

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

BOROUGH OF HILLSDALE

PATTERSON STREET REDEVELOPMENT PLAN

OCTOBER 2020



DMR Architects

Borough of Hillsdale

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Next slide

Process:

- Step 1: Investigation Study - Designation**
 - Completed (17 of 22 properties designated)
 - February 2019
- Step 2: Redevelopment Plan**
 - New Zoning (Supersede)
 - Permitted Uses
 - Build Standards
 - Parking Ratio
 - Design Standards
 - Permits PLD/PA
 - Requires Redeveloper Agreement
- Step 3: Site Plan Application (Planning Board)**
 - Developer submits the plan application
 - Planning Board Presentation
 - Redeveloper's agreement (All projects)



No Notes.



Process:

Step 1: Investigation Study – Designation

- Completed (17 of 22 properties designated)
- February 2019

Step 2: Redevelopment Plan

- New Zoning (Supersede)
 - Permitted Uses
 - Bulk Standards
 - Parking Ratios
- Design Standards
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- Requires Redeveloper Agreement

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- Developer submits site plan application
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Borough of Hillsdale

Next slide

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Fair Share Housing Settlement Agreement

No Notes.



Master Plan Consistency:

- 1. **Inclusionary Development:** Consistent with the Fair Share Housing Plan, this Redevelopment Plan permits a density of 28 dwelling units per acre. (set aside of 15% for rental housing and 20% for-sale housing) (2018 Housing Element and Fair Share Plan)
- 2. **Flood Mitigation and Sustainability:** This Plan includes Impervious Coverage standards to reduce the impact of flooding post development. (2010 MP – Conservation Plan: 1. Protect environmentally sensitive areas and the Borough’s natural resources)
- 3. **Community Center:** This Plan encourages public open space and community center type facilities. (2010 MP – Community Facilities Plan: 1. Plan community facilities to accommodate anticipated future population growth. & 4. Consider development of a Community Center to serve the needs of all Hillsdale residents, from children to senior citizens.)



Next animation

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- 4. **Commercial Uses:** This Plan will continue to permit commercial uses. (2010 MP – Economic Plan: 2. Support business development where appropriate in the Commercial and Industrial zones.)



No Notes.

Permitted Uses:

Residential:

- i. Townhomes;
- ii. Multi-Family;
- iii. Senior / Independent Housing;
- iv. Continuing Care Retirement Communities;
- vi. Co-Living Complex.



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Next animation

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Borough of Hillsdale

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Borough of Hillsdale

Next animation

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Borough of Hillsdale

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Mixed Use:

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Commercial and Personal Services:

- i. Retail stores, restaurants, food markets;
- ii. Apparel laundries, tailoring and dry-cleaning services;
- iii. Beer garden;
- iv. Spas (requires state license);
- v. Maker Space (Workshare);
- vi. Offices (medical, dental, and professional businesses);
- vii. Art studios;
- viii. Financial consulting, insurance services and banking related services;
- ix. Day-care facilities for adults and children;
- x. Pet grooming;
- xi. Entertainment / amusement; and
- xii. Recreational / athletic facilities.



Borough of Hillsdale

Next animation

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General Public Purposes:

- i. Indoor or outdoor recreation, community and assembly facilities for the general public.



Borough of Hillsdale

No Notes.

Other Conditions:

- a. **Blocks 1207 & 1209** - Permitted uses shall only include townhomes, Co-Living Complexes, commercial and personal services, and general public purposes
 - These blocks shall not include multi-family, senior or independent housing, or Continuing Care Retirement Communities (CCR's).
- b. **Block 1208, 1210 & 1211** - All uses described in the Permitted Principal Uses section above are permitted in these blocks.
- c. **Ground Floor Facing Patterson Street** - Commercial and personal services; or permitted accessory uses shall be required on the first floor facing Patterson Street with a minimum depth of 40 feet.



Next animation

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- c. **Ground Floor Facing Patterson Street** - Commercial and personal services; or permitted accessory uses shall be required on the first floor facing Patterson Street with a minimum depth of 40 feet.
- d. **Flood Mitigation / Storm-water Management** - Pervious surface and/or storm-water management systems shall be required for any proposed development to reduce the impacts to the Borough's storm water and sewer system. Infrastructure improvements may include:
 - Green roofs, planter boxes and trays, permeable pavers, and above or below grade storm-water management systems.
 - Post-construction peak runoff rates for the 1 year, 10 year, and 100 year storm events are a maximum of 90 percent of the pre-construction peak runoff rates.



No Notes.

Design Standards:

Intent:

- a. Set a vision for all development
- b. Consistent with goals and objectives of the community
- c. Ensure high quality, pedestrian friendly development
- d. Support existing downtown and surrounding neighborhoods
- e. Connect through sidewalks

Building Style:

The architectural style permitted within this Redevelopment Plan is limited to the following: the Second Empire, Stick-Eastlake, and Queen Anne architectural styles.

- a. The **Second Empire** style structures have flat roof lines, corniced eaves, angled bay windows and Corinthian-columned porches.
- b. The **Stick-Eastlake** structures often include square bays, flat roof lines and free-style decorations.
- c. The **Queen Anne** style has a gabled roof, shingled insets, angled bay windows under the gable and on occasion a tower.



Next animation

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No Notes.

From Beginning Start Slide Show From Current Slide Present Online Custom Slide Show Set Up Slide Show Hide Slide Rehearse Timings Record Slide Show Play Narrations Show Media Controls Use Timings Show Presenter View Monitor: Automatic

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- 3
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- 11
- 12
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- 14
- 15

