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## Traditional Suburban Growth



The first growth alternative reflects traditional suburban growth. The scenario is informed by Newark's current growth trends and land use patterns.

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## **Growth Assumptions**

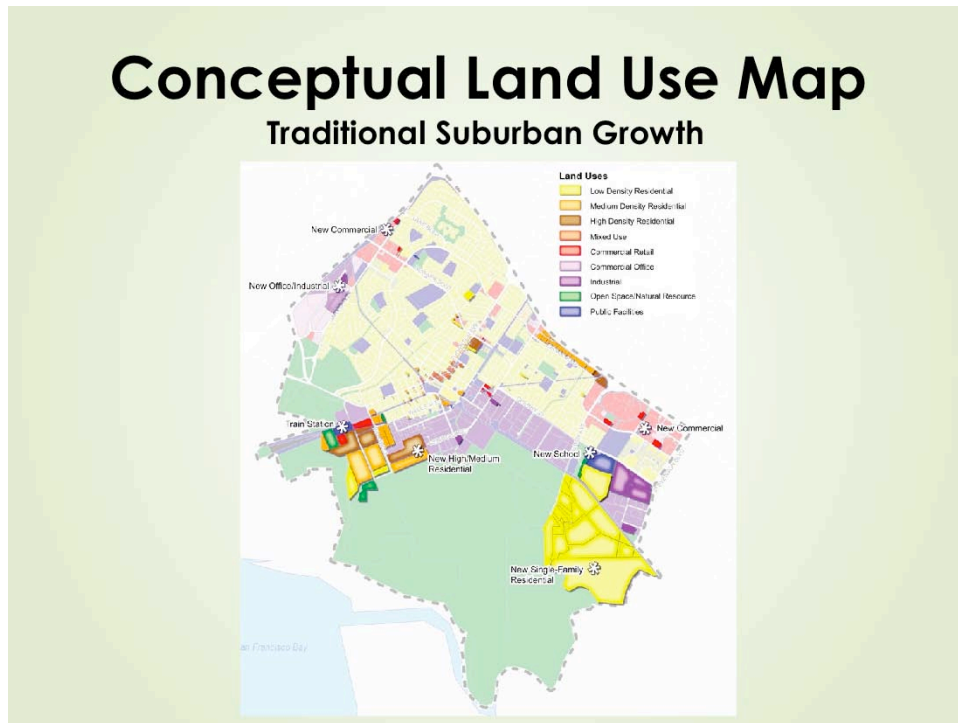
### **Traditional Suburban Growth**

- Housing types remain primarily low density, single-family detached homes
- Residential architectural styles remain eclectic and continue to age
- Retail development remains low-density and concentrated in Four Corners & NewPark Mall areas
- Transportation system remains auto-oriented
- No downtown center
- Lack of identity

Some growth assumptions for this alternative reflect current housing, commercial, and transportation patterns. Low density single family homes would continue to make up the greatest share of the housing stock and would follow suit of current eclectic, aging, and varied architectural styles. Retail options would continue to be concentrated in the Four Corners and NewPark Mall areas, and would uphold low-density suburban characteristics. The transportation network would remain auto-oriented. Finally, Newark would not develop a downtown center, which would continue to contribute to a lack of identity for the City.

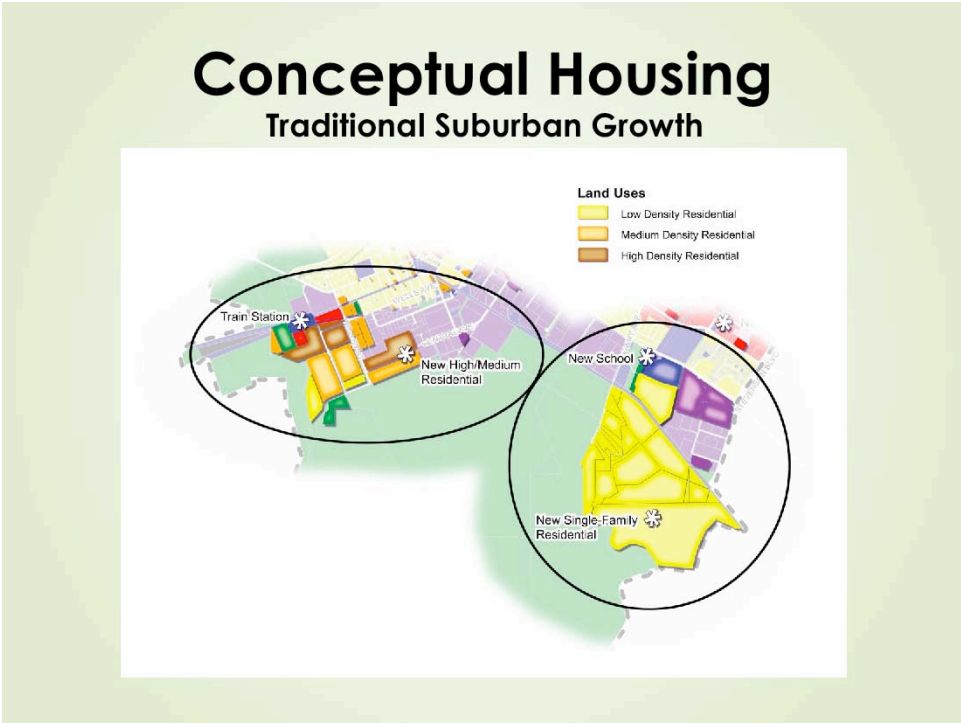
# Conceptual Land Use Map

## Traditional Suburban Growth



Given these assumptions and the anticipated growth, land uses in the City will grow in accordance with current uses and adopted plans. This map conceptually depicts where growth could occur in the City. The softer shades illustrate existing land uses, while the bolder colors represent proposed growth. The next few slides will go into more detail of some of these uses.

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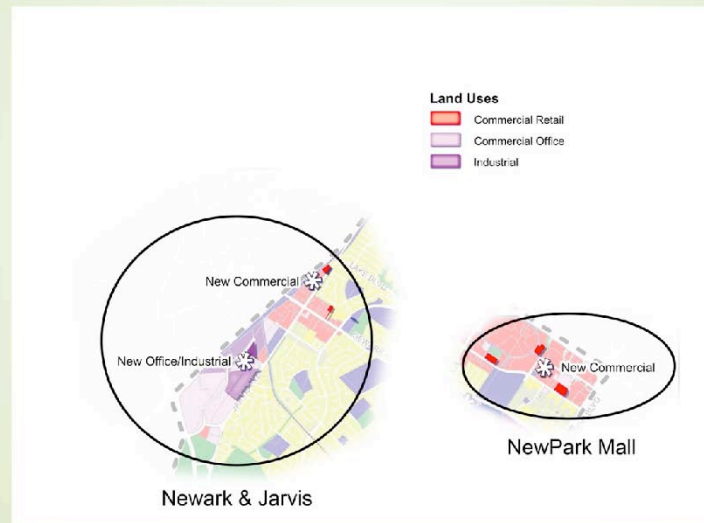
Area 4 and the area east of Dumbarton contain available vacant land to accommodate projected housing need while maintaining current low density growth trends, and fulfilling the regional housing needs allocation. Low density residential development is proposed for area 4, and medium and high density residential development is proposed for the area east of Dumbarton.

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Future densities will uphold current density distributions. Low density will continue to make up 65% of the housing stock, medium density will continue to make up 12%, and high density 23%.

# Conceptual Commercial Traditional Suburban Growth



To address future job growth, new commercial development is proposed for vacant and underutilized areas in the NewPark Mall and at the intersection of Newark Blvd and Jarvis Avenue. However, this proposed development will not be able to accommodate all job growth.

# Conceptual Circulation Map

## Traditional Suburban Growth

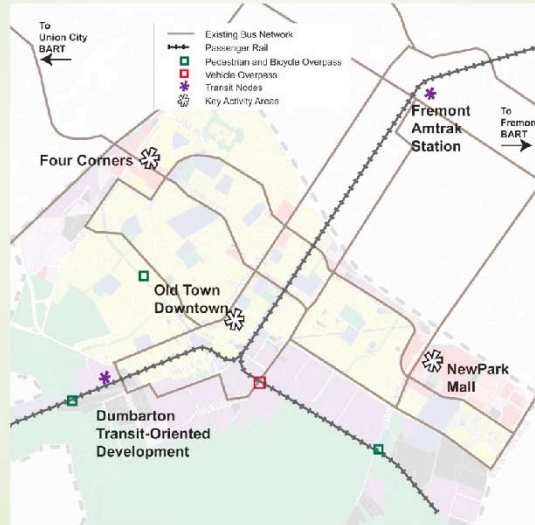


Within the traditional suburban growth model circulation would remain auto-oriented with few pedestrian and bicycle facilities.

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# Conceptual Transit Map

## Traditional Suburban Growth



This map represents the current and proposed transit network. Under this growth scenario, public transit will be a combination of what the City has today, and what is currently proposed for the Dumbarton Transit Oriented Development.



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# Circulation Opportunities

## Traditional Suburban Growth

<b>AC Transit</b>		<b>Bike Paths</b>
<b>Pedestrian</b>		<b>Auto</b>
		
		

As previously mentioned, under this growth alternative, circulation opportunities remain auto-oriented. AC transit lines would continue under current operations. Bicycle and pedestrian facilities will have minimal expansion.

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# Key Development Areas

## Traditional Suburban Growth



Given Newark's existing built out condition, key growth would occur in area four and the area east of Dumbarton. Within area four, housing would be built on land currently designated for conservation. Further, in the area east of Dumbarton, office and industrial sites would be rezoned to residential.

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The following set of slides show existing areas of Newark and proposed growth for those areas. This alternative does not propose new growth for the Four Corners area and Old Town. Four Corners would remain a commercial retail shopping area.

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Old Town would largely remain the same but would accommodate regional housing needs as proposed in the adopted 2010 housing element.

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The NewPark mall area currently has commercial retail and office uses, including tenants such as Target, Macy's, and Sears, as well as other chain retailers.

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New development is proposed in two currently vacant locations in the NewPark Mall area. This development, shown in red, would be retail to fit in with surrounding use.

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## Existing Area East of Dumbarton

### Traditional Suburban Growth



The land east of Dumbarton is currently made up of industrial and office uses.

# Proposed Area East of Dumbarton

## Traditional Suburban Growth



In order to meet anticipated housing need, some new medium and high density residential land use is proposed. Under the traditional suburban growth model, a majority of the existing industrial and office use in this area would be converted to medium and high density residential use.



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Area 4 is currently comprised of undeveloped land, most of which is designated as open space for conservation.

# Proposed Area 4

## Traditional Suburban Growth



Since this alternative prioritizes low density, single-family homes and the City is nearly built-out and cannot expand its boundaries, new residential development would have to take precedence over existing open space to fulfill housing need. The Traditional Suburban Growth model thus proposes low density housing development to occur in Area 4, converting open space land to residential use.

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# Outcomes

## Traditional Suburban Growth

- Must expand into open space, and convert land to residential use
- Loss of natural resources and wildlife
- Cannot accommodate targeted employment or additional park space and public facilities
- High levels of energy and water consumption
- Limited walkability and connectivity

Based on the anticipated housing need and job growth, coupled with the limited expansion opportunities in Newark, these are the key outcomes of the Traditional Suburban Growth model. The City would need to expand into open space which would result in a loss of natural resources and wildlife. Further the City cannot accommodate targeted employment, or additional park space and public facilities due to limited vacant parcels and residential demands. Newark residents will have to drive outside the city to work and shop. This growth would result in high levels of energy and water consumption, and limited walkability and connectivity would remain.

Now Dan will talk about the Dynamic Growth model.