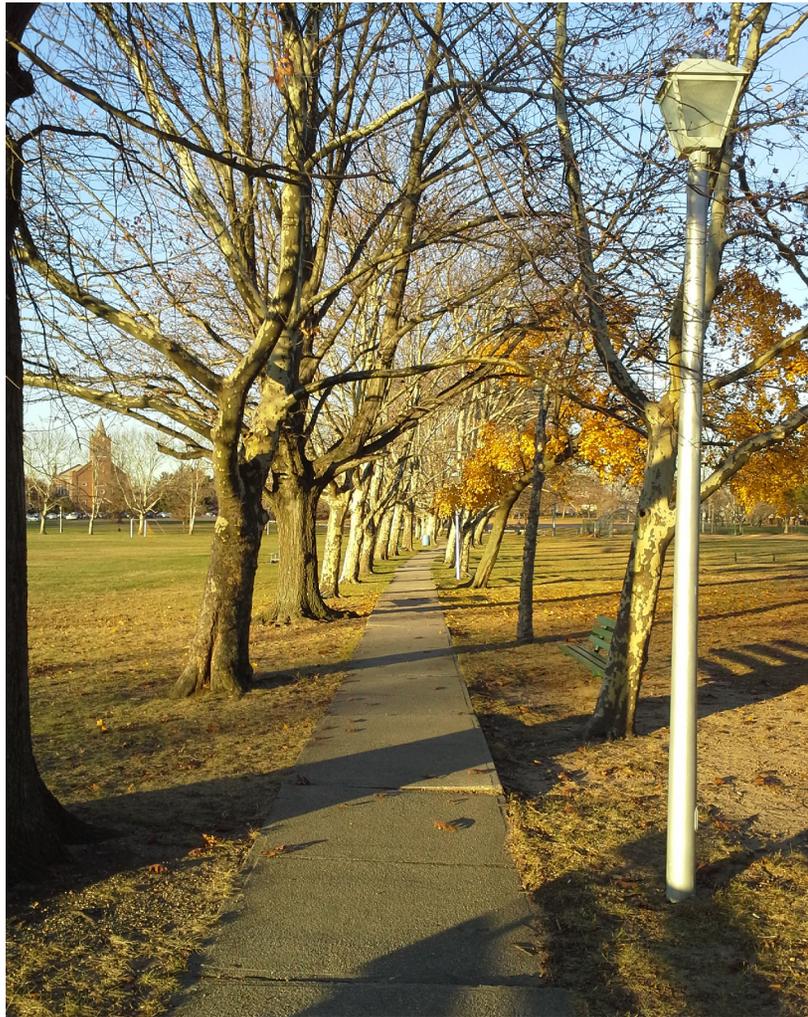


Sayerville Urban Design Plan



Sayerville, New Jersey
Graphic Communications for Planners
Steven Zimmerman
Fall 2013

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Background



The Region



Sayerville Quick Facts

- Founded 1876
- Located on the Raritan River
- Named Sayerville in honor of Sayer and Fisher Brick Company

Population in 2010:
42,704

Population Density:
2,695/sq mi

Median Income:
\$71,808

Transportation Links:
I-95, Route 18, and
Garden State Parkway



Sayerville, NJ
Source: NJGIN

Aerial of Sayerville



The Study Area

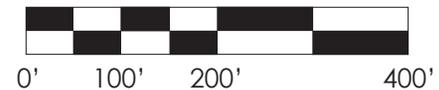
Location

- Located on Main Street in Upper Sayerville
- Currently the tree lined paths surrounding the recreational areas serve as a pedestrian walk-through
- With Borough Hall located nearby, this part of Sayerville is prominent in the overall town



Sayerville, NJ
Source: NJGIN

Aerial of Upper Sayerville



Challenges

- The large recreational land use serves as a major physical barrier, separating the neighborhoods in the west and north from those on the east

Opportunities

- Development of this site and, in future phases, the adjacent baseball diamonds, can lead to the reconnection of Sayerville's neighborhoods

Existing Conditions

Characteristics

- The site is an underutilized baseball diamond
- The site is fairly flat
- There are well defined borders on all sides of the site
- Frontage on Main Street available to the east
- Borough Hall is located adjacent to the site
- Nearby neighborhood is composed of dense lots with single family housing



Sayerville, NJ
Source: NJGIN

Study Area



0' 50' 100' 250'

Amenities

- Mature tree lined paths surround the site
- Adjacent to a well used playground and basketball court
- Prominent location on Main Street

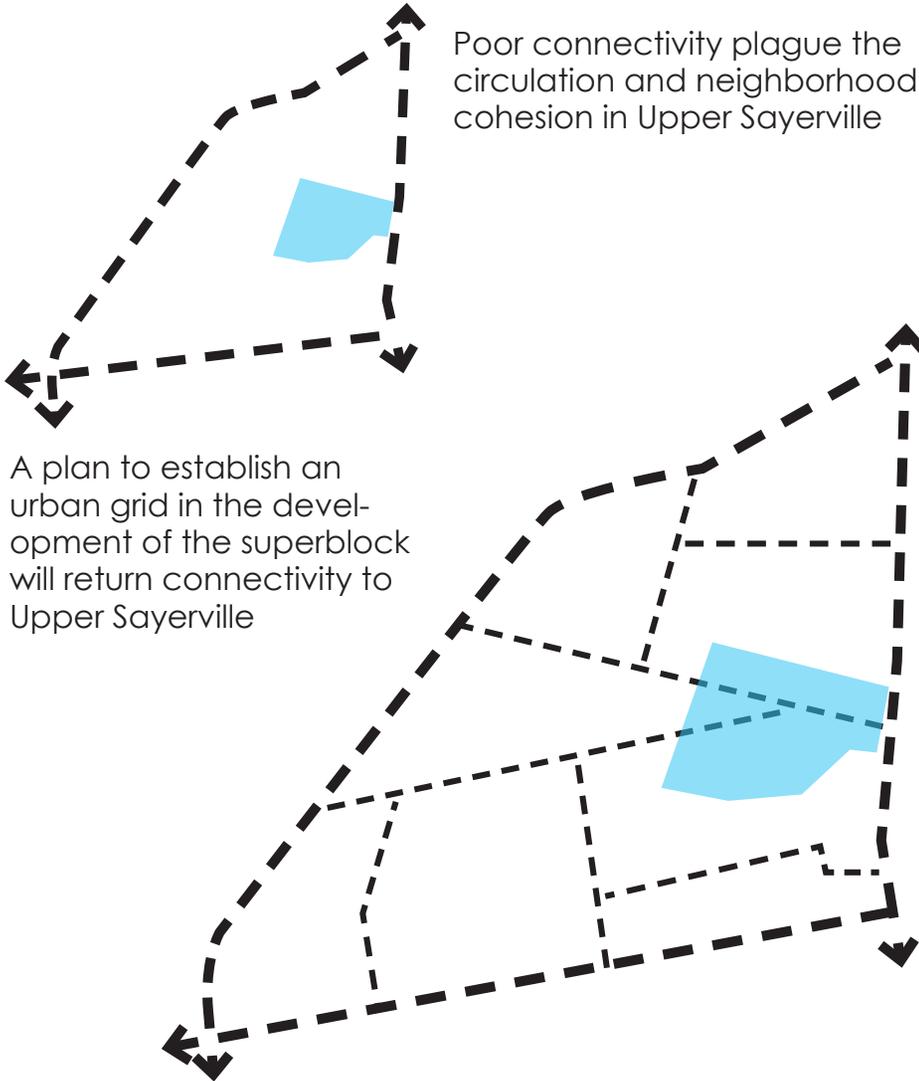
Opportunities

- Site development can lead to creation of a central public space
- Low concentration of retail surrounded by plenty of housing provides opportunity for retail development

Issues and Goals

Reconnecting Upper Sayerville

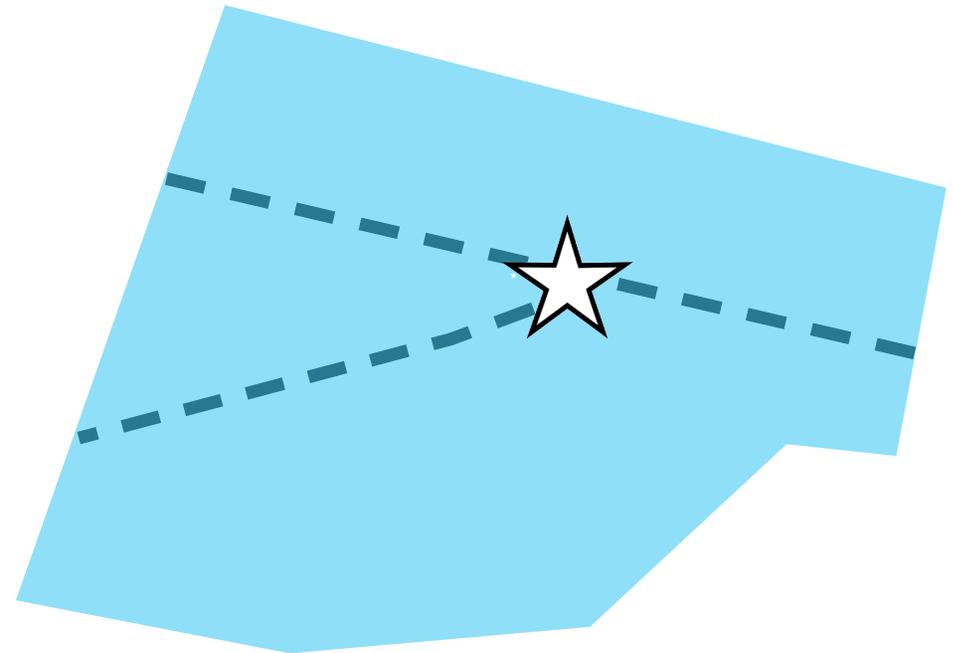
Poor connectivity plague the circulation and neighborhood cohesion in Upper Sayerville



A plan to establish an urban grid in the development of the superblock will return connectivity to Upper Sayerville

Establishing a Neighborhood Center

Focusing dense residential and Mixed Use around a central plaza at a key location in the new development will foster the creation of a neighborhood center in Sayerville

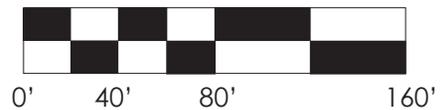


Attractive and interesting retail, combined with a well planned and programmed plaza are critical to the success of creating a quality public space



Sayerville, NJ
Designer: Steven Zimmerman

Analysis of the Development Site



Main Street

A



B



C



Development Site

1



2



3



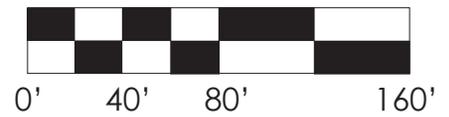
Master Plan





Sayerville, NJ
Designer: Steven Zimmerman

Concept Sketch





Sayerville, NJ
Designer: Steven Zimmerman

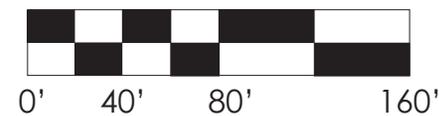
Concept Design





Sayerville, NJ
Designer: Steven Zimmerman

Land Use Map



Single Family

Typical Lot Size: 60 ft x 110 ft

Building Footprint: 1,500 sqft

Building Height: 20 ft

Setback: 15 ft

Total Count: 6

Townhouse

Typical Lot Size: 27 ft x 60 ft

Building Footprint: 720 sqft

Building Height: 33 ft

Setback: 0 ft

Total Count: 22

Multifamily

Typical Lot Size: 30 ft x 100 ft

Building Footprint: 840 sqft

Building Height: 28 ft

Setback: 10 ft

Total Count: 4

Mixed Use

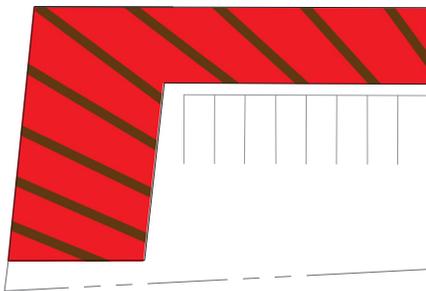
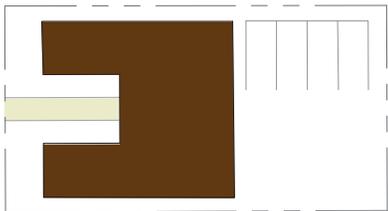
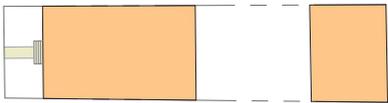
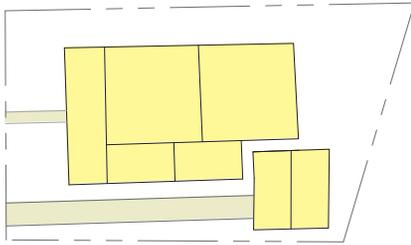
Typical Lot Size: 60 ft x 100 ft

Building Footprint: 2,400 sqft

Building Height: 22 ft

Setback: 0 ft

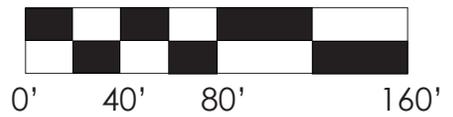
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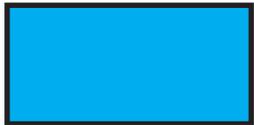


Sayerville, NJ
Designer: Steven Zimmerman

Street Hierarchy



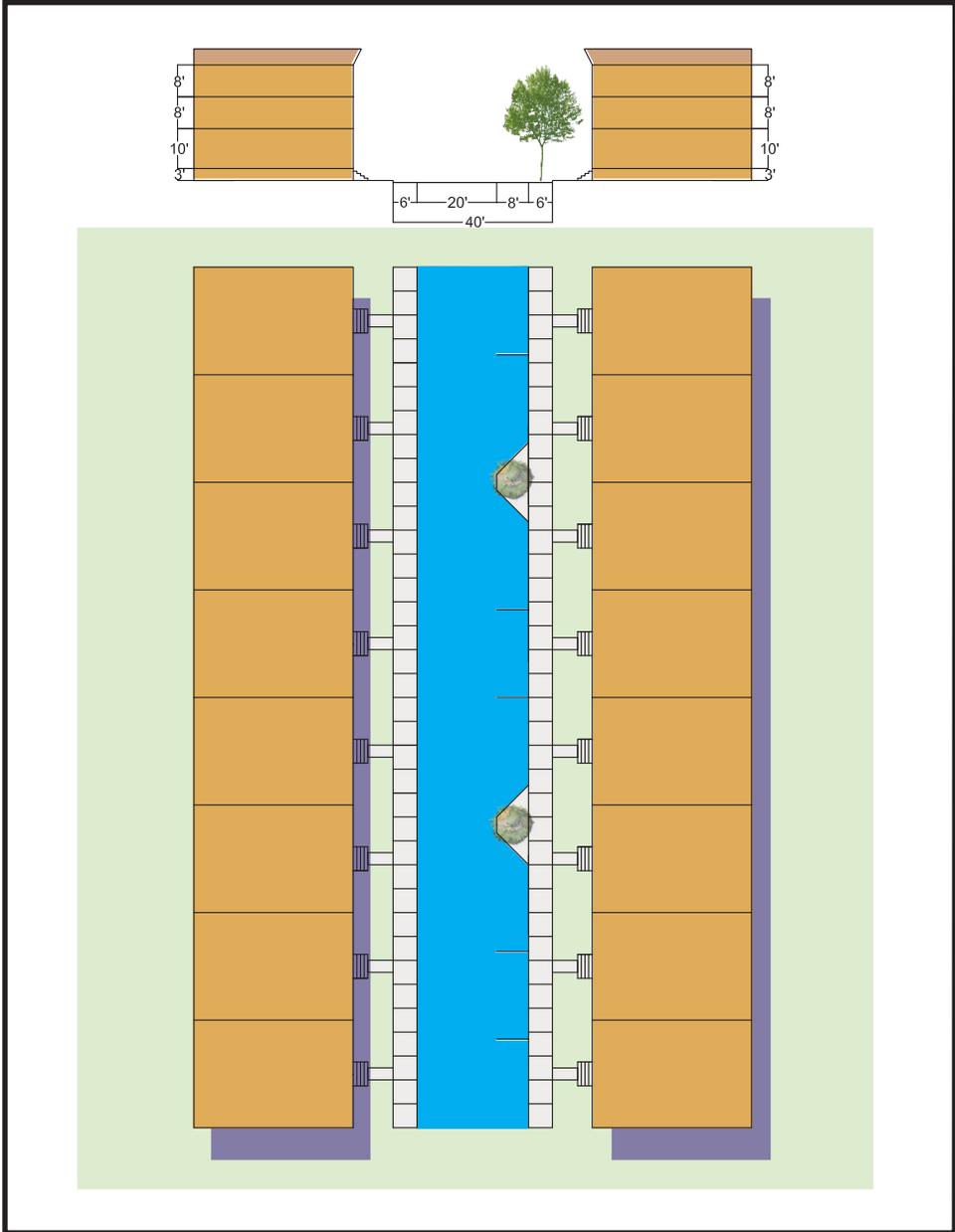
Street Section



Road
Width: 40 ft
Total Length: 1120 ft
Total Area: 44,800 sqft



Alleys
Width: 20 ft
Total Length: 672 ft
Total Area: 13,440 sqft





Sayerville, NJ
Designer: Steven Zimmerman

Illustrative Site Plan





Sayerville, NJ
Designer: Steven Zimmerman

Perspective Rendering