



# Sayreville, NJ

Site Redevelopment Proposal

## 2015

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**Graphical Communication for Planners, Spring 2015**



# 5 BACKGROUND

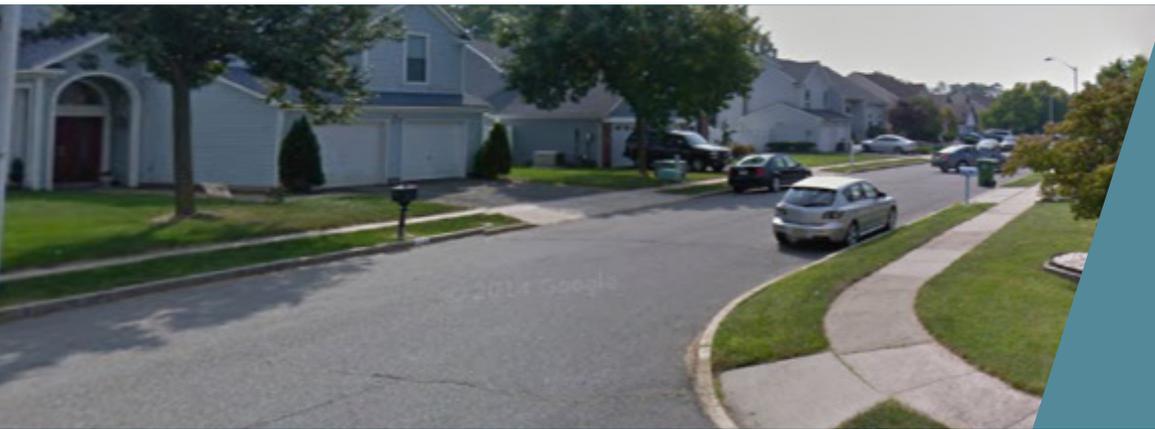
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# Background

# Site Information

## About this Proposal

Sayreville, New Jersey is on the eastern coast of Middlesex County, bordered by the Raritan and South Rivers. With a population density of 2,74 inhabitants per sq. mile, the borough is fairly urbanized.

There is currently a 25 acre super-block located in the northern part of the downtown area that is underutilized. At the same time, the area is bordered by wetlands and part of the site falls within FEMA's 100-year flood zone.

This proposal provides recommendations for the development of this land into a more resilient, urban, walkable space.



# Site Information

## Existing Land Use

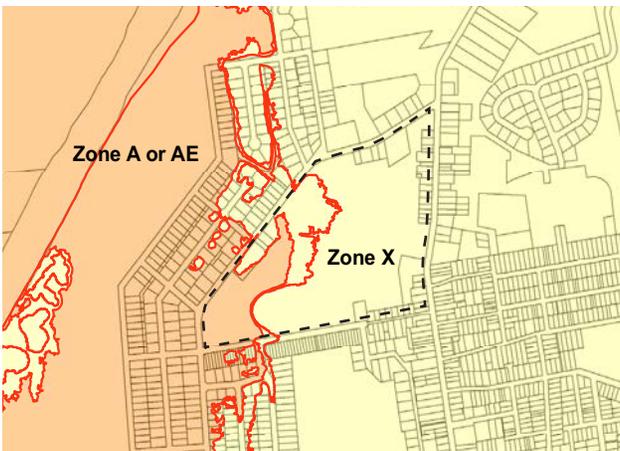
Source: NJDEP Land Use/Land Cover 2007



- Residential, Medium Density
- Residential, High Density
- Commercial
- Mixed Urban
- Other Urban
- Wetlands
- Water
- Transportation/Utilities
- Barren Land
- Recreation
- Forest

## FEMA Flood Zones

Source: FEMA, 2010



- Zone A and AE  
(100-year flood zone)
- Zone X  
(500-year flood zone)
- Flood insurance boundary  
(Mandatory)

## Development Pattern

Prior to Hurricane Sandy in 2012, two of Sayreville's residential streets (Weber and MacArthur) were within the 100-year flood zone. Many of these houses have since been targeted for a State-sponsored, voluntary buyout program.

# Site Information

## Characteristics of the Population

With nearly half of all residents being between the ages of 25 and 54, Sayreville has a lot of young professionals living within its borders. The median age of residents in 2013 was 39.2 and the median family income was \$77,918.

More residents in the borough own their homes (68.9%) than rent (31.3%). With a high percentage of owner-occupied units, we can infer that the neighborhood is fairly stable and that people have taken a stake in the community.

**2.8**

Average  
H.H Size



**16,697**

Housing  
Units



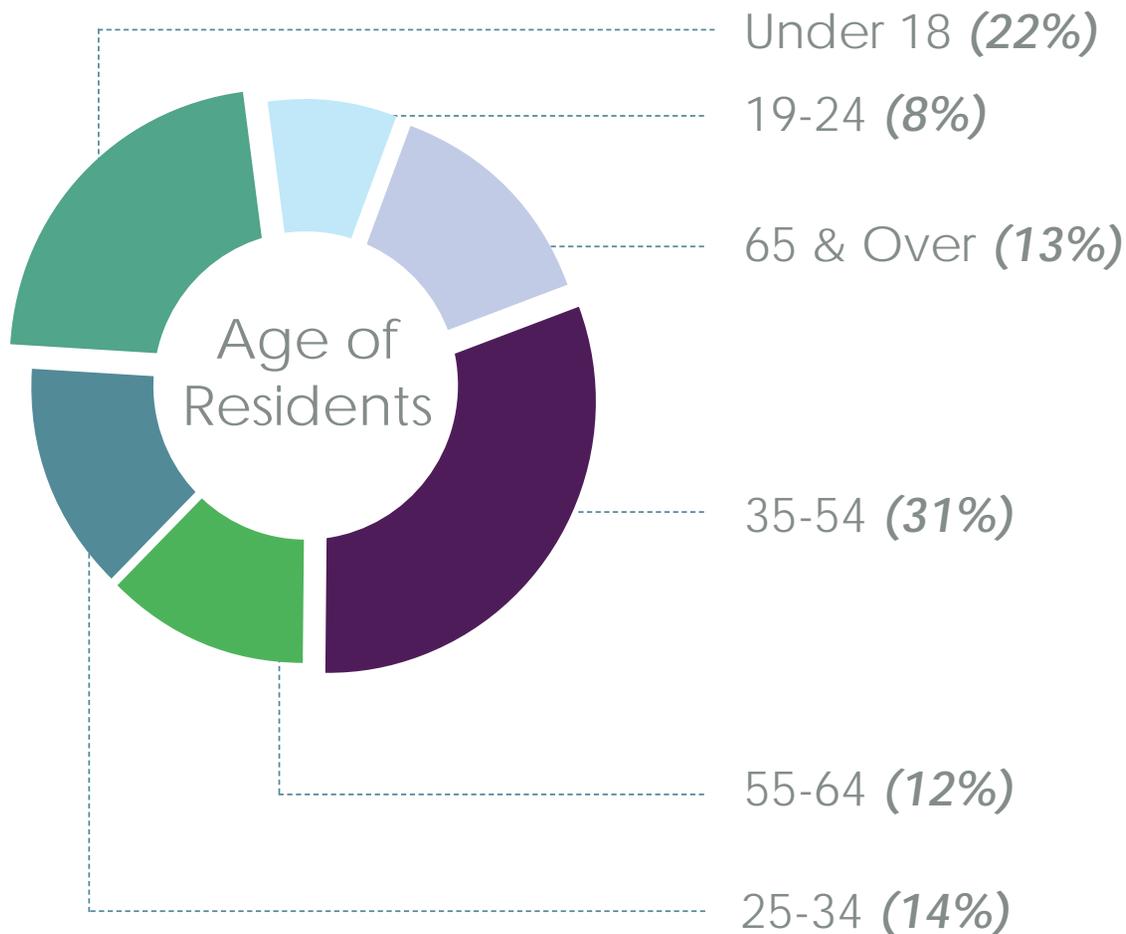
**43,356**

Total  
Residents

# Site Information

## Age of Residents

Source: American Community Survey, 5-year (2009-2013)



## Aging in Place

With a large portion of residents being between the ages of 35 and 54, new development should prioritize strategies for aging in place to allow ensure that current residents can continue to reside in their homes safely and comfortably.

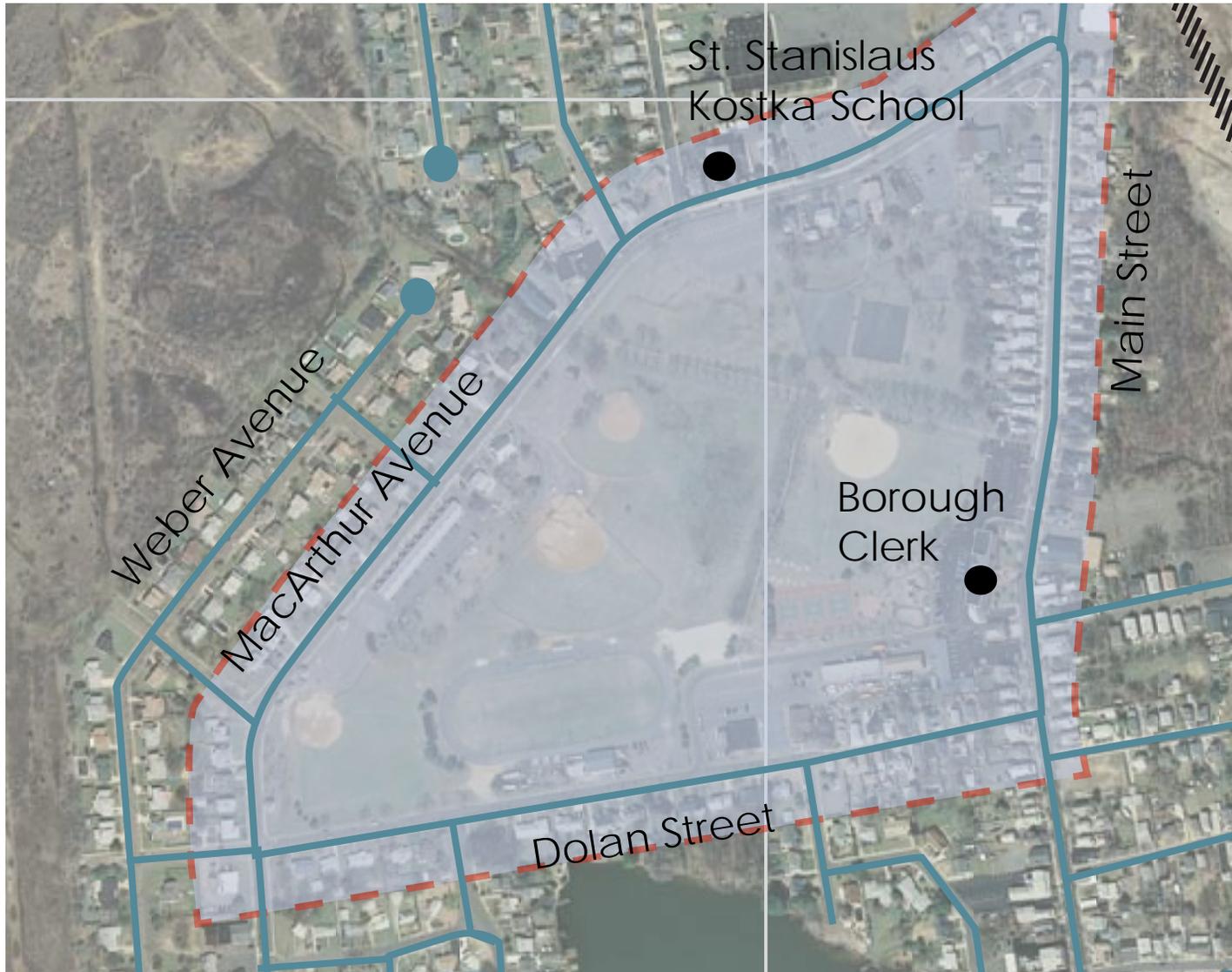
# Aerial View - Region



## Observations

- The site is currently sandwiched between residential neighborhoods (old and new development)
- Main Street, which borders on the east, is the central location for shops and entertainment
- New residential development (including luxury housing) is taking place to the east

# Aerial View - Study Area

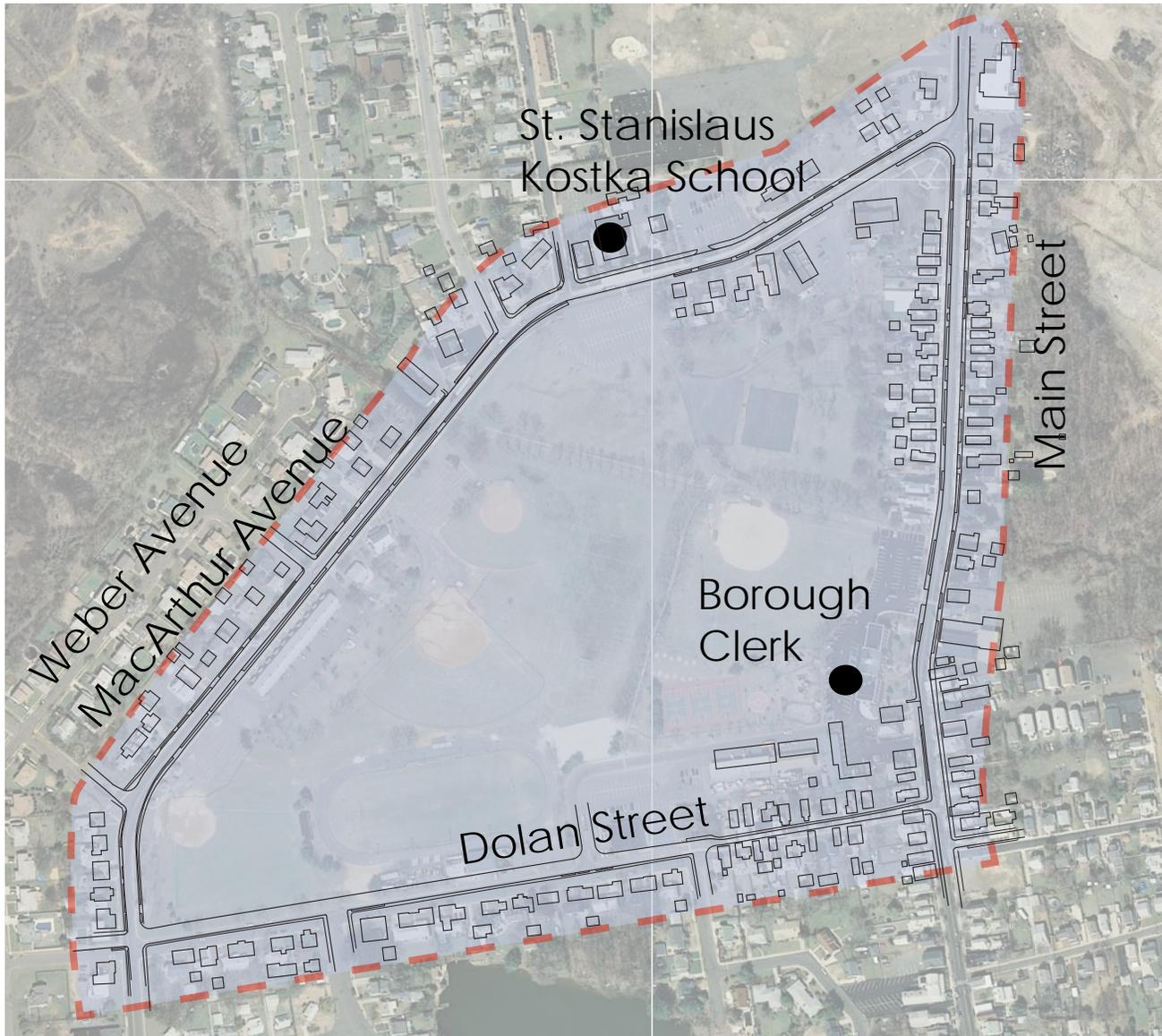


## Observations

- Main Street, despite being the hub of the area, is largely disconnected from the west side of the super block
- It is difficult for pedestrians to cross the area. It is very automobile-centric
- Current landuse is mainly dedicated to recreation and athletic fields



# Existing Conditions



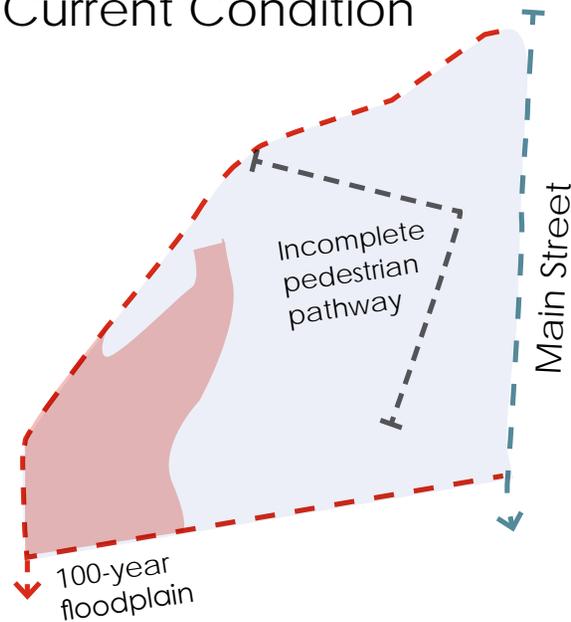
## Observations

- The site is surrounded mainly by single family homes and some commercial buildings
- There are important locations including a local school and a municipal building in or around the site
- It is difficult for residents on one side of the block to get to the other without traveling around - this could be an issue for school age children and for the elderly

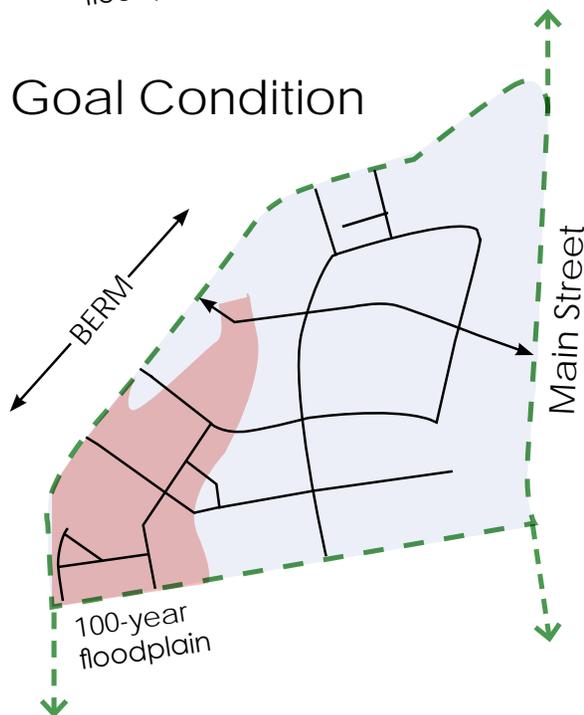


# Trends, Issues & Goals

## Current Condition



## Goal Condition



## Trends

- Automobile-centric
- Little to no foot-traffic
- Surrounding land use largely residential

## Issues

- Partially located in floodplain
- Lack of pedestrian pathways
- Disconnected from Main Street
- Underutilized space

## Goals

- Subdivide to increase connectivity
- Help shield new development from flooding with addition of berm
- Move recreational fields to west side to mediate flooding
- Develop on underutilized land

# Trends, Issues & Goals

## Current View - Dolan Street



Source: Google Maps, 2014

Many of the streets surrounding the site are incomplete, lacking sidewalks and other amenities. This disconnects the areas on either side of the block from each other.

-----• Underutilized space

-----• No sidewalk

## Proposal - Dolan Street



This proposal makes streets more complete, facilitating more foot-traffic, and a more urbanized feel to the neighborhood.

-----• Add landscaping

-----• Develop on current recreational land

-----• Add sidewalks

# Trends, Issues & Goals

## Precedents



Source: Google Maps, 2014

### Multi-Family Homes

There is currently limited multi-family housing in the area. Those that do exist are mainly two or three stories and rear-loaded.

→ **NEEDED**



Source: Google Maps, 2014

### Single-Family Homes

Much of the current housing stock is single-family homes. Some of the houses have garages, others do not. They tend to be smaller, compact homes - reflecting the characteristics of older housing stock.

→ **SATURATED**



Source: Google Maps, 2014

### Townhomes

There are some townhomes in the area but none immediately surrounding the proposal site. These tend to be two or three stories and front-loaded.

→ **SOME NEED**

# Site Analysis



-  Point of Access
-  Pedestrian Path
-  Long View
-  Low Traffic Volume
-  Medium Traffic Volume
-  High Traffic Volume
-  Noise
-  Enclosure
-  Sweeping View
-  Intersection
-  Low Point
-  High Point
-  Existing Building



# Site Analysis

## Street Conditions

### Bad Intersection

Lack of signage for motorists, no traffic light



Source: Google Maps, 2014

No pedestrian crossing, no sidewalk on right side

The bad intersection highlighted on the site analysis map is shown here. Site redevelopment should consider addressing this issue with a round-about or another traffic device.

### Incomplete Streets



Source: Google Maps, 2014

Lack of Landscaping

No sidewalk

Many of the streets surrounding the site are incomplete - lacking sidewalks, landscaping, and making pedestrian travel difficult and unsightly. Current landuse isolates the west side from the east side.





# Master Plan

# Development Concept

- Subdivide land
- Increase connectivity
- Increase foot-traffic
- More multi-modal
- Pedestrian-friendly



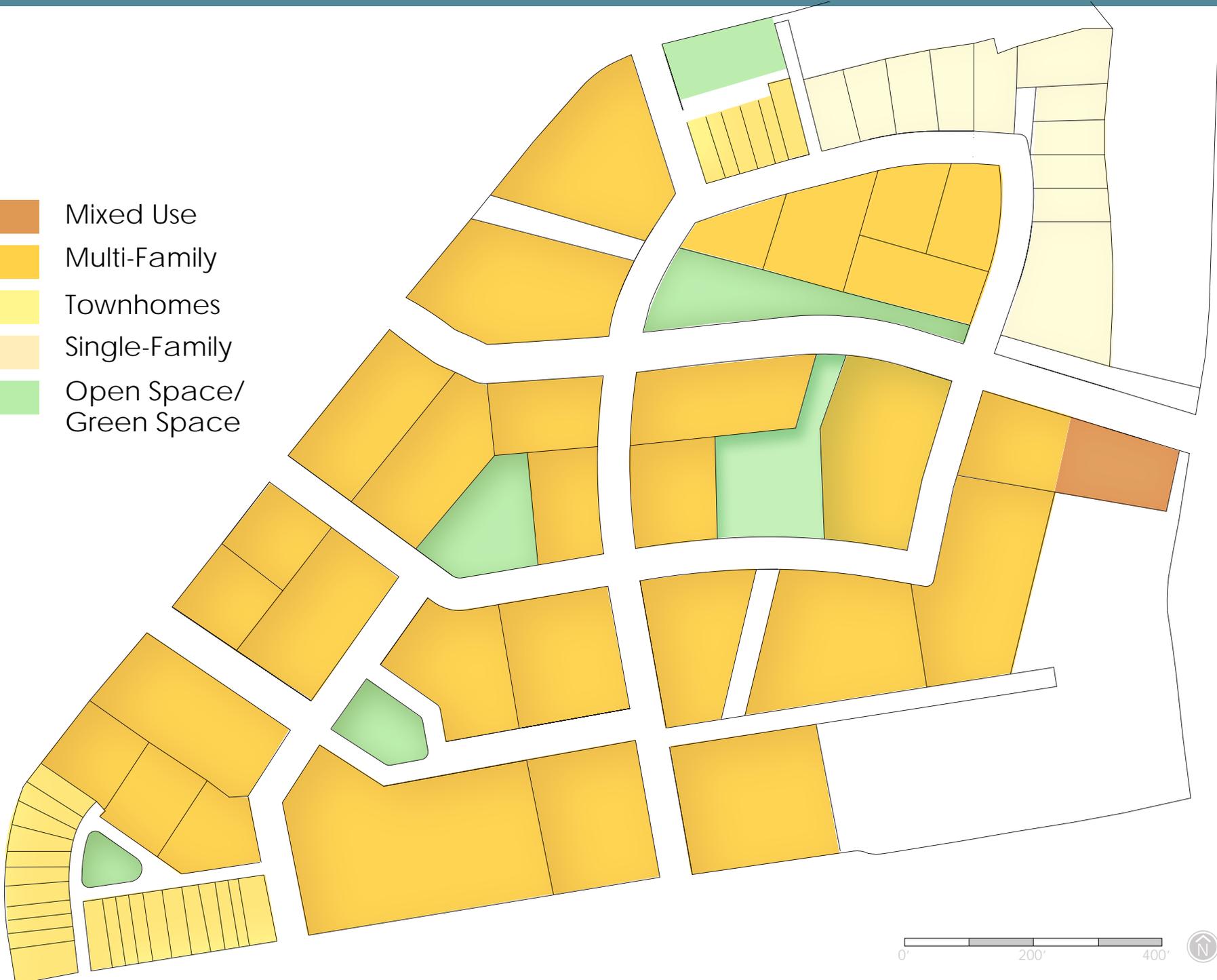
# Development Concept

- Incorporate more multi-family housing
- Connect commerce on Main Street to west-side



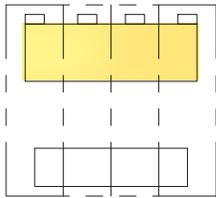
# Land Use

- Mixed Use
- Multi-Family
- Townhomes
- Single-Family
- Open Space/  
Green Space

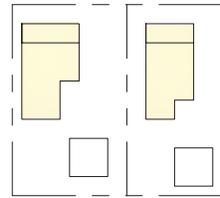


# Unit Types & Count

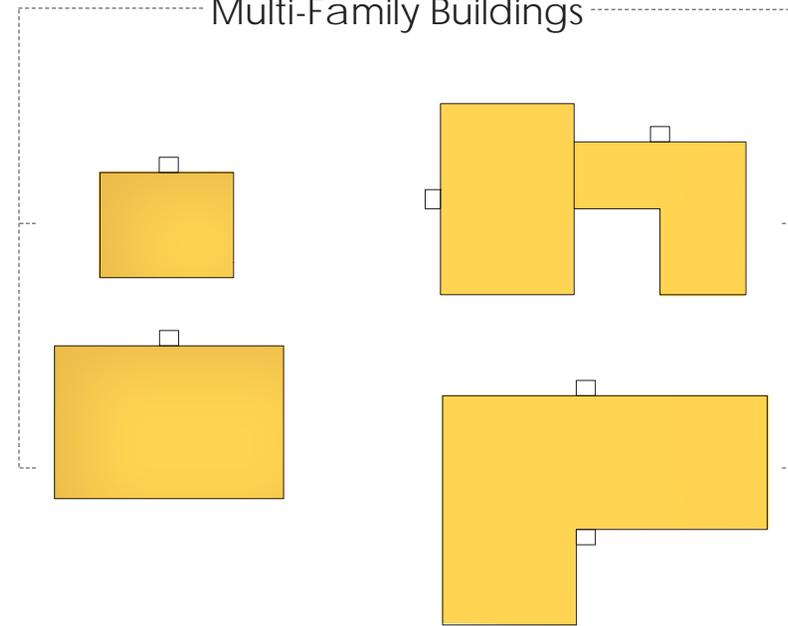
Townhomes



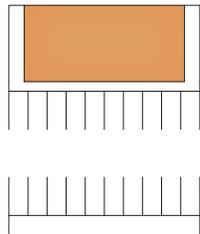
Single-Family



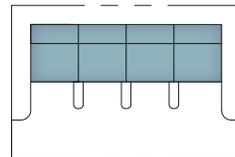
Multi-Family Buildings



Mixed-Use



Apartments



Color Key	Unit Type	Number	Percentage
	Single Family	11	21%
	Townhouse	7	14%
	Multi-Family	34	65%

Scale = 1" = 100'

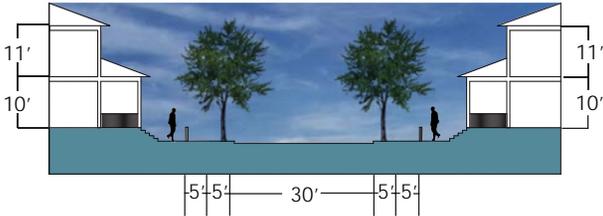
# Streets

Color Key	Road Type	ROW	ROW Area	Road Length
	Boulevard	60'	70,980 sq ft.	1,183 ft.
	Local	50'	231,700 sq ft.	4,634 ft.
	One-Way Local	30'	11,400 sq ft.	380 ft.

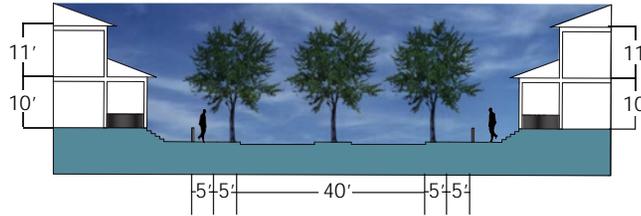


# Streets

50' Local Road



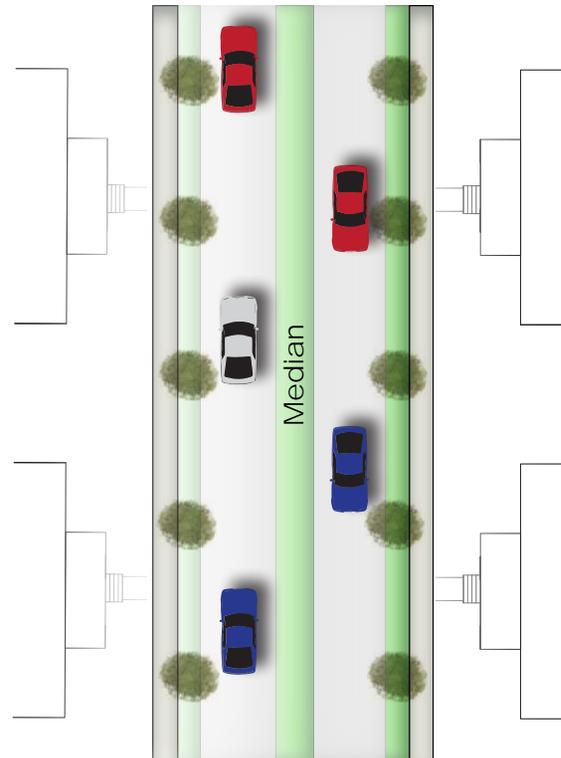
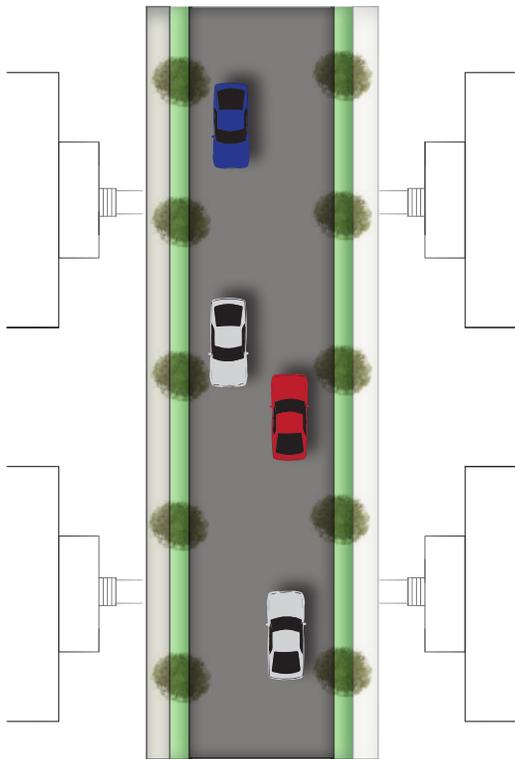
60' Boulevard



## Street Types

The street type used in this proposal most frequently is the local road. The slightly larger, 60' boulevard is used for the main cross section, demonstrating hierarchy within the subdivision.

Both types facilitate the inclusion of complete streets, giving adequate access to pedestrians and motorists.



- Sidewalk
- Planting Strip
- Travel Lanes

- Sidewalk
- Planting Strip
- Travel Lanes

# Illustrations



# Illustrations



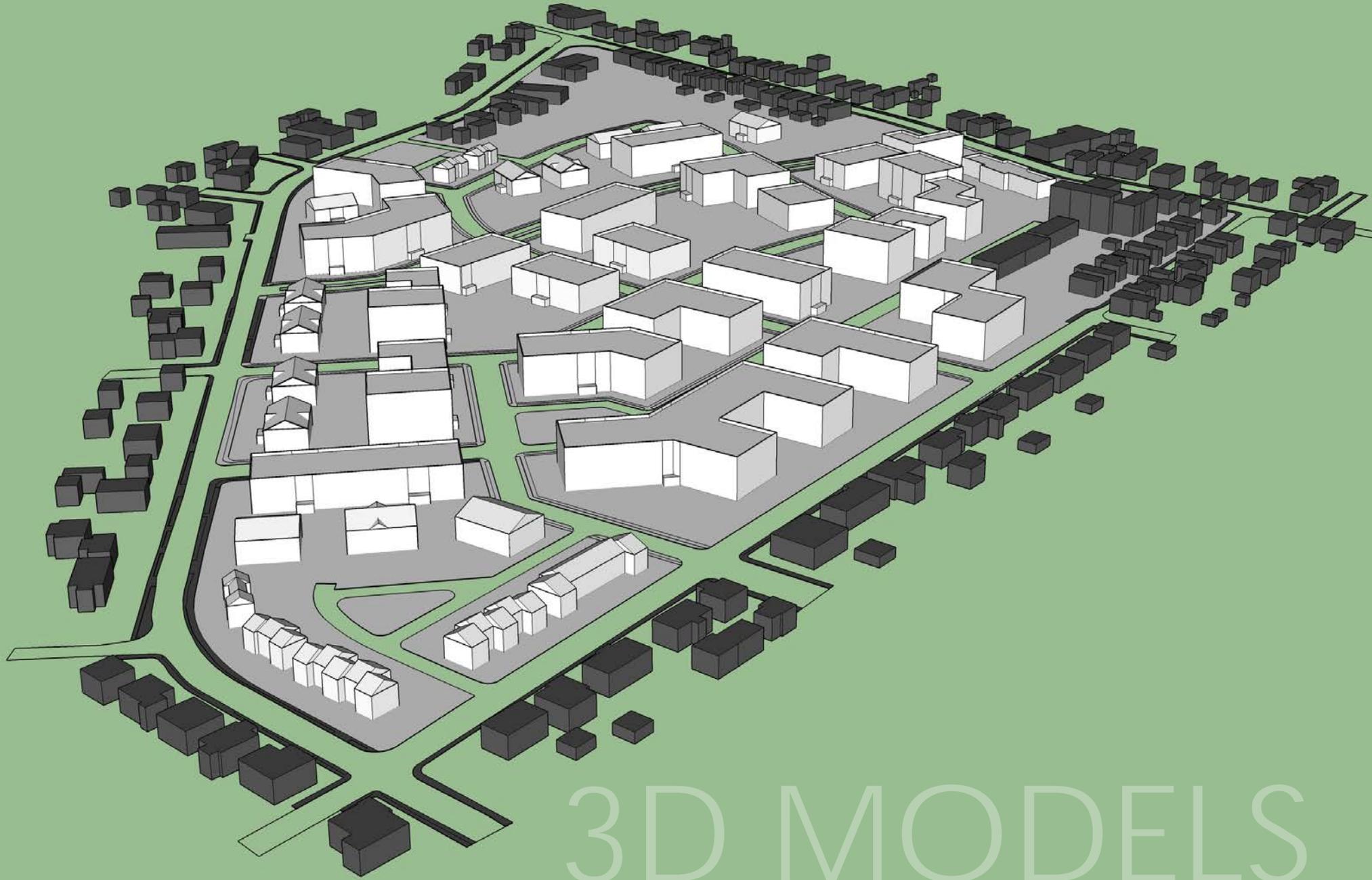
3D MODELS

# Illustrations



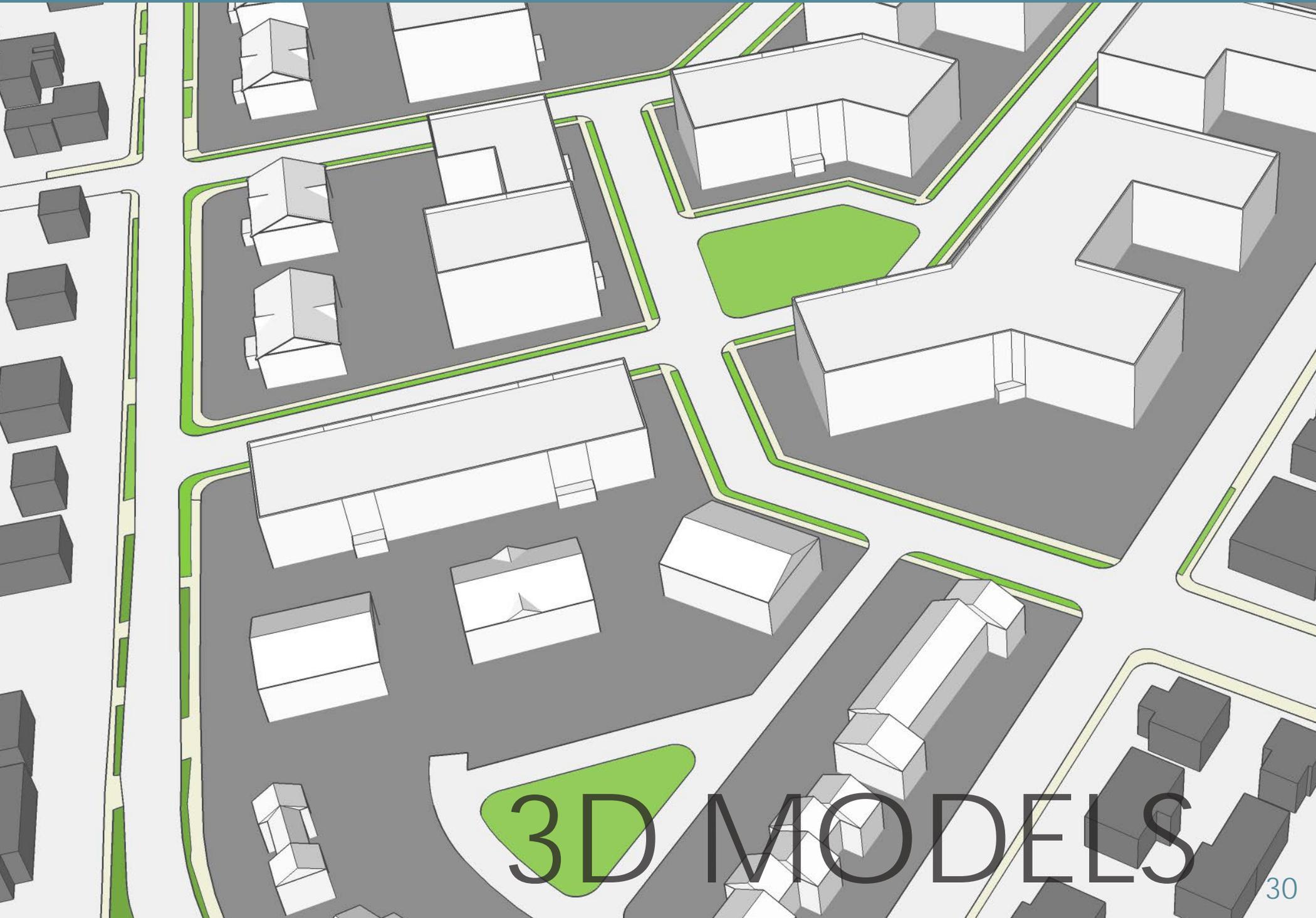
3D MODELS

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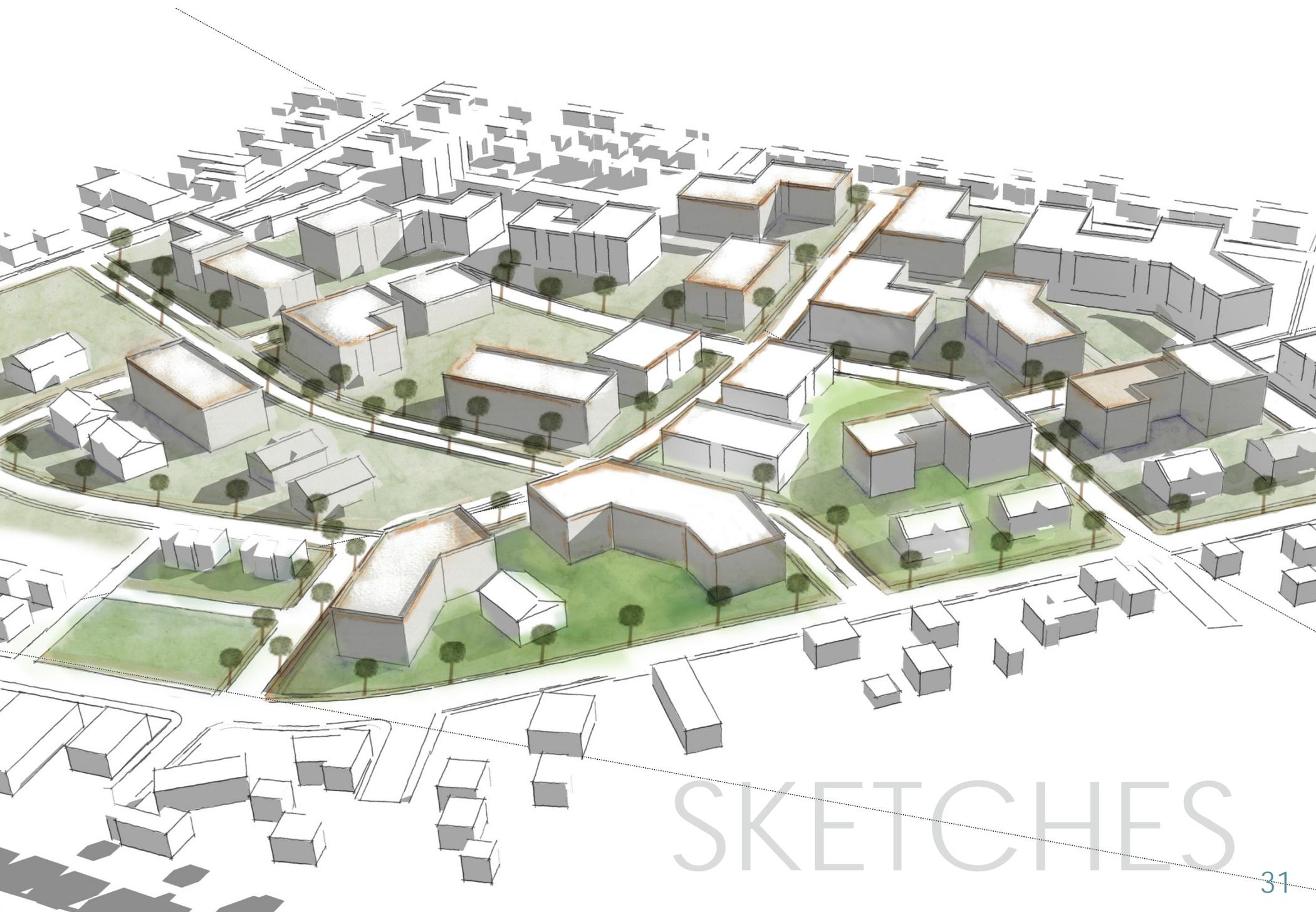
3D MODELS

# Illustrations



3D MODELS

# Illustrations



SKETCHES