

RESIDENTIAL DEVELOPMENT UPDATE

APRIL 13, 2021

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NEWARK COMMUNITY DEVELOPMENT DIRECTOR

AGENDA

Update of key residential development projects:

- Bayside Newark
- NewPark Mall
- Sanctuary Village & West
- Other Project

BAYSIDE NEWARK



WORLD PAC Inc

Service Partners

Ohlone-Humane Society Wildlife...

FMC "WILLOW"

Transit Station-Residential-Commercial

Trails of Success Dog Training

Al's Roofing Supply

Ariana Auto Body

Morris & Sons Towing / East Bay

Porter Rents

5-Acre Park

COMPASS BAY

138-units

LIGHTHOUSE

88 single-family units
72 affordable senior units
COMPLETED

GLASS BAY

217 single-family units
COMPLETED

FMC PARCEL "C"
192 single-family units

BRIDGEWAY

580 single-family units

Sanmina Corporation

Bath Fitter

Maykke

Nefab Packaging

Nightingale Security

Lea

BAYSHORES

546 single-family units
COMPLETED

TOTAL- COMPLETED, APPROVED, UNDER CONSTRUCTION: 1,749 UNITS

FMC WILLOW

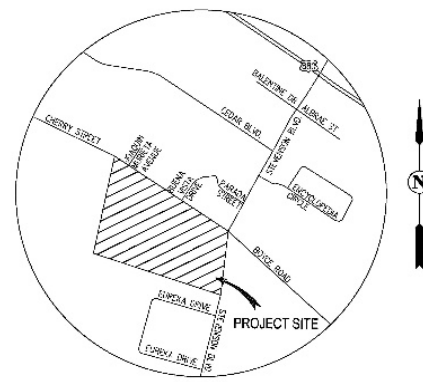


- 365 townhome units
- 88 affordable rental units
- 12,000 sqft of retail
- Neighborhood center, transit station
- Currently under review

SANCTUARY VILLAGE



SANCTUARY VILLAGE



VICINITY MAP
NO 1 TO SCALE

QUILDE COMMUNITY COLLEGE DISTRICT
APN 901-0189-41, 42, 43, 44

FREMONT NEWARK COMMUNITY COLLEGE DISTRICT
APN 901-0185-018-019

School Site
6-acres

Camellia
97-units

Park Site
3-acres

Rosebriar
96-units

Skylark
108-units

Primrose
97-units

TOTAL COMPLETED: 398 UNITS

PRODUCT SUMMARY		
PRODUCT		AREA/UNITS
SCHOOL		6.0 AC
PARK		3.0 AC
VILLAGE I 60 X 80		85 LOTS
VILLAGE II 52 X 72		108 LOTS
VILLAGE III 47 X 77		97 LOTS
VILLAGE IV 60 X 65		96 LOTS
		TOTAL 396

LEGEND

- NEIGHBORHOOD BOUNDARY
- SUBDIVISION BOUNDARY
- VILLAGE NUMBER

SANCTUARY WEST



- 469 detached single-family homes in four “villages”
- Three park parcels
- Two-story homes; 2,326-3,653 square feet
- Approved in 2019
- Initial permits under review

NEWPARK MALL REVITALIZATION

City of Newark NewPark Place Specific Plan



NEWPARK MALL REVITALIZATION

BROOKFIELD PROPERTIES PHASED DEVELOPMENT

Residential: Five Phases:

Phase A: 319 units

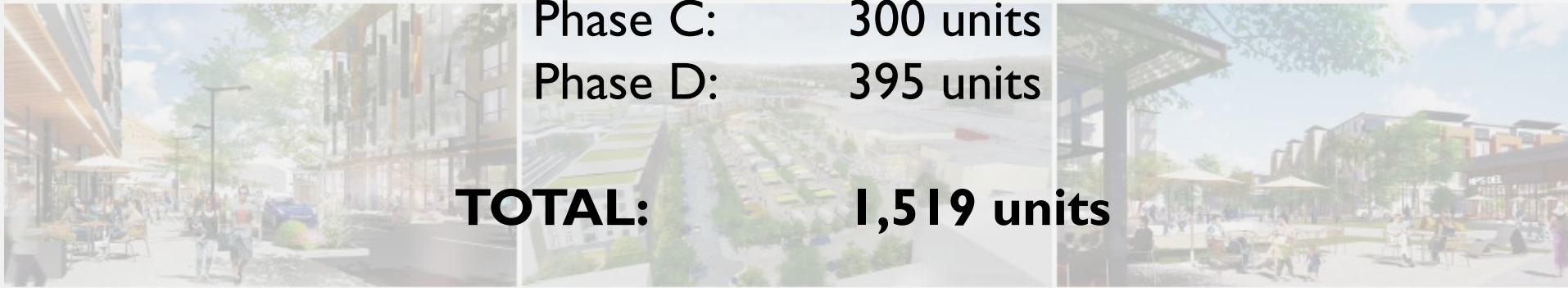
Phase B1: 195 units

Phase B2: 310 units

Phase C: 300 units

Phase D: 395 units

TOTAL: 1,519 units



NEWPARK MALL- PHASE A RESIDENTIAL



NEWPARK PLACE
PHASE A

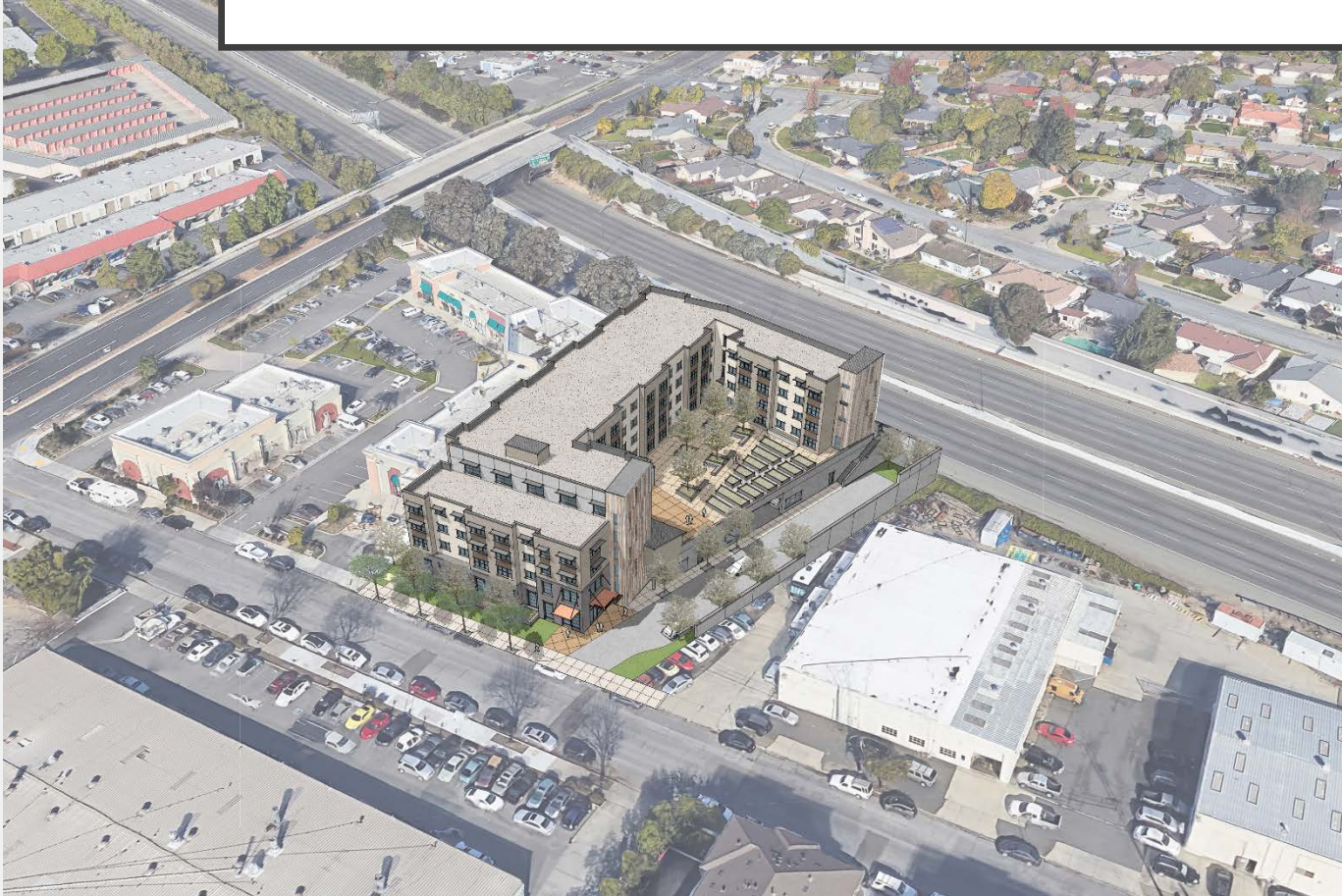
NEWPARK MALL- PHASE A RESIDENTIAL



NEWPARK PLACE
PHASE A

- First phase of development at NewPark Mall
- North-end, near former Sears building
- 75-foot, 5- and 6-story apartment building
- 319 units (43 studios, 179 1-BR, 92 2-BR, 5 3-BR)
- Formal review in process

TIMBER STREET AFFORDABLE HOUSING



- Senior affordable housing
- Proposed by Eden Housing
- 79-one bedroom rental units
- Resident services and amenities
- Formal review in process
- Possible Newark preference

PICK-N-PULL SITE – MOWRY VILLAGE



- 207 detached single-family homes
- Two-story homes; 2,248-3,312 square feet
- Initial permits under review

PLANTING & WATER EFFICIENT STATEMENT

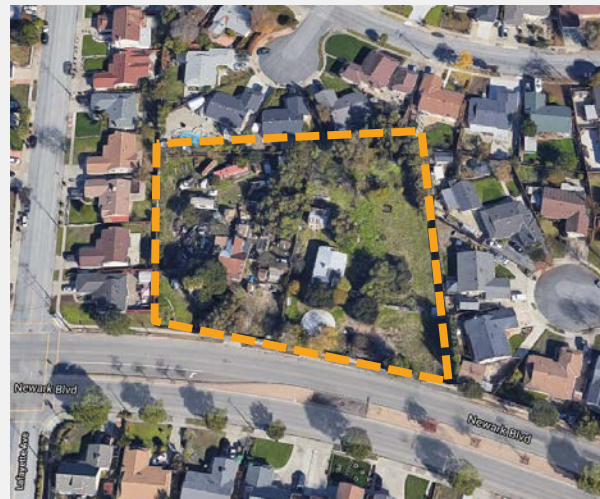
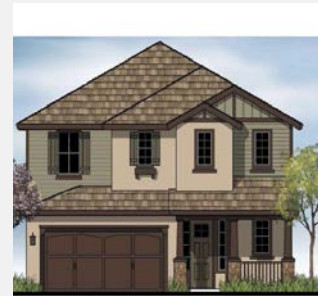
1. THIS PLAN HAS BEEN DESIGNED TO PROVIDE A MINIMUM OF 10% TREE COVERAGE PER LOT.
2. THE PLANTING DESIGN DOES NOT TAKE INTO ACCOUNT THE SPECIFIC SOILS, CLIMATE, OR LOCAL CONDITIONS. THE PLANTING DESIGN IS BASED ON THE ASSUMPTION THAT THE PLANTS WILL BE MAINTAINED PROPERLY AND WATERED AS NECESSARY.
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6. THE PLANTS HAVE BEEN SELECTED TO BE APPROPRIATE FOR THE CLIMATE AND SOILS OF THE AREA.
7. THE PLANTING DESIGN IS BASED ON THE ASSUMPTION THAT THE PLANTS WILL BE MAINTAINED PROPERLY AND WATERED AS NECESSARY.

MAGNOLIA & BAINE- 10 HOMES



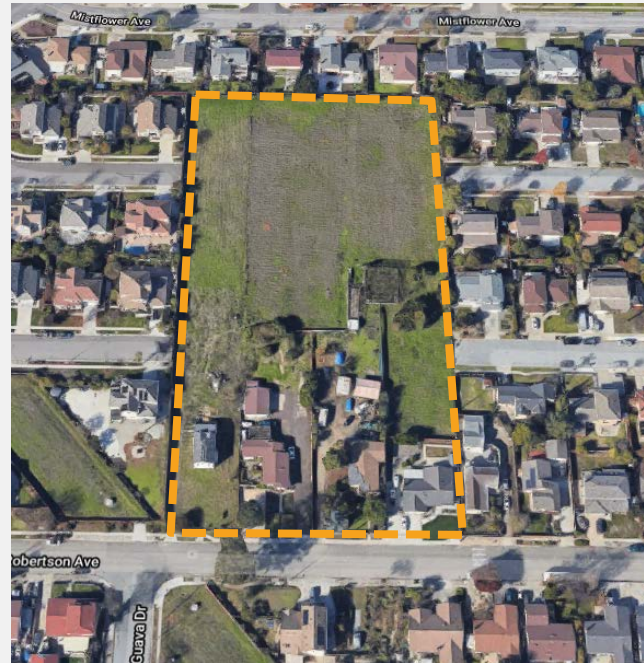
- 10 Single-family lots
- Detached, single-family homes
- Two-story homes; 2,100-3,000 square feet
- Approved in 2018
- Building permits under review

CLASSICS ON NEWARK BLVD. 9 HOMES



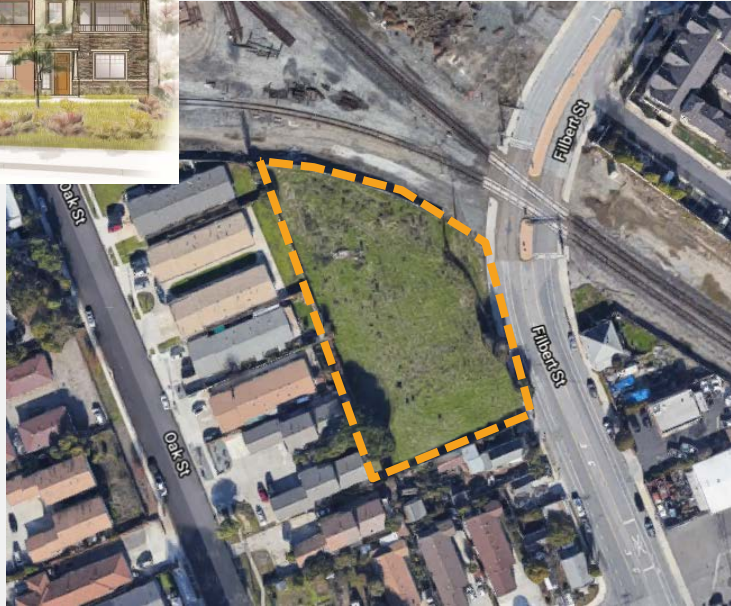
- 9 Single-family lots
- Detached, single-family homes
- One- and two-story homes; 2,100-2,400 square feet
- Approved in 2019
- Under construction

POMEGRANATE AT ROBERTSON AVE. 21 HOMES



- 21 Single-family lots
- Detached, single-family homes
- One- and two-story homes; 2,400-3,000 square feet
- Approved in 2019
- Initial permits are under review

FILBERT VILLAS 16 CONDOMINIUMS



- 16 condominium townhomes in six buildings
- Three-story; 1,914-1,959 square feet
- Approved in 2017
- Initial permits are under review

OTHER RESIDENTIAL PROJECTS

- Mayhews Place- six townhomes Mayhews Landing/
Newark Blvd 2017
- Locust Street- six apartments Locust Street @ RR 2018
- Fahmy- four single-family homes Cherry/Clarke 2021

THANK YOU