



Broad Street West Update

February 11, 2019

PREPARED BY TOPOLOGY FOR THE CITY OF SUMMIT

AGENDA

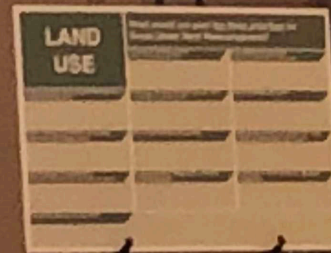
- 1 Introduction**
- 2 Redevelopment Process**
- 3 Community Outreach Findings**
- 4 Market Findings**
- 5 Next Steps**



1. INTRODUCTION

Topology

- City Redevelopment Planner
- Managing the Planning Process tailored to Summit's needs and objectives



1. DESIGNATED REDEVELOPMENT AREA



2. REDEVELOPMENT PROCESS



3. OUTREACH PROCESS

Public Forum: March 2018

City-wide Surveys: Spring 2018

Stakeholder Meetings: April 2018

High School Outreach: April 2018

Train Station Table: May 2018

Interviews with Market Experts: Summer 2018

Meeting with Property Owners: Nov 2018



3. PUBLIC FORUM

- **Major Concerns:**
 - **Congestion + movement in/around downtown**
 - **Pedestrian experience (Safety, Mobility)**
 - **Safe Railroad crossings**
 - **Parking supply + location**
 - **Complimenting existing downtown**
- **Demand for:**
 - **Entertainment Options**
 - **Evening activities (Bars, Dining, Movie Theater)**
 - **Options for teens and children**
 - **Seasonal Events, Music and Festivals**
 - **Diverse Range of Housing Options**

3. CITY-WIDE SURVEYS

- **Public Spaces:**

- Prefer landscaped public spaces with more seating
- Desire for more events and outdoor markets
- Clear preference for traditional architectural styles
- Strong support for inclusion of sustainable features
- Strong support for public gathering places
- Expanded library and YMCA

- **Retail:**

- Most demand for: grocery store, movie theater
- Go out of the City to places like Morristown, Westfield, and Berkeley Heights

3. STAKEHOLDER MEETINGS

- **Difficulty with parking and opportunities for parking structures**
- **Difficulty with traffic circulation along Broad Street and Morris Avenue**
- **Discussed local market concerns re: housing and retail**
- **Desire for more flexible outdoor space Library and YMCA could program**
- **Broad Street West property owners also expressed interest in better pedestrian connections to train station and downtown**

3. HIGH SCHOOL OUTREACH

- **Major Themes:**
 - **Pedestrian experience + safety**
 - **Green design & sustainability**
 - **Open space amenities**
 - **Dog parks**
 - **Skatepark**
 - **Seating and gathering places**
 - **More entertainment and nightlife**
 - **Events and Festivals**
 - **Movie Theater**
 - **Arcade**
 - **Diversity of retail options**

4. MARKET FINDINGS

- **Core Principles for Proposals:**
 - **Incorporate Civic Engagement**
 - **Pedestrian-Friendly Streets**
 - **Car Circulation + Traffic Issues**
 - **Quality Architecture**
 - **Sustainability**
 - **Open Space**
 - **Equitable Development (Affordable Housing)**
 - **Support Existing Downtown**
 - **Increase numbers of residents in downtown**

4. MARKET FINDINGS

- **Things to Note:**
 - **Connections to the Green + downtown**
 - **Small market possible**
 - **Interest in adaptive reuse**
 - **For-sale and rental possible**
 - **Office is a strong opportunity**
 - **YMCA + Library seen as assets**
 - **Public property focus**
 - **Experience retail a must**
 - **Phasing with focus on public property key for success**



Morris Ave

Springfield Ave

Chestnut Ave

Railroad Ave

Maple St

Union Pl

Locust Dr

Broad St

Cedar St

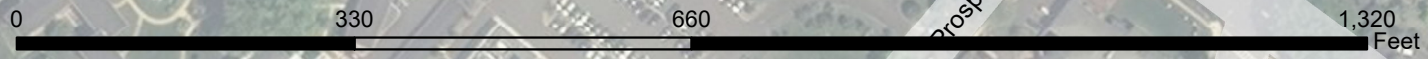
Maple St

Morris Ave

Prospect St

Redevelopment Phase

- 1
- 2
- 3
- 4



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

5. NEXT STEPS



Public Outreach: January + February 2019



Draft Redevelopment Plan Review: February + March 2019



Planning Board Review: April 2019



Common Council Public Hearing: May 2019



ID + Publicly Vet Potential Projects: Summer 2019



Finalize Development Proposals: September 2019



Earliest Possible Construction: Spring 2020

Questions?