

WELLMONT REDEVELOPMENT

Montclair | New Jersey

PREPARED FOR:

Brookfield



2016-03-14

Concept Design Study

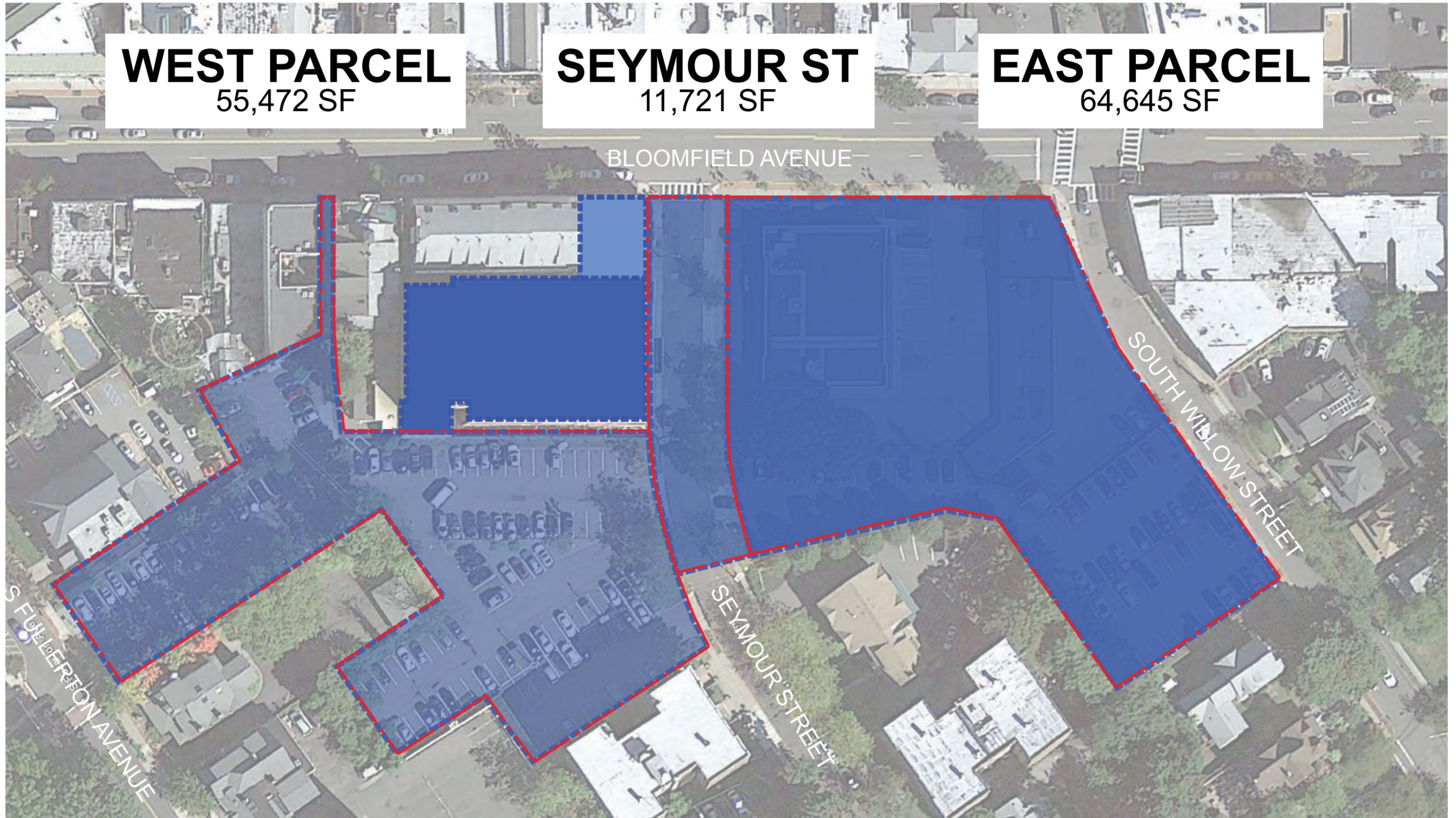
PREPARED BY:

ARQUITECTONICA

WEST PARCEL
55,472 SF

SEYMOUR ST
11,721 SF

EAST PARCEL
64,645 SF



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

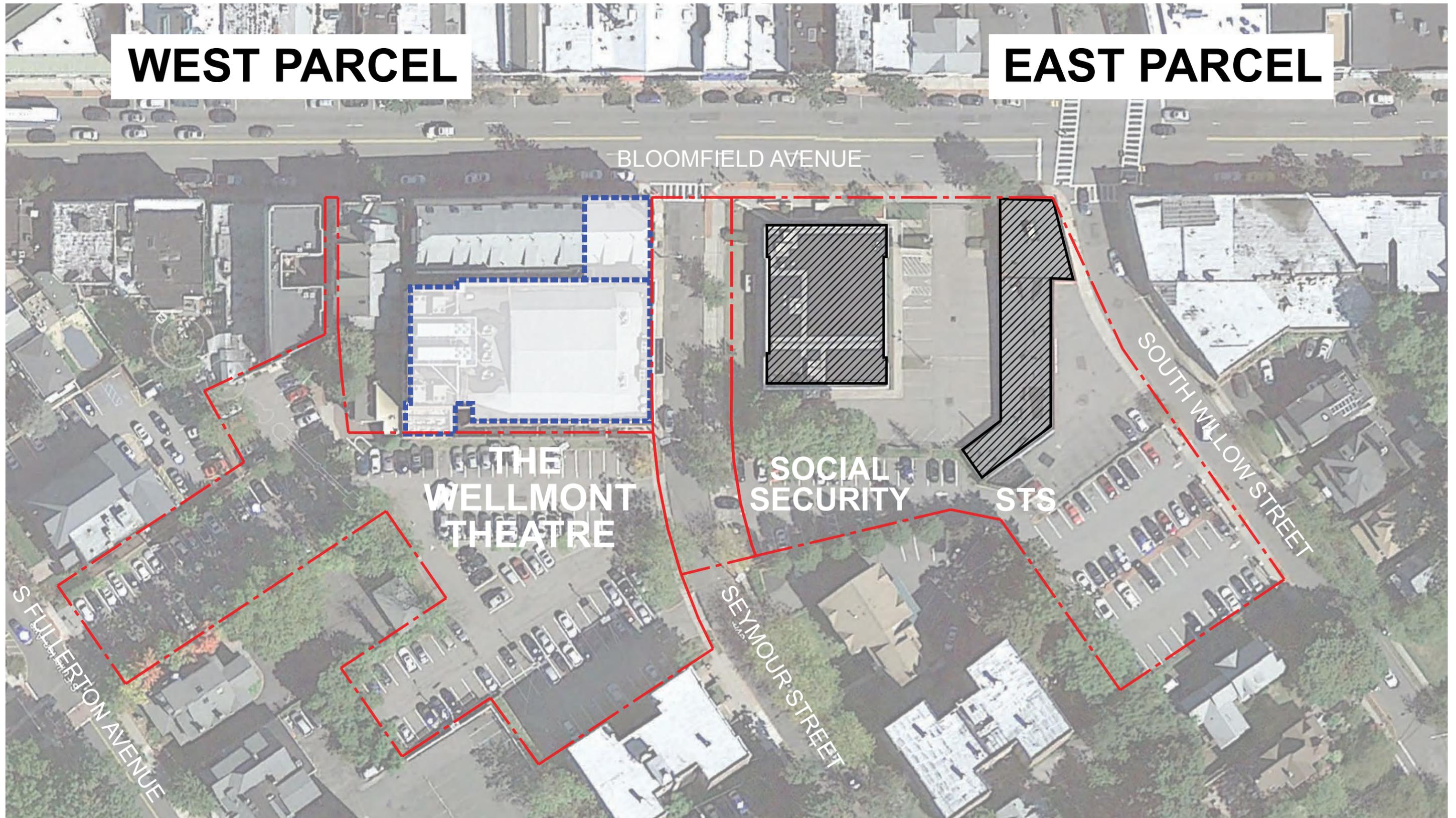
OPTION: DRAWING:

PROJECT SUMMARY DIAGRAMS
PARCELS

2016-03-14

WEST PARCEL

EAST PARCEL



PREPARED FOR:



PROJECT:

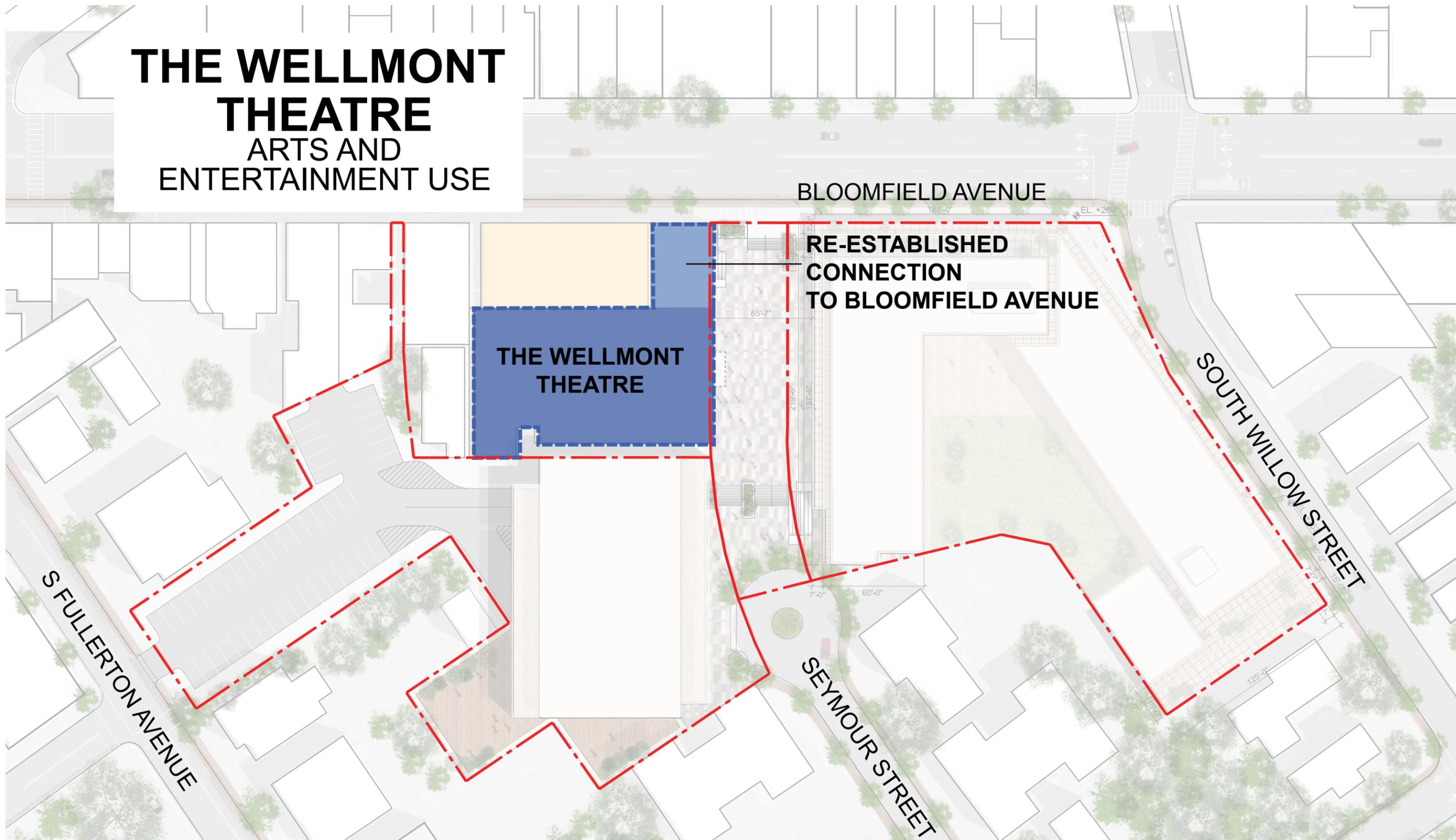
WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

PROJECT SUMMARY DIAGRAMS
EXISTING STRUCTURES

2016-03-14

THE WELLMONT THEATRE ARTS AND ENTERTAINMENT USE



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

PROJECT SUMMARY DIAGRAMS
USES

2016-03-14

WEST PARCEL

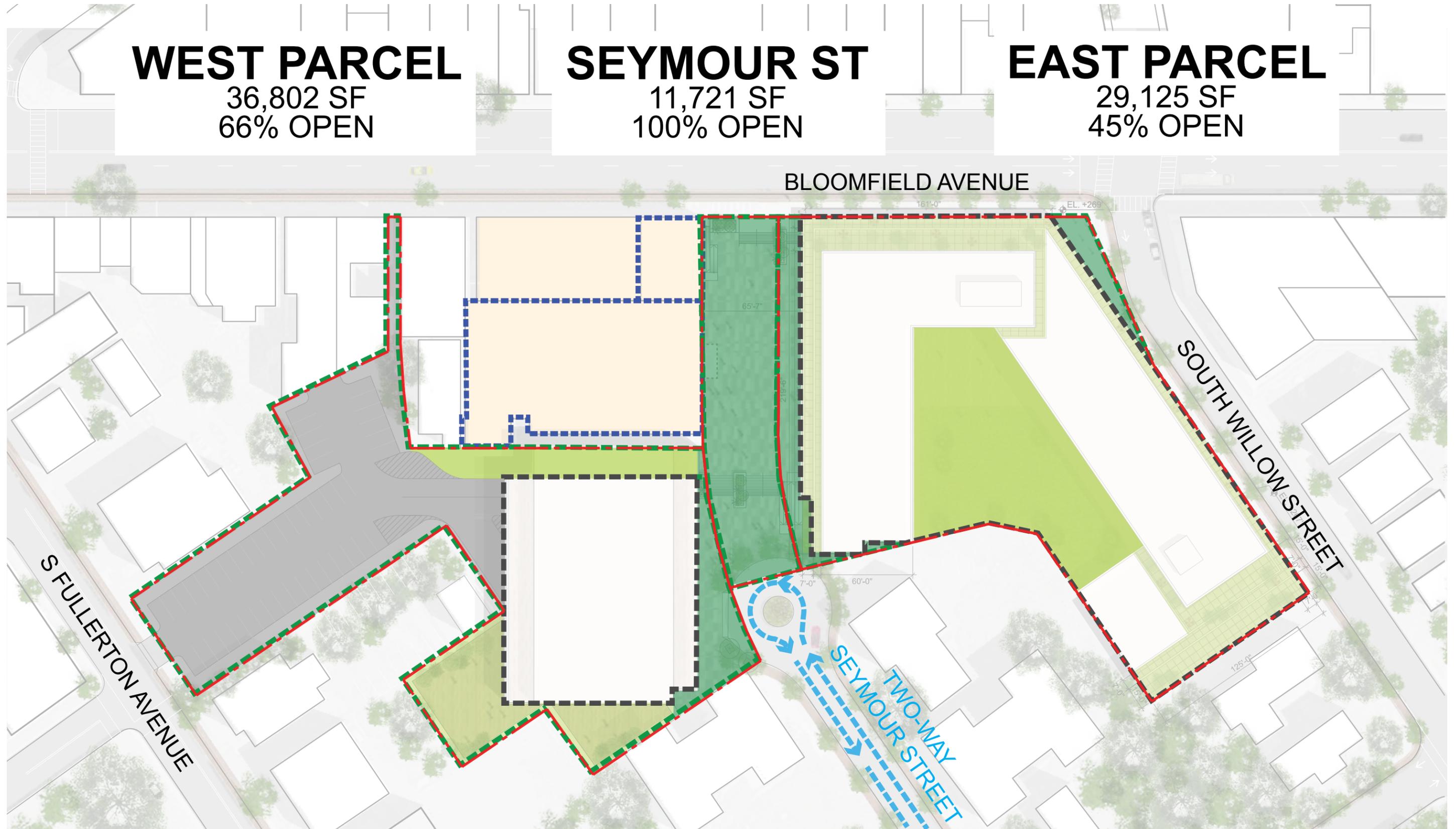
36,802 SF
66% OPEN

SEYMOUR ST

11,721 SF
100% OPEN

EAST PARCEL

29,125 SF
45% OPEN



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

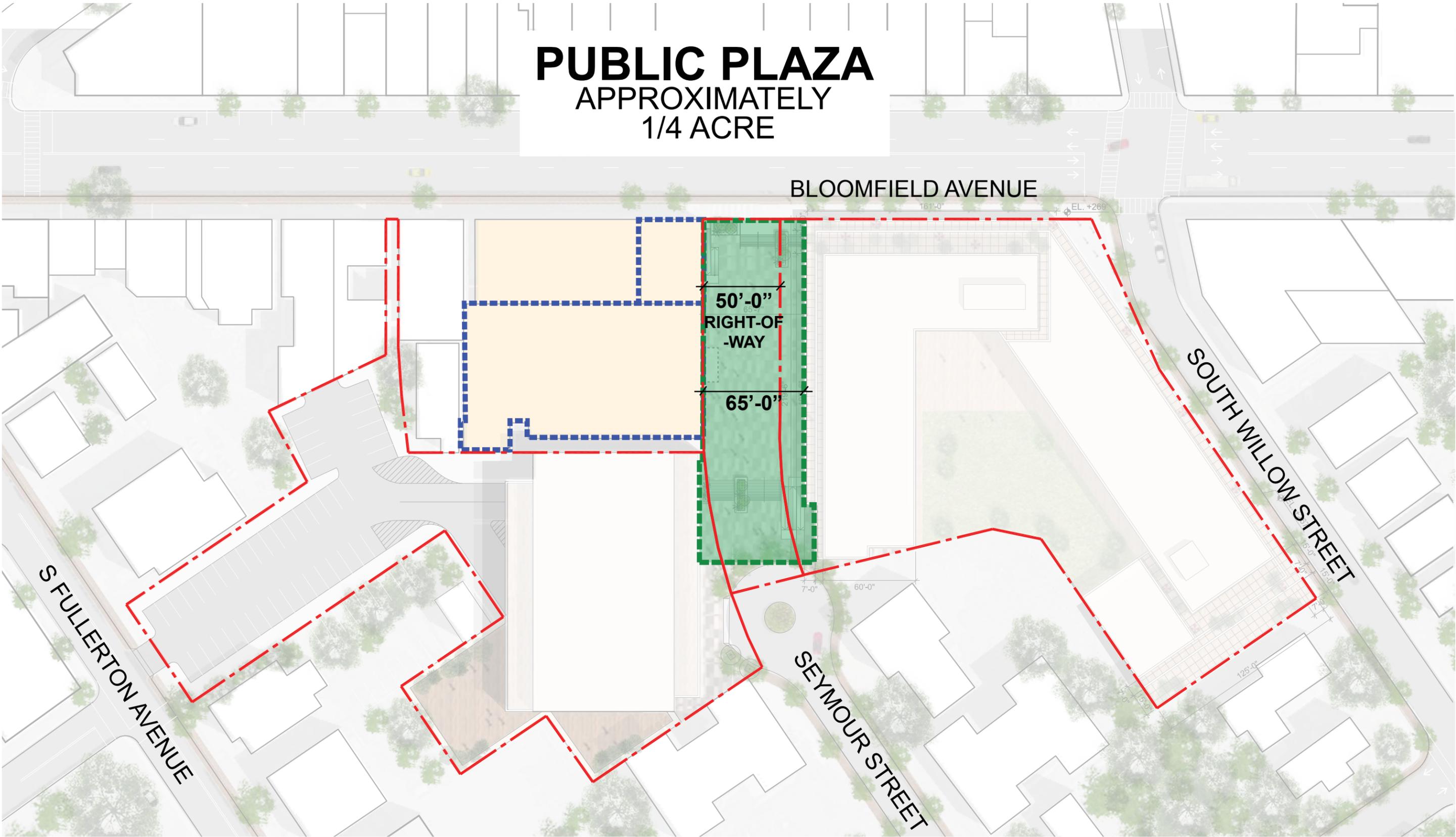
OPTION: DRAWING:

PROJECT SUMMARY DIAGRAMS
ACTIVE OPEN SPACE

2016-03-14

PUBLIC PLAZA

APPROXIMATELY
1/4 ACRE



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

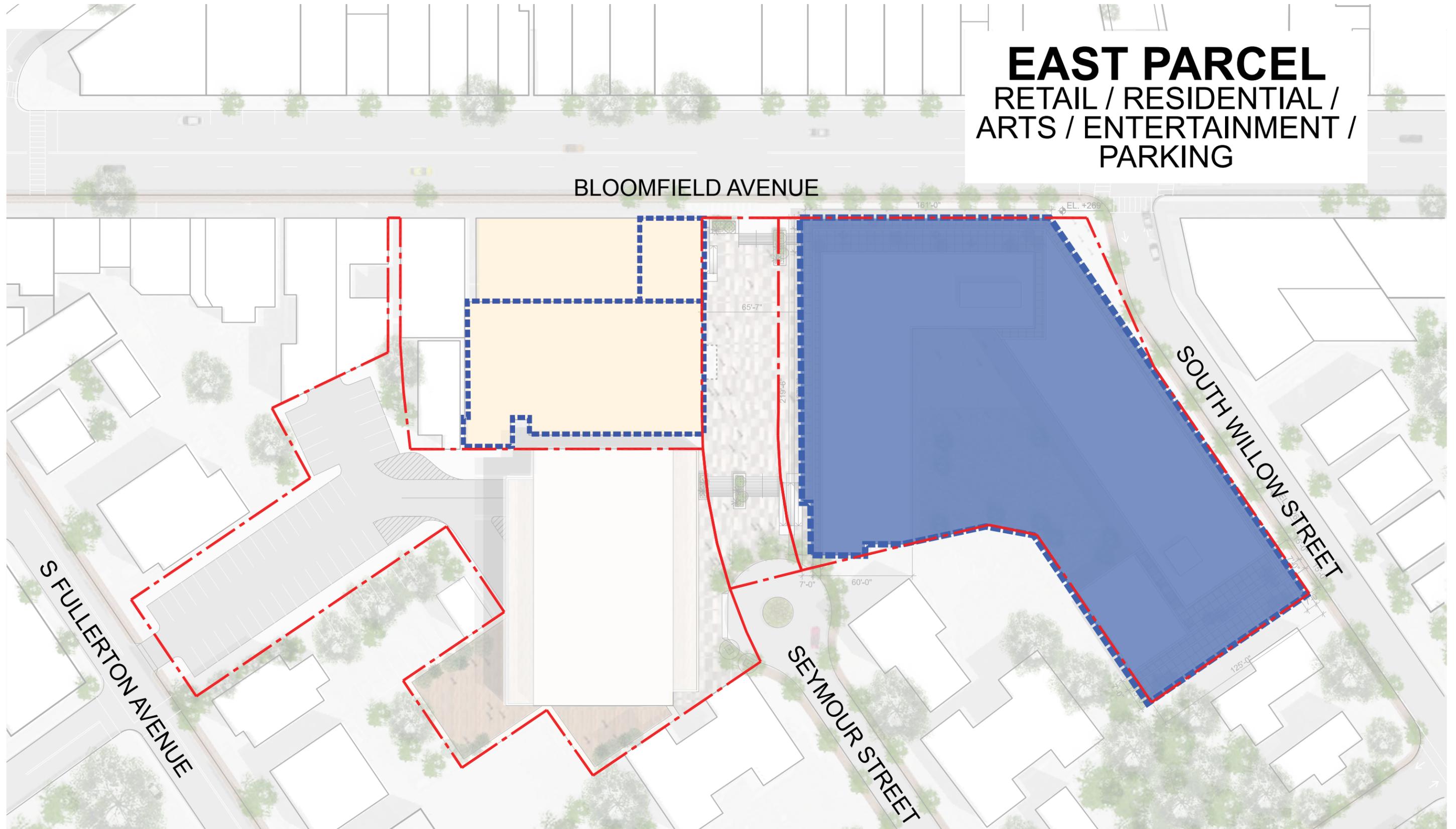
PROJECT SUMMARY DIAGRAMS
PUBLIC OPEN SPACE

2016-03-14

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EAST PARCEL

RETAIL / RESIDENTIAL /
ARTS / ENTERTAINMENT /
PARKING



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

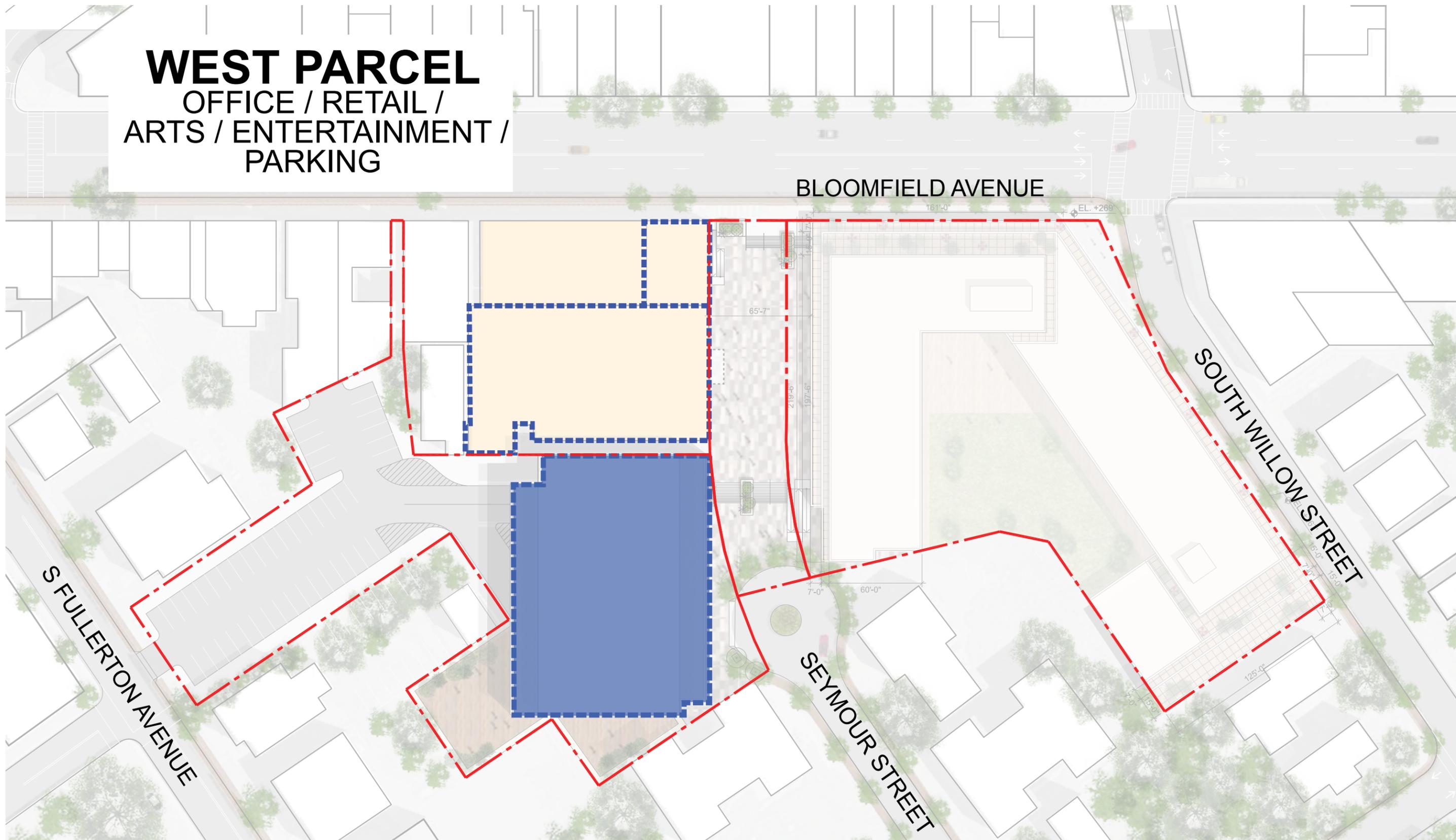
OPTION: DRAWING:

PROJECT SUMMARY DIAGRAMS
USES

2016-03-14

WEST PARCEL

OFFICE / RETAIL /
ARTS / ENTERTAINMENT /
PARKING



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

PROJECT SUMMARY DIAGRAMS
USES

2016-03-14



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION:

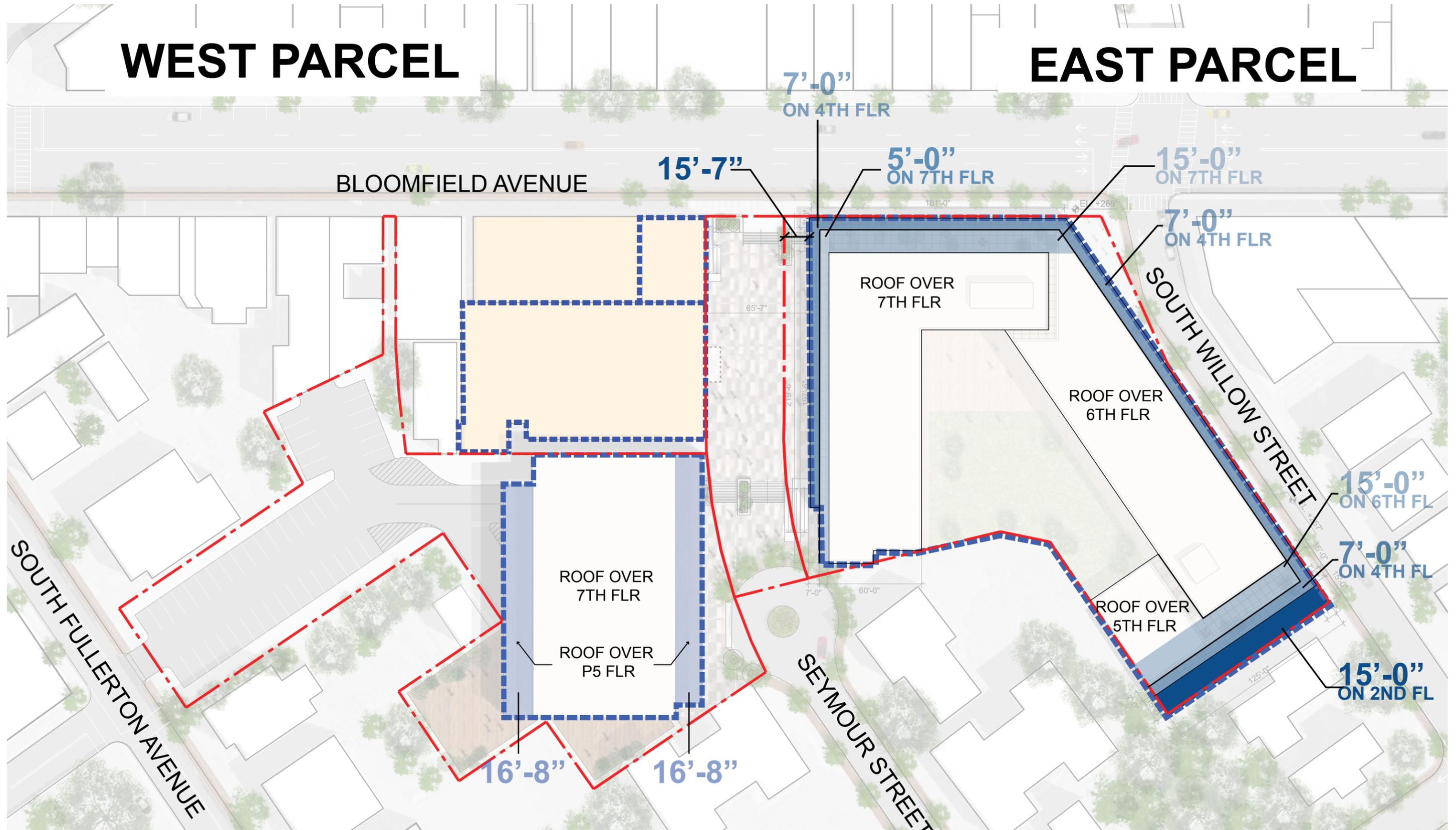
DRAWING:

SITE PLAN

2016-03-14

WEST PARCEL

EAST PARCEL



PREPARED FOR:



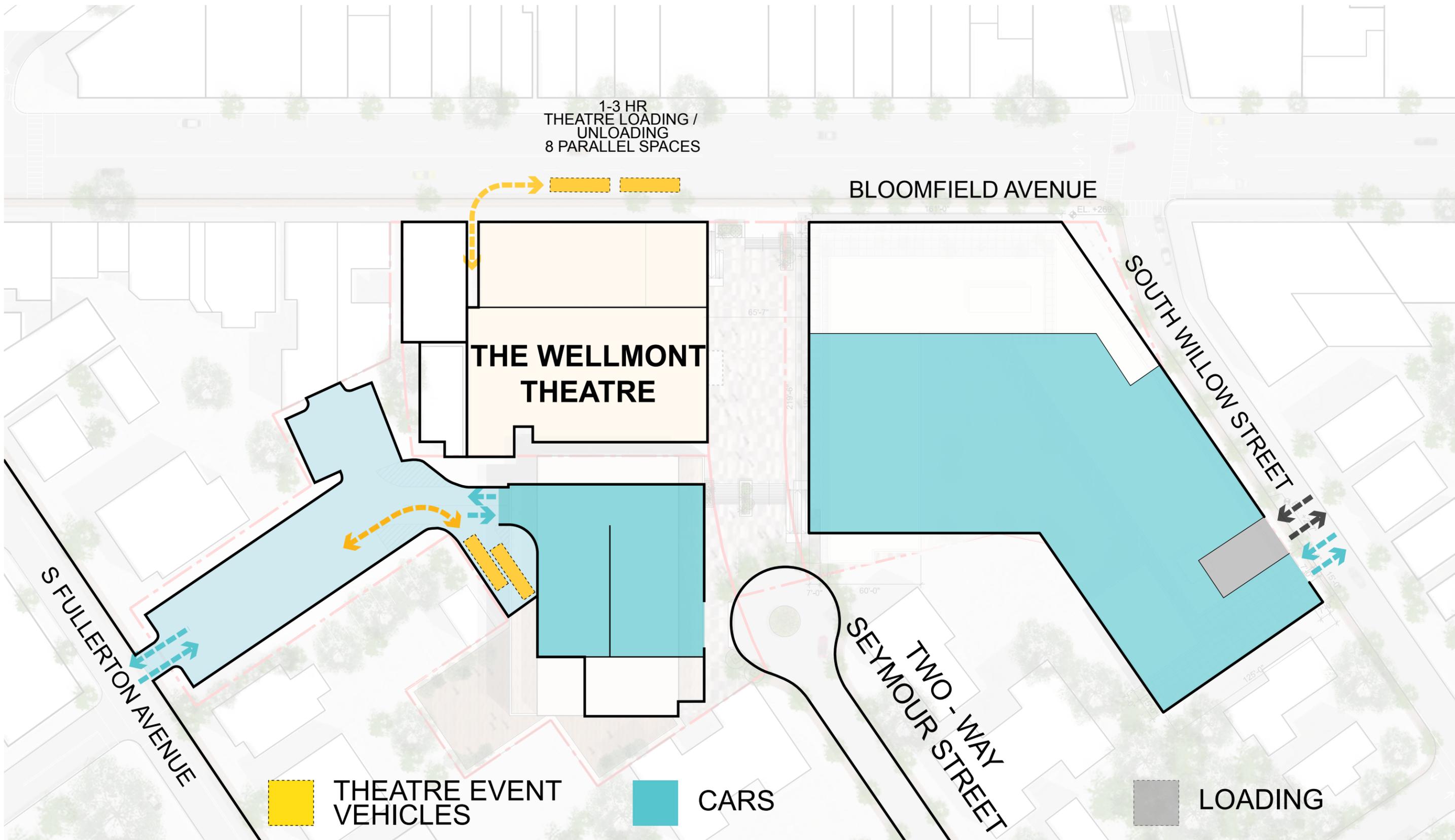
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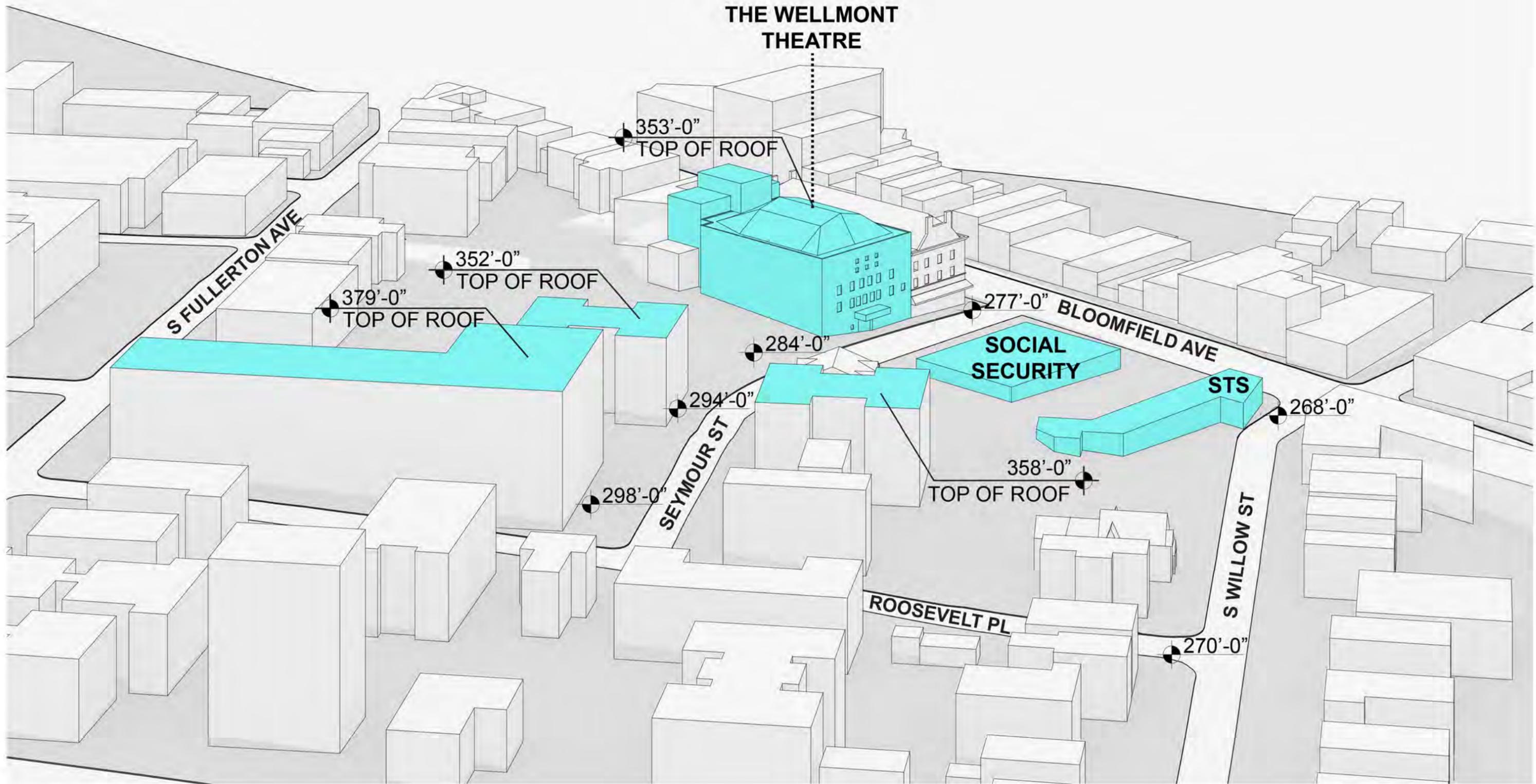
WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

PROJECT SUMMARY DIAGRAMS
SETBACKS

2016-03-14





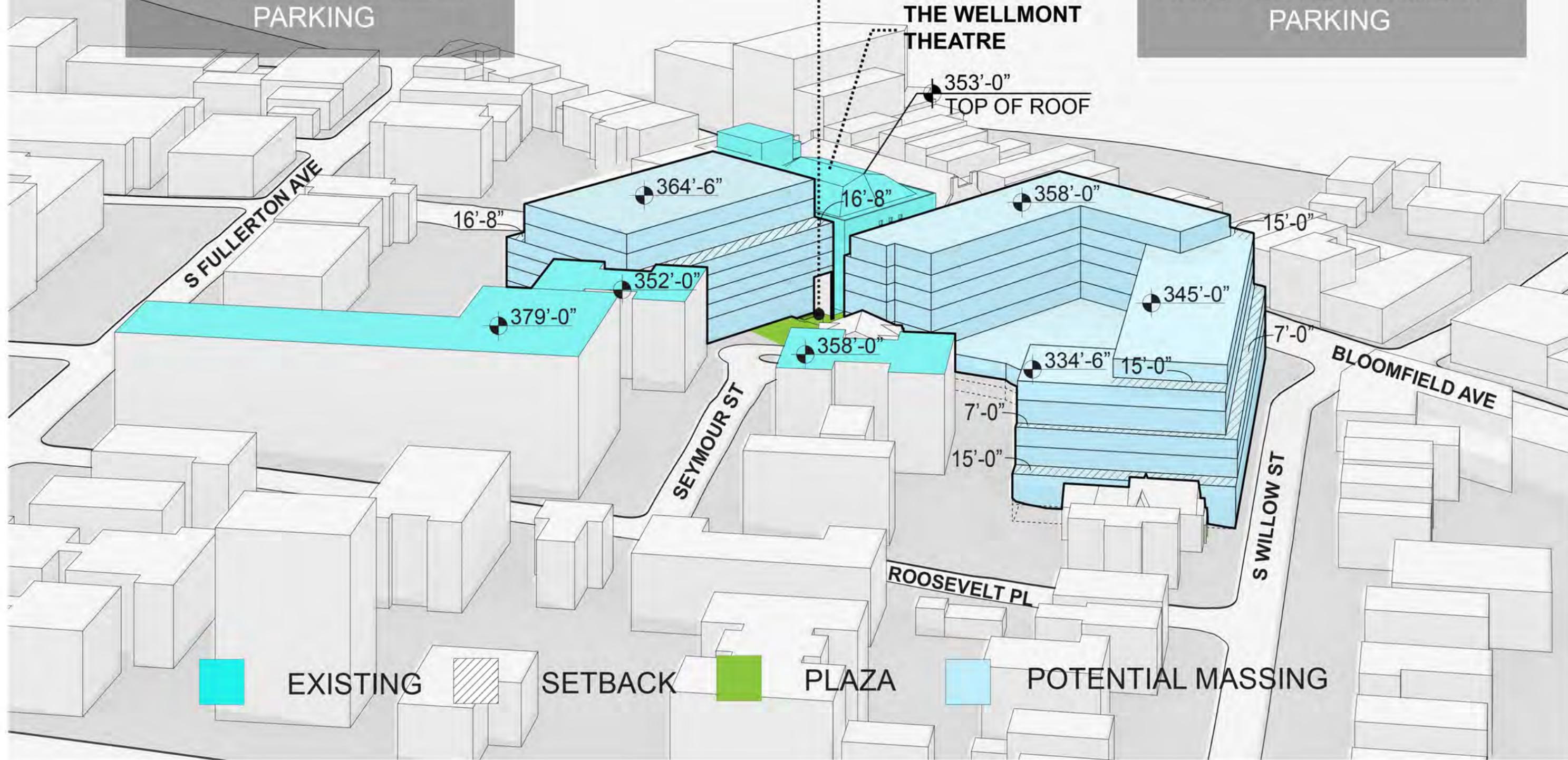
WEST PARCEL

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ARTS / ENTERTAINMENT /
PARKING

PLAZA

EAST PARCEL

RETAIL / RESIDENTIAL /
ARTS / ENTERTAINMENT /
PARKING



THE WELLMONT
THEATRE

353'-0"
TOP OF ROOF

364'-6"

16'-8"

358'-0"

16'-8"

352'-0"

379'-0"

358'-0"

345'-0"

334'-6"

15'-0"

15'-0"

7'-0"

SEYMOUR ST

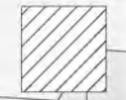
ROOSEVELT PL

S WILLOW ST

BLOOMFIELD AVE



EXISTING



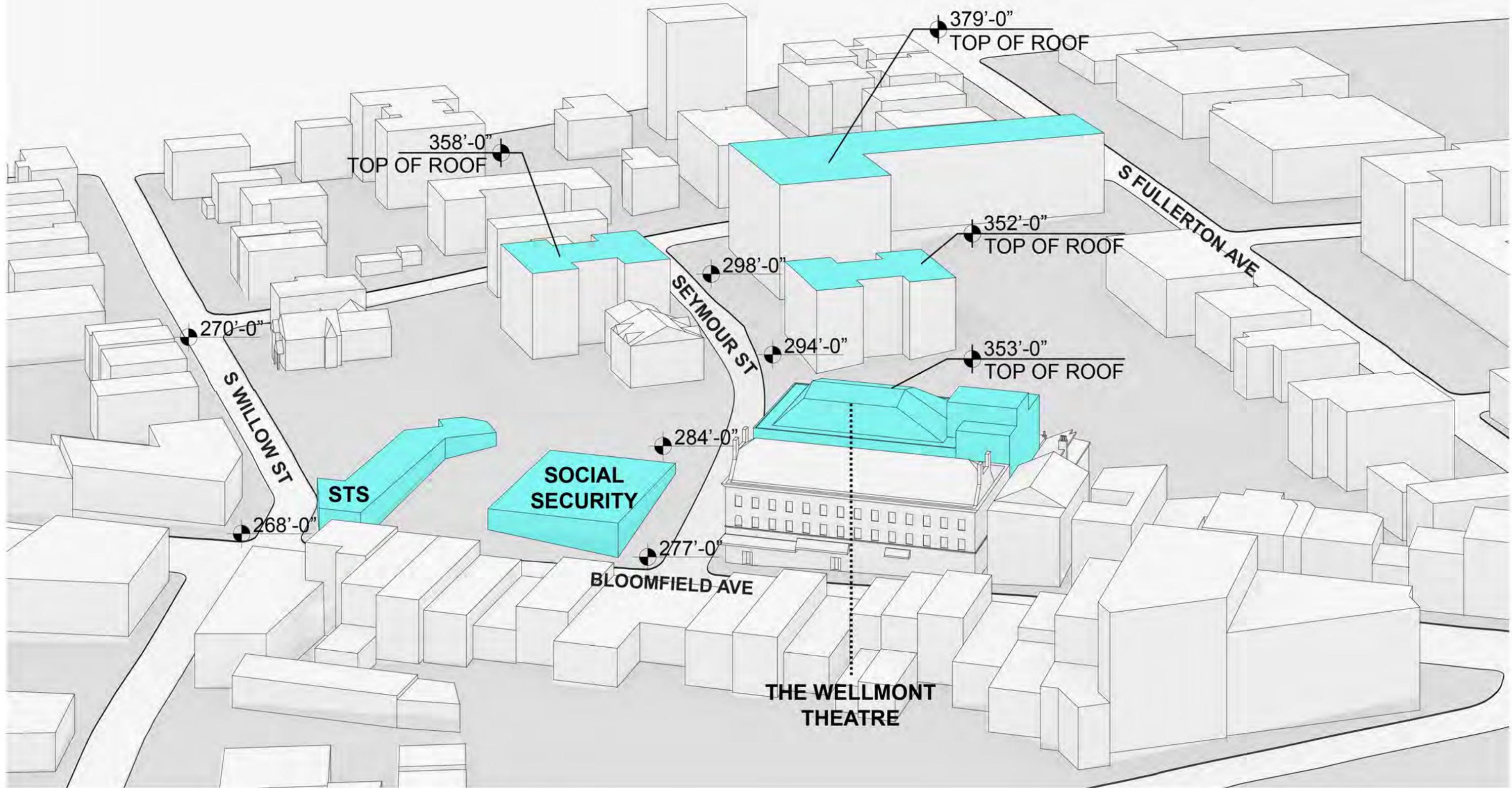
SETBACK



PLAZA



POTENTIAL MASSING



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

PROJECT SUMMARY DIAGRAM
EXISTING CONDITIONS

2016-03-14

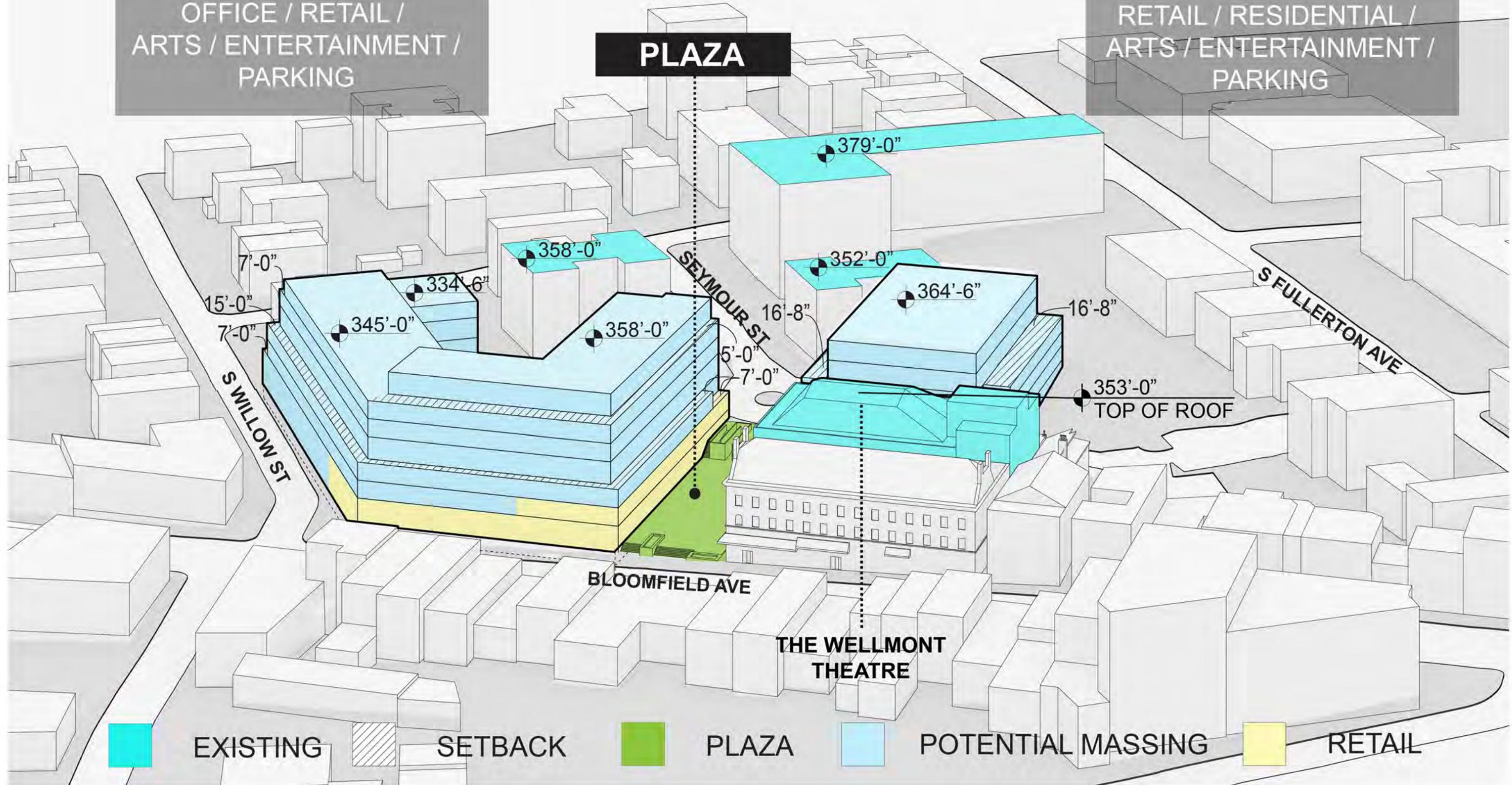
WEST PARCEL

OFFICE / RETAIL /
ARTS / ENTERTAINMENT /
PARKING

EAST PARCEL

RETAIL / RESIDENTIAL /
ARTS / ENTERTAINMENT /
PARKING

PLAZA



WELLMONT REDEVELOPMENT

Montclair | New Jersey

Design Study

-

EXISTING AND PROPOSED MASSING VIEWS



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

EXISTING VIEW LOOKING EAST ALONG BLOOMFIELD AVENUE

2016-03-14



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

VIEW LOOKING EAST ALONG BLOOMFIELD AVENUE
POTENTIAL MASSING ENVELOPE

2016-03-14



PREPARED FOR:



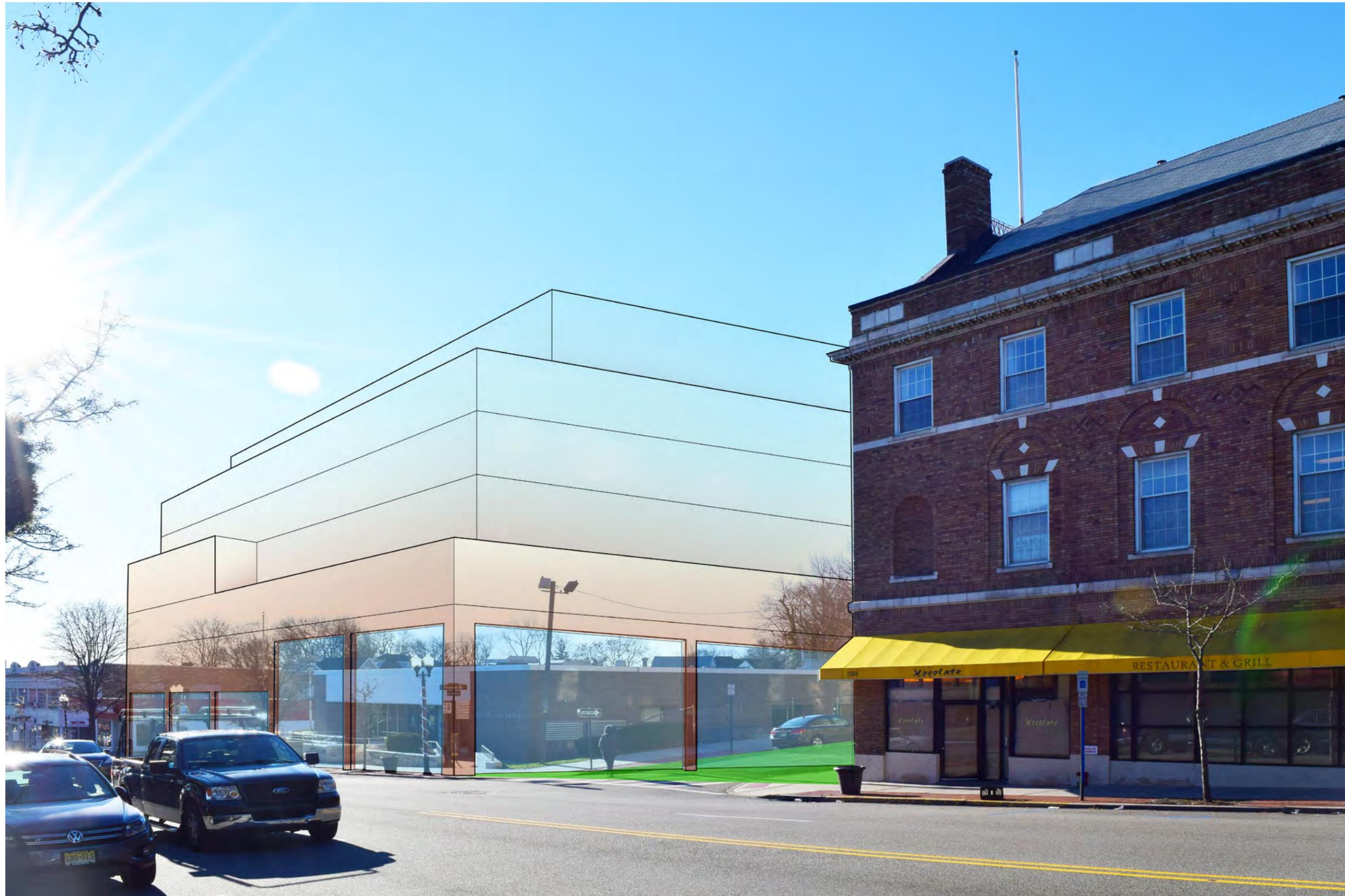
PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

VIEW LOOKING EAST ALONG BLOOMFIELD AVENUE
POTENTIAL MASSING ENVELOPE

2016-03-14



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MONTCLAIR, NJ

OPTION: DRAWING:

VIEW LOOKING EAST ALONG BLOOMFIELD AVENUE
POTENTIAL MASSING ENVELOPE

2016-03-14



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OPTION: DRAWING:

VIEW LOOKING EAST ALONG BLOOMFIELD AVENUE
POTENTIAL MASSING ENVELOPE

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MONTCLAIR, NJ

OPTION: DRAWING:

EXISTING VIEW LOOKING WEST ALONG BLOOMFIELD AVENUE

2016-03-14



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MONTCLAIR, NJ

OPTION: DRAWING:

VIEW LOOKING WEST ALONG BLOOMFIELD AVENUE
POTENTIAL MASSING ENVELOPE

2016-03-14



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

EXISTING VIEW LOOKING NORTH ALONG SOUTH WILLOW STREET

2016-03-14



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

VIEW LOOKING NORTH ALONG SOUTH WILLOW STREET
POTENTIAL MASSING ENVELOPE

2016-03-14



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

VIEW LOOKING NORTH ALONG SOUTH WILLOW STREET
POTENTIAL MASSING ENVELOPE

2016-03-14



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

EXISTING VIEW LOOKING SOUTH TO PUBLIC ARTS PLAZA

2016-03-14



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

VIEW LOOKING SOUTH TO PUBLIC ARTS PLAZA
POTENTIAL MASSING ENVELOPE

2016-03-14



PREPARED FOR:



PROJECT:

WELLMONT REDEVELOPMENT SITE
MONTCLAIR, NJ

OPTION: DRAWING:

VIEW LOOKING SOUTH TO PUBLIC ARTS PLAZA
POTENTIAL MASSING ENVELOPE

2016-03-14



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MONTCLAIR, NJ

OPTION: DRAWING:

VIEW LOOKING SOUTH TO PUBLIC ARTS PLAZA
POTENTIAL MASSING ENVELOPE

2016-03-14