



Lackawanna Plaza Redevelopment Plan Presentation

4TH WARD COMMUNITY MEETING

November 3, 2022

LACKAWANNA PLAZA
REDEVELOPMENT PLAN
TOWNSHIP OF MONTCLAIR | OCTOBER 2022

Recent Background

Lackawanna Plaza Redevelopment Interactive Visioning Workshop

Let's continue the conversation.....

Come join your neighbors for the Interactive Visioning Workshop to help plan for the future of Lackawanna Plaza. We'll tell you what we've learned since the March 30th workshop and we'll hear from you about what you think about the following topic areas:

- Architecture and Design
- Streets and Transportation
- Housing and Land Use
- Sustainable Strategies
- Community Amenities

Tuesday, June 2nd, 7:30 – 10 pm
Fire Department Headquarters
1 Pine Street

The meeting will include a short presentation followed by an interactive workshop, so please join us promptly at 7:30 pm! Free parking will be provided in the parking deck.

Join us, and leave your mark on Lackawanna Plaza!

A site visit to Lackawanna Plaza is scheduled prior to the Workshop from 6 pm to 7 pm. Those interested in participating in the site visit should meet outside the Pig and Prince Restaurant

▶ Property was designated as an area in need of redevelopment in 2015.

▶ Work on original plan began in 2015 and resulted in draft plan in 2017.

▶ Included four workshops and many stakeholder meetings.

▶ Original redevelopment plan never adopted.

▶ Property owner submitted site plan in 2018 and received approval in 2019.

▶ Approval was subsequently litigated, and property sold to BDP Holdings, Inc.



Site Description

- ▶ 8-acre site – largest single redevelopment area in Township.
- ▶ Extensive frontage on five roadways.
- ▶ Bowl-shaped topography with elevation at pedestrian tunnel 11-12 feet below elevation of Grove Street.
- ▶ Historic resources including railroad terminal listed on National Register of Historic Places.
- ▶ Multiple easements associated with stormwater, water and gas traverse the property

Vision Statement

- ▶ This plan envisions the redevelopment of the Plan Area with a mix of uses that enlivens the eastern end of Montclair Center. The Plan includes standards for high-quality, pedestrian-oriented design, while respecting the historic character of the original Lackawanna Terminal building.

Overall Goals

- ▶ Make the Plan Area less of a barrier, and better connect it to the surrounding community.
- ▶ Provide a supermarket to serve the community.
- ▶ Create a vibrant place with a mix of uses.
- ▶ Promote redevelopment opportunities that create a positive fiscal impact and complement existing uses and streetscapes.
- ▶ Provide regulatory framework to fulfill the vision while accommodating market preferences and reasonable economic factors.
- ▶ Preserve and enhance historic aspects of the Plan Area through preservation and appropriate new development.
- ▶ Coordinate redevelopment to minimize disturbance to surrounding residences and businesses during construction.

Land Use Goals

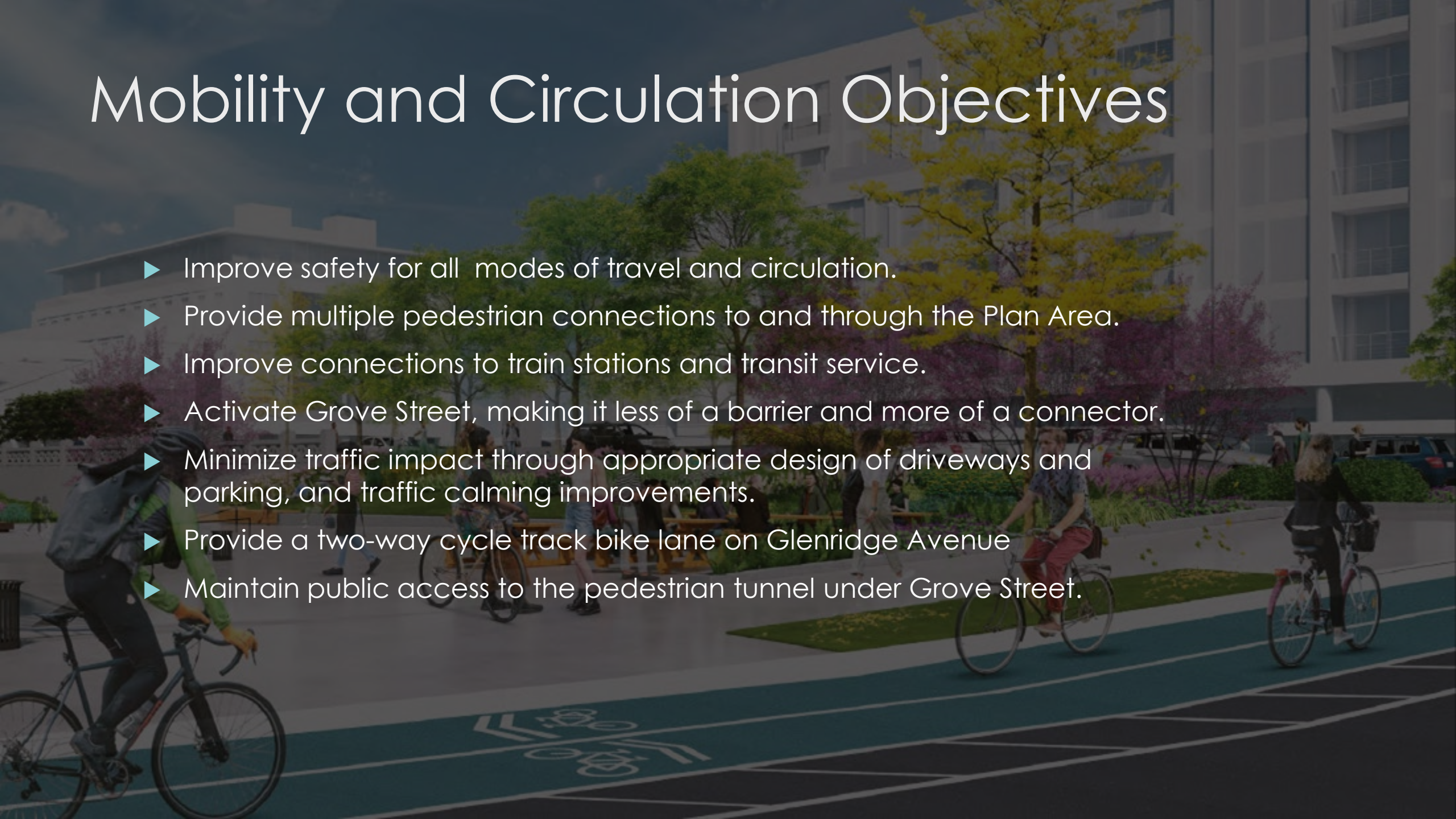
- ▶ Provide a land use mix that results in a sustainable positive fiscal and social impact for the Township of Montclair.
- ▶ Ensure that one of the uses is a supermarket and encourage supportive food-related uses.
- ▶ Provide stores and services for local residents and workers while also drawing patrons from the broader community.
- ▶ Provide plazas and public gathering spaces at key locations, connected by walkways to and through the site.
- ▶ Provide mixed, multi-generational housing opportunities, with a variety of unit sizes ranging from small micro-units to larger three-bedroom units.
- ▶ Provide affordable housing, including workforce housing.
- ▶ Incorporate historic elements into the project.
- ▶ Encourage shared parking in structures that are hidden from view.
- ▶ Create programmable open spaces that provide for year-round multi-cultural and multi-generational events.

Design Objectives

- ▶ Require high-quality design and building materials.
- ▶ Provide visual breaks and pedestrian connections.
- ▶ Provide bulk and setback regulations that allow reasonable development but reduce building mass and minimize visual impact.
- ▶ Promote high-quality architectural design that complements historic buildings.
- ▶ Create an inviting and attractive pedestrian-oriented atmosphere.
- ▶ Enhance the public realm with active ground floor uses and public spaces.
- ▶ Minimize street frontage devoted to driveways, parking garages and loading areas.
- ▶ Preserve and adaptively reuse historic features.
- ▶ Establish view corridors.

Mobility and Circulation Objectives

- ▶ Improve safety for all modes of travel and circulation.
- ▶ Provide multiple pedestrian connections to and through the Plan Area.
- ▶ Improve connections to train stations and transit service.
- ▶ Activate Grove Street, making it less of a barrier and more of a connector.
- ▶ Minimize traffic impact through appropriate design of driveways and parking, and traffic calming improvements.
- ▶ Provide a two-way cycle track bike lane on Glenridge Avenue
- ▶ Maintain public access to the pedestrian tunnel under Grove Street.



Environmental Sustainability Objectives

- ▶ Encourage economic benefits through green site design, including green solutions to stormwater management and use of pervious pavement.
- ▶ Reduce dependency on solo automobile trips by leveraging the Township's transit assets and encouraging walking and biking.
- ▶ Encourage active and passive "green" building technologies.
- ▶ Ensure the redevelopment project is compatible with the carrying capacity of the utilities servicing the area.



The Plan

- ▶ Five separate buildings ranging between 5- and 6-stories in height.
- ▶ Maximum 375 dwelling units.
- ▶ A minimum of 135,000 square feet of nonresidential space, including 75,000 square feet office space.
- ▶ Over 72,000 square feet of dedicated public open space in three signature plazas created for public use.

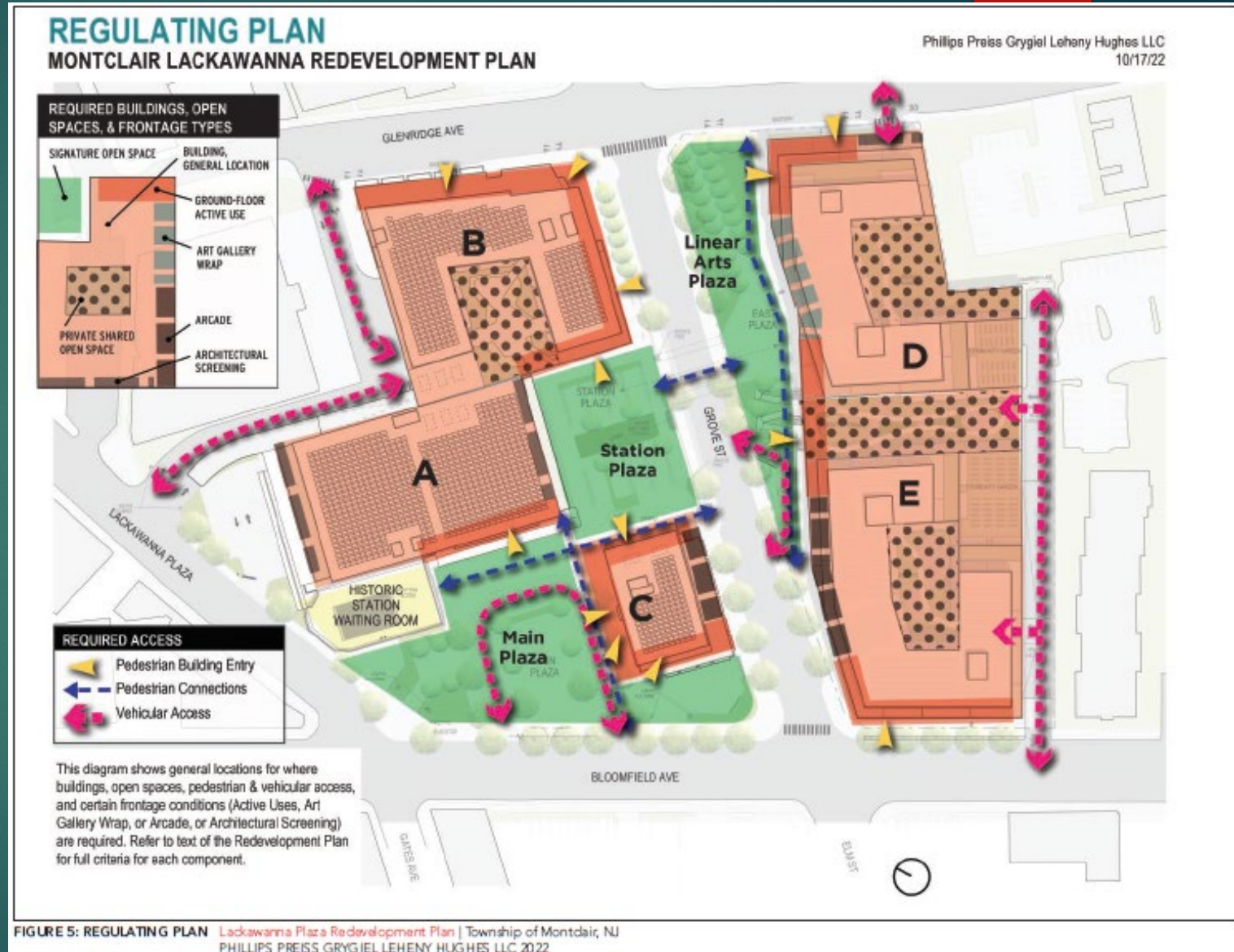
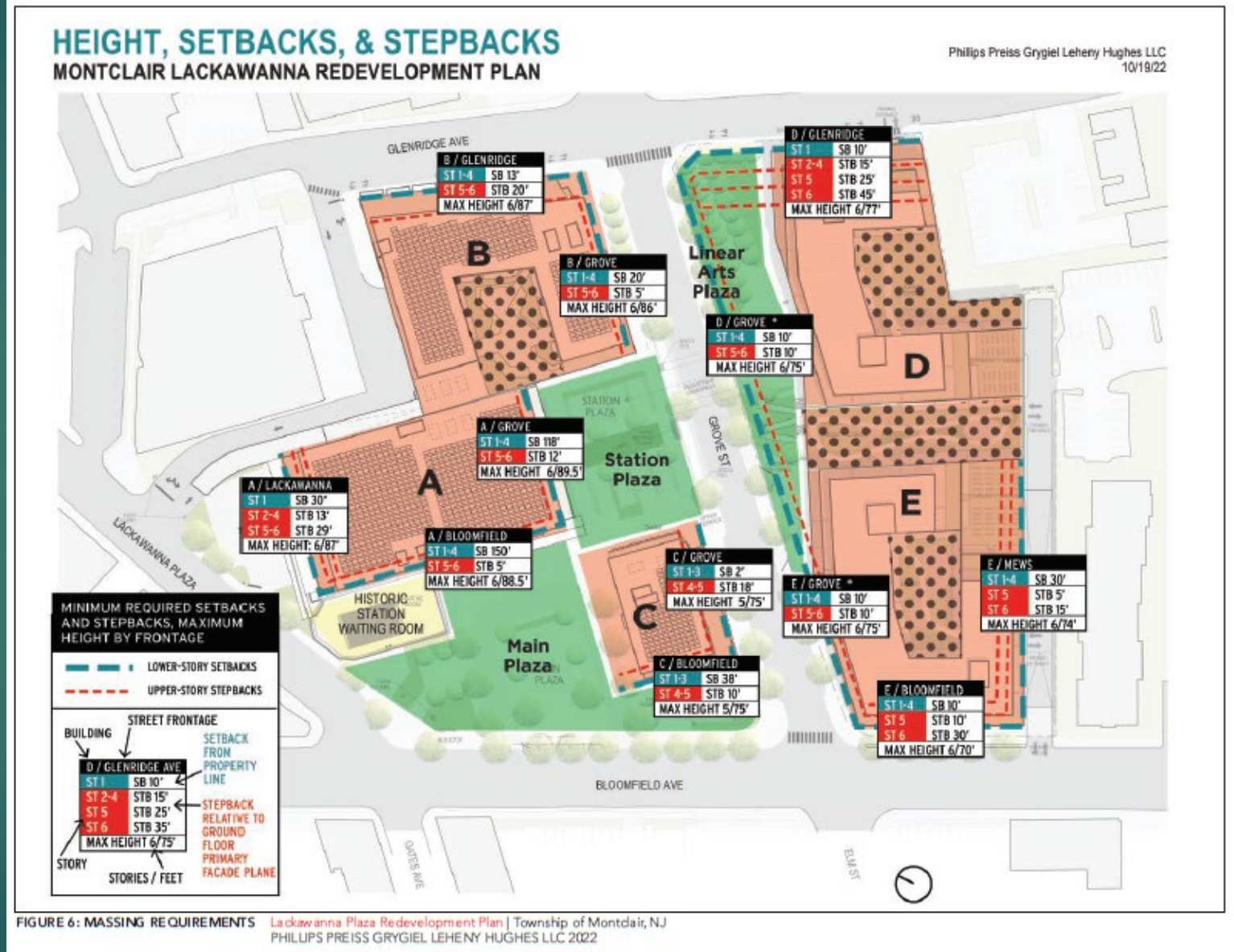


FIGURE 5: REGULATING PLAN | Lackawanna Plaza Redevelopment Plan | Township of Montclair, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2022

The Plan

- Form-based code with height requirements, minimum setbacks and minimum stepbacks for each side and/or frontage of the property to ensure new development is integrated into the existing community fabric.



Community Benefits

- ▶ 74 affordable units and 37 workforce housing units.
- ▶ A 40,000 square foot supermarket.
- ▶ Preservation of historic resources including approximately 60% of the original steel stanchions.
- ▶ 72,000 square feet of open space in three public plazas.
- ▶ Preservation of the tunnel under Grove Street for public access
- ▶ Construction of a two-way cycle track bike lane on Glenridge Avenue.

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