2-10 Washington Street Redevelopment Plan

MORRISTOWN TOWN COUNCIL

PREPARED BY TOPOLOGY

July 11, 2023



Agenda



Background + Process



Plan Overview



Next Steps

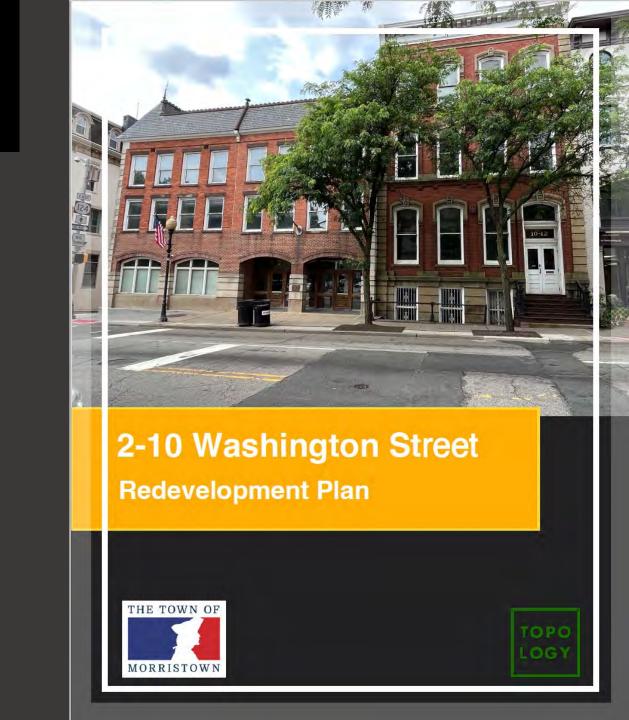
1. Background + Process



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.



Which properties would be rezoned?



How did we get here?

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

EFEE

10-12

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

Conceptual rendering via MHS

124 202

INE WAY

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

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

EEE

10-12

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).

Thanks for listening!

Questions/Comments?

10-12