



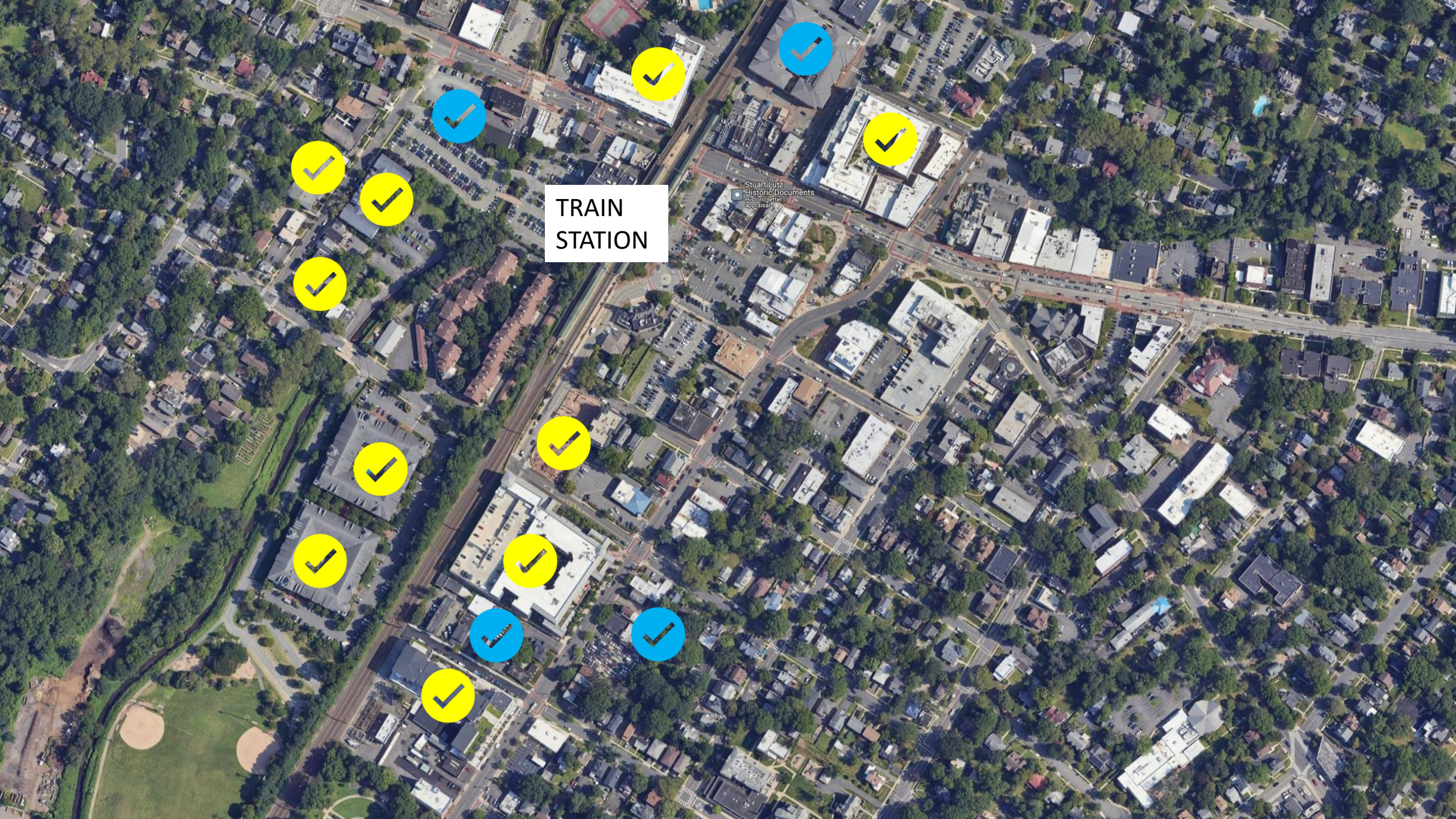
South Orange Village Transit Oriented Development

2024 NJTOD Symposium

Edward J. Bloustein School of Planning and Public Policy

Thursday, May 16, 2024





TRAIN
STATION

Stuart Lutz
Historic Documents
Digitized by
appraisals

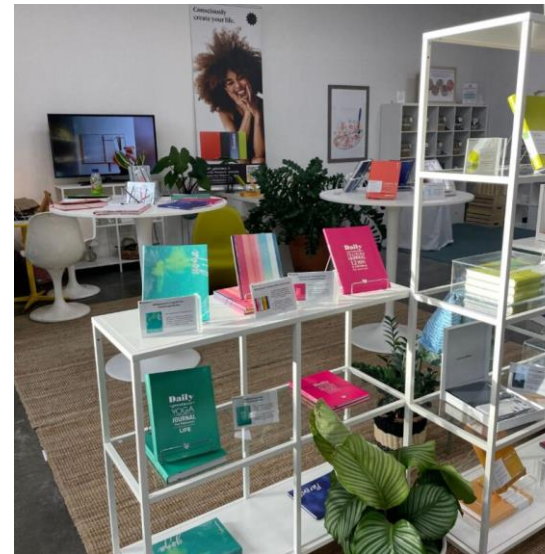
TAYLOR VOSE



PROJECT HIGHLIGHTS

- 5-story mixed use development including 110 residential units, 12,000 SF of commercial space on the first floor, 10,000 SF of office space on the second floor, indoor and outdoor residential amenity spaces, and a 205-space parking garage.
- \$1.3M public land acquisition (surface lot) with replacement parking, 10% affordable housing on-site, \$825,000 contribution to trust fund and \$700,000 public improvement contribution.
- The project will also feature 2,000 SF of “community co-retailing” and “incubator” space to activate a shopping experience in the downtown.

CBA HIGHLIGHT: THE CO-LAB AT SOUTH ORANGE



SOUTH ORANGE COMMONS

PROJECT HIGHLIGHTS

- **100% Affordable Housing Project.**
- Sixteen units will be for adults with intellectual & developmental disabilities and 10 units will be designated for families.
- Partnership between South Orange, JESPY House, Bergen County's United Way/Madeline Housing Partners, LLC, and Penwal Affordable Housing Corporation.
- Project cost estimated to be \$9.2 million dollars. South Orange has contributed \$2.5 million to provide the land and parking for the project. NJHMFA has committed to providing \$547,988 in tax credits annually for 10 years (\$5.5M).

MOSAIC AT SOUTH ORANGE

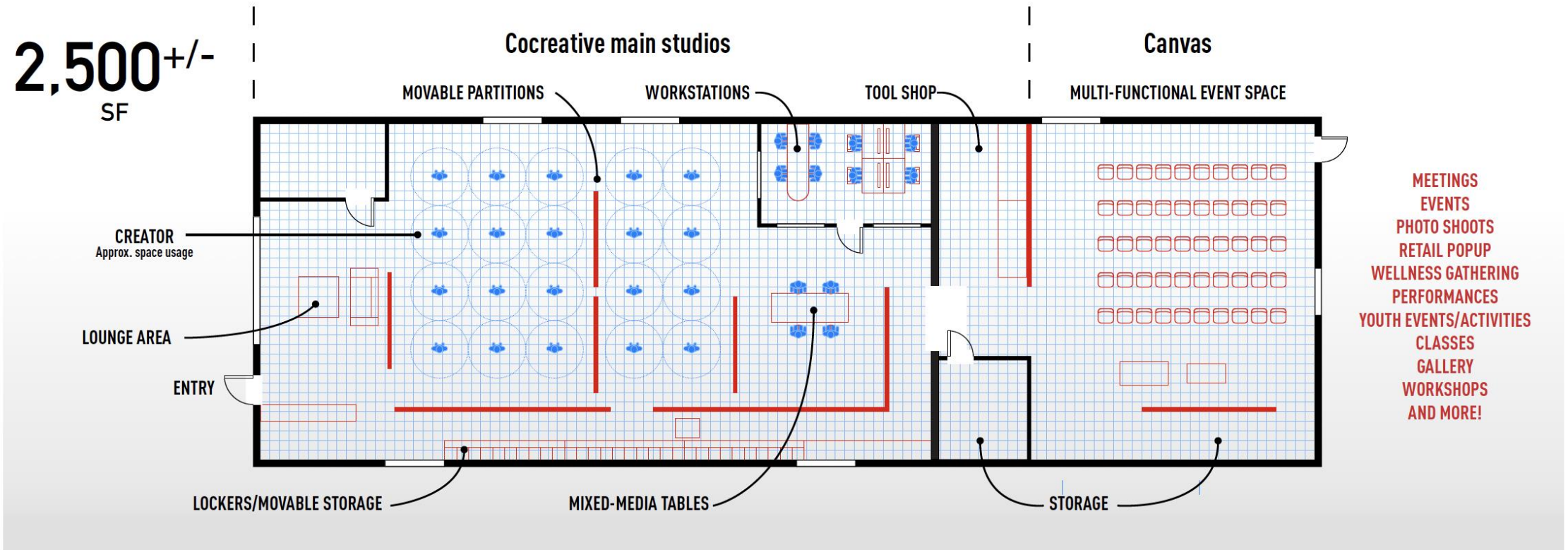
PROJECT HIGHLIGHTS

- Half-acre site, previously a bank with a drive through and parking lot located adjacent to the train station.
- Approved five-story mixed-use development with 42 residential units.
- 20% affordable housing on-site.
- 46 parking spaces/ 1:1 ratio and 37 bicycle parking spaces
- 2,000 SF of “artist incubator space” with window art displays to be operated by “Creative in Common”.
- \$300K+ for buildout and furnishings. Utilities included.

CBA HIGHLIGHT: SOMA CO-CREATIVE

the space FACILITATING CREATIVITY

The Cocreative is modular in it's design to accommodate a range of activities. Plan shown is a schematic.



FOURTH & VALLEY

PROJECT HIGHLIGHTS

- **1.15-acre site, previously an automotive repair facility, single and two-family homes.**
- 106 residential units, live/work spaces on the ground floor.
- 10% affordable housing on-site + \$750,000 contribution to trust fund.
- 9,000 SF of retail facing Valley Street and a public plaza facing 4th Street.
- Parking garage with 124 spaces (including additional bicycle parking) + rooftop deck.
- \$350,000 contribution to Founder's Park.

FOURTH & VALLEY FINAL





VILLAGE HALL

PROJECT HIGHLIGHTS

- **Adaptive Reuse: formerly municipal offices.**
- Sold to Landmark Hospitality (\$1.2M) to restore and preserve the historic building (National/State Register).
- Features include restaurant, beer garden, and event space (catering hall for special occasions).
- Saved taxpayer over \$10M and supports a stronger activation of a central downtown site.





SOUTH ORANGE PERFORMING ARTS CENTER

- Named “Best Small Performing Arts Center” for six years in a row, SOPAC continues to be an economic anchor for South Orange attracting over 50,000 guests annually.
- The performance hall is a 439-seat mainstage theatre with superb acoustics, sight lines and seating.
- Additional features include The Loft, a multi-purpose event space as well as the Irb and Milly Iris Art Gallery.
- In the Summer of 2021, a new partnership with CinemaLab enabled SOPAC to re-open the five- screen movie theatre and welcome residents back to the movies.



TO BE DETERMINED...



- **208 Residential Units**
 - 42 on-site affordable units (20% of total units):
 - 21 units restricted at 60% Average Median Income (2023 HUD AMI = \$73,080 for family of four)
 - 21 units restricted at 80% Average Median Income (2023 HUD AMI = \$97,440 for family of four)
- **8,637 SF Retail**
- **15,000 SF Village Hall**
- **352 Parking Spaces**
 - 187 spaces for residents (assumes 10% EV discount)
 - 140 replacement spaces for NJT, 107 of which are existing surface spaces to remain (assumes 10% reduction in replacement)
 - 25 spaces for Village Hall
 - No spaces for retail