

## PROPOSED CHANGES TO FANWOOD DOWNTOWN REDEVELOPMENT PLAN

1. Change from two districts to three to add the Rehabilitation-Infill District
2. Incorporation of description of public participation and the consensus concept plan.
3. Substantial reduction in the size of the Downtown Residential District and expansion of the Retail-Residential District.
4. Strengthen language regarding relationship to local land use goals and objectives through additional analysis of Master Plan and 2004 Reexamination Report.
5. Eliminate density incentives and make appropriate incentives mandatory requirements.



6. Provide for a cap of 35 total dwelling units in the Retail-Residential District, 16 dwelling units in the Rehabilitation-Infill District; and 20 dwelling units in the Downtown Residential District, which is generally consistent with the existing density of 10 dwelling units per acre, excluding density bonuses, which have been eliminated in the revisions.
7. Differentiate bulk requirements to provide for a minimum 10-foot front setback along South Avenue to enable widened sidewalks for outdoor cafes.
8. Require that a third level be under a pitched roof with dormers to reduce the scale and to have the visual impact of a 2.5 story building.
9. Require that buildings at the corners of the South Avenue frontage have strong Victorian architectural features to provide a strong visual element to mark the gateway to the downtown.
10. Require that one or more buildings not form a continuous wall of more than 100 feet without a 14-foot minimum alley between the sidewalk and interior parking.
11. Require an easement of 50 feet in width (25 feet on either side of the centerline of the block frontage of South Avenue for improvement as a public plaza and to provide visual connection between the interior of the redevelopment area and the Fanwood Train Station.
12. Provide for common parking and for the option of contributing to a parking fund in lieu of constructing parking on-site.
13. Provide for specialized signage standards for the redevelopment area.
14. Provide for the option of creating a Revenue Allocation District to create a dedicated source of revenue to finance construction of parking, pedestrian improvements, streetscape and traffic calming improvements.
15. Provide standards for the obligations of interested redevelopers, selection of redevelopers, including provisions for property owners to redevelop their own properties.
16. Elimination of 12-year expiration of redevelopment plan and replacement with Certificate of Completion as provided by statute.
17. Provide standards for existing buildings in the Rehabilitation-Infill District to rehabilitate their buildings, including the incorporation of secondary entrances from the interior parking, within 5 years of the completion of the first redevelopment project in the Retail-Residential or Downtown Residential Districts.
18. Revise affordable housing provisions to conform to the newly adopted Growth Share methodology.
19. Provide for the retention of existing auto use on Martine Avenue but preclude any new auto related uses.