



Hahne's Redevelopment Plan

Township of Montclair

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1. Introduction

Montclair has long recognized the importance of its Central Business District ("CBD") to the community. An economically strong and thriving CBD contributes positively to the Township's tax base and provides entertainment, shopping and employment opportunities for its residents. In many ways, the CBD is an essential component of Montclair's identity and its quality of life. Consequently, the Township's planning efforts have focused on ways to stimulate investment and promote economic revitalization within the CBD. The redevelopment of the former Hahne's Department Store is a critical component of the Township's strategy to revitalize the CBD.

Available parking within the CBD is a significant land use planning issue in Montclair. Without an adequate supply of parking, the revitalization of the CBD will be severely limited. Consequently, the Township has required redevelopment projects to increase parking availability within and proximate to the CBD. Additional parking created in the CBD as part of redevelopment efforts promotes public-private partnerships that create new public parking facilities, while meeting the parking needs of the new development.

The use of the redevelopment powers provided to municipalities via state statute is an effective planning and implementation strategy to achieve the Township's goals of downtown revitalization and the redevelopment of the Hahne's site. Based on the Planning Board's recommendation, the Township Council adopted a resolution on January 30, 2001, declaring the properties containing the former Hahne's Department store (the "Hahne's site"), the associated surface parking lot located across the street from the Hahne's site on Church Street (the "Church Street lot"), and The Crescent municipal parking lot to be "an area in need of redevelopment" pursuant to the Local Redevelopment Housing Law ("LRHL"). This Plan is an amendment to the Hahne's Redevelopment Plan which was originally adopted by the Township Council on April 12, 2002 and amended in July 2003 and in March 2011, and required a mix of residential, retail, and parking uses on the three sites. This Plan supersedes the original Hahne's Redevelopment Plan.

This Plan is written pursuant to Section 40A: 12A-7 of the LRHL which provides that "no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need of redevelopment or an area in need of rehabilitation or in both" according to criteria set forth in Section 5 or Section 14 of PL 1992, C.79 (C. 40A: 12A-5 or C. 40A:1 2A-14), as appropriate.



Figure 1: 45 Church Street is a six-story multi-family building located caddy corner from the former Hahne's building

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Statutory Requirements

According to the LRHL, the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan;
5. Any significant relationship of the Redevelopment Plan to:
 - a. The Master Plans of contiguous municipalities;
 - b. The Master Plan of the County in which the municipality is located; and
 - c. The State Development and Redevelopment Plan adopted pursuant to the State Planning Act P.L. 1985, C.398 (C.52: 18A-196 et al.)

2. Area Description

The Hahne's Redevelopment Area (the "Area") includes portions of three tax blocks located within the Township's CBD, as shown on the enclosed aerial and tax maps. The properties are located to the south of the Bloomfield Avenue commercial corridor, east of Trinity Place, west of South Fullerton Avenue, and north of The Crescent. The three lots that comprise the designated Redevelopment Area include:

The Hahne's Site (Block 2205, Lot 2)

The Hahne's Site contains approximately 1 .3 acres. The property is irregular in shape, with 297 feet of frontage on South Park Street, 116 feet of frontage on Church Street, and 105 feet of frontage on Trinity Place. The lot contains the former Hahne's Department Store, which has been replaced with the Siena, a 7-story mixed use building with 101 apartments, 38,800 square feet of commercial space and 132 underground parking spaces.



Figure 2: View of the Siena, a 7-story mixed-use building on the site of the former Hahne's building.

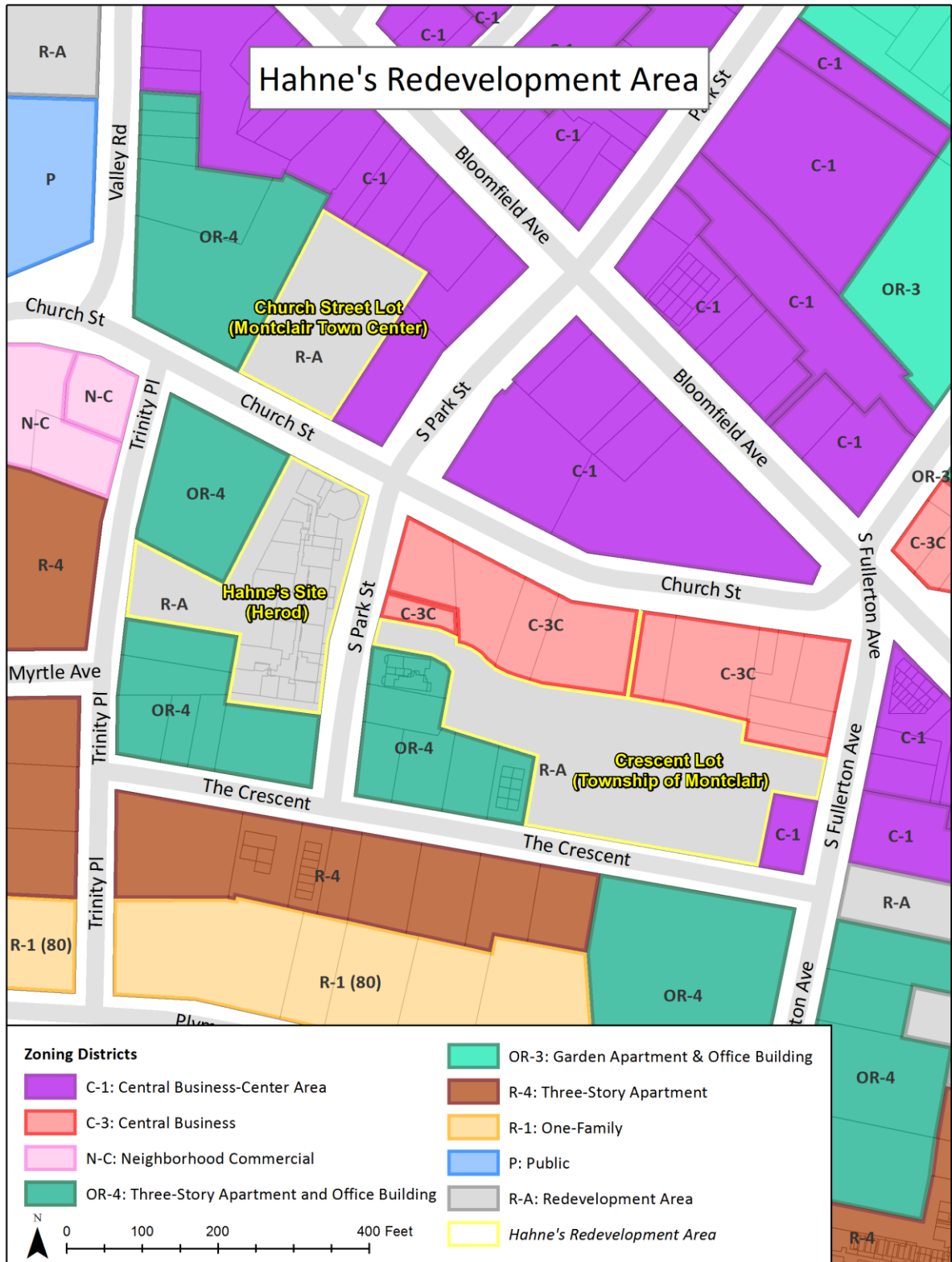
The Church Street Lot (Block 2208, Lot 77)

The Church Street Lot (a.k.a. the Hahne's parking lot) contains approximately 0.83 acres (36,395 s.f.). The tract is rectangular in shape, with approximately 140 feet of frontage on Church Street. The lot is developed with a paved parking lot, which accommodates approximately 106 vehicles and a small kiosk for the lot attendant. The site had been previously used as a parking lot for the Hahne's Department Store.



Figure 3: View of the Church Street lot.

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The Crescent Parking Lot (Block 2206, Lot 13)

The Crescent Parking Lot is located to the south of the commercial and mixed-use buildings fronting on Church Street and between multi-family residential uses located along The Crescent. The property occupies a substantial portion of the Block 2206 between South Fullerton Avenue and South Park Street. The Crescent Parking Lot contains approximately 1.8 acres. The tract is irregular in shape, with 312 feet of frontage on The Crescent, 58 feet of frontage on South Fullerton Avenue, 16 feet of frontage on South Park Street, and 6 feet of frontage on Church Street. In 2004, a 4-story municipally-owned and operated parking deck with 390 parking spaces was built on this lot as part of the development of the seven-story mixed-use building on the former Hahne's site.

Surrounding Land Uses

Land uses surrounding the Redevelopment Area include a mix of commercial, residential and public uses. Many of the buildings are in a mixed-use arrangement with retail commercial or other non-residential uses on the first floor and residential uses on the upper floors. The three properties in the redevelopment area are located to the south of the Bloomfield Avenue commercial corridor. Existing commercial uses proximate to the Redevelopment Area are located primarily along Church Street and South Park Street to the north of the existing ingress driveway to The Crescent Lot. These uses consist of restaurants, small retail sales, specialty shops, personal service establishments, and boutiques.



Figure 4: The Christ Church with the 7-story Siena building in the lower left corner.



Figure 5: View of Unitarian Church adjacent to the Church Street lot.

Quasi-public uses are located to the west of the Redevelopment Area. The Christ Church, located on the corner of Trinity Place and Church Street, is adjacent to the western boundary of the Hahne's Site. The Unitarian Church, located on the north side of Church Street across from Trinity Place, is adjacent to the western boundary of the Church Street Lot.

Residential uses in the area include primarily multi-family residential developments and residential apartments in the upper floors of mixed-use buildings. Less intensive residential development is located along portions of The Crescent, Trinity Place and the eastern side of South Park Street, south of the entrance driveway into The Crescent Parking Lot. These include single family, as well as two or three family frame dwellings. A number of these dwellings include professional office space.

A review of the land uses surrounding the Redevelopment Area leads to the conclusion that the area functions as a "transitional" area at the edge of the CBD, with more intensive uses located to the north and less intensive residential and quasi-public uses to the south and west. The transitional nature of the area

provides a land use planning rationale and foundation for the building requirements and design standards contained in the Redevelopment Plan, including the types of uses, building massing, and scale of the proposed redevelopment projects. Because of the differing impacts of these factors on each of the three redevelopment sites, the plan objectives and standards for each property within the designated redevelopment area are addressed separately in the redevelopment plan.

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3. Plan Principles

The Redevelopment Plan seeks to build upon the existing strengths and character of the Township of Montclair. The Redevelopment Area is intended to become a high-quality mixed-use development that will revitalize Montclair's CBD. The following principles guide the Plan.

Revitalization

Recognizing the importance of an economically strong and thriving CBD, the Township's recent planning efforts have focused on stimulating investment and promoting economic vitality within the CBD. It is the intent of this Plan to broaden the Township's tax base, improve the aesthetic image of the downtown, and increase pedestrian circulation in the area.

Location and Context

One of the most important aspects of the Redevelopment Area is its location within Montclair. Situated on the edge of the CBD, the Area, as mentioned previously, serves as a transition area between several different land use zones. While development of the Area is intended to provide a mixed-use downtown anchor, it is vital that redevelopment of the Area respect the height, massing, and intensity of surrounding land uses. In addition, sensitivity to the surrounding area requires that new development be architecturally compatible with the pattern, material and color of the surrounding buildings, which will ensure a consistent and attractive streetscape. This Plan regulates development through the establishment of bulk standards, setbacks, and design guidelines. The desired result is a high-quality mixed-use project that is compatible with its surroundings while still retaining a character of its own.

Parking

The economic success and viability of any community's CBD is partially dependent on the amount and location of parking within the CBD. It is crucial that new development not result in the reduction of existing parking resources in the downtown, provide adequate parking for new uses, and, if possible, contribute additional parking for municipal purposes. This plan ensures these results by establishing three primary parking principles for the Hahne's Redevelopment Area. Those principles are as follows:

1. All new development in the Area that contains residential uses must provide adequate parking for those uses on-site.
2. All new commercial uses in the Area must provide adequate parking for those uses on-site and/ or within the Hahne's Area.
3. New development in the Area should not result in the reduction of existing parking resources in the Area. Parking resources in the Orange Road Redevelopment Area and/ or the development of other parking alternatives in adjacent areas may be considered in satisfying this principle.

Goals and Objectives of the Redevelopment Plan

The primary goal of the redevelopment plan is to redevelop each of the three parcels in the redevelopment area consistently with the long-range planning objectives of Montclair Township, including:

- Revitalize the Township's Central Business District;
- Redevelop underutilized or vacant commercial property;
- Broaden the Township's tax base;
- Provide for a wide range of housing affordability and housing opportunities in the Township;
- Increase municipal parking while minimizing the fiscal burden on the Township; and
- Promote a public arts initiative consistent with the Montclair Arts Plan.

To achieve these goals, the redevelopment of the former Hahne's site is of critical importance. The redevelopment of the Hahne's site into a new mixed-use development will be the cornerstone of both this redevelopment plan and the future revitalization of the CBD.

The redevelopment plan proposes that the redevelopment of the Hahne's site and the other parcels in the

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redevelopment area be undertaken in a manner consistent with sound planning practice, which recognizes the relationship of these properties with surrounding land uses and building forms. In addition, the redevelopment of the three parcels shall be complementary to and supportive of existing commercial uses in proximity to the redevelopment area. In particular, the plan is designed to increase pedestrian activity in the area, provide sufficient parking for new uses and additional parking for existing uses in the CBD, and improve the aesthetic image of the downtown.

The Township is also sensitive to the realities of the real estate market place and the financial risks and practical limitations inherent in undertaking any redevelopment project. Consequently, the redevelopment plan is designed to provide some flexibility of approach in the design of the project so long as the enumerated goals and objectives of the plan are achieved. It is the intent of the Township to establish, where possible, an effective public-private partnership in redeveloping the area.

Relationship of Plan to Township Land Development Regulations

The Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. In order to implement this Redevelopment Plan consistent with the goals and objectives of the Plan, the Plan supersedes the use, bulk, and design standard provisions of the Township Land Development Regulations unless specifically referenced. Other standards and submission requirements relating to all zones in the Township not specifically enumerated herein as detailed in the Township Land Development Ordinance shall apply.

Any deviation from standards of this Plan that results in a 'd' variance pursuant to N.J.S.A 40:55D-70d shall be addressed as an amendment to the Plan rather than via variance relief through the Township Zoning Board of Adjustment. 'C' variance relief pursuant to N.J.S.A 40:55D-70c and design waivers may be addressed by the Planning Board through the development application process. All developments must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A 40:55D, et seq.

4. Land Use Standards

Hahne's Site

Purpose:

The purpose of the redevelopment project for the Hahne's site is to create a high quality mixed-use project containing retail uses on the first floor and residential uses on the upper floors of the development.

Principal Permitted Uses:

1. Mixed-use development, with retail uses on the street level and residential uses on the upper floors. Retail and/ or office uses may be permitted on the second floor;
2. Retail uses shall be required on the street level; retail uses may include restaurants and eating establishments, retail sales and service uses, health clubs, banks, physical therapy establishments, real estate offices and educational play centers. No drive-thru uses shall be permitted.

Accessory Uses:

Any uses deemed incidental and accessory to the principal uses.

Bulk Standards:

1. Maximum residential density: 80 dwelling units per acre. A 10 percent affordable housing component shall be included.
2. Maximum building height: 7 stories

Building Setbacks:

1. Minimum setback to South Park and Church Streets: 0 feet

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2. Maximum setback to South Park and Church Streets: 10 feet if used for outdoor amenities.
3. Minimum setback to east side of Christ Church: 30 feet for a distance of 100 feet from the Church Street right-of-way. The remaining yard setback to the Christ Church lot shall be a minimum of 0 feet.
4. Minimum setback to Trinity Place: 110 feet.
5. Minimum remaining yard setback: 0 feet.

Parking:

1. Residential: Minimum 1.1 spaces per unit. All residential spaces shall be accommodated on-site.
2. Non-residential: Minimum 2.5 spaces per 1,000 gross square footage. All non-residential parking shall be accommodated on-site or within the Hahne's Redevelopment Area (Church Street lot and/ or Crescent parking deck).

Design Standards:

1. The project shall include a prominent vertical design element at the corner of South Park Street and Church Street. This architectural feature shall be designed in a manner to create visual interest and provide a termination point for the South Park Street corridor as viewed from Bloomfield Avenue and Church Street.
2. The project shall be designed in a manner that minimizes the impact of the development on the adjacent Christ Church. A generous setback shall be required between the new building and the stained-glass window on the east side of Christ Church. If possible, an open space area or courtyard shall be provided within the setback area to allow for light and air to enter the stained-glass window, and to provide an amenity for the occupants of the new building.
3. The building shall be consistent with the existing styles, materials, colors and details of surrounding buildings.
4. The project shall contain a focal point across from the driveway entrance to The Crescent parking lot. The focal point should encourage pedestrian movement through the area and may incorporate a public arts feature in the design.
5. The building shall contain an articulated facade and significant architectural setbacks sufficient to mitigate the bulk of the building.
6. All mechanical equipment shall be hidden from view from the street if located atop the building.
7. The project shall be designed to ensure a safe and efficient flow of vehicular traffic both on and off-site. Where possible, loading activities for commercial uses shall occur on-site.
8. The project shall include features to improve the streetscape adjacent to the site, including decorative lighting, street trees, landscaping, and pedestrian linkages and amenities.
9. The project shall include a public art component.

Church Street Lot

Purpose:

The primary purpose is development of the Church Street site as a mixed-use project.

Principal Permitted Uses:

Mixed-use development with commercial uses required on the street level and residential uses permitted on the upper floors. Commercial uses include retail sales and services, restaurant and eating establishments, banks, offices, and health clubs. No drive-thru uses shall be permitted.

Accessory Uses:

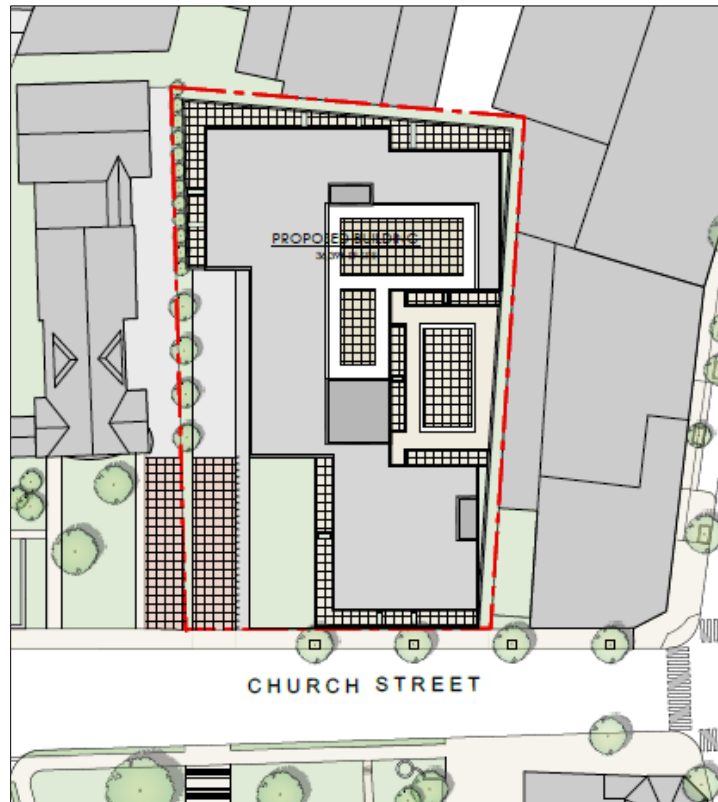
Any uses deemed incidental and accessory to the principal uses.

Bulk Standards:

1. Maximum building height: 5 stories
2. Maximum residential density: 90 units per acre, of which 10% of the units shall be affordable housing.

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3. Minimum front yard setback: 0 feet
4. Minimum side yard setback on the west property line: 20 feet, provided that this minimum side yard setback shall be reduced to 5 feet for the portion of the west property line located at least 150 feet from Church Street.
5. Minimum side yard setback on east property line: 5 feet.
6. Minimum rear yard setback: 5 feet
7. A public plaza that is at least 30 feet wide and 80 feet deep shall be provided at the ground level in front of the building at the southwest corner of the property as indicated in the concept plan below. Use of such community space shall be determined by the Township.



8. A setback of at least 10 feet shall be provided after the third story for any southern or western facing façade located within 60 feet of Church Street. To adjust to non-orthogonal site or property conditions, the setback may be angled in plan relative to the primary building façade below, provided that the total setback must average no less than 10 feet. At the 2nd floor and above along the east side of the building, a 30-foot setback for a minimum of 30 percent of the building length is required.
9. Rooftop amenities for building tenants are permitted, provided that structures on the roof do not cover more than 25 percent of the roof.
10. All mechanicals will be enclosed, hidden from view and included on the roof of the 5th floor.

Parking:

1. The Church Street lot is currently used for parking, with 106 spaces. The redeveloper should provide, at a minimum, 20 parking spaces on-site available to the general public and on-site spaces for the residential portion of the development. Any additional parking demand created by the development must be accommodated within the Redevelopment Area or other adjacent areas as contemplated in this Plan. A financial and/or material contribution to the Township of \$175,000 must also be provided to improve parking conditions at existing public lots in the area.
2. As part of a site plan application, the redeveloper shall submit and implement a parking management plan to maximize efficient use of on-site parking to provide additional shared parking to the public which will supplement the 20 public spaces being provided.

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3. Parking Requirements:
 - a) Non-residential: Minimum 2.5 spaces per 1,000 gross square footage.
 - b) Residential: Minimum 1.1 spaces per unit. Residential spaces shall be accommodated on-site.
4. Shared parking. A determination of the actual parking requirement for the site shall be based upon the shared parking opportunities provided by the mixed-use nature of the project. The redeveloper shall be required to submit a shared parking analysis as part of the site plan application. The required 20 public parking spaces will be excluded from the shared parking analysis and it is assumed the public parking spaces will be 100% utilized at all times. The shared parking analysis must be prepared by a qualified parking expert or licensed professional planner based on the anticipated hours of operation and specific operational characteristics of the anticipated users in the proposed development. The shared parking analysis should include the following steps:
 - a) Determine the minimum parking requirement for the individual uses in the development project. The minimum number of parking spaces that are to be provided for each use shall be based on the parking ratios included in Section 6.
 - b) Adjust for shared parking. The minimum parking requirement for each use shall be multiplied by the “occupancy rate” as indicated in Table 1.
 - c) Tabulate the minimum parking requirement for each time period. The sum of the adjusted minimum parking requirements for each land use for each of the six time periods shall be calculated to determine an overall project minimum parking requirement for each time period.
 - d) Total minimum parking requirement. The highest of the six time period total shall be the minimum parking requirement for the mixed use project.
 - e) The surplus parking spaces shall remain available for public parking at all times.
 - f) If the shared parking analysis is deemed acceptable, the Planning Board may relax the aggregate total of required spaces to account for the shared use of the provided spaces.
5. Electric Car-Charging Facilities. All parking facilities within the Redevelopment Area shall include at a minimum two electric DC fast car charging stations as well as the infrastructure necessary to support additional DC fast car charging facilities to accommodate future demand. The car-charging facilities shall be the responsibility of the redeveloper.

Table 1: Parking Occupancy Rates for Shared Parking

USES	8 AM-6PM	6PM-12AM	12AM-8AM	8AM-5PM	5PM-12AM	12AM-8AM
Residential	60%	100%	100%	80%	100%	100%
Professional/ Business Office	100%	20%	5%	5%	5%	5%
Retail/Arts and Entertainment Uses	90%	80%	5%	100%	70%	5%
Restaurant	70%	100%	10%	70%	100%	20%
Institutional/Educational	100%	20%	5%	10%	10%	5%

Sustainability

Development within the Redevelopment Plan Area shall include sufficient “green building” techniques which result in achieving Silver LEED certification from the U.S. Green Building Council under the LEED Rating System or achieving three Green Globes from the Green Building Initiative.

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Design Standards

The development of a new mixed-use building on the Church Street lot shall enhance the Town Center by respecting the scale and character of: the adjacent Christ Church and Unitarian Universalist Congregation; the mixed-use neighborhood of Church Street and South Park Street; and the general "Main Street" character of Bloomfield Avenue in the Township of Montclair. Development of this property is subject to the following standards and guidelines.

Contextual Considerations and Use of Design Precedents

The most visible and public portions of the plan area sit within the Town Center Historic District. Other portions of the plan area border non-locally designated historic areas, including mixed-use and residential neighborhoods. The periods of construction, scale, materials, design, and condition of buildings adjacent to the site vary widely. Due to the variety of adjacent architectural context, all new buildings shall follow the design example, in order of priority, of the following architectural precedents:

1. Directly adjacent existing structures that fall within the Montclair Period of Significance (1802-1937) as defined by the Montclair Historic Preservation Commission.
2. Adjacent and facing structures within the area bounded by Church Street, South Park Street, Trinity Place and Valley Road.
3. Low-rise and Midrise buildings constructed from 1885 to the present, where the applicant shall demonstrate the relevance of buildings selected in this category as appropriate for the surrounding context. New buildings may incorporate characteristics from one or more of these categories in recognition of the inherent challenges associated with reproducing and/ or simulating historic architecture. Design latitude is provided such that proposed designs may adopt an approach that fuses two or more design styles. (Figure 6)

Of particular importance are the scale and massing characteristics of the buildings immediately adjacent to the project lot. Addressing the changes of scale and design character from the buildings at the Church Street/South Park Street intersection to the buildings at the Church Street/Trinity Place intersection to the west is of primary concern.



Figure 6: Contrast is a powerful tool in Modern design, especially when a balance is struck between echoing historic rhythm, material and proportion and boldly adopting new form, as seen here. The result can be a surprising, respectful dialogue.

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Project Statement

To ensure that the applicant design team has considered the “statement” of the project, a project brief which shall be a combination of text and graphics shall be provided to the Planning Board at the beginning of the application process illustrating a well-considered philosophy of how the project adds value to the Township stylistically and contextually. The brief shall make clear the architectural language(s) the design team is proposing and clearly illustrate the stylistic intent of the building(s), as well as the design process. This language may refer to the architectural movements utilized in existing local architecture. In contemporary terms, these styles include, but are not limited to: Historicist (Figures 7 and 8), Transitional (Figure 9), Interpretive Modern (Figure 10), and Modern (Figures 11 through 13).



Figure 7: Historicism, the close approximation of an actual historic architectural style, requires special design knowledge, highly skilled labor and, usually, a well-above average construction budget to execute properly.



Figure 8: Executed properly, Historicist design can recreate the character of a traditional Town Center. This development consists of a single block meant to look like several mixed-use buildings built over time.

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Figure 9: Holding the corner of a block in Tribeca, this transitional design borrows the proportions and materials of nearby historic cast iron buildings. In the middle floors, brick piers substitute for cast iron, a nod to adjacent masonry buildings.



Figure 11: Historical material and style, such as brick and industrial openings, can be combined with new materials and expanded glazing to create a building suited for modern functions without seeming out of place in a walkable town center.

Figure 13: Modern design, with a typically narrow palette of minimally-detailed materials and emphasis on abstract form, can take on contextual and visual interest through overall massing and contrasts between solid walls and glazing.



Figure 10: Borrowing from historic factory design and the modern office building, this interpretive Modern building uses traditional materials and a multi-layered façade to fit within its neighborhood, despite being larger and not relying on setbacks.



Figure 12: Reductive Modern design, if respectful of the storefront culture that fuels the walkable “Main Street”, is no less effective than historic design. Thin floor plates and finely detailed glazing on upper floors produce a delicate low-rise design.



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Designers and developers must also consider their buildings' contribution to the surrounding neighborhood context in three ways. A new building may be a landmark serving as a visual and functional focal point of the development. (Figure 14). Where existing key historic structures are already present on or adjacent to a project site, harmonizing building(s) shall be employed at corners and/or as infill in order to reflect or enhance the stature of such historic structures. Along secondary streets, a simpler, more restrained architecture, providing the background fabric necessary on any street, is permissible. As the redevelopment area is immediately adjacent to historic structures of particular importance to the downtown and the greater Montclair community, any proposed buildings shall clearly harmonize as described above.



Figure 14: A new town hall at one end of a traditional plaza serves as a landmark. Framing the public space with an irregular grid of deep openings, the structure provides a memorable tableau not so different from the Baroque facade nearby.

While a single building's influence on its neighborhood will typically fall under one of these categories, larger buildings may be adjacent to different contextual conditions on different frontages. These buildings should be designed such that portions of the building mass can suit different roles simultaneously. To illustrate the proposed buildings' relationship with the surrounding context, the design team shall create (5) photocollage renderings utilizing specific street-level photographs provided by the Township, depicted in Figures 15 through 19. These photocollages must include geometrically accurate insertions of the proposed project massing, inclusive of facades depicting primary and secondary materials as well as fenestration.



Figure 15: Photocollage Reference Image, Church Street roundabout, looking east

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Figure 16: Photocollage Reference Image, Trinity Place and Church Street, looking east.



Figure 17: Photocollage Reference Image, South Park Street and Church Street, looking west

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Figure 18: Photocollage Reference Image, Church Street, looking west.



Figure 19: Photocollage Reference Image, Bloomfield Avenue, looking south.

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General Massing and Materiality Considerations

All buildings should be oriented to the existing street grid. Variations may be considered if they result in an improved relationship of building to street and open space, both existing and proposed. Buildings should be located to preserve public streetscape viewsheds. Opportunities for framing historic architecture and new architectural features are encouraged.

Per the setback and stepback requirements outlined elsewhere in this plan, the mass of new construction shall step down to the street frontage and Unitarian Universalist Congregation.

Special Massing Considerations at Project Edges

The southwest corner of the lot between the Unitarian Universalist Congregation and the Wedgewood Building is an opportunity to help identify the terminus of the Church Street retail zone and transition to the residential neighborhood to the west. A distinct massing adjustment, such as extra height a chamfered corner or lower level projection, should be introduced to help define a gate-way to the Church Street/South Park Street intersection. This southwest corner shall be defined by axes set by the south facade of the Unitarian Universalist Congregation and the east face of the bell tower of Christ Church across Church Street.

From the intersection of Church Street and South Park Street to the western edge of the lot, new the overall massing of construction shall step down in height in order to transition the project more gracefully to the smaller gabled forms of the Unitarian Universalist Congregation and existing residential area.

Along the southern edge of the lot along the right-of-way, new construction massing shall step down in height such that the non-stepped back building mass clearly related to the adjacent Wedgewood Building proportions.

Corner Design

Building corners are an opportunity to define architectural character and improve pedestrian views. Increasing the percentage of glazing and/or size of windows at building corners is permissible. Corners may be articulated with recesses or projections that run vertically continuous up a portion or the entire height of the façade. Alternatively, a small pedestrian clearing for meeting or gathering may be provided at the corners of buildings, a useful consideration for an area close to a performance venue. Corners can also be emphasized, subtly or boldly, through the use of distinctive forms and changes in material, detail and color from the rest of the façade. (Figures 20 and 21)



Figure 20: A recessed vertical bay element, similar in width to the building's standard bay, unobtrusively highlights the corner.



Figure 21: A single building, contrasting massing and materiality create the appearance of two structures meeting at a corner, each structure with its own apparent orientation and purpose. The open colonnade at the base helpfully unites the forms

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Chamfering is the de facto treatment for corner buildings facing key intersections in Montclair's Town Center. The adjacent church buildings, each with a significant setback from the sidewalks, present an opportunity for special treatment for adjacent buildings. In particular, the southwest corner of the lot adjacent to the Unitarian Universalist Congregation shall be given special design consideration. This particular location offers the opportunity to bring into balance two immediate powerful moments in the streetscape: the deep lawn in front of the Unitarian Universalist Sanctuary and the distinctive Christ Church bell tower.

Building "In the Round"

Façade design and finish materials shall be considered in three dimensions, particularly as buildings turn corners. Materials and/or details should be extended around building corners and extensions in order to avoid a "pasted on" appearance. All building façades adjacent to or visible from a public street, walkway or open space shall exhibit the same or similar degree of architectural detailing as the building's primary, street-facing façade. Material changes should occur at a logical transition point, related to changes in building program, dimensional architectural massing or detailing, rather than form an arbitrary pattern on a flat façade.

At all facades visible to the public, including via the alley connecting the rear of the building to Bloomfield Avenue, three-dimensional surface articulation – achieved, for example, through changes in wall plane, material, texture, and detail – is encouraged. The use of materials installed in a flat, repetitive manner with little or no relief on any given mass is strongly discouraged. In particular, new construction shall have a sense of depth, rhythm and scale made legible through the use of shadow lines on all buildings masses. No matter the architectural style, dimensionality in a façade is the most effective way to harmonize new construction with existing in the Town Center.

Building Mass and Strata

Lowrise and Midrise Design shall provide the basis for building massing strategies. Lowrise buildings are 2-3 stories and midrise buildings are 4-7 stories in height. New buildings in the plan area shall be articulated in a manner that differentiates between how the building meets the ground, how intermediate (i.e. middle) floors are grouped, and how the top is resolved at upper-most stories. (Figures 22 and 23). Any employed design strategy should be visually impactful and legible from the street-level public right-of-way. Base/Middle/Top delineations through masonry detailing mimicking that found in Montclair Town Center is allowed, but not required.

Base Articulation:

The base of the building shall be more thoroughly detailed and articulated to connect the building to the ground plane and the scale of the pedestrian. The base may be defined as a distinct datum, such as a water table or contrasting belt course, introduced at the ground floor and/or as the entire ground floor facade itself. The degree of articulation of the base shall be consistent along each facade of the building visible from the Public Right of Way. A change in materials or wall thickness should be employed to address changes in grade. Where highly visible and publicly accessible building bases utilize Historicist style architecture, conformance to architectural language present in the surrounding context is more highly valued.



Figure 22: The base-middle-top composition of traditional "Main Street" facade design can be successfully reinterpreted to produce an effective midrise design.

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Middle Articulation

The middle floors of buildings, as defined by all stories above the ground-level story and below the first step-back of each building or buildings, should be distinguished from the base and top through changes in depth, material, and fenestration pattern, and/or detailing. Appropriate details may include mixed patterns of masonry bonding, distinct window sills and lintels, horizontal reveals, or belt courses.

Top Articulation:

The top of the building shall include where buildings meet the sky, through a parapet or pitched roof, and stories above step-backs over 5 feet in depth. The building's termination should be expressed through the use of detailing visible from street-level public right-of-way, inclusive but not limited to a cornice, decorative parapet, shading device, or roof overhang, applied in a material, method and proportion consistent with the architectural style of the building. If the building has a flat roof, the articulation of the top may include portions of the top-most story of the building mass, creating the appearance of an attic story or rooftop addition. If the building has a visible pitched roof, articulation may be integrated with the roof edge and eave elements.

Bay Rhythm:

Any façade facing a public street shall have a change in articulation through the use of a regular or alternating bay rhythm by way of any combination of the following: (i) changes in materials; (ii) material finishes and patterns; (iii) structural bay expression (for example: engaged piers, pilasters), (iv) fenestration; (v) changes in the depth of the façade plane of at least 8".

Storefronts and Managing Topography

The first floors of the majority of structures in Montclair Center are typical of late 19th and early 20th century commercial architecture in that they are generally composed of pedestrian-friendly large expanses of glass paired with a recessed entrance. The ability to see in and out of buildings at street level is important to the character and appeal of the Town Center Historic District. New construction shall respect this established pattern.

The bases of all buildings with retail and commercial use shall have a minimum of 60% glass as measured from finished grade to underside of sign band, with storefronts modeled after the typical Town Center storefront. Blank walls or walls with only a small percentage of windows at street level are not appropriate.

Align street-fronting commercial floor levels with the sidewalk level (maximum of 1'-6" above or below). For larger ground floor spaces with multiple tenants, this may require stepping the floor slab on sloping sites. Commercial frontages should have a regular bay rhythm with widths consistent with those found on Church Street and South Park Street. Minimum clear ceiling heights for ground floor commercial uses should be 12' with a viable commercial depth of at least 60 feet minimum for no less than 50 percent of the sidewalk storefront, with an average depth of 25 feet for the remainder of the sidewalk storefront.



Figure 23: Even in a Modern mode, the base-middle-top compositional strategy is an effective way to preserve a walkable community while adding new variety and vitality.

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Windows and Fenestration

Above the first floor, at façades along the lower story setback – zero setback or otherwise – all windows and glazing shall be demonstrably responsive to the context. Window openings may be square or in a rectangular format – horizontally or vertically oriented – with one or more windows within. Individual window units and ganged window units within such openings in general shall be rectangular, vertical and proportioned similar to adjacent structures. Curtain wall or strip windows shall be limited to upper, stepped-back façades, areas of secondary entrance, as well as façades not visible from the Public Right-of-Way.

Open/Green Space

Reflecting the setbacks and resulting green spaces of the adjacent buildings, the proposed building shall include one or more green elements designed to create a semi-public open space, such as a planter with integral seating. Any proposed elements designed to meet this purpose should be conceived as an extension of similar landscape treatments found in the immediate vicinity along Church Street and/or South Park Street.

Parking Structures and Pedestrian Accommodation

No parking area within the proposed structure shall front on Church Street. Any curb cut for access lanes to the parking area shall not interrupt the street frontage of the proposed building, preserving a continual street-facing storefront for the entire street-facing side of the building.

All parking structures should be screened from active streets with lobbies, retail frontage and/or other uses that encourage sidewalk foot traffic. In the absence of screening with active uses, openings for light and ventilation are permitted. Such openings shall be outfitted with decorative metal grilles or railings as façade enhancements and for security. Vehicle headlights should not be directly visible. The façade shall otherwise be designed as consistent in material and detail quality with base portions of other new structures. (Figures 24 through 26)

When located in the base of new construction with separate occupiable uses above, the parking structure shall be integrated into the façade in a manner that provides continuity of opening locations and proportions between the base and upper stories. Blank, solid, opaque façades that can be seen from any right of way are not permitted to be greater than 10 feet in length.



Figure 26: A "green" screen applied to a parking structure both shades the interior and softens the spaces around the deck.



Figure 24: As a visible, free-standing structure, the Crescent Deck is widely appreciated in Montclair for its appearance and generous interior. It blends into its context by picking up on architectural cues from commercial and residential neighbors

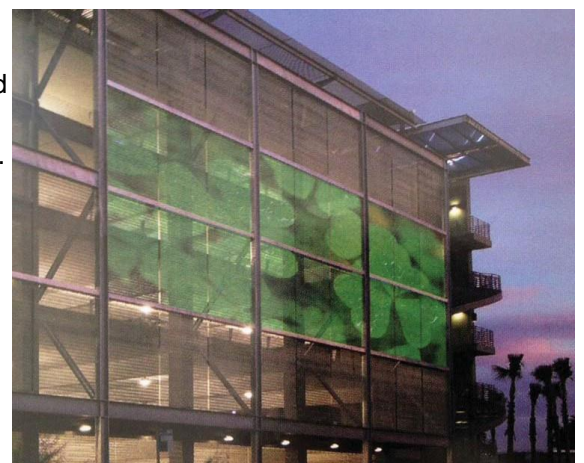


Figure 25: Screening a parking structure can also be an opportunity to create a kind of canvas. In the example here, wire mesh provides a scrim that can receive changeable art or video art projection.

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Where a full-time, ground-level, dedicated public pedestrian passage running through or adjacent to a parking structure joins open, public spaces or rights-of-way on either side of such a parking structure, the passage shall be conceived and built as a public amenity. Beyond meeting the necessities of accessibility and safety, the passage shall take on the attributes of a distinct arcade or loggia, as opposed to feeling simply like a portion of a parking structure where cars are not allowed to travel. (Figures 27 and 28) Within the rhythm of the arcade or loggia, shallow alcoves or recesses shall be provided for the installation of public art and/or opportunities for promotion of Public Plaza and local events.

Exterior Materials

Exterior materials shall be consistent with the context. Primary permitted facade materials are brick, stone, pre-cast masonry, stucco, glass, and metal. No more than three (3) basic materials with a variety of textures and accents should be used on each facade. Accents may be introduced, to be selected from primary permitted materials not forming the basic building palette and as noted below. Applicants shall use a mixture of materials that primarily echoes the material composition of the existing context. (Figure 29)

Where the integration of a traditional roof silhouette or element is proposed (articulated parapet or deep eave, for example) such features should be consistent with the context in height, material and color, as well as demonstrably influenced by the formal composition and detailing of similar elements built during the Montclair Period of Significance.

Where visible from the public right-of-way, security gates, access panels and garage window grilles should be enlivened with artwork, decorative tiling or ornamental metalwork.

The following materials are prohibited within the Plan Area when visible from the public right-of-way:

1. Faux treatments that mimic common materials, such as scored stucco imitating brick and/or stone, vinyl or asphalt siding imitating wood siding, and thin-gauge sheet metal imitating rigid metal panels.
2. Materials that age rapidly and are thus difficult to maintain, such as bare, stained or painted wood and field-painted metal.
3. Concrete masonry units.



Figure 27: With a rhythm of simple masonry piers on both sides, this rectilinear loggia offers the same advantages as a classic arcade. Shallow recesses on one side can serve as art alcoves, promotional display, storefronts, or building entrances.



Figure 28: A classic arcade offers a handsome example of an effective, protected passageway. Repetitive columns echoed by simple paving and lighting provide a rhythm that adds interest and human scale to an otherwise lengthy passage.

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4. Tinted glass, glass with tinted film applied, mirror glass and obscure (i.e. frosted or patterned glass. Spandrel glass shall be permitted only at locations screening view of vertical or horizontal building structure. Spandrel glass shall account for no more than 10% of the total surface area of any façade. Reflective glass shall be permitted at the second story and above only as required by state energy codes or LEED certification standards.
5. Exterior Insulation Finish Systems (EIFS), with the exception that such a system is allowed at and/or above the first stepback and when integrated into the top of the building mass as described elsewhere in these design standards. Final approval is dependent upon the submission of actual material samples, manufacturer specifications and system performance reports, and typical installation details at the time of Site Plan Submission. (Figure 30)
6. Fiber cement panels or fiber cement siding, with the exception that such materials may be allowed at and/ or above the first stepback and when integrated into the top of the building mass as described elsewhere in these design standards. Final approval is dependent upon the submission of actual material samples, manufacturer specifications and system performance reports, and typical installation details at the time of Site Plan Submission. Under no circumstances is a board-and-batten style of installation permitted for this material.
7. Material durability and longevity are of utmost concern. Therefore, expansion and control joints shall be introduced per manufacturer's recommendations and industry standards and in a manner that is integral to the rhythm of structural bays and fenestration layout, rather than randomly placed on facades. Gutters, leaders, weep holes and drip edges shall be similarly integrated into the façade design. Abutting materials shall be non-reactive and all sealants shall be color-matched to blend with an adjacent surface.



Figure 29: Brick, stucco and metal shingles are materials common to an eclectic “Main Street” like Bloomfield Avenue. They can be combined in forms that resonant with the old while feeling fresh and new.

HVAC and Rooftop Screening

PTAC (Packaged Terminal Air Conditioners, through-the-wall air conditioning units), if used, shall be placed within a logical portion of a window framing unit and designed as integral to the window framing and definition, and shall be of a material and/or color to blend into the surrounding framing.

Logos, brand names and lettering over one inch in height are not permitted on the exterior of PTAC units. Any rooftop mechanical equipment that may be visible from a public street shall be screened from view in a manner consistent with the architectural design and materials of the building.

Qualifications and Experience

Developing buildings and public plazas that fulfill these aspirations is complex work, best accomplished by professionals who are familiar with the unique requirements of designing midrise structures and public



Figure 30: Relatively flat in appearance, the metallic finish applied to the upper story EIFS and the high ratio of void (glass) to solid (EIFS) produces a satisfactory “curtain wall” appearance, rather than the crudely detailed masses typically associated with EIFS.

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plazas responsive to the existing community and context. Therefore, development teams must include, at minimum, an architectural firm with a portfolio displaying site-specific Town Center work, familiarity with midrise design, and a proven ability to address community-specific needs

Compatible Character through Contrast

New buildings may incorporate characteristics from different architectural styles in recognition of the inherent challenges associated with reproducing and/or simulating historic architecture.

Designing a new building to be compatible with the designated historic district of Montclair's Central Business District, where buildings from different periods figure prominently in the streetscape, can be particularly challenging. There may be little consistency in style, height, material, and detailing from one building to the next, let alone from block to block.

The preferred response to the challenge of new construction in a historic context is provided by the Secretary of the Interior Standards for the Treatment of Historic Resources, which guides both state and local law on the matter. The Standards call for an approach that is compatible with the historic context but that is also "of its own time" (i.e., contemporary with current design ideas and technologies, not a close mimic of a historic structure).

Taking into account the approach endorsed by the Standards as well as the extraordinary eclecticism that characterizes Montclair's historic town center, a secondary design strategy, which relies on contrast, is allowed under these guidelines. In the occasion that a massing strategy is developed in which upper stories step back from lower stories, the proposed design may adopt an approach that features contrasting styles between the lower stories and upper, stepped-back stories.

For such designs, effort must be taken so that differences between the two designs for the building masses are not merely superficial or a simplification between lower and upper floors, but produce contrasts that distinguish one building mass from another, as well as the proposed building and its neighbors.

When lower and upper floors are distinguished from one another, their respective architectural vocabularies and design strategies shall carry around all corners facing a public right-of-way. The goal of any such design is not to minimize or hide upper stories by making them appear innocuous, but rather to celebrate the differences between lower and upper stories of the building. Contrasts in such designs may be achieved through numerous strategies, some of which are described below. Designs utilizing this solution must create contrast, at a minimum in accordance with the following strategies:

1. **Distinct Styles** - If two differing styles are to be applied to different building masses, such styles shall both appear distinct. Designs combining lower levels with clear references to neighboring buildings and/or a sympathetic style and upper levels with a Modern style are encouraged. (Figures 31 and 32).
2. **Distinct Massing**- Massing strategies employed on lower and upper levels shall differ such that the resulting masses both appear distinct. This may be accomplished by clearly contrasting approaches to solid/void (i.e., glass to solid wall) ratio or treatments of facade depth through detailing.



Figure 31: Skillful use of varying setbacks and tall bands of glass produce a dynamic new crown for a classical building.

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3. Distinct Fenestration- Above the first floor, all windows and glazing shall be demonstrably responsive to the context, while curtain or strip windows shall be limited to upper, stepped- back facades. If the proposed design utilizes two differing styles, window types and sizes shall differ between the two employed styles. Window rhythms and patterns may contrast from those on lower floors, but such variance is not required. (Figure 33)
4. Distinct Exterior Materials. Contrasting building facades shall be composed of clearly differing materials. A building material of two different colors shall not be considered as two contrasting materials for purposes of this section. By no means shall a contrasting material palette alone be considered a contrasting design without additional contrasts of other design elements of the lower and upper floors. (Figure 34)



Figure 32: A midrise masonry building is rejuvenated by being framed on their sides with contrasting additions that respect its simplicity and craft



Figure 33: Within the vocabulary of a more restrained "Classical" Modernism, traditional materials such as brick or stone can provide contrast and relief.



Figure 34: Inspired by its blocky neighbors with their punched openings, this addition steps back from the street, projects to the side, and uses metal as a contrasting material. It preserves its historic base while asserting its role in redefining the site's use from commercial to multi-family.

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The Crescent Municipal Parking Lot

Purpose:

The purpose of The Crescent redevelopment project is the creation of a multi-story public parking deck. The Township, through its municipal parking authority, is currently proceeding with the design and construction of the Crescent Deck.

Principal Permitted Uses:

Multi-story public parking deck

Accessory Uses:

Any uses deemed incidental and accessory to the principal use.

Bulk Standards:

1. Minimum building height: 4 levels
2. Maximum building height: 5 levels
3. Setbacks: See site plan
4. Access to the Crescent Deck shall be designed to be compatible with the circulation patterns of the existing street network.
5. The project shall provide a strong pedestrian connection between the Crescent Deck and the Church Street retail area.

Design Standards:

1. The Crescent parking deck, particularly The Crescent facade, shall be designed to reduce the appearance of the vertical height of the structure and to complement the residential nature of the streetscape.
2. The parking structure shall contain an articulated facade, and should be architecturally compatible with the architectural style of the Church Street commercial area.
3. The project shall include features to improve the streetscape adjacent to the site, including decorative lighting, street trees, landscaping, and pedestrian linkages and amenities.
4. Existing walkways that transverse the property on the north and south sides shall be replaced.
5. Interior walkways shall consist of decorative pavers.
6. All surface parking spaces on the site shall be sufficiently screened from adjacent properties and roadways through the use of trees and shrubs.
7. Lighting:
 - a) Lighting on all levels must take into account potential spillover effects on surrounding buildings, especially residential buildings.
 - b) Lighting along lot frontage and interior on-site lighting shall consist of "Montclair Style" street lighting or a similar style currently provided in the downtown.

5. General Design Standards

Traffic and Circulation

Any traffic and circulation improvements shall be designed in conjunction with an overall plan for the Redevelopment Area. The plan shall provide for an integrated system of on-site and off-site vehicular circulation, storage and service parking consistent with the enumerated goals of the Redevelopment Plan. Pedestrian crosswalks and other traffic calming techniques shall be used to encourage safe pedestrian circulation throughout the Redevelopment Area. The redeveloper shall provide improvements to the circulation, so as to provide safe and efficient vehicular ingress/ egress and pedestrian circulation. A pedestrian connection from the former Hahne's site to the Church Street parking lot, and from the Crescent parking lot to the Church Street commercial district shall be encouraged through the use of pavers. Additionally, pavers shall be used at pedestrian street crossings.

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Pedestrian Realm and Streetscape

The streetscape shall be designed in a manner to create a pedestrian friendly environment that encourages activity at the street level using entrance details, decorative lighting, ornamentation, signage and marquees articulating entranceways. The design of the Hahne's and Church Street lots should provide pedestrian areas and "bump-outs" for outdoor restaurant seating, pedestrian amenities and an area for performing arts, pursuant to the Montclair Arts Plan. The design of the sidewalk areas shall be coordinated with the Township's Departments of Planning and Community Development and public works.



Figure 35: Example of pedestrian activity adjacent to a mixed-use building.

Landscaping

Street trees shall be planted along the Church Street, South Park Street and The Crescent frontage. Trees and landscaping shall be provided in accordance with Township standards.

Lighting

Lighting along lot frontage shall be decorative lighting consisting of "Montclair Style" street lighting or a similar style currently provided in the Downtown.

Sidewalks

Sidewalks shall be a minimum of six (6) feet wide and include paving elements and decorative pavers. Crosswalks shall be decorative and complementary in material and design to sidewalks.



Figure 36: Example of wide sidewalks and decorative streetscape.

Signage

No signage shall be permitted above the first level of any development. Only building signs shall be permitted along South Park and Church Streets. All signs must face South Park Street, Church Street and Trinity Place in accordance with existing Township standards.

Loading

Loading needs shall be addressed as a component of any proposed development.

Off-Site Improvements

The redeveloper shall provide improvements to the circulation, to provide safe and efficient vehicular ingress/ egress and pedestrian circulation. A pedestrian connection from the former Hahne's site to the Church Street lot, and from the Crescent parking lot to the Church Street commercial district shall be encouraged through the use of pavers. Additionally, pavers shall be used at pedestrian street crossings.

Public Art

To develop opportunities for working artists, educate art students and publicly display art works, the Township of Montclair recognizes the need for a comprehensive public arts initiative. In order to build an arts presence throughout the Township, the Montclair Arts Plan, adopted June 2001 and prepared by the Division of Art and Cultural Development, recommends that new development and redevelopment projects include public art in their design. Public art components can include, but are not limited to, sculpture gardens, facade design, structural design elements (fences, pathways, railings) and areas for rotating exhibits.

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The Hahne's Redevelopment Plan offers a unique opportunity to implement the recommendations of the Montclair Arts Plan through the provisions of a public art component in the design of the project. Consequently, the Redevelopment Plan shall include a public art component consisting of at least one of the following elements in each of the projects:

- Incorporation of art representations within the design of the deck facades, fencing or railings; and
- Provision of areas for the placement of statuary or other art displays and rotating exhibits. The design of the proposed arts component shall be coordinated with the Department of Planning and Community Development.
- Sidewalk areas or small plazas for street performances or other similar entertainment.



6. Relationship to Definitive Local Objectives

The Redevelopment Plan is consistent with the goals and objectives of the Township as stated in the 2016 Master Plan Reexamination Report and the 2017 Amended Unified Land Use and Circulation Plan. The Land Use Plan places the redevelopment area within the C-2 designation, along with most of lands within Montclair Center, and provides several suggested land use standards. The Master Plan recommends a maximum building height of 6 stories with upper-story stepbacks above the 4th and 6th stories. It suggests that densities should be keyed to a maximum of 55 units per acre. The Master Plan also proposes the creation of an incentive zoning program that grants up to 7 stories of height in exchange for public benefits such as public space and art.

This Redevelopment Plan is designed to implement the objectives of the Unified Land Use and Circulation Plan. The creation of a mixed-use building with a public art component, affordable housing and expanded parking in the downtown area advance the objectives in the Land Use Plan. In addition, the Redevelopment Plan promulgates specific architectural and urban design principles that are compatible with the surrounding community and that foster a walkable, lively urban environment.

Adjacent Municipalities

The Township of Montclair is bordered by Glen Ridge Borough, Clifton City, and the Townships of West Orange, Little Falls, Cedar Grove, and Verona. None of these communities directly abut the Redevelopment Area. The intent of the Redevelopment Plan is to support the continued revitalization of the CBD, which does not conflict with the planning efforts of adjacent municipalities.

Essex County

The Essex County Master Plan was prepared in the early 1980's. Due to significant changes in the County since that time, both in terms of land use, socioeconomics and demographics, some aspects of the County Plan may not be specifically relevant to this Redevelopment Plan. However, the Redevelopment Plan is consistent with the County Plan 's general land use and policy objectives.

Although the County of Essex does not have a current Master Plan, the revitalization of the Montclair Center district, which encompasses the Hahne's Redevelopment Area, generally is considered consistent with the land use planning goals of the Essex County Planning Board. The County of Essex prepared a Cross-acceptance Report dated December 16, 2004. This County Report presents a detailed discussion of how the policy objectives of the State's Metropolitan Planning Area are being satisfied by the Township in its many planning documents. The Report concluded that the Township had a "very good" performance grade in implementing the goals and policies of the State Plan.

State Development and Redevelopment Plan

The State Development and Redevelopment Plan (SDRP), adopted March 1, 2001, designates the Township of Montclair as part of Metropolitan Planning Area 1 (PA1). According to the SDRP, most of the communities within this Planning Area are fully developed or almost fully developed with much of the new

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growth occurring through redevelopment. The following policy objectives are intended as guidelines for planning within communities located in the Metropolitan Planning Area:

- **Land Use:** Guide new development and redevelopment to ensure efficient and beneficial utilization of scarce land while capitalizing on the inherent public facility and service efficiencies of the concentrated development patterns.
- **Economic Development:** Promote economic development by encouraging redevelopment efforts such as infill and land assembly, public/private partnerships, and infrastructure improvements.
- **Housing:** The Township is fully developed and contains a variety of housing options ranging from apartments to single-family detached houses.

The Redevelopment Plan is consistent with these goals.

7. Administrative and Procedural Requirements

Property to be Acquired

The Redevelopment Plan does not require the acquisition of property through the use of eminent domain in accordance with the LRHL and eminent domain law. Private acquisition of these properties by the redeveloper(s) shall be pursued prior to any action by the Township. The Crescent lot is owned by the Township and, as such, does not need to be acquired.

Relocation

The Plan does not require the relocation of any businesses or residents.. The Redeveloper(s) shall prepare a Phasing Plan for the relocation of existing parking during construction.

Site Plan and Subdivision Review

The review of all applications for redevelopment within the Hahne's Redevelopment Area shall consist of the following steps:

1. **Design Submission.** All applications for development shall initially be reviewed by Township staff with the assistance of the Redevelopment Design Consultant. Applicants are encouraged to submit conceptual plans prior to submitting full applications. The Consultant shall prepare a report summarizing its findings and recommendations for use by the Township Council, Planning Department, Historic Preservation Commission, Planning Board and Applicant.
2. **Design Review.** All development applications shall be reviewed by the Historic Preservation Commission prior to being heard by the Planning Board. The Historic Preservation Commission shall review the application for consistency with the design standards in this plan. The Commission shall report to the Planning Board at its next scheduled meeting falling at least 15 days after the review of the application by the Historic Preservation Commission. The report shall include a statement of findings on the proposed plan in regard to the design standards herein and recommendations for acceptance or amendment based on the findings. The Planning Board shall consider the report of the Historic Preservation Commission in its review of the site plan.
3. **Development Applications.** All applications for development must be approved by the Planning Board. Any site plan or subdivision plan within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and the land development ordinances of the Township of Montclair, except that where this Redevelopment Plan contains provisions that differ from those in the ordinance, this plan shall prevail.
4. **Submission Requirements.** All applications for development shall include the site plan submission requirements listed in the Township Code, as well as the following:

- Phasing plan (if applicable)

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- Construction staging plan that addresses impacts to existing public parking spaces during the construction phase
- Traffic Study that considers mass transit routes and evaluates the cumulative effect of the ingress and egress requirements of the proposed development and the effects on adjacent and affected roadways created by the proposed development. The Study shall demonstrate that any significant impacts will be alleviated through mitigation measures.
- Parking Management Plan.
- Completed LEED certification spreadsheet demonstrating ability to obtain certification.
- Fiscal Impact Analysis evaluating the fiscal impacts of the project to the Township.
- Utility Impact Analysis evaluating the impacts to Township utilities.
- Public Art Plan.
- Building Design Description:
 - Project Narrative or Statement, explaining design intent.
 - Photos of adjacent context.
 - Photos of inspirational imagery, including buildings in Redevelopment Plan, and additional ones at designer's discretion.
 - Site Plan, at a minimum scale of 1" = 20'.
 - Building Plans, at all levels including Roof Plan, at a minimum scale of 1/16" = 1'-0".
 - Enlarged plans, at major entry and secondary features, including typical ground floor and upper story bays, at a minimum scale of 1/8"=1'-0".
 - Building Elevations, rendered in color, all sides, at a minimum scale of 1/8" = 1'-0".
 - Building Sections, minimum 2, transverse and longitudinal, at a minimum scale of 1/8" = 1'-0".
 - Wall Sections, minimum 2, through major entry and secondary features, at a minimum scale of 1/4" = 1'-0".
 - Section Details, minimum 4, through base, entry door and canopy, cornice, other major features (sun shading, etc.), at a minimum scale of 1½" = 1'-0".
 - 3D Renderings, in color, minimum 2, showing building in context via photomontage.
 - Digital or physical models or other visual representations of the development may be required by the Planning Board if deemed necessary to adequately review the proposed development.
 - Sample and Specification Submittals for all proposed key materials and systems including masonry, wood, metal, glass, windows, canopies, lighting and signage.

Affordable Housing

The Montclair Township Planning Board adopted a Housing Element and Fair Share Plan in 2009 that received substantive certification from the New Jersey Council on Affordable Housing (COAH). The Housing Plan noted that there are a significant number of low and moderate- income households in Montclair and stated that the Township should continue to address the housing needs of these families. The 2016 Master Plan Reexamination Report adopted by the Township Planning Board reaffirmed the goals and objectives of the 2009 Housing Element and made the provision of housing for a wide range of

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population and income groups one of the primary land use planning goals of the Township.

Increasing the availability of affordable housing in the Township continues to be one of the key goals of the Township Council. Accordingly, the Redevelopment Plan includes a requirement that 10 percent of the residential units must be affordable to low- and moderate-income households.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township Council may amend, revise or modify the Redevelopment Plan, as circumstances may make such changes appropriate.

Duration of Plan

The Plan, as amended, shall be in full force and effect for 30 years from the date of approval of this Plan by the Township Council. The redeveloper(s) agreement may include provisions for the termination of the Plan.

Conveyance of Land

The Township may sell, lease, or otherwise convey to a redeveloper for redevelopment, subject to restrictions, controls and requirements of the Plan, all or any portion of the land within the Redevelopment Area which becomes available to disposal by the Township as a result of public action under this Plan. The Township may also use its redevelopment powers pursuant to the LRHL to enter into other agreements with the designated redeveloper(s) in connection with the construction of any aspect of the Plan.

Financing

The Township may use its redevelopment powers pursuant to the LHRL to provide financing for any aspect of the Plan. This may include (1) direct financing secured by the revenues from any portion of the project undertaken pursuant to the Plan or by the general taxing power of the Township, or (2) making of any loans to the designated redeveloper(s), or (3) the extension of credit to the designated redeveloper(s) in such form as the Township determines is appropriate, including a Township guaranty of any loans made to the designated redeveloper(s), or (4) tax abatement and exemptions where appropriate.

Implementation of Redevelopment Plan

The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of a redeveloper(s) and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force.

1. The redeveloper(s) will be obligated to carry out the specified improvements in accordance with the Redevelopment Plan.
2. The redeveloper(s), its successors or assigns shall devote land within the Redevelopment Area to the uses specified in the Redevelopment Plan.
3. Until the completion of the improvements, the redeveloper(s) will not be permitted to sell, lease, or otherwise transfer or dispose of property within the Redevelopment Area without prior written consent of the Township Council except that this condition shall not apply to any lender to the redeveloper(s) in connection to the Plan.
4. Upon completion of the required improvements, the conditions determined to exist at the time the Redevelopment Area was determined to be in need of redevelopment shall be deemed to no longer exist and the land and improvements hereon shall no longer be subject to eminent domain as result of those determinations.
5. No covenant, agreement, lease, conveyance or other instrument shall be executed by the redeveloper(s), the Township Council, or the successors, lessees, or assigns of either of them, by

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which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status.

6. Neither the redeveloper(s) nor the Township Council, nor the successors, lessees, or assigns or either of them shall discriminate upon the basis of race, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Redevelopment Area.