Presentation

Redevelopment Plan Components
Approval Process Overview
Approach and Principles
Context & Existing Conditions
Urban Design
Amended Redevelopment Plan Components

• Redevelopment Area Context

• Regulatory Framework

• Development Program

• District Design – Sustainable Development

• Appendices (drawings, maps and charts)
• 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.)
• Unique Neighborhood Identity
• Pedestrian-Oriented
• Green & Sustainable Design
• Expanded Housing Options
• Beautiful Architectural and Design
• Quality Open Space
• Spur District Economic Development
Speedwell Avenue Area in Historic Context
Morristown
Morristown
Morristown
Morristown
Neighborhood Context & Existing Conditions
Amended Speedwell Redevelopment Plan

Area Context

Morristown Redevelopment Areas
Speedwell Redevelopment Area
Amended Plan:
Urban Design
Redevelopment Area - Existing
Original Redevelopment Plan

Figure 6: Tracts and Phasing
Amended Speedwell Redevelopment Plan

Amending the Plan

Urban Design
Amended Speedwell Redevelopment Plan

Urban Design

Amending the Plan
Amended Speedwell Redevelopment Plan

Amending the Plan
Proposed Alternative 1

Reconfigure Intersections at Spring & Sussex

*Initially Preferred Alternative
Proposed Alternative 2A

Widen Speedwell Avenue to Three Lanes
Proposed Alternative 2B

Widen Speedwell to Three Lanes & add Turning Median
Proposed Alternative 3B

Alternative 2 Widening + Alternative 1 Intersection Upgrades
Proposed Alternative 4

Realign Early to Spring Street
Figure 5: Required Circulation Network

Speedwell Avenue Redevelopment Plan
Town of Morristown, New Jersey
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.
Pedestrian Greenway Examples (Highline, NYC)
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 basemaps prepared by Dewberry-Goolden, Inc. and Marchetto Higgins Stieve Architects | Planning | Urban Design
Morristown Height Map
Amended Plan:
Development Program
Figure 6: Tracts and Phasing
Speedwell Avenue Redevelopment Plan
Town of Morristown, New Jersey
### Amended Speedwell Redevelopment Plan

### Development Program

#### Development Yields – Original & Amended

**Original Redevelopment Plan:**

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<tr>
<th></th>
<th>Developable Area (acres)</th>
<th>Residential Units</th>
<th>Retail/Non-Residential (SF) *</th>
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<tr>
<td>Tract One</td>
<td>5.6</td>
<td>500</td>
<td>10K – 15K</td>
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<td>Tract Two</td>
<td>2.5</td>
<td>165</td>
<td>15K – 20K</td>
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<tr>
<td>Tract Three</td>
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<td>135</td>
<td>25K – 50K</td>
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<td>50K – 85K</td>
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**Amended Redevelopment Plan:**

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<th>Retail/Non-Residential (SF) *</th>
<th>Off-Street Residential Parking(min)</th>
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<td>268</td>
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<td>7</td>
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<td>9-12</td>
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<td>809 - 812</td>
<td>65K-85K</td>
<td>1394(min)</td>
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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
Architectural Design Standards

- Massing: *Human and Pedestrian Scale*

- Articulation: *Morristown Neighborhood Patterns & Rhythm*

- Façade Materials: *High-Quality Building Materials*

- Façade Colors: *Traditional and Appropriate Color Schemes*