

# Post Office Plaza Community Meeting



**Prepared by**

Topology

**For**

Chatham Borough

**June 16, 2017**

**Note: minor corrections made after June 15<sup>th</sup> workshop**

# Agenda

- 1 Introduction**
- 2 Redevelopment Process**
- 3 Study Area**
- 4 Community Snapshot**
- 5 Engagement Inspiration + Instructions**
- 6 Next Steps**



# 1. Introduction



## Topology

- Borough Redevelopment Planner
- Managing the Planning Process tailored to Chatham's needs and objectives



# 1. Introduction

## Tonight We Will...

- Discuss the redevelopment process
- Share initial findings and existing conditions
- Develop goals and objectives for the redevelopment area
- Discover local needs and opportunities

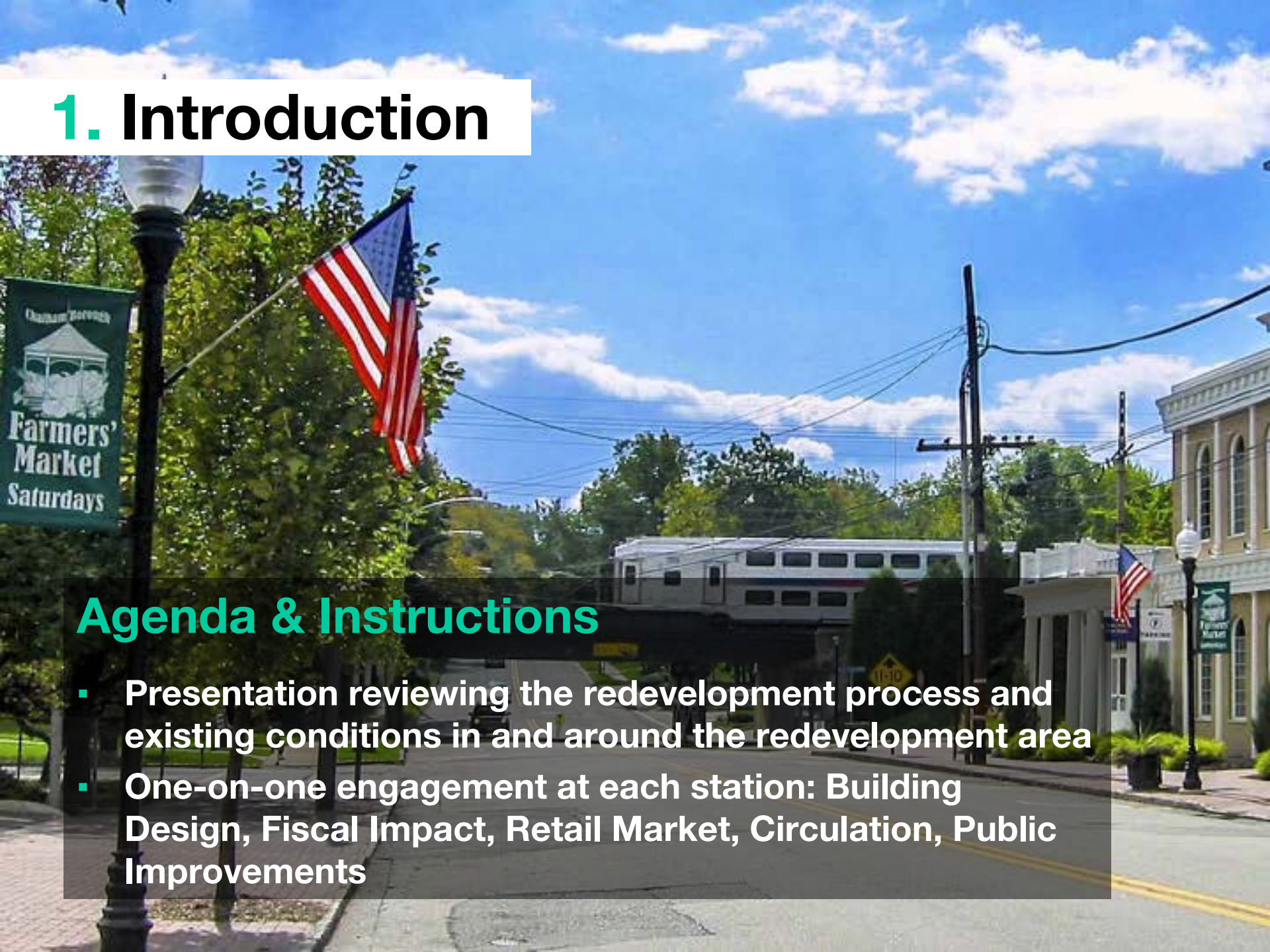




# 1. Introduction

## Agenda & Instructions

- Presentation reviewing the redevelopment process and existing conditions in and around the redevelopment area
- One-on-one engagement at each station: Building Design, Fiscal Impact, Retail Market, Circulation, Public Improvements



## 2. Redevelopment Process



**Initial Resolution:** Governing body authorization of preliminary investigation



**Investigation Map:** Delineates the boundaries of the proposed redevelopment area



**Preliminary Investigation:** Analysis of study area and recommended course of action



**Designation:** Governing body resolution designating the redevelopment area adopted May 8, 2017



**Planning:** Policy and regulatory framework for redevelopment.



**Plan Adoption:** Ordinance adopting the Plan as an amendment to Zoning

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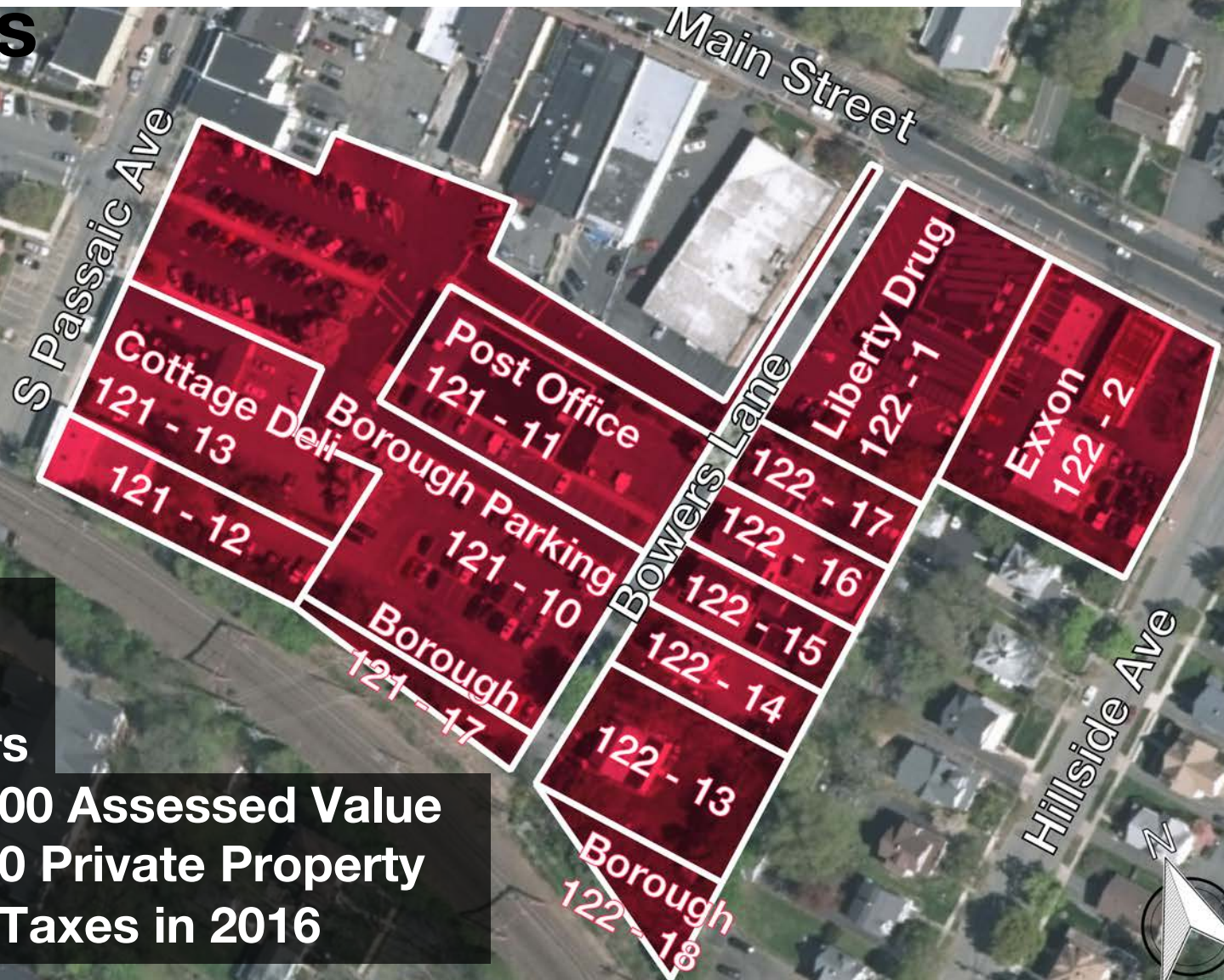


### 3. Post Office Redevelopment Area





### 3. Post Office Redevelopment Area Parcels



14 Lots

5.5 Acres

10 Owners

\$11,100,400 Assessed Value

\$9,080,700 Private Property

\$175,429 Taxes in 2016



### 3. Post Office Redevelopment Area

Main Street Business  
Rear Access/Parking

Bowers Lane  
20-24FT ROW

Rail Embankment  
15FT Above Grade





### 3. Post Office Redevelopment Area





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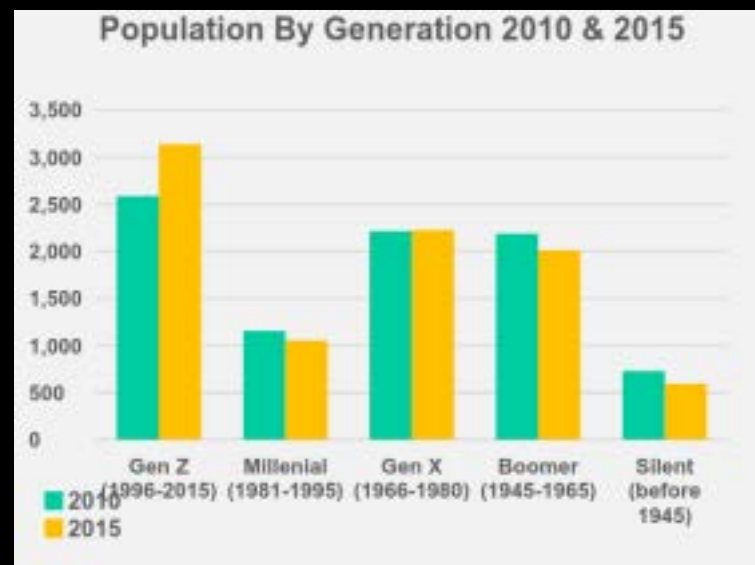
### 3. Post Office Redevelopment Area



## 4. Community Snapshot: Demographics

### Demographics

- **Population (2015): 9,011**
- **+6.5% growth since 2000**
- **83.3% White, 9.1% Hispanic/Latino, 5.2% Asian, 0.6% Black, 0.7% Two or More**
- **Median Age 37.5 compared to 39.5 for New Jersey**
- **10% of population age 65+**
- **19% of householders age 65+**





## 4. Community Snapshot: Economy

- **\$150 Million retail spending in the Borough (2012 Economic Census)**
- **Largest non-essential consumer spending on dining and entertainment (\$7,500 average per capita respectively)**
- **\$142,765 Median Household Income (2015 ACS)**
- **30% struggle with housing affordability**





## 4. Community Snapshot: Housing

- Median Home Value  
\$722,100
- Median Monthly Housing  
Costs \$3,466
- Average household size  
grew from 2.67 in 2000 to 3.1  
in 2015
- 50.5% of households have  
children

**(2015 ACS Estimates)**





## 4. Community Snapshot: Housing



- 79% of Housing Units in Chatham are owner occupied
- 41.4 % of Units Built before 1939
- 82.% of Units Built before 1960
- Average Household Size is greater for owner-occupied units than for renter

**(2015 ACS Estimates)**



## 4. Community Snapshot: Affordability

### Housing & Fair Share

- 15% (rental) 20% (sale) set aside and mandatory rezoning
- Affordable obligation of 301 units
- Zoning for Block 122, Lots 13-17 up-zoning to 36 units / acre
- 34 units with 5-7 affordable across all .94 acres

(2015 ACS Estimates)





## **4. Community Snapshot: Fiscal**

### **Borough Tax Trends**

- **86.7% of ratables for the Borough are generated by 1-3 family housing**
- **Property taxes have been relatively stable, which has largely been achieved through reduction of operating expenses.**

### **Fiscal Strategic Planning**

- **Reduction of annual capital expenditures by over 50%**
- **Reduction of total debt by 34%**
- **Limit annual operating expenses to 2%**
- **Rezone areas to encourage new businesses to locate to Chatham to grow and diversity the ratable base**
- **Develop a new place to fund and create new open spaces**



## 4. Community Snapshot: Fiscal

### Current Enrollment:

- 4,258 Students between the Borough and Township
- Per Pupil Cost of \$13,728





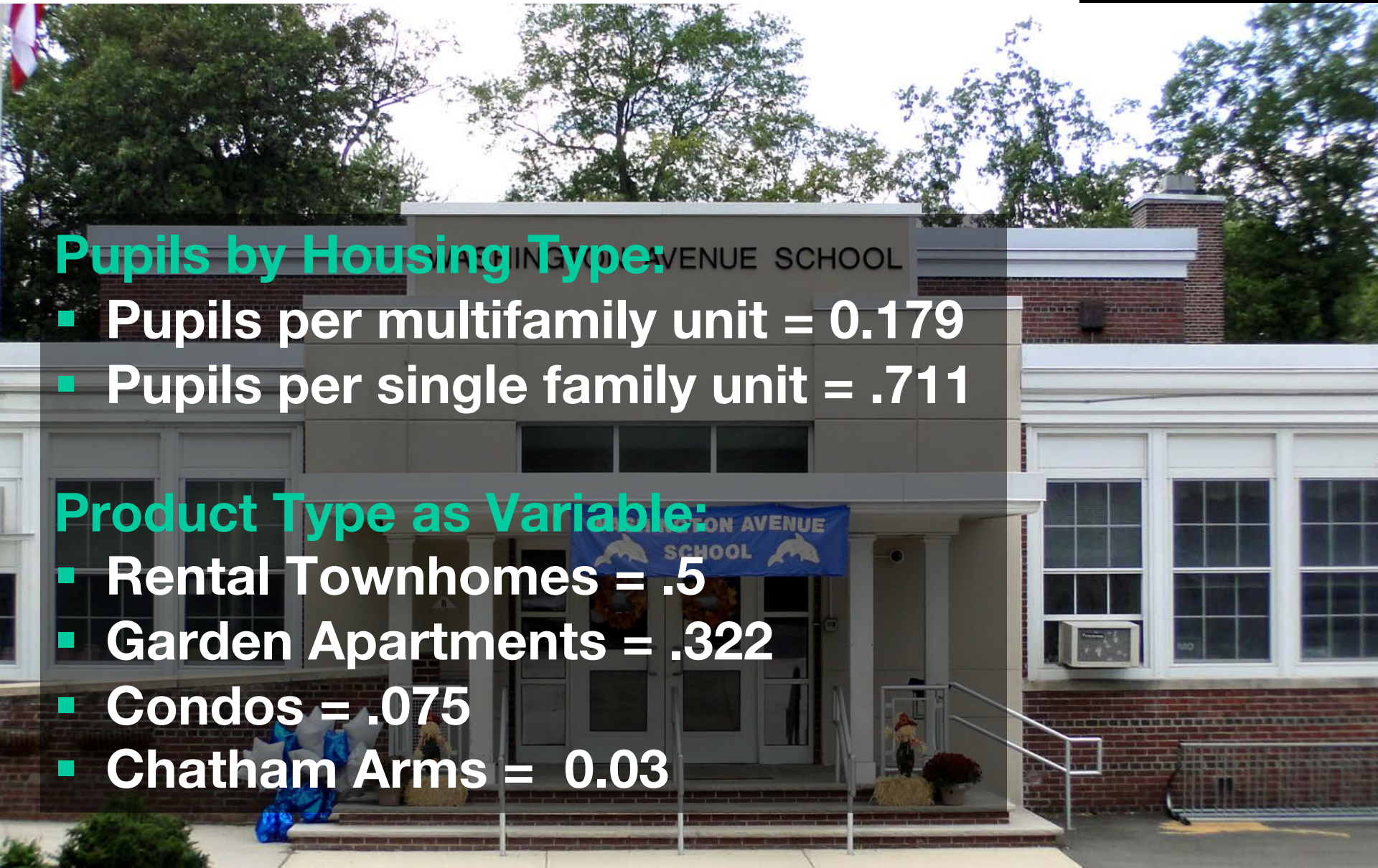
## 4. Community Snapshot: Fiscal

### Pupils by Housing Type:

- Pupils per multifamily unit = 0.179
- Pupils per single family unit = .711

### Product Type as Variable:

- Rental Townhomes = .5
- Garden Apartments = .322
- Condos = .075
- Chatham Arms = 0.03





## **4. Community Snapshot: Fiscal**

**Pupil generation in Chatham is consistent with statewide and national averages.**

**At .03 students per units, Chatham Arms generates students at a rate consistent with studies of transit oriented dwellings considered to be reliable and authoritative.**

**Important to note that this information is preliminary and illustrative. A formal fiscal impact study could be required as part of plan adoption process.**



## 4. Community Snapshot: Challenges

### Borough Challenges

- School Demographics & Funding
- Congestion on Main Street
- Retail Diversity
- Commuter Parking
- Aging in Place





## **5. Engagement Inspiration: Fiscal Impact**

### **Fiscal Impact**

- **“We have to think of new ways to raise revenue. We've got to stop the slide, and hopefully with some of these increases, if we can hold the line on expenses.” (Jim Lonergan Chatham Patch, 2013)**
- **A \$100,000 PILOT contribution from a redevelopment project would be the equivalent of roughly \$30 on average per single family household in annual property taxes**
- **Funding mechanism for new open spaces Downtown Chatham**



## **5. Engagement Inspiration: Circulation**

**How can redevelopment be used to address the following:**

- **Pedestrian Safety**
- **Parking for commuters, residents and retail**
- **Reduce congestion in the downtown**
- **Improve access to downtown businesses**
- **Encourage multi-modal transportation choices**



## 5. Engagement Inspiration: Circulation





## **5. Engagement Inspiration: Public Benefits**

**Redevelopment of Post Office Plaza could create the following opportunities:**

- **Create additional open space**
- **Encourage activity in the downtown**
- **Design a more attractive pedestrian experience**
- **Provide additional public benefits**
- **Meet future public needs**

**Please share with us what that means for you.**



## 5. Engagement Inspiration: Public Benefits



## **5. Engagement Inspiration: Building Design**

**What kind of architectural styles best fit in downtown Chatham?**

**What uses are appropriate for the site and missing from downtown Chatham?**

**How should the layout be oriented and designed so that the project best meets the overall goals for redevelopment?**

**What is the “front door” of the project?**

**What is important to keep in mind for the appearance public street frontages?**

**Where and what types of open space would you like to see?**



## 5. Engagement Inspiration: Building Design



## 5. Engagement Inspiration: Building Design





## **5. Engagement Inspiration: Retail**

**How can redevelopment create new markets and users for existing downtown retail?**

**What kind of businesses and services are missing in the downtown?**

**What are some of the shops and restaurant you love? Why?**

**How can redevelopment help improve the existing experience in the downtown to encourage more patronage?**

## 5. Engagement Inspiration: Retail





## 5. Engagement Instructions

### Surveys:

Please share your thoughts with us and complete the surveys

### Mapping Exercise:

Mark up our maps and let us know what you'd like to see

### Boards:

Mark images you like with green dots

Mark images you don't like with red dots

Share your comments on post-its.

## **5. Engagement Instructions**

**Please remember to sign in so we can keep you updated.**

**If you have any questions budget or fiscal impact, Jim Lonergan will also be available**



## **6. Next Steps**

- 1. Catalogue and analyze public input for preliminary findings, goals and objectives**
- 2. Public feedback solicitation at July 15 farmers' market**
- 3. Meet with stakeholders and affected property owners**
- 4. Redevelopment planning and solicitation of potential proposals**

## **6. Next Steps**

**Please grab a bite and share your thoughts at the stations behind you.**

**For anyone who missed this event or if you have additional thoughts, please feel free to write:**

**[postofficeplaza@chathamborough.org](mailto:postofficeplaza@chathamborough.org)**