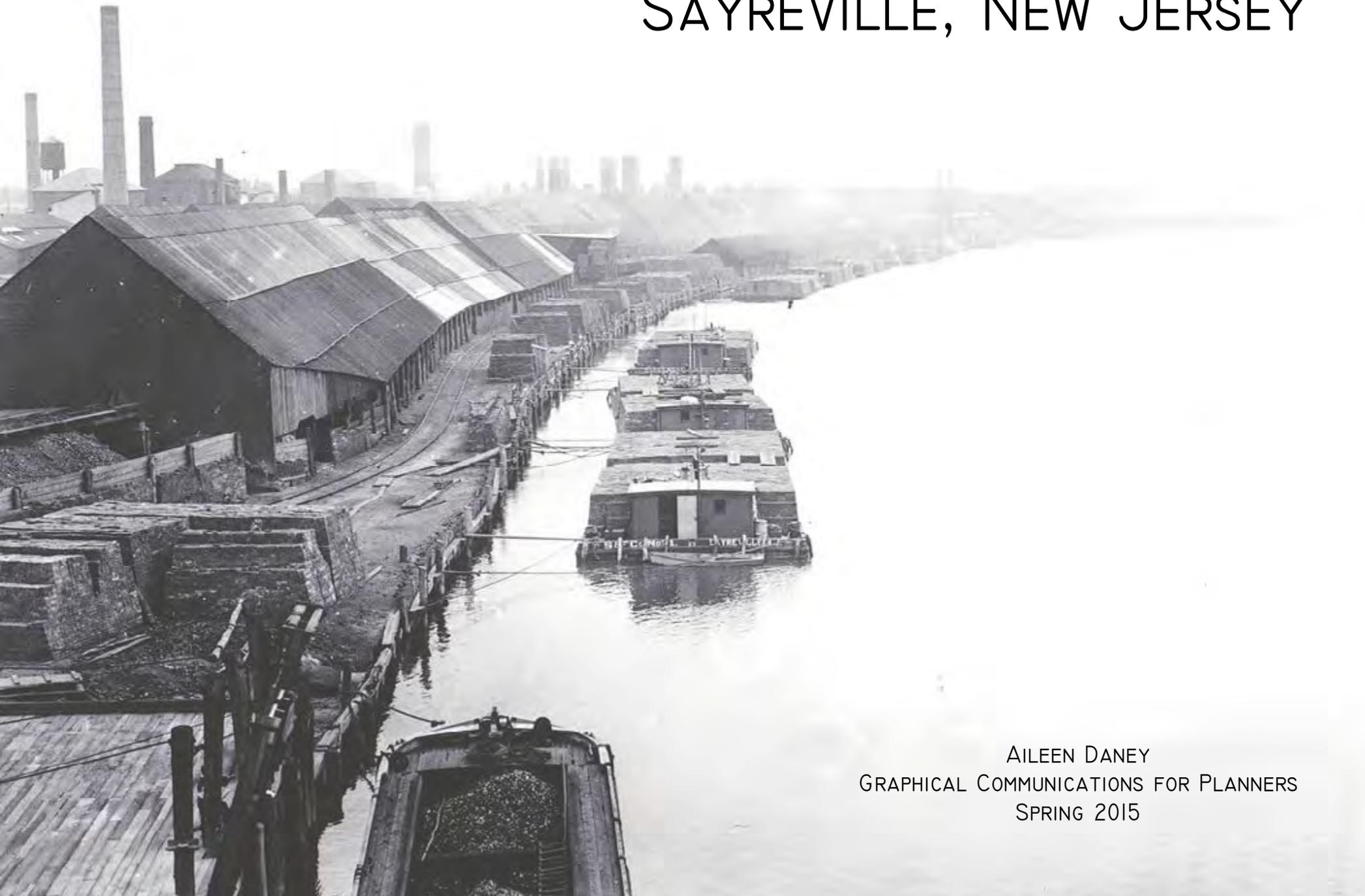


REDEVELOPMENT PLAN SAYREVILLE, NEW JERSEY

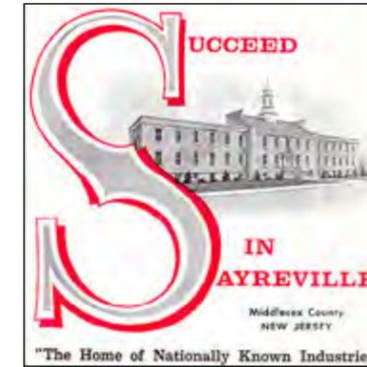


AILEEN DANAY
GRAPHICAL COMMUNICATIONS FOR PLANNERS
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>> BACKGROUND



- Situated along lower Raritan River
- Originally known as Roundabout for its river bends
- Industrial hub of the 1800s, particularly for clay, sand, brick, and fishing, and later, chemical



- Named Sayre's Village after James R. Sayre Junior, co-owner of Sayre & Fisher Brick Company
- Waves of immigrant workers precipitated Village's status as Township of Sayreville in 1876
- Raritan River Railroad encouraged industrial growth



- Reincorporated as the Borough of Sayreville in 1919
- Population boom post-World War II from 8,000 to 32,000
- Current population: 42,704
- Median household income: \$77,918



>> AERIAL - REGION

- Sayreville is well-situated along the Raritan River as a midpoint between South Amboy & New Brunswick
- Residents' employment reach supported by two major local thoroughfares - Main Street & Washington Road - and Sayreville's close proximity to major arterials - Garden State Parkway to the east & the New Jersey Turnpike to the west
- Raritan Basin connects primarily suburban developments and small commercial centers of Sayreville with recreational opportunities



>> AERIAL - STUDY AREA

- Site is currently core park space of Sayreville with open access to facilities along the three roads which make up its borders
- Site serves as space for active recreation - track, playground, basketball courts, baseball fields, volleyball court, tennis court
- Site serves as space for passive recreation - walking, mowed grass for picnic space
- Residents use tree-lined path as shortest route from MacArthur Avenue to reach Main Street



>> EXISTING CONDITIONS

- Site area is walkable at approximately .1 square miles
- Gentle downward slope moving from north to south across site
- Shortest route walking path runs east and west as well as an offshoot extending south to the Borough offices parking lot on Dolan Street
- Walking path easement offers greatest shade refuge and assemblage of vegetation on site
- Park facilities are worn from continued use



>> ISSUE, TREND, AND GOALS

ISSUE

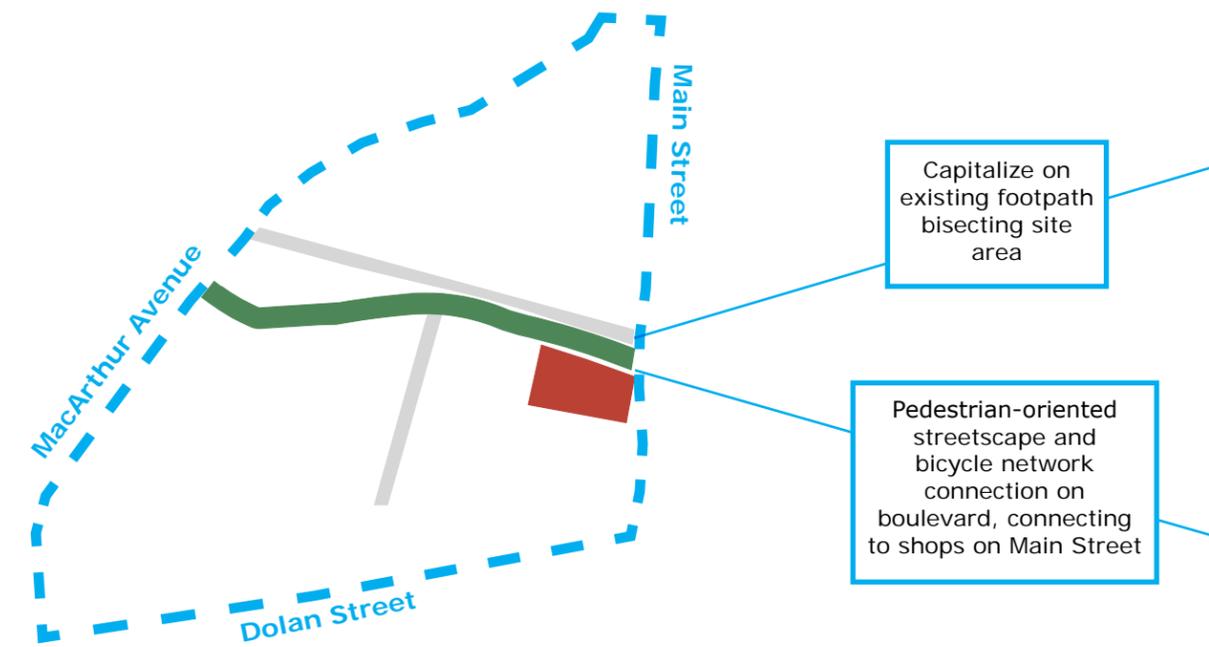
- Devastation & **disinvestment** after Super Storm Sandy

TREND

- Revitalize downtown by leveraging local assets

GOALS

- Retain character of and expand commercial district
- Scale physical elements to create appealing atmosphere
- Create place for community to converge to play, live, and work



>> SITE ANALYSIS



>> SITE



- Site extent bounded by streets of widths in excess of traffic volumes. Potential for street parking and bicycle infrastructure.
- Surrounding streets have existing sidewalk network. Important to build on this network.

Views westbound on MacArthur and Dolan



- Existing housing stock of good quality outlines site area. Important to integrate community character and residents in planning process

*House at corner of Patton Drive and Dolan
View southbound from MacArthur*



- Number of municipal uses on the perimeter of the site area. The existing parking lots and the pedestrian circulation around these facilities should be considered.

*Department of Public Works behind residential
View southbound from Main Street*



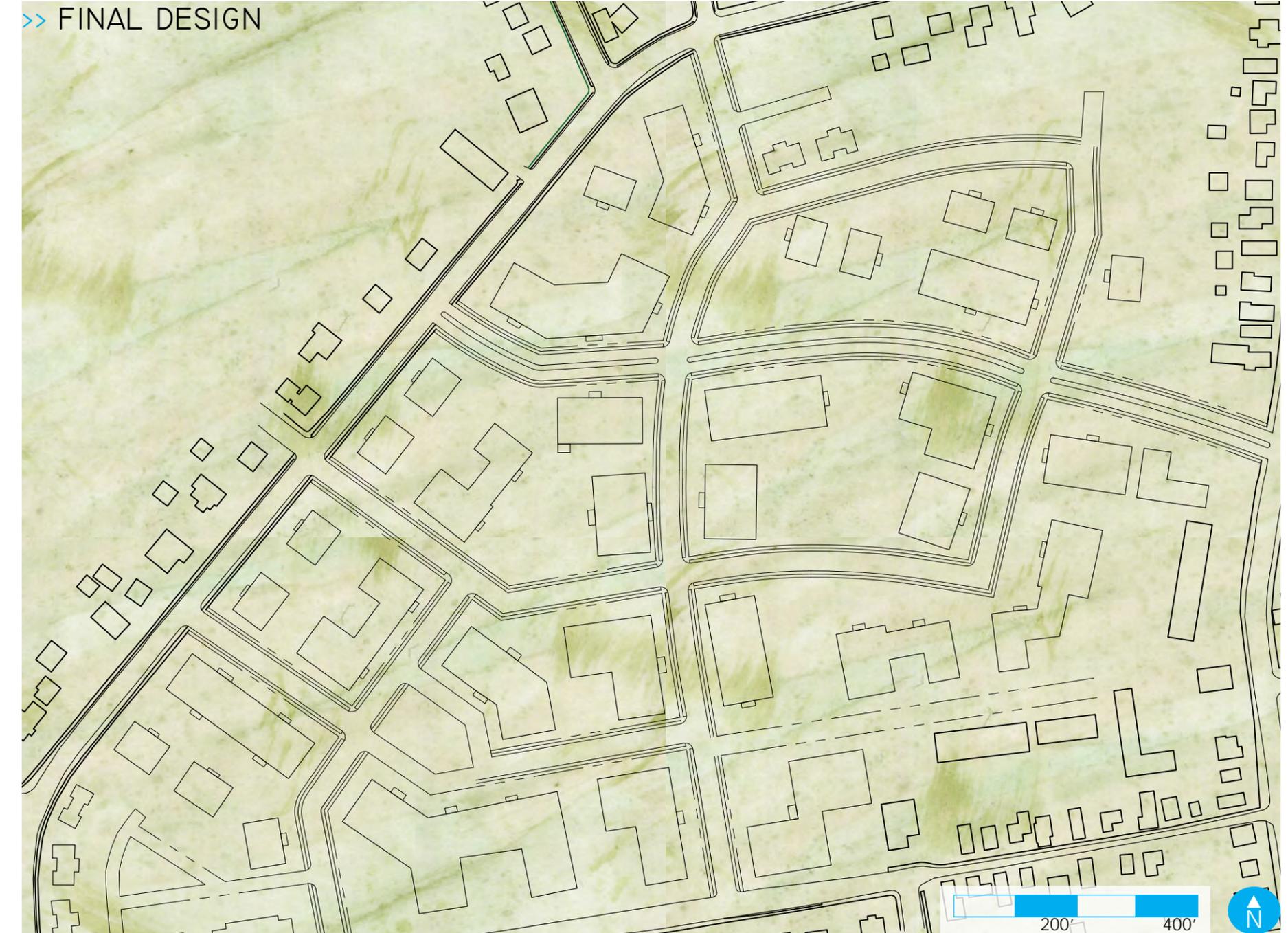
>> MASTER PLAN



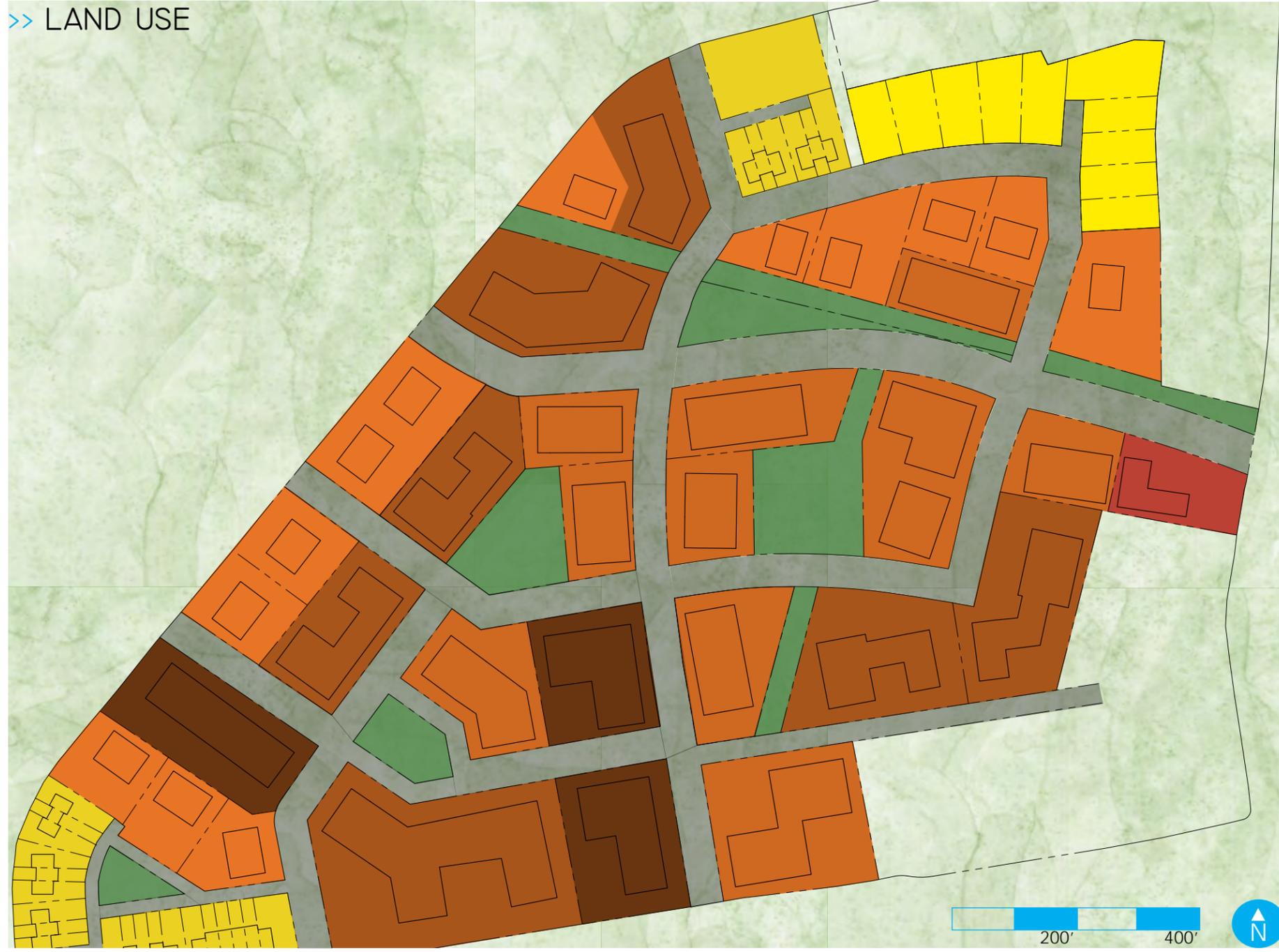
>> SUBDIVISION PLAN



>> FINAL DESIGN

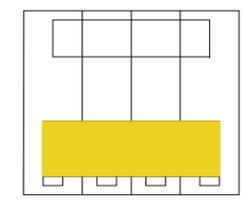
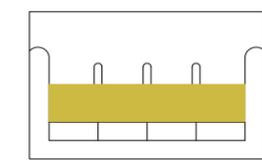
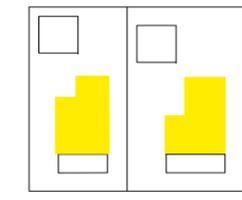
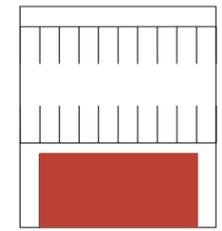


>> LAND USE

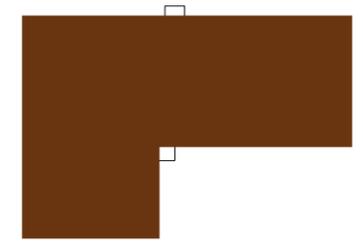
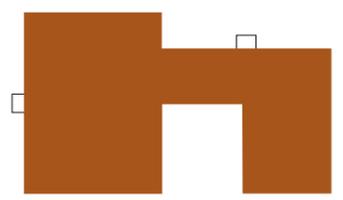
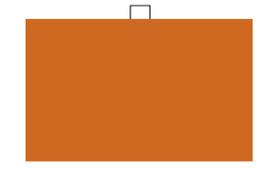
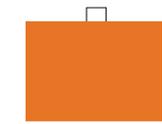


>> UNIT TYPES AND UNIT COUNT

KEY	UNIT TYPE	NUMBER	%
	OPEN SPACE		
	COMMERCIAL	1	1
	SINGLE FAMILY HOUSE	10	14
	TOWNHOUSE	26	37
	APARTMENT	0	0

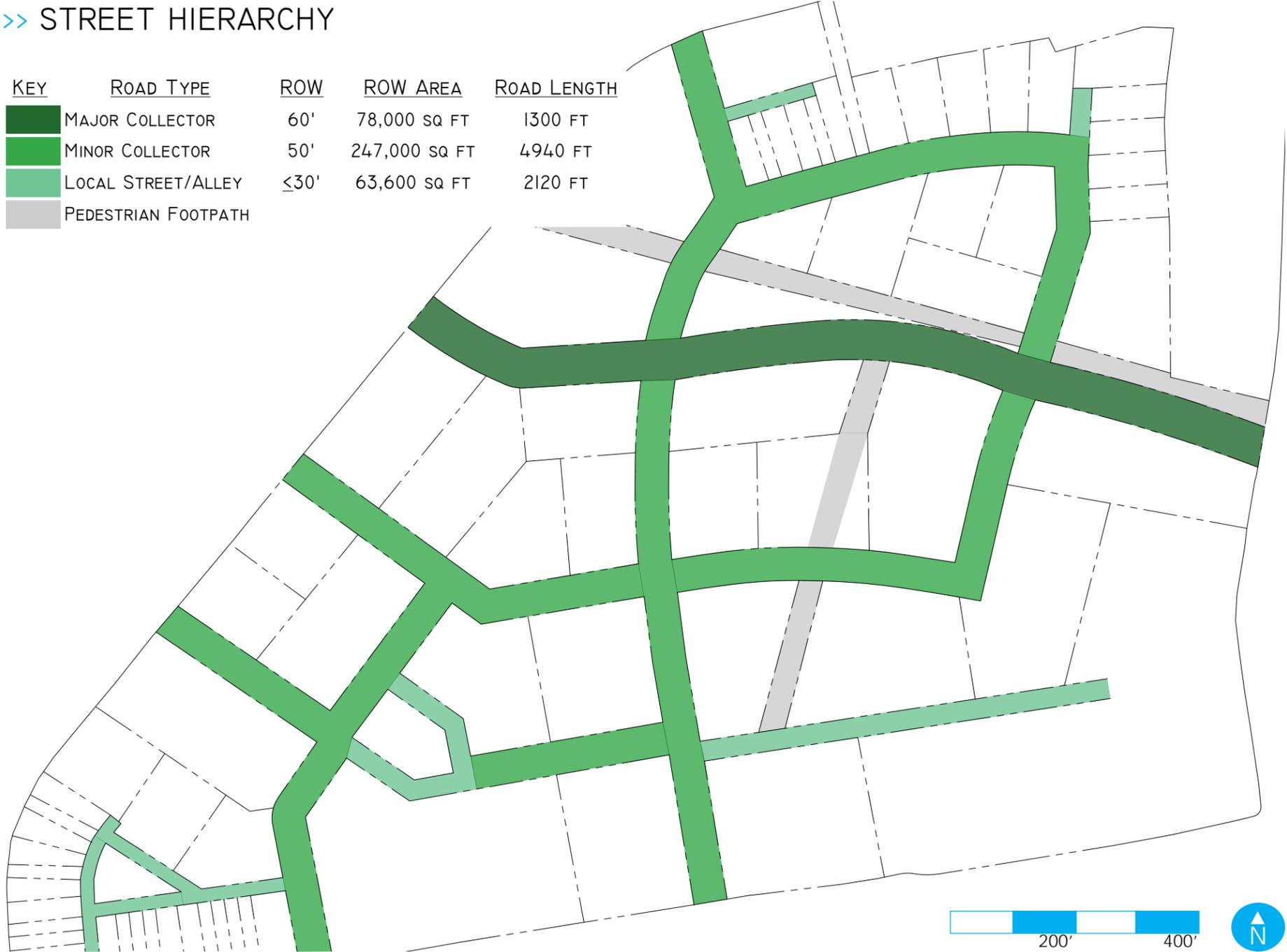


KEY	UNIT TYPE	NUMBER	%
<u>MULTI-FAMILY</u>			
	2 STORY, 4-UNIT	13	18
	3 STORY, 24-UNIT	11	16
	3 STORY, 36-UNIT	7	10
	5 STORY, 68-UNIT	3	4

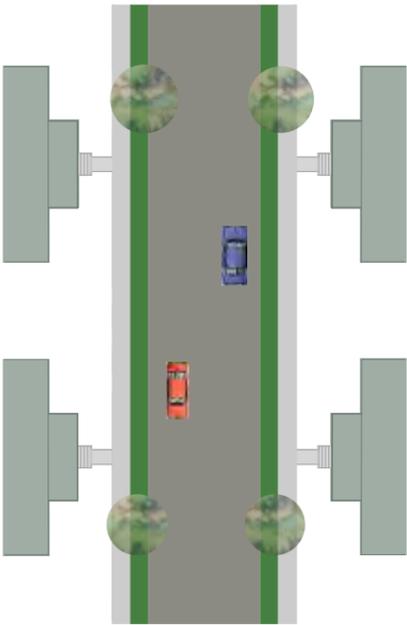


>> STREET HIERARCHY

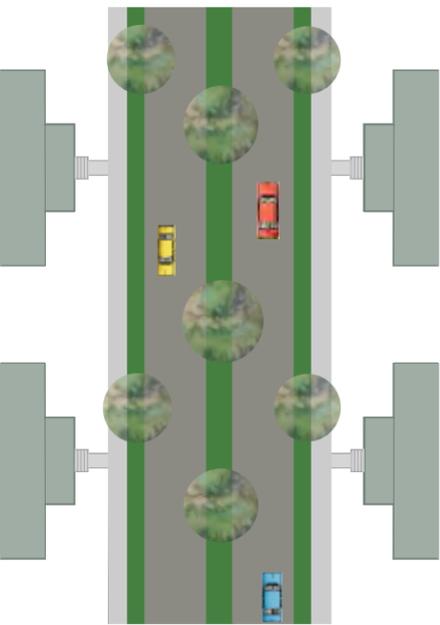
KEY	ROAD TYPE	ROW	ROW AREA	ROAD LENGTH
	MAJOR COLLECTOR	60'	78,000 SQ FT	1300 FT
	MINOR COLLECTOR	50'	247,000 SQ FT	4940 FT
	LOCAL STREET/ALLEY	≤30'	63,600 SQ FT	2120 FT
	PEDESTRIAN FOOTPATH			



>> STREET SECTIONS



MINOR COLLECTOR



MAJOR COLLECTOR

>> ILLUSTRATIVE SITE PLAN



>> RENDERING



>> 3D MASSING MODEL



>> SKETCH

