4th & Valley

Neighborhood Workshop

Prepared by

Topology

For

Township of South Orange Village

November 30, 2016

Agenda

1 **Welcome**

2 **Neighborhood**

3 **Goals**

4 **Process**

5 **Concepts**

Welcome

Village President Sheena Collum

01. Introduction

Process to Date:

- **Vetted Developer (Meridia Properties)**

- **Public Process:**
  - Lead by Development Committee
  - Ongoing Neighborhood Engagement
  - This marks the seventh (7th) public meeting / workshop.

- **Tonight:** review updated designs based on neighborhood feedback.

Existing Conditions
Phil Abramson, Village Planner

02. Neighborhood

SOPAC

3rd & Valley

Memorial Park

South Orange Station

4th & Valley

Valley Street

Village Hall

W. South Orange Ave

South Orange Ave

880 FT

South Orange Station

4th & Valley

Valley Street

W. South Orange Ave

South Orange Ave
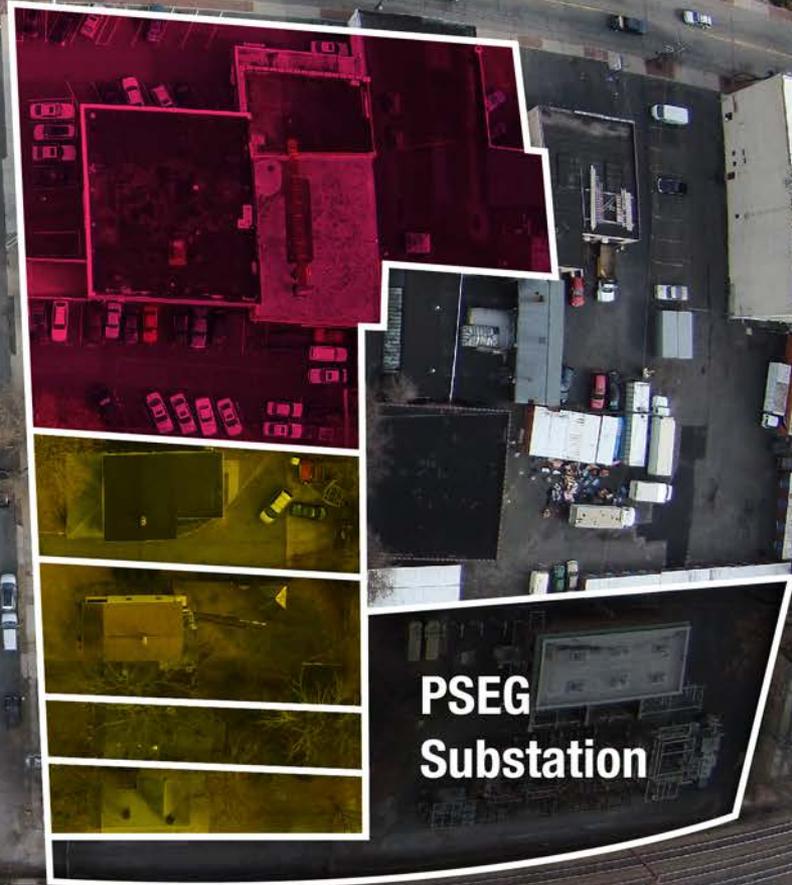
01. Existing Conditions

VALLEY STREET

4TH STREET

4th Street (North)
Block 2304
Lots 1-2, 10-12
1.259 Acres

Redevelopment Site
Block 2303
Lots 7-11
1.158 Acres

01. Existing Conditions

Legend:
- Auto-Oriented Commercial
- Other Commercial
- Residential
- Charitable / Tax Exempt

PSEG Substation

01. Existing Conditions

01. Existing Conditions

Gaslight Commons

Rail Embankment

01. Existing Conditions

01. Existing Conditions

01. Existing Conditions

Valley Street

01. Existing Conditions

3rd & Valley Garage

Redevelopment Goals

03. Goals

Objective 1: Create beautiful buildings

Objective 2: Create exemplary public spaces to enhance quality of life and drive economic activity

Objective 3: Support and catalyze future redevelopment and reinvestment along the Valley St corridor

Objective 4: Improve access and mobility for all modes

03. Goals

Objective 1: Create beautiful buildings

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Objective 4: Improve access and mobility for all modes

03. Goals

Beautiful Buildings

Minimize visual impacts of structured parking

"contextually appropriate"

03. Goals

Beautiful Buildings

Create a great retail frontage on Valley Street

03. Goals

Beautiful Buildings

Design building massing thoughtfully along Valley Street

"honors the character of the Village"

03. Goals

Beautiful Buildings

Innovative architecture that is characteristic of South Orange and creates a statement about revitalization

"façade with texture and dimension"

03. Goals

Objective 1: Create beautiful buildings

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Objective 4: Improve access and mobility for all modes

03. Goals

Public Spaces

Thoughtful treatment of the corner of Fourth and Valley

"public space in which the neighborhood can take pride"

03. Goals

Public Spaces

Destination retail with outdoor festival space

"bring new visitors and employees to Valley Street"

03. Goals

Public Spaces

Human oriented open spaces with pedestrian amenities along Fourth Street

"create a pedestrian friendly environment"

03. Goals

Objective 1: Create beautiful buildings

Objective 2: Create exemplary public spaces to enhance quality of life and drive economic activity

Objective 3: Support and catalyze future redevelopment and reinvestment along the Valley St corridor

Objective 4: Improve access and mobility for all modes

03. Goals

Catalyze Reinvestment & Redevelopment

Remove auto-oriented uses on the site

03. Goals

Catalyze Reinvestment & Redevelopment

Spur transformation of neighboring properties

"revitalize Valley Street"

03. Goals

Catalyze Reinvestment

Create a larger vision for the remainder of the block

03. Goals

Objective 1: Create beautiful buildings

Objective 2: Create exemplary public spaces to enhance quality of life and drive economic activity

Objective 3: Support and catalyze future redevelopment and reinvestment along the Valley St corridor

Objective 4: Improve access and mobility for all modes

03. Goals

Improve Access & Mobility

Address pedestrian safety and auto congestion along Valley

03. Goals

Improve Access & Mobility

Maximize pedestrian connections to train station

4th Street

03. Goals

Improve Access & Mobility

Maintain access for PSEG

PSEG Substation

Fourth Street

Next Steps

03. Process

What's next?

- Collect input on concepts and visuals presented

- Confirm redevelopment objectives and parameters

- Refine approach to site and architectural design

03. Process

Long-Term:

- **Final proposal and rendering submission**

- **Evaluation of technical issues (i.e. traffic)**

- **Continued committee review**

- **Formal Redevelopment Process**

- **Approval and Planning Board application review**

What we heard at last neighborhood meeting

- **Architecture should respect South Orange historic village character and context**
- **Architecture and scale should be warm and inviting**
- **Roof stepbacks should mitigate perception of scale**
- **Live/work units should be under an arcade (balance private/public space here)**
- **How will signage integrate with the design?**
- **Building materials should be varied so that the building does not fee as "heavy**
- **Retail will need public parking to succeed**

04. Concepts

1 **Neighborhood** ✓

2 **Goals** ✓

3 **Next Steps** ✓

4 **Concepts**

Architectural concepts and precedents
to be presented by James Haley