



Memorandum

DATE November 21, 2012

TO Morristown Redevelopment Entity

FROM Morristown Planning Division – Daniel Hernandez & Phil Abramson, PP

SUBJECT Speedwell Redevelopment Plan – Additional CVS Amendments

The Planning Division has received numerous suggestions for revision as well as questions from both Redevelopment Entity members as well as from the proposed redeveloper, CVS Pharmacy. The Planning Division will deliver a comprehensive presentation at the special hearing scheduled for November 27, 2012 intended to address submitted questions, which fall under the following general categories:

- *Urban Design and Architecture:* site design, grading, and building location; historic preservation; Phase 4.2 public private partnership strategy; pedestrian plaza design specifics; landscaping strategy.
- *Traffic & Mobility:* explanation of incremental congestion mitigation benefits associated with each proposed traffic improvement; phasing of traffic improvements; on-street parking.

As such, this memo is limited only to a description of the revisions contained in the November 27th version of the Amended Speedwell Redevelopment Plan. In the interest of clarity, the revisions have been formatted into a table containing the page number and description of revision. An updated, redlined version of the Amended Redevelopment Plan will be distributed under separate cover.

Page Number	Description of Revision
Pg. 22	Discretionary drive-through language will be limited so drive-through will only be permitted as an accessory to a pharmacy use. Re-use of the Phase 4.1 drive-through for a non-pharmacy use will require an amendment to the Plan.
Pg. 23	Retail performance standards shall be revised to require specific Planning Board approval to permit 24-hour operation for any retail facility in the Redevelopment Area.
Pg. 29	Phase Four right-of-way dedication will be clarified to indicate that the 10-foot dedication shall be required along Speedwell



	Avenue.
Pg. 29	Remove the requirement for Phase 4.1 redeveloper to post bond for road widening since timing for improvements is indefinite.
Pg. 29	Describe location of MPA spaces (number of public spaces may be reduced upon construction of shared driveway to phase 4.2)
Pg. 31	Revise to spell-out the word “foot” (“Provide a 12 foot “step-back” for stories above the 4 th floor, particularly for Phase 4.2)
Pg. 31	Building height chart will be revised to allow the Phase 4.1 structure to be one-story, 30’ tall.
Pg. 31	Phase 4.2 structures shall be permitted to be six stories only if 12 foot step-backs are provided from Speedwell Avenue and Flager Street Frontages as well as a minimum building depth of 100 feet.
Pg. 32	Height measurement. The Planning Board may waive the requirement that the Phase 4.1 structure shall be constructed in a way to accommodate a second story addition if the rooftop on Phase 4.1 will be utilized for photovoltaic panels or a rooftop greenhouse (i.e. partnership with BrightFarms, Inc. or similar entity).
Pg. 32	Spring Street Sidewalk shall be 10’ and consistent with Morristown Partnership streetscape standard.
Pg. 34	Phase 4.1 drive-through canopy will be exempted from 5-foot maximum building projection.
Pg. 38	Revise fourth bullet under 9.1(1) to read, “Designers shall publicly engage community, stakeholder groups, and the Special Improvement District to ensure designs are compatible with community programming, activity and events needs. Phase 4.1 pedestrian plaza design shall be exempt from the full public engagement requirement, but shall work collaboratively with the Arts Council of the Morris Area to ensure that: 1) the plaza design provides for a range of cultural programming, 2) public art opportunities are incorporated, and 3) that local artists are engaged in the final layout and design of the plaza. A memorandum describing the outcomes of this work shall be included as a submission requirement.”
Pg. 39	The following sentence shall be added to GIB Prerequisite Two (Minimum Energy Efficiency), “In lieu of providing energy modeling, Phase 4.1 redeveloper shall provide a memorandum describing the proposed energy efficiency strategy and measures taken to comply with a set of nationally recognized best practices such as USBGC LEED-NC or the applicable Energy Star standards promulgated by the United States Department of Energy.”
Pg. 40	Although the Planning Division believes the Heat Island





	Reduction language contained in LEED-ND is very specific and effective, the following will be added to the Amended Plan: “The use of a tree canopy to provide shade upon 50% of all non-roof hardscape within 10 years is preferred for Phase 4.1.”
Pg. 45	First bullet point under Signage will be revised to now read, “Size: The total sign area of all wall signs on any one facade shall not exceed fifty square feet. Channel letter type signs shall be measured by the area of the lettering.”
Pg. 45	Fourth bullet point under Signage, will be revised to now read, “Ground Signs: ground signs may be permitted at the sole discretion of the Planning Board. Planning Board should consider Morristown LDO Sec. 30-1601 in evaluating proposals for ground-mounted and directional signs. Ground signs shall not contain LCD screens or other variable message technology. It is strongly encouraged that any ground sign constructed for advertising purposes also contain a public bulletin board or kiosk that is available to local groups and individuals to post flyers or other information.”
Pg. 45	Add bullets under “Signage Design” to read, “Windows signs affixed from the interior may be permitted at the discretion of the Planning Board so long as they are placed along the window sill and are no more than 12 inches in height.” & “Awning Signs may be permitted at the discretion of the Planning Board.” Remove “Prohibited Signs” section.
Pg. 46	Third bullet point under “Fenestration” will be revised to read, “The top of windows shall be at least 16 feet in height as measured from the finished grade...” This revision will avoid confusion as to the intent of this provision – windows are not required to be 16 feet from sill to head.
Pg. 46	A typographical error will be corrected in the first bullet point under “Public Sidewalks” by adding the word “trees” before the word “street.”
Pg. 47	A typographical error will be corrected in the second bullet point under “Traffic Calming & Controls” to read: “Signage, street furniture and plantings shall be designed to convey to drivers that the Pedestrian Plaza is a space to be shared by automobiles, pedestrians and cyclists.” Under traffic calming and controls, the fourth bullet points will be revised to read: “All traffic calming elements shall be illuminated at night to maintain visibility. Surface parking area and front lane shall be illuminated with LED fixtures. Philips Gardo brand Pureform, Gullwing or SoleCity series luminaries are recommended for front lane and parking lot. Attractive, modern luminaries are encouraged particularly for the front lane and pedestrian plaza”





Pg. 48	An additional category shall be created under the “Pedestrian Plaza” design guidelines titled, “Programming and Management” shall include four additional bullets: 1) Phase 4.1 redeveloper shall be responsible for management and maintenance of the Plaza area; 2) the Phase 4.1 redeveloper shall provide a public easement for the outdoor seating and plaza areas, the easement shall allow for public programming, community amenities such as public book sharing, and licensed mobile food vendors; 3) this Amended Redevelopment plan provides policy support for the addition of the Pedestrian Plaza to the list of permitted locations for an iterant restaurant and/or an informal fresh produce stand as regulated under the Code of the Town of Morristown, 4) Phase 4.1 redeveloper shall make best efforts to install, or cause to be installed, a publicly-accessible solar power charging station such as the Street Charge by Pensa, the Solar Pump Charging System by Sol Design Lab, the SolarFlora by Nectar Product Development Design, or similar solutions as may be identified in collaboration with Morristown’s Office of Sustainability.
Pg. 48	The use of bollards will be required, not discretionary: “Illuminated bollards or similar vehicular barriers shall be installed to ensure adequate separation between vehicular and pedestrian travel areas.”
Pg. 48	Under Front Lane; Traffic Regulations, additional bullet point will be added, “Phase 4.1 redeveloper shall provide a crossing guard at the front lane crosswalk during peak traffic hours, which are to be determined by the Planning Board. Crossing guard shall undergo a training program that meets minimum standards promulgated by the Safe Routes to School program.” And other bullet point: “The Planning Board shall have the discretion to require additional speed bumps or other traffic calming measures along the Front Lane. The Planning Board may require speed bumps elsewhere in Phase 4.1 in order to discourage the use of the property as a cut-through to avoid the Spring/Speedwell signalized intersection.”
Appendix	Concept plans will be revised to differentiate the “front lane” from the “pedestrian plaza” area.
Appendix	A sample illustrative layout will be included to depict minimum standards for the Pedestrian Plaza. Photographic precedents may be included, as appropriate.
Appendix	An additional illustration will be included showing nature and location of all traffic improvements along Speedwell corridor.

