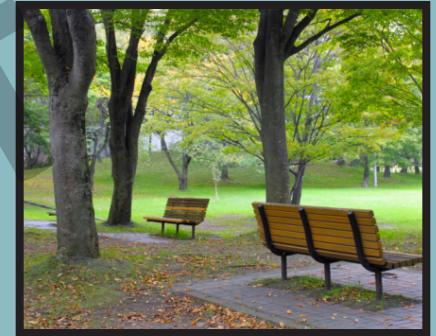
P-22: Lighting used for special events could include decorative lighting for holiday seasons or other community park event lighting. Special event lighting can be designed for use during event and non event times. Seasonal decorative lighting during holidays and holiday events is encouraged.

Furnishings

P-23: Exterior furnishings provide public amenities that establish a high quality and consistent urban design in the streetscape, reflecting the context of the area and helping to establish the unique qualities of places within the Plan area. These elements are encouraged to be integrated into the overall site design where appropriate. The amount of exterior furnishings should be appropriate to the level of use rather than creating too much clutter.

Bollards

P-24: Bollards can be used selectively, in high traffic areas, to protect pedestrians from vehicles. Bollards can be permanent but placed to allow for emergency vehicles to be able to travel around. Bollards are encouraged to be limited to locations that do not interfere with parking, deliveries, and other functions.



Bicycle Amenities

P-25: Bike racks are encouraged to be placed in areas where bikers might need to park. Although they are primarily utilitarian, the chosen style is encouraged to relate to the aesthetic of the neighborhood.

Fences, Gates, Railings & Walls

P-26: Fences, gates, railings, and walls can provide safety, security, screening and privacy. Their design is encouraged to be compatible with each other through form, materials, and finishes. Their design can be influenced by the use and neighborhood context to reflect the architectural character of the Plan area.

Gates

P-27: Gates create focal points within a fence. Their design is encouraged to be differentiated from the fence and create an area of emphasis and demarcation.

Hand Railings & Guardrails

P-28: Hand railings are used for stairways, steep ramps, and other areas where a rail will help assist in self-balancing as one transitions along grade changes. Guardrails are also encouraged where there might be a steep grade drop-off or other potential safety hazard.

Tree Grates

P-29: Tree grates are encouraged for all street trees placed along sidewalks that are not part of a planting strip area. ADA compliance is recommended as is a minimum size of 5-feet x 5-feet. Tree guards protect trees in active areas that

are vulnerable to damage from vehicle bumpers or door swings.

Planters, Pots, and Boxes

P-30: Planters are encouraged in public spaces. Pots and planter boxes can be used at commercial and retail building entries where building maintenance personnel would care for them.

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