

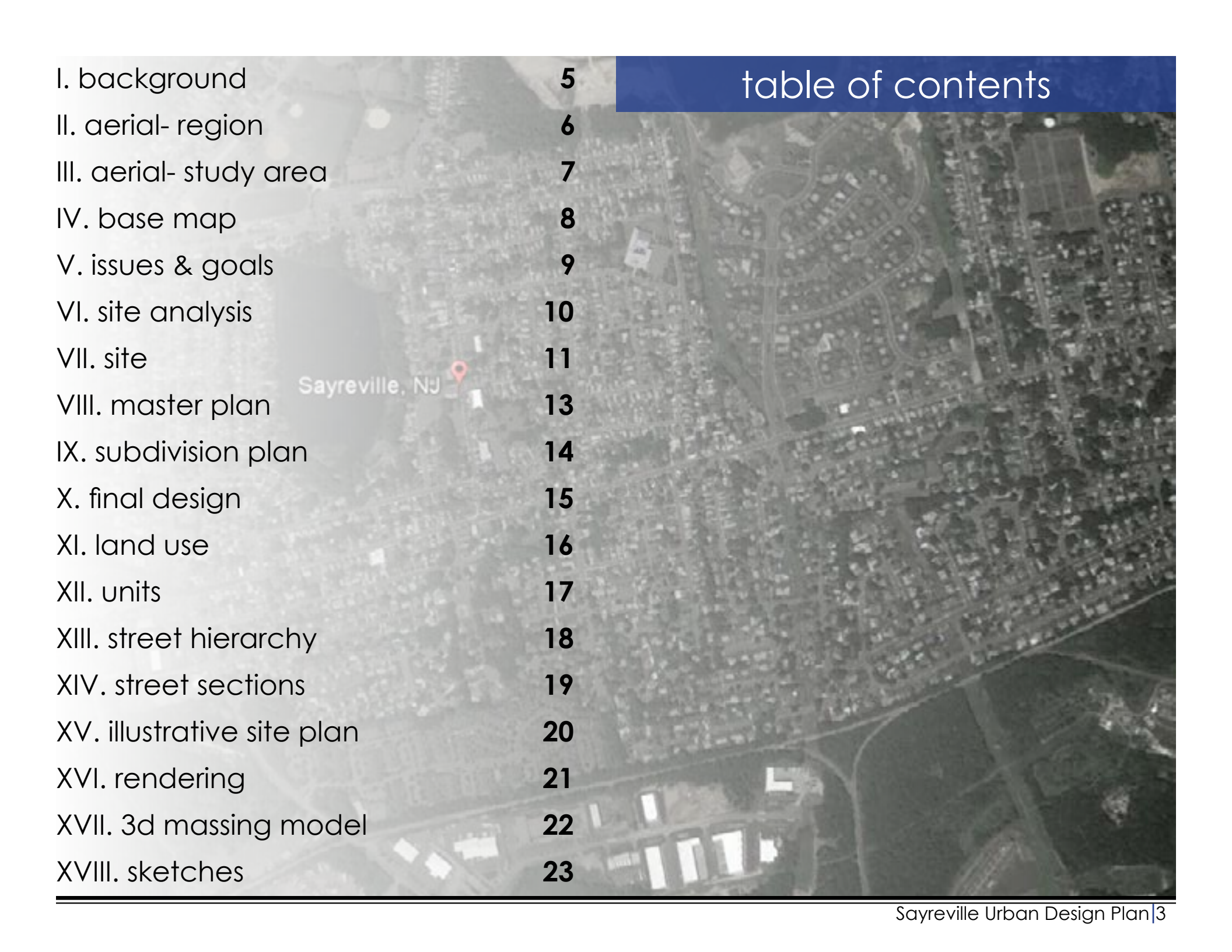


Sayreville, New Jersey Urban Design Plan

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Graphic Communication
for Planners
Spring 2015



Source: NJGIN



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Total Population: 42,704

Median Age: 38.6 years old

Race:

67% White

16.1% Asian

10.7% Black

Ethnicity: 12.3% Hispanic or Latino

Owner-Occupied Housing Units: 69.8%

Renter-Occupied Housing Units: 30.2%

Homeowner Vacancy Rate: 1%

Rental Vacancy Rate: 7.5%

sources: Decennial Census, Sayreville, NJ website

background

Sayreville, New Jersey, is located in Middlesex County on the Raritan River. It is recognized throughout the region for its industries. In the late-nineteenth century, brick companies located here for the clay deposits. Currently, paints, chemicals, and processed foods are manufactured.

Connectivity in Sayreville to the Garden State Parkway, New Jersey Turnpike, I-287, and Routes 1, 9, and 35 are critical to these industries and the borough's residents. Future development must accommodate the needs of residents, encourage growth, and ensure industries can conduct business as usual.

aerial- region

This is the upper west portion of Sayreville. The east side contains newer developments with large lots and cul-de-sacs whereas the west side is older developments with small lots and a grid block layout. The west side properties are located near the South River, Washington Canal, and Raritan River, all of which are prone to flooding.

Edison

Raritan River

Towne Lake

South Amboy

South River



Washington Canal

MacArthur Ave

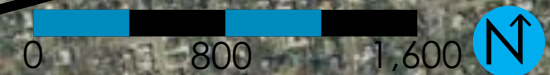
Main St/CR 670

Dolan St

Majors Pond

South River

Old Bridge



The study area is bordered by three main roads- MacArthur Avenue, Main Street, and Dolan Street. Majors Pond is south of Dolan Street. The tree-lined path is a cut through for residents on the west side to access Main Street or the main recreational area. The Clerk's office is conveniently located on Main Street. The area highlighted in blue was the last purchase needed by the Borough to own all the land in the study area.

aerial- study area

MacArthur Ave

Hinton St

Ciecko St

Canal St

Jacobson St

Main St/CR 670

Haag St

Kupsch St

Thomas St

Hart St

Dane St

Smullen St

Dolan St

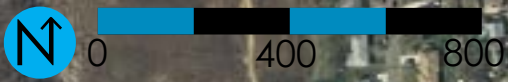
Nimitz Pl

Eisenhower Dr

Patton Dr

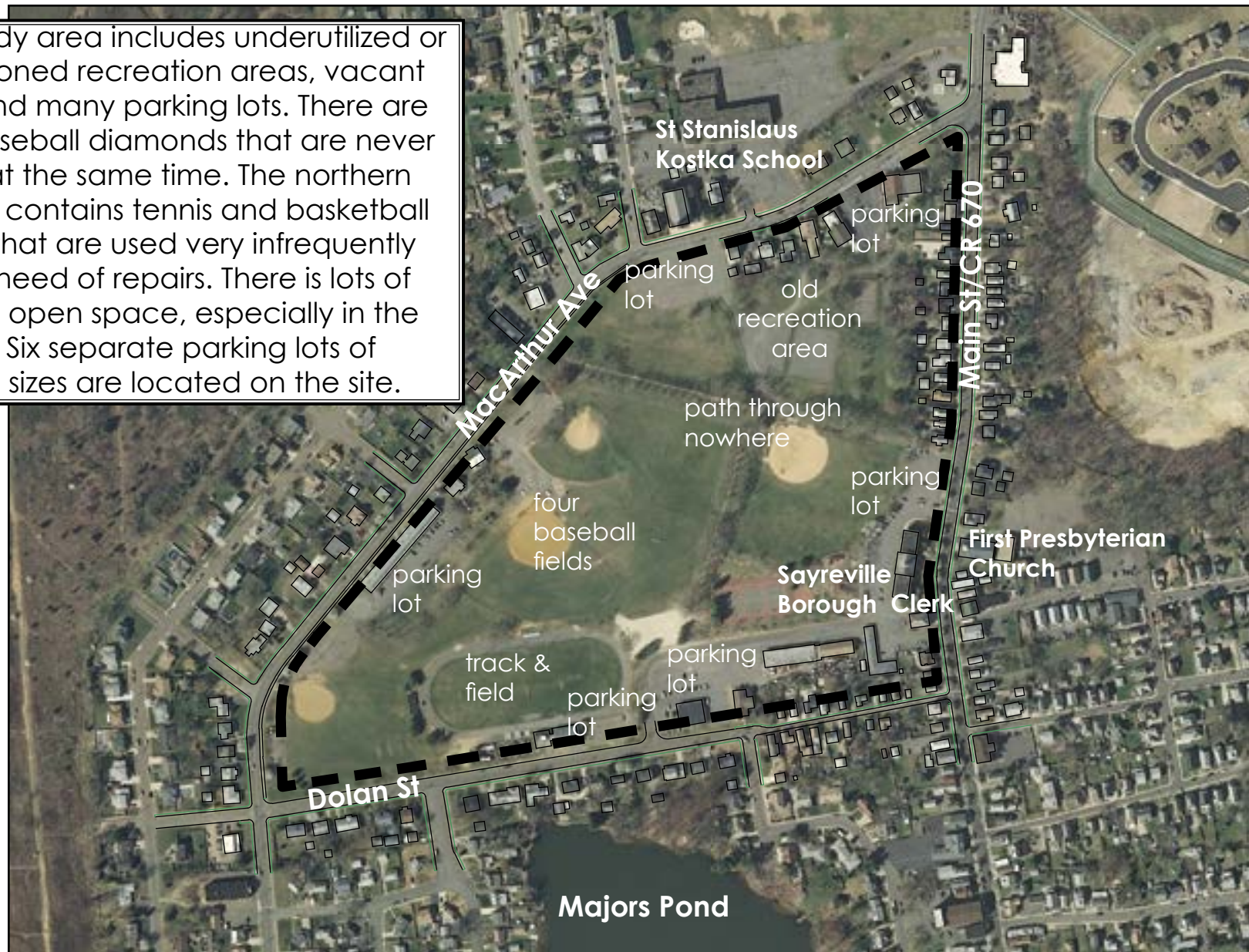
Sayreville
Borough Clerk

Majors
Pond



base map- existing conditions

The study area includes underutilized or abandoned recreation areas, vacant sites, and many parking lots. There are four baseball diamonds that are never in use at the same time. The northern portion contains tennis and basketball courts that are used very infrequently and in need of repairs. There is lots of unused open space, especially in the center. Six separate parking lots of varying sizes are located on the site.



issues & goals

Sayreville residents learned the dangers of living in a flood plain during Hurricane Sandy. Around 200 buyout agreements were reached with homeowners who decided not to rebuild.* The borough must focus on providing new housing options and a vibrant downtown for these residents.

provide housing options

Focus on medium and high density residential with large open space areas.



transform Main Street

Provide a mix of retail uses along a themed main corridor with a centrally located plaza.



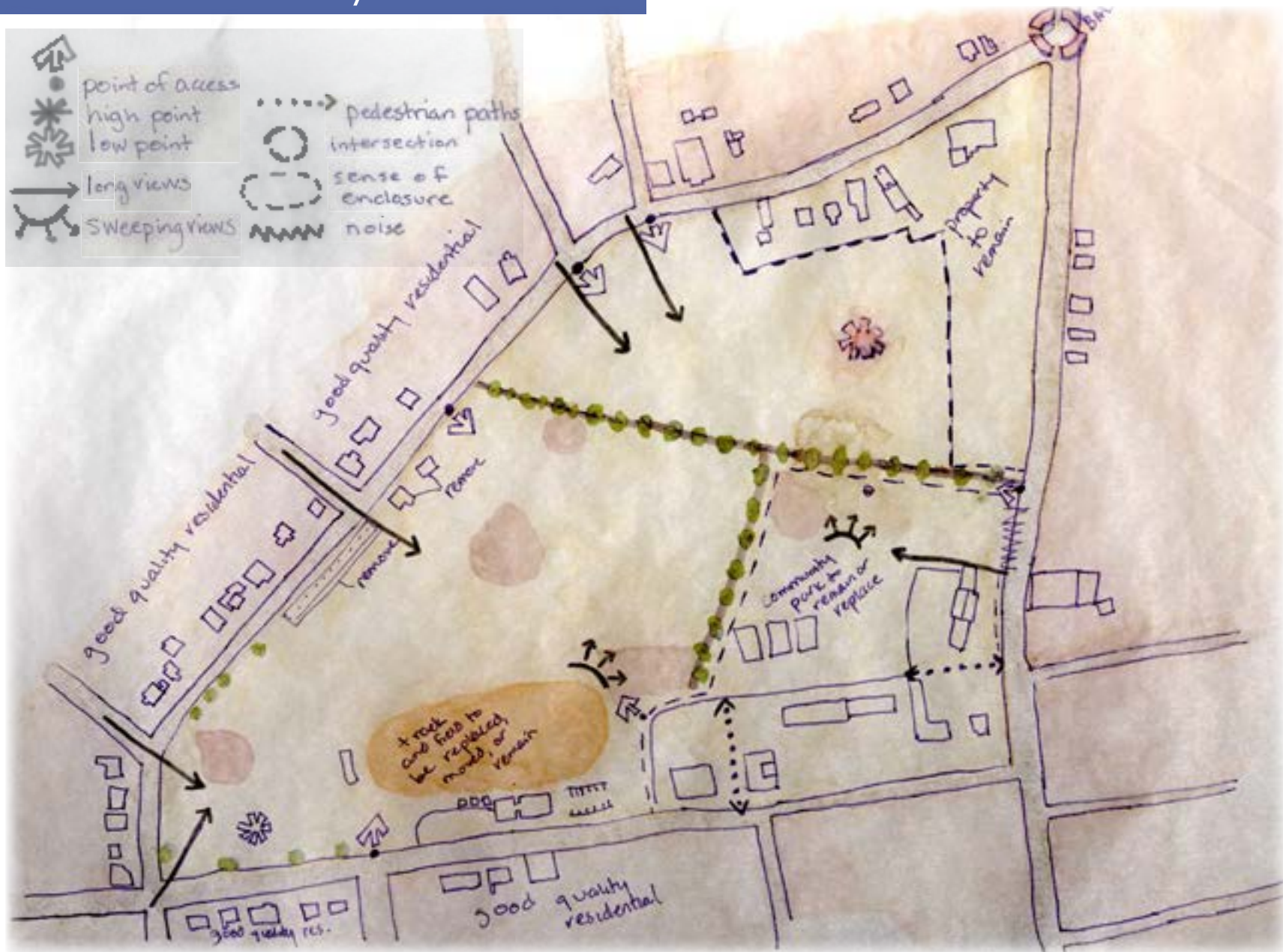
assess on-site buildings

Determine space needs of existing properties within site. Utilize available space and consolidate parking lots.



*source: nj.com

site analysis



0 400 800



site

Enhance...

This is the start of the tree-lined path at MacArthur Avenue. The path's visual appeal is not enhanced by its surroundings. The long views will be shortened by developing the vacant areas. Enclosing the path will provide a sense of serenity and solitude to users.



The view from Dolan Street facing the soccer field shows the area is in need of revitalization. The parking lot is underutilized and in need of repair. Additionally, it is unsafe for children using the field to cross through the parking lot. The track and field will be replaced, moved, or will remain with modifications.

Revitalize...



A photograph of a building under construction. The structure features a prominent gabled roof with exposed wooden trusses and rafters. The walls are also made of wood framing. The building is situated on a dirt lot. In the background, there is a body of water and some distant buildings. A white van is parked to the right of the building. A blue banner with the text "Master Plan" is overlaid across the middle of the image. In the foreground, there is a pile of lumber and some construction debris. The sky is blue with some clouds.

Master Plan

Photo: Google Maps

subdivision plan

Total Right Of Way: 376,150ft²
Total Residential: 1,068,309ft²
Total Commercial: 18,867ft²
Total Open Space: 135,235ft²
Total Site Area: 1,702,009ft²

0 200 400



final design

Total New Residential: 62






Total New Mixed-Use: 1

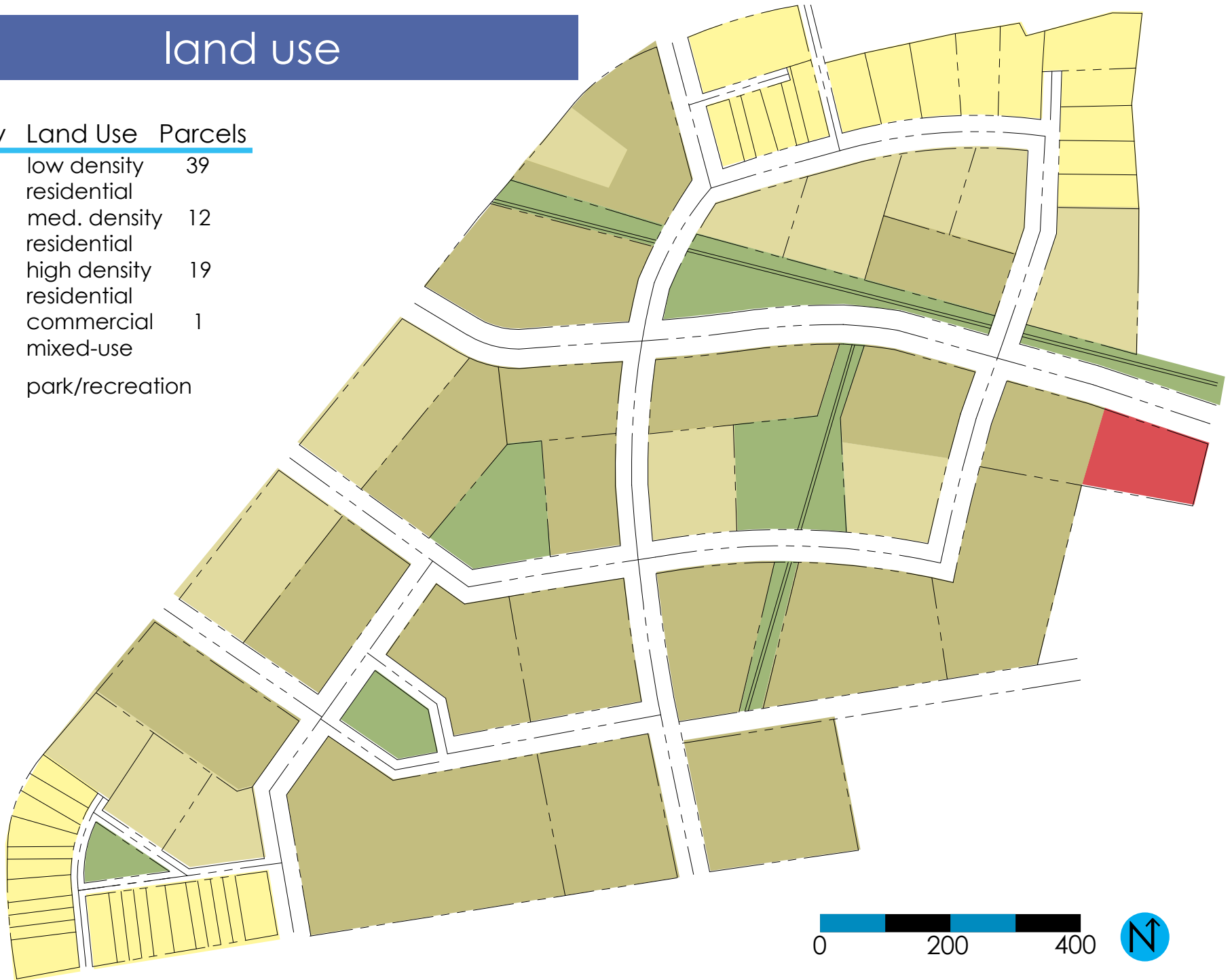
Total New Structures: 63



land use

Key Land Use Parcels

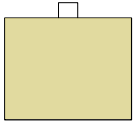
	low density residential	39
	med. density residential	12
	high density residential	19
	commercial mixed-use	1
	park/recreation	



Multi-Family

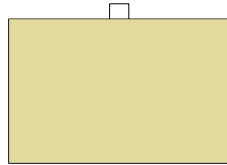
units

2-story, 4-unit



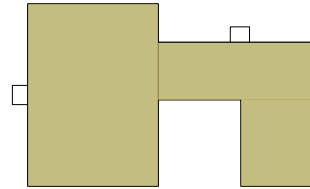
Total Lot Area: varies
Building Footprint: 3,500ft²
Building Height: 27'
Building Zone: varies
New Structures: 13

3-story, 24-unit



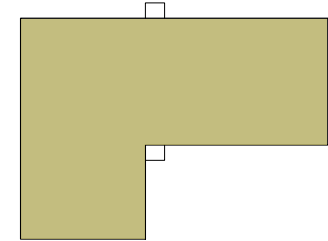
Total Lot Area: varies
Building Footprint: 8,600ft²
Building Height: 37'
Building Zone: varies
New Structures: 4

3-story, 36-unit



Total Lot Area: varies
Building Footprint: 10,000ft²
Building Height: 58' and 48'
Building Zone: varies
New Structures: 11

5-story, 68-unit

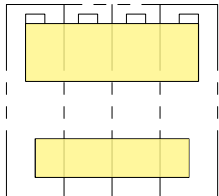


Total Lot Area: varies
Building Footprint: 13,750ft²
Building Height: 48'
Building Zone: varies
New Structures: 6

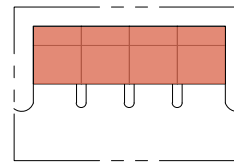
Single Family

Apartment

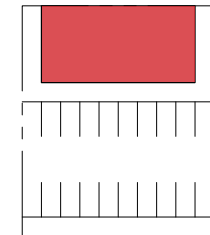
Commercial Mixed-Use



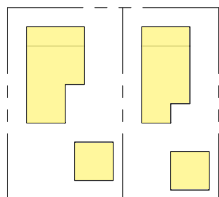
Total Lot Area: 1,300 or 1,250ft²
Building Footprint: 600 or 750ft²
Building Height: 24'
Building Zone: Front 15', Side 0' and 8', Rear 50'
Number: 28



Total Lot Area: 9,600ft²
Building Footprint: 3,000ft²
Building Height: 100'
Building Zone: Front 10', Side 10', Rear 40'
New Structures: 0



Total Lot Area: 12,000ft²
Building Footprint: 3,200ft²
Building Height: 37'
Building Zone: Front 10', Side 10', Rear 40'
New Structures: 1







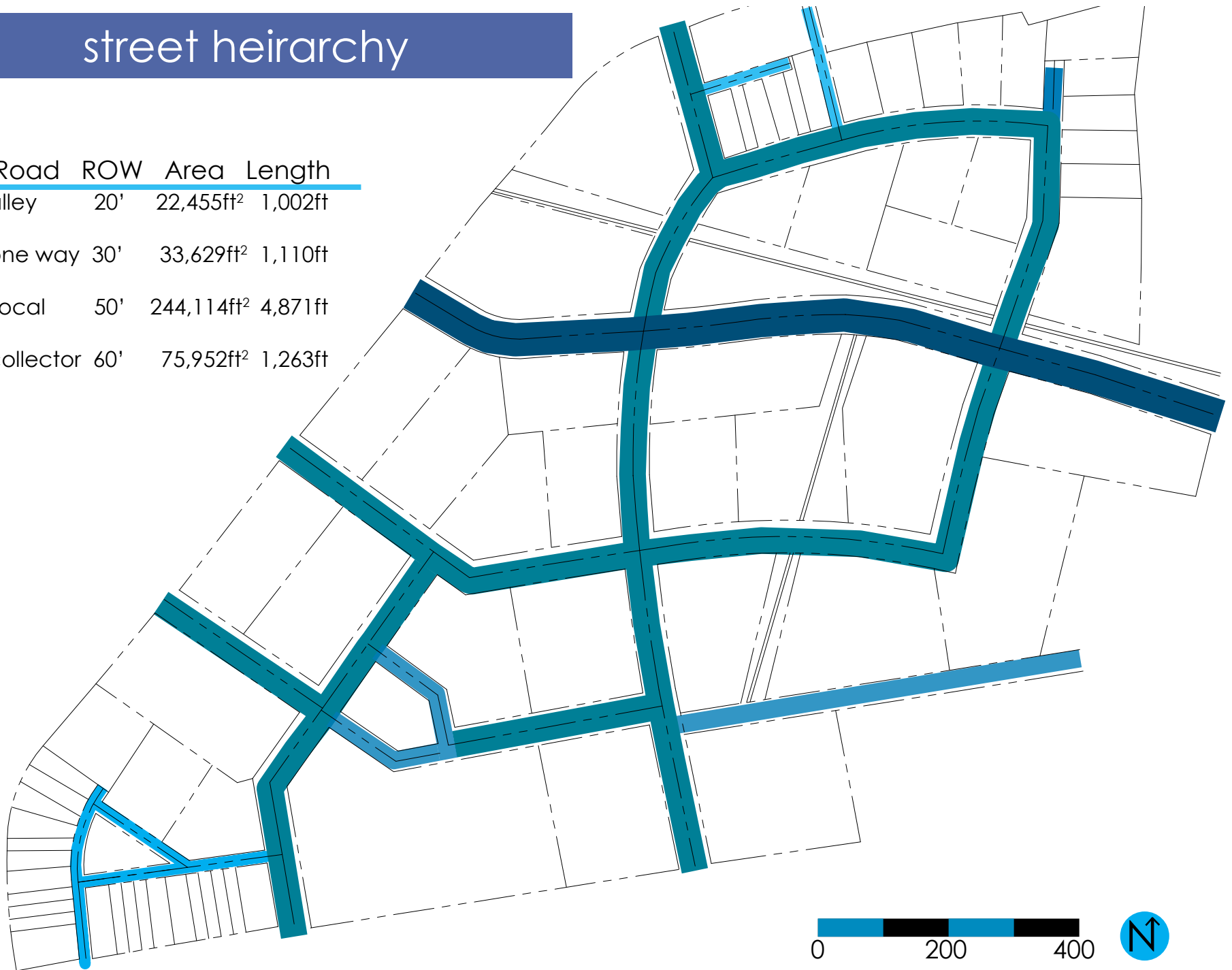
Total Lot Area: 6,000 or 5,000ft²
Building Footprint: 1,300 or 1,150ft²
Building Height: 24'
Building Zone: Front 20', Side 8' on one, 23' on both, Rear 30'
New Structures: 11 planned

Scaled 1"=100'

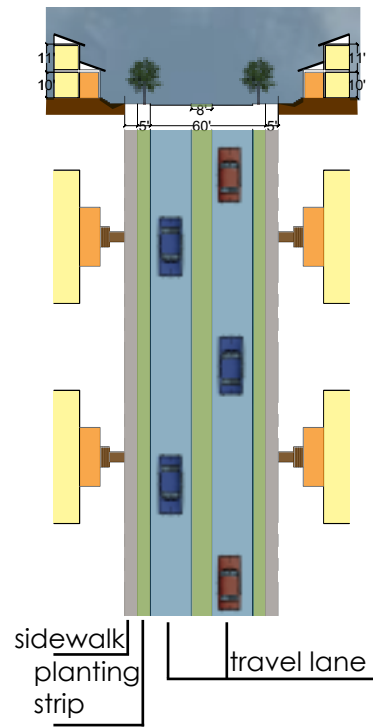
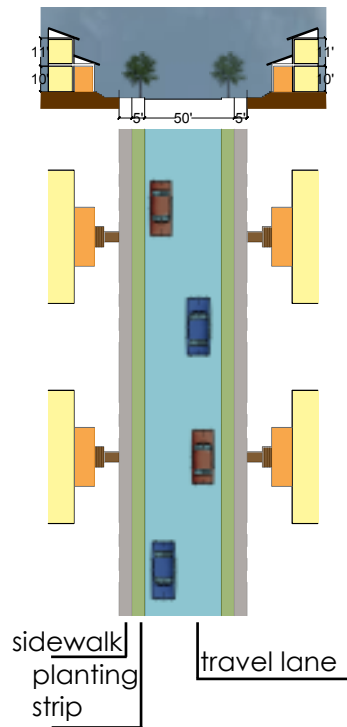
street heirarchy

Key Road ROW Area Length

	alley	20'	22,455ft ²	1,002ft
	one way	30'	33,629ft ²	1,110ft
	local	50'	244,114ft ²	4,871ft
	collector	60'	75,952ft ²	1,263ft



street sections



Illustrative view of the 60' ROW street section.



Illustrative view of the 50' ROW street section.

Scaled 1"=75'

illustrative site plan

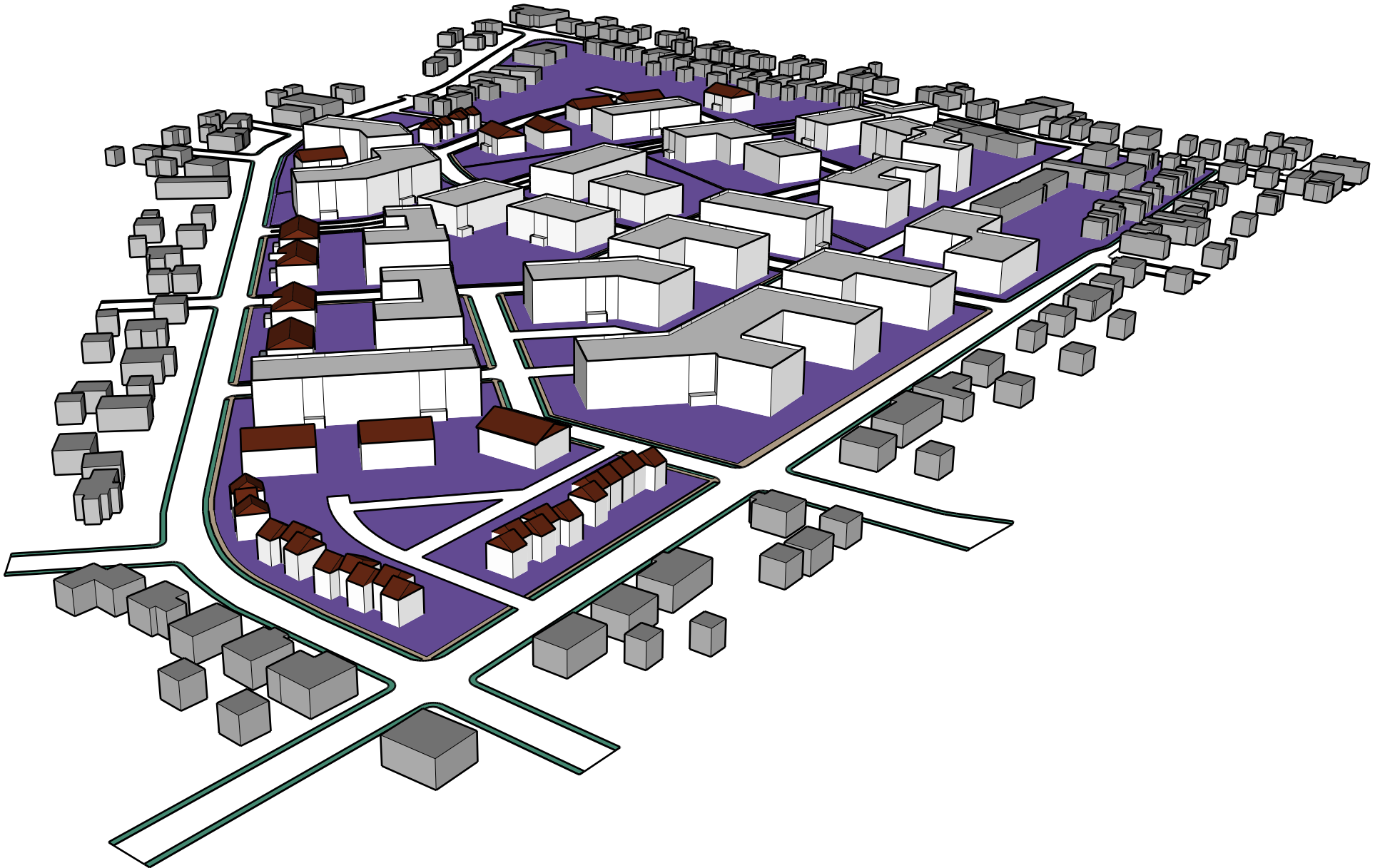


rendering



Street-level view of a planned commercial corridor.

3d massing model



sketches

