



CITY OF NEWARK
CITY COUNCIL/PLANNING COMMISSION

37101 Newark Boulevard, Newark, CA 94560-3796 • 510-578-4266 • E-mail: city.clerk@newark.org

City Administration Building
37101 Newark Boulevard
City Council Chambers, 6th Fl.
6:00 p.m.

Minutes
Special Meeting

Thursday, March 1, 2018

A. CALL TO ORDER/ROLL CALL

Mayor Nagy called the meeting to order at 6:00 p.m. Present were Council Members Collazo, Freitas, Bucci (arrived at 6:20 p.m.), and Vice Mayor Hannon and Planning Commissioners Fitts, Otterstetter, Aguilar, Nilo, and Bridges.

B. Joint Work Session of the City Council and Planning Commission to review the draft NewPark Place Specific Plan.

Assistant City Manager Grindall stated that the purpose of the NewPark Place Specific Plan is to provide detailed guidance to enable individual development projects to proceed. The plan area has a development capacity of up to: 700 new hotel rooms, 200,000 new square feet of retail/restaurant uses, 500,000 new square feet of office uses, and 1,800 new multi-family housing units.

David Masenten and Ryan Call of ELS Architecture and Urban Design presented the design overview (presentation on file with City Clerk).

City Council and Planning Commission comments included: consider accommodating commute shuttles and additional bus stops, parking structures should be aesthetically pleasing and include current technology standards, residential component should have a high quality standard, the lighting of the area should be pleasant and not cause light pollution to the residential areas, include a percentage (number to be determined) of affordable housing in the residential component, include adequate setbacks.

Vaki Mawema, Genslar Architects, design partner for Rouse Properties stated that they were inspired by the community involvement and shared a video of development concepts (on file with City Clerk).

Don Henry of Village Partners, stated that he was representing Stanley Wang's NewPark Village property, consisting of 13 acres in the Balentine Drive and Cedar Boulevard area. They would like to redevelop the property with a hotel and residential. He requested that Council direct staff to include residential for the NewPark Village property in the EIR and Specific Plan process.

Josh Goldman of Rouse Properties spoke in favor of the project and their commitment to the long term vision.

Assistant City Manager Grindall stated that comments will be incorporated into the Specific Plan and he anticipated the final version moving forward for Planning Commission and City Council consideration in the next few months. If approved, then individual projects could be developed to the standards of the specific plan. He also noted that Shirley Sisk Grove would be improved by the developers as part of the Specific Plan.

C. ADJOURNMENT

Mayor Nagy adjourned the meeting at 7:27 p.m.

SHEILA HARRINGTON
City Clerk