

THE CITY OF SUMMIT

N E W J E R S E Y

CITY HALL 512 SPRINGFIELD AVENUE SUMMIT, NJ 07901

News Release

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Community Priorities to Drive Broad Street West Redevelopment Project Planning

SUMMIT, NJ, August 11, 2022 – The City of Summit is providing an update on the status of Broad Street West redevelopment with proposed timing for community engagement and deliverables for the next few months.

After an extensive review of comments made in public meetings since February 2022, a summary was shared by Common Council with the redevelopment team with the understanding that community priorities should drive project planning and influence next steps in the process.

The scale and density of the building must conform to Master Plan goals, align with the approved redevelopment plan, and fit with the character of Summit.

- In subdistrict 3, the project plan should propose a smaller building or possibly two buildings that follow density parameters.
- The building height should be limited to four stories and the overall length of the Broad Street frontage should be reduced.
- Building designs should incorporate high quality materials and design elements consistent with the established character of Summit.
- Amendments to the redevelopment plan should be minimized and, if made, clearly advance the goals of the Master Plan.

Municipal financial and public benefits should be clearly communicated, and the sale price of the land should reflect the current real estate market in Summit. As much affordable housing as possible should be included.

- Financial analysis of new options will be used to drive designs about what will be built.
- The city has requested that redevelopers consider a mix of residential, retail and office space to determine the greatest financial benefit for the city.
- Common Council has reaffirmed its goal to build as much affordable housing as possible for this project.

Provide sufficient parking for the new development and ensure replacement public parking is easily accessible.

- Parking along Morris Avenue frontage should be avoided.

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- Onsite parking should fully meet tenant needs and include sufficient on-street parking options on Broad Street for retail business customers.

Provide transparent and predictable information on the entire Broad Street West redevelopment area to facilitate understanding of the project along with continued opportunities for public input.

- Council will ask citizen-experts to consult on key financial/real estate areas. They will consider a resolution at the Tuesday, September 6 meeting that will establish a legal framework for the creation of a financial/real estate advisory committee.
- The Office of the City Clerk will accept applications to join the financial/real estate advisory committee beginning on Wednesday, September 7. Applications will be available on the city website.
- Council will obtain feedback on proposed project plans from the expert financial/technical real estate committee, Economic Development Advisory Committee, Historic Preservation Commission, Environmental Commission, Affordable Housing Committee, Housing Authority Board, Summit Parking Advisory Committee, and members of the Summit Downtown Inc. board.
- The Communications Office is mailing a postcard to all 07901 residences and businesses with project information and should be received by the third week of August.
- Notifications will be sent to subscribers each time the Broad Street West page on the city [website](#) is updated; updates will be shared on social media as well. Citizens without online access should contact the Communications Office at 908-277-9418 to obtain information and assistance.
- A community meeting will be held in the fall after input from citizen experts and the advisory working group is incorporated into new project plans.

More information on the Broad Street West Redevelopment project is available on the city website at cityofsummit.org/bsw. Questions or comments can be emailed to bsw@cityofsummit.org or contact the Communications Office at 908-277-9418.

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