

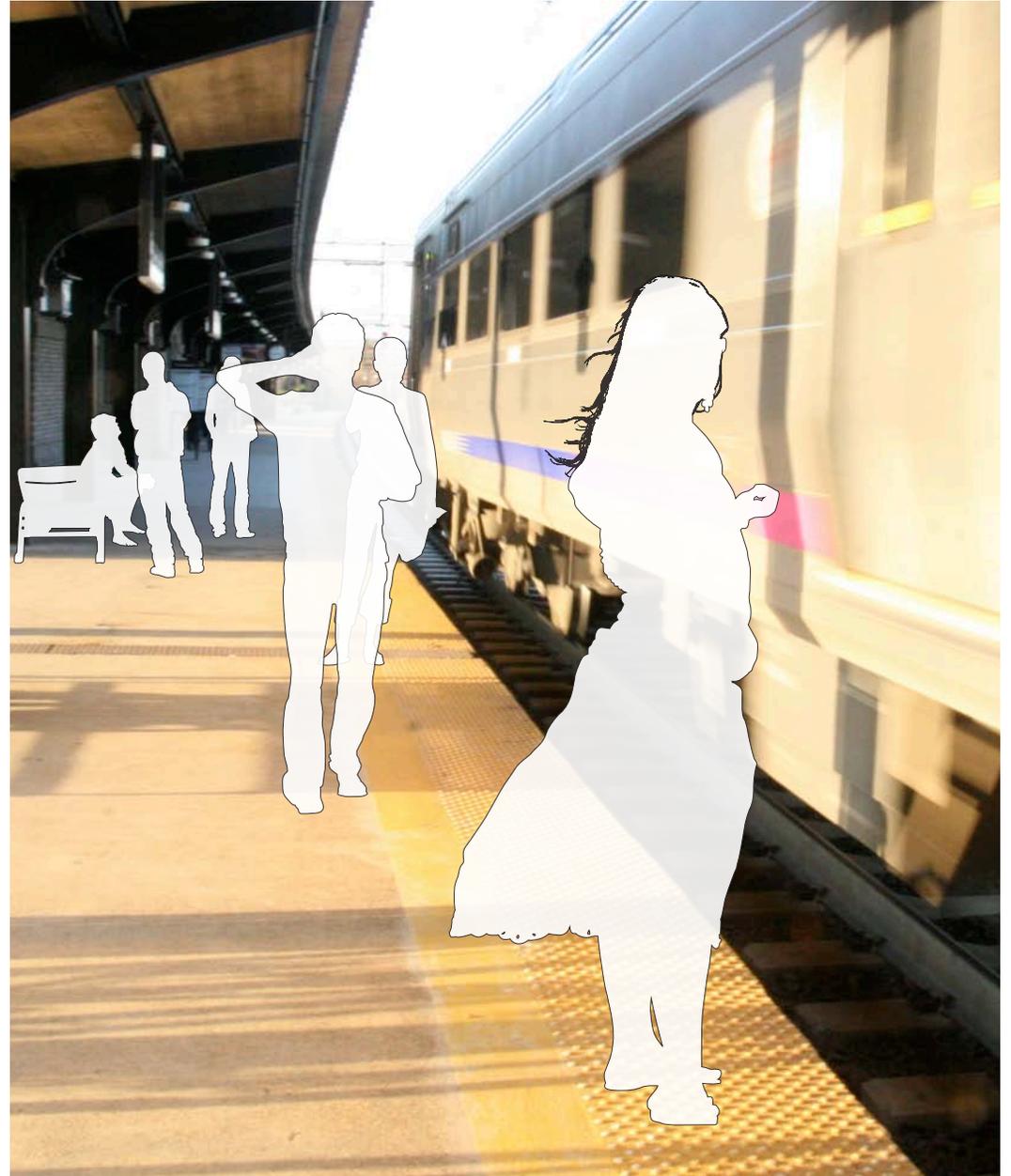
# Morristown Station Redevelopment Plan RFQ

Pre-Submission Conference

Presented by

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Town of Morristown  
Morristown Parking Authority



- 1 **VISION**
- 2 **CONTEXT**
- 3 **SITE OVERVIEW**
- 4 **SELECTION PROCESS**
- 5 **QUESTIONS**

# VISION

## RFQ Purpose & Expectations

### Purpose

To procure a highly-qualified development team to participate in planning & implementation for Morristown Parking Authority's "Lot 3R"

### Expectations

The Town and Parking Authority seek qualifications and demonstrated experience in the following areas:

**Financial Capacity:** necessary financing & guarantees to complete development.

**Design:** high-quality transit-oriented projects of similar scale.

**Civic Engagement:** demonstrated experience & affirmation to participate in Morristown workshops.

## Precedents



Architecture and Scale



Urban Design & Placemaking

## Precedents



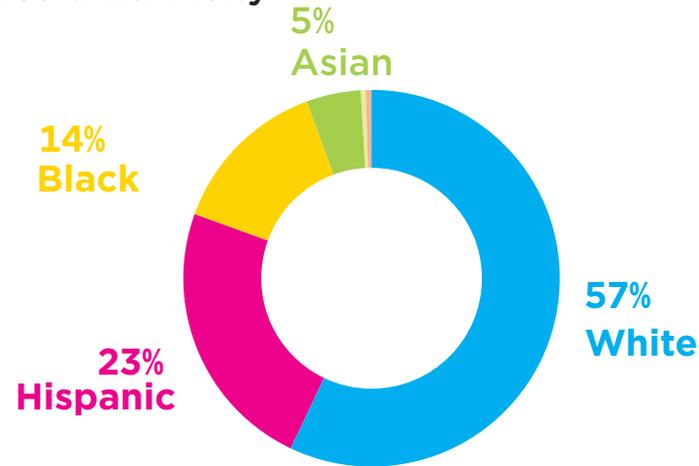
Circulation and Mobility



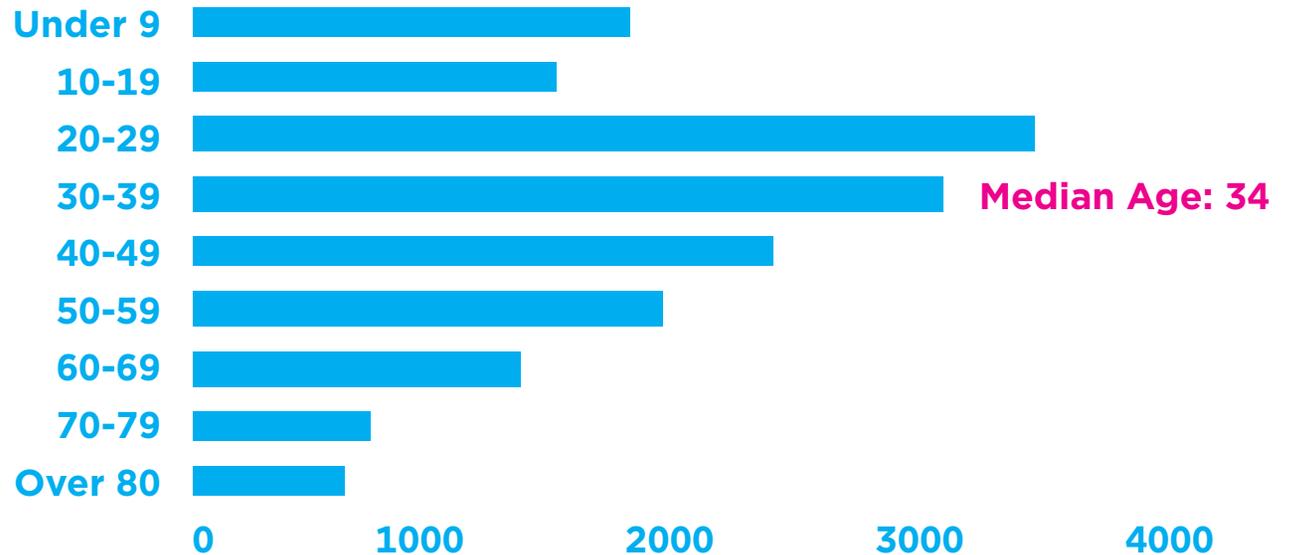
Landscape Architecture

## Demographic Overview

Race & Ethnicity



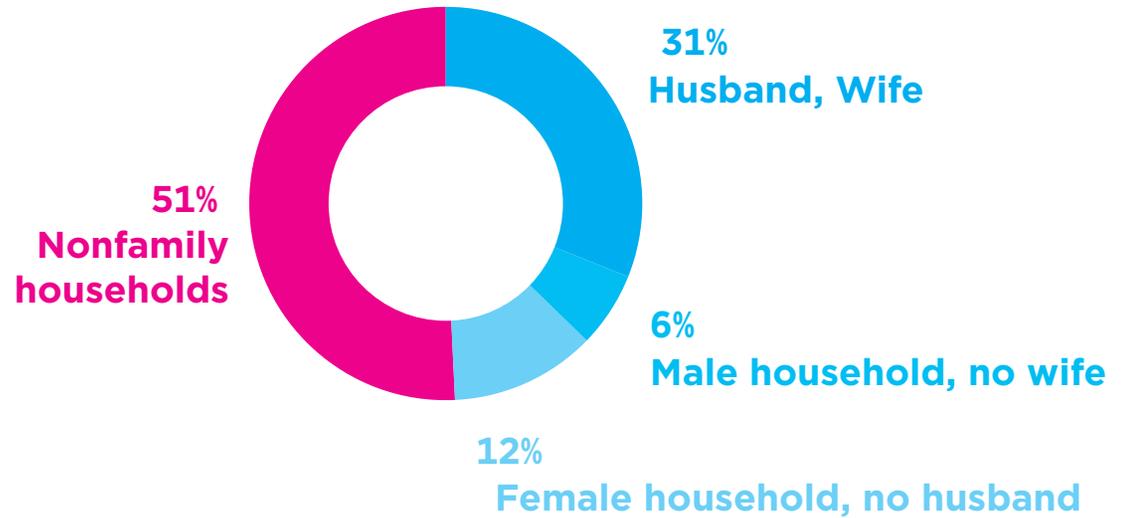
Age Composition



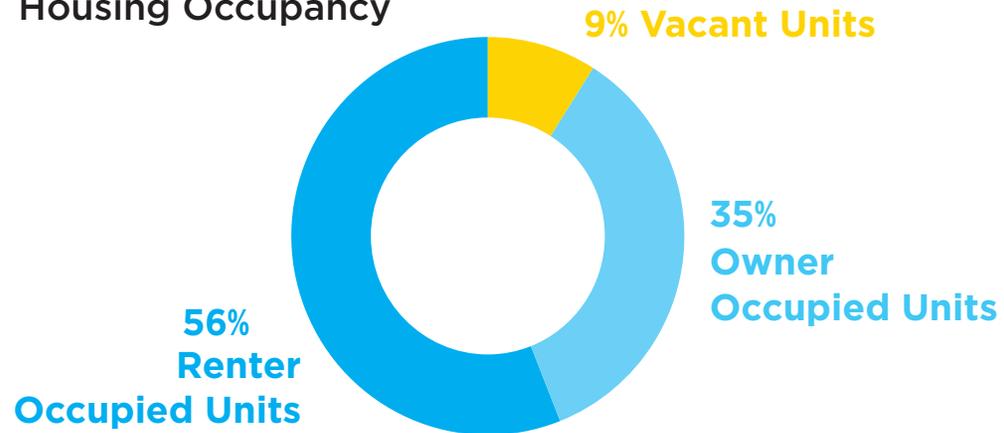
# CONTEXT

## Demographic Overview

Household by Type



Housing Occupancy



# CONTEXT

## Demographic Overview

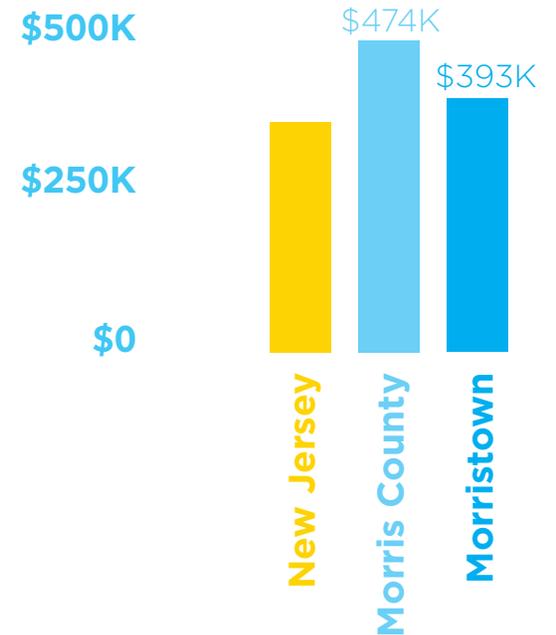
Median Household Income



Median Household Rent



Median Household Value



# CONTEXT

## Transit Overview

**1,845** number of daily  
passengers  
boarding

**30** number of miles to  
travel from  
New York City

**60** number of minutes  
to travel from  
New York City

# CONTEXT

## Aerial Map



## Parcel Map

- Lot 13
- Lot 12 & 12.01
- Lot 11
- Lumber Street
- Lot 18



# SITE OVERVIEW

## Photos



# SITE OVERVIEW

## Planning and Zoning

<b>Permitted Uses</b>	Mixed-use; including Residential, Retail, Offices, and similar
<b>Max Height</b>	5 stories / 55 feet
<b>Maximum Density</b>	MPA Property = 109 Units
<b>Coverage</b>	95% Maximum Impervious
<b>Off-street Parking</b>	1 Bedroom = 1.8 Spaces 2 Bedroom = 2 Spaces 3 Bedroom = 2.1 Spaces

## Planning and Zoning

### Off Street Parking

**Parking Reduction:** Parking may be reduced in redevelopment plan based on defensible user projections or shared parking scheme.

**On street requirements:** MPA seeks approximately 30 on-street 'convenience' spaces to serve existing and potential retail in district.

**Replacement commuter parking:** MPA seeks approximately 15-25 Morristown resident commuter spaces within the proposed project, to be provided on a shared parking basis.

### Additional Public Infrastructure Requirements

**Roadways:** Preservation/reconstruction of Lackawanna Place & Lumber Street

**Multi-modal:** Taxi Stand, transit plaza, bicycle and pedestrian accommodations

**Affordable housing:** 12.5% affordable housing target

# SELECTION PROCESS

## Procurement & Redevelopment Timeline

### Phase 1



# SELECTION PROCESS

## Procurement & Redevelopment Timeline

### Phase 2



# QUESTIONS & COMMENTS

**1.** The town and parking authority reserve the right to respond to transactional questions.

Respondents must be submitted questions in writing by close of business day, Friday March 16th

**2.** Developers are encouraged to provide feedback and preferences regarding key transactional points