

CENTRAL AVE BLOCK 2901

REDEVELOPMENT PLAN WORKSHOPS

WEDNESDAY	JUNE 5	7PM - 9PM
WEDNESDAY	JUNE 26	3PM - 5PM
SATURDAY	JULY 20	10AM - 12PM

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 SCENARIOS

PROVIDE RDP
OUTLINE

GATHER ADDITIONAL
INPUT



BOUNDARY + DIMENSIONS

24 PARCELS

INCLUDES:

- MUNICIPAL PARKING LOT

- 164 SPACES ACROSS ALL LOTS

- COMMERCIAL, MIXED USE, AND APARTMENT BUILDINGS

CENTRAL AVENUE BLOCK 2901 STUDY AREA



EXISTING CONDITIONS



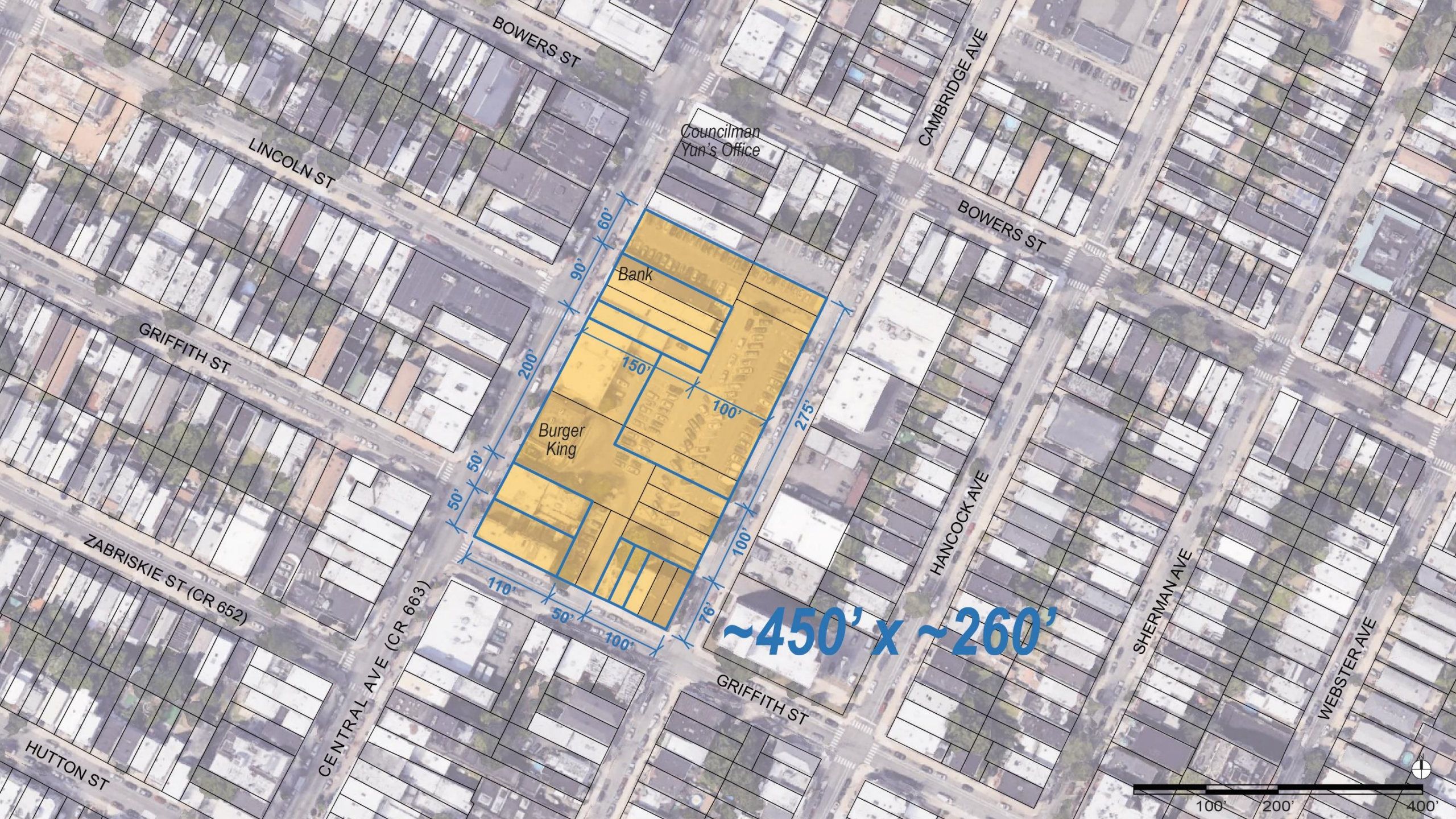
CURRENT ZONING

- 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'



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

QUESTIONS ANSWERED

WHAT CAN BE BUILT IN THE CONFINES OF THE AREA?

We will show scenarios.

WILL THE PARKING STRUCTURE REMAIN MUNICIPALLY OWNED/OPERATED?

This may depend on the size of the development permitted or the way development of the structure is conceived. For example, does the city build the parking structure by selling off development parcels also under its control?

MULTIPLE LEVEL PARKING? Yes. STACKERS? Probably not.

MUNICIPAL FLEET OF POLICE VEHICLES?

New Precinct planned, removing approximately 200 fleet vehicles from the street.

LUCILLE ROBERTS + BK LEASE? Lease is through 2025.

DYNAMIC PARKING ALONG CENTRAL?

This is not under the purview of this planning effort, however a city-wide parking study is underway.

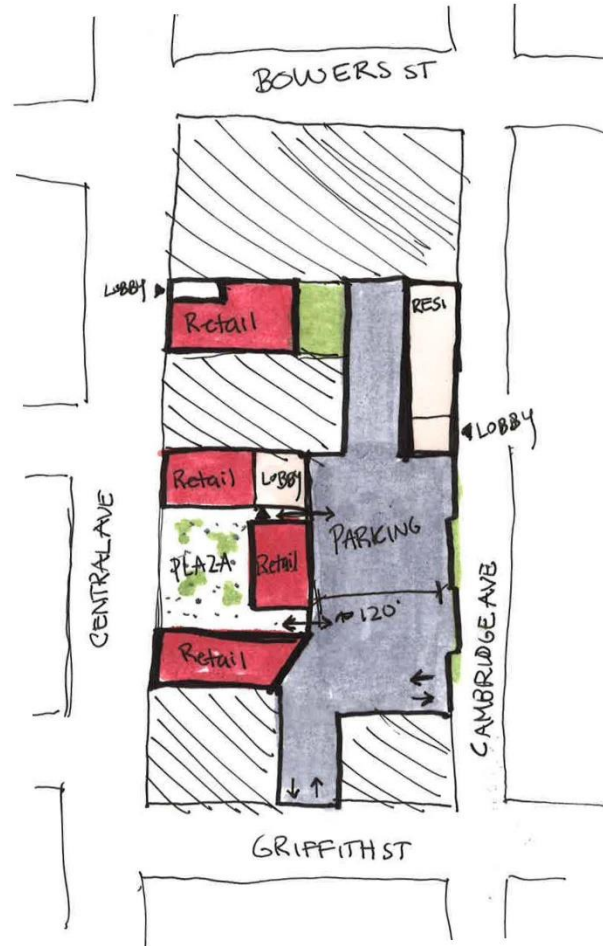
DURING CONSTRUCTION, WILL THE LOT BE CLOSED?

Yes, the lot would be closed and street closures would happen. Closures along Central Ave would most likely be kept to a minimum.

SCENARIOS

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

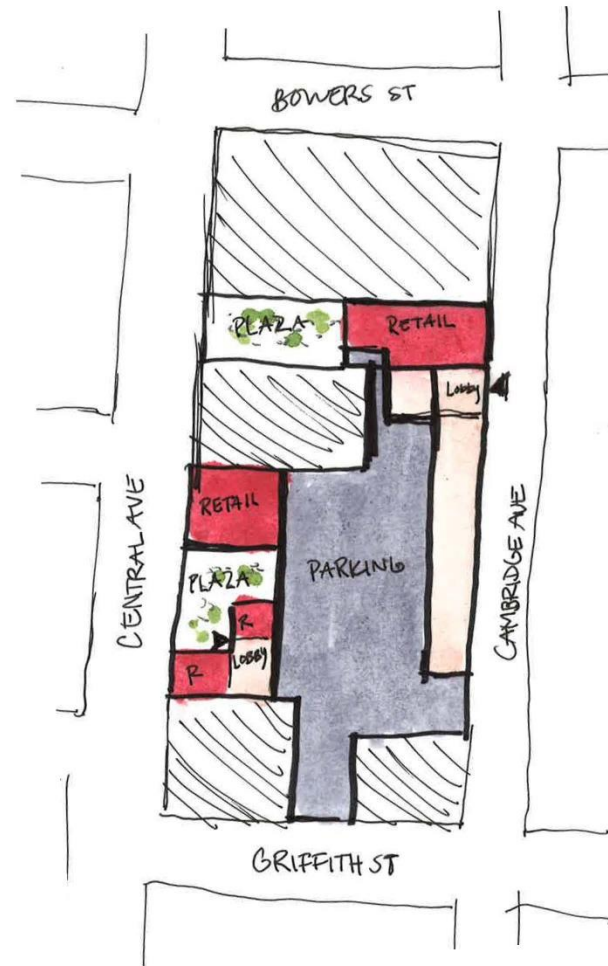
RESIDENTIAL: 130,000 SF (~130 UNITS)

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



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



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.



MIXED-USE DEVELOPMENT IMAGES









OPEN SPACE IDEAS







PARKING STRUCTURE IDEAS







NEXT STEPS

NEXT STEPS

- ✓ CITY PLANNING DEVELOPS DRAFT REDEVELOPMENT PLAN
 - ✓ EXPECTED LATE AUGUST 2019
- ✓ SHARE DRAFT DIGITALLY FOR PUBLIC COMMENT
 - ✓ COMMENTS SUBMITTED VIA EMAIL / PHONE
- ✓ PUBLIC MEETING TO DISCUSS PLAN FALL 2019
- ✓ PLAN PRESENTED TO PLANNING BOARD FOR ADOPTION

BREAKOUT GROUPS

CENTRAL AVE BLOCK 2901

REDEVELOPMENT PLAN WORKSHOPS

THANK YOU!

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