

Map Source: NJDEP and New Jersey Highlands Council, Washington Borough

SUBAREA BOUNDARY MAP (MAP 2)
 Downtown Redevelopment Plan
 Borough of Washington Warren County, NJ

Subarea Boundaries and Environmental Conditions

-  Redevelopment Sub Areas
-  100 Year Flood Plain
-  Category 1 (C1) Stream
-  300 feet C1 Buffer

1 inch equals 300 feet

0 150 300 feet



Prepared by:

 Heyer, Gruel & Associates



SUB AREA PLANS

a. History

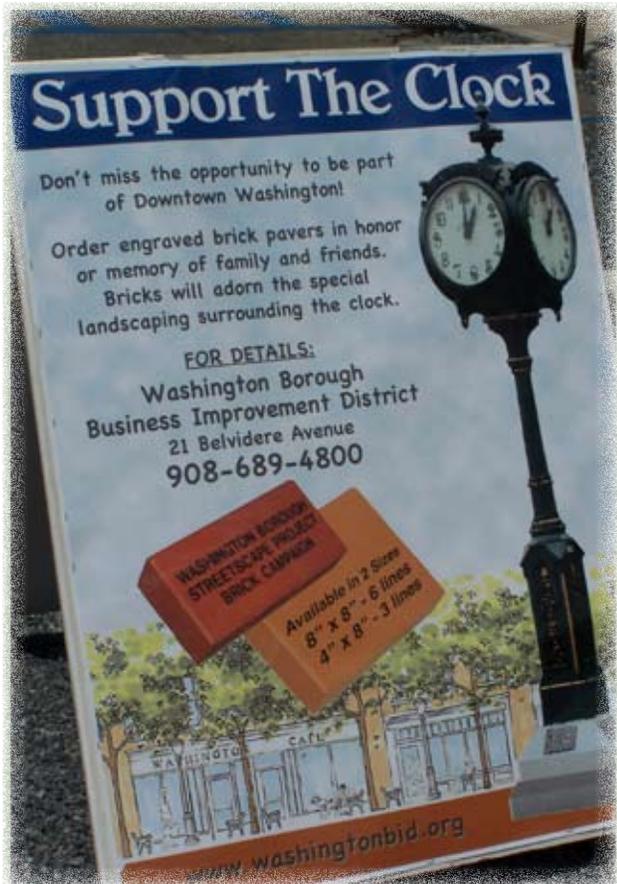
The Redevelopment Area Boundary Study of 2006 prepared by the firm Clark Caton Hintz for the Borough Redevelopment Committee (“Boundary Study”) evaluated 171 properties as the “Study Area” and yielded a determination that 63 properties, or 37% of the properties within the Study Area, meet one or more of the statutory redevelopment criteria. Rather than designate one large redevelopment area, the Borough chose to designate 6 smaller redevelopment areas within the Study Area (collectively the “Redevelopment Area”). The Borough found that several parcels included in the Boundary Study did not meet the redevelopment criteria and those parcels were removed from the area prior to the area designation.

The 6 areas identified in the Boundary Study are located within close proximity to each other, share resources, and offer services to a similar population.



These areas are functionally dependent and it is important that the planning efforts be simultaneous. This Plan identifies these 6 areas as “Sub Areas”. They are intended to be catalysts for redevelopment and revitalization within the larger Downtown. It is expected that public-private redevelopment and renovation will occur in these 6 Sub Areas. **MAP 2: Sub Area Map** shows the delineation of each and basic environmental conditions of each Sub Area. A lot by lot break down of the 6 Sub Areas is provided in Appendix A. For the remainder of the area not included in the Redevelopment Area, the Borough will encourage rehabilitation within the framework of the existing zoning designations.

The concept plans proposed for each of the 6 Sub Areas serve as examples of the vision that the Borough seeks to achieve within each of the Sub Areas. They were created based upon the principles and standards of this Plan, but are not site plans. Flexibility in the final design is permitted and will be a product of negotiation with the Borough provided that the Plan Goals and Land Use Plan Standards, including the Design Standards of this Plan are met.



Re-orient Design to Front Church Street



Strengthen Building Types and Street Wall



Heyer, Gruel & Associates

Concept Plan - SUB AREA 1

Downtown Redevelopment Plan

Borough of Washington Warren County, NJ

b. Sub Area 1:

Sub Area 1 is located at the northeast quadrant of the intersection of North Lincoln Avenue and Washington Avenue. Land uses currently occupying this area include a one-story incubator facility for small offices fronting on West Church Street and Star Plaza, the CWYA building fronting on Belvedere Avenue, and a one-story retail building with frontage on Washington Avenue.

The concept plan envisions the creation of certain specific elements that are critical to the build-out of Sub Area 1. The concept plan for Sub Area 1 envisions:



1. **Rehabilitation or Redevelopment of Star Plaza.** If rehabilitation of the existing Star Plaza as it is situated today is not practical, a low-scale (two-three stories) incubator facility with the possibility of providing residential units above street level office space is permitted. This building should have its maximum linear frontage on West Church Street. Provision of live-work type of development will also increase “eyes on the street” as an element of safety within the residential neighborhood.
2. **Renovation of the CWYA building.** Renovation of the CWYA building is encouraged. The Plan does not envision a change of use for this building as it serves a valuable community service.

3. **Possible Reconstruction/Renovation of the One-Story Retail Building Fronting on Washington Avenue.** It is recommended that redevelopment of this area include an additional of two-three stories of residential/office space above street-level retail, over the one-story retail building that currently occupies the frontage on Washington Avenue to maintain the continuity of the Washington Avenue street-wall, and provide additional residential units and activity required to create an active main street. This concept remains a Plan option.
4. **Surface Parking Located Internally, with Multiple Access Points from Washington Avenue, Belvedere Avenue, and West Church Street.** The surface parking area is to be a shared parking. It is recommended that the Borough implement the parking plan described herein to facilitate the sharing of all parking spaces within the Downtown.



WASHINGTON C

YOUR BUSINESS
HERE

ESTABLISHED
1850

ESTABLISHED
1850

c. Sub Area 2:

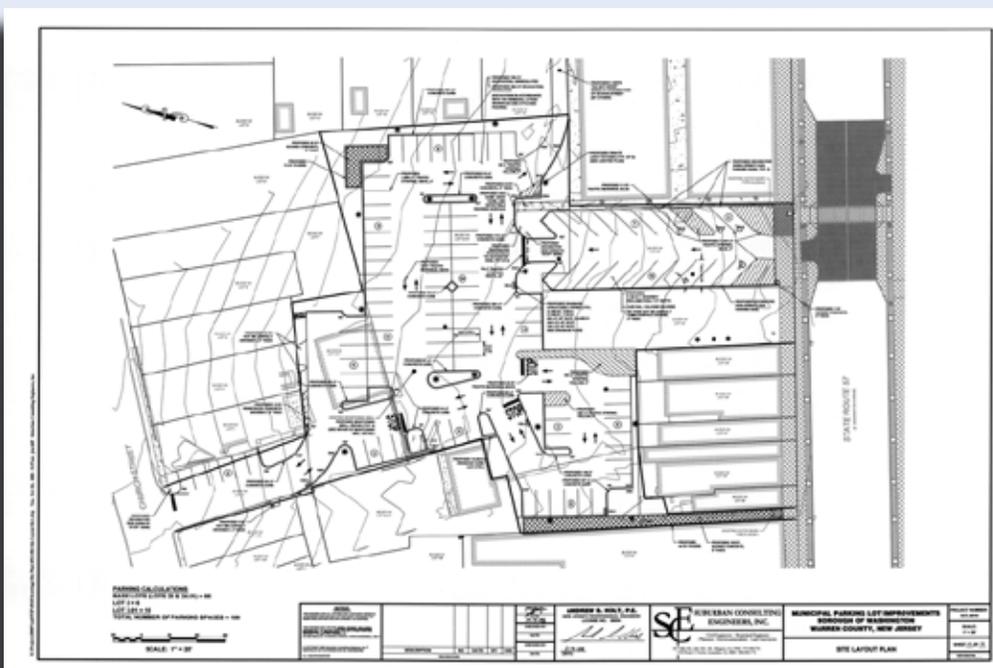
This area is entirely within Block 24, and is located at the northwest quadrant of the intersection of Washington Avenue and School Street. Sub Area 2 is the first priority for redevelopment in the Boundary Study. A development application has been approved and it is anticipated that interior parking lots will be constructed for Borough parking. The construction of 2 four-story mixed-use buildings at the corner of Washington Avenue and School Street is a great addition to the Downtown.

As previously stated, the concept plan envisions the creation of certain specific elements that are critical to the build-out of this Sub Area. The core elements are binding, but the end-design is negotiable. The following elements are improvements shall be included in Sub Area 2:

1. Parking-

- a) The interior of the block will be occupied by a Borough-owned surface parking area located in the interior of the block, as demand for parking within the Downtown increases, eventually the Borough may have to consider structured parking. This Plan makes the following recommendations toward for the overall design of the parking area depicted in *Figure A*:
 - i. Driveway access should accommodate a one-way in driveway entrance from Washington Avenue to the interior parking area.
 - ii. Construction of a mid-block park/public plaza area of approximately 50 feet by 100 feet, fronting on Washington Avenue and between South Broad and School Streets. This park/public plaza area will provide the necessary relief in the mixed-use street wall along Washington Avenue. This area will provide safe pedestrian access to and from parking facilities.
 - iii. Construction of rear access roadway parallel to Washington Avenue, and connecting South Broad and School Streets, as a service road for the mixed use buildings fronting on Washington Avenue.

2. Renovation/Reconstruction.



As depicted here, the Borough's recent efforts to design a public parking facility within Sub Area 2 will continue to facilitate the availability of parking in the Downtown. Irrespective of the future opportunities set forth in this Plan, the Borough's efforts in this regard should continue to move forward and be implemented.

This Plan recommends renovation/reconstruction of the five mixed-use buildings located at the corner of Washington Avenue and Belvidere Avenue, either through redevelopment using public-private investments or through incentives for rehabilitation.

3. Potential Future Vertical Expansion of Single Story Structures.

As a stated Goal of this Plan, it is recommended that the Borough explore the long-term possibility of adding two-three more stories of residential/office space to single-story structure.



Facade renovations, combined with the standards set forth in this Plan, will go far to solidifying the streetwall of the entire North side of Washington Street.





d. Sub Area 3:

The intersection of Washington Avenue and Route 31 has historically been the gateway into the Borough. Land uses that exist at the intersection cater to truck and automobile traffic along Route 31. Sub Area 3 consists of the portions of Blocks 26 and 81 that are located this intersection.

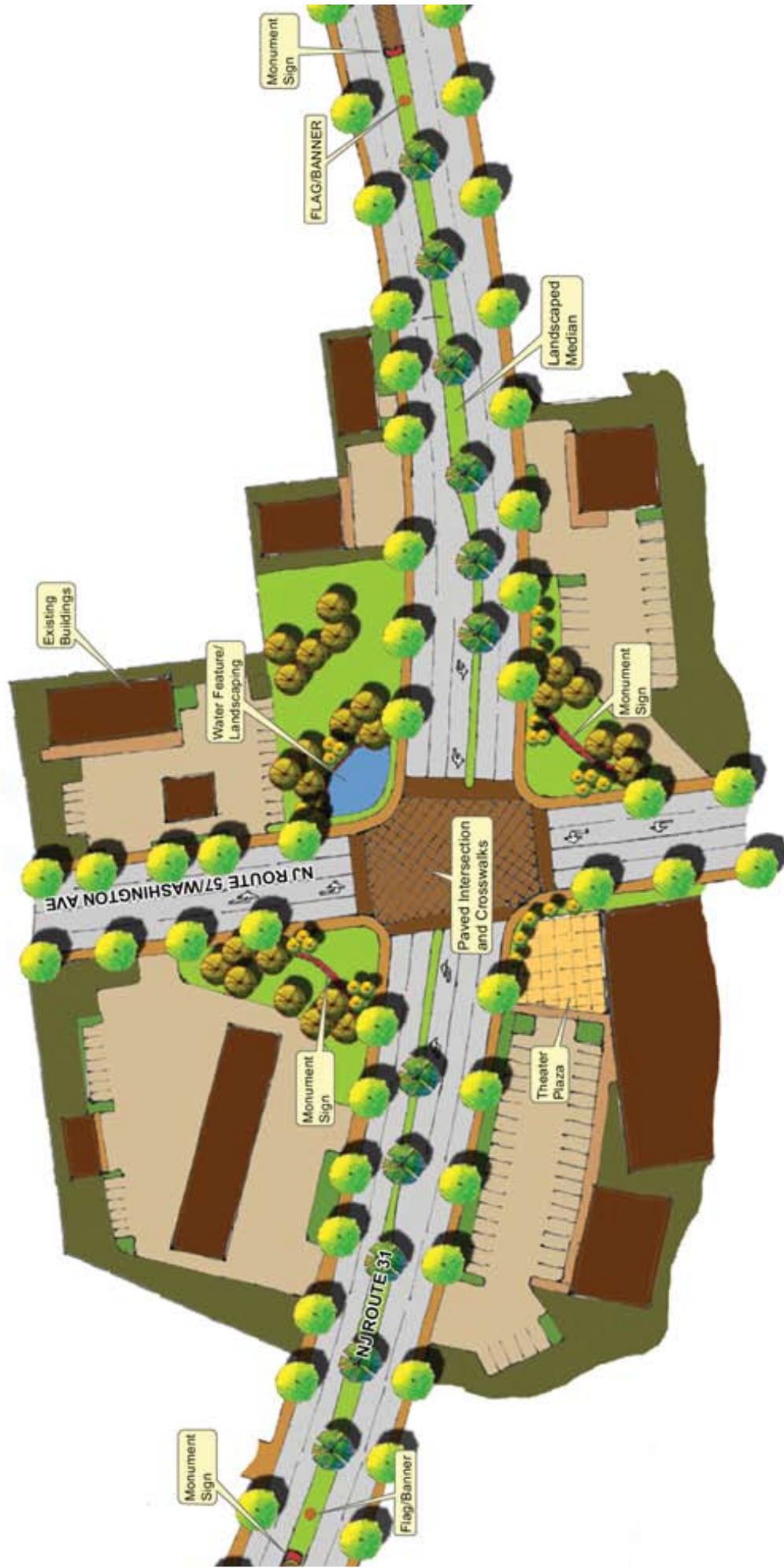
The concept plan for Sub Area 3 envisions the eventual long-term transformation into mixed and/or commercial land uses. Development will work to compliment the existing theatre and both existing and proposed signage. The current use of the properties within Sub Area 3 shall remain until the long term transformation is commenced.

This Plan recommends that the Borough investigate physical improvements in cooperation with the New Jersey Department of Transportation (NJDOT) to

the Washington Avenue/Route 31 intersection. It is recommendation that Borough create in order to create a grand gateway into the Downtown. Some of the possible improvements should include the following:

1. Traffic calming measures at the intersection of Washington Avenue and Route 31 including pedestrian countdown signals, revised signal timing, and lane-width reductions.
2. Heavy landscaping at the four corners of the intersection, monuments/plazas at the corners.
3. Elimination of separate right-turn movements in favor of a pedestrian driven approach.
4. Conversion of Route 31 into a boulevard in order to announce a traveler's arrival into the Borough.





Concept Plan - SUB AREA 3
 Downtown Redevelopment Plan
 Borough of Washington Warren County, NJ



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e. Sub Areas 4 and 5:

Sub Areas 4 and 5 are located in Blocks 94 and 94.01 respectively, surrounded by Washington Avenue in the north, South Broad Street in the west, Youmans Avenue in the south, and Vannatta Street in the east. For the purposes of this Plan, Sub Areas 4 and 5 shall be treated as one contiguous area.

Sub Area 4 consists of lots on the interior of Block 94, and primarily contains the Public Works garage, a New Jersey Department of Environmental Protection (NJDEP) maintenance building, NJDEP testing wells, and a vacant area that may be paved for surface parking. Sub Area 4 is a rectangular block with frontage on Washington Avenue and Broad Street and is centrally located along Washington Avenue. Sub Area 4 has a very high development potential and is envisioned to be one of the most promising projects in the Downtown. Most of the land in Sub Area 4 lies within the Category 1 (C1) Stream buffer of 300 feet.

Sub Area 5 contains commercial and institutional uses in one- and two story buildings fronting on Washington Avenue and Broad Street. The existing buildings are in a state of disrepair and contribute very little to the goal of creating a vibrant main street.

The concept plan envisions the creation of certain specific elements that are critical to the build-out of Sub Areas 4 and 5. The core elements are binding, but the end-design is negotiable. The concept plan for Sub Areas 4 and 5 envisions:

1. Extension of Allegar Street through Sub Area 4 as a service road behind the existing retail buildings that front on Washington Avenue. This road shall provide access to parking areas within the block and will facilitate the movement of delivery vehicles and public access to the planned park. Such a road should remain focused on access and not promote “cut-through” traffic.
2. Portions of Block 94, Lots 9 and 10 shall be used to create an inviting pedestrian access from Washington Avenue. The pedestrian access shall lead into the park and plaza areas in the interior.
3. It is recommended that all of the land within Sub Area 5, south of the proposed Allegar Street extension (in the interior of Block 94) be used for public open space. Smaller areas close to the Washington Avenue retail core shall be used as open spaces, for community gatherings and play lots. Public open space adjacent to the stream corridor shall be restored (where necessary) and preserved as natural open space. Pedestrian connections shall be developed within the informal open space to provide access to the stream and adjacent neighborhoods. The short-term parking needs of the business community shall remain a priority consideration prior to the long-term vision for the park.



Strong Building Types and Street Wall

Strong Pedestrian Access

Temporary Surface Parking

Ped Access To Align with Plaza in Sub Area 2

Public/Shared Parking

Passive Park Space

Environmental Reclamation/Restoration

NJ ROUTE 57/WASHINGTON AVE

S BROAD STREET

REAR ACCESS ROADWAY



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Concept Plan (Interim Development) - SUB AREAS 4&5
 Downtown Redevelopment Plan
 Borough of Washington Warren County, NJ

4. Redevelopment of Sub Area 5 shall include three to four story mixed-use buildings and a public garage.
5. Sub Area 4 shall include mixed-use buildings (up to four stories in height and a building depth of 80-100 feet) along the Washington Avenue and Broad Street frontages. A public parking deck measuring approximately 120 feet in height and 240 feet in width shall be located in the interior of block, screened from view by mixed-use buildings. The parking deck could have the ability to park at least 70 cars per floor, and will serve the adjoining mixed-use development as well as the Downtown.
6. It is recommended that a surface parking area be constructed to support the initial parking demand, and a structured parking facility be constructed as the demand increases. If other parking scenarios become more practical, the Borough will have the option to explore alternative concepts within the Sub Area 4.





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Concept Plan - SUB AREAS 4&5
 Downtown Redevelopment Plan

Borough of Washington Warren County, NJ

f. Sub Area 6:

Sub Area 6 is located in Block 95, and is generally defined by Washington Avenue in the north, Lincoln Avenue to the west, and Broad Street in the east. Retail buildings including Krauszer's convenience store, the former PNC Bank Building, and the Stover building currently occupy the area. Three retail buildings along Washington Avenue have been recently demolished thereby creating an opportunity for infill development. The remaining portion of Sub Area 6 is occupied by disconnected surface parking lots that are shared by retail buildings and the residential units. Sub Area 6 has tremendous opportunity for short-term improvements and should be considered a priority.

The concept plan envisions the creation of certain specific elements that are critical to the build-out of Sub Area 6. The core elements are binding, but the end-design is negotiable. The concept plan for Sub Area 6 envisions:

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1. **Restoration of the Stover Building.** The four-story Stover building is an important landmark on Washington Avenue. This building contains ample floor area to accommodate a variety of uses. It is recommended that the façade and structure be renovated to bring this building back to its original character.
2. **Construction of Smaller-Scale Medical Arts Building on Lincoln Avenue.** Lincoln Avenue is primarily a residential street, and acts as the termination point of the Washington Avenue retail core. In order to recognize the residential character of the street, it is recommended that the surface parking lot south of the Krauszer's building be replaced by buildings which front on Lincoln Avenue. Parking and access for the site will be from the rear. The existing surface parking lot frontage of 150 feet on Lincoln Avenue has the ability to accommodate street level development allowing for parking in the rear.
3. **Redevelopment of Block 95, Lot 1.** The building is a single story with parking in the front yard that does not contribute to the intended character of the Downtown. It is recommended that the existing building be replaced with a signature three/four story mixed use building that marks the western gateway into the Downtown.



Disfigured by facade changes, the Stover Building is an icon in the Borough and has the opportunity to regain its cornerstone presence with upgrades that are consider to both the Borough's and building's historical heritage. Below is a rendering of how the building could look once restored. Notice how at the street level it becomes more inviting.



4. **Infill Retail Buildings on Washington Avenue.** Infill retail/mixed-use buildings should replace the gap along Washington Avenue that was created by the recent demolition of several retail buildings. The façade and massing of any such infill development should be consistent with the rest of the buildings within the block.

5. **Consolidation of Surface Parking Areas.** Several disconnected surface-parking areas currently occupy the interior of Block 95. It is recommended that these parking areas be integrated and redesigned to provide for the parking needs of properties within the block, and of the Downtown as a whole. The resulting parking facility should be managed in accordance with the parking plan contained herein. The rear yards of buildings fronting on Broad Street will be designed to maximize the potential of the surface parking facility and will include strong pedestrian access to Washington Street.





Strong Building Types and Street Wall

Coordinate Access and Parking

Transitional Medical Arts



Concept Plan - SUB AREA 6 (WESTERN GATEWAY)
 Downtown Redevelopment Plan
 Borough of Washington Warren County, NJ





This Plan works to connect the fantastic assets within the Borough that are ripe to be taken advantage of in order to create a fantastic Downtown for residents and visitors alike. Coordination between the Borough, the Business Improvement Districts and its members and new development opportunities will be critical toward the implementation of the plan.