

Spring Street Redevelopment Plan



Prepared by

Topology

Presented to

Morristown Redevelopment
Entity

October 10, 2019

Agenda

- 1 History + Process to Date**
- 2 Amendment Overview**
- 3 Potential Next Steps**
- 4 Scope of Tonight's Vote**

1. History + Process to Date



Spring Street Redevelopment Area



Total area: 8.47 acres

The Green

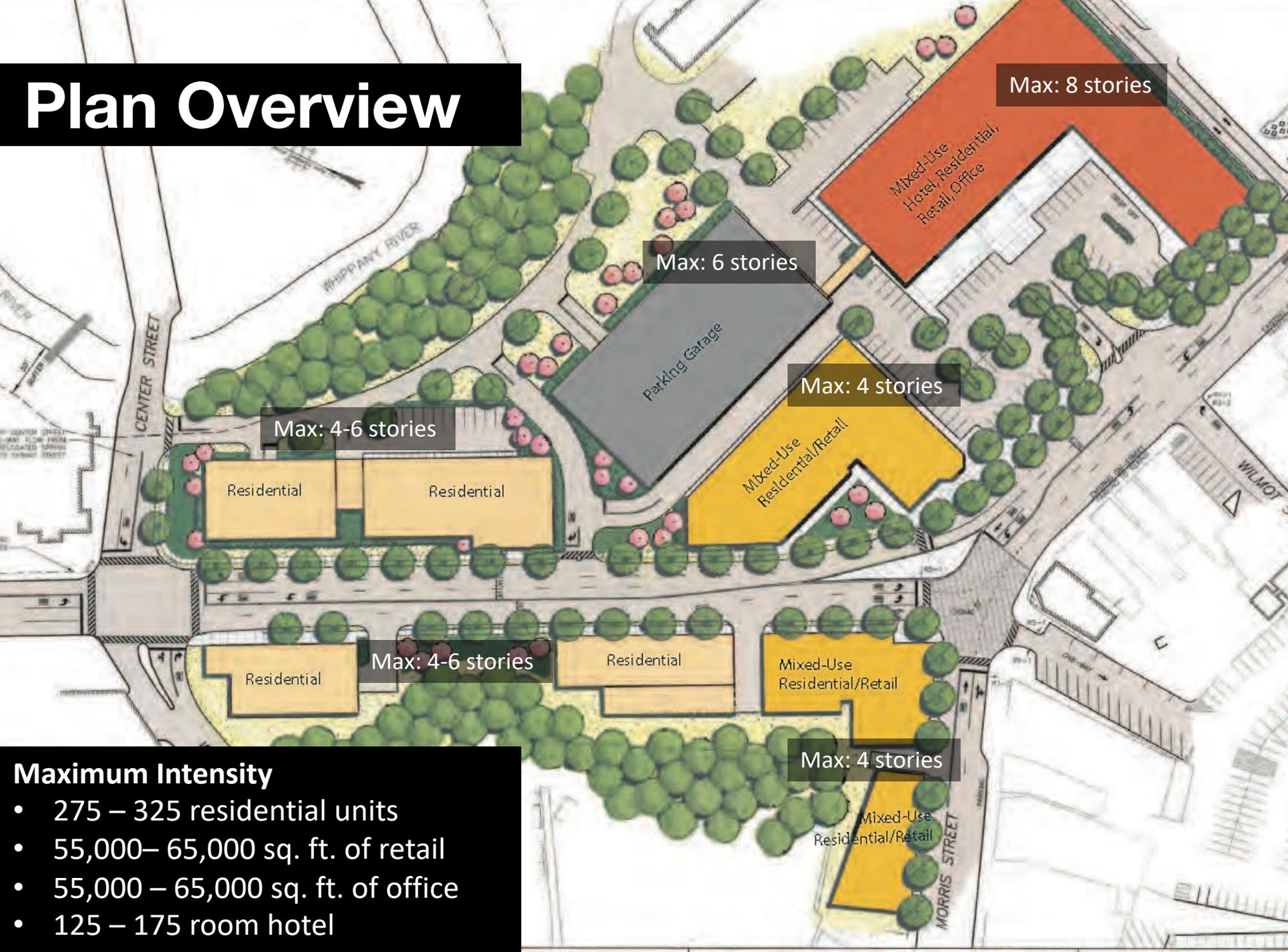
Train Station



Plan History

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- 2004-2008:** Properties are classified as an “Area in Need of Redevelopment.”
 - December 2008:** Spring Street Redevelopment Plan is adopted.
 - March 2014:** Plan amendment is incorporated as a recommendation in Morristown Moving Forward.
 - May 2018:** Plan amendment is incorporated as a recommendation in Master Plan re-examination..

Plan Overview



Max: 4-6 stories

Max: 6 stories

Max: 8 stories

Max: 4 stories

Max: 4-6 stories

Max: 4 stories

Maximum Intensity

- 275 – 325 residential units
- 55,000– 65,000 sq. ft. of retail
- 55,000 – 65,000 sq. ft. of office
- 125 – 175 room hotel

Morristown Moving Forward

The Spring Street Redevelopment Plan was adopted in 2008 but has not been implemented. The plan should be amended via a public planning process to more accurately reflect the intended character of the TC-3 community form district and to resolve various traffic issues.



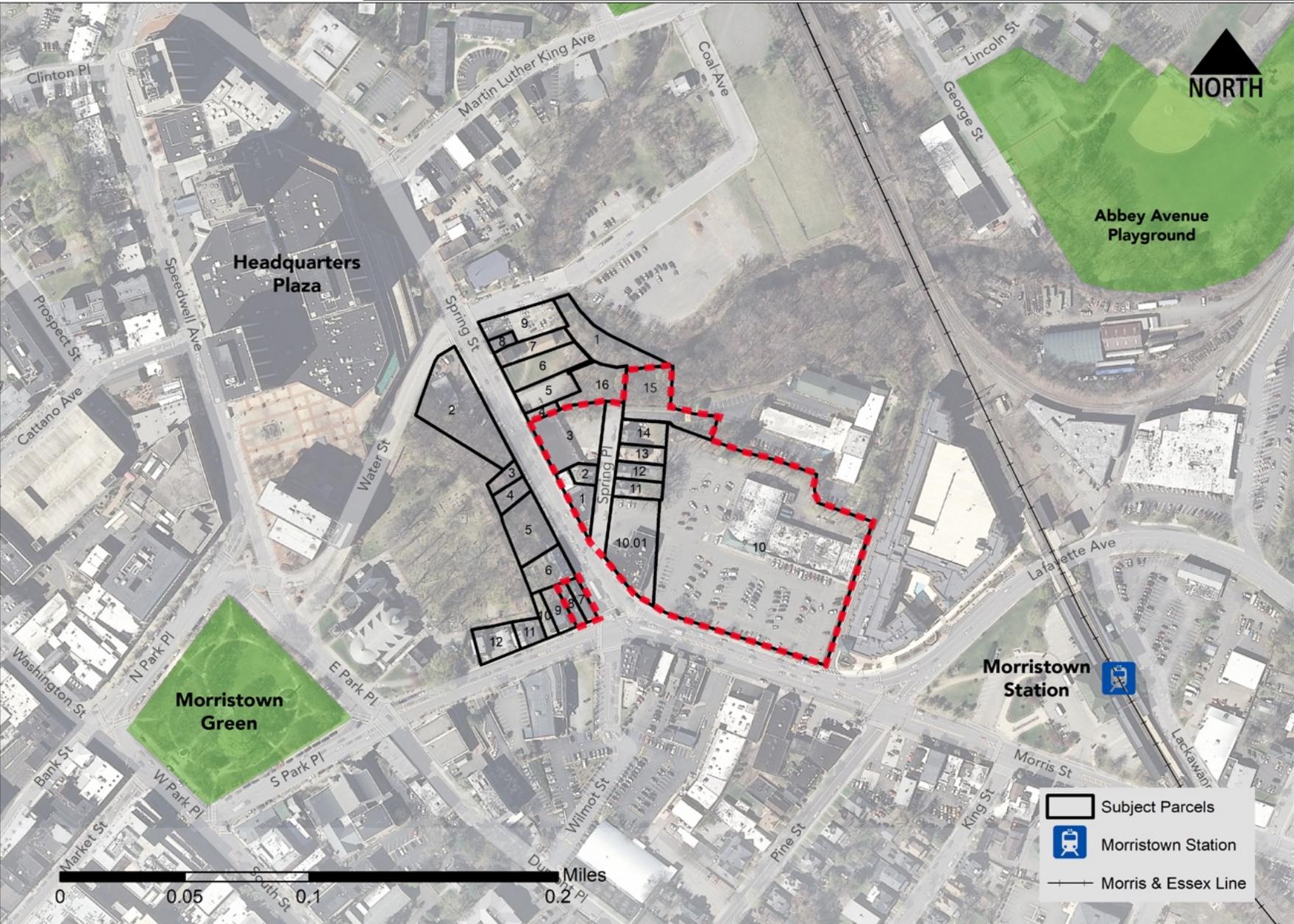
Process to Date

- **June 13, 2019:** First M Station presentation to Redevelopment Entity.
- **June 27, 2019:** M Station public presentation + discussion.
- **August 13, 2019:** Second M Station presentation to Redevelopment Entity.
- **September 25, 2019:** Phase III Amendment introduced by Redevelopment Entity.
- **October 9, 2019:** Phase III Amendment determined to be not inconsistent with Master Plan.

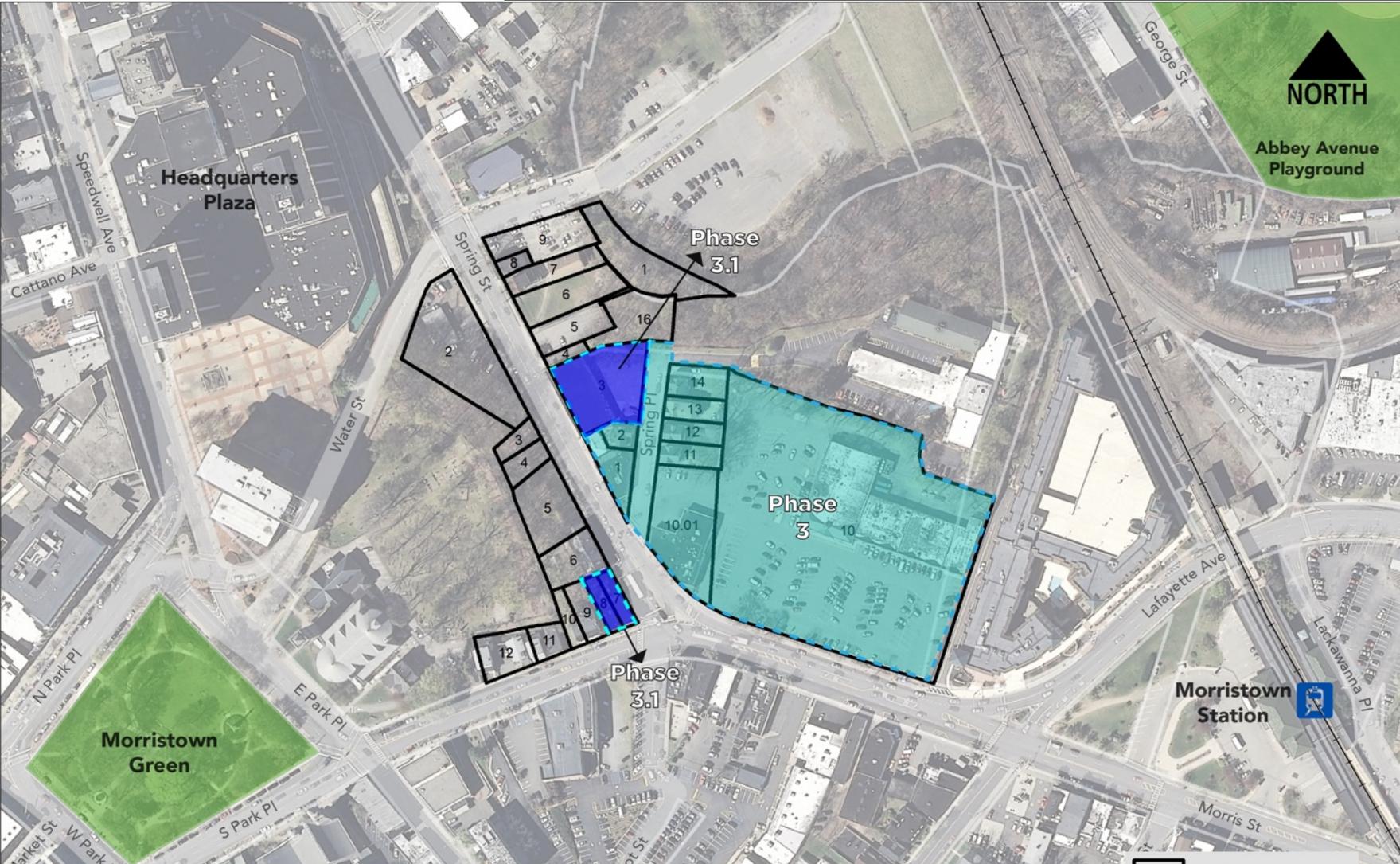
2. Amendment Overview



Boundaries



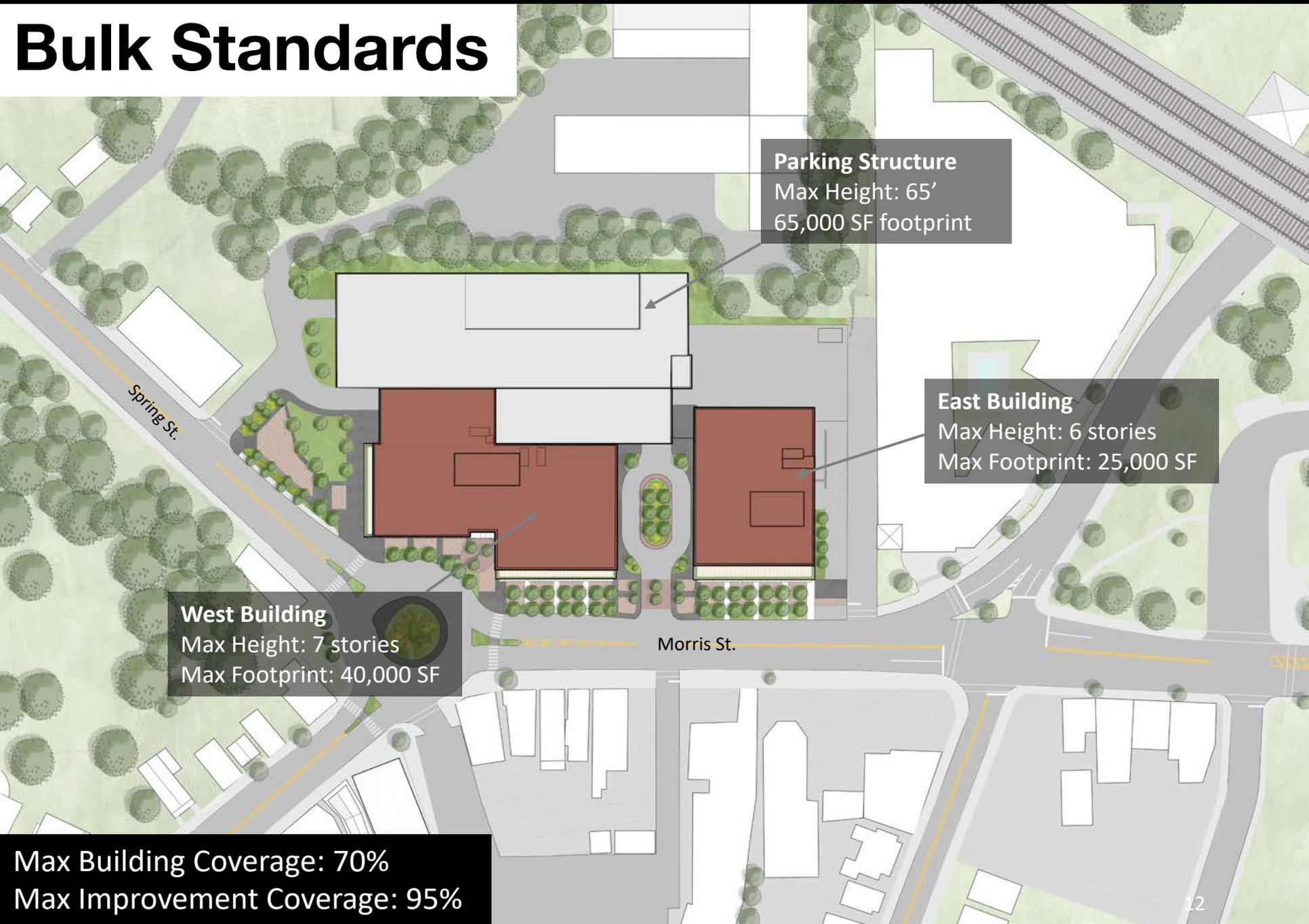
Phasing + Use



Phase 3: Mixed-Use Office Campus:
Phase 3.1: Right of way expansion (if necessary)

- Subject Parcels
- Morristown Station
- Morris & Essex Line

Bulk Standards



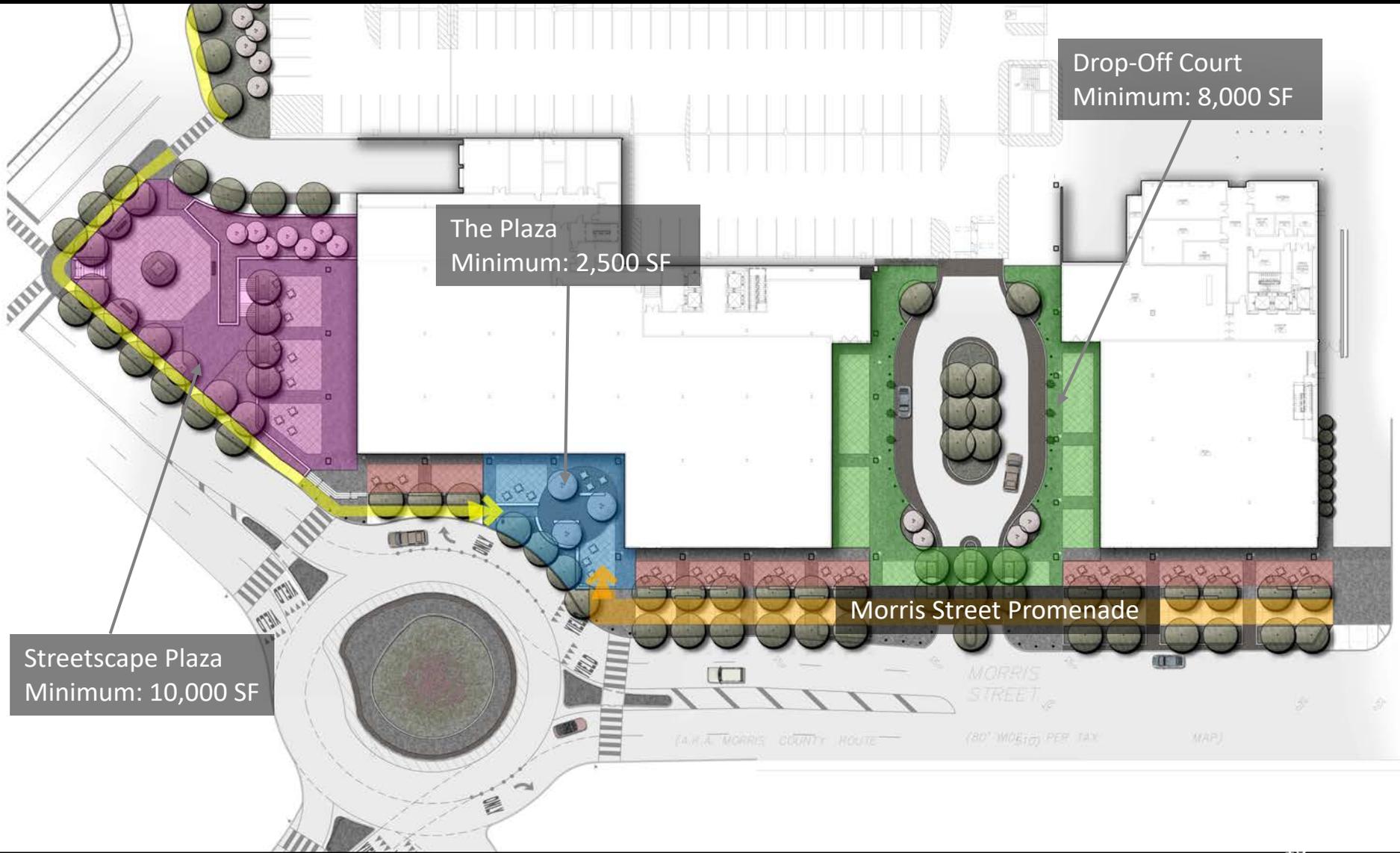
Parking Structure
Max Height: 65'
65,000 SF footprint

East Building
Max Height: 6 stories
Max Footprint: 25,000 SF

West Building
Max Height: 7 stories
Max Footprint: 40,000 SF

Max Building Coverage: 70%
Max Improvement Coverage: 95%

Public Spaces



Streetscape Plaza
Minimum: 10,000 SF

The Plaza
Minimum: 2,500 SF

Drop-Off Court
Minimum: 8,000 SF

Morris Street Promenade

MORRIS STREET
(A.K.A. MORRIS COUNTY ROUTE) (80' WIDE) PER TAX MAP

Morris Street Promenade



Landscaped buffer

Outdoor dining

Minimum 10' unobstructed pedestrian way

Seating + furniture

Green stormwater infrastructure

Differentiated materials

Design Standards



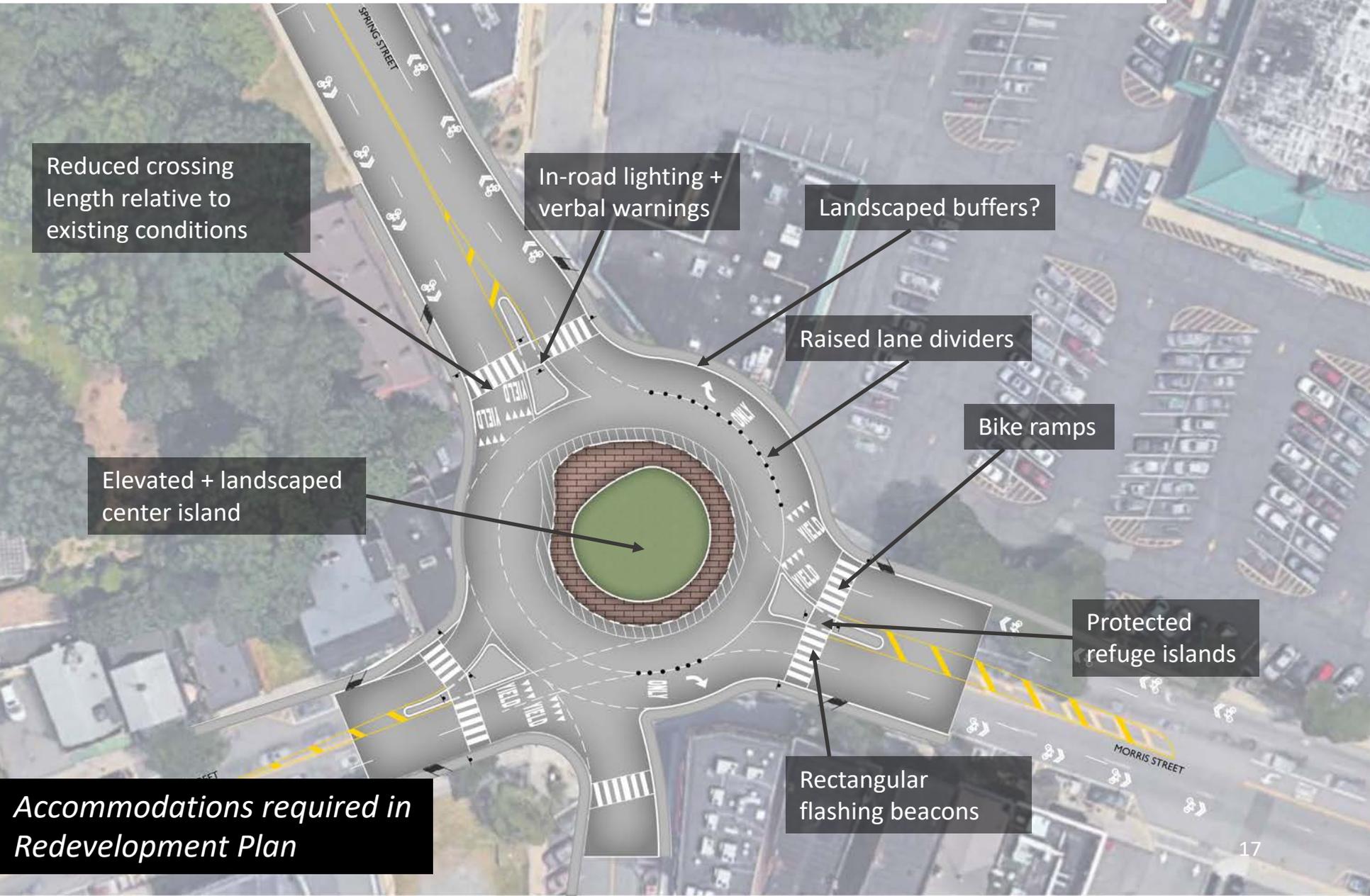
- Stepbacks + Setbacks
- Building Articulation
- Arcades + Overhangs

Traffic + Mobility Analysis

TPD conducted an independent review to answer:

1. Is the roundabout at Morris Street + Spring Street feasible? **YES**
2. Does the project improve the performance of the Morris Street + Spring Street intersection? **YES**
3. What impacts does the project have on the Morris Street corridor and overall network? **GENERALLY NEUTRAL, WITH PROCESS FOR MITIGATION IDENTIFIED**
4. Can we incorporate best practices to improve conditions for pedestrians, cyclists, and other users? **YES**

Accommodations for Peds + Bikes



Reduced crossing length relative to existing conditions

In-road lighting + verbal warnings

Landscaped buffers?

Raised lane dividers

Bike ramps

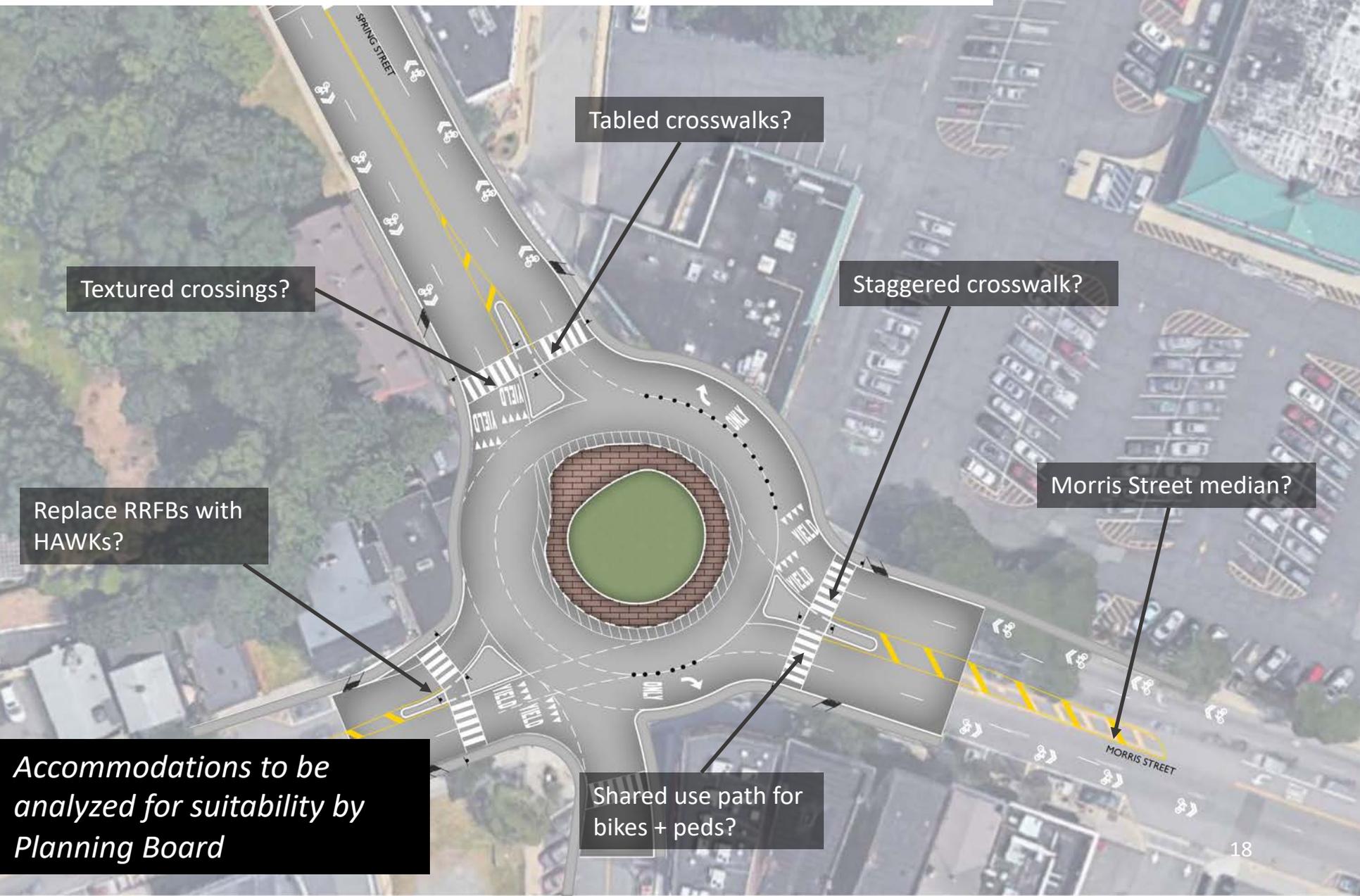
Elevated + landscaped center island

Protected refuge islands

Rectangular flashing beacons

*Accommodations required in
Redevelopment Plan*

Additional Accommodations?



Textured crossings?

Tabled crosswalks?

Staggered crosswalk?

Morris Street median?

Replace RRFBs with HAWKS?

Shared use path for bikes + peds?

Accommodations to be analyzed for suitability by Planning Board

Public Benefits

- ~\$1M+ annual tax revenue
- ~\$950,000 affordable housing contribution
- Traffic improvements
- Streetscape + public space improvements
- Buying power to support retail
- Support for civic + philanthropic organizations
- Employment + economic development opportunities

4. Potential Next Steps



Potential Next Steps

- **October 10, 2019:** Second reading, public hearing, and potential ordinance adoption.
- **Date TBD:** Redevelopment agreement adopted formalizing off-site improvements, construction schedule, etc.
- **Date TBD:** Consistency review by Administration + Redevelopment Entity.
- **Date TBD:** Site plan review by Planning Board.

Redevelopment Agreement

Items to be addressed in or prior to the RDA include:

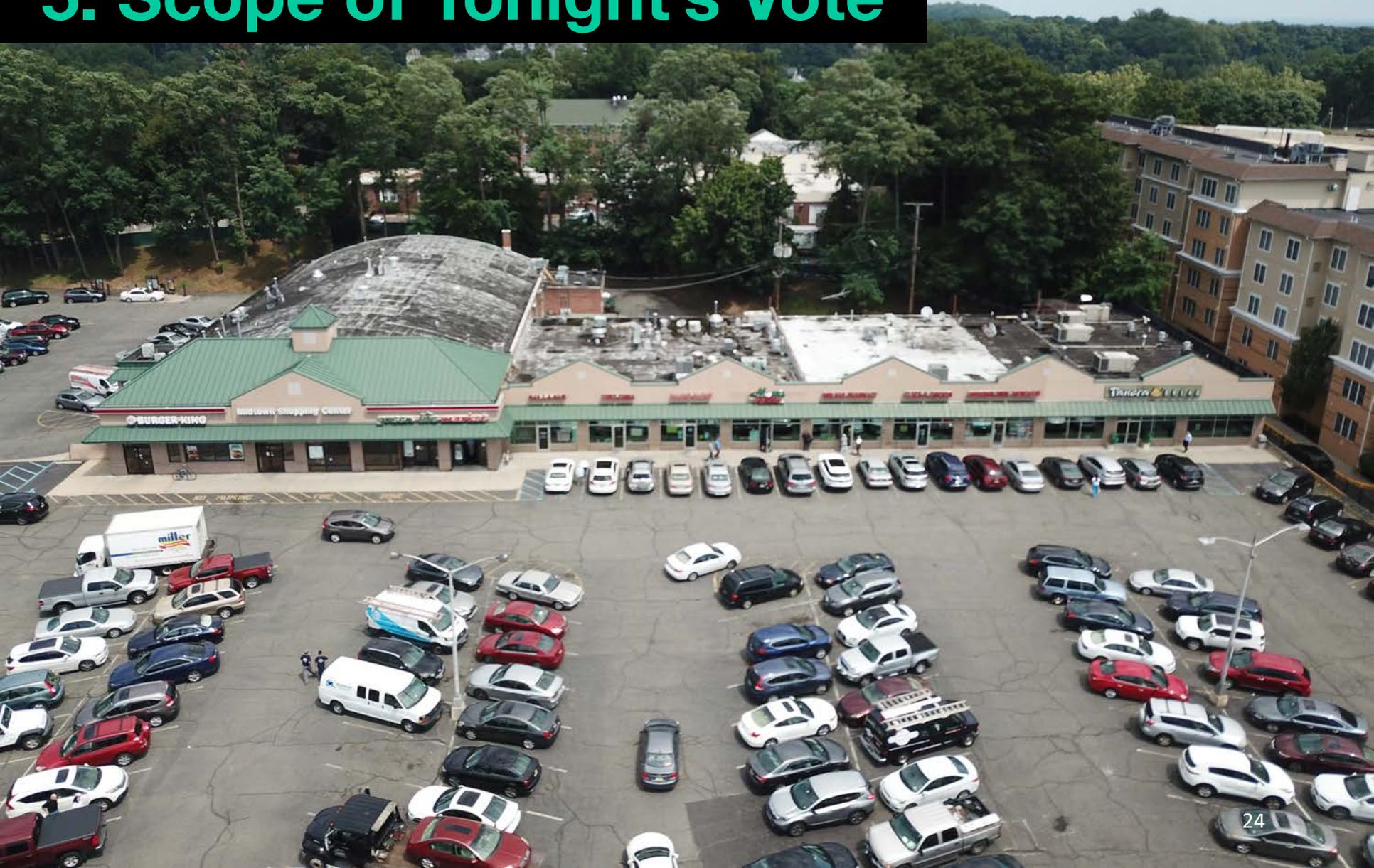
- Traffic study (including mitigation plan for adversely impacted intersections and parameters of TDM plan)
- Design + implementation logistics for right-of-way improvements
- Sidewalk improvements along Spring Street between Morris Street + Bishop Nazery Way
- Construction staging + detour plan
- Small + locally owned business development strategy
- Information session presenting Town-wide traffic impacts

Site Plan Review

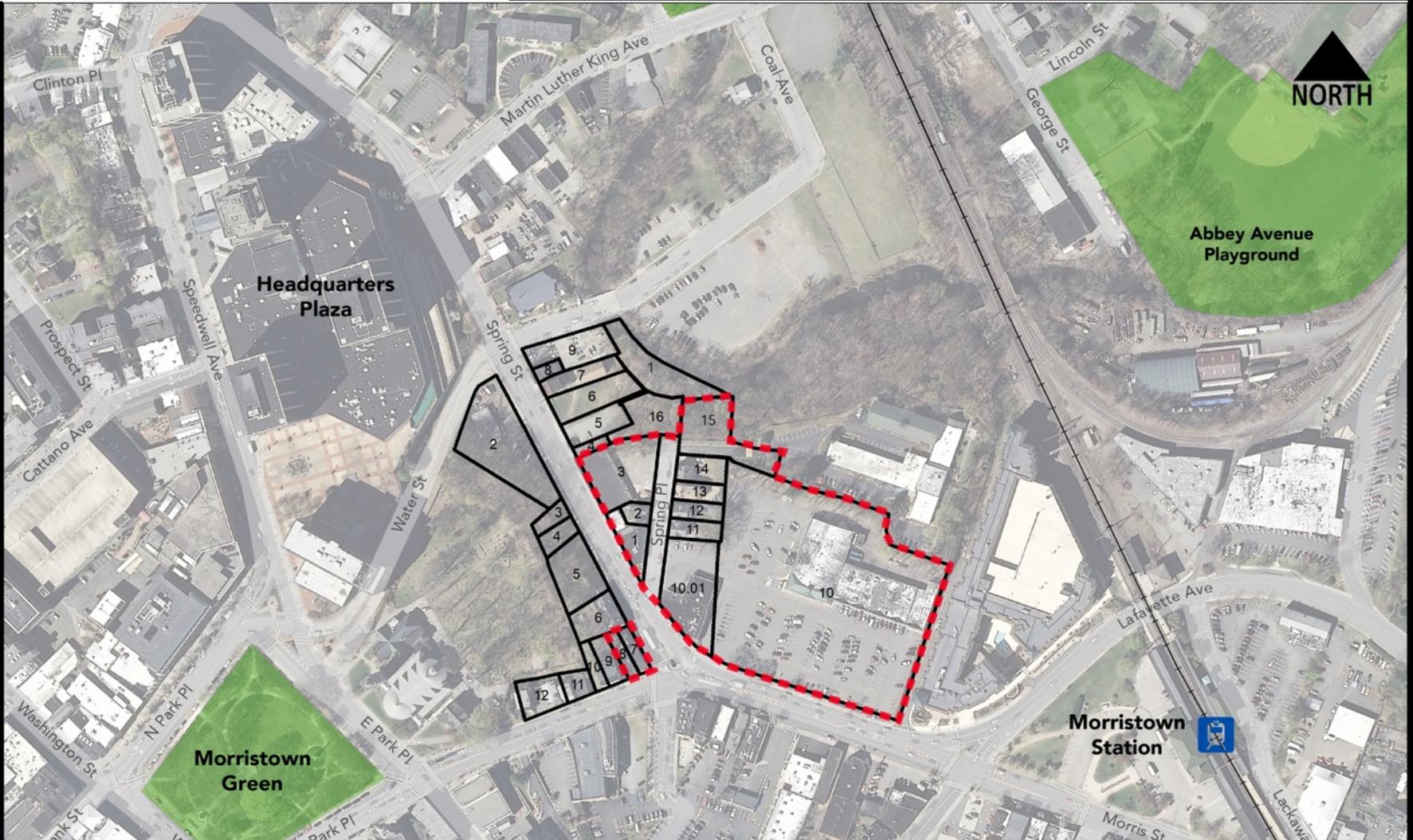
Items to be addressed by Planning Board during Site Plan review include:

- Roundabout engineering + design, specifically relating to bike + pedestrian improvements
- Compliance with qualitative design standards (ie., building articulation, parking garage screening, signage details, etc.)
- Public art proposal

5. Scope of Tonight's Vote



Tonight's Vote



An ordinance that amends the Spring Street Redevelopment Plan for the Phase III properties.



THANK YOU!