

# ***CHATHAM MEWS***

C H A T H A M   N E W   J E R S E Y

## **SV Chatham PO JV LLC**

a partnership between Vertical Realty Capital, the KRE Group, and Stolar Capital

+

**Marchetto Higgins Stieve Architects + Hollwich Kushner + Arterial**





- 1** CHATHAM MEWS
- 2** ENHANCED CROSSWALK CONNECTION TO FIRE HOUSE PLAZA
- 3** PEDESTRIAN ALLEY
- 4** OGDEN STREET EXTENSION
- A** 5-STORY RESIDENTIAL / MIXED USE BUILDING
- B** RETAIL / RESTAURANT PAVILION
- C** 3-STORY TOWN HOMES
- D** FEATURE WALLS

CHATHAM  
TRAIN STATION

FIREHOUSE

LIBRARY OF THE  
CHATHAMS

MAIN STREET (ROUTE 124)

FAIRMOUNT AVE

FIRE HOUSE PLAZA

S PASSAIC AVE

BOWERS LN

HILLSIDE AVE

NJ TRANSIT

NYC

OGDEN STREET





MAIN STREET



TOWN GREEN &  
FISHAWACK

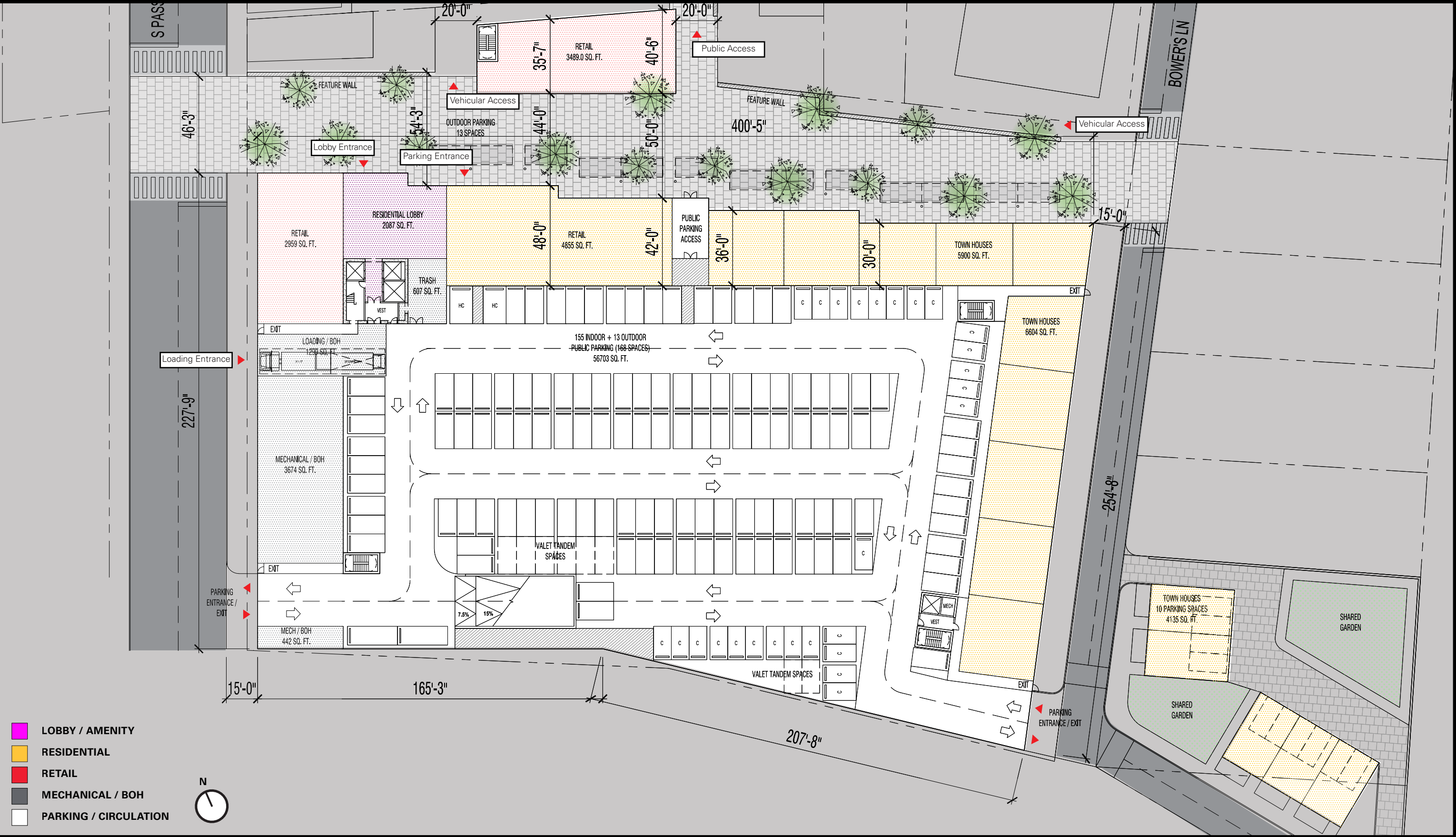


TRANSPORTATION





FLOOR PLANS | LEVEL 01 - GROUND FLOOR PLAN





# **PUBLIC SPACE CONCEPT**



PUBLIC SPACE NETWORK DIAGRAM



**PUBLIC SPACE NETWORK**  
A ribbon of public spaces that weave through the downtown.







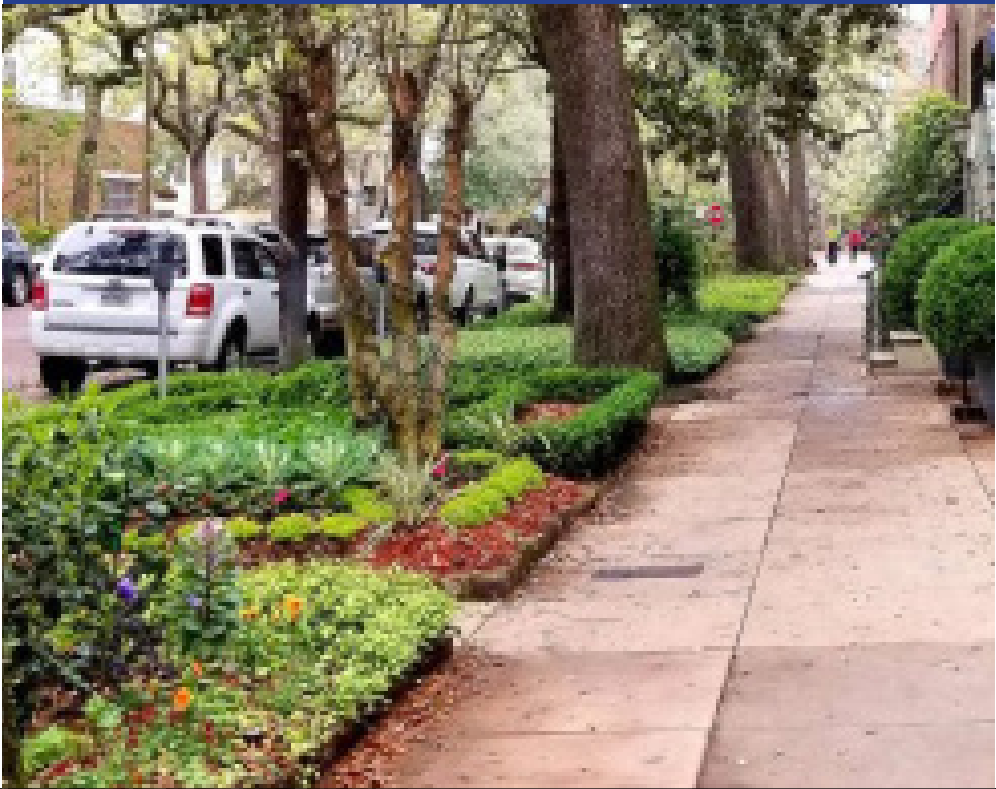
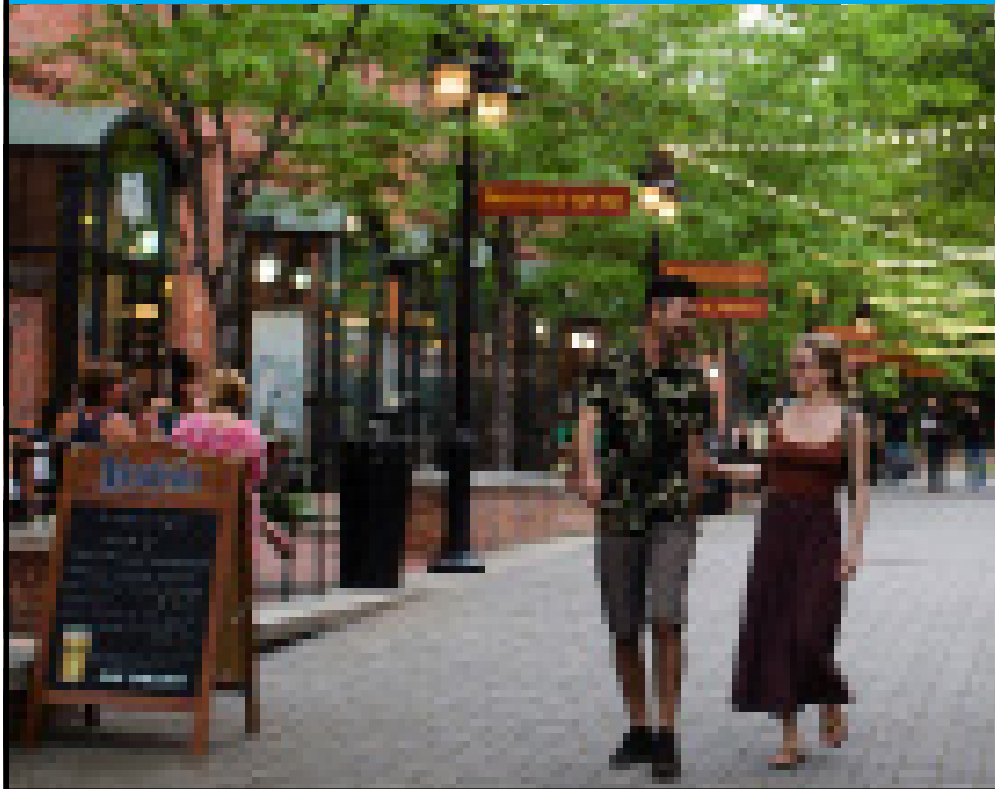
VIBRANCY



COMMUNITY



CULTURE





PUBLIC SPACE PRECEDENTS



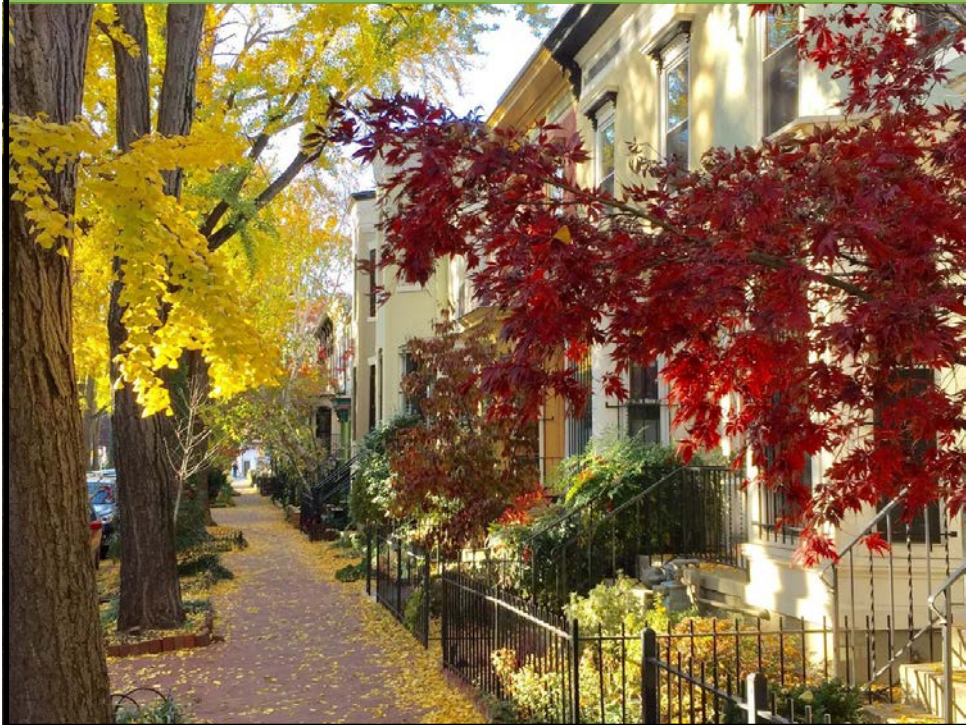
G R E A T



P U B L I C



S P A C E S





## LANDSCAPE STRATEGIES

### Pedestrian Friendly Streets

- The heart of the redevelopment is envisioned as a bustling “shared-street” (woonerf). This street will be designed primarily for pedestrians and cyclists but may also allow limited, low-speed vehicular traffic. This curb-less street will be comprised of a quaint residential section, lined with stoops and private gardens; and a commercial segment with wider sidewalks to accommodate al fresco dining and gathering spaces.
- The new “shared street” will provide safe and enjoyable pedestrian and bicycle access to and from the train station and other downtown destinations and public spaces.
- The shared-street is envisioned to include overhead string lighting, pedestrian lighting, shade trees and native plantings, bicycle parking and public art.

### Green Infrastructure

- The shared-street is envisioned as a tree-lined street with a full, native tree canopy (wherever feasible).
- The residential portion of the street will include large planted areas that will reduce impervious coverage and water entering the storm water management system. (Additional study and soil testing is required to determine the feasibility and impact of these planters.)

### Quality, Usable Open Space

- Downtown Chatham has many great existing public spaces and impromptu spaces used for events including Memorial Park, The Library grounds, Fire House Plaza and Reasoner Park. This redevelopment will be the link that weaves these spaces together creating a ribbon of public spaces through the downtown.
- The shared-street will act as a large public plaza that can enhance the events that already occur in downtown including the farmer’s market and the Fishawack Festival.
- This new public space will include gathering areas, flexible spaces for programming, public art opportunities and more.
- The new public space will enhance access to the train station by creating a safe and welcoming bicycle and pedestrian link – as well as a great location to pick-up a morning coffee and say hello to neighbors!

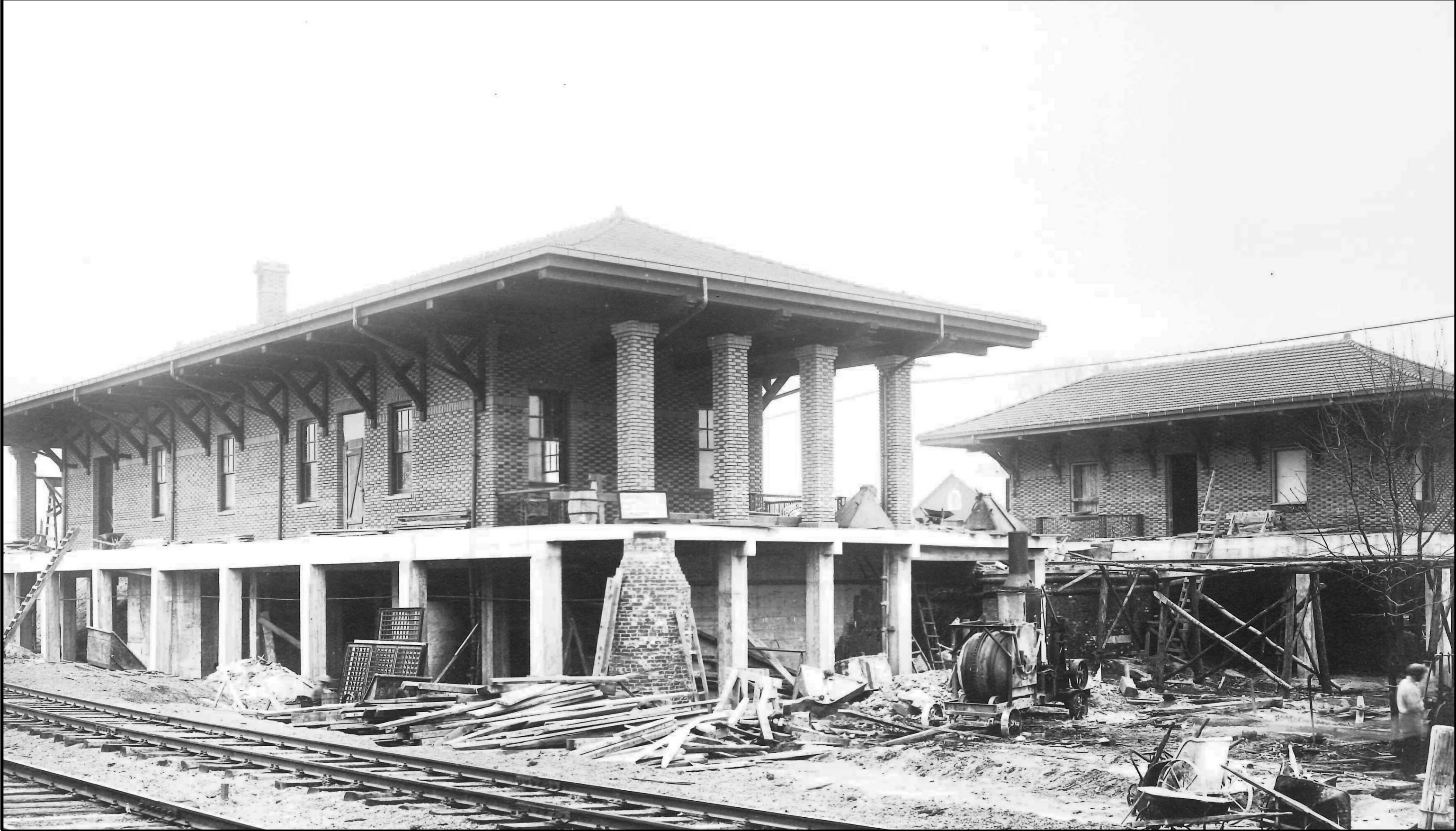
### Environmental and Energy Design

- The public space being offered by this redevelopment will advance and support a number of the Sustainable Jersey initiatives including Arts and Creative Culture, Green Design, Innovation + Demonstration Projects, Complete Streets Program and Open Space Plan.

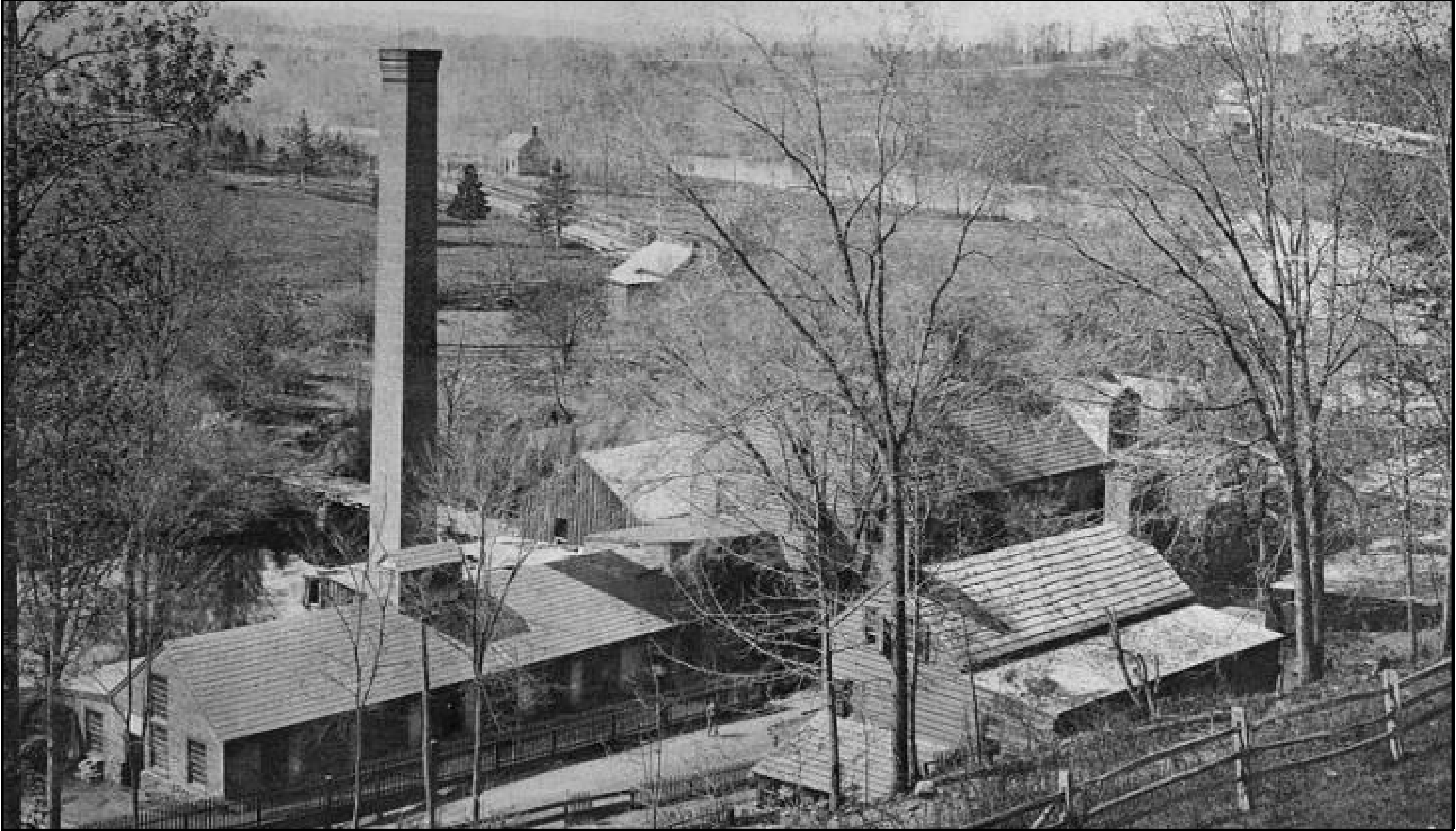


# CHATHAM HISTORY

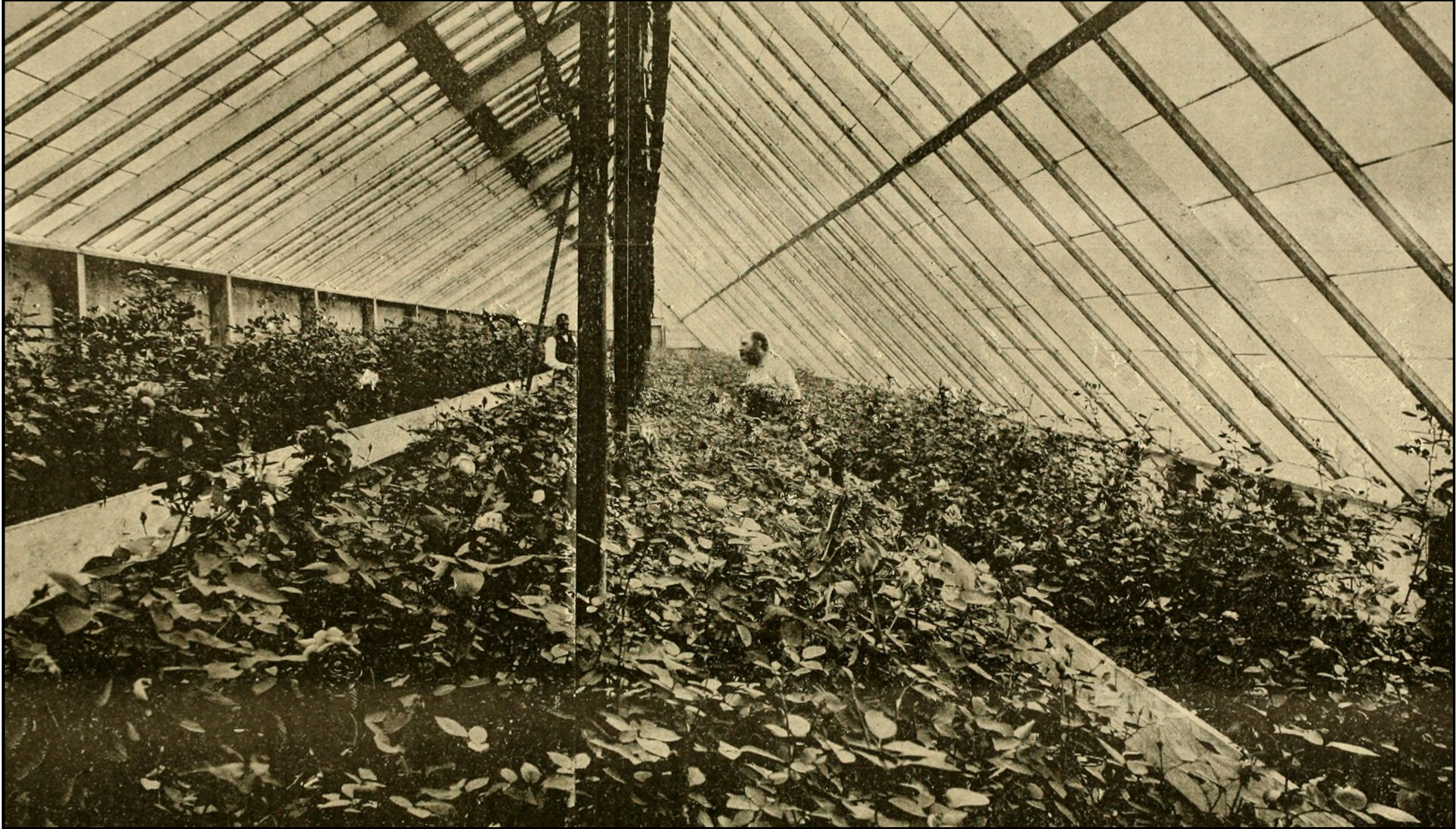












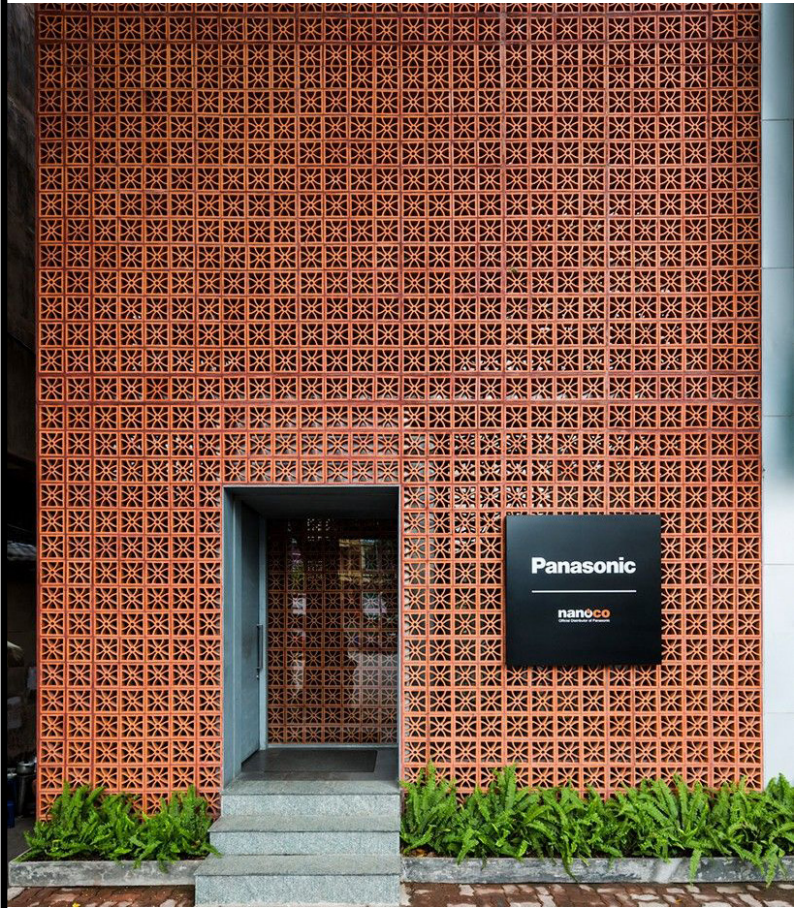


# **FEATURE WALLS**



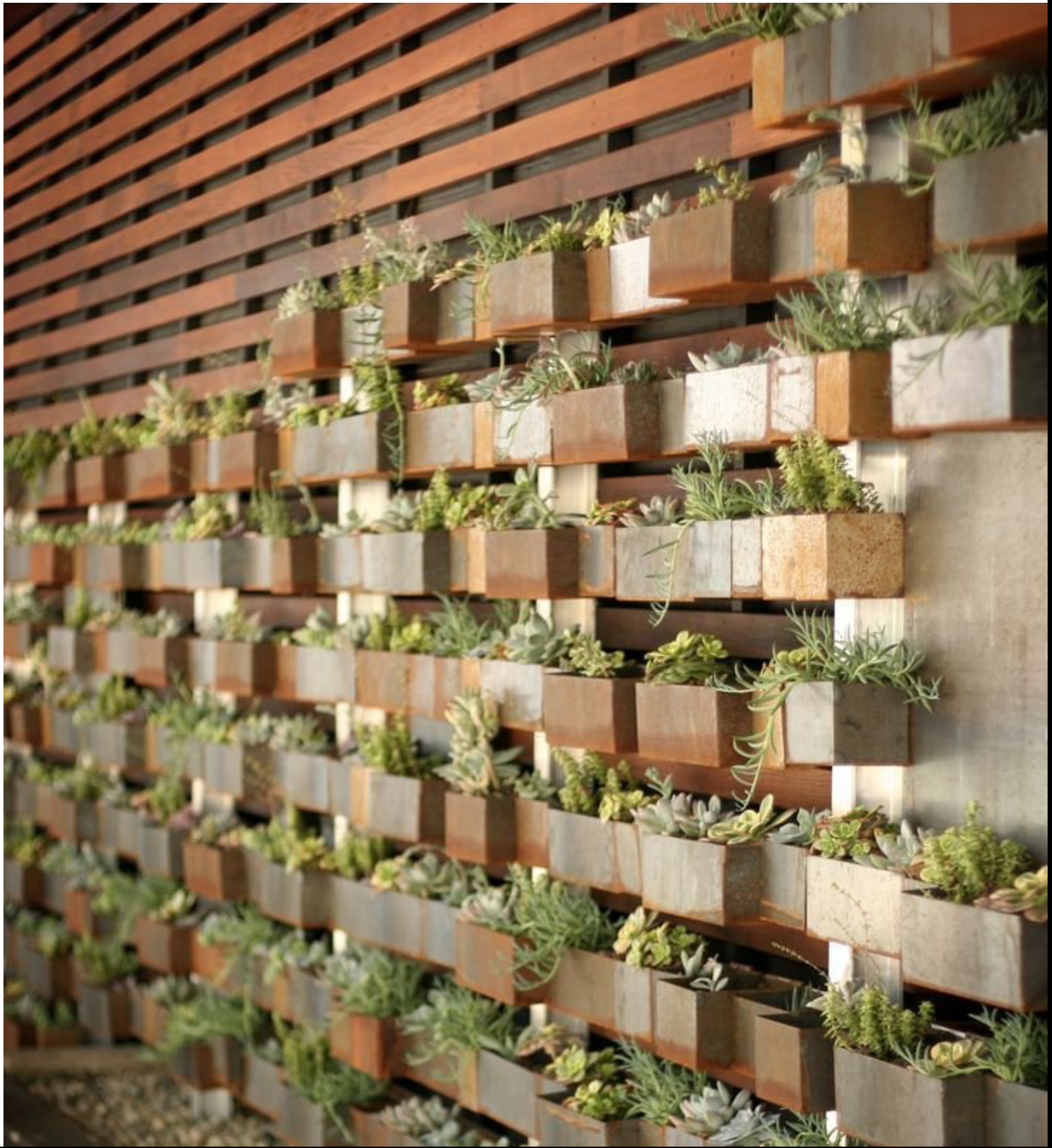
FEATURE WALL | TEXTURE

ADDING TEXTURE TO A WALL WITH MATERIALS AND LIGHTING EFFECTS SOFTENS ITS VISUAL IMPACT.





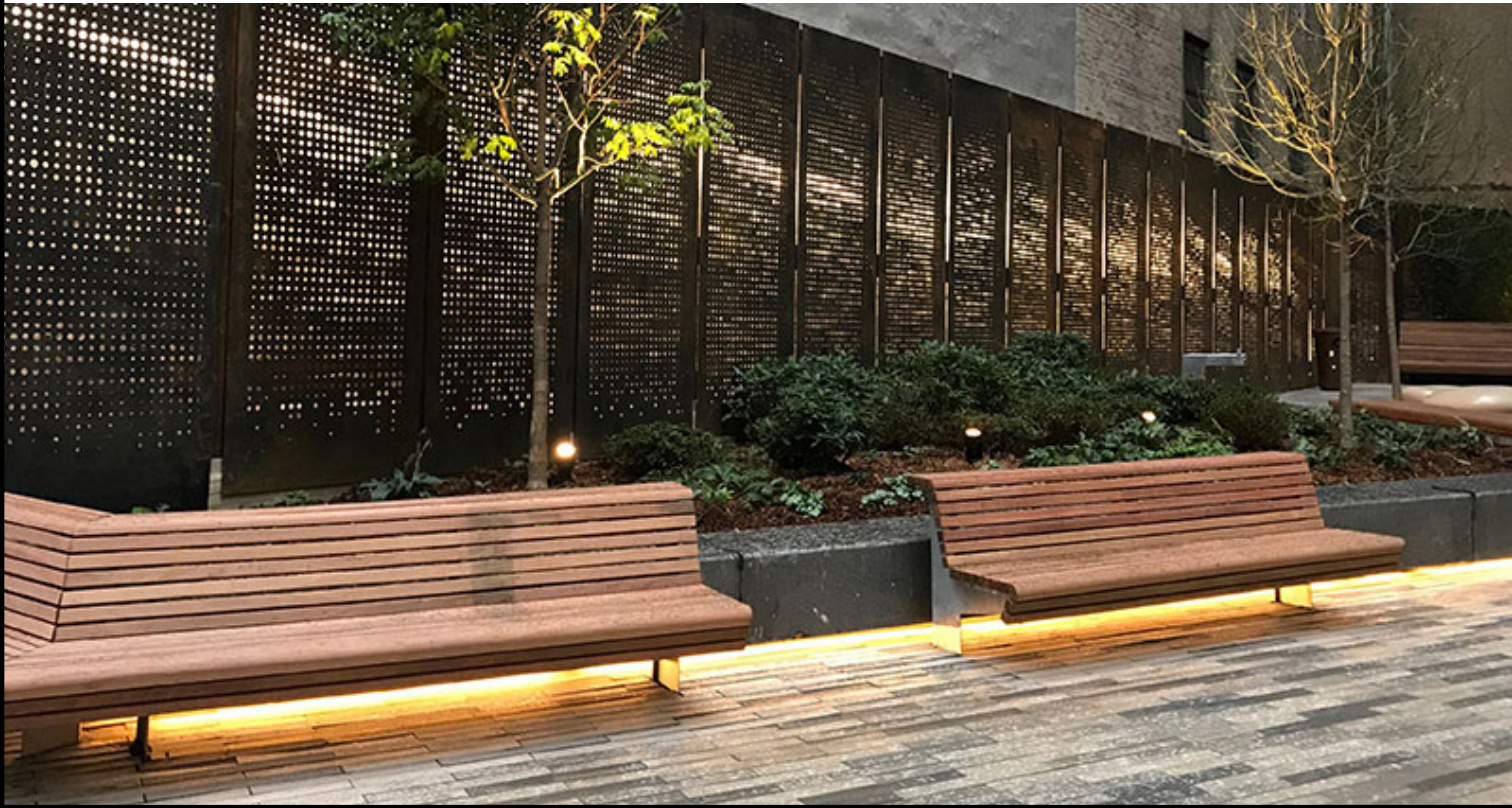
PLANTINGS MAKE IMPOSING WALLS MORE INVITING





FEATURE WALL | SEATING

THOUGHTFULLY INTEGRATED SEATING TURN PREVIOUSLY FORBIDDING PATHWAYS INTO INVITING GATHERING PLACES.





# RESTAURANT PAVILION



















# **ROOFTOP PROGRAMMING**















# ARCHITECTURAL CONCEPT



ARCHITECTURAL PRECEDENTS









ARCHITECTURAL PRECEDENTS

