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.


December 2018: Live-work concept introduced.

February 2019: Updated live/work concept presented.
Phase 1
Phase 1
Phase 1
Phase 2
Phase 2
Phase 2
Phase 2
Live/Work: December 2018
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
• **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
Encouraged cross-access to Leona Rd.

Right turn in/out from Morris St.
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
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
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