

CAT Update to Council

10/6/20

Work through 9/1

- Phase I – gathered community input on mixed-income housing to be built at current police station site
- First survey – 300+ respondents
- 12 office hours
- FAQs, Q&A with Mayor Fahl
- For full [9/1 presentation](#), visit the CAT webpage

Site Map –
23-unit
inclusionary
rental
multifamily
building



Since 9/1 – gathering more information

- Building on 1st survey findings:
 - Second survey
 - 9/26 public design vetting process
- Working on understanding environmental concerns about the site
 - [Q&A with Vince Mazzai](#) (Watershed and Land Use Management Assistant Commissioner, NJDEP)

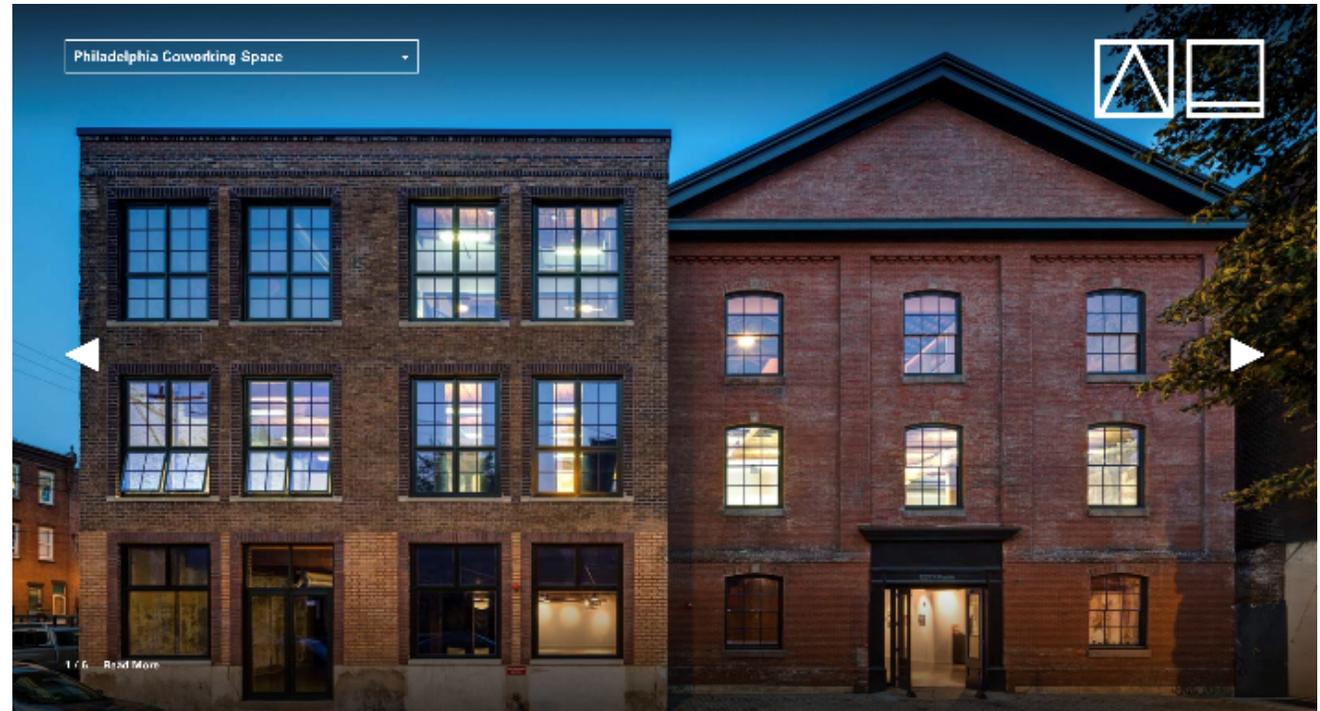
Description of design vetting meeting

- Introduction
- Breakout rooms using precedent images
- Consensus-building

Findings from 2nd survey & design-vetting meeting

- 90 participants in the survey
- About 30 participants in the design-vetting/charrette meeting

Results – Precedent images



Results – Footprint & parking

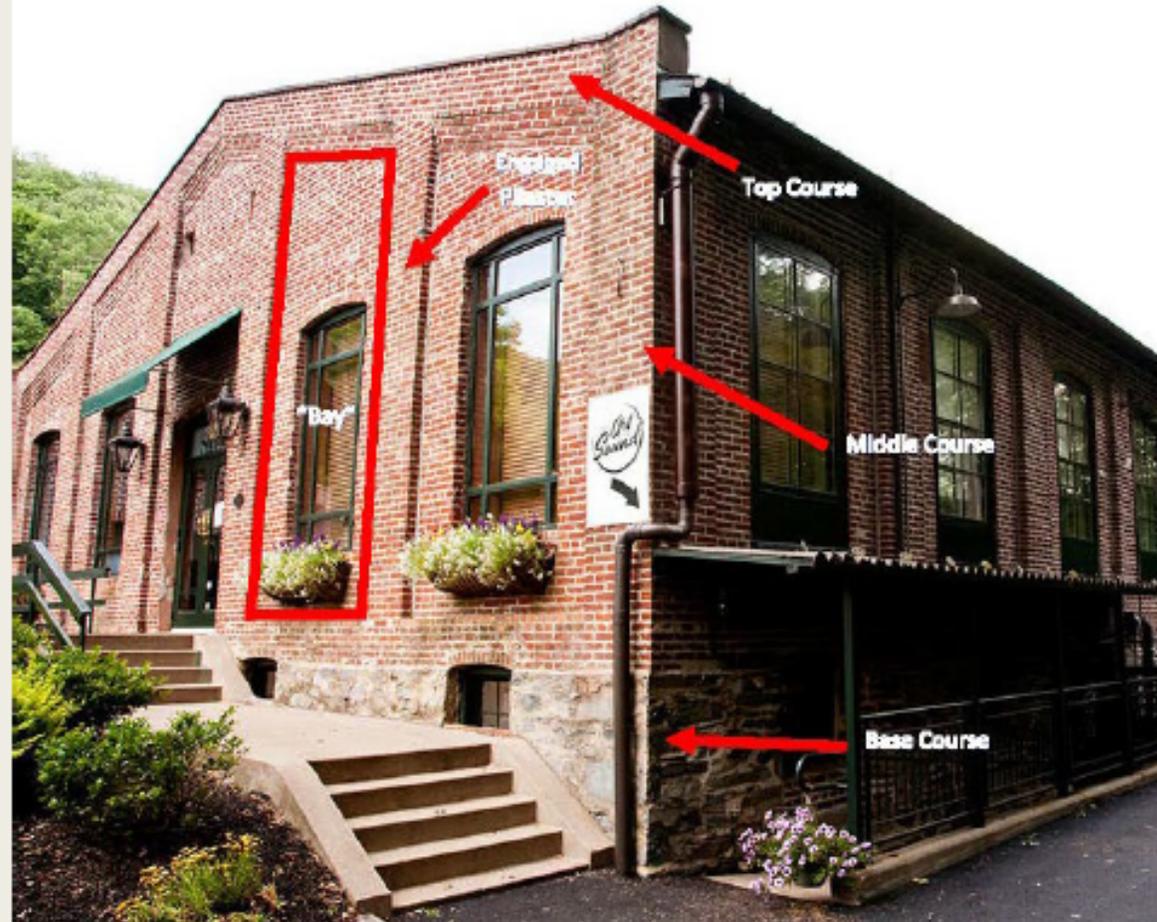
1. The development shall be limited the footprint of the existing site improvements.
2. The building shall include 1 story of parking with 3 stories of units above for a total of 4 stories.

Results – Architectural design guidelines

1. Classic historic, industrial building that incorporates different design elements to create depth and character, such as:
 - A. Engaged pilasters to create the appearance of “bays”
 - B. Corbelling to create the appearance of a cornice for the top course (*An overlapping arrangement of bricks or stones in which each course extends farther out from the vertical of the wall than the course below.*)
 - C. An interesting roof line to avoid a flat perfectly rectangular building

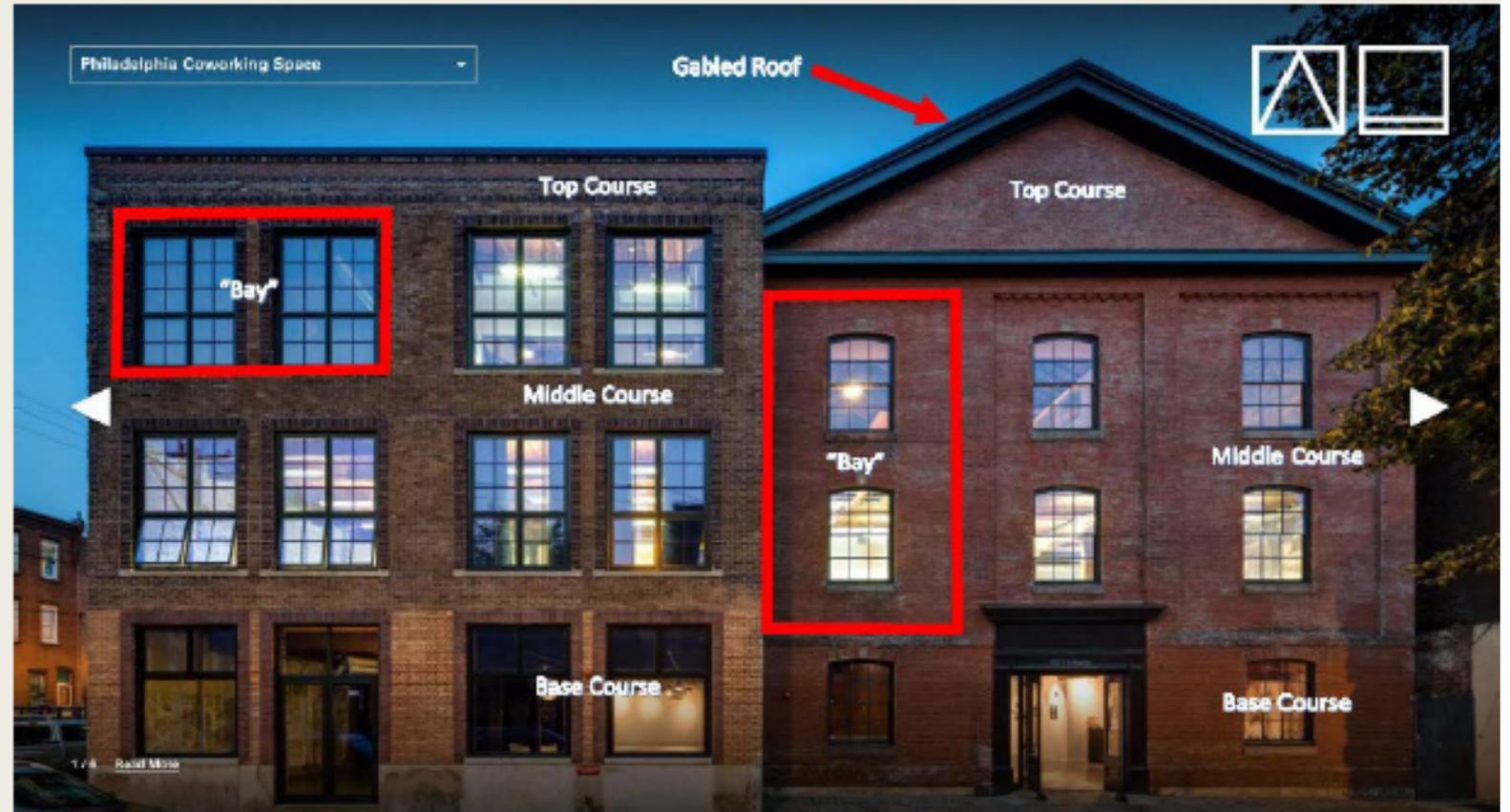
Engaged pilasters/building courses

The building articulation uses a traditional base/middle/top vertical division. The building is horizontally divided through the use of engaged pilasters creating “bays” which accentuate the large windows.



Bays and building courses

The complex's articulation uses a traditional base/middle/top vertical division. The complex appears to have grown organically over time. The historic gabled building is divided through the use of engaged pilasters creating "bays" which accentuate the windows. The industrial portion of the building is articulated horizontally by ganging large windows together to give the appearance of "bays".



Results – Architectural design guidelines, ctd

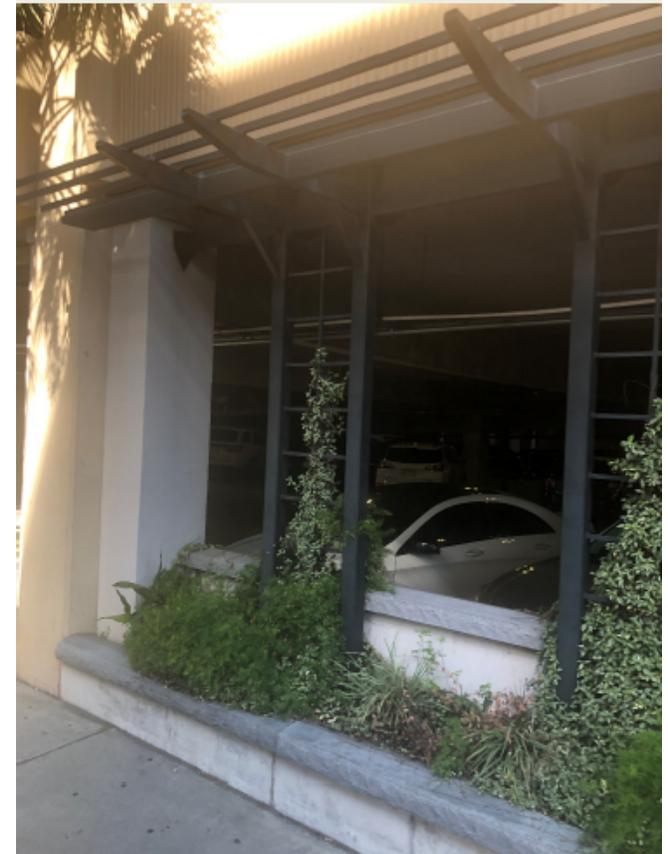
1. The building should complement the neighboring Rago building but not replicate the building
2. The building shall incorporate the following materials:
 - A. Stone for the base course/foundation
 - B. Red molded, tumbled or new/used brick for the middle course; variation in colors is not permitted
 - C. Metal framed windows

Results – Window design guidelines

1. The windows shall be operable windows that are either rectangular or slightly arched; however, a false arch, such as a fixed header, is not permissible.
2. The windows shall be as large as possible with simulated divided lights with an internal grid between the window panes with applied grids on both the interior and exterior of the window

Results – Garage screening

- The garage shall be screened with a combination of metal and plantings.



Results – Outdoor space

1. The rooftop space shall be used for stormwater management plantings or may be used for a combination of stormwater management plantings and amenity space, such as seating areas or lounge areas with shade structures, that is scaled appropriately to the size of the rooftop.
2. Grills shall not be permitted on the rooftop.
3. The ground level terrace/open space area may include:
 - a. Seating areas, plantings, a sculpture garden and/or water feature, a community garden area for the tenants
 - b. Grills may be permitted separate from the seating areas, such as near the refuse enclosure
4. Fire pits shall not be permitted.

Results - Plantings

1. The developer shall incorporate native, drought tolerant plants to reduce landscape watering and maintenance requirements.
2. Roadway screening shall incorporate bioswales with large groupings of a small number of species that incorporate street trees. *Bioswales are channels of plants that address and filter stormwater*
3. Planting beds shall incorporate plant materials for year-long screening but be geared towards stormwater management and/or pollinator beds to promote biodiversity.



Results – Stormwater management

1. The development shall incorporate innovative and progressive stormwater management best practices that embrace ecosystem-based, natural and sustainable versus artificial and high-maintenance means of treating stormwater quality at the conceptual design phase (i.e. raingardens or bioretention swales).
2. The developer should Implement stormwater harvesting elements such as collecting stormwater to irrigate the plantings.

Results – Lighting design guidelines

1. Lighting shall be at a pedestrian scale and shall be downward focused and shielded.
2. The project should reduce light pollution and try to eliminate all light trespass from the building and site.

Results – Environmental design guidelines

1. The redeveloper is encouraged* to seek a green rating system
2. The redeveloper is encouraged* to incorporate solar panels on the rooftop as well as plantings and amenity space, if space permits

* NJ affordable housing law specifies that municipalities cannot require cost-generative features

Recommendation to conduct a Phase I

- CAT discussed the merits of a Phase I over several meetings
- Reasons to conduct a Phase I
 - Better understand constraints on site
 - Address community concern about environmental contamination on the site/build trust
 - Less of a black box for developers seeking to purchase/develop the site
- Reasons not to conduct a Phase I
 - Likelihood that a future developer will also conduct a Phase I (City would be spending money it wouldn't have to)
 - Unless Phase I comes back completely clean, there doesn't seem to be a benefit for the sale price
 - Wouldn't address the types of environmental concerns people had (e.g., building near Alexauken Creek)
 - The City's lawyers advised not to conduct such an assessment
- Held a vote and voted 10 to 6 in favor of recommending to Council that the City conduct a Phase I

Next steps

- Phase II – City-owned facilities
 - FAQ
 - Understanding our current facilities – what they are, how they are used, and maintenance needs
 - Stakeholder input
 - Timeline to be released soon
- Questions? Want to learn more?

www.Lambertvillenj.org/cat

Contact us: CATchairs@lambertvillenj.org