

# CENTRAL AVE BLOCK 2901

## REDEVELOPMENT PLAN WORKSHOPS

WEDNESDAY	JUNE 5, 2019	7PM - 9PM
WEDNESDAY	JUNE 26, 2019	3PM - 5PM
SATURDAY	JULY 20, 2019	10AM - 12PM
WEDNESDAY	JULY 22, 2020	6:30PM – 7:30PM



# BACKGROUND

STUDY  
COMPLETED IN  
2018

DETERMINED AS  
**NON-**  
**CONDEMNATION**  
AREA IN NEED OF  
REDEVELOPMENT





# GOALS + OBJECTIVES

PROVIDE  
BACKGROUND INFO

SUMMARIZE  
FEEDBACK FROM  
PREVIOUS MEETINGS

PROVIDE DRAFT RDP

GATHER ADDITIONAL  
INPUT/ANSWER  
QUESTIONS





# BOUNDARY + DIMENSIONS

24 PARCELS

INCLUDES:

- MUNICIPAL PARKING LOT

- 164 SPACES ACROSS ALL LOTS

- COMMERCIAL, MIXED USE, AND APARTMENT BUILDINGS



# EXISTING CONDITIONS



## CURRENT ZONING

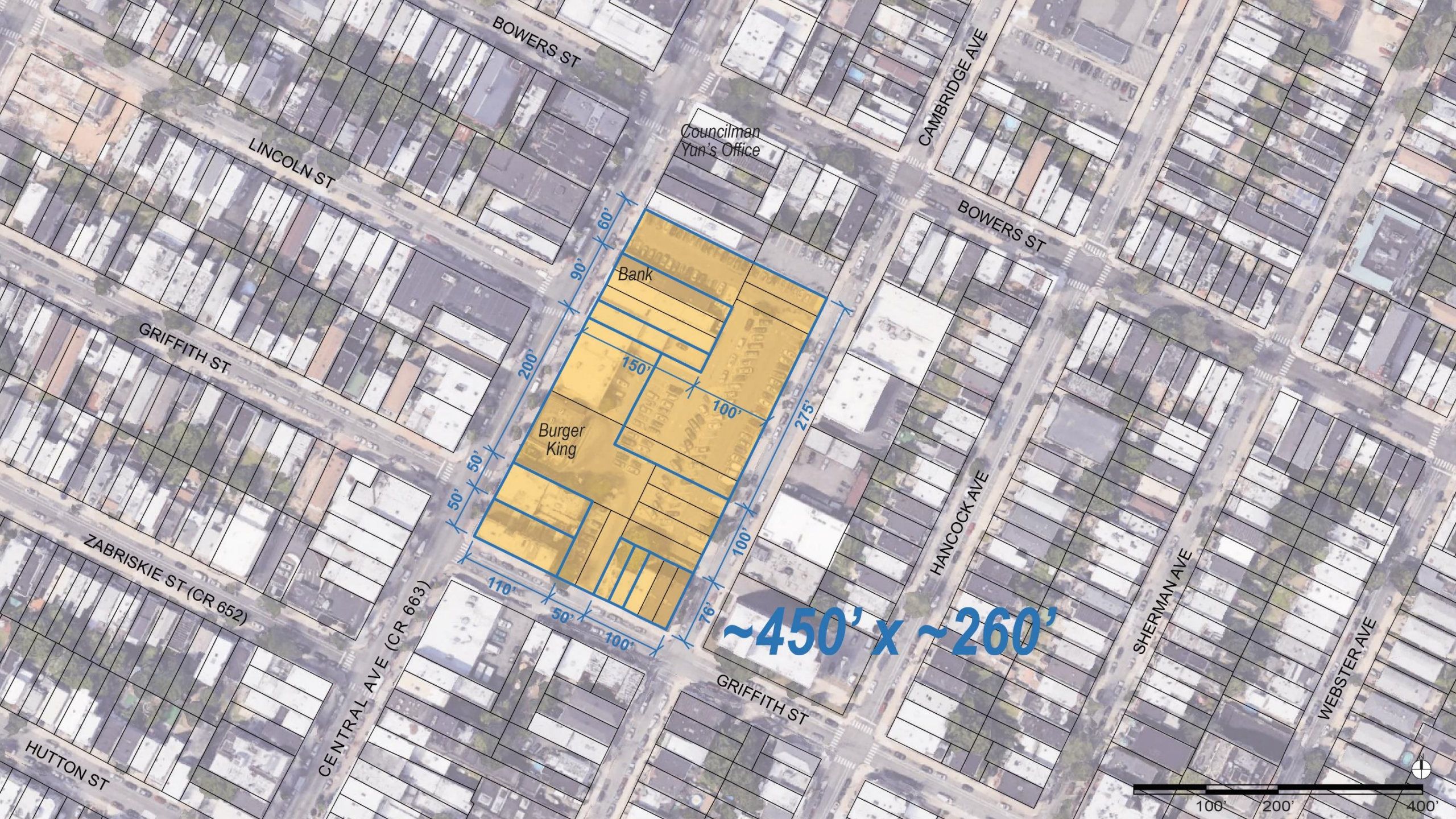
- NEIGHBORHOOD COMMERCIAL (NC)
- ONE AND TWO FAMILY HOUSING (R-1)



## OWNERSHIP

- YELLOW: CITY OWNED PARCELS
- BLUE: PRIVATE OWNERSHIP





Councilman  
Yun's Office

Bank

Burger  
King

~450' x ~260'

BOWERS ST

CAMBRIDGE AVE

LINCOLN ST

BOWERS ST

GRIFFITH ST

HANCOCK AVE

ZABRISKIE ST (CR 652)

SHERMAN AVE

WEBSTER AVE

CENTRAL AVE (CR 663)

GRIFFITH ST

HUTTON ST

100' 200' 400'



# FEEDBACK

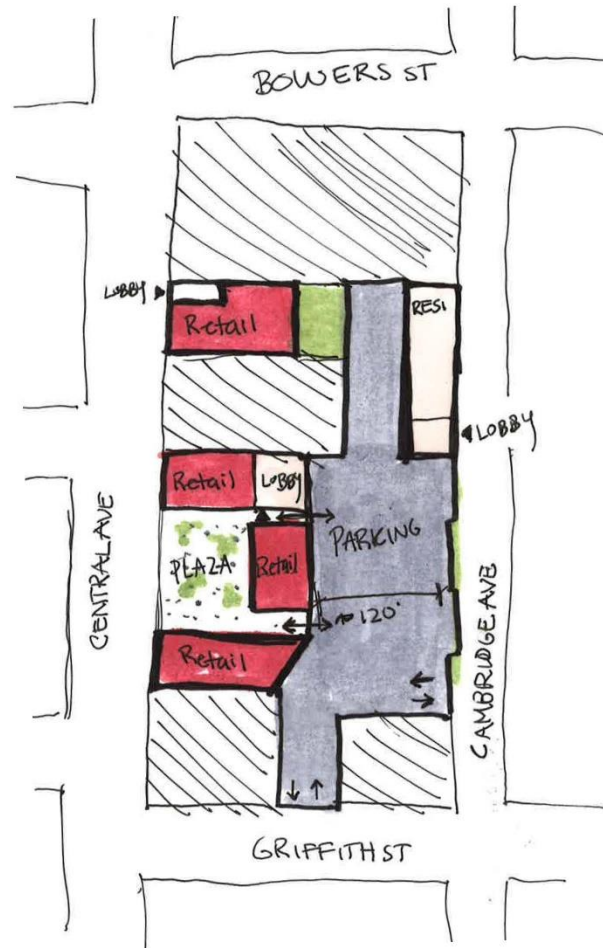
- ✓MANAGE CURRENT PARKING
- ✓MINIMUM OF 400 PARKING SPACES
- ✓MAX HEIGHT 7-8 STORIES
- ✓PRIORITIZE PEDESTRIAN ACCESS
- ✓MIXED-USE BUILDINGS
- ✓BIKE PARKING
- ✓PLAZA / OPEN SPACE
- ✓BE MINDFUL OF MERCHANTS

# SCENARIOS FROM WORKSHOPS



# CENTRAL AVE BLOCK 2901 SITE DESIGN | OPTION 1

RESIDENTIAL: 140,000 SF (~140 UNITS)  
AMENITIES: 20,000 SF  
RETAIL/COMM: 23,000 SF  
PARKING SPACES: 330 (CURRENTLY 164 ON SITE)  
PLAZA: 10,000 SF





## CENTRAL AVE BLOCK 2901 SITE DESIGN | OPTION 3

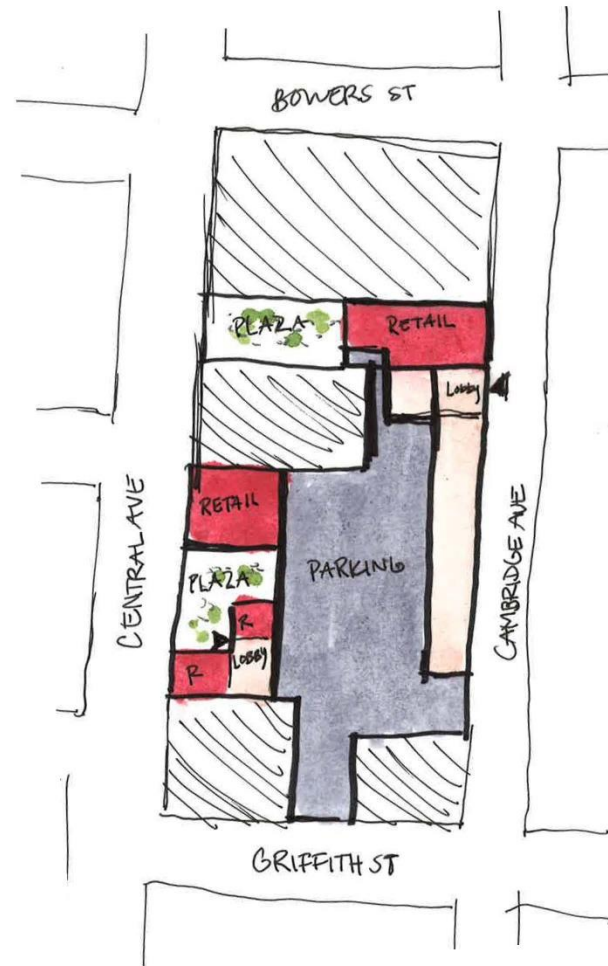
RESIDENTIAL: 130,000 SF (~130 UNITS)

AMENITIES: 20,000 SF

RETAIL/COMM: 53,000 SF

PARKING SPACES: 330 (CURRENTLY 164 ON SITE)

PLAZA: 7,000 SF & 5,000 SF = 12,000 SF TOTAL





## CENTRAL AVE BLOCK 2901

### BUILD-OUT ANALYSIS OF PROPOSED LANGUAGE | VISUAL A

RESIDENTIAL: 190 UNITS

RESIDENTIAL PARKING: 95 SPACES MAX.

PUBLIC PARKING: 400 SPACES

PLAZA: 10,000 SF

# OF STORIES: 7 MAX.





## CENTRAL AVE BLOCK 2901

### BUILD-OUT ANALYSIS OF PROPOSED LANGUAGE | VISUAL B

RESIDENTIAL: 190 UNITS

RESIDENTIAL PARKING: 95 SPACES MAX.

PUBLIC PARKING: 400 SPACES

PLAZA: 7,000 SF & 4,000 SF= 11,000 SF TOTAL

# OF STORIES: 7 MAX.





# DRAFT REDEVELOPMENT PLAN OUTLINE

- ✓ Development of the Area as a **mixed-use area with ground floor commercial uses along Central Avenue** and residential uses where appropriate.
- ✓ To enhance the existing surface parking lot on Cambridge Avenue to facilitate the **development of multiple levels of structured parking** to better manage public parking and future residential parking.
- ✓ Allow greater **housing opportunity** to support retail and employment in the corridor by increasing the potential customer base.
- ✓ To provide for **new open space opportunities** and enhance the pedestrian experience.



# ZONES





# DRAFT REDEVELOPMENT PLAN HIGHLIGHTS

- ✓ MAX HEIGHT – 7 STORIES
- ✓ STEP-BACKS ON CENTRAL
- ✓ MIN. REQ. PUBLIC PARKING – 400 SPACES
- ✓ MIN. REQ. OPEN SPACE – 10,000 SF



**NEXT STEPS**



# NEXT STEPS

- ✓COMPILE COMMENTS FROM TONIGHT
- ✓PLAN PRESENTED TO PLANNING BOARD FOR RECOMMENDATION TO CITY COUNCIL
- ✓PLAN PRESENTED TO CITY COUNCIL FOR ADOPTION

# DISCUSSION



# CENTRAL AVE BLOCK 2901

## REDEVELOPMENT PLAN WORKSHOPS

THANK YOU!

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