

Memorandum

Date: **June 20, 2022**

To: **Summit Common Council**

From: **Topology**

SUBJECT: POTENTIAL RDP AMENDMENTS FOR PROPOSED PROJECT
Broad Street West Redevelopment Subdistrict III

Under traditional land use law, the Planning Board or Zoning Board may grant variances from a municipality's land development ordinance. Under redevelopment law, changes that would typically be considered a variance are addressed through amendments to the redevelopment plan (RDP), which can only be initiated and approved by the Governing Body.

Attached is a redline and clean version of the RDP. The redline tracks the changes directly within the package (specifically, pages 2, 5, 27, 31, 32, 39, 41, 42, 53, 64 and 65). The clean version is how the RDP would look if these amendments are adopted. The table below lists the material changes to the project. Please note, there are additional changes because of errors caught during a review (ex: 4.8.3. being mislabeled 4.8.1).

The project being proposed and currently considered for *Subdistrict 3* will require the following redevelopment plan amendments to be effectuated:

Standard	Existing	Proposed
Subdistrict 1		
Lots Included ¹	Block 2702, Lots 1, 2 and 3	Block 2702, Lots 2 and 3
Subdistrict 2		
Permitted Uses	Dwelling	Remove residential uses
Subdistrict 3		
Retail Minimum ²	10,000 SF	8,500 SF
Density ³	45 to 55 units/acre	Cap district at 133 units
Height ⁴	4 to 5 stories or 60 to 70'	5 stories or 70'
Side Yard Setback ⁸	5 feet	2 feet
Parking ⁵	Parking insularly to each district.	Parking allowed to be shared within the redevelopment area or

		within walking distance (250 ft) as long as minimum parking requirements are still met.
	New on-street parking limited to Maple Street.	New on-street parking spaces can be anywhere within the Redevelopment Area or within walking distance (250 ft) as long as minimum parking requirements are still met.
Façade Glazing ⁶	60-80%	40-60%
Pedestrian Walkway ⁷	10 feet	Same, but allowing landscaping features to intrude into this area as long as a 5-foot clearance is maintained.
Subdistrict 4		
Permitted Uses	Dwelling	Remove residential uses

1. By removing the Post Office lot (Block 2702, Lot 1) from the Redevelopment Plan's *Subdistrict 1*, the city seeks to limit the scope and size of future phases.
2. Reduction of the minimum retail space required from 10,000 SF to 8,500 SF. This change is being considered after conversations with Summit Downtown Inc. and the developer to create enough retail space to activate the project, without creating competition with existing downtown businesses. There are still retail requirements in the other subdistricts.
3. *Subdistrict 3* is made up of 2.81 acres, which would mean without the bonus, 127 units could be built, and with the bonus, 155 could be built. A portion of the subdistrict did not want to participate in the redevelopment of *Subdistrict 3*. The City had a smaller footprint to work with, but still wanted to achieve certain sales proceeds, tax revenue levels and create affordable and workforce units. However, to limit the future creation of additional residential units within *Subdistrict 3*, instead of changing the density requirement, the number of total units in the subdistrict is being capped at 133 units, 22 less than what the acreage would allow under the existing redevelopment plan.
4. This amendment is just codifying the 5th story, 70-foot height already contemplated in the RDP. The Plan always contemplated the use of

additional height/stories for the City to achieve additional public benefits. This approach was discussed at length with the public and the concern for 5 stories was not seen as an issue given the location of the structure and surrounding uses. In exchange for the additional height and story, the city would receive a higher purchase price for the land and per the RDP high quality public spaces.

5. In order to consolidate parking and create additional public parking, the plan needs to allow for replacement of all spaces within the redevelopment area as a whole, not just on-site per subdistrict.
6. To be consistent with a more traditional design for the proposed building, the minimum glazing percentages need to be reduced.
7. In order to allow for the undulating more vegetated walkway along Broad Street, there needed to be more flexibility in the pedestrian walkway width standards.
8. This is to allow for an “art walk” or “greenway” between Cedar Street and the Morris Landing.