

2-10 Washington Street Redevelopment Plan

MORRISTOWN TOWN COUNCIL

PREPARED BY TOPOLOGY

July 11, 2023

TOPO
LOGY



Agenda

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

1. Background + Process



What's a Redevelopment Plan?

A Redevelopment Plan **is** a detailed zoning ordinance that can include specific design standards and mandate public improvements. Renderings and images included in a Plan are illustrative, **not the final design.**

A Redevelopment Plan **is not** a site plan or a building blueprint. After the adoption of a Redevelopment Plan, project details are finalized via **Redevelopment Agreement** and **Site Plan Approval.**



**2-10 Washington Street
Redevelopment Plan**




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LOGY**

Which properties would be rezoned?



How did we get here?

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- February 2020:** Council resolution authorizing Preliminary Investigation to determine if properties qualify as an area in need of redevelopment with condemnation.
 - September 2020 – February 2021:** Planning Board hearings to review findings of Topology report. Planning Board recommendation to Council that the properties be designated as an area in need of redevelopment with condemnation.
 - March 2021:** Council declares area in need of redevelopment.
 - June 2023:** Presentation of concept plan to Town Redevelopment Entity.
 - July 11, 2023:** Potential introduction of Redevelopment Plan.

2. Plan Overview



Key Plan Outcomes

- Support the continued growth of the downtown residential population and create diverse housing choices.
- Promote historic rehabilitation.
- Create attractive, lively streetscapes.
- Contribute to walkability, economic activity.
- Promote high quality architecture and urban design characteristic of Morristown.
- Encourage sustainability via land use and green building strategies.



Key Land Use Standards

- **Permitted Uses:**
 - Residential (all floors)
 - 1,000 – 5,000 SF of active ground floor use required
- **Intensity:**
 - Maximum residential units: 54
 - Maximum FAR: 4.5
- **Height:**
 - Maximum building stories: 5
 - Step back at fifth floor
 - Maximum building height: 60'
- **Lot Standards:**
 - Building coverage: 60% - 85%
 - Improved coverage: 75% - 95%
 - Lot dimensions to promote implementation as a single development.





Rehabilitation Requirement

Conceptual Rendering



Key Design Features

- Basement/cellar along Bank Street, accessed from Bank Street
- Fifth floor step back
- New building differentiated from, complementary to, historic façade
- Activated corner at Bank + Washington

Conceptual rendering via MHS

Other Key Plan Requirements

- Affordability
 - At least 8 on-site affordable family units
- Sustainable design features including:
 - LEED Silver or equivalent
 - Green roof
- Traffic study to examine numerous intersections around the Green
- Compliance with other miscellaneous LDO standards, including parking, utility placement, environmental regulations, etc.



3. Next Steps



Potential Process



July 11, 2023 (tonight): Potential introduction of Redevelopment Plan ordinance by Town Council.



TBD: Potential Planning Board consistency review.



TBD: Potential second reading, public hearing, and adoption of Redevelopment Plan by Town Council.



TBD: Potential consideration of Redevelopment Agreement and other project documents.



TBD: Potential Site Plan application(s).

A street scene featuring a row of brick buildings. On the left, a building has a grey roof and a small American flag. In the center, a brick building has arched doorways and a small tree in front. To the right, a taller brick building has a white door with the number '10-12' above it. Further right, a storefront for 'Just 10 Flowers' is visible. A large black text box is centered over the image.

Thanks for listening!
Questions/Comments?