

An aerial photograph of a city street intersection. The image shows a mix of urban development, including multi-story brick buildings, parking lots filled with cars, and green spaces with trees. A baseball field is visible on the left side. The text 'Broad Street West Outreach + RFQ Update' is overlaid in a white box with a maroon border.

Broad Street West Outreach + RFQ Update

May 31, 2018

PREPARED BY TOPOLOGY FOR THE CITY OF SUMMIT

AGENDA

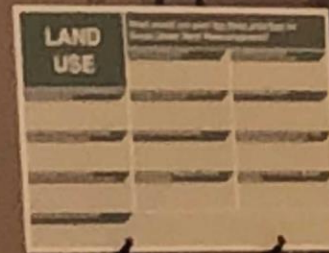
- 1 Introduction
- 2 Redevelopment Process
- 3 Community Outreach Findings
- 4 RFQ Details + Process



1. INTRODUCTION

Topology

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

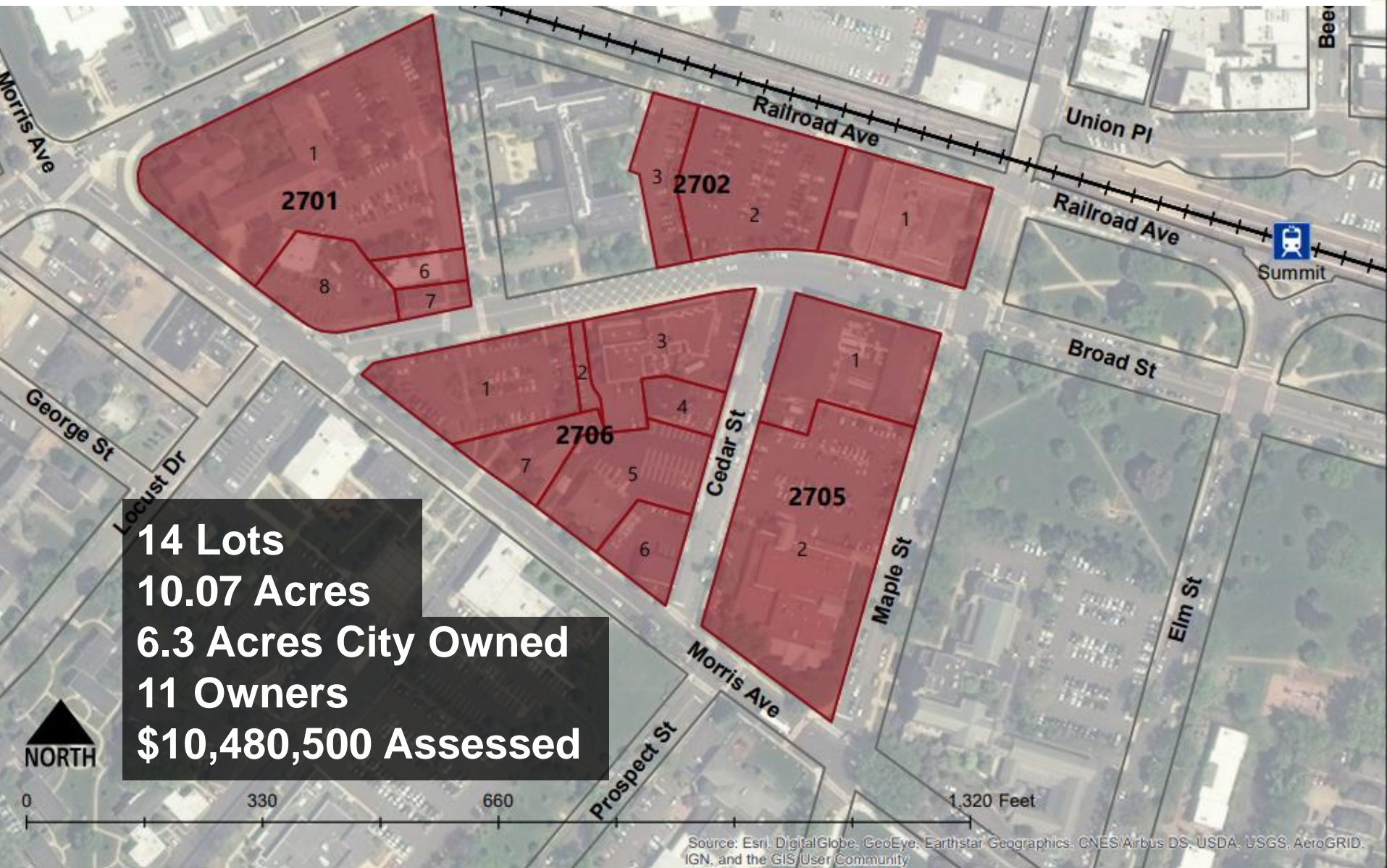


1. INTRODUCTION

- **Non-condemnation area**
- **No plans for any business/building to be relocated or closed**
- **No developers have been consulted to date**
- **No decisions have been made to date**
- **Community-driven process tested by the market response—Request for Qualifications (RFQ)**

Goal: Create ratables without burdening existing residents while finding opportunities to support the existing downtown.

1. DESIGNATED REDEVELOPMENT AREA



2. REDEVELOPMENT PROCESS



Initial Resolution: Governing body directs Planning Board to undertake study – May 2, 2017

Investigation Map: Delineates the boundaries of the proposed redevelopment area

Preliminary Investigation: Analysis of study area and recommended course of action – September 15, 2017

Designation: Governing body resolution designating the redevelopment area adopted - November 13, 2017

Planning: Policy and regulatory framework for redevelopment.

Plan Adoption: Ordinance adopting the Plan as an amendment to Zoning

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



3. PUBLIC FORUM

- **Major concern:**
 - **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**
 - **+40% prefer landscaped public spaces; more seating**
 - **+60% desire more events + outdoor markets**
 - **Classic architectural styles**
 - **Solar panels on parking structures**
 - **Public gathering places**
 - **Expanded library + YMCA**
- **Retail**
 - **Grocery store, movie theater**
 - **Morristown, Westfield + Berkeley Heights**

3. STAKEHOLDER MEETINGS

- **Difficulties with parking**
- **Opportunities for parking structures**
- **Traffic: Broad Street + Morris Avenue**
- **Market concerns re: housing + retail**
- **Flexible outdoor space Library + YMCA**
- **Property owners: better pedestrian connections to train station + downtown**

3. HIGH SCHOOL OUTREACH

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

3. PURPOSE OF PUBLIC OUTREACH



Public Outreach

RFQ

**Redevelopment
Plan**

4. WHAT IS A RFQ

- **Request for Qualifications**
- **Non-binding**
- **Preliminary step**
- **Testing Marketability**
- **Vet potential developers**
- **Understand development parameters**

4. RFQ OUTLINE

- **Project Snapshot**
- **Introduction**
- **The Redevelopment Area**
- **Precedents**
- **Developer + Developer Team Selection**
- **Submittal Requirements**
- **RFQ Due Date/Selection Process Schedule**
- **Other Information**

4. RFQ DETAILS

- **Project Snapshot**
 - **General site characteristics**
 - **Required Parking**
 - **RSIS + 262 existing + Addt'l Public**
 - **Type of Development**
 - **Mid-rise, mixed use, to include:**
 - **Structured parking, residential, commercial/retail + public space**
 - **Buried utilities**
 - **Temporary parking provisions**

4. RFQ DETAILS

- **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. RFQ DETAILS

- **Precedents: Architecture**



- **Eclectic, traditional style; human scale that addresses street frontages**

4. RFQ DETAILS

- **Precedents: Open Space**



- **Deliberate, flexible, well-maintained, protected, passive, interesting landscaping**

4. RFQ DETAILS

- Precedents: **Design**



- Pedestrian-friendly, programmable, green, outdoor dining, appropriate streetscaping

4. RFQ Details

- Precedents: **Circulation**



- People – oriented design, enhance local circulation within regional context

4. RFQ DETAILS

- **Developer + Developer Team Selection**
 - **Established Criteria for:**
 - **Developer**
 - **Legal Team**
 - **Design Team**
 - **Construction Team**
 - **Property Manager**

4. RFQ DETAILS

- **Selection Process**
 - **Step 1**
 - **Developers submit team qualifications**
 - **City interviews developers**
 - **City invites selected teams to submit more in-depth proposal**

4. RFQ DETAILS

- **Selection Process**

- **Step 2**

- **Selected developer(s) work with City to prepare full proposal**
 - **Proposal included developer's participation in public outreach process.**
 - **Proposals include parking/traffic studies, renderings, budget + pro forma**
 - **Final proposal incorporated into City's Redevelopment Plan.**

Questions?