

# Quimby Lane Redevelopment Plan



**Prepared by:**

Topology

**Presented to**

Borough of Bernardsville

**September 14, 2020**

# Agenda

- 1 Background + Process**
- 2 Area Overview**
- 3 Plan Overview**
- 4 Next Steps**



# 1. Background + Process





# Before we begin...where have we been?

- **December 15, 2016:** Master Plan re-examination calls for study of Quimby Lane.
- **January – March 2018:** DRC downtown revitalization survey.
- **August 13, 2018:** DRC presentation to Council proposing advancement of Quimby Lane project via RFP.
- **December 21, 2018:** Quimby Lane RFP issued.
- **July 1, 2019:** Quimby Lane RFP responses received.
- **August 12, 2019:** RFP responses presented to Council.
- **October 15, 2019:** Council authorizes “area in need of redevelopment” investigation.
- **December 13, 2019:** Topology presents recommendation for “area in need” designation to Planning Board, PB concurs.
- **January 13, 2020:** Council approves “area in need” recommendation.
- **January 27, 2020:** Topology commissioned to draft Redevelopment Plan.
- **March – Present:** Topology, DRC prepare Redevelopment Plan.



# Potential Plan Adoption Process



**September 14, 2020:** Presentation at Borough Council.



**September 14, 2020:** Potential introduction of Redevelopment Plan ordinance by Borough Council.



**September 24/October 8, 2020:** Potential Planning Board consistency review.



**October 13, 2020:** Potential second reading and adoption of Redevelopment Plan ordinance by Borough Council.

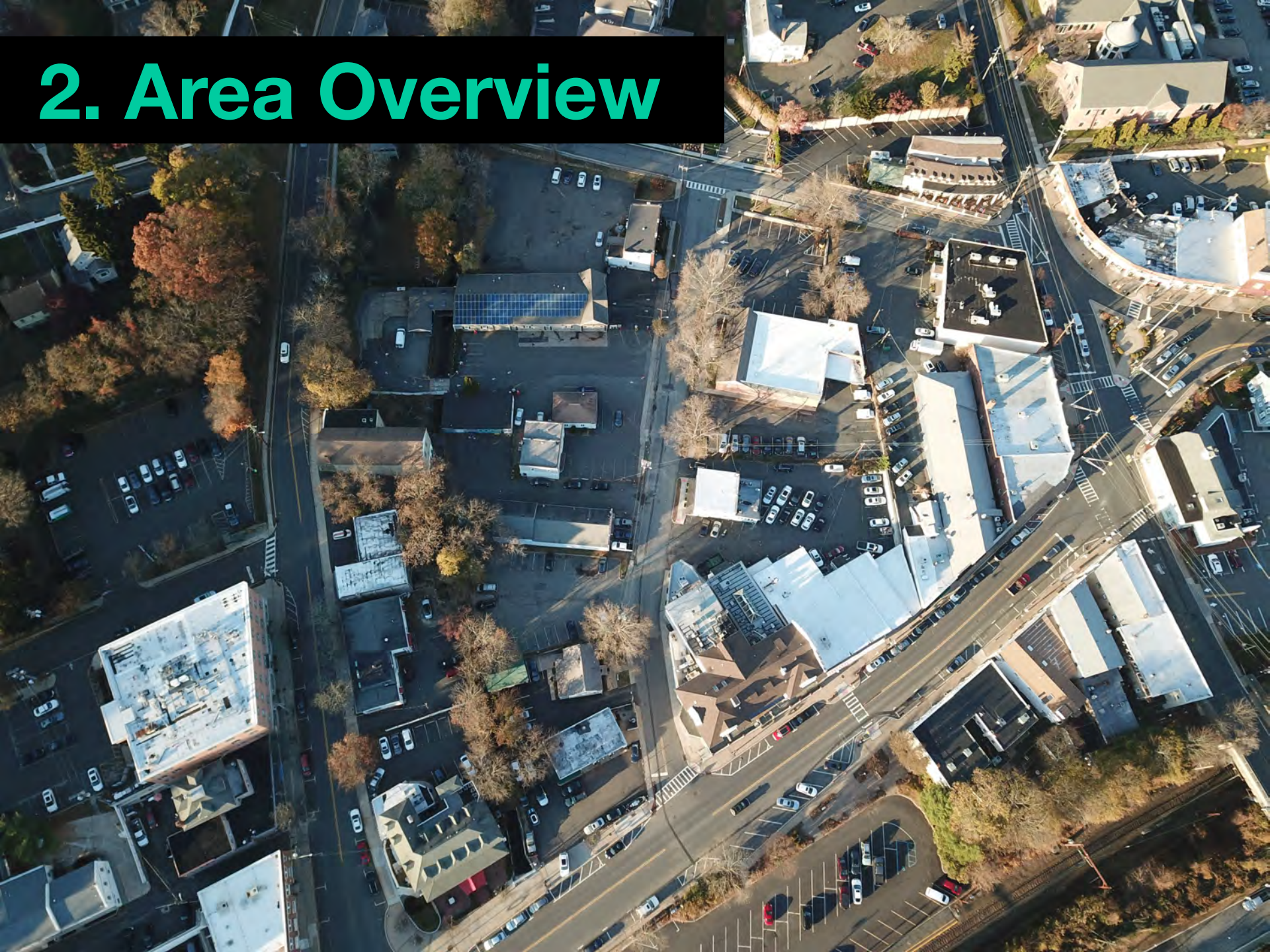
# What's in a Redevelopment Plan again?

A Redevelopment Plan **is** a detailed zoning ordinance that can include specific design standards and mandate public improvements.

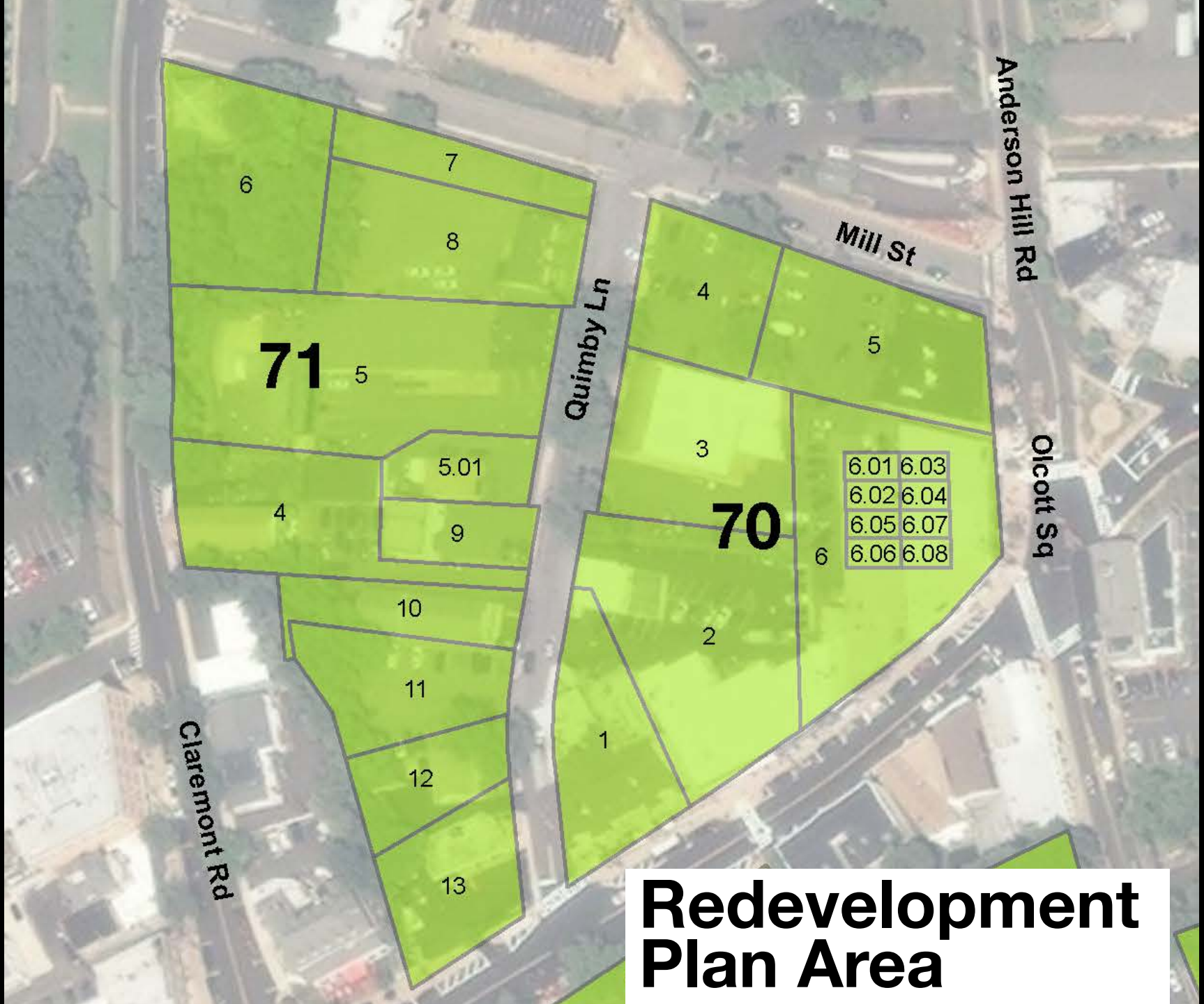
A Redevelopment Plan **is not** a site plan or a building blueprint. After the adoption of a Redevelopment Plan, developers need to conduct additional site analyses and propose specific projects.



## 2. Area Overview







6.01	6.03
6.02	6.04
6.05	6.07
6.06	6.08

# Redevelopment Plan Area



# Area Overview

Block 71

Block 70

Post  
Office

Olcott Sq.

Movie  
Theater

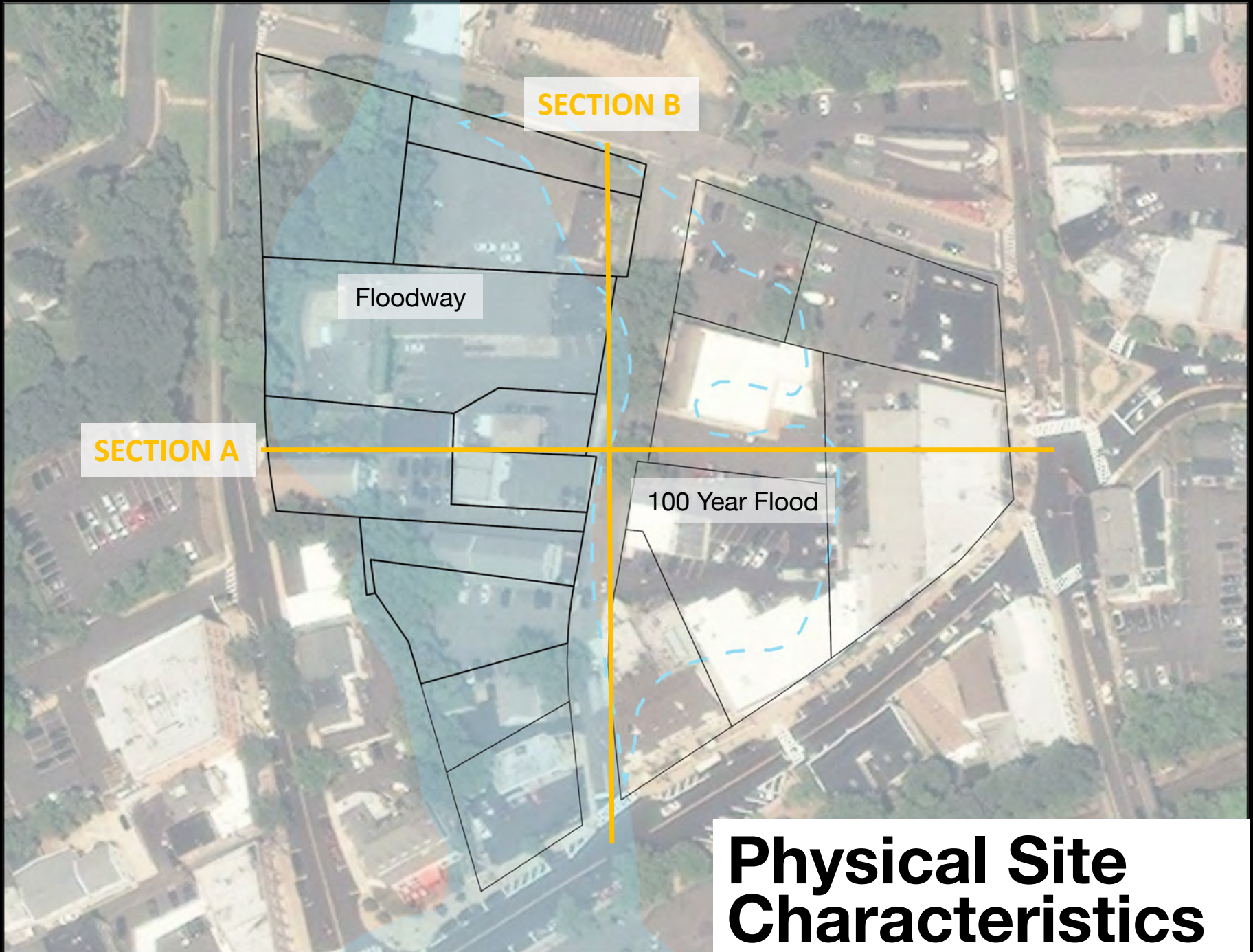
Bernards Inn

Mine Brook Rd.

Claremont Rd.

- 25 parcels
- ~5 acres
- 21 owners





# Physical Site Characteristics



# Physical Site Characteristics

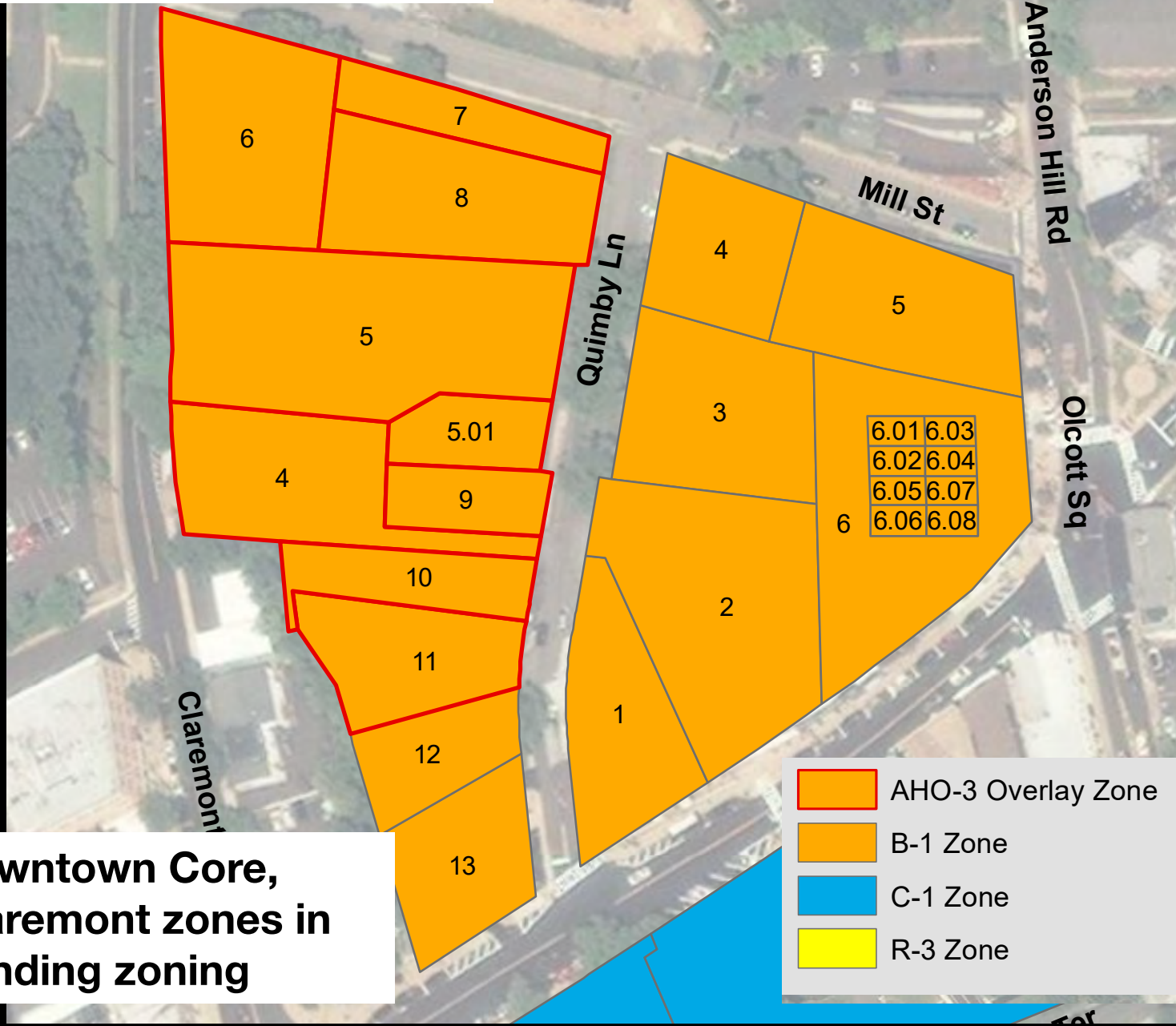
## SECTION A



## SECTION B



# Existing Zoning



- **Downtown Core, Claremont zones in pending zoning**



# Expected Public Benefits

...this new village will become part of Bernardsville's identity and reinforce the unique downtown district as the crown-jewel of the community.

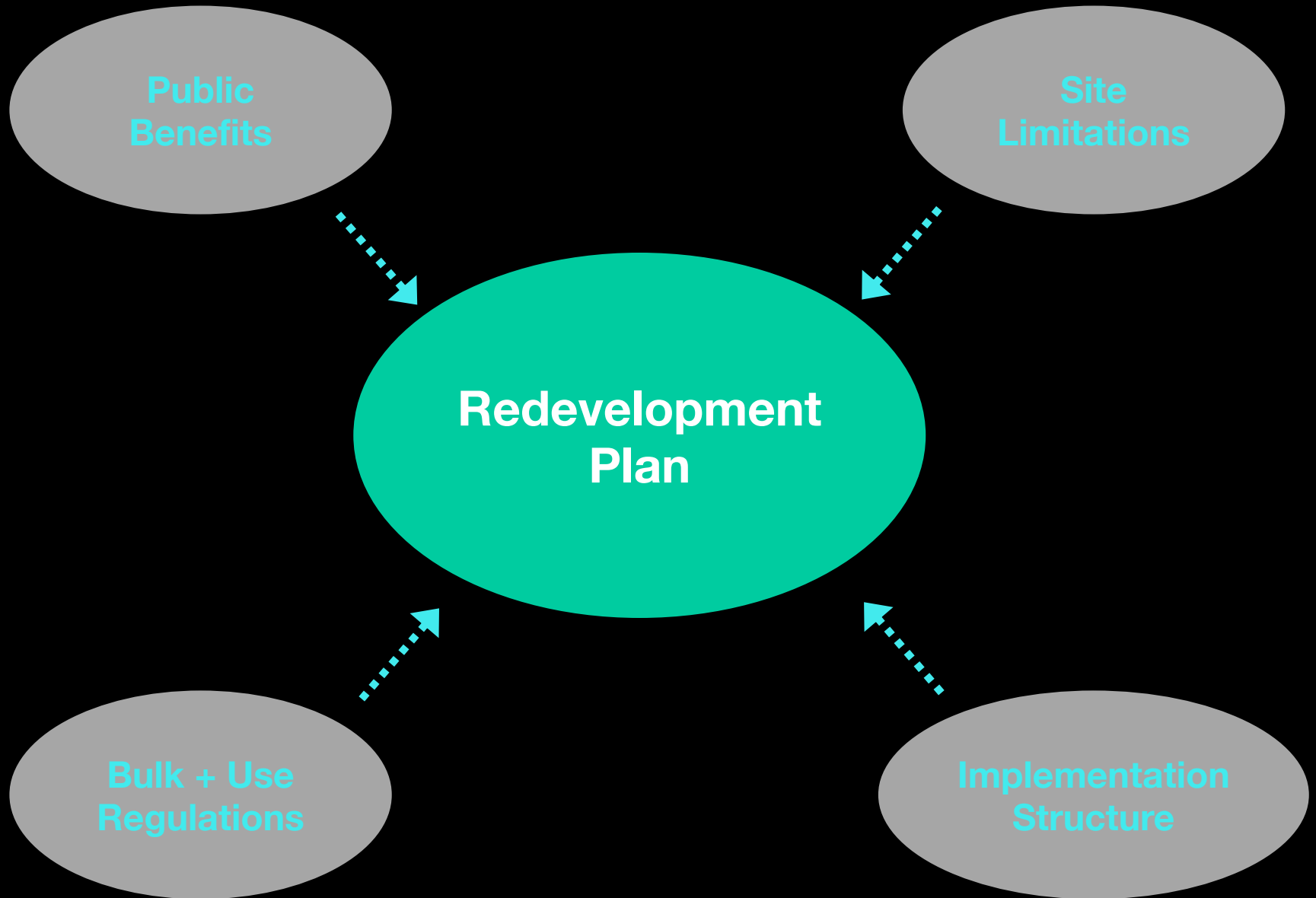
- Residential rental units or condominiums with a quality level of finishes
- 12 units of affordable housing in accordance with the zoning overlay
- Creation of new restaurants, wine bars, and food services sufficient to create a night life as well as “experiential retail”
- A public park that...enhances the amenity of the Mine Brook
- Public plazas...that create gathering places for residents and visitors...and become a hub...
- Year-round management and programming of public spaces
- Consistency in architecture, signage and landscaping features that support a European village low key environment
- A pedestrian connection from Claremont Road to Olcott Square, and to the regional rail and bus service nearby.
- Sufficient parking for the new residents and for visitors to the restaurants and retail.

*- 2018 Quimby Village RFP, as informed by  
Downtown Revitalization Survey*



# 3. Plan Overview







# Core Challenges

How do we create a Plan that sets forth a desirable development program and mandates the anticipated public benefits while still accounting for variability from site limitations and diverse ownership?

Implementation via a single redeveloper is preferred but not guaranteed. If there are multiple redevelopers, how do we ensure the desired public improvements are created and that initial phases don't preclude future opportunities?

# Sub Areas

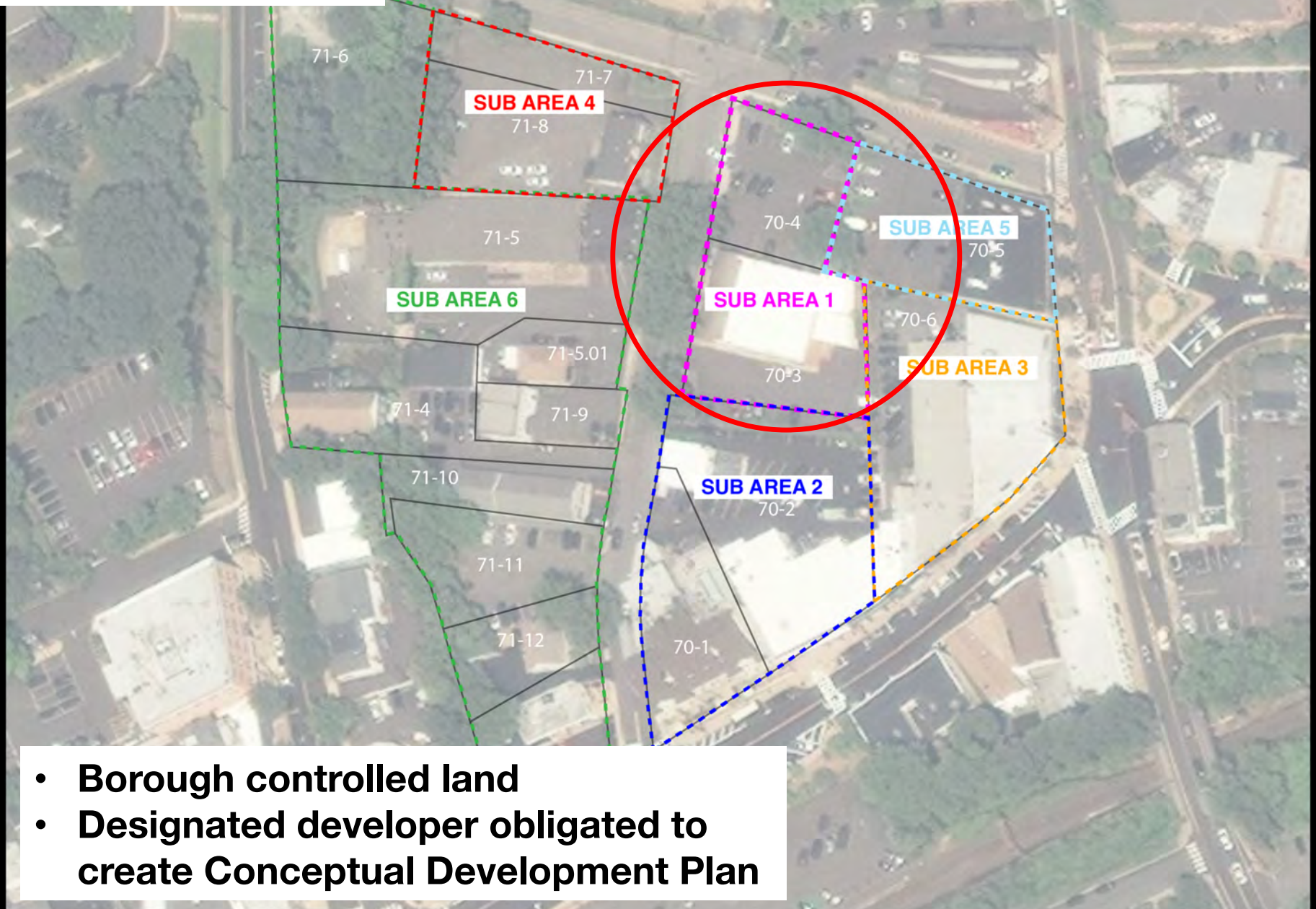




# Conceptual Development Plan (“CDP”)

- Tool to ensure the Borough secures desired public improvements and that development, if phased, is harmonious.
- CDP to be executed as part of an RDA between Borough and Redeveloper prior to redevelopment of any other phases.
- CDP will include:
  - Building locations, uses, heights and program
  - Phasing strategy and timeline
  - Implementation strategy and location of infrastructure and public improvements including:
    - Quimby Plaza
    - Mine Brook Park
    - Parking
    - Boylan Terrace connection feasibility study
  - Financing plan for public improvements, including proposed sources and uses of funds.
- CDP to be compliant with standards in adopted RDP.

# Sub Area 1



- Borough controlled land
- Designated developer obligated to create Conceptual Development Plan

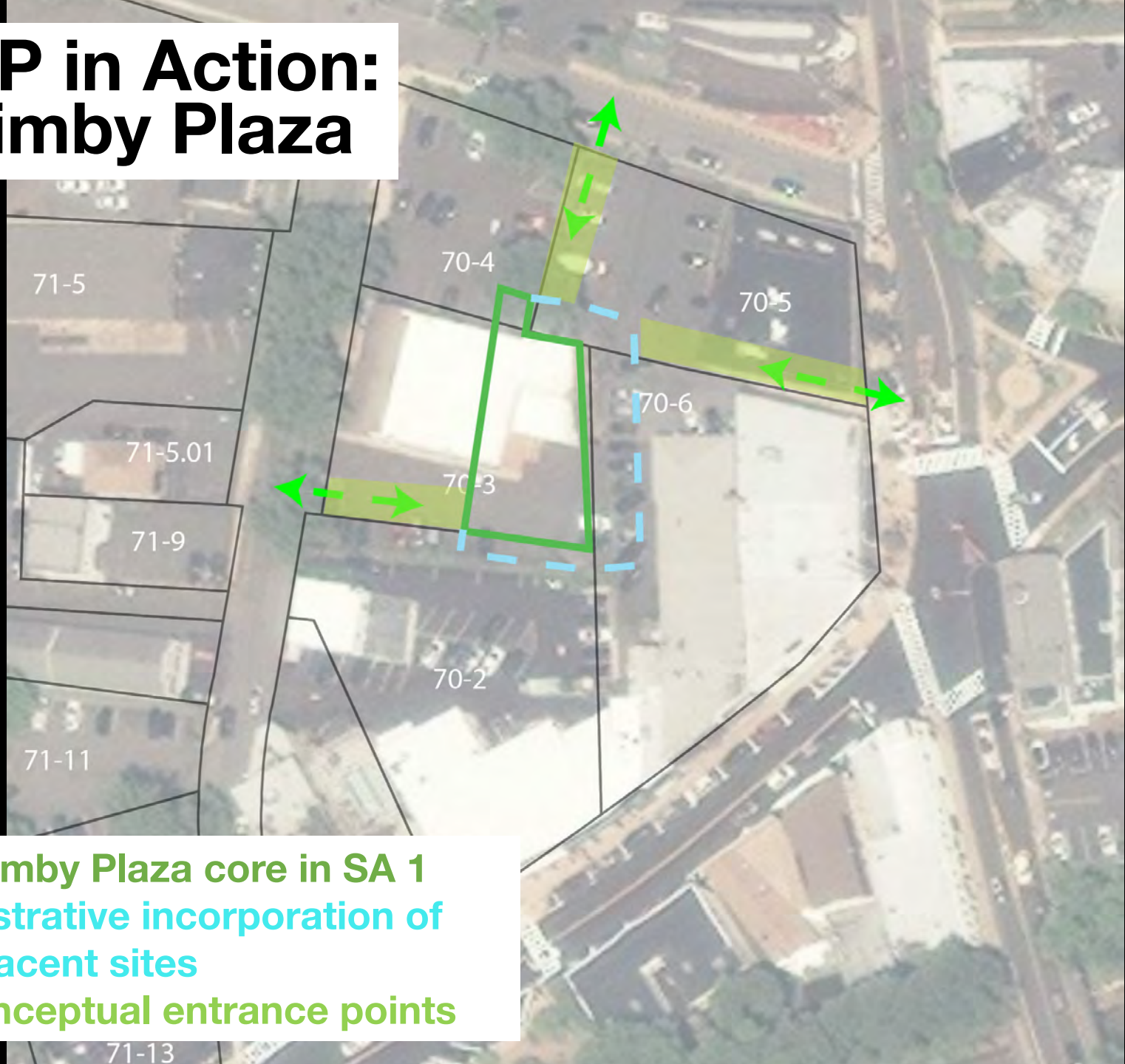


# CDP in Action: Quimby Plaza

- Location of Quimby Plaza flexible with final configuration to be determined via CDP
- Plaza subject to following conditions:
  - 6,000 SF core plaza on Lots 3, 4 (SA 1)
  - Contributions from adjacent property owners
  - At least three entrances with corresponding pedestrian pathways
  - Design standards for plaza and entry pathways



# CDP in Action: Quimby Plaza



- Quimby Plaza core in SA 1
- Illustrative incorporation of adjacent sites
- Conceptual entrance points



# CDP in Action: Public Benefits

- Mine Brook Park (Block 71)
- Concealed parking
- Traffic impact study
- Streetscape improvements
  - District wide
  - Quimby specific (North/South)
- Affordable housing obligation
- Feasibility analysis for Boylan Terrace connections, NJ Transit open space improvements

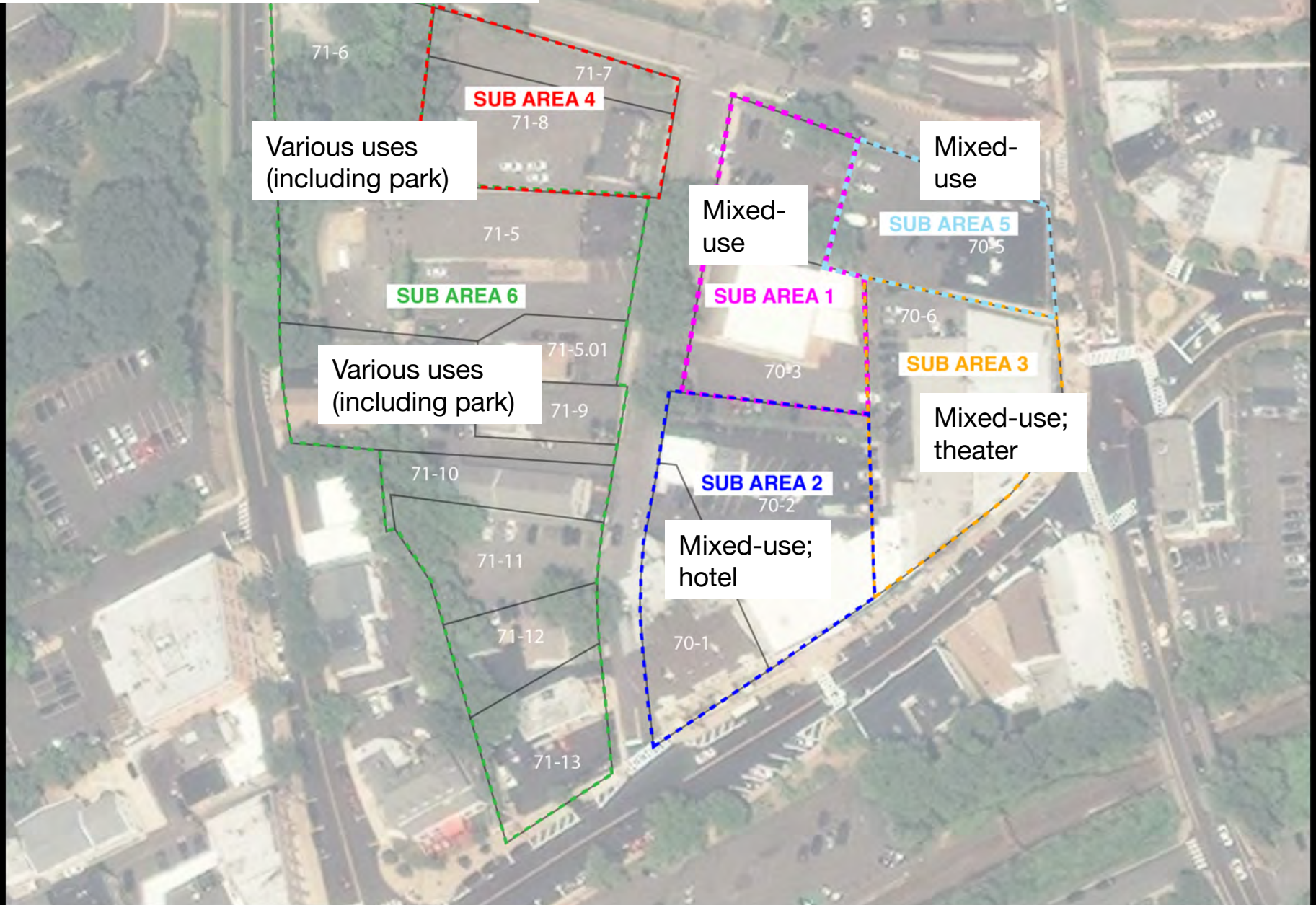


# Sub Areas



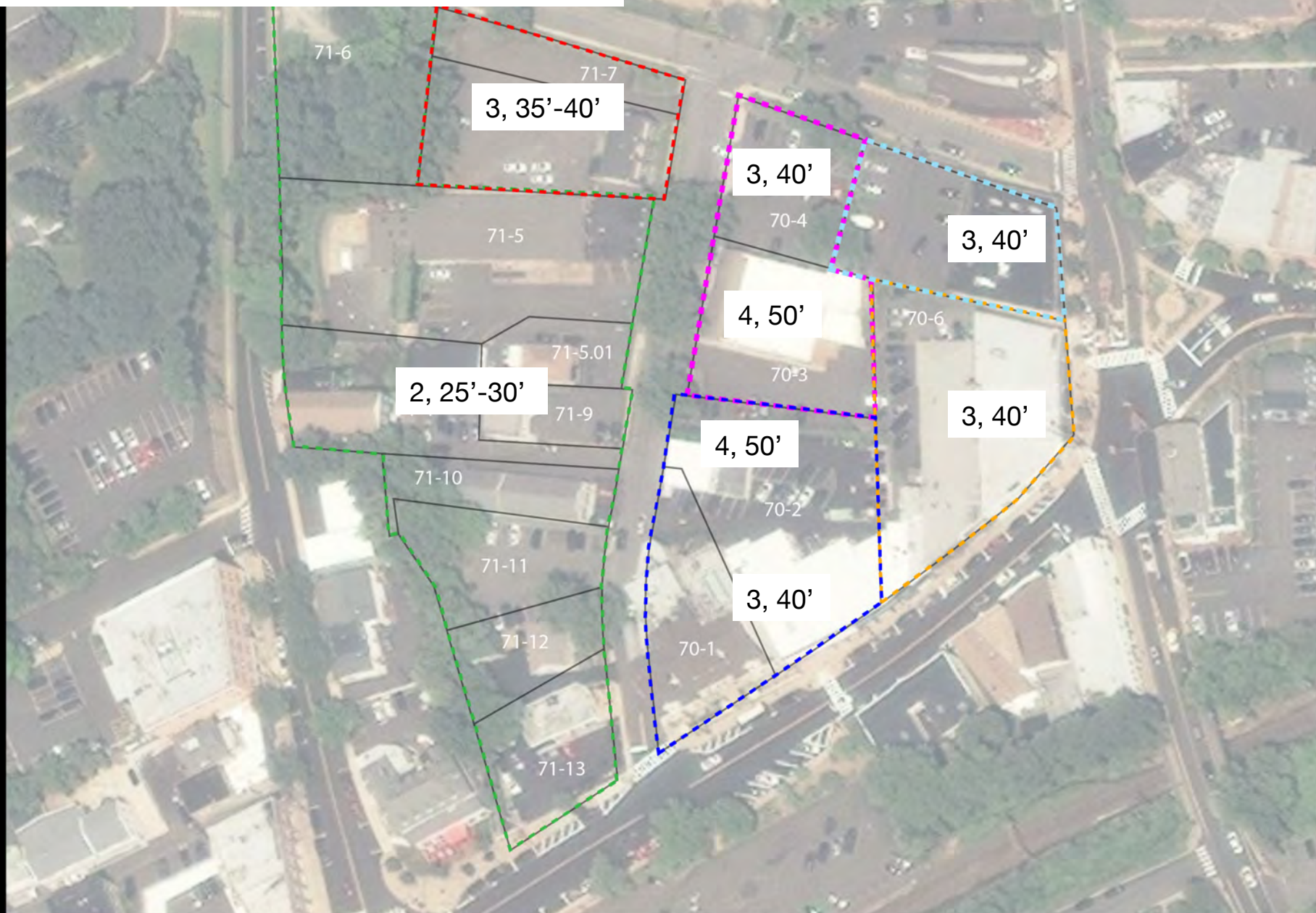


# Use Regulations



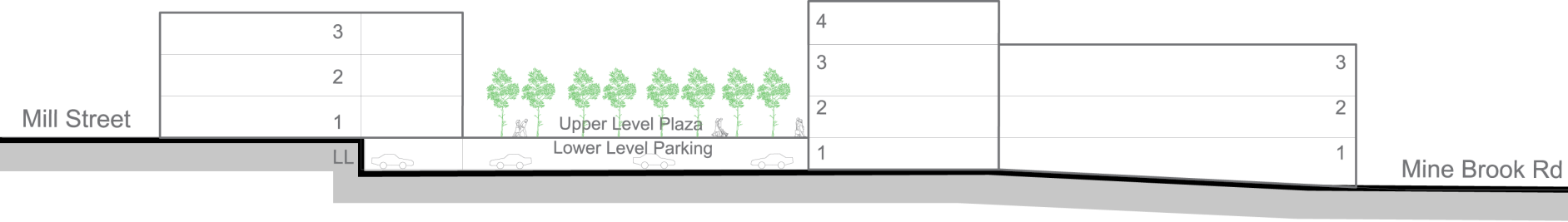
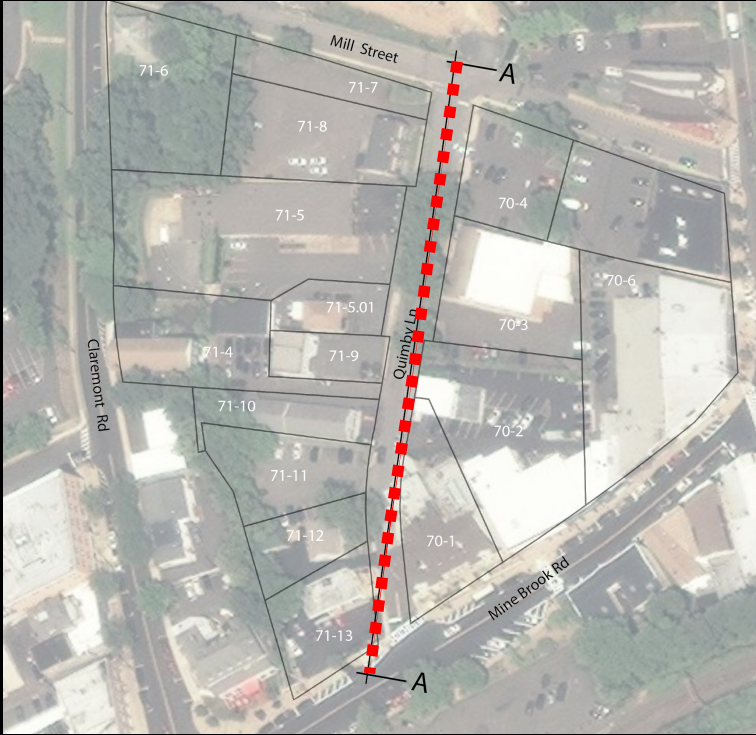


# Height Regulations



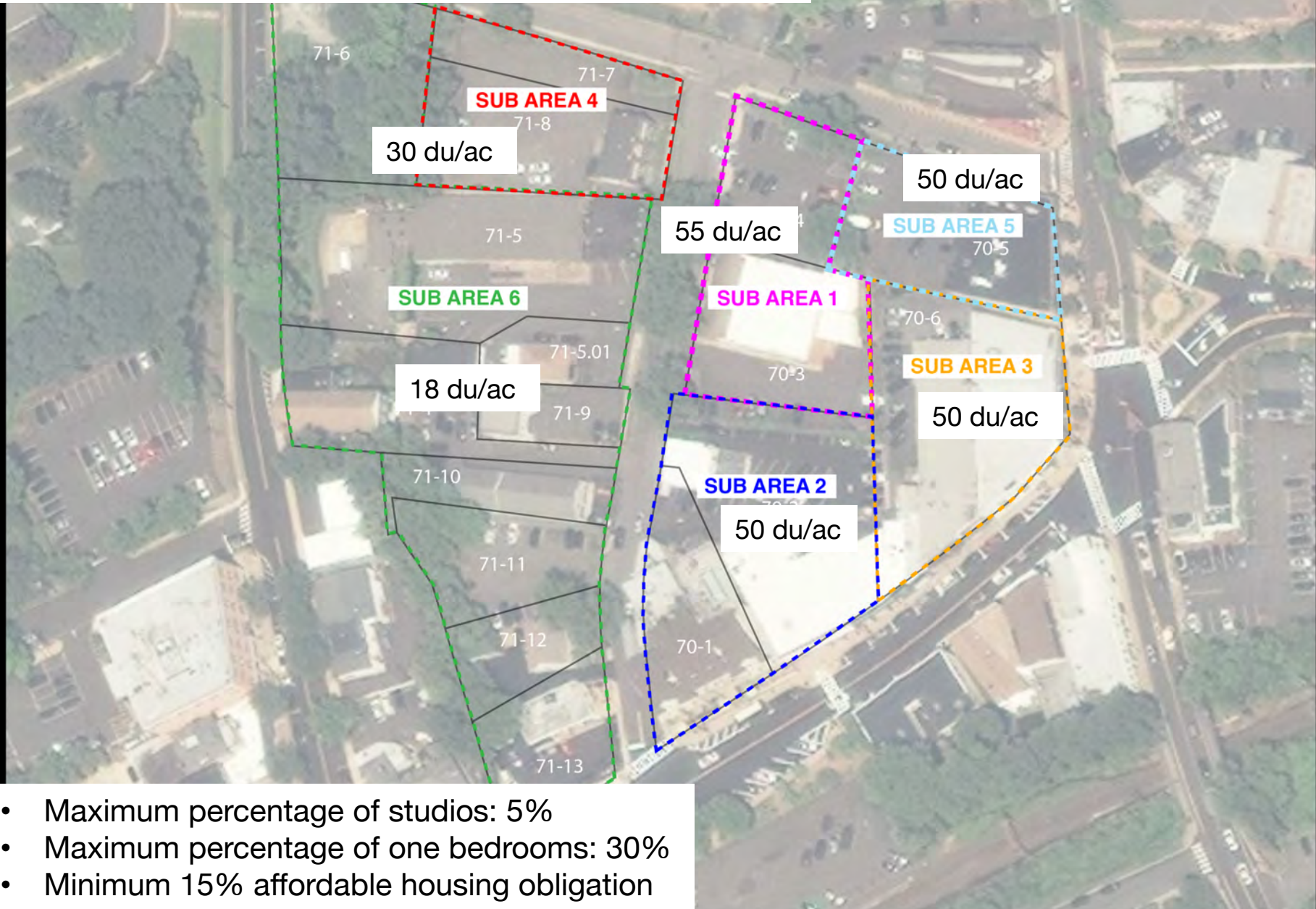


# Height



SECTION A-A

# Residential Regulations





# Additional Provisions

## Building Design Standards

- Building standards included for materials, articulation, massing, and sustainability.
- Standards oriented towards promoting a downtown feel consistent with Borough's best architectural practices.
- Standards derived from pending Downtown zoning ordinance.

## Site Design Standards

- Site standards included relating to lighting, landscaping, stormwater, retaining walls, parking, loading, circulation, and signage.
- Specific standards for Quimby Plaza, Mine Brook Park.
- Standards derived from pending Downtown zoning ordinance.

## Parking Standards

- Detailed standards for screening of parking areas. Surface parking **highly** restricted.
- On-site shared parking between Sub Areas encouraged.
- Standards derived from pending Downtown zoning ordinance.

## Coverage Standards

- Higher in Block 70 Sub Areas, lower in Block 71 Sub Areas.
  - Sub Area 6 coverage generally limited to existing conditions due to floodway regulations.

# Administration

- Plan identifies “Master Redeveloper” scenario as ideal but allows for implementation via multiple Redevelopers.
- Whether there is a “Master Redeveloper” or not, the first step is identifying/designating a Redeveloper for SA 1 and approving a Conceptual Development Plan.
- Any development under this RDP requires an executed Redevelopment Agreement with corresponding attachments.

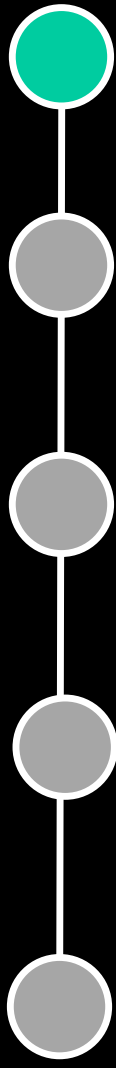


# 3. Next Steps





# Potential Implementation Schedule

- 
- September 14, 2020:** Presentation at Borough Council.
  - September 14, 2020:** Potential introduction of Redevelopment Plan ordinance by Borough Council.
  - September 24/October 8, 2020:** Potential Planning Board consistency review.
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  - After adoption:** Identify and designate developer. Review and adopt CDP. Identify potential additional funding sources .



# A Final Note on Implementation...

- Finding the right developer and adopting the right CDP is essential to the successful implementation of the Plan.
- Borough needs to identify the appropriate mechanism for identifying a developer(s) to carry this plan forward.
- In the interest of ensuring the Borough secures the best project, we recommend a new RFP.

An aerial photograph of a town, likely in the Northeastern United States, showing a mix of residential and commercial buildings, streets, and trees. The image is used as a background for a presentation slide. The text "Thanks for listening!" is overlaid in a large, bold, teal font on a black rectangular background in the upper center of the image.

**Thanks for listening!**

**Questions/Comments**