

Morris Street Neighborhood Workshop



Prepared by
Topology
For
Town of Morristown

July 11, 2016

Welcome!

Thank you for coming.

Why are we here?

To share ideas.

**We want to hear from
you!**

**Let's take a look at
Morris Street today.**

Morris Street Corridor

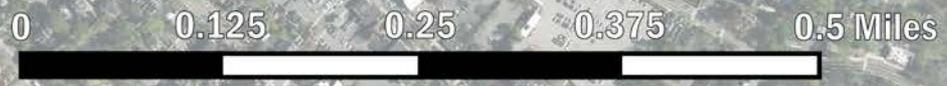


Morris Street

Morristown
NJ Transit Station

Interstate 287

Morris Avenue



Between the tracks and the highway

Interstate 287

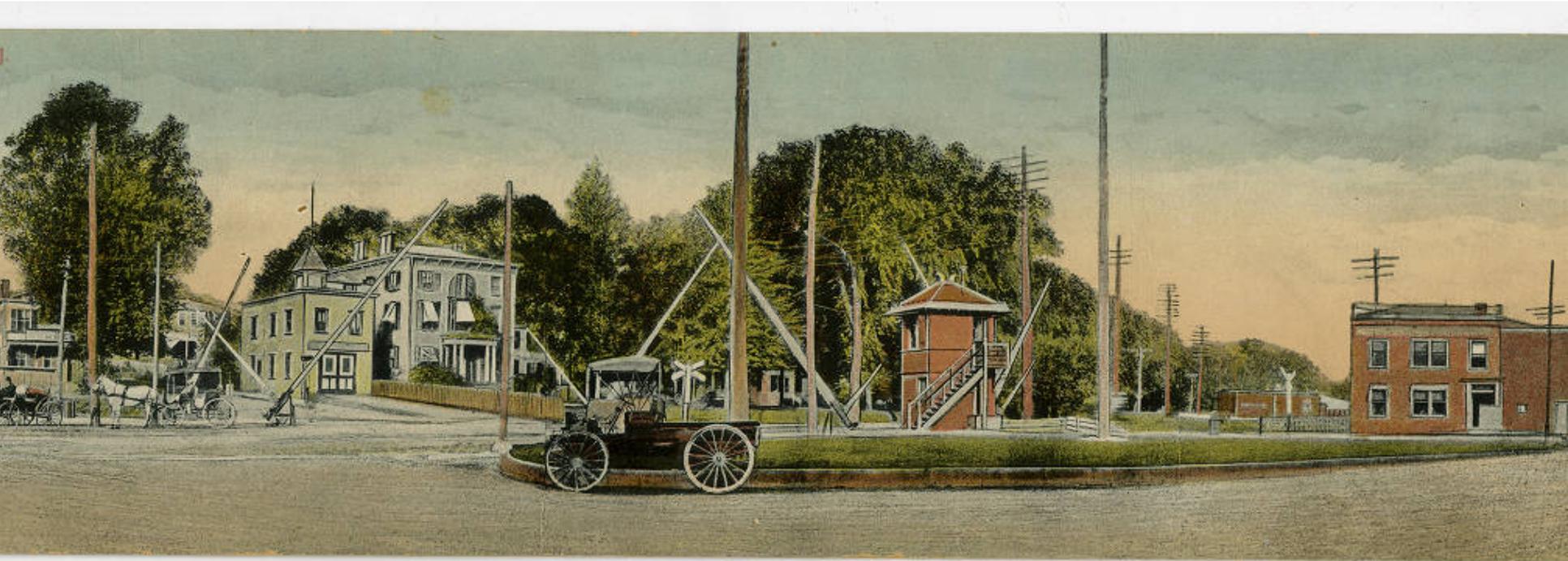
Ridgedale Ave

Morris Street

NJT Morristown Branch



Historic Patterns



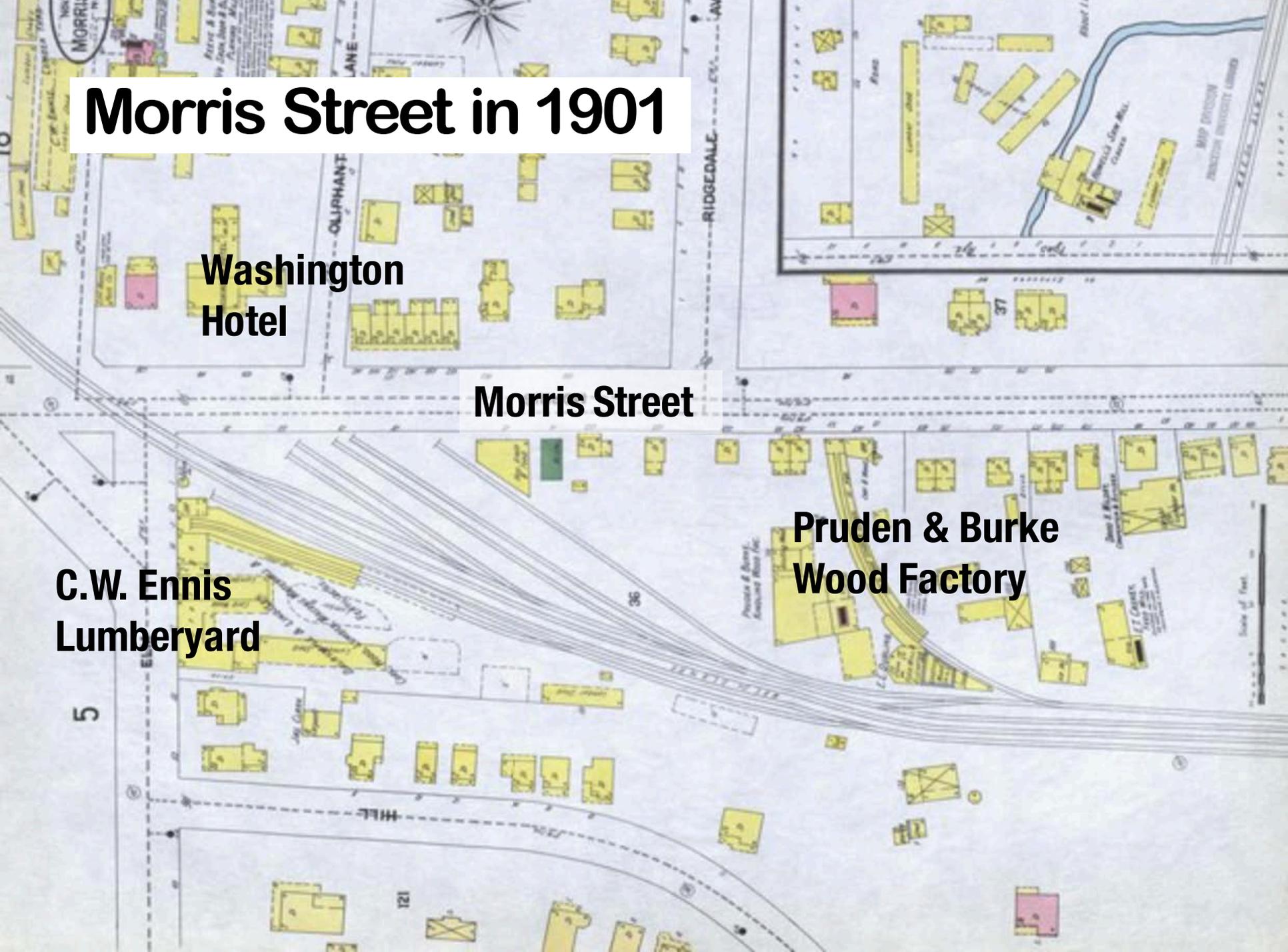
Morris Street in 1901

Washington
Hotel

Morris Street

C.W. Ennis
Lumberyard

Pruden & Burke
Wood Factory



Clark Row – Morris Street 1906



Morris Street in 1912



Trestle Construction 1913



Morristown Rail Station Completed in 1913



Pruden & Burke Trucks At the Depot 1930



Interstate 287 Constructed 1958



Interstate 287 Today



Neighborhood Fabric



Neighborhood Fabric



Neighborhood Fabric



Neighborhood Fabric



Neighborhood Fabric



Neighborhood Fabric



Neighborhood Fabric



Neighborhood Fabric



171-175 Morris Street



171-175 Morris St

1st Ward Hose Co.

Leona / Mountain Center Redevelopment

Morristown Station



171-175 Morris St



0 125 250 500 Feet



171-175 Morris St



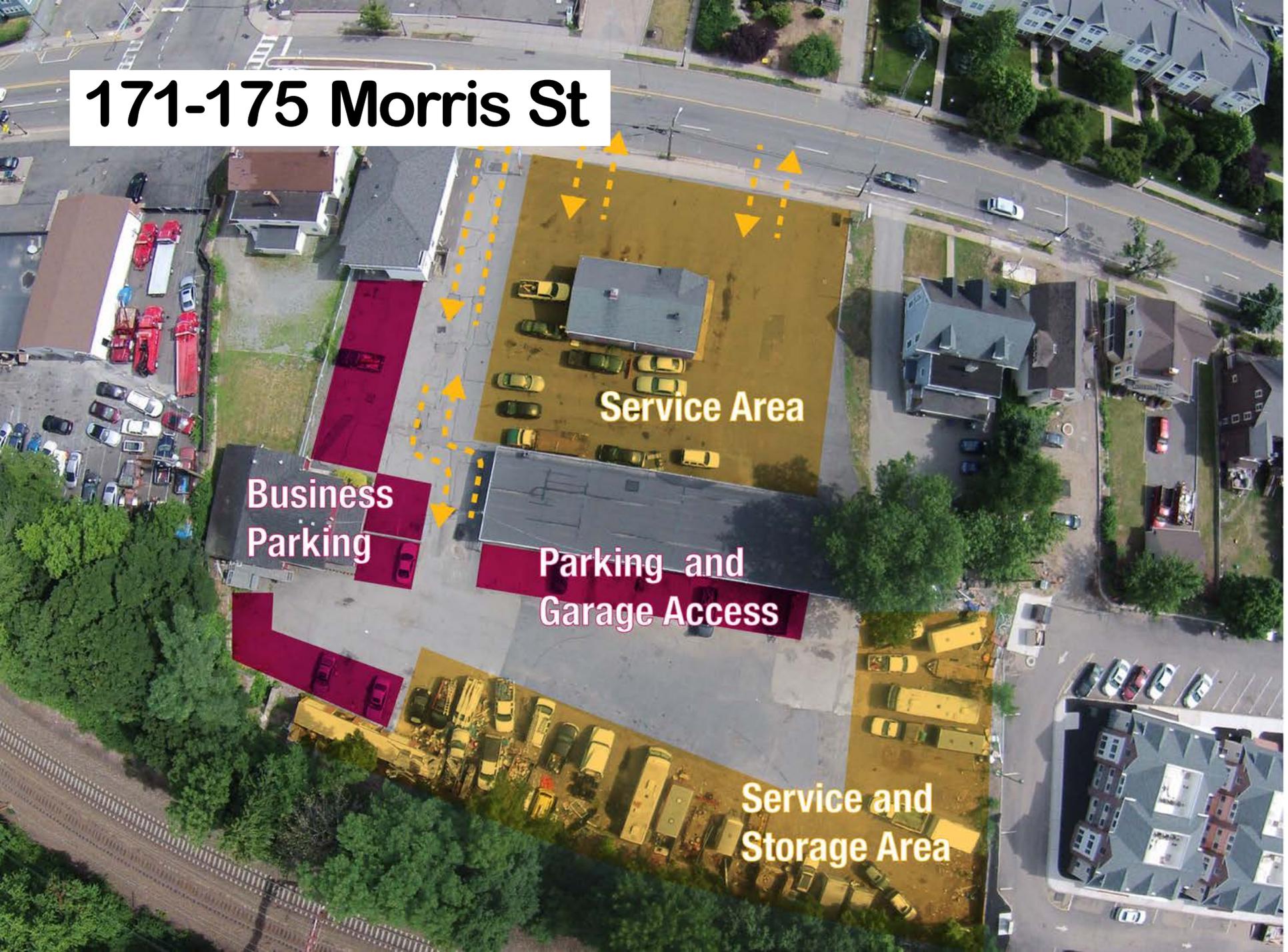
2-Family
Residential

Commercial
Services

Auto Service

Auto Storage
Garage and Service

171-175 Morris St



Service Area

Business
Parking

Parking and
Garage Access

Service and
Storage Area

171-175 Morris St



Planning Parameters



Recent History



2006: Morris Street Redevelopment Study recommends the designation of Block

2007: Block 3701, Lots 10-15 & 18 designated “in need of redevelopment”

Feb 2012: Leona Developers & Mountain Center Realty designated redevelopers

Oct 2012: Morris Street Redevelopment Plan adopted governing development

2013: Planning Board approval of development on Lots 10 -11

Planning Parameters

Jonathan Rose Companies



October 5, 2012

Morris Street Redevelopment Plan



Rendering Provided by Third Coast Design Studio



Planning Parameters



Planning Parameters



Planning Parameters



Planning Parameters

A photograph of a residential street in winter. The houses are multi-story with porches. The house in the foreground is light-colored with a white porch and dark wood railings. The street has a sidewalk and a road with a white car in the distance. A large tree is on the left side of the street. The sky is clear and bright.

Create a unique
neighborhood
identity

Planning Parameters

Pedestrian friendly
complete streets



Planning Parameters

A multi-lane highway with heavy traffic, including cars and large trucks, illustrating the need for planning parameters to reduce congestion. The road is divided by a concrete barrier, and the surrounding area is hilly with trees. The sky is overcast.

Reduce vehicular
congestion

Planning Parameters



High quality architecture and design that is characteristic of Morristown

Planning Parameters

Green infrastructure and environmental design



Planning Parameters

Quality usable
open space



Planning Parameters

An aerial photograph showing a large-scale construction project. In the center, several multi-story residential buildings are under construction. One building has a completed roof, while others are in the early stages of framing. To the right, a railway line with multiple tracks runs parallel to the construction site. The surrounding area includes existing residential neighborhoods with houses and apartment buildings, as well as some commercial buildings in the distance. The sky is overcast.

District economic
development

Planning Parameters

A row of modern townhouses in various colors (yellow, green, blue, red) with white trim and shutters. The houses are set against a clear blue sky. In the foreground, there is a white picket fence and an American flag on a pole. The scene is bright and sunny, suggesting a pleasant neighborhood.

Expanded and
equitable housing
options

Planning Parameters

Blight elimination



Public Workshop



Public Workshop

The property owner is here to present their idea.

We want to hear what you think!

Public Workshop

Stations

1. Community Space and Programming: Morristown Planning Office, Morris Arts

- Public Spaces
- Community Programs and Events
- Studio Arts Spaces
- Public Spaces and Improvements

Public Workshop

Stations

2. Architecture: SNS Architect & Engineering, Hampshire Companies

- Massing and Scale
- Façade Composition
- Fenestration and Transparency
- Façade Materials

Public Workshop

Stations

3. Site Design: SNS Architect & Engineering, Hampshire Companies

- Vehicular and Pedestrian Access
- Circulation
- Landscape Plans

Public Workshop

Please make sure you take the opportunity to record your thoughts and ideas, whatever they may be.

Public Workshop

**If you have more ideas,
feel free to share them:**

hello@topology.is

Thank you