

Morris Street Phase II Redevelopment Plan

Prepared by

Topology

For

Morristown
Redevelopment
Entity

March 14, 2019



Agenda

- 1 Background**
- 2 Plan Overview**
- 3 Next Steps**

1. Background



Plan History

- 
- 2007:** Properties declared an Area in Need of Redevelopment.
 - October 2012:** Phase 1 RDP completed.
 - 2016-2017:** Phase 1 opens.
 - 2016-2018:** Self storage proposals.
 - December 2018:** Live-work concept introduced.
 - February 2019:** Updated live/work concept presented.

Morris Street Redevelopment Area



Phase 1



Phase 1



2012

Phase 1

2012



Phase 1



4811781

Phase 1



Phase 2



Phase 2



Phase 2



Phase 2



Self Storage: February 2018



Self Storage: May 2018

PROPOSED

Marchetto
Higgins
Stieve

Architecture
Planning
Urban Design



Live/Work: December 2018

MVMK
Minervini Vandermark Mella Kelly
Architecture + Design



Live/Work: February 2019



2. Plan Overview



Plan Overview

1. Derived from an extensive public engagement process.
2. Emphasizes transitional design that bridges the gap between residential and commercial districts.
3. Proposes a new live-work community that resulted from community discussions.
4. Sensitive to infrastructure and traffic limitations.
5. Maintains density from previous phase of Morris Street plan.
6. Continues the tradition of commitment to smart growth principles exhibited in previous redevelopment plans.

Plan Overview

- Property Information
 - Address: 171-185 Morris Street (Block 3701, Lots 13-15)
 - Area: 68,893 sq. ft.
- Permitted Principal Uses
 - Dwelling, 5+ family
 - Retail business (including co-working)
 - Fitness center
 - Bicycle share
 - Restaurant
 - Open space
 - Public parking
 - Live/Work

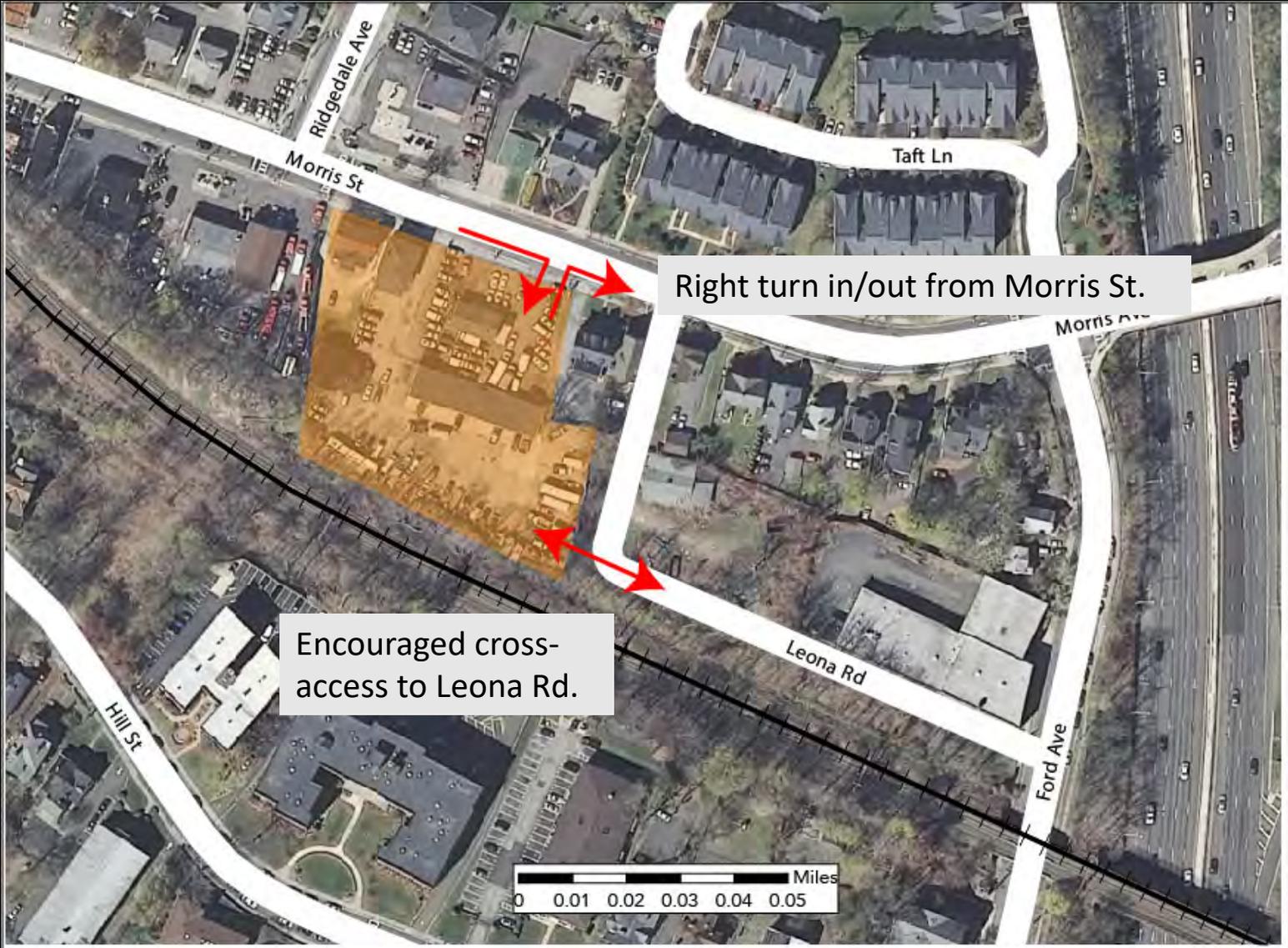
Plan Overview

- **Bulk Requirements**
 - Maximum dwelling units: 85
 - 72 Units Market Rate
 - 13 Units Affordable Set-aside (15%)
 - 30% Live/Work (minimum)
 - Minimum co-working space: 3,000 sq. ft.
 - Maximum height: 4 stories/50 ft.
 - Maximum impervious coverage: 80%
- **Parking Standards**
 - Residential (1 bedroom): 1.2 per unit
 - Residential (2 bedroom): 1.5 per unit
 - Minimum bicycle parking: 35 spaces

Plan Overview

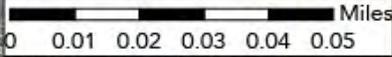
- **Key Design Themes**
 - Contextual and transitional massing
 - Integrated form + function
 - Innovative building design
 - “Future-ready” spaces
- **Traffic / Circulation**
 - Traffic Impact Study required **prior** to any redevelopment agreement (i.e. requires council approval)
 - Entry from and on to Morris Street is limited to right turn in and right turn out unless otherwise approved by the Planning Board
 - Best efforts to pursue cross access via Leona Drive

Circulation

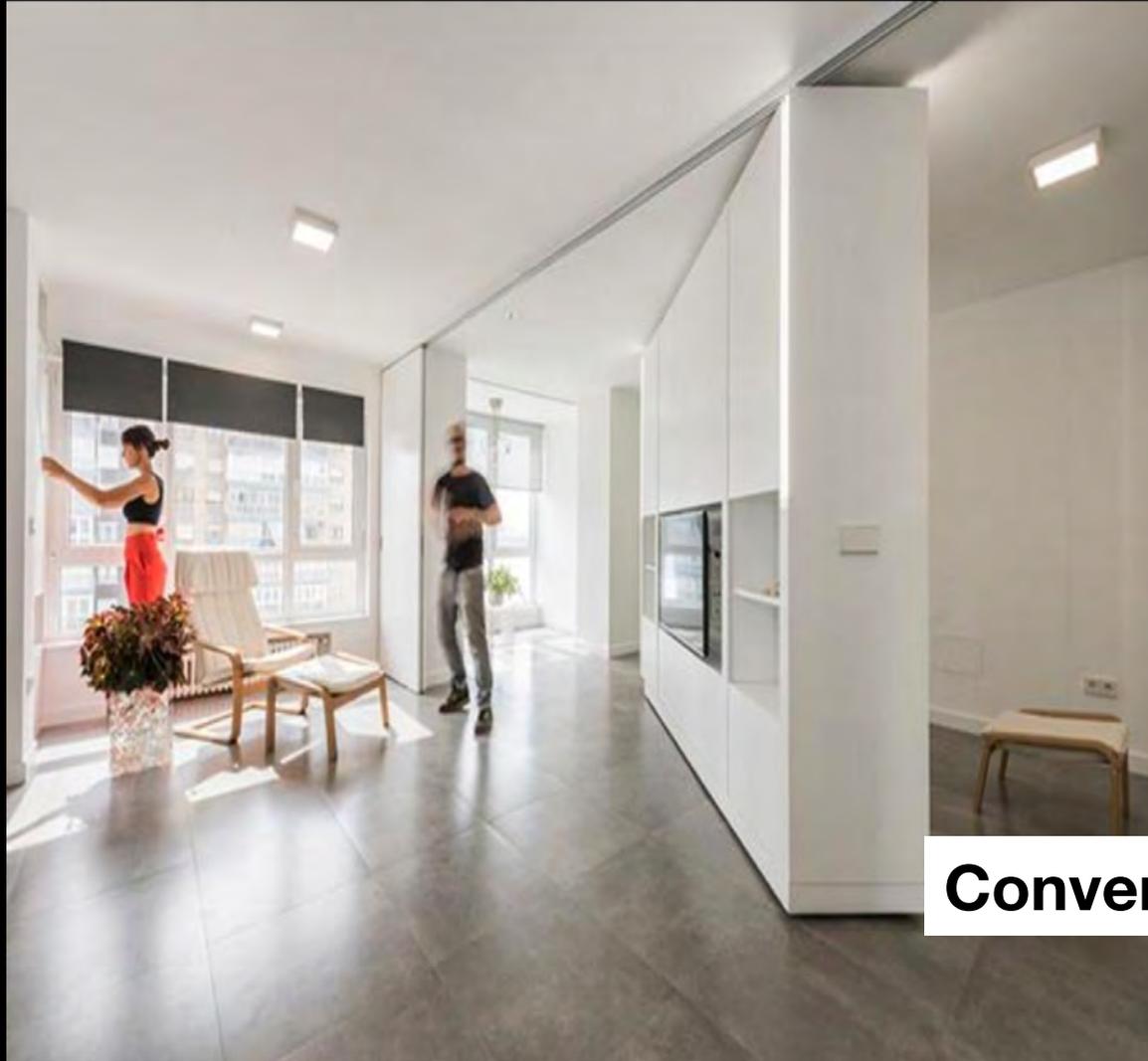


Right turn in/out from Morris St.

Encouraged cross-access to Leona Rd.



Innovative Building Features



Convertible Spaces

“Double-Duty” Spaces



Café Residential Lobby
Urby, Harrison NJ

“Double-Duty” Spaces



**Coworking/Meeting Lobby
Ace Hotel, NYC**

Neighborhood Scale Design



**5/Q Rowhomes
Washington, DC**

RIDGEDALE AVENUE

PARKING REQUIREMENTS

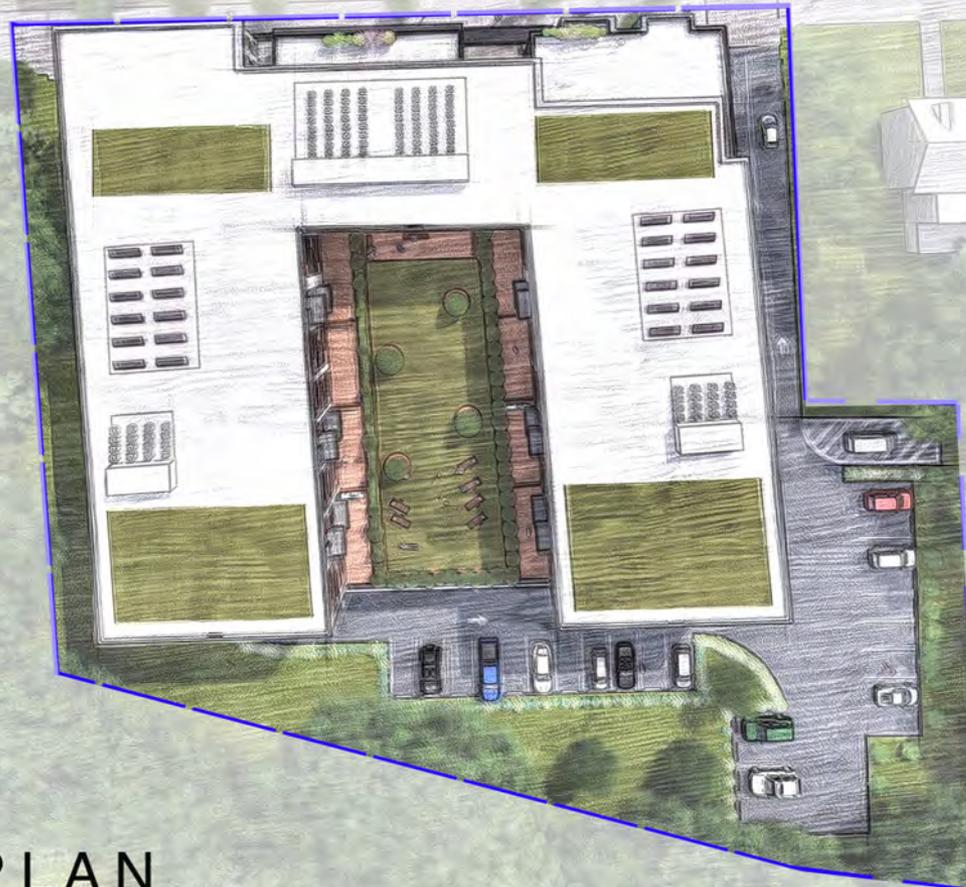
(43) 1 BEDROOM UNITS AT 1.2 PER = 51.6 SPACES
 (29) 2 BEDROOM UNITS AT 1.5 PER = 43.5 SPACES
 (13) AFFORDABLE AT 1 PER = 13 SPACES
TOTAL SPACES REQUIRED = 108.1
TOTAL SPACES PROVIDED = 111

72 MARKET RATE UNITS
13 AFFORDABLE UNITS

BULK STANDARDS

BUILDING HEIGHT 4 STORIES, 48 FEET
LOT AREA 68,893 SF (1.58 ACRES)
BUILDING COVERAGE 53%
FRONT YARD 15FT
REAR YARD VARIES 11'-6 TO 93'-5"
SIDE YARD WEST 12'-0
SIDE YARD EAST 29'-6
IMPERVIOUS COVERAGE 82%
FAR 1.75

MORRIS STREET



SITE PLAN



Updated Rendering



Updated Rendering



Updated Rendering

REPRESENTS ADDITIONAL SIDEWALK TO BE CONSTRUCTED



Streetscape Standards

3. Next Steps



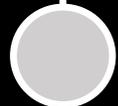
Potential Project Next Steps



March 14, 2019: Redevelopment Plan presentation.



Date TBD: Introduction and first reading of ordinance.



Date TBD: Consistency review by Planning Board.



Date TBD: Second reading and adoption of ordinance*



Date TBD: Redevelopment agreement adopted.

Questions
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