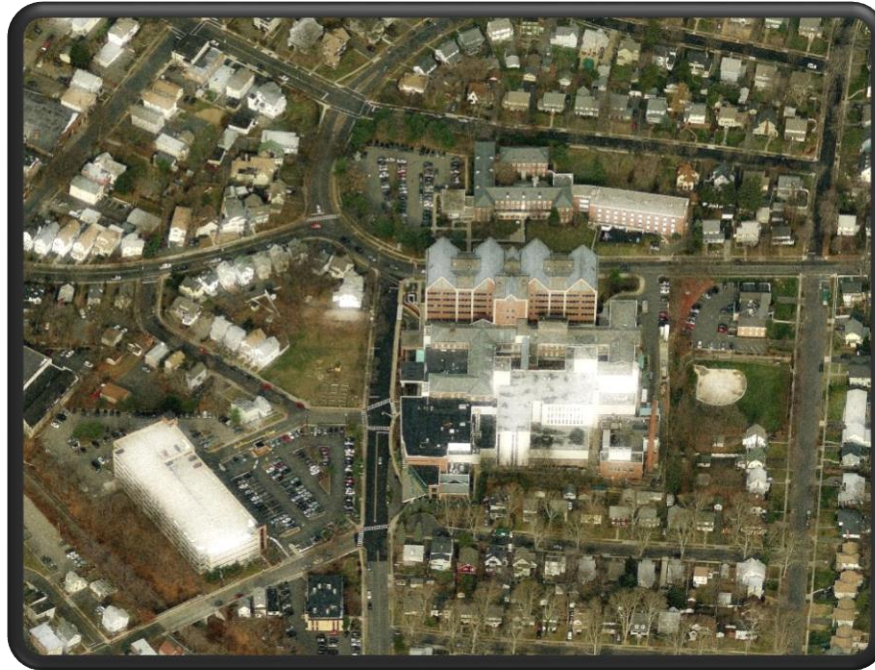


# HUMC/Mountainside Hospital Redevelopment Plan



**Township of Montclair / Borough of Glen Ridge**

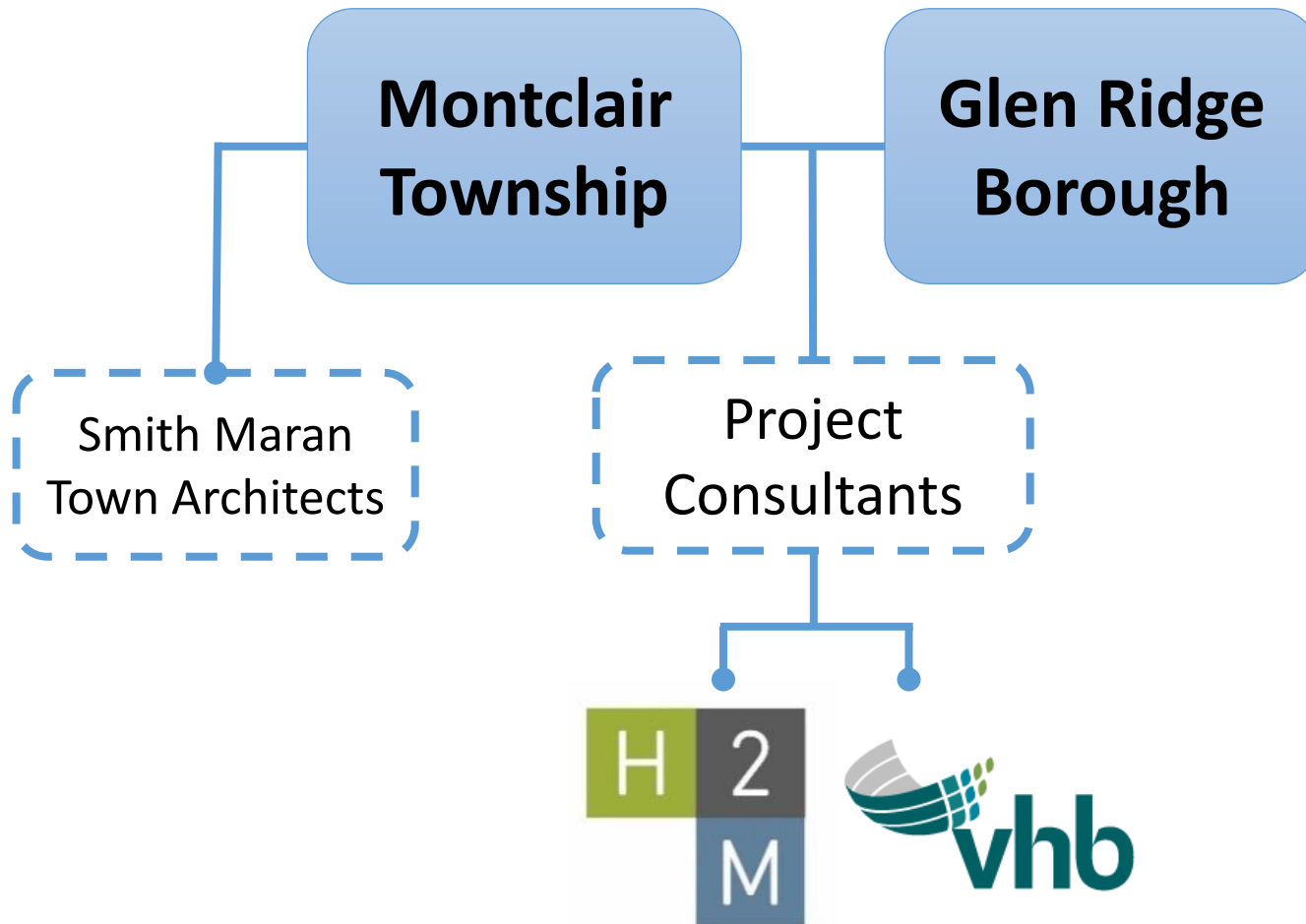
**Planning Board Public Meeting**

Location: Montclair Fire Department

Date: February 29, 2016



# Redevelopment Plan Project Team



# Presentation Outline

- The Redevelopment Process – **LRHL Requirements**
- Study Area Overview
- Montclair & Glen Ridge Planning Process
- Contents of the Redevelopment Plan

# Redevelopment / Rehabilitation – 3 Step Process



## Phase 1:

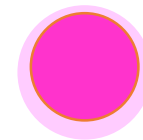
Conduct AINR Study  
to see if area meets  
statutory criteria.

Designated a  
Redevelopment &  
Rehabilitation Area  
May & July 2015



## Phase 2:

Prepare & adopt  
Redevelopment  
Plan



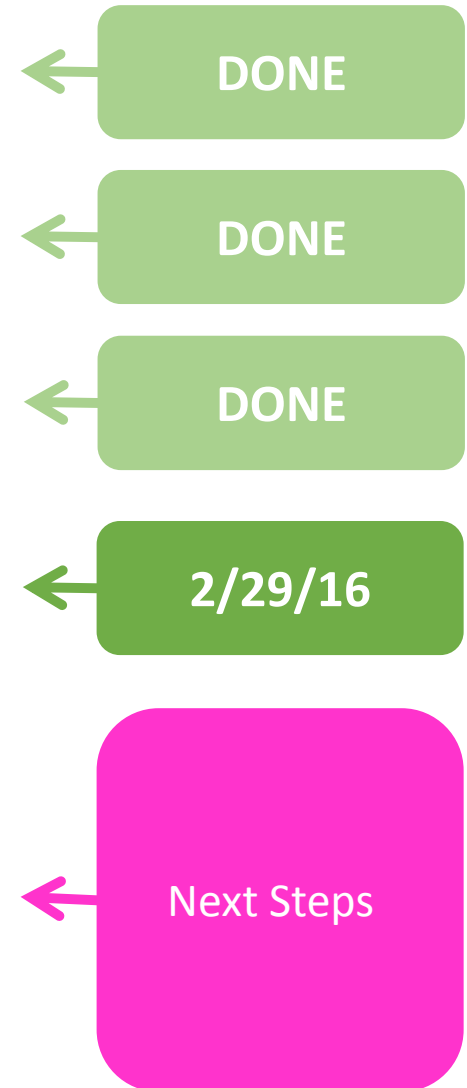
## Phase 3:

Select a  
Redeveloper  
Redeveloper  
obtains site plan  
approval  
Negotiate the  
redevelopment  
agreement  
Implement the  
Plan

Process governed by:  
**Local Redevelopment & Housing Law**  
NJSA 40A:12A-1 et. sec.

# LRHL Redevelopment Process

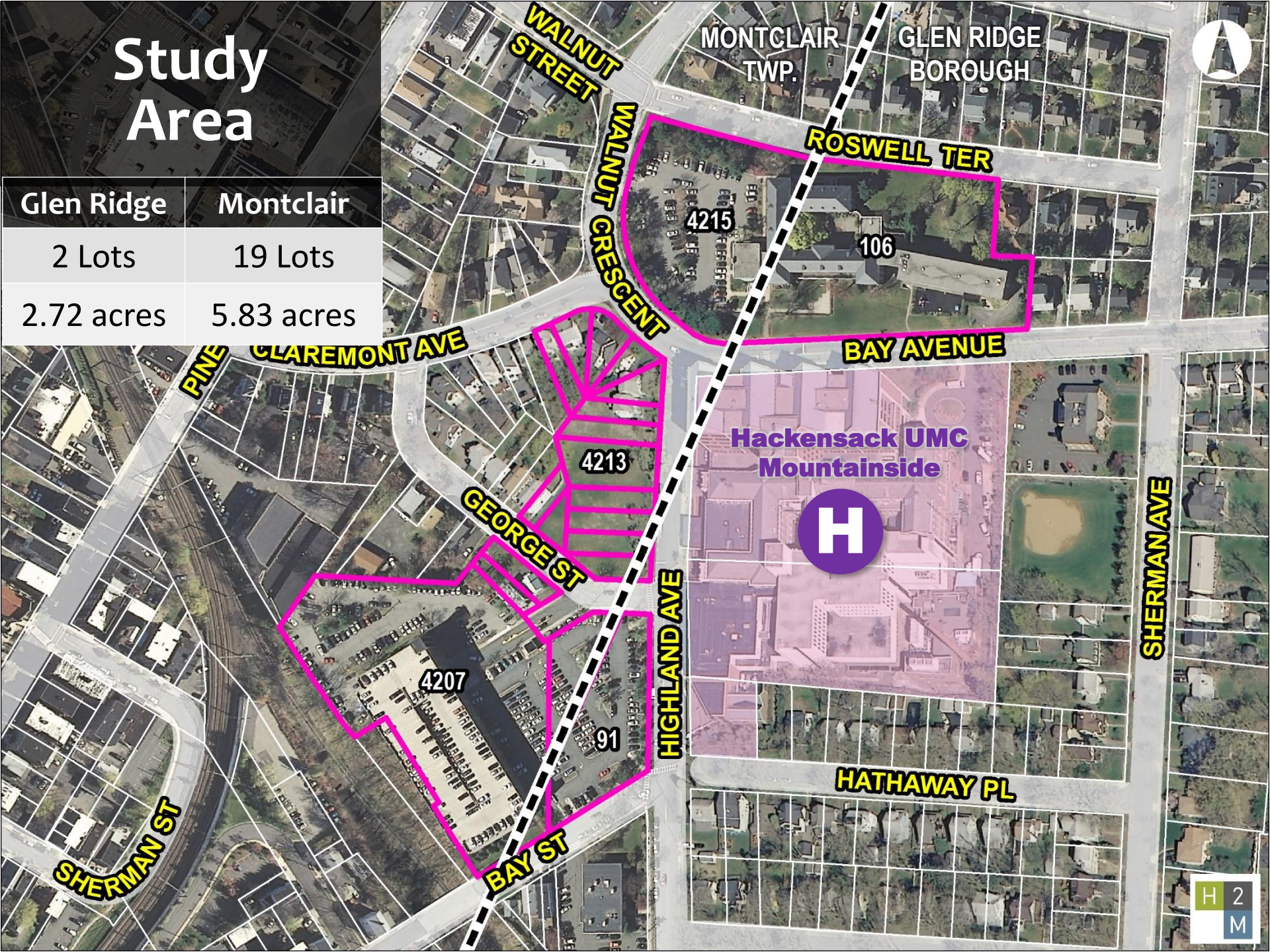
- 1) Municipal Council authorizes Planning Board by Resolution to conduct AINR Study for specific properties
- 2) Planning Board conducts Study; holds duly noticed public hearing; (Recommended designating 18 properties as an **area in need of redevelopment** and 3 as **an area in need of rehabilitation.**)
- 3) Municipal Council accepted the Planning Board's Recommendation; Designated the areas in need of redevelopment and rehabilitation by Resolution. Authorized preparation of a Redevelopment Plan.
- 4) Governing Body directs the Planning Board to prepare a Redevelopment Plan for designated area. Planning Board transmits the proposed plan to the Governing Body for adoption.
- 5) Municipal Council adopts the Plan, or may amend/revise any portion by an affirmative vote of the full majority. The Plan supersedes zoning.
- 6) Redevelopment Agency select/designate a **Redeveloper** and negotiates the **Redeveloper Agreement**.
- 7) The Redeveloper submits a Site Plan Submission to the Planning Board for approval, in accordance with Redevelopment Plan.





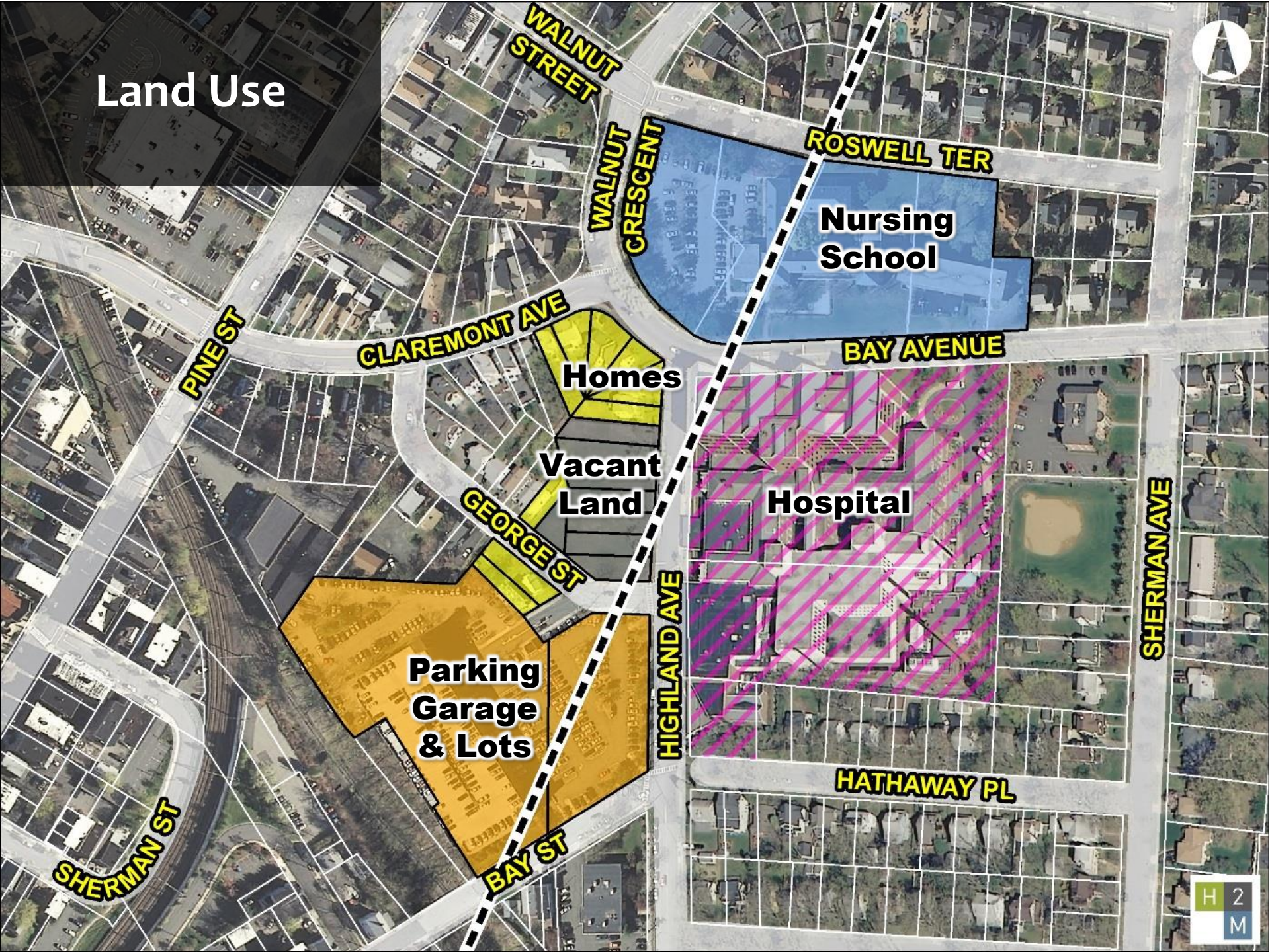
# Study Area

Glen Ridge	Montclair
2 Lots	19 Lots
2.72 acres	5.83 acres



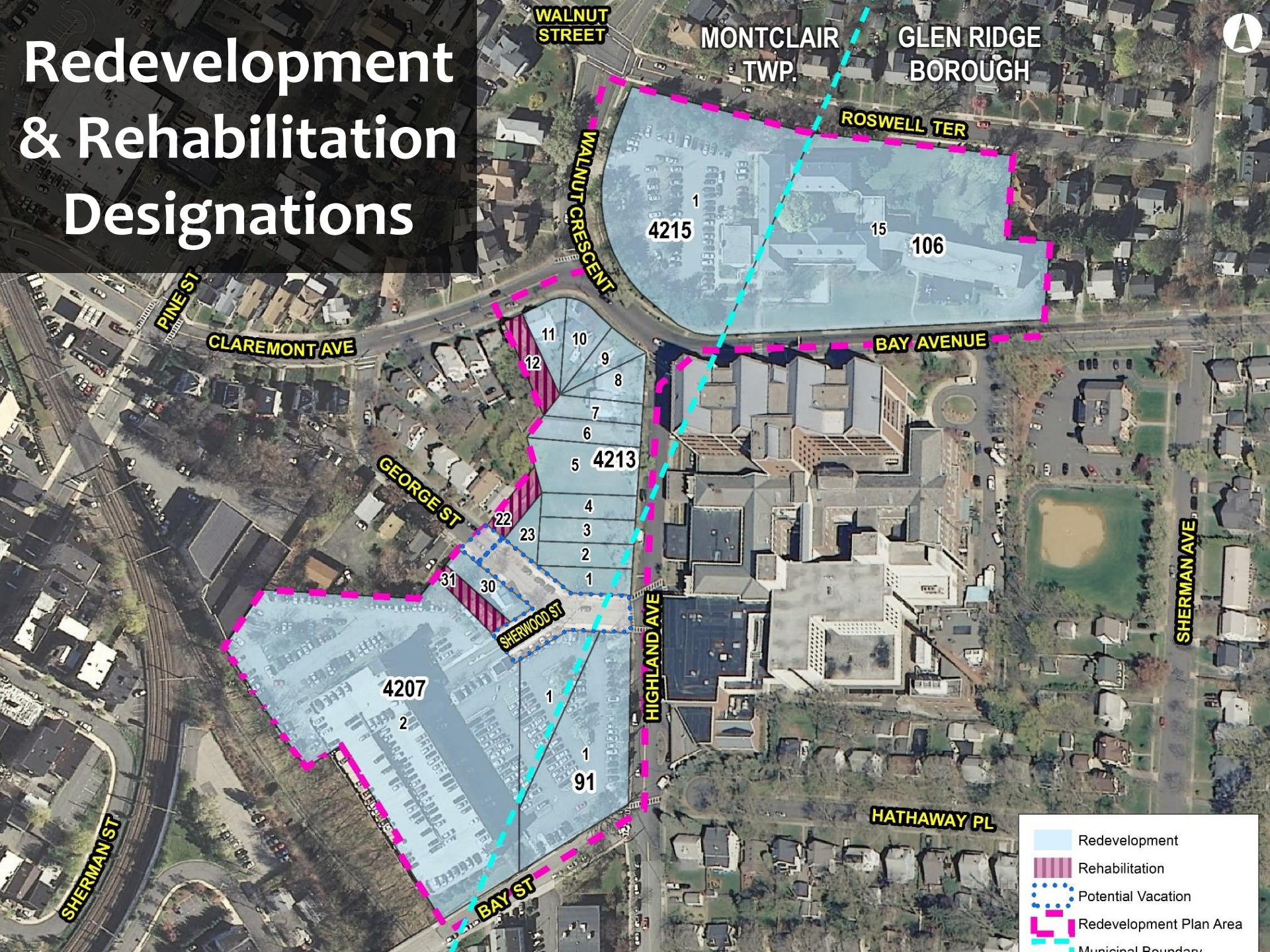


# Land Use





# Redevelopment & Rehabilitation Designations





# Planning Process

- **Public Outreach**

- **Community Meetings**

- Montclair 4th Ward Public Meeting, 11/30/15
    - Glen Ridge Public Meeting, 12/15/15

- **Neighborhood Meetings**

- Laurel Place Residents Meeting, 12/15/15
    - Roswell Terrace Residents Meetings, multiple dates

- **Municipal Committee and Commission Meetings**

- Glen Ridge Historic Preservation Commission
    - Montclair Redevelopment Committee
    - Montclair Economic Development Committee

- **Property Owner Meetings**

# Planning Process

## • Public Outreach Meetings: Issues & Outcomes

- \* Hospital encroachment into neighborhoods, loss of housing
- \* Visual impact of new development
- \* Exacerbation of Illegal parking issues, parking shortages
- \* Need for adequate parking for current needs and future expansion.
- \* Improve current congestion
- \* Safe circulation for pedestrians and vehicles
- \* Complete Streets
- \* Better signage, wayfinding; Streets are confusing to first-time visitors
- \* Adding more open space, “greening” so it’s not a sea of pavement
- \* Consider Green Infrastructure- such as permeable paving, stormwater mgt
- \* Quality of life impacts, including noise and litter
- \* Hospital participate in community health outreach
- \* Building architecture respects its surroundings, look contextual
- \* Site design, parking design must respect residential nature
- \* Should be a place for employees and visitors to go- to walk, jog, eat, talk on their phones
- \* New development generates tax revenues for both municipalities



# Planning Process

- **Property Owner - Issues & Outcomes**

- **Need for medical office space**

- Stay competitive, in an era of hospital closings
    - Keep pace with change - insurance, changing care
    - To attract new PCP and Specialists
    - No Class A Office Space in Area
    - PCP Deficit in the Hospital's service area

- **MOB Site**

- 60,000 SF
    - Modern, state-of-the-art
    - Drop-off area
    - Entrance(s) must be gated, parking validation

# Redevelopment Plan Requirements

(N.J.S.A: 40A:12A-7)

- 1) **Planning Goals and Objectives**, including the plan's relationship to local objectives regarding land uses, density, transportation, public utilities, recreation and community facilities, and other public improvements.
- 2) **Description and Analysis of Concept Plan(s)**, including proposed land uses, and building requirements.
- 3) **Relocation assistance**. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area.
- 4) **Property acquisitions** in accordance with the plan. (Not applicable)
- 5) **The plan's relationship to the development regulations of the municipality**. The Plan will supersede underlying zoning of the municipality. The Plan specifies where it will rely on other areas of the municipal zoning ordinances (i.e., trees, lighting, driveway standards, etc.)
- 6) **The plan's relationship to master plans** of contiguous municipalities, the county master plan, and the state development and redevelopment plan.
- 7) **Procedures for amending the plan**.



# Redevelopment Vision

- \* Enable HUMC/Mountainside Hospital to provide valuable health care services to citizens of Montclair & Glen Ridge
- \* Balance salient needs of medical facilities with protective needs of surrounding community
- \* Be respectful of surrounding areas
- \* Mitigate potential nuisance impacts (i.e. traffic generated by hospital, ambulance drives, sources of noise, viewshed and aesthetic concerns, etc.)
- \* Achieve high level of design for a state-of-the-art medical facility
- \* Improve circulation for motorists, pedestrians and bicyclists
- \* Provide adequate parking without sacrificing urban design
- \* Be fiscally sound for Glen Ridge and Montclair

# Outline of Plan

- Existing Conditions
- Redevelopment Vision
- **Land Use  
Development  
Regulations and  
Guidelines**
  - Districts/Sub-Zones
  - Bulk Standards (height, setbacks)
  - Building Design and Architecture
  - Required Parking
  - General Site Design
  - Streetscape & Open Space
  - Street & Intersection Design
  - Signs & Wayfinding
  - Sustainability
- Plan Consistency Review
- Plan Implementation



# Redevelopment Sub-Zones





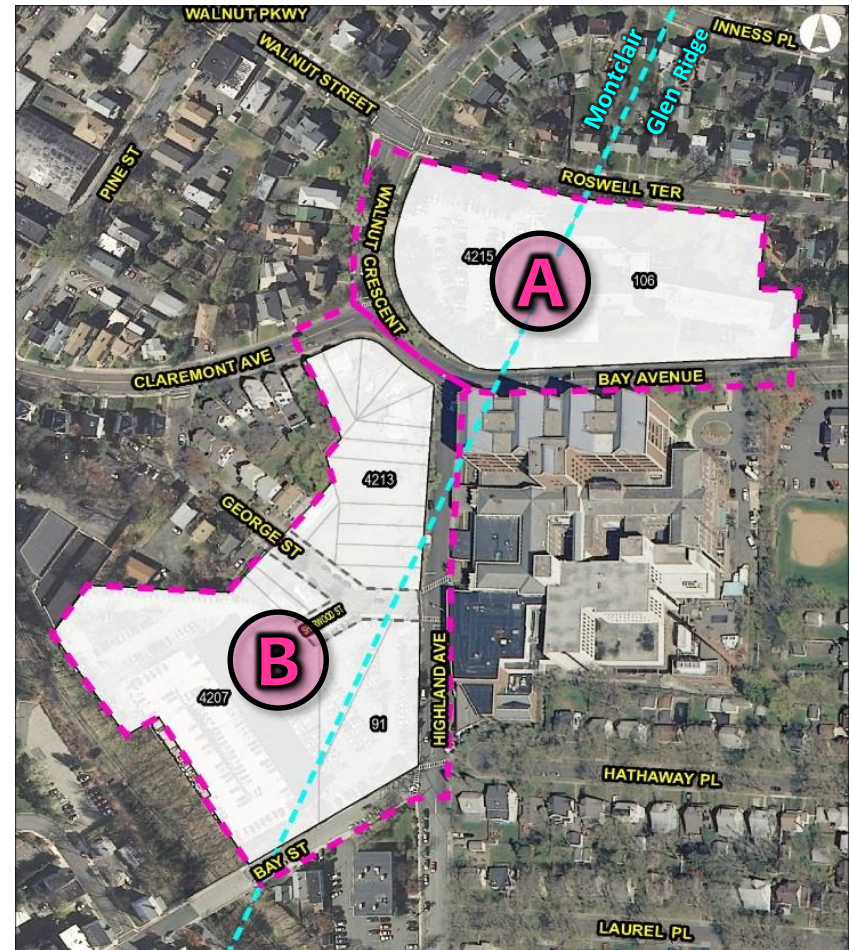
# Redevelopment Sub-Zone Highlights

- **Area A: “MOB”**

- 3 Stories, 62,500 sq. ft.
- New access from signalized intersection at Highland & Bay Ave.
- Patient-drop-off
- Gate controlled driveway access
- Plaza space
- Buffering, landscaping, lighting

- **Existing Nursing School**

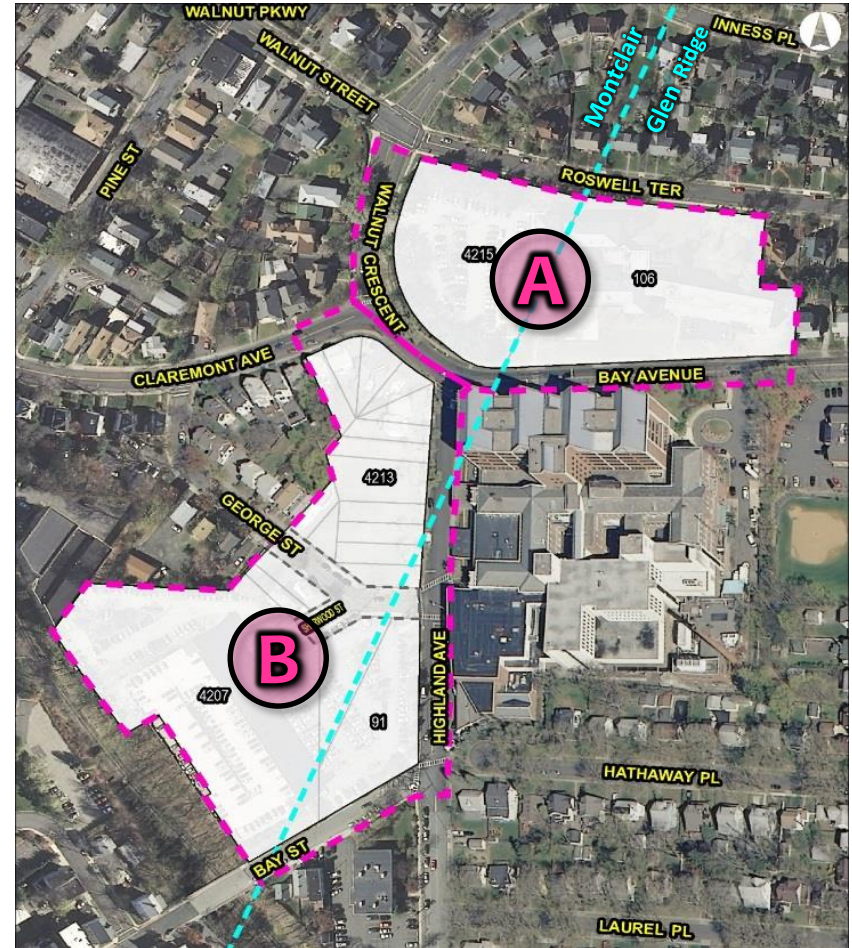
- 3 Stories
- Multiple connected bldgs.
- 26,000 sf footprint
- 92,034 sf





# Redevelopment Sub-Zone Highlights

- **Area B: Campus Parking**
  - Gate controlled MOB parking
  - Hospital parking:
    - Parking garage
    - Surface parking
    - Valet parking
  - Partial vacation of George St. & Sherwood St. ROW
  - George St. Open Space
  - Buffering, landscaping, lighting



# Area A: MOB

## Purpose:

*“The Area A/MOB Site shall be developed with a state-of-the-art medical office building (“MOB”) for the purpose of delivering primary and specialty healthcare services. The building and site shall be designed to fit within the context of the Hospital campus and simultaneously respect its adjoining neighbors; create a welcoming experience for patients and staff; provide safe circulation within the site and easy connectivity to the wider hospital campus; provide adequate buffering from adjoining residential neighbors; and provide vegetation and natural features to welcome, and reduce the stress of, arriving patients.”*

## Principal Uses:

- Medical Office
- Medical or Dental Lab
- Ambulatory surgical facilities
- Outpatient physical rehabilitation center
- A building containing one or more of the above uses

## Accessory Uses:

- Uses customarily incidental to the permitted uses, such as medical or dental laboratory, medical testing, and prescription pharmacy
- Parking structures
- Surface parking
- Valet parking stands
- Outdoor plaza / open space
- Rooftop solar panels
- Green roof systems on top of a building

# Area B: Campus Parking

## Purpose:

*“The Area B/Campus Parking Area will serve the parking and circulation needs of the HUMC/Mountainside Hospital, as well as a portion of the parking required for the Area A/MOB site. Area B shall be designed with adequate parking facilities without sacrificing urban design or the aesthetic environment as described here and elsewhere in this Plan. This Plan contemplates that the Hospital may implement a second phase of redevelopment for Area B at some point in the future, which could include an addition/expansion of the parking garage, hospital building expansion or new medical office, for example. At such time, this Redevelopment Plan would need to be amended to assess those uses and the ability of the site to accommodate additional development intensity.”*

## Principal Uses:

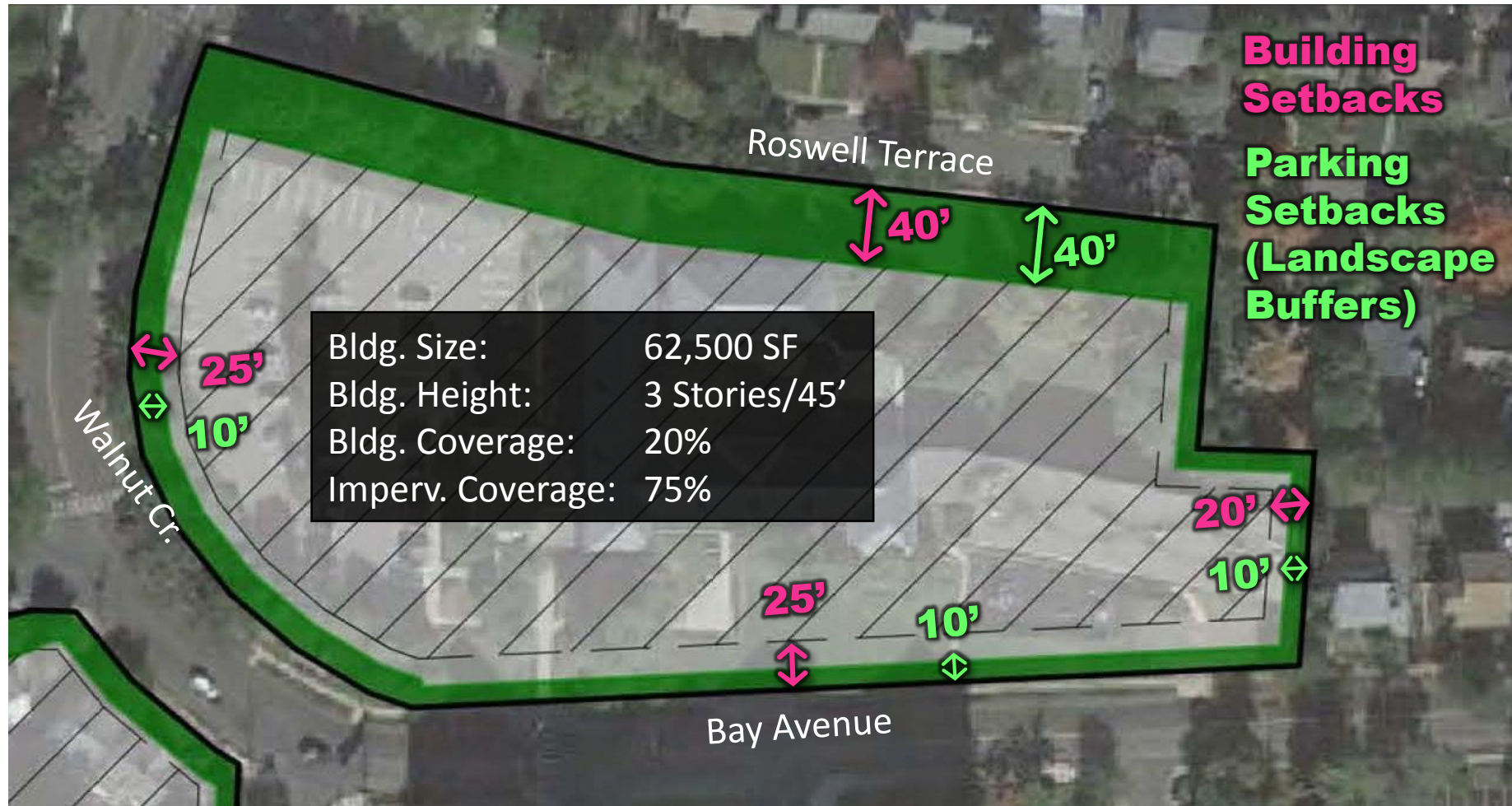
- Parking garage, except not on Montclair Block 4213
- Surface parking
- Outdoor plaza / open space

## Accessory Uses:

- Solar panels
- Green roof systems on top of a building / parking garage



# Area A: MOB Site



# Area B: Campus Parking



Bldg. Height:	6 Stories/70'
Bldg. Coverage:	20%
Imperv. Coverage:	75%

**Building  
Setbacks**

**Parking  
Setbacks  
(Landscape  
Buffers)**





## ***Existing Bay Street Landscape Buffer Area***

*Looking southwest from Highland Ave. intersection*

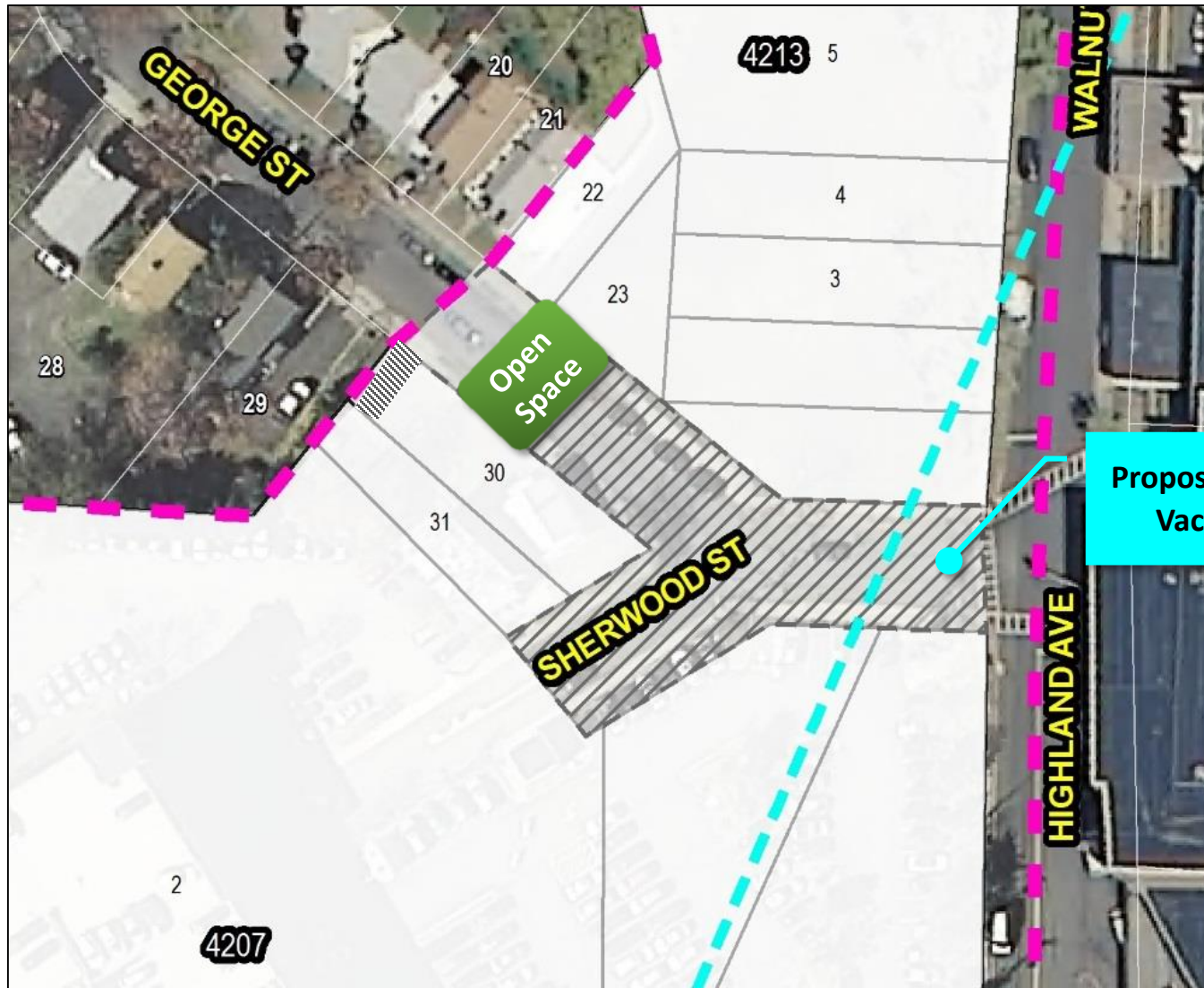




## ***Existing Highland Ave Landscape Buffer Area***

*Looking north from Bay Street intersection*

# Street Vacation



Note:  
"Open Space"  
is not to scale;  
It is for  
illustrative  
purposes only.

Proposed ROW  
Vacation

# Street Vacation

- Eliminate George St. cut-through traffic and use of on-street parking by hospital visitors
- Opportunity to create passive open space
- Maximize design efficiency of campus parking
- Create a single point of ingress for all Area B Parking to minimize curb cuts and queuing areas





# Building Design and Architecture

- Enhance character of the hospital zone
- Respect adjacent residential neighborhoods
- New building architectural precedents:
  1. *Directly adjacent structures.*
  2. *Existing structures to be removed / demolished on the same site that fall within the Glen Ridge Period of Significance (approximately 1870-1930) as defined by the Glen Ridge Historic Preservation Commission.*
  3. *Other contemporary buildings of the same or similar scale and use, appropriate for the surrounding context.*
  4. *One or more of these categories.*
- Glen Ridge HPC courtesy review required during Site Plan review (Section 13.11)

# Building Design and Architecture

- Facades 3-dimensional; avoid “flat facades”
- Articulation: base, middle, top
- Primary entry shall be on principal, street-facing façade
- Clearly delineated pedestrian entry, sheltered
- Windows
  - Square or rectangular ‘punched’ windows
  - Curtain wall or strip windows limited to hospital-facing façade; areas of secondary entrance
- Exterior materials consistent with context
  - Principal permitted: brick, stone, pre-cast masonry
  - Secondary permitted: stucco and metal accents
  - Prohibited: faux treatments, EIFS



# Existing Parking



93

12  
(outside  
Plan Area)

114

107

39

680

Off-Site  
Valet  
Parking

**Redevelopment  
Plan Area  
Spaces: 1,033**



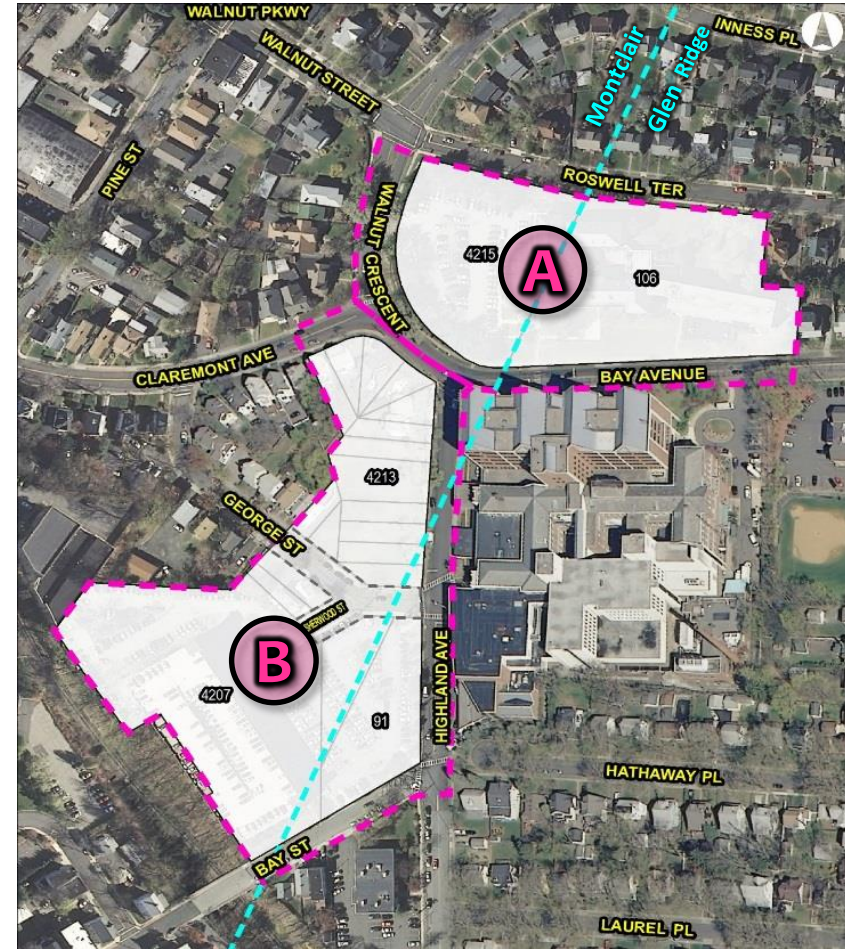
# Required Parking

- **MOB Site Parking**

- 5.0 spaces per 1,000 sf GFA
- 62,500 sf = 313 spaces
- Gate-controlled, validation required
- MOB-use only
- Min. 50% on MOB site

- **Hospital Parking**

- 1.5 spaces per 1,000 sf GFA
- 700,000 sf = 1,050 spaces



# Other Parking Requirements

- ADA Requirements
- Valet Parking
  - Up to 25%
  - Requires Valet Parking Plan
- Compact Parking Spaces
  - Up to 30%
  - In accordance with Montclair Ordinance 281-9
- Bike Parking
  - Required at MOB site
  - Encouraged at Hospital site
- Comprehensive Parking Plan





# General Site Design

- Landscaping
  - Landscape buffering
  - Interior site landscaping (min. 5% of paved area)
  - Building entrances
- Lighting
  - Shield residential uses
  - New pole-mounted fixtures, 15 feet max





# Streetscape & Open Space

- Public realm improvements:
  - Pedestrian-friendly environment, improve connectivity
  - Attractive “gateway” to Hospital campus
  - Open space amenities, welcoming experience for Hospital staff and visitors
- Sidewalks, street trees, decorative lighting
- Streetscape furnishings (seating, public art, planters, etc.)
- Plaza Space
  - Located at crosswalks that access MOB site
  - Landscaped & hardscaped
  - Conducive to sitting, relaxing and gathering
  - Informational/historical signage



# Streetscape & Open Space

- George Street Open Space
  - Transition area between Hospital and George Street neighborhood
  - Lawn area and passive park features
  - Year-round visual screen





# Street & Intersection Design

- Design improvements as “Complete Streets”
- Traffic islands, landscaped medians for traffic calming
- Bicycle signage & striping, where feasible
- New Traffic Signal at Bay Ave./Walnut Cr./Highland Ave.
- Intersection requirements





# Signs & Wayfinding

- Comprehensive Wayfinding Signage Plan
- **Building signage** to respect architecture of building
- **Freestanding signs** One at each drive/entrance, monument-style
- **Directional signs** for vehicle and pedestrian traffic
- **Others** - Pole Mounted Banners, Interpretive or Historical Marker Signs, or a Campus Gateway Sign
- Consistent materials/construction “recognizable” being in HUMC/Mountainside Hospital Campus



# Signs & Wayfinding Cont.

- Wayfinding Signage
  - Emergency Room
  - Patient drop-off
  - Visitor/patient parking
  - Valet parking
  - Building entrances
  - Deliveries
  - Bus stops
  - Outdoor areas



# Sustainability

- **“Green design” techniques encouraged, such as:**
  - Native, drought-tolerant plant species
  - Infiltration basins, bioswales or rain gardens
  - Pervious paving materials
  - Roof-top solar panels
  - Electric vehicle charging ports
  - Covered bicycle parking, in-door bike parking
  - Other green building techniques such as those promoted by the United States Green Building Council (USGBC)



# Master Plan Consistency

- **Montclair Master Plan (2015)**
  - Furthers goal of creating a new redevelopment plan for the HUMC/Mountainside Hospital area and
  - And to expand health care services
- **Glen Ridge Master Plan (2003)**
  - Redevelopment Plan will implement many of the recommendations of the MP (improving parking capacity and circulation; modernizing the campus; a course of action for nursing school)

# Redevelopment Process

- 4) Governing Body directs the Planning Board to prepare a Redevelopment Plan for designated area. Planning Board transmits the proposed plan to the Governing Body for adoption.



2/29/16

- 5) Municipal Council adopts the Plan, or may amend/revise any portion by an affirmative vote of the full majority. The Plan supersedes zoning.

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Next Steps

# Thank You!