



**TOWN OF MORRISTOWN
REDEVELOPMENT
MEETING
SPEEDWELL REDEVELOPMENT PLAN**

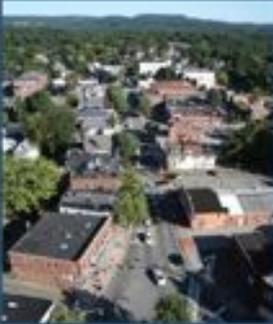
The Redevelopment Council and the Mayor's Division of Planning are hosting a public forum to engage Morristown communities in the planning of our town.

Jonathan Rose Companies, our town planning consultants, will lead a presentation and discussion on the updated redevelopment plan for the Speedwell Redevelopment Area. Interact with the planners, architects, and developers and learn about the proposed redevelopment plan.

Please Come. We look forward to seeing you.



What: Redevelopment Meeting
Where: Morristown Council Room
Town Hall
200 South Street
Morristown, NJ 07960
When: Thursday, March 31, 2011
7:00p.m.



Presentation

Redevelopment Plan Components

Approval Process Overview

Approach and Principles

Context & Existing Conditions

Urban Design

- Redevelopment Area Context
- Regulatory Framework
- Development Program
- District Design – Sustainable Development
- Appendices (drawings, maps and charts)

Amended Redevelopment Plan Components

- Submit Amended Plan to Redevelopment Entity to Consider for Introduction, April 2011
- Refer to Planning Board for Consistency Review
- Adopted Amended Redevelopment Plan Ordinance
- Approve Amended Redevelopers Agreement by Resolution
- Planning Board Approves Site Plan
- Receive other permits from state agencies (NJDEP, NJDOT, etc.)

Amended Plan Approval Process

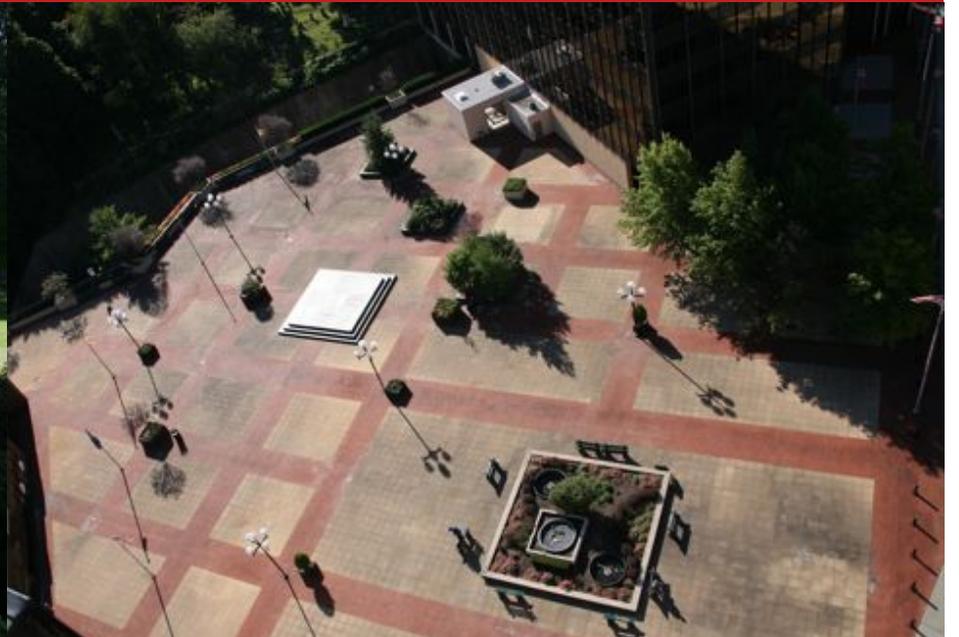
- Unique Neighborhood Identity
- Pedestrian-Oriented
- Green & Sustainable Design
- Expanded Housing Options
- Beautiful Architectural and Design
- Quality Open Space
- Spur District Economic Development

Redevelopment Principles

Speedwell Avenue Area
in
Historic Context



Morristown



Morristown



Morristown



Morristown



Morristown



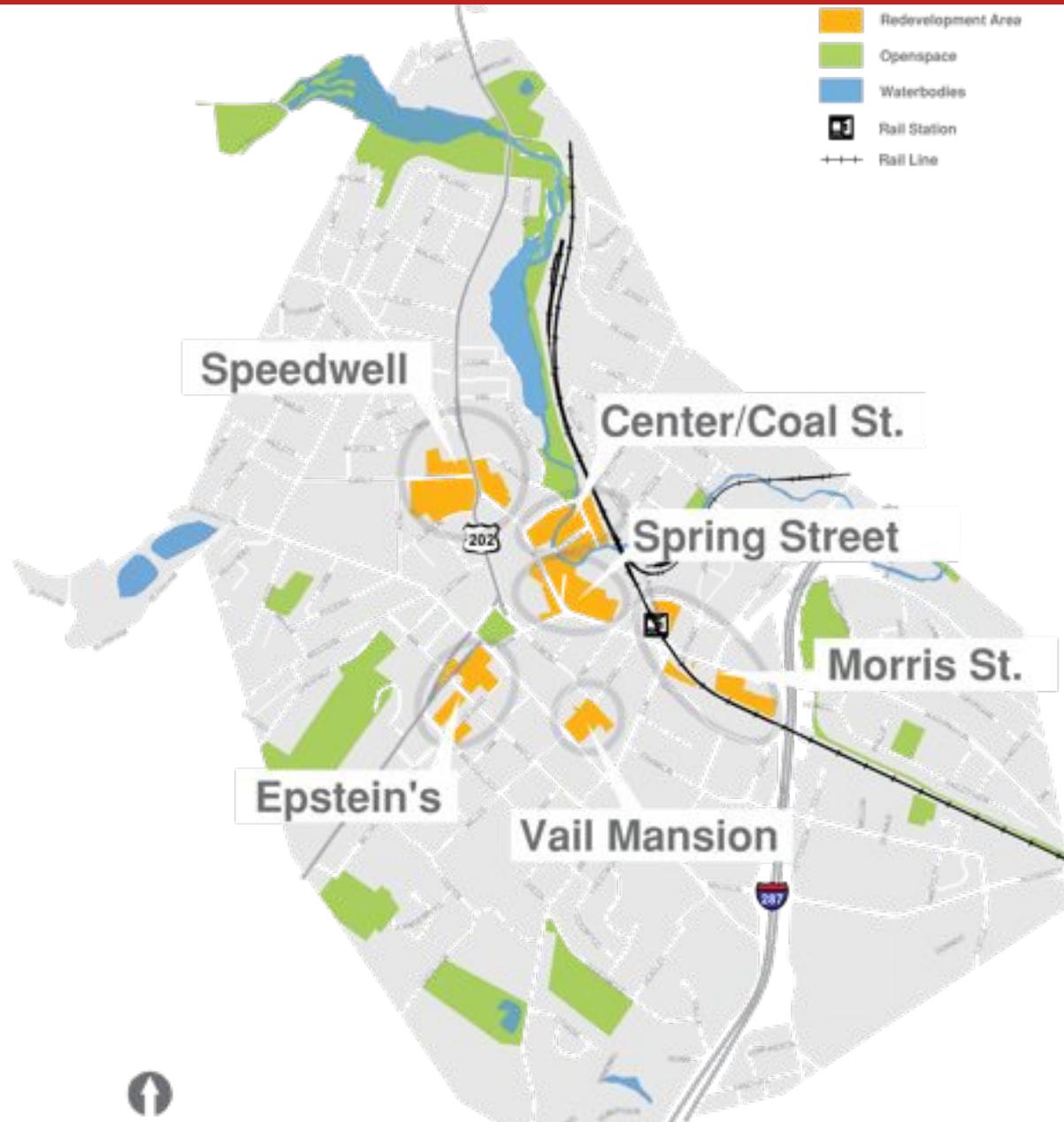
Morristown





Neighborhood Context & Existing Conditions









Amended Plan:
Urban Design



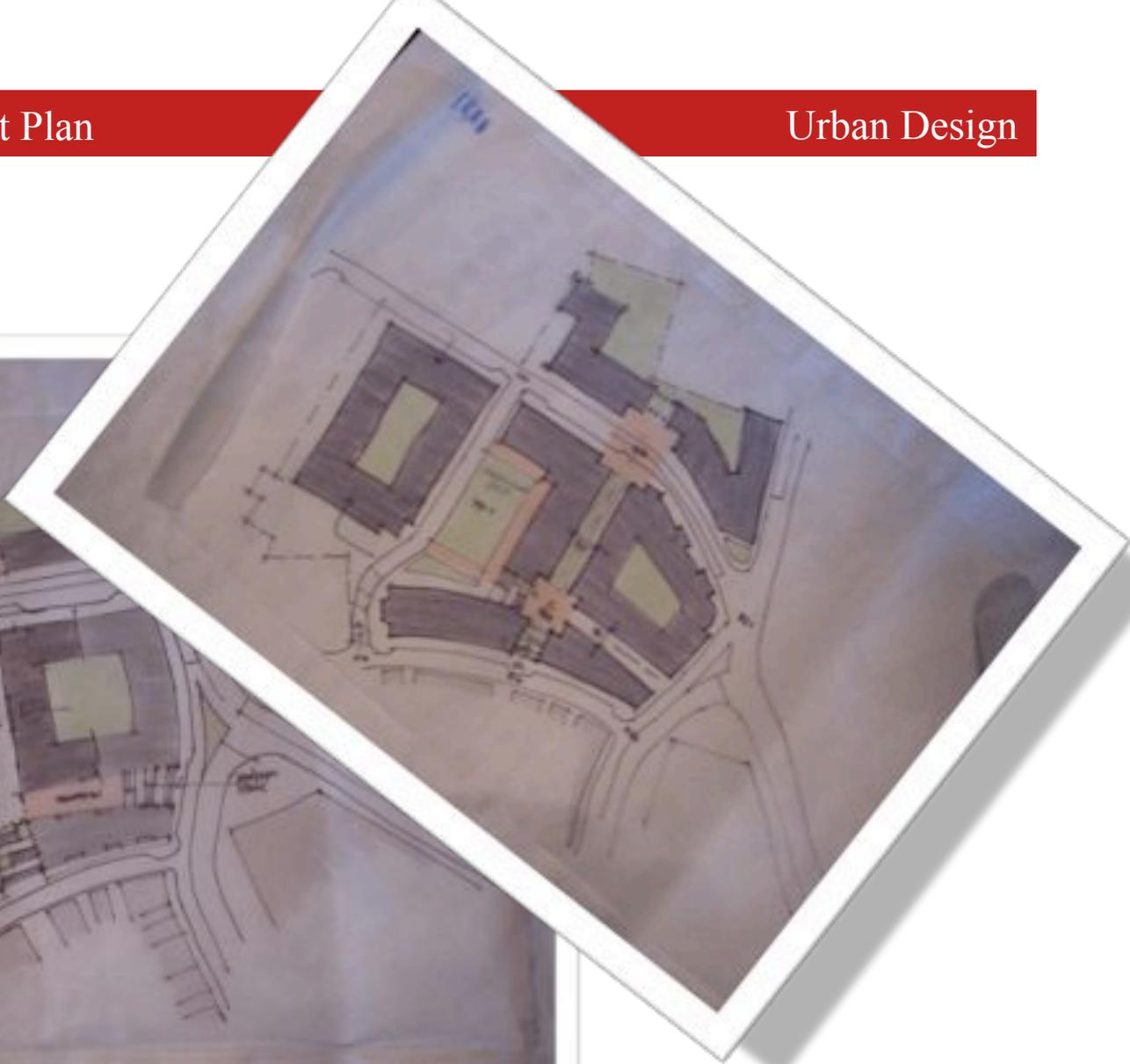


Prepared by PPSA using base maps from TEM Associates.
Concept Massing Plan prepared by Dewberry-Goodkind, Inc.
and Nadelnsky Kopelson Architects

Tracts within Phases 1 and 2 are
separated by roads or driveways.

Figure 6: Tracts and Phasing

SPEEDWELL AVENUE REDEVELOPMENT PLAN
TOWN OF MORRISTOWN, NEW JERSEY







Prepared by PPSA using base maps from TEM Associates.
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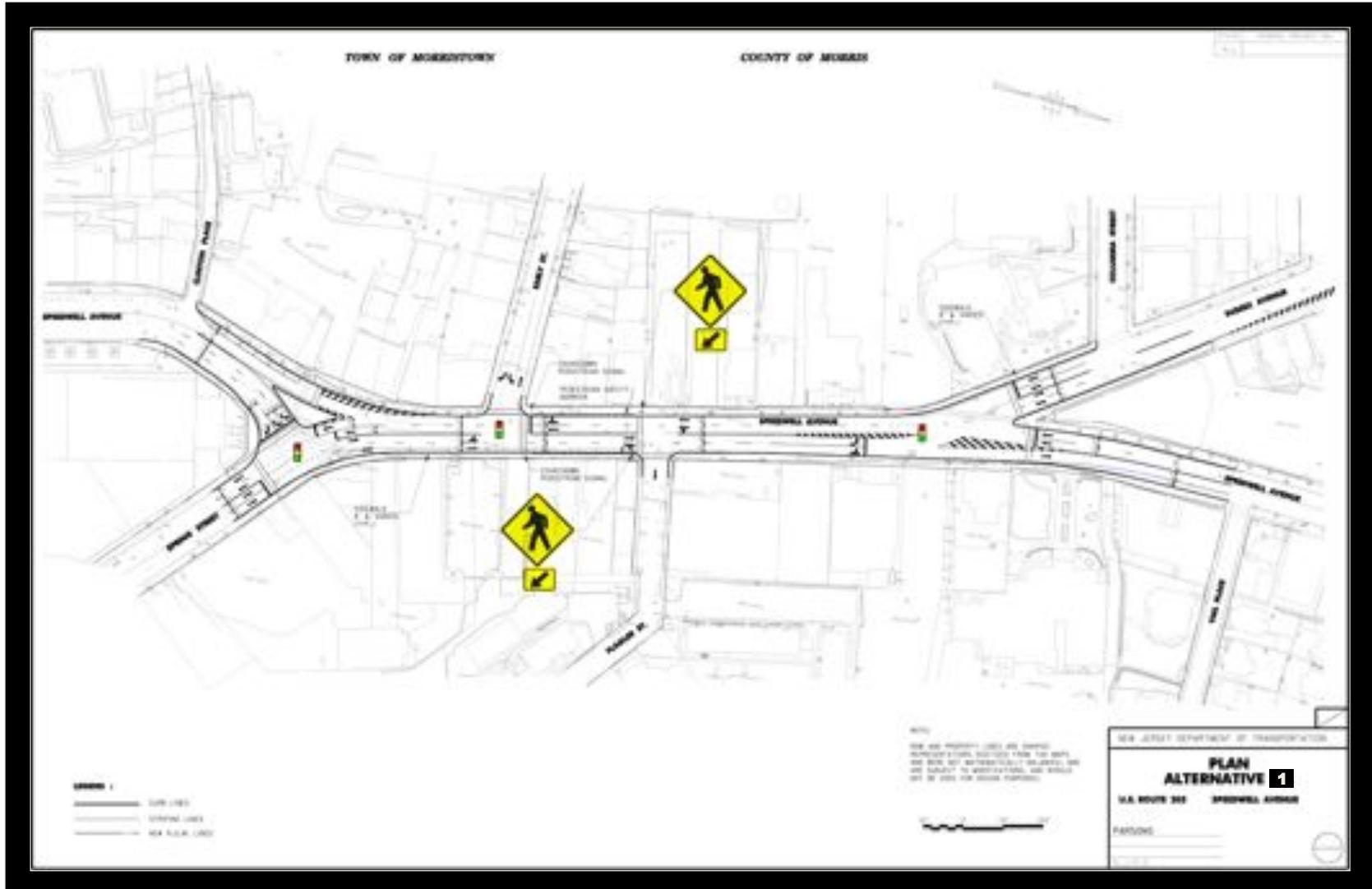
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Figure 6: Tracts and Phasing

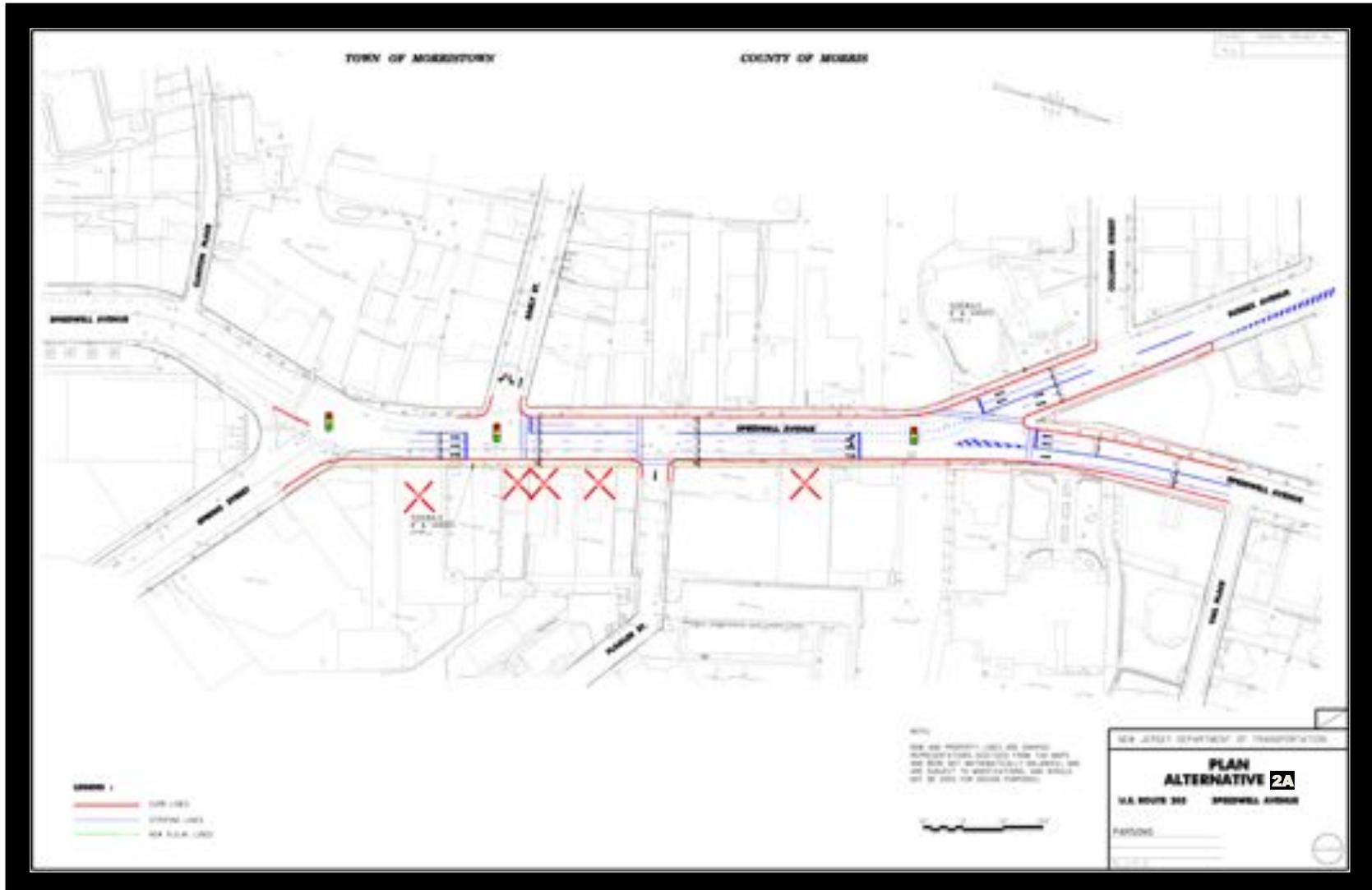
SPEEDWELL AVENUE REDEVELOPMENT PLAN
 TOWN OF MORRISTOWN, NEW JERSEY

Original Redevelopment Plan (w/ realignment)

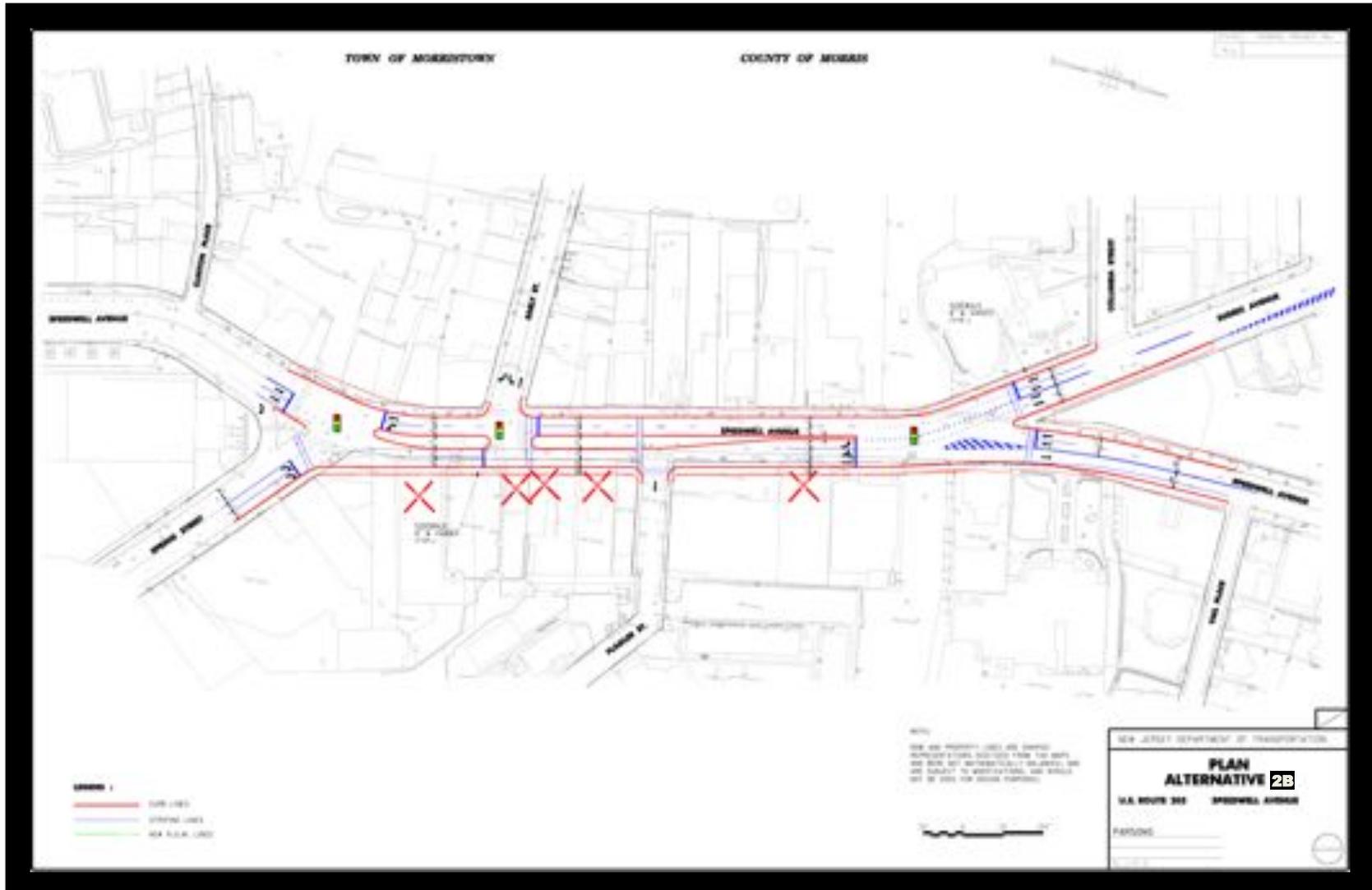
Proposed Alternative 1



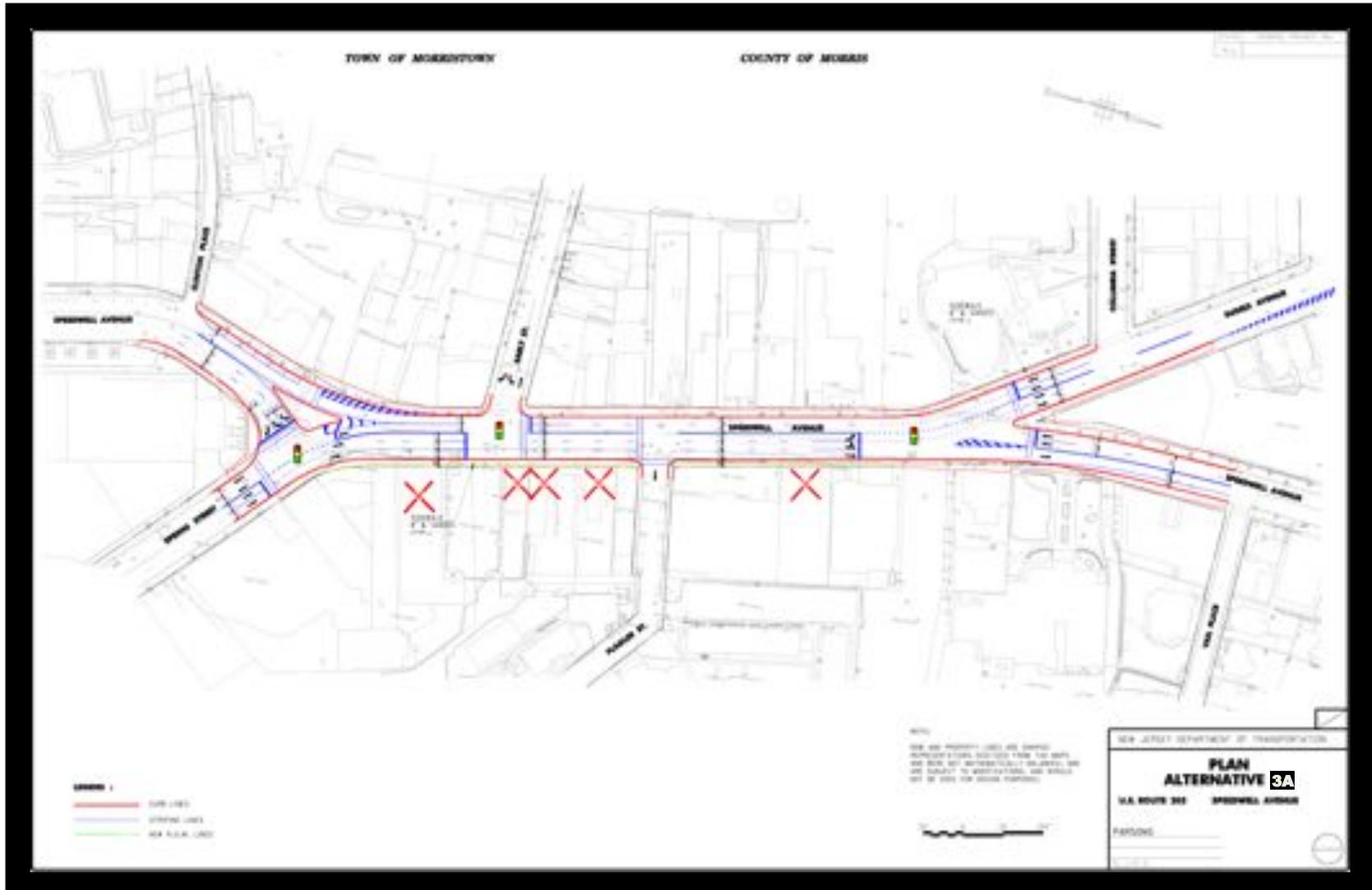
Proposed Alternative 2A



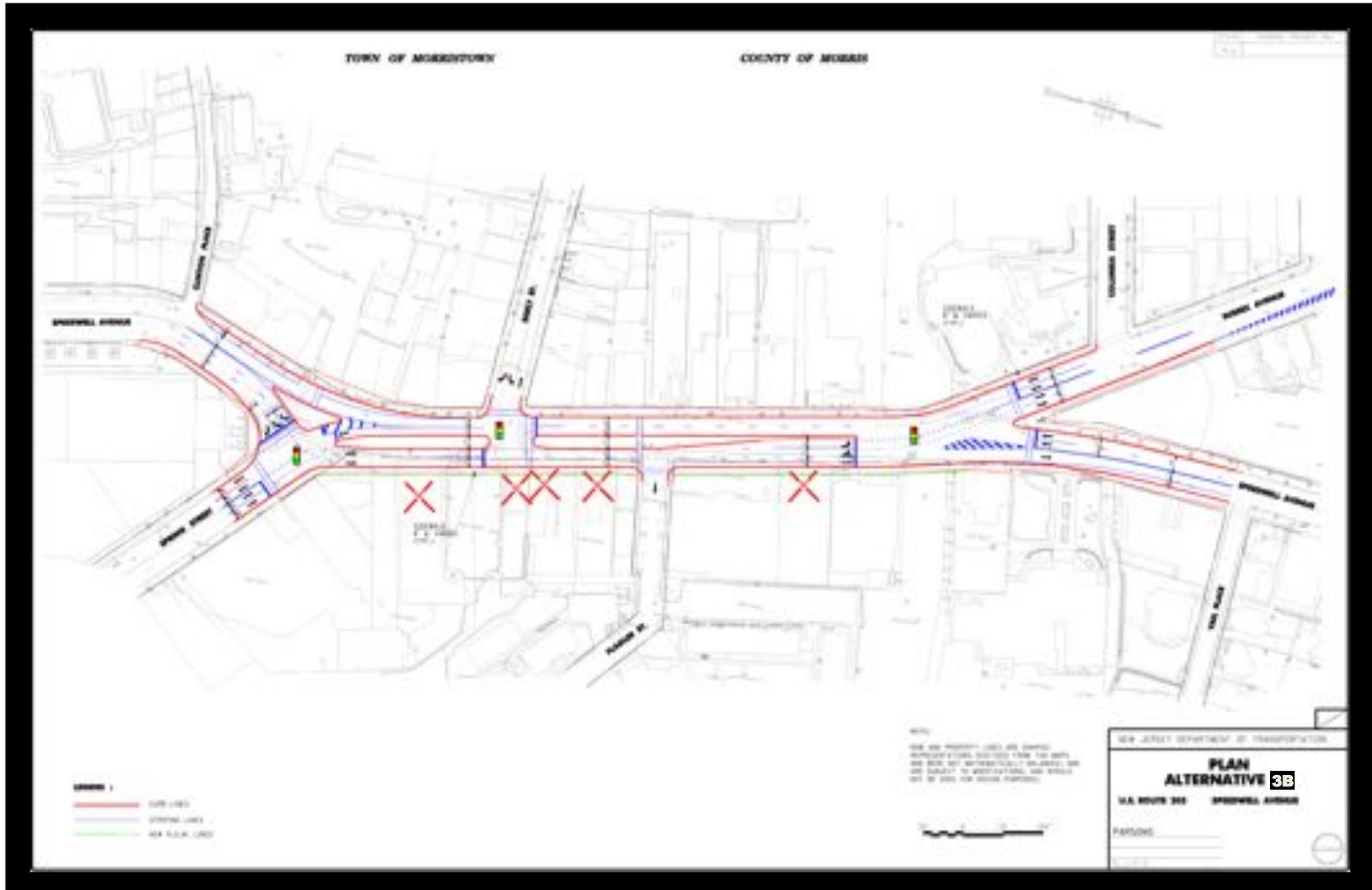
Proposed Alternative 2B



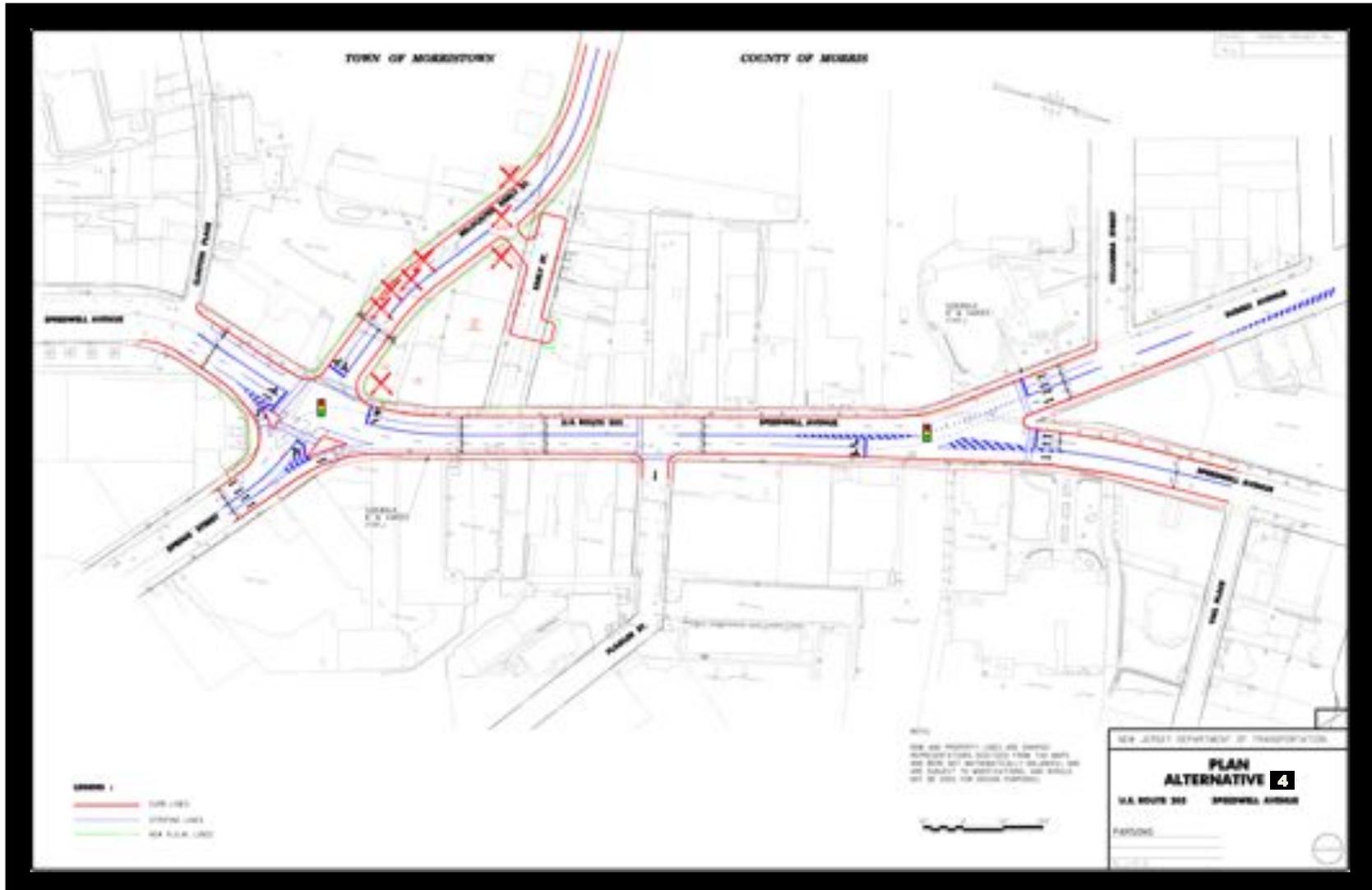
Proposed Alternative 3A



Proposed Alternative 3B



Proposed Alternative 4



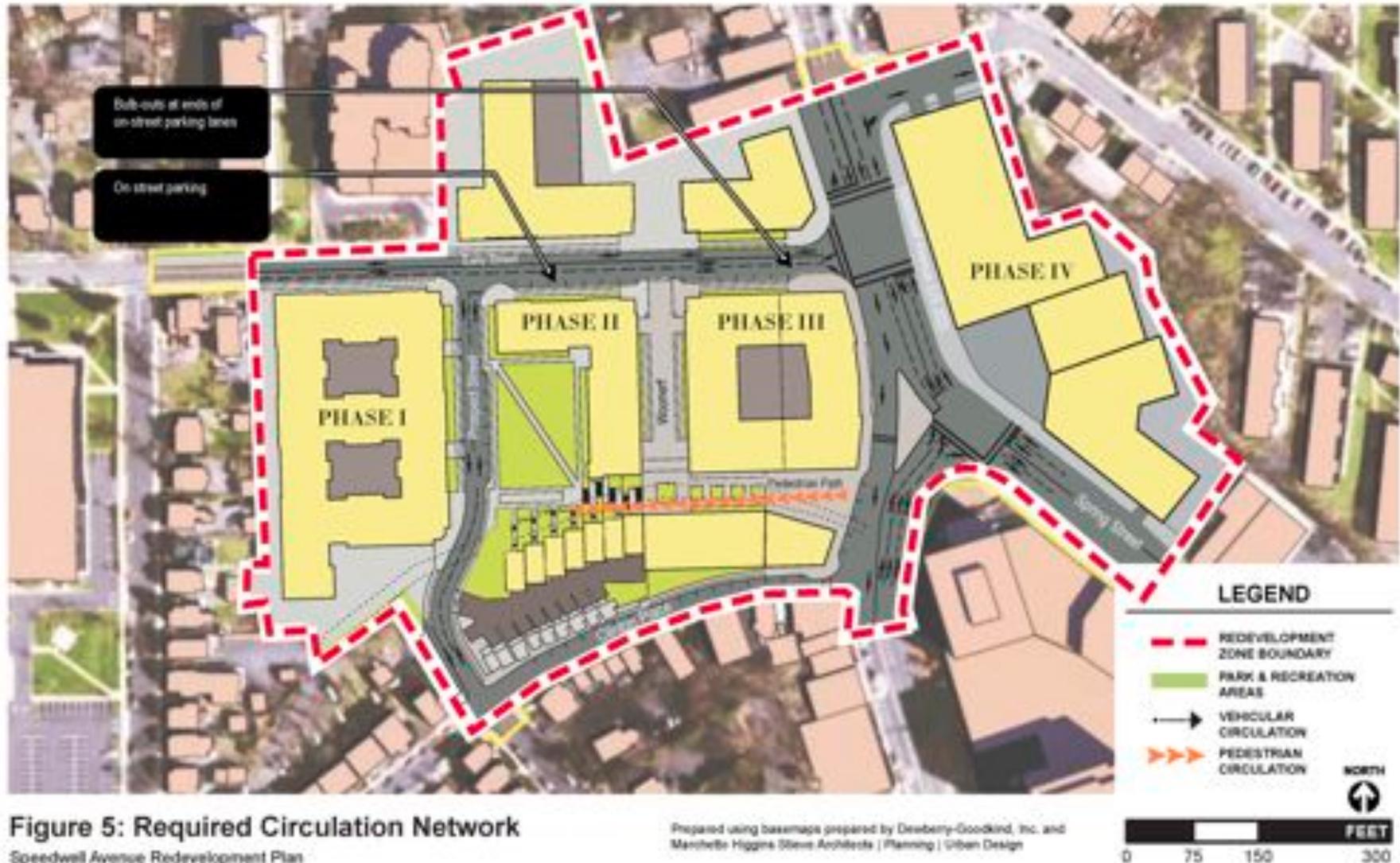


Figure 5: Required Circulation Network

Speedwell Avenue Redevelopment Plan
Town of Morristown, New Jersey

Prepared using basemaps prepared by Dewberry-Goodkind, Inc. and
Marchetto Higgins Stevie Architects | Planning | Urban Design



woonerf: a "living street"

Pedestrians are primary
Cars are secondary
to the needs of users of the
street as a whole.



A "shared space" designed to
be used by pedestrians,
playing children, bicyclists,
and low-speed motor vehicles,
becoming a public place for
people instead of single-
purpose conduits for
automobiles.







Figure 3: Illustrative Concept Plan

Speedwell Avenue Redevelopment Plan
Town of Morristown, New Jersey

Phase 1,2,3 Graphic represents concept design prepared by
Morristown Redevelopment LLC & Marchetto Higgins Steve
Architecture | Planning | Urban Design
Prepared using base maps prepared by Dewberry-Goodyink, Inc. and
Marchetto Higgins Steve Architects | Planning | Urban Design





Figure 8: Building Height

Speedwell Avenue Redevelopment Plan
Town of Morristown, New Jersey

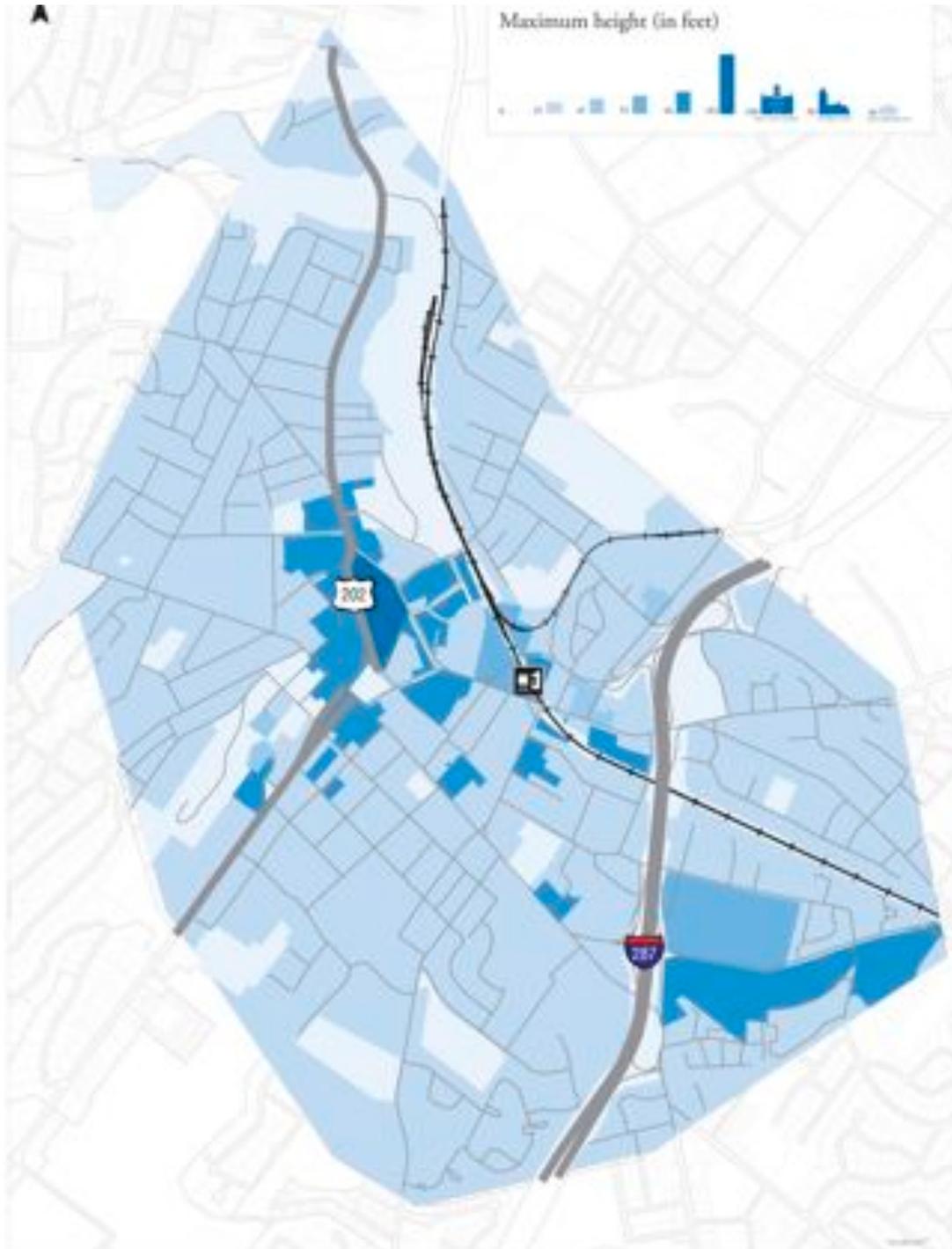
* Due to the sloping grade of the site, it is expected that each building will include a series of bays of varying heights.

* A higher height allowance is provided for areas where ground-floor retail space is required, to account for the taller ground-floor spaces.

** Refer to Chapter 5 for further details on Setbacks.

Prepared using base maps prepared by Dewberry-Goodkind, Inc. and Marchetto Higgins Stieve Architects | Planning | Urban Design





Morristown Height Map



Amended Plan



Original Plan



Amended Plan:
Development Program



Figure 6: Tracts and Phasing

Speedwell Avenue Redevelopment Plan
Town of Morristown, New Jersey

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Original Redevelopment Plan:

	Developable Area (acres)	Residential Units	Retail/Non-Residential (SF) *
Tract One	5.6	500	10K – 15K
Tract Two	2.5	165	15K – 20K
Tract Three	2.5	135	25K – 50K
Totals	10.6	800	50K – 85K

Amended Redevelopment Plan:

	Developable Area (acres)	Residential Units	Retail/Non-Residential (SF) *	Off-Street Residential Parking(min)
Phase 1	2.38	268	0	295
Phase 2.1.a	1.70	135	0	149
Phase 2.1.b	0.55	7	0	14
Phase 2.1.c	0.21	9-12	0	18
Phase 2.2	1.18	60	0	66
Phase 3.1	0.62	24	15,000	81
Phase 3.2	1.26	132	20,000	258
Phase 3.3	0.70	24	5,000	51
Phase 4	2.77	150	25,000–45,000	480
Totals	11.37	809 - 812	65K-85K	1394(min)

LEED 2009 FOR NEIGHBORHOOD DEVELOPMENT

For Public Use and Display
LEED 2009 for Neighborhood Development Rating System
Created by the Congress for the New Urbanism, Natural Resources
Defense Council, and the U.S. Green Building Council
(Updated February 2011)



District Design & Sustainable Development

*Based on LEED for Neighborhood
Development Rating System*

Required Credits

- Neighborhood Pattern & Design
 - Walkable Streets
 - Access to Civic and Public Space
 - Tree-lined and Shaded Streets
- Green Infrastructure & Building
 - Minimum Energy Efficiency
 - Minimum Water Efficiency
 - Construction Activity Pollution Prevention
 - Water-Efficient Landscaping
 - Stormwater Management
 - Heat Island Reduction
 - Solid Waste Management
 - Light Pollution Reduction

Recommended Credits

- Neighborhood Pattern & Design
 - Reduced Parking Footprint
 - Transit Facilities
 - Transportation Demand Management
 - Visitability & Universal Design
 - Local Food Production
- Green Infrastructure & Building
 - Infrastructure Energy Management
 - Wastewater Management
 - Recycled Content in Infrastructure



- Massing: *Human and Pedestrian Scale*
- Articulation: *Morristown Neighborhood Patterns & Rhythm*
- Façade Materials: *High-Quality Building Materials*
- Façade Colors: *Traditional and Appropriate Color Schemes*

Architectural Design Standards