



# SEYMOUR STREET REDEVELOPMENT PLAN

Montclair Township Planning Board  
April 25, 2016

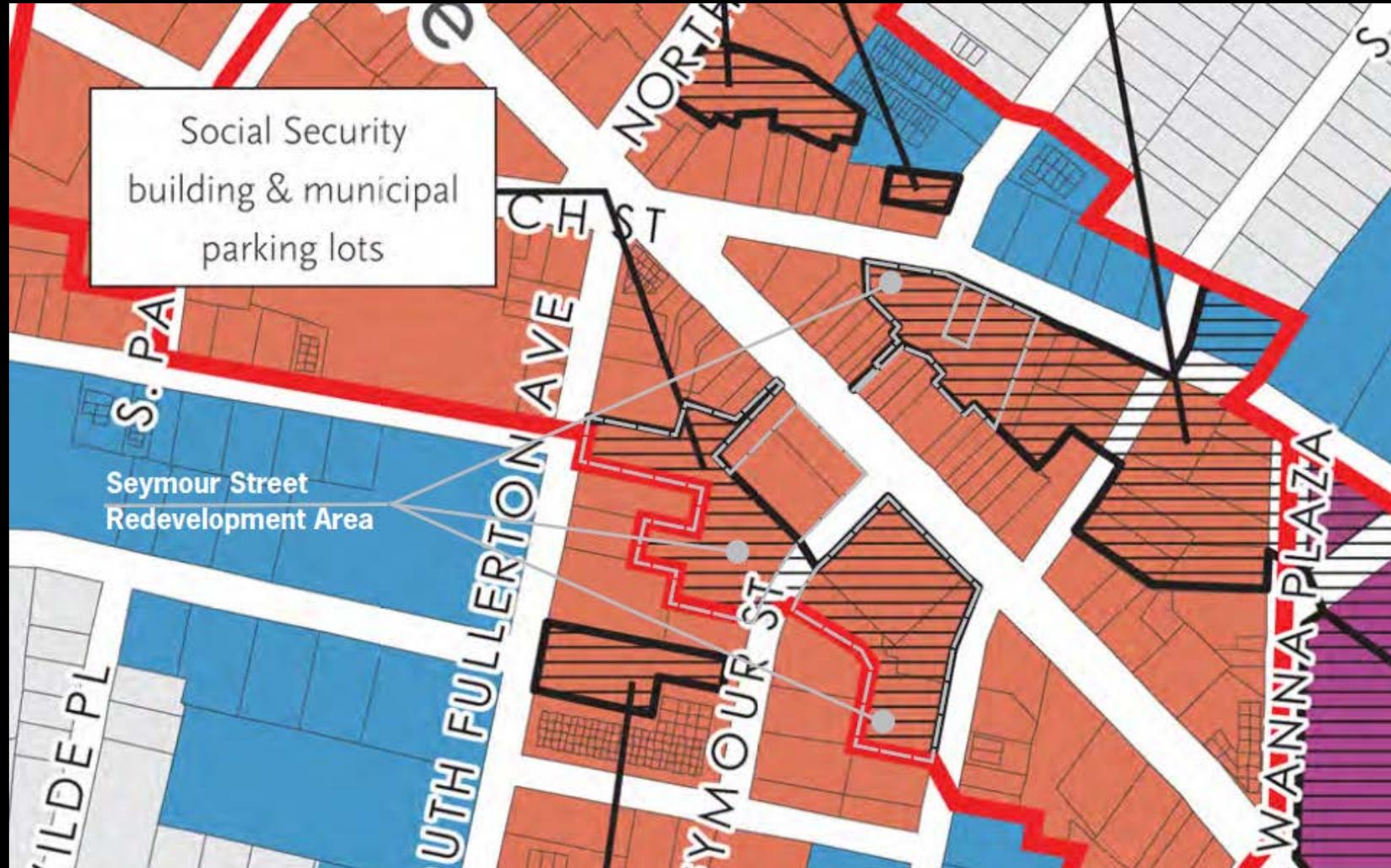
# Redevelopment Area

- 3 Township Parking Lots
  - Wellmont Theater
  - Kahn Building
  - Social Security Property
  - STS
- = approx. 4.6 acres



# Master Plan

- Montclair Center Downtown (C2)
- 6 stories
- 7 stories (incentive zoning option)
- Stepbacks
  - 10 feet at 4<sup>th</sup> story
  - 15 feet at 6<sup>th</sup> story
- Targeted for redevelopment
- Reduced parking requirements
- Glenridge Ave Amendment
  - 3 stories



# Overall Plan

- Mixed-use development
  - East Parcel
  - West Parcel
- New parking structure
  - Midtown Lot
- Public Plaza
  - 14,000 sq. ft. min.
- Seymour Street Reconfiguration
  - Two-way circulation
  - Potential loading area



# Special Use Requirements

- 14,000 sq. ft. public plaza
- 38,500 sq. ft. arts & entertainment
  - Wellmont Theater (28,500 sq. ft.)
  - East/West Parcels (10,000 sq. ft.)
- 30,000 sq. ft. office
- Max. 250 residential units



# Parking

- Key Policy Directives

- Township continues to own land underlying the South Fullerton, South Willow and Midtown Parking Lots.
- All 286 of the existing public parking spaces within the Redevelopment Area will be replaced.
- All of the parking necessary to support the redevelopment project will be funded by the development.
- Create at least 100 new public parking spaces.

# Existing Public Parking

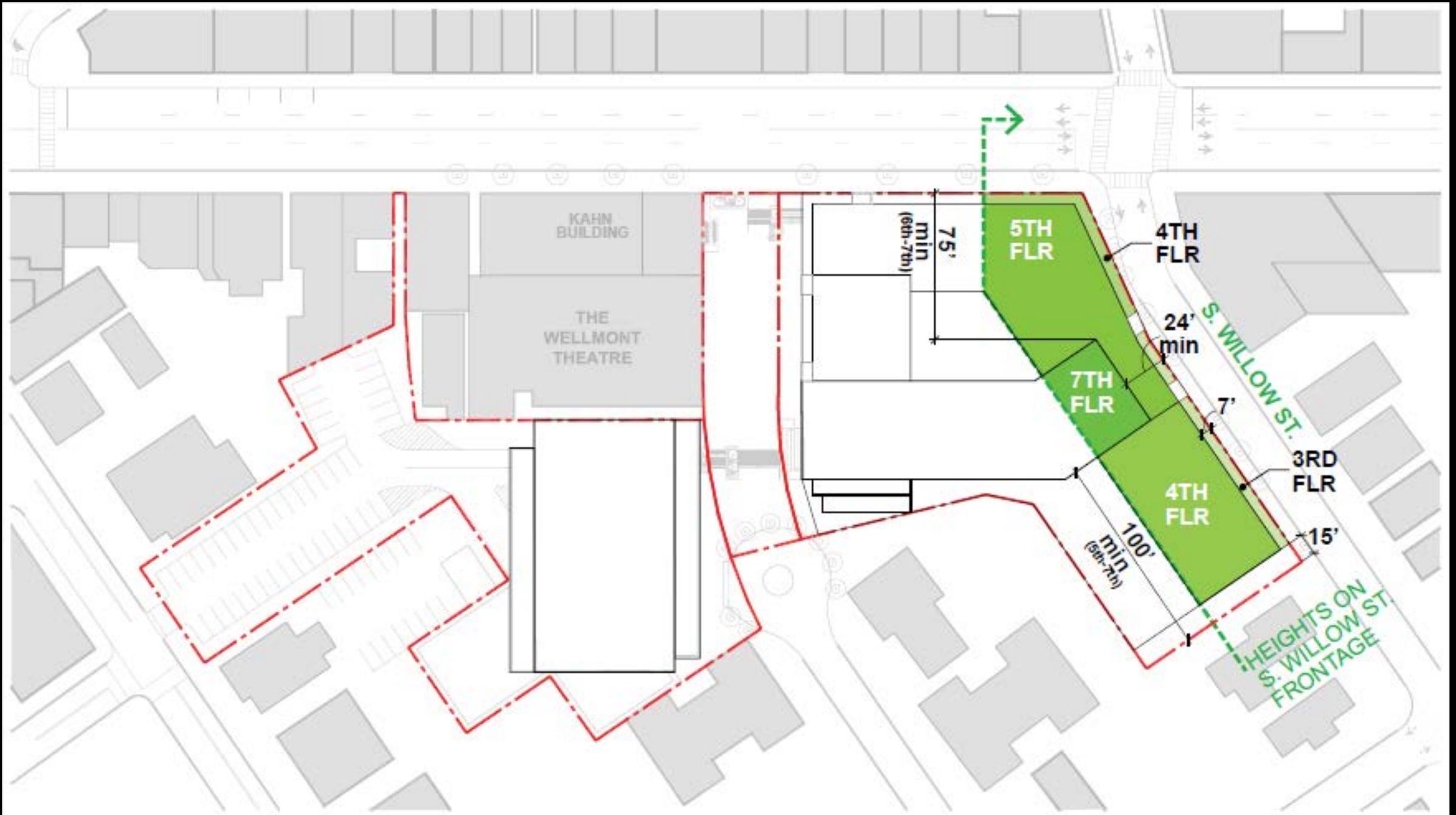
- 286 spaces in 3 lots
- 11 on-street spaces along Seymour Street

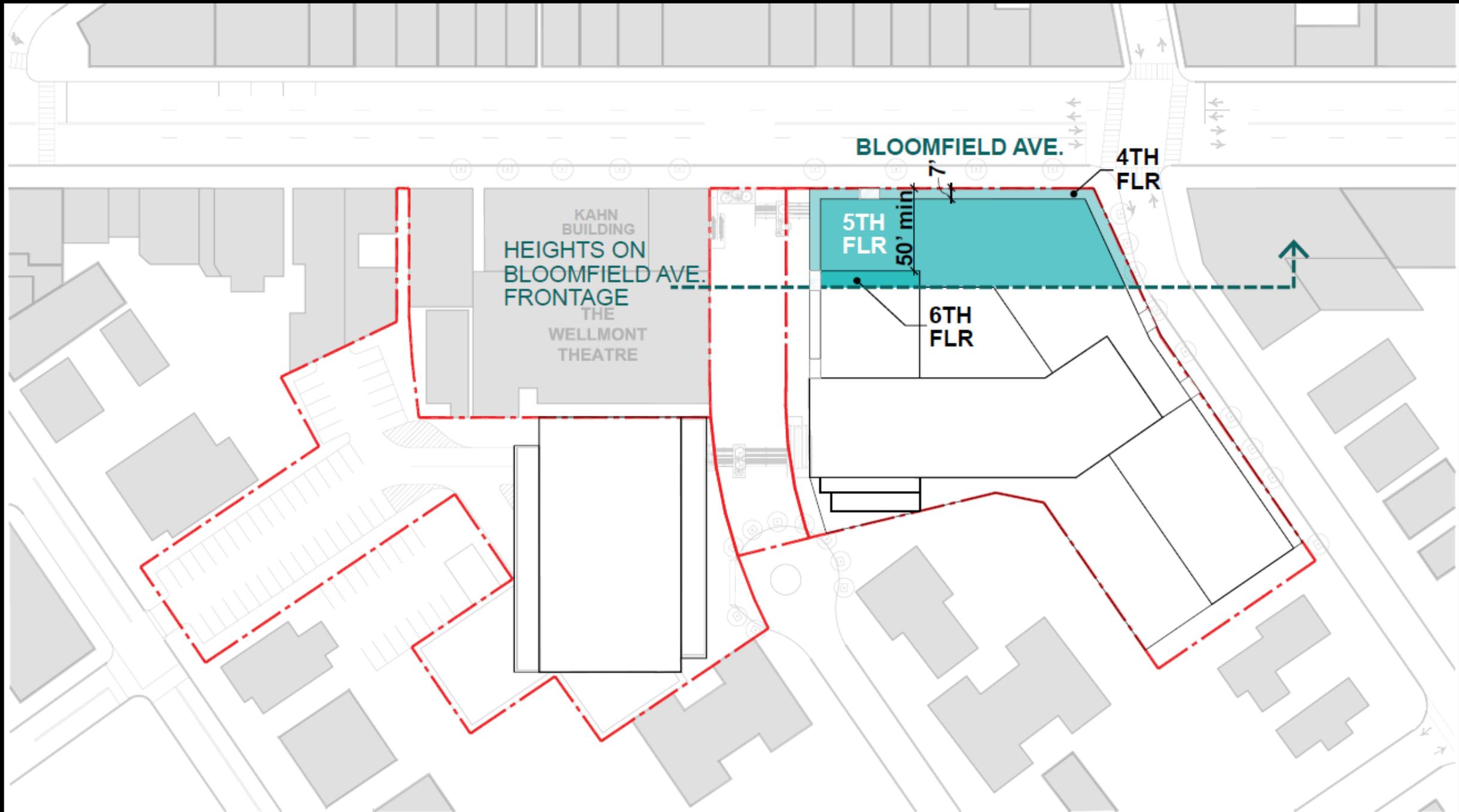


# Parking Plan

- Developer builds its own parking for East/West parcel developments
- Replacement of 286 existing public spaces
  - 60 in East/West Parcel Garages
  - 50 (approx.) in S. Fullerton surface lot
  - Balance in new Midtown garage
- Replacement of 11 Seymour Street Spaces
  - Reserved spaces in West Parcel garage accessed from cul-de-sac
- Min. 100 new public parking spaces
  - Actual amount will vary by time of day, but never less than 100 spaces
  - Located in new garages







HEIGHTS ON  
SEYMOUR ST /  
PLAZA  
FRONTAGE

3RD  
FLR

KAHN  
BUILDING

THE  
WELLMONT  
THEATRE

SEYMOUR ST / PLAZA

4TH  
FLR

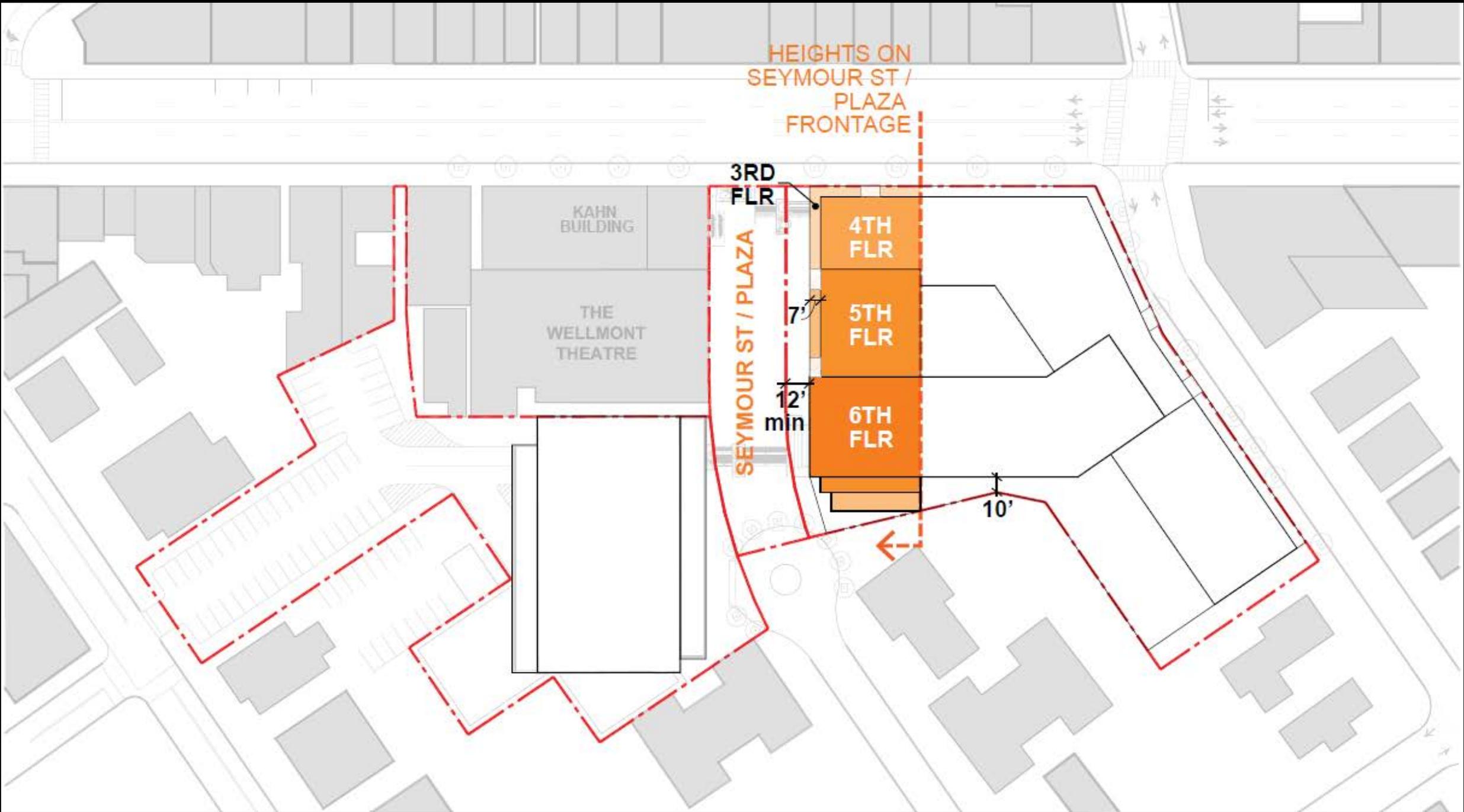
5TH  
FLR

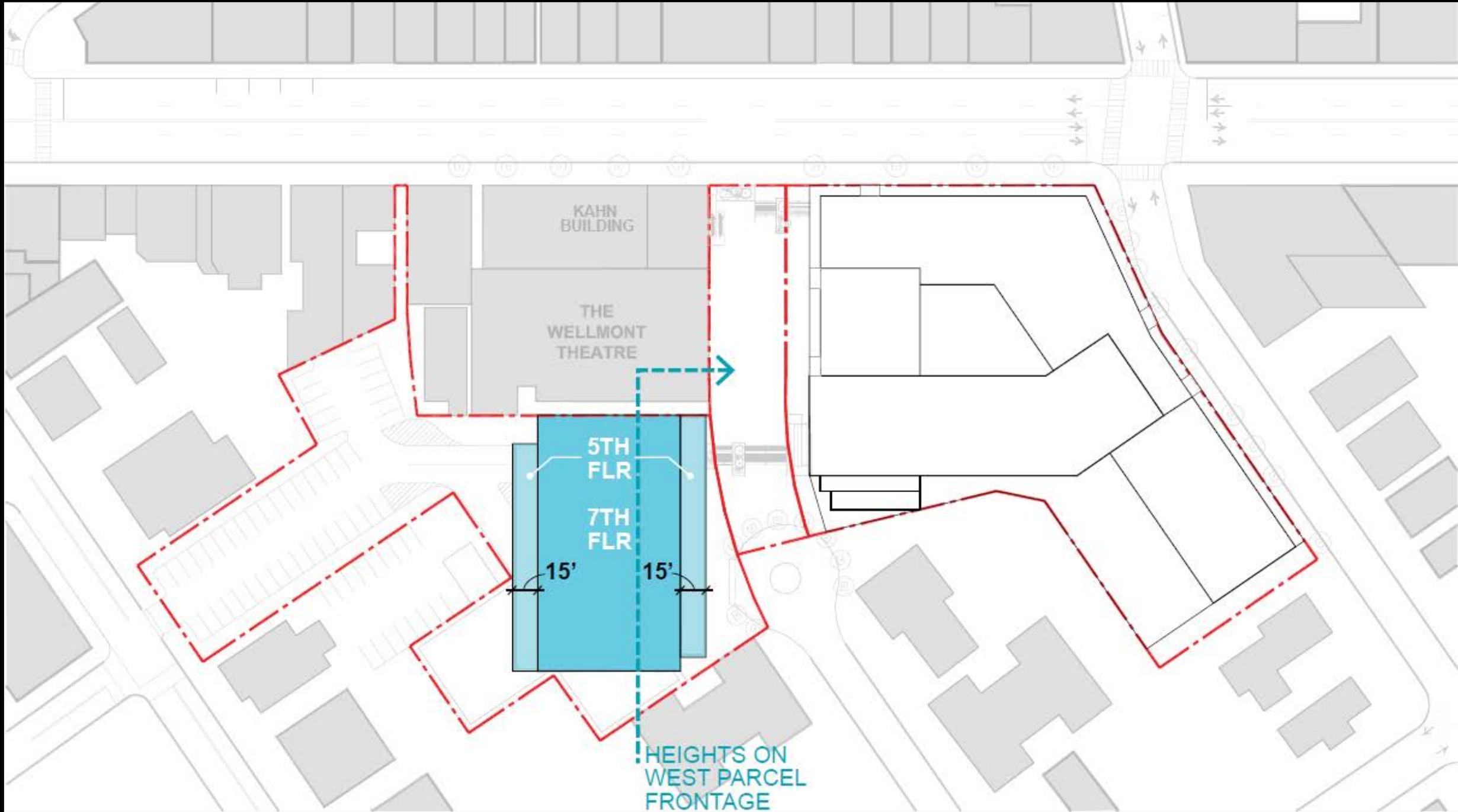
6TH  
FLR

7'

12'  
min

10'





KAHN BUILDING

THE WELLMONT THEATRE

5TH FLR

7TH FLR

15'

15'

HEIGHTS ON WEST PARCEL FRONTAGE

# Summary of Public Benefits

- Redevelopment of Social Security and STS buildings/surface parking lots
- Complete pedestrian connectivity throughout the site
- Public plaza as community focal point and events space
- Privately-funded programming of plaza and public art component
- At least 38,500 sq. ft. devoted to arts/entertainment uses
- At least 100 new public parking spaces
- Conversion of surface parking spaces to enclosed/secure garage spaces
- Affordable housing
- LEED Silver-equivalent development