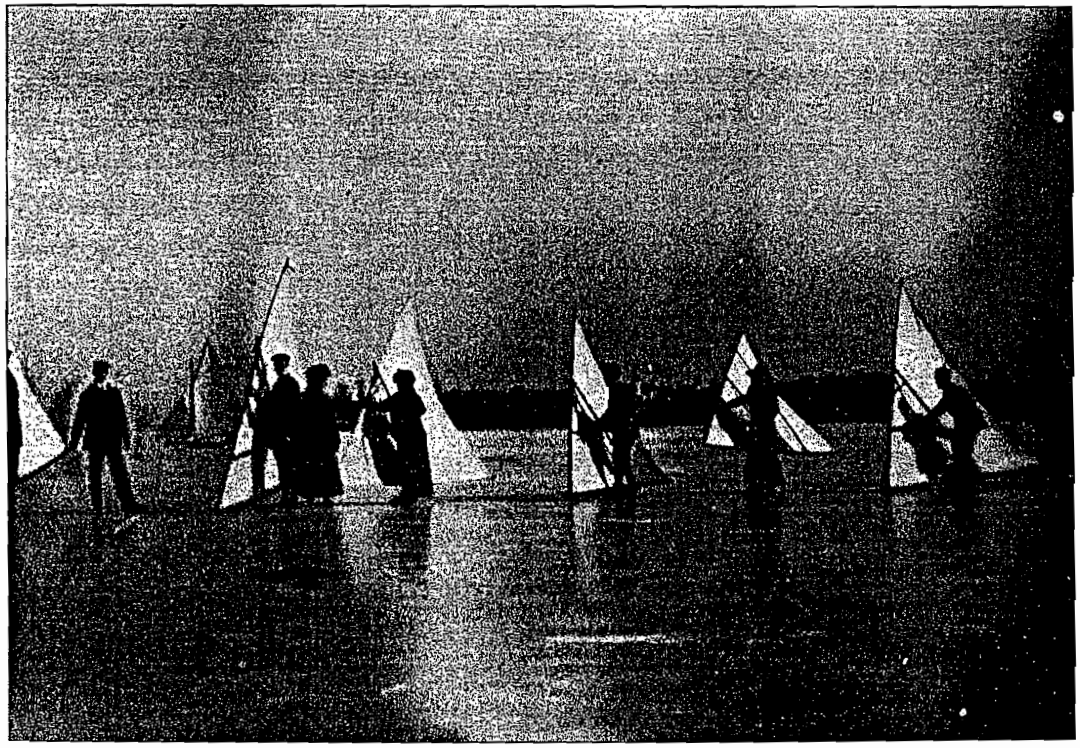
Red Bank Development Sites

Summary Analysis



Ehrenkrantz Eckstut & Kuhn Architects

January, 2000

Red Bank's existing historic core is a unique, one-of-a-kind urban experience that, if preserved, will be a great destination in it's own right while helping to reinforce existing and ongoing investments first in the primary retail corridor along Broad Street and the emerging cultural district on Monmouth Street.

The relatively large number of small, short, and varied street levels create a very pedestrian friendly environment with great convenience, many choices and an abundance of visual interests along the ground floors, corners and roof tops. The buildings are unusually charming, and particularly suited to distinguishing one business enterprise from the next. The more preserved, the greater the value.

The ground floors are most important. Smaller retail stores with many sidewalk entrances is most preferred. In some cases, larger tenants will be two-level stores, using a ground floor entry.

Cinemas need larger floor plates than available on the ground level. The entrance to the cinema can be at ground level, with a very prominent, highly visible presence on the street, while the theatres are on a higher floor, accessible by escalator.

Parking is an integral part of the plan. Parking needs to be convenient, visible and of sufficient quantity to meet the market demands. The retail shops and restaurants will rely, during normal office hours, on the workers downtown. These customers have their parking satisfied by their own office tenancy needs. Parking for traditional shopping will be harder to come by and not competitive with suburban shopping malls. Residential parking is also proposed to be under the proposed residential sites. Both waterfront sites lend themselves to underground parking without interfering with height of building because of the sloping land.

Large open spaces are of limited help to retailing and restaurants. Everything appears to be spread too far apart. This can defeat the idea of critical mass, convenience and a lot of the appeal of coming downtown. Also, it's virtually impossible to window shop across spaces as compared to walking down either side of Broad. One idea to be considered is to refill the tennis courts with a Market Hall and skating rink, as was historically the case with ice skating on the Navesink. This can still allow the streets and park to function, as they always have. Historically, there was a theatre on the site of the tennis courts next to Monmouth Boat Club.

The connection with the new theater and the Cultural District on Monmouth Street is very important to future restaurants and shops seeking to connect with and take advantage of the night time activity created by the theater. The connection has to be obvious (not subtle), very welcoming and as convenient as possible. The walking distances are very short. It's the lack of direct visible sight lines that currently restricts the theater from being integrated with its surroundings.

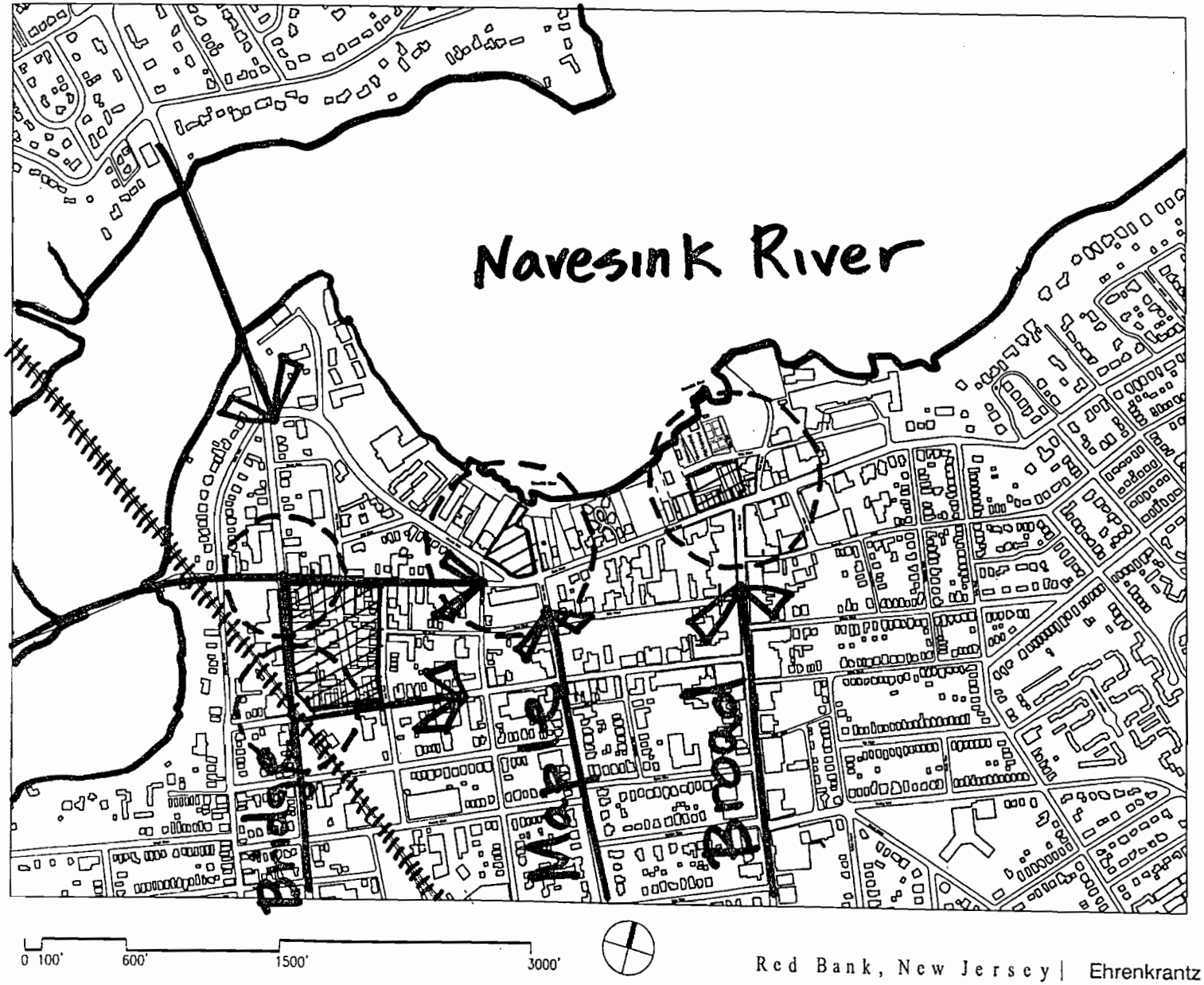
Last, but not least, is the suggestion to add significant new residential to the district. This will be on the upper floors of existing buildings to remain, as well as two new significant sites, fronting on Front Street. The new residential should also have stores and active ground floors on Front. These new buildings are generally low-rise, contemporary and breathe exciting new life into the mixed-use downtown. One could also be a hotel, probably smaller, like an inn.

- Identify market driven long-term development for the community.
- Extend the small scale character of small blocks, irregular streets and captured vistas.

• Maximize the development opportunities of each site to enhance the well-being of the town.
• Create a grand pedestrian entrance to the river at the foot of Broad Street.
• Build upon the success of the galleria by extending the warehouse character with street wall buildings and a series of small streets and blocks.
• Create a new square on Riverside Road to act as an entry to the proposed theatre and future development of the Blasedale site.
• Create a "front door" to the town at the end of Maple Avenue with a new circle that creates an entry feature to the town.
• Extend the existing waterfront open space system and connect it to Broad Street and Maple Avenue to promote public access.
• Minimize the creation of new large open space at the foot of Broad Street to preserve a retail environment.
• Building heights should be relatively low with a maximum height of four to six stories. Taller structures (up to eight to ten floors) could be located at the Blasedale site. A tall lighthouse entry could be located at the foot of Broad Street.

Wednesday, 12 January 2000	Public Meeting
Monday, 10 January 2000	Planning Board Sub-Committee

Entrances



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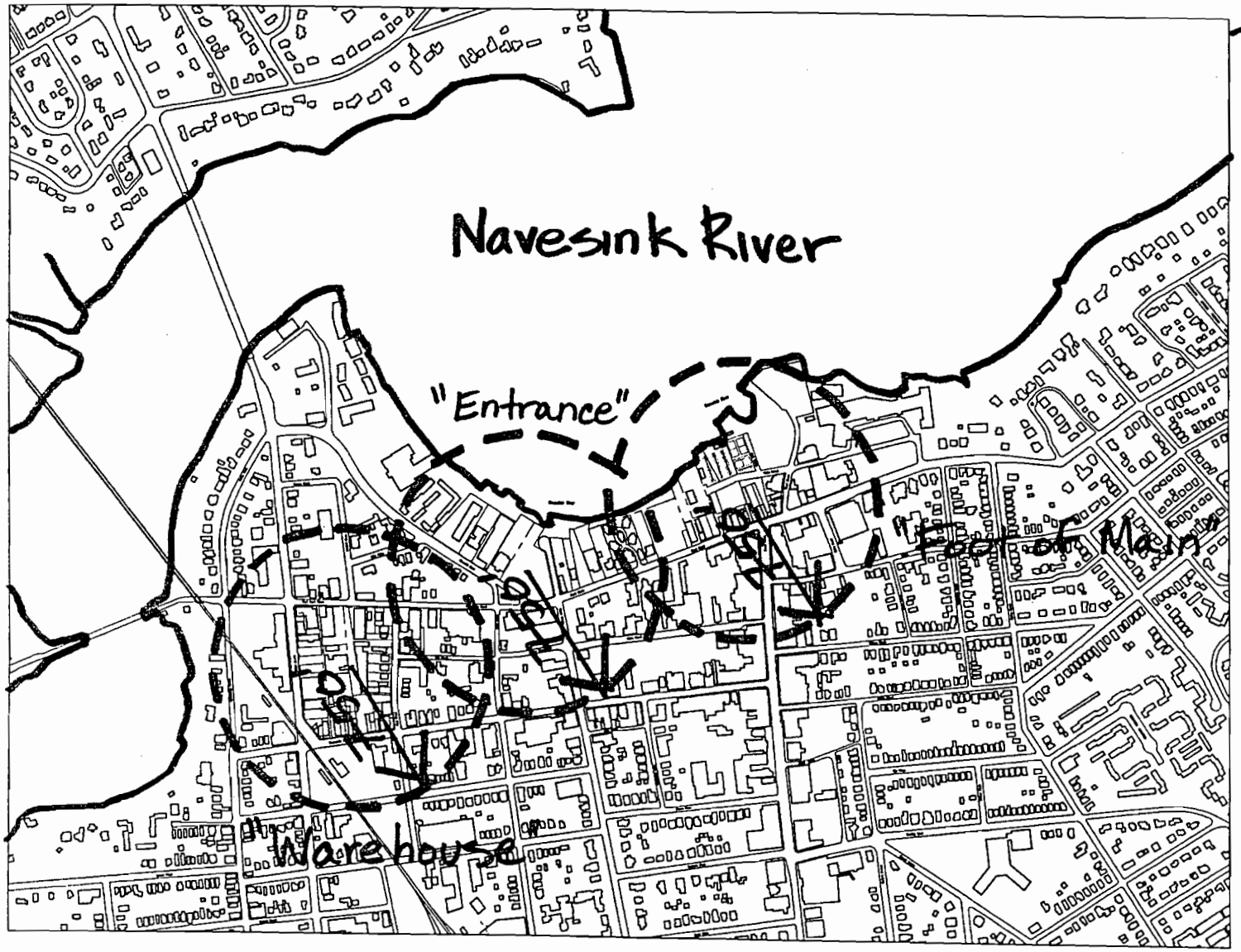
Three Districts



0 100' 600' 1500' 3000'

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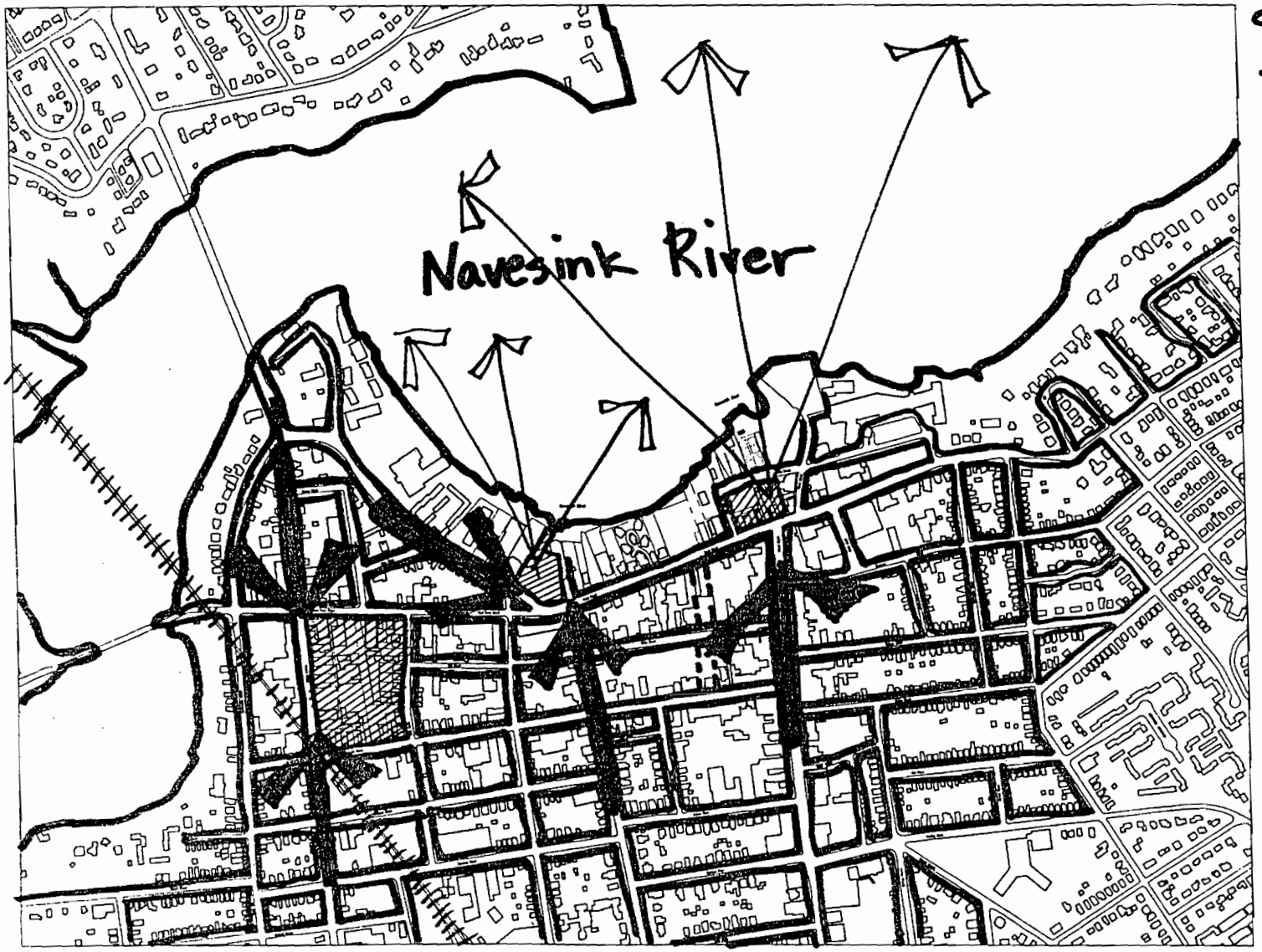
Streets, Blocks, and Views



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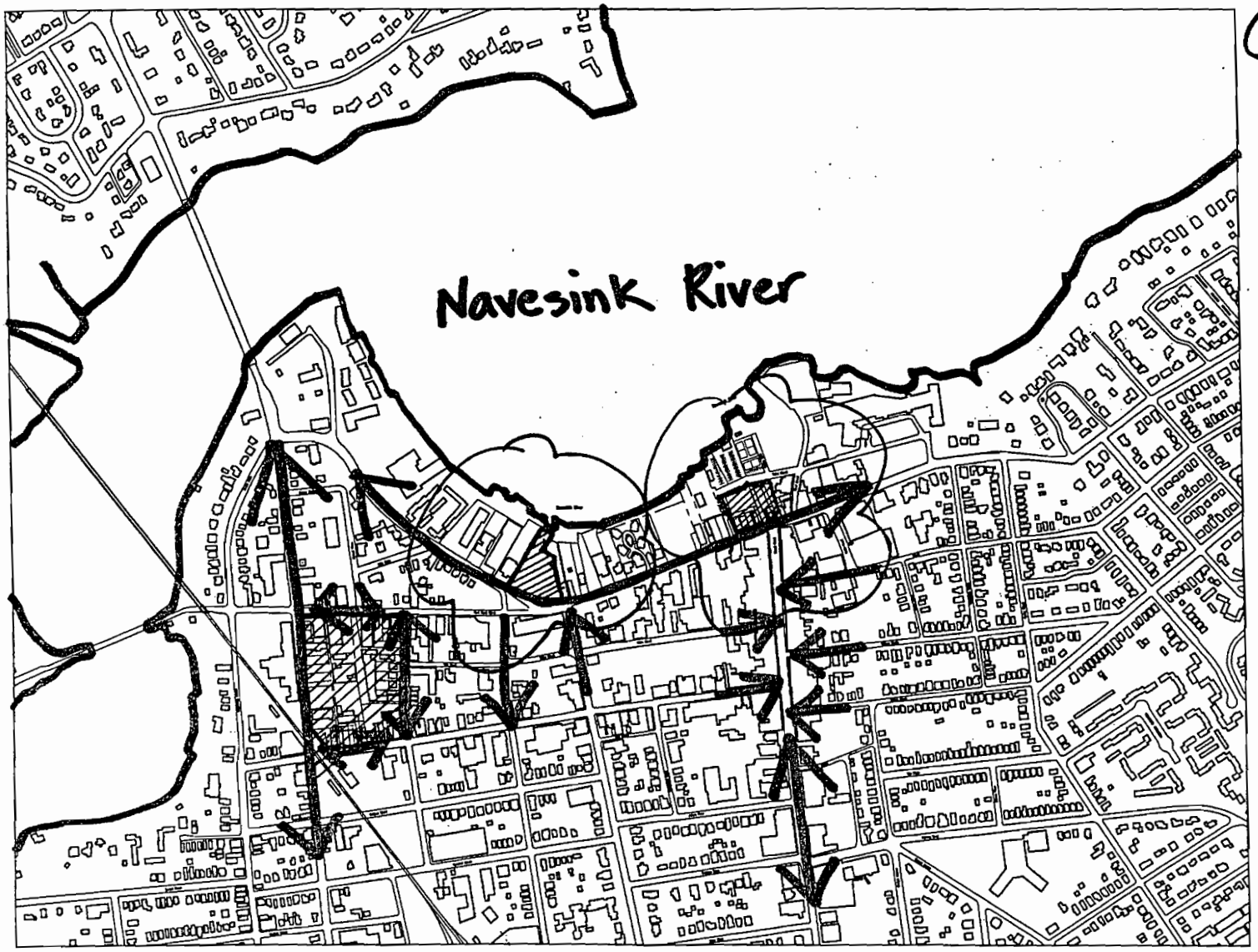

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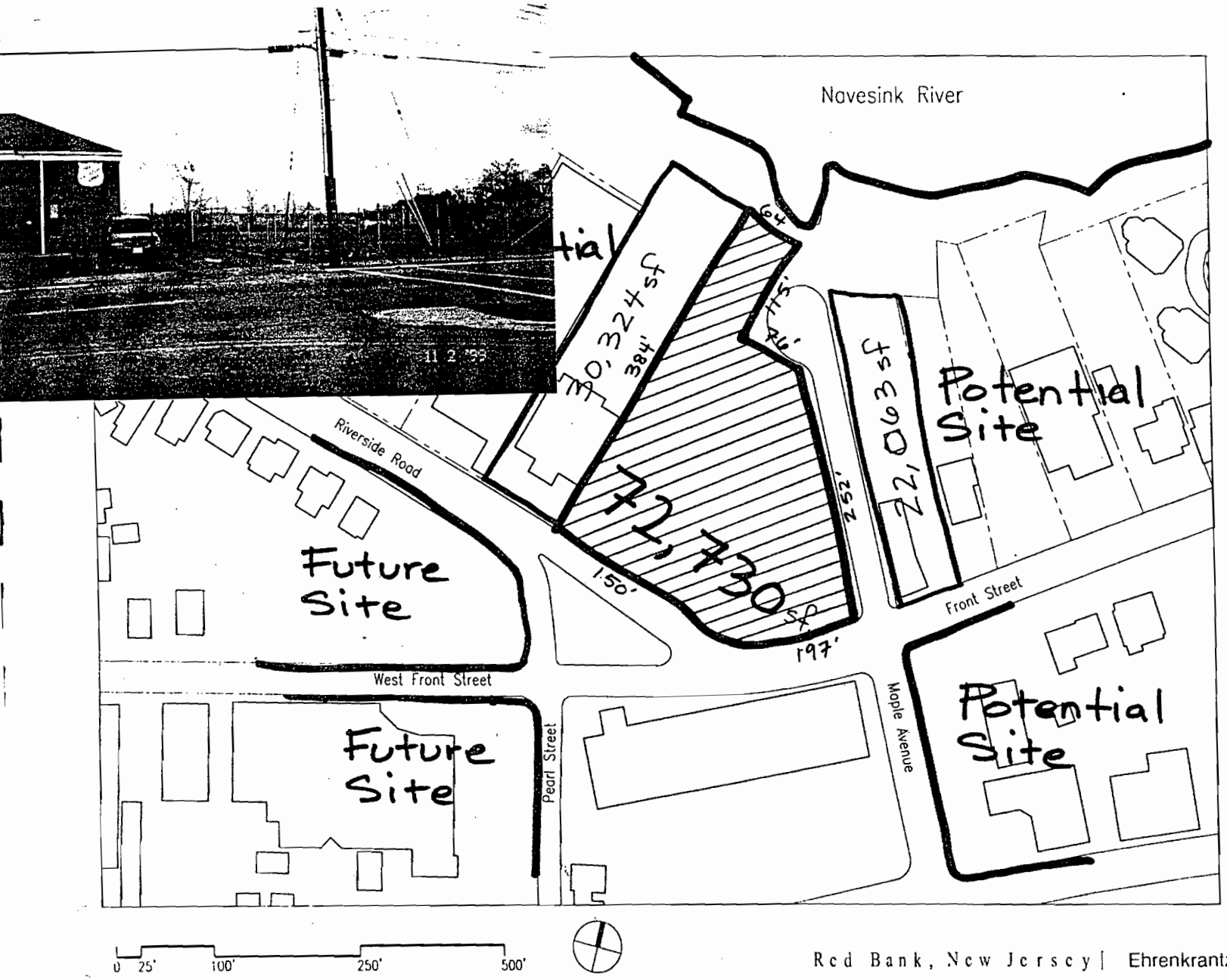
Site Area



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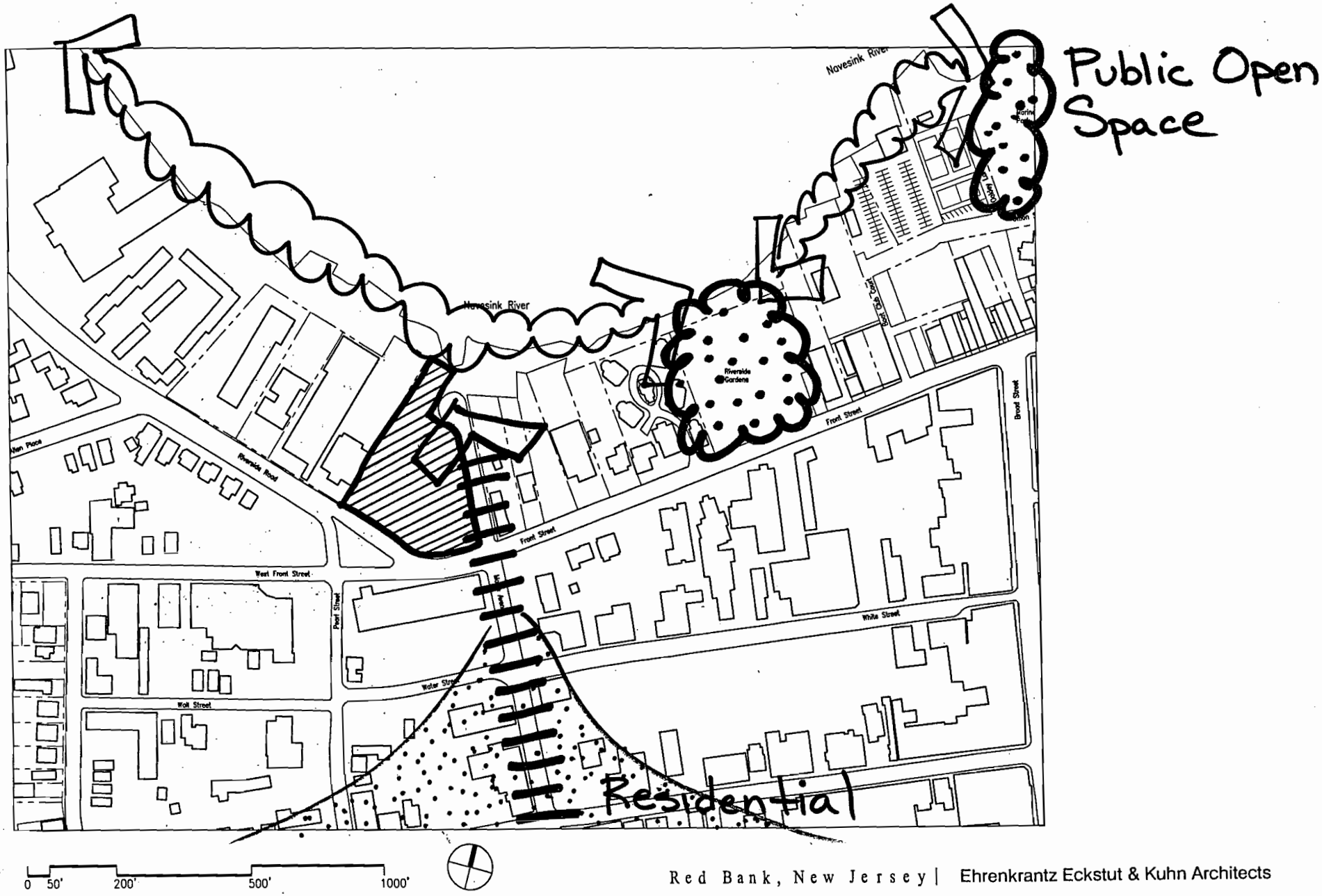

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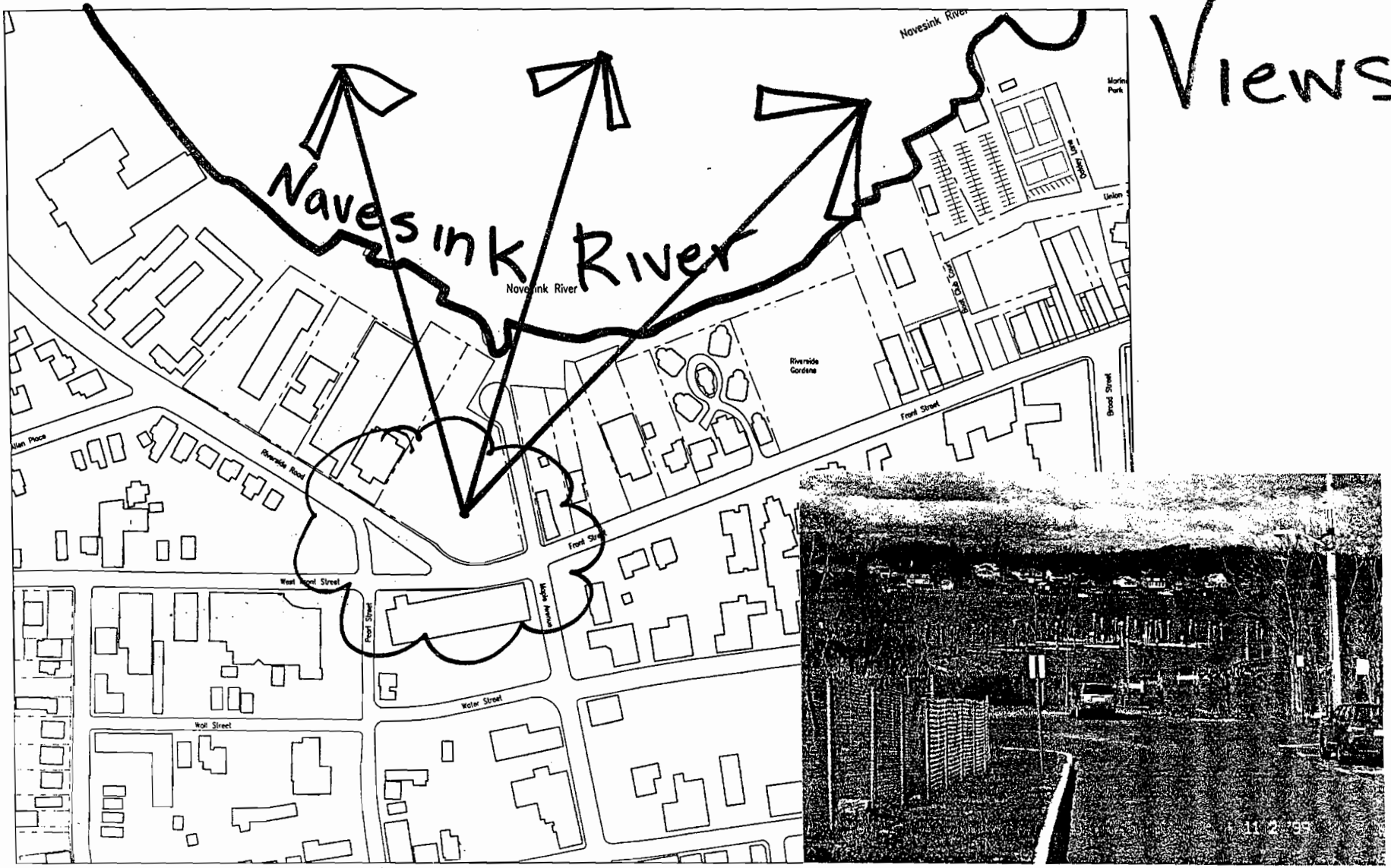
Views



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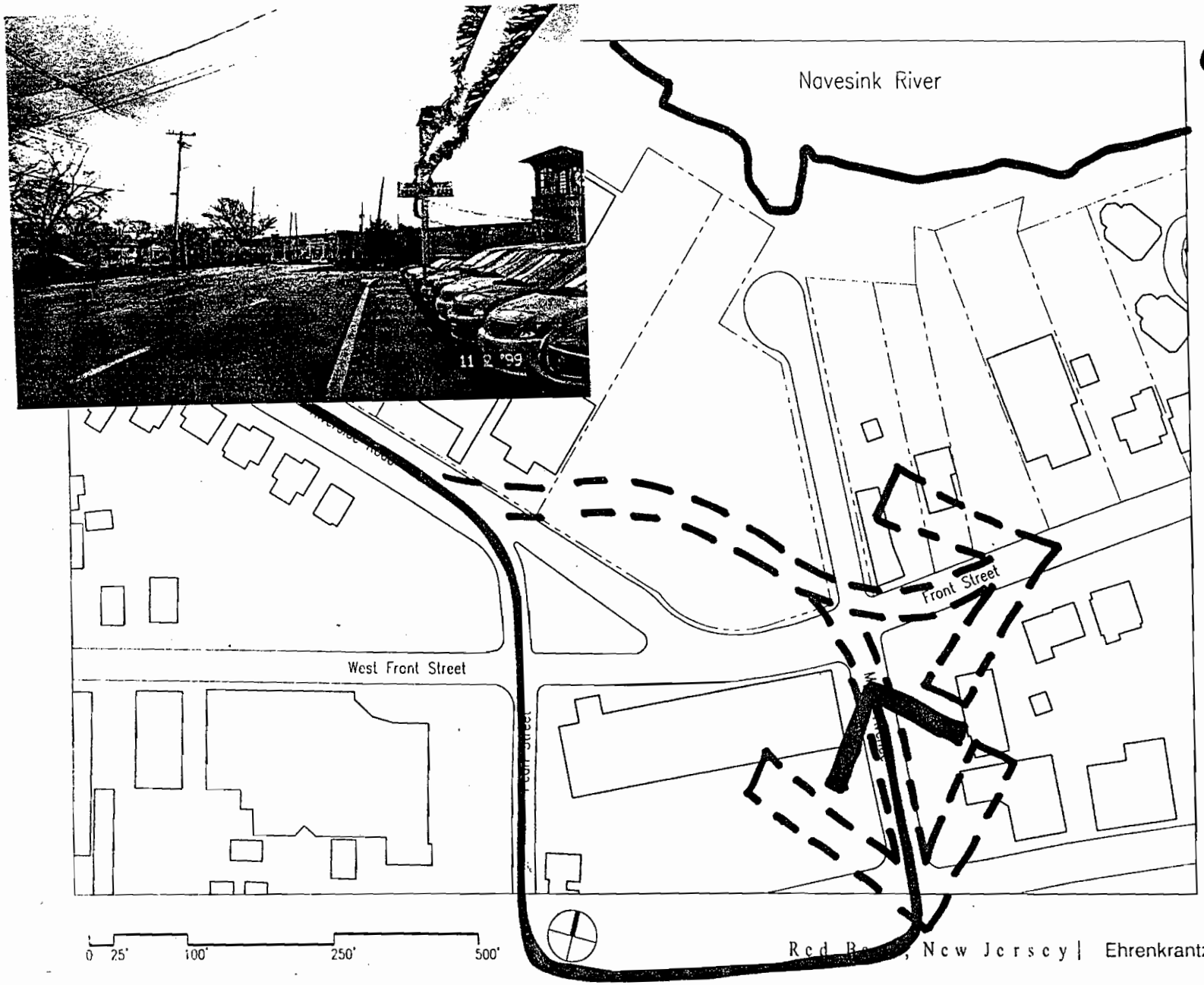

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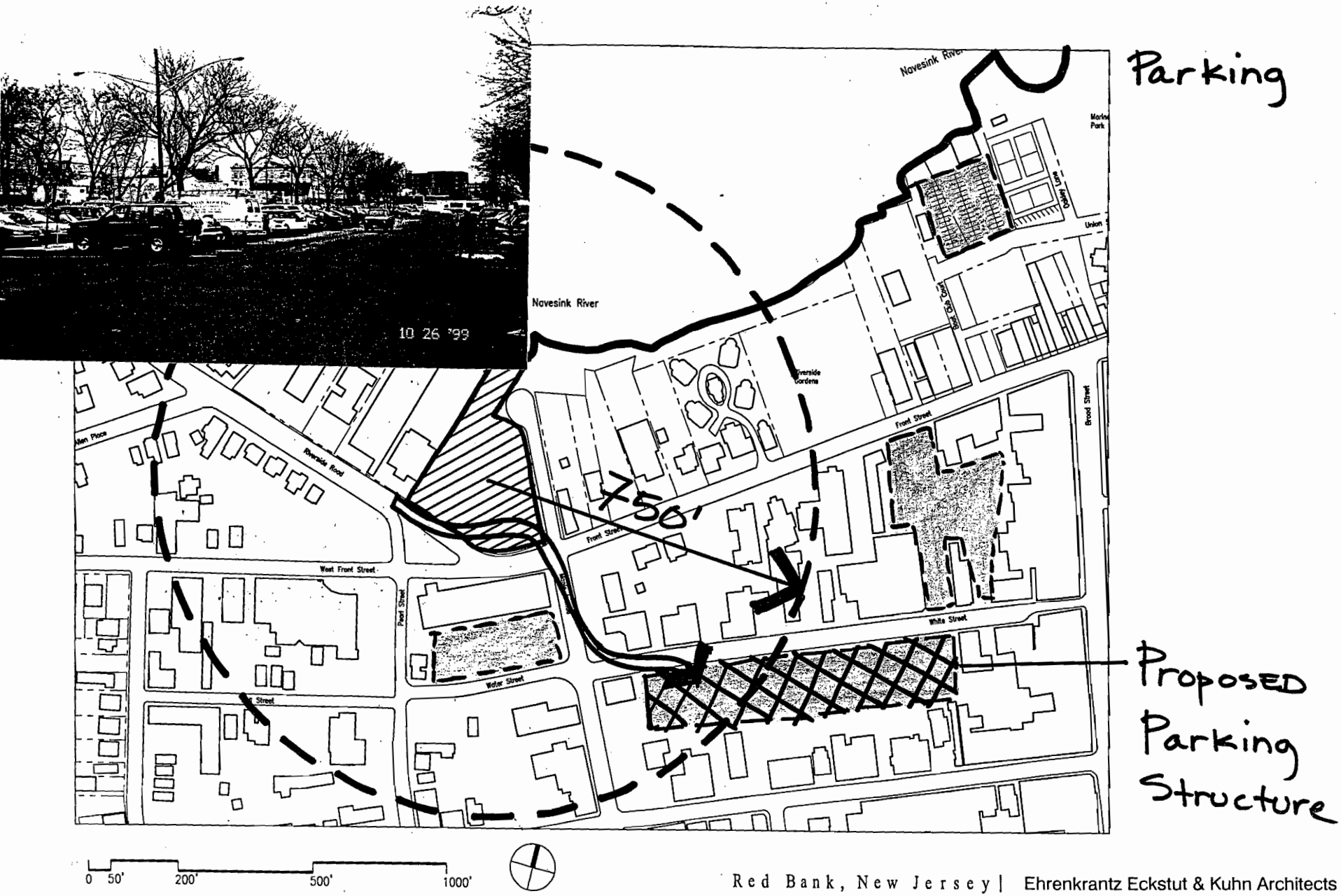

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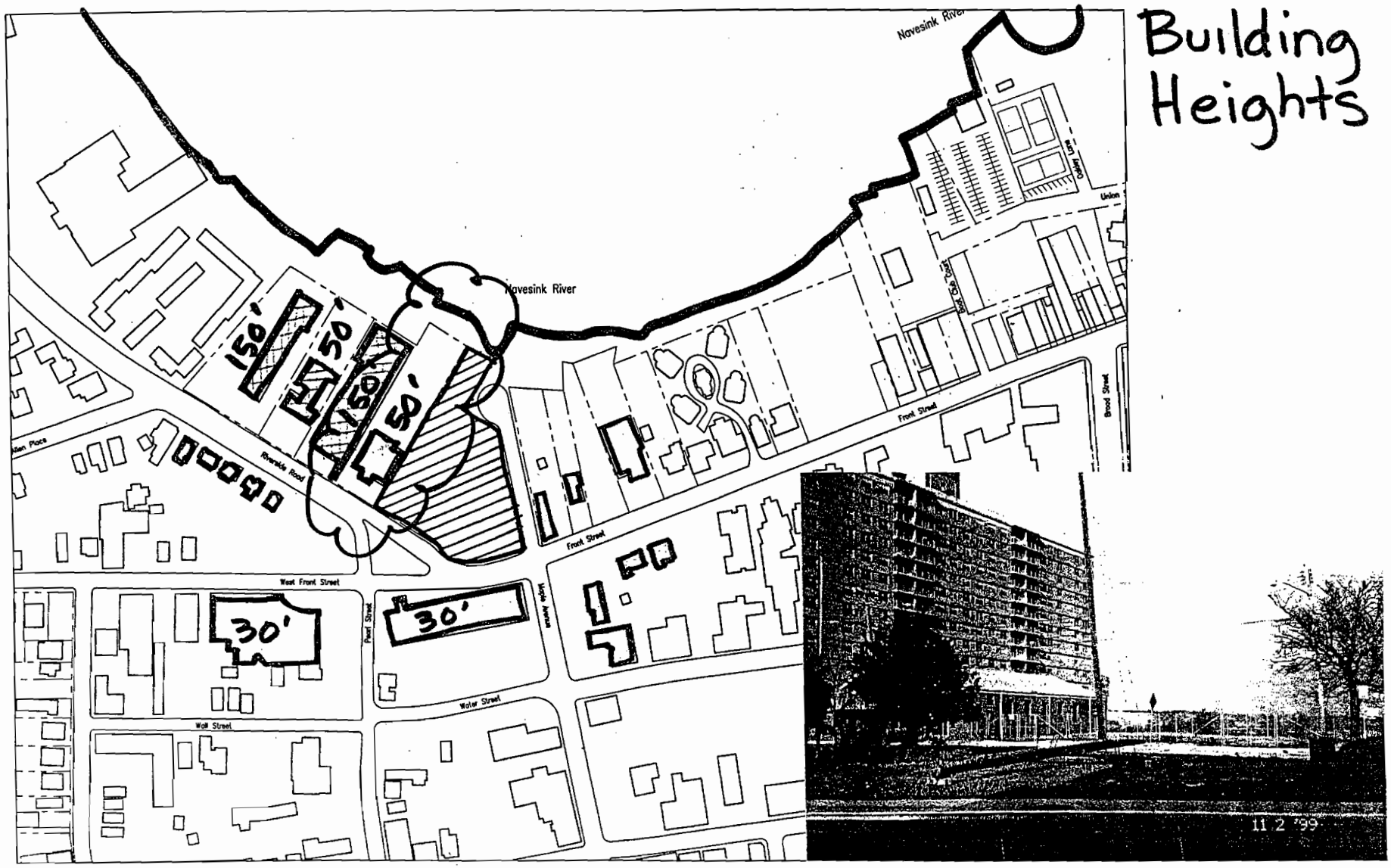
Building Heights



0 50' 200' 500' 1000'

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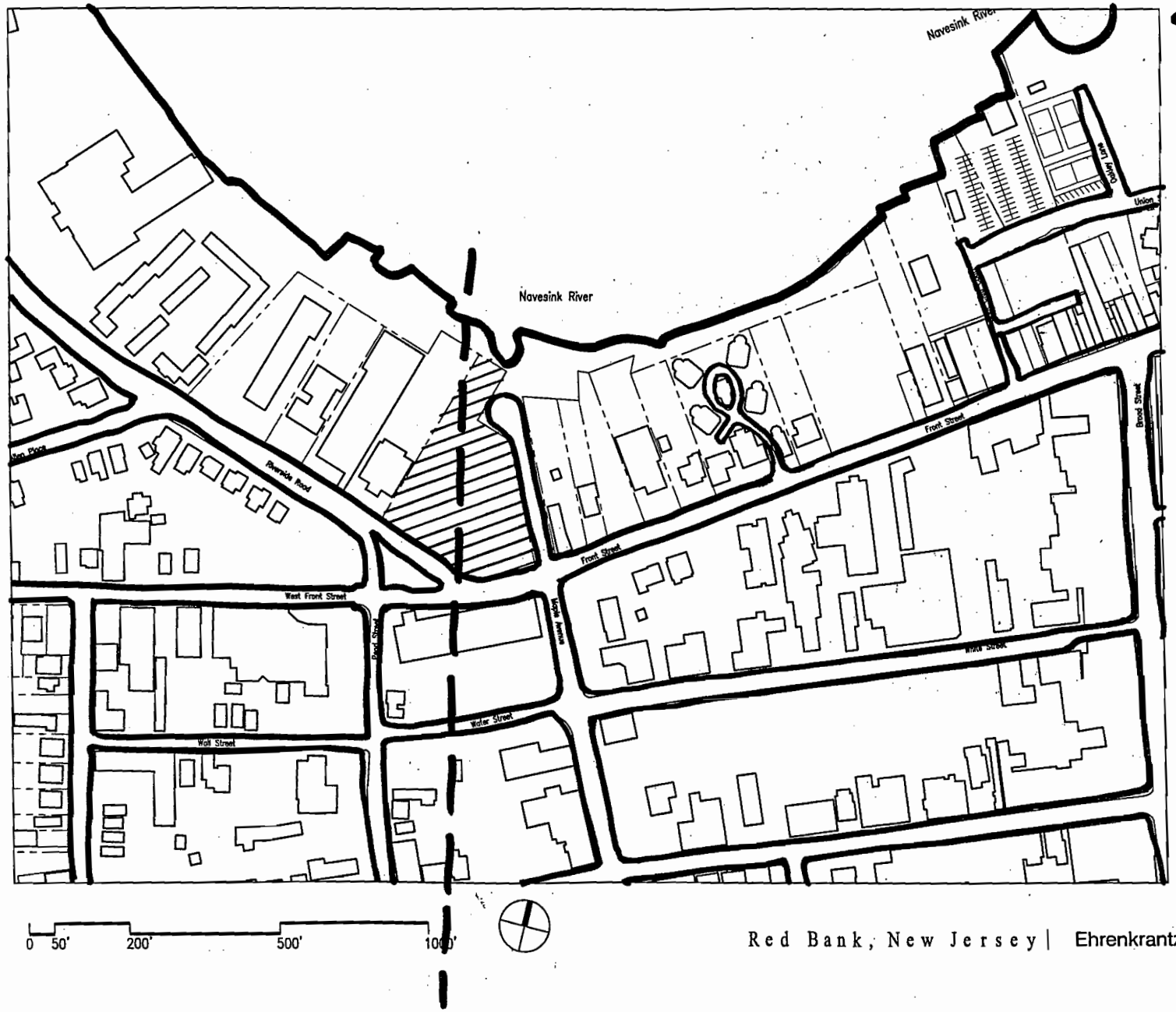
Streets and Blocks



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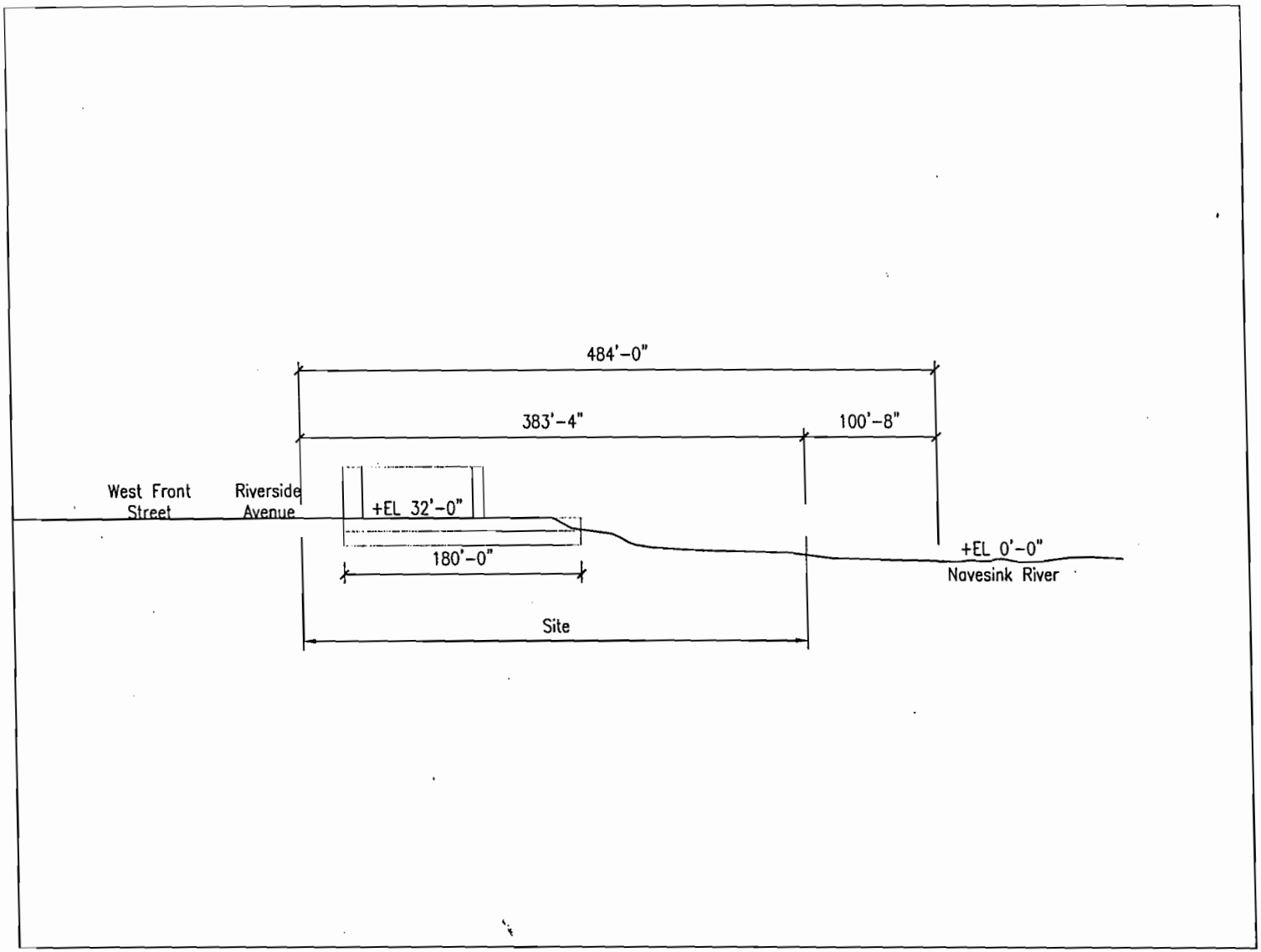
Site Sections



0 50' 80' 250'

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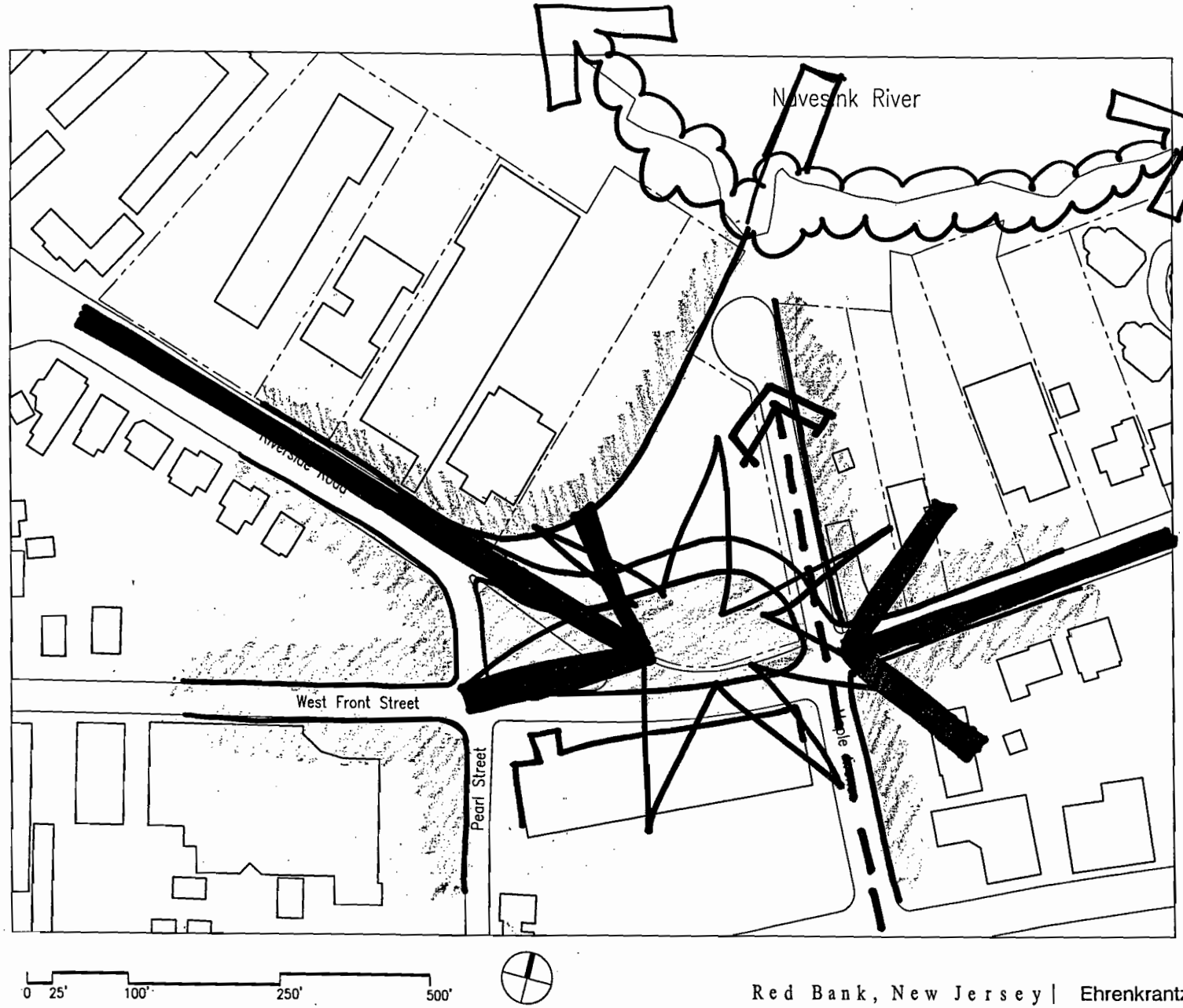
Summary



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Site Area Scheme A

0 25' 100' 250' 500'

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Site Area Scheme B

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Site Area Scheme C

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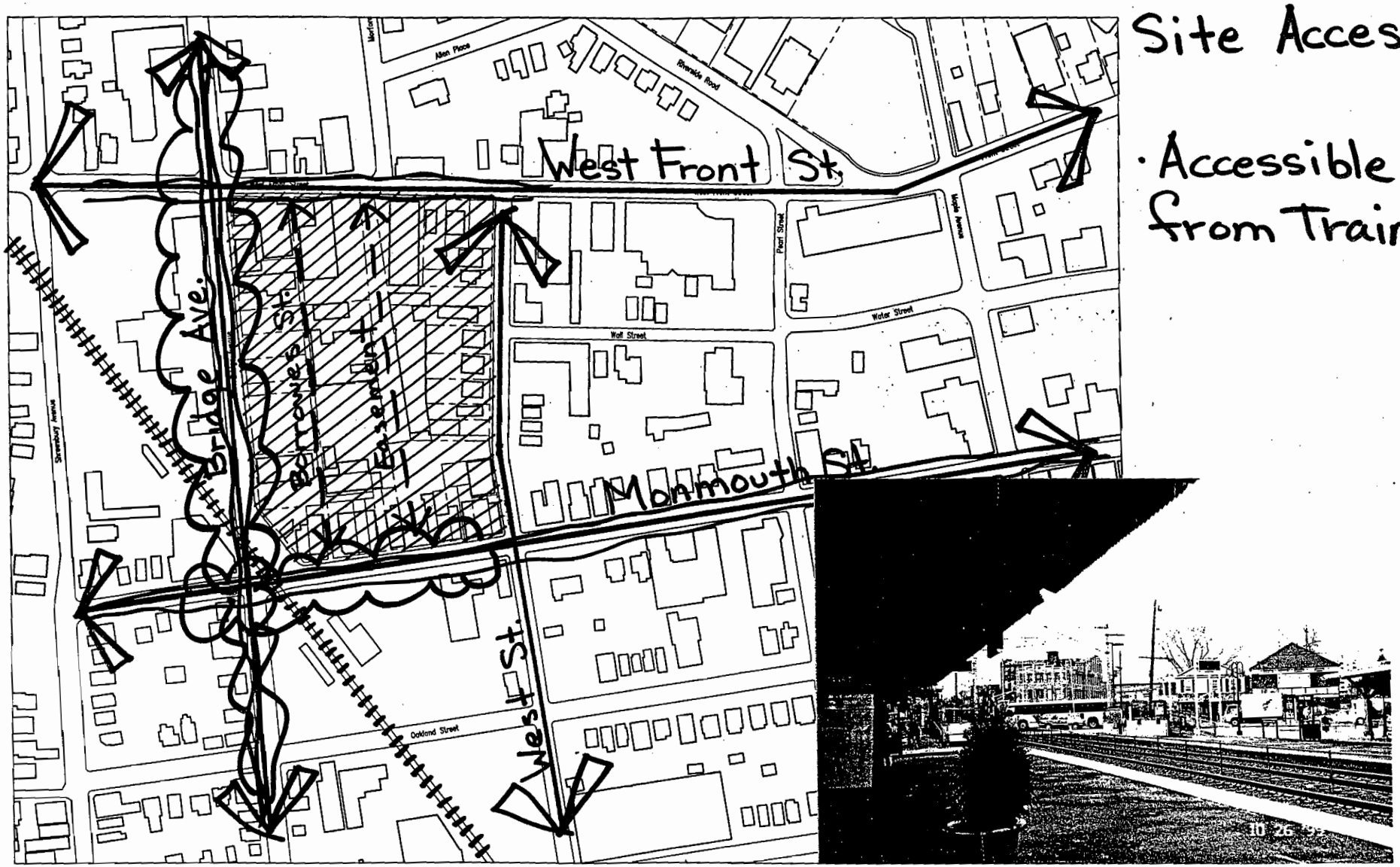
Site Access

- Accessible from Train



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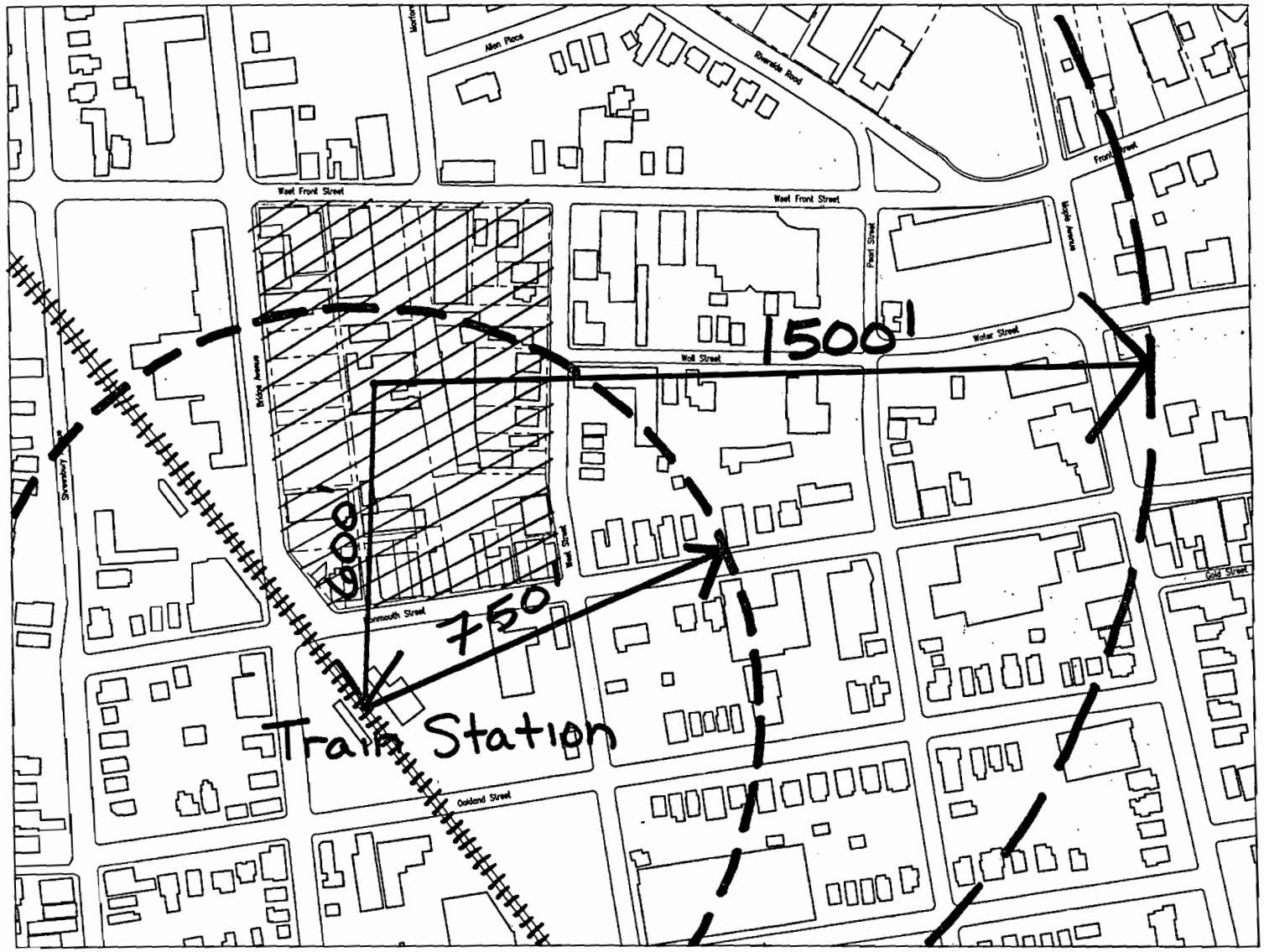
Distance From Train Station



0 50' 200' 500' 1000'

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Streets and Blocks

- Large Blocks
- Easement

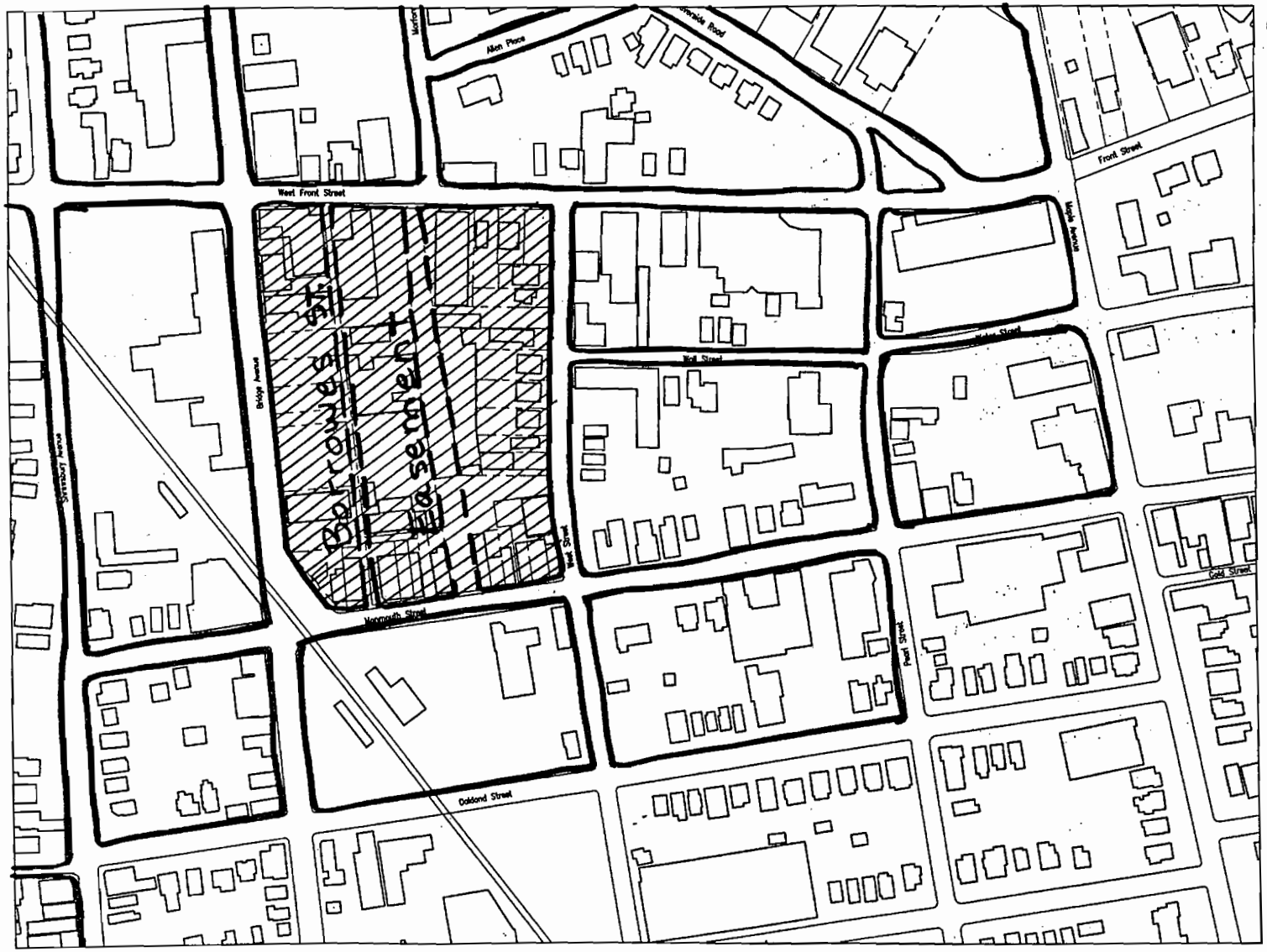

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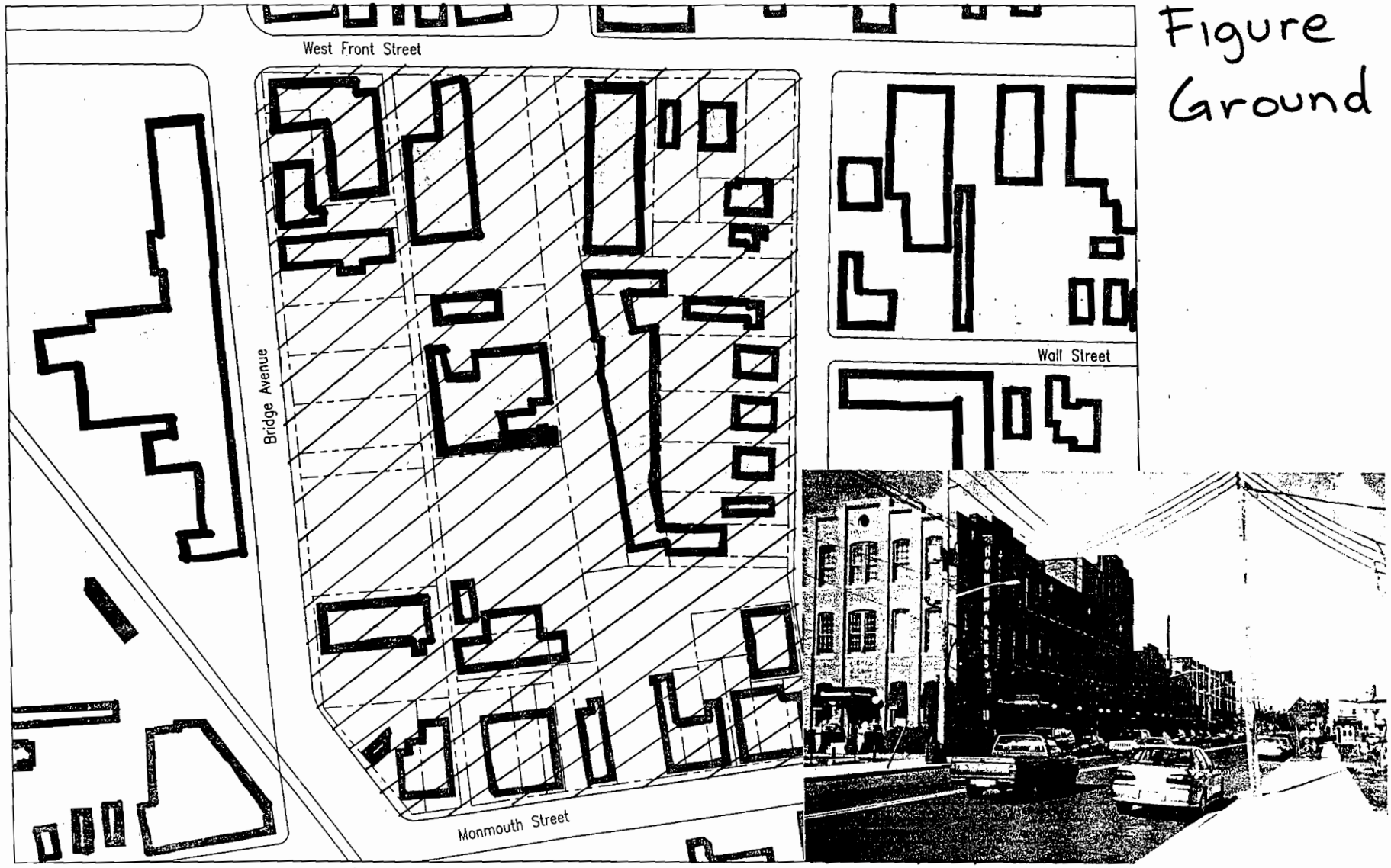
Figure Ground



0 25' 100' 250' 500'

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Buildings to Remain

0 25' 100' 250' 500'

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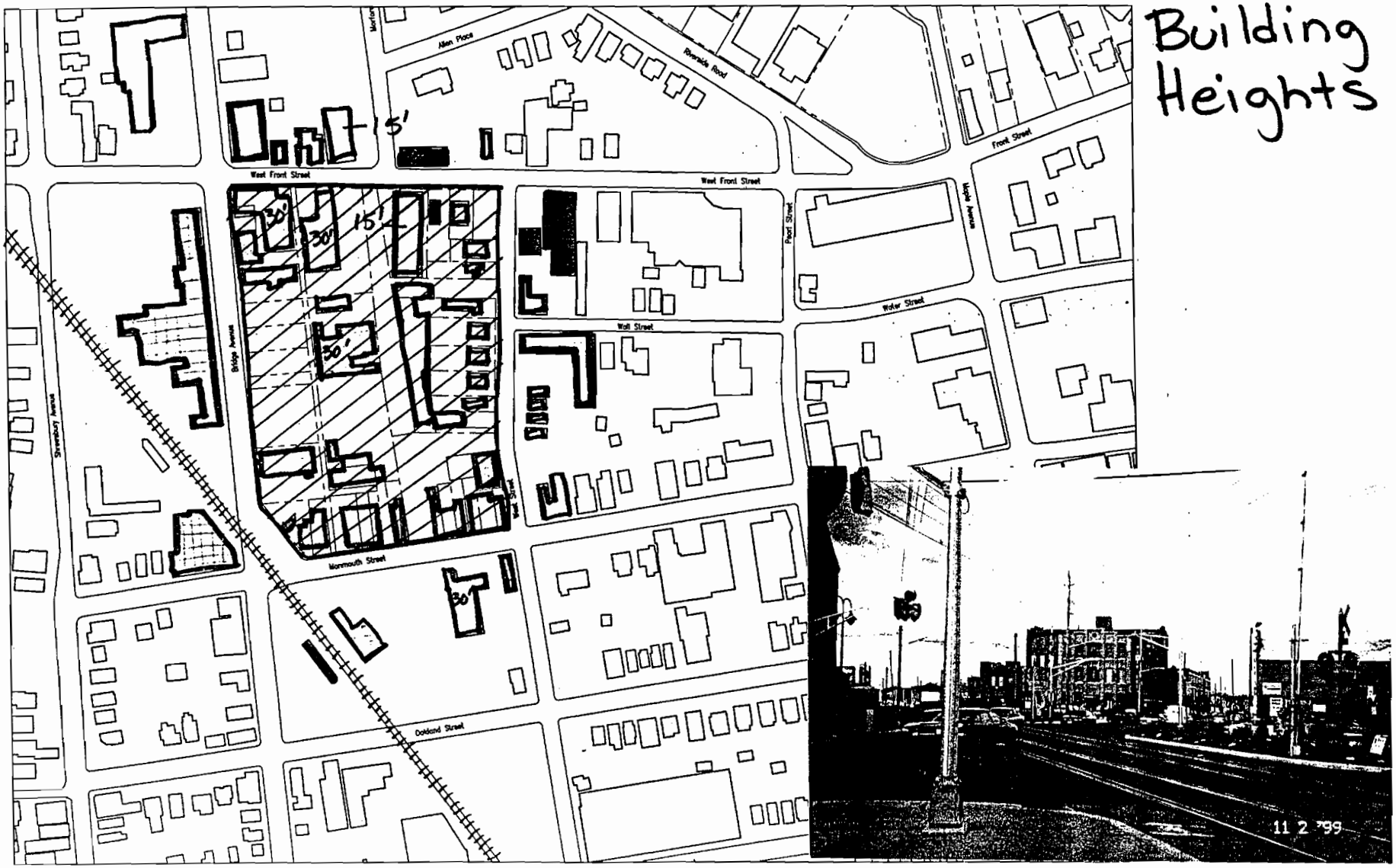
Building Heights



0 50' 200' 500' 1000'

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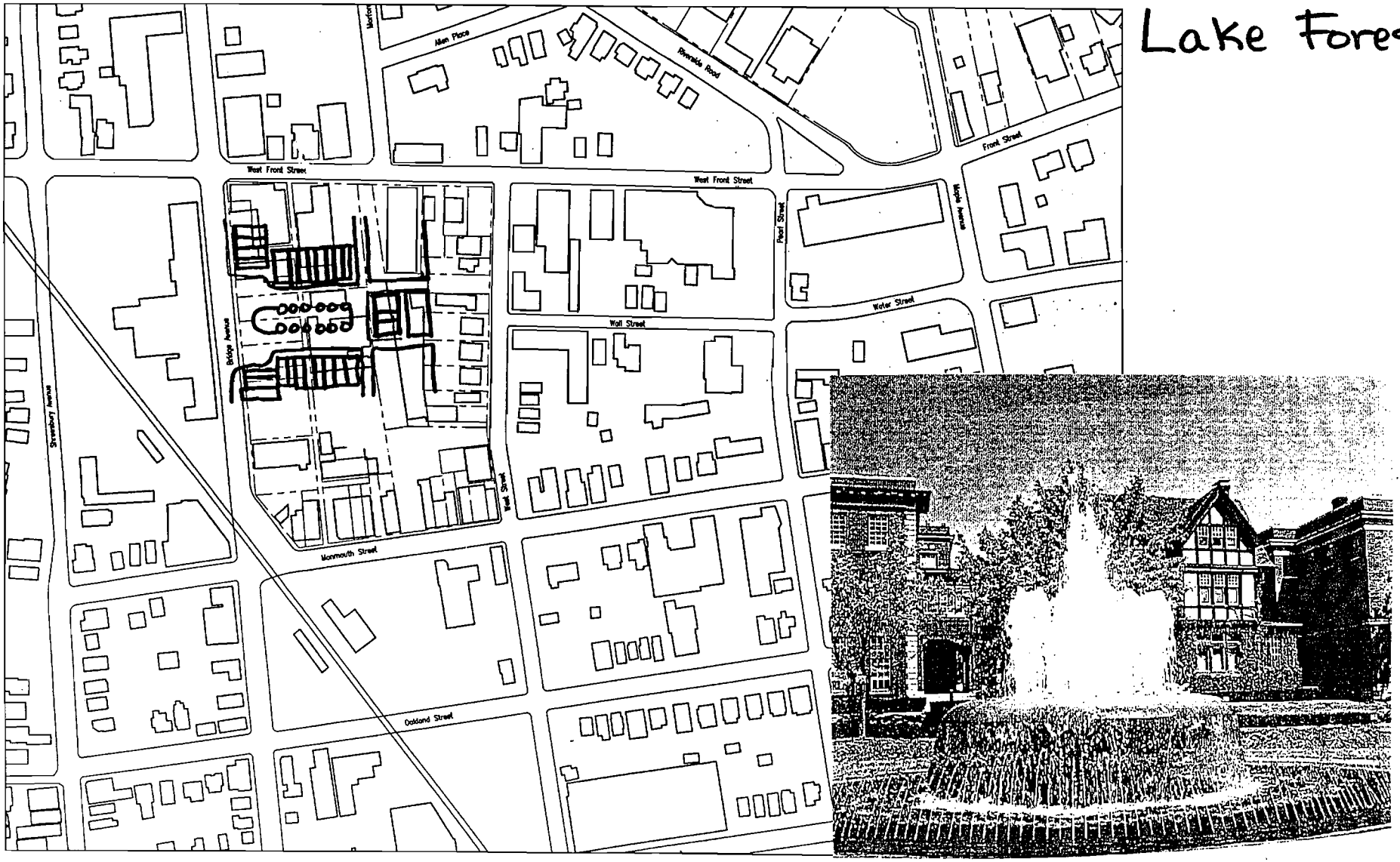
Broad St. Overlay

Lake Forest



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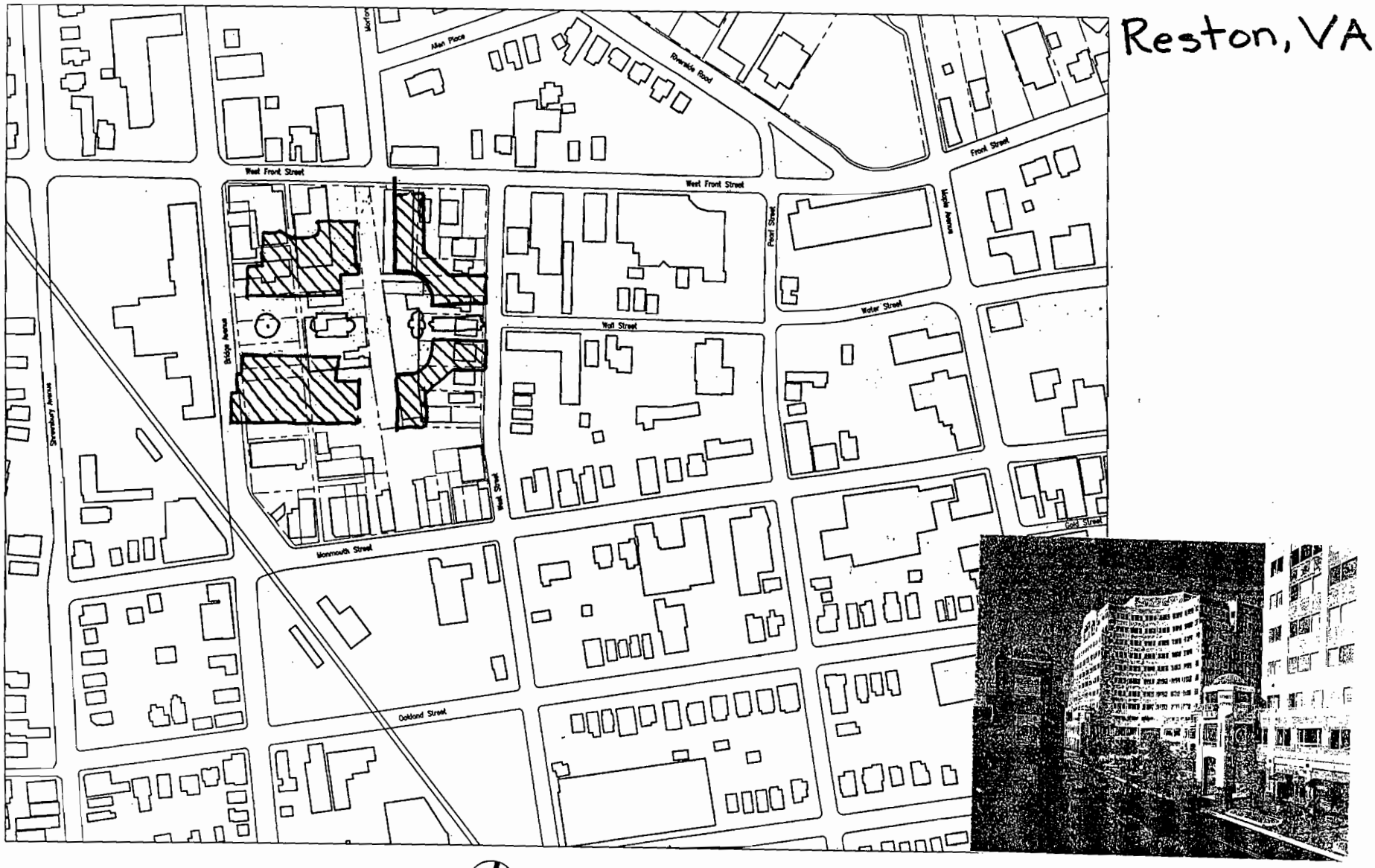
Reston, VA



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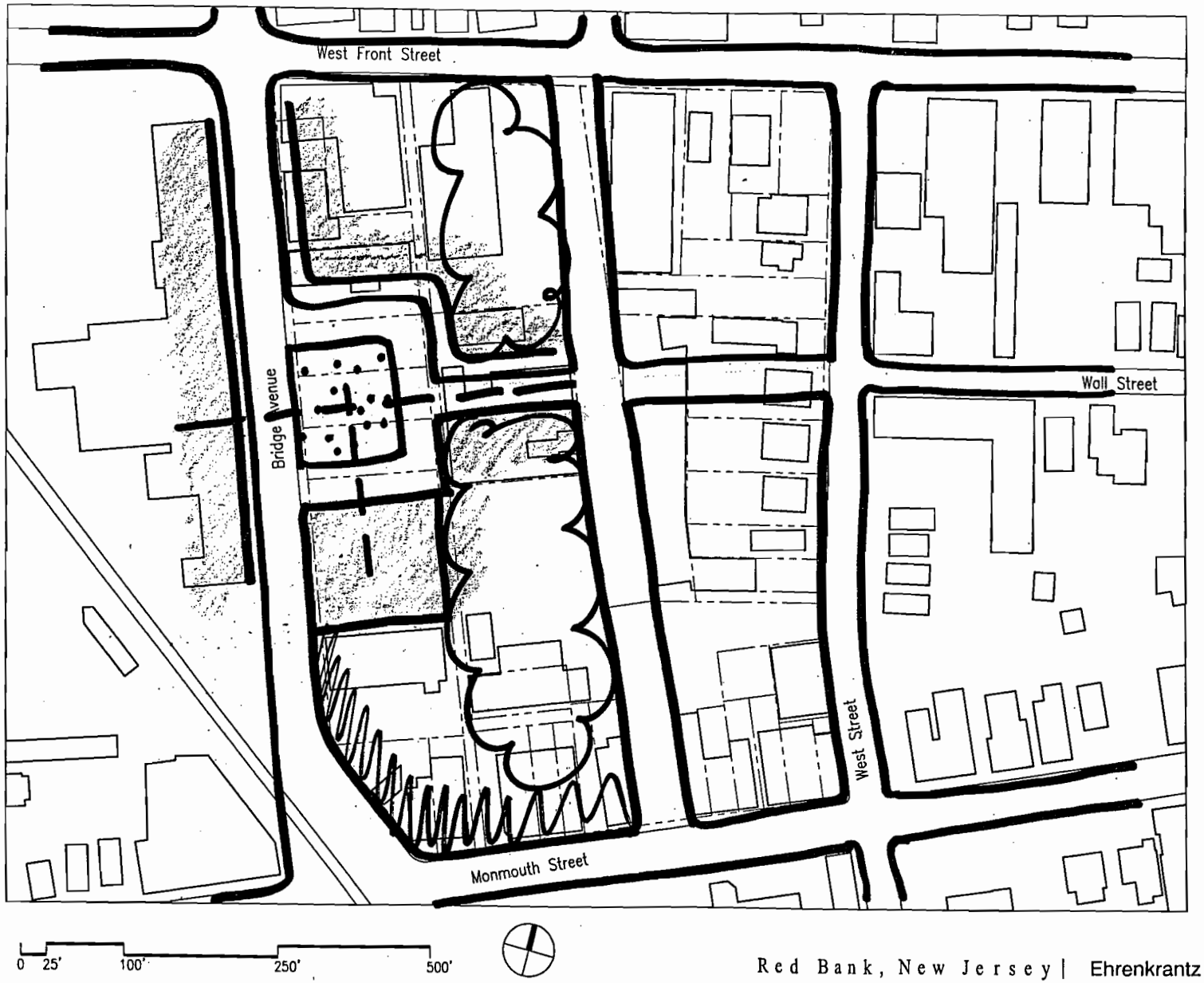
Summary



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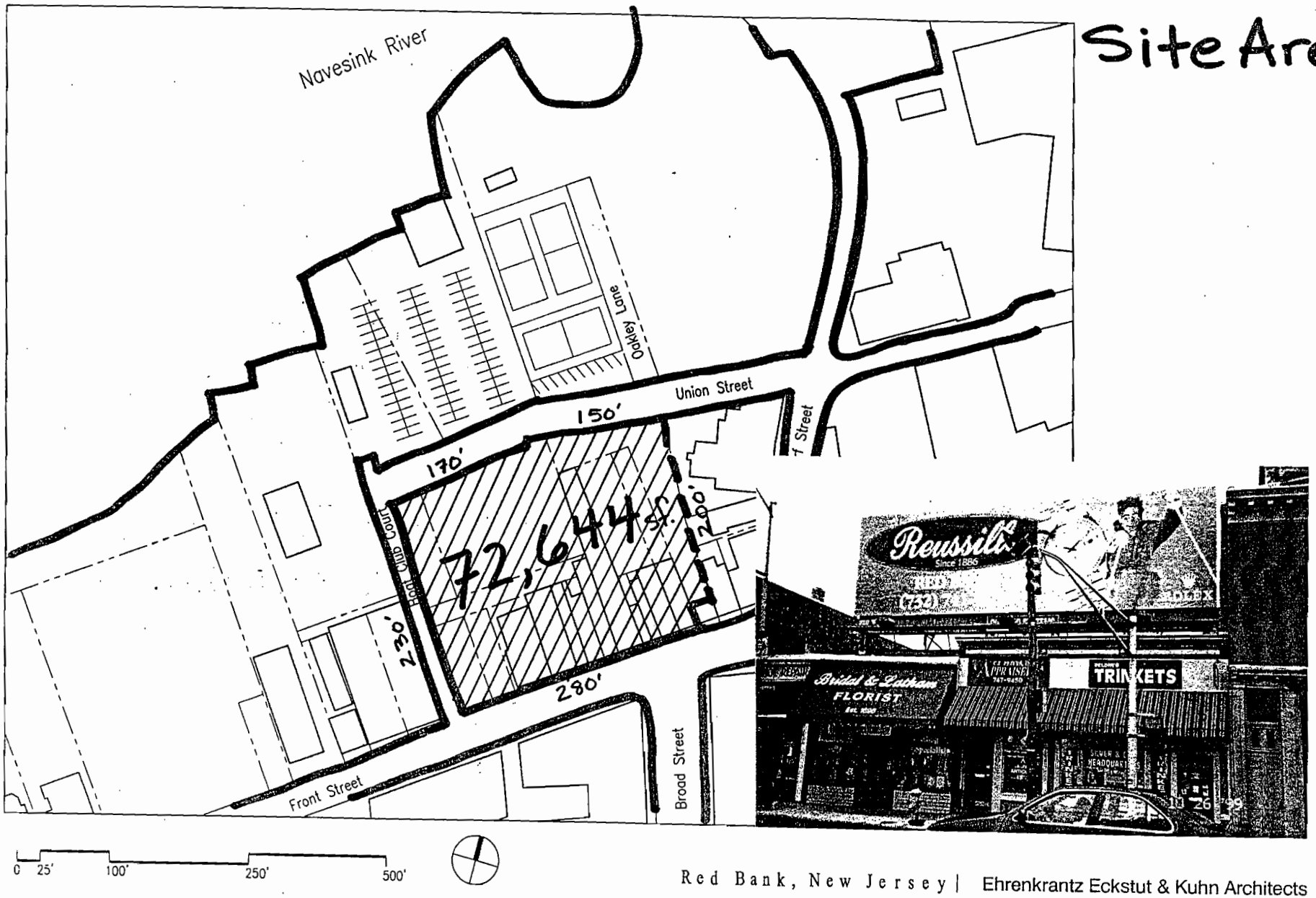
Site Area



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Public Open Space

- Accessible to Public

0 50' 200' 500' 1000'

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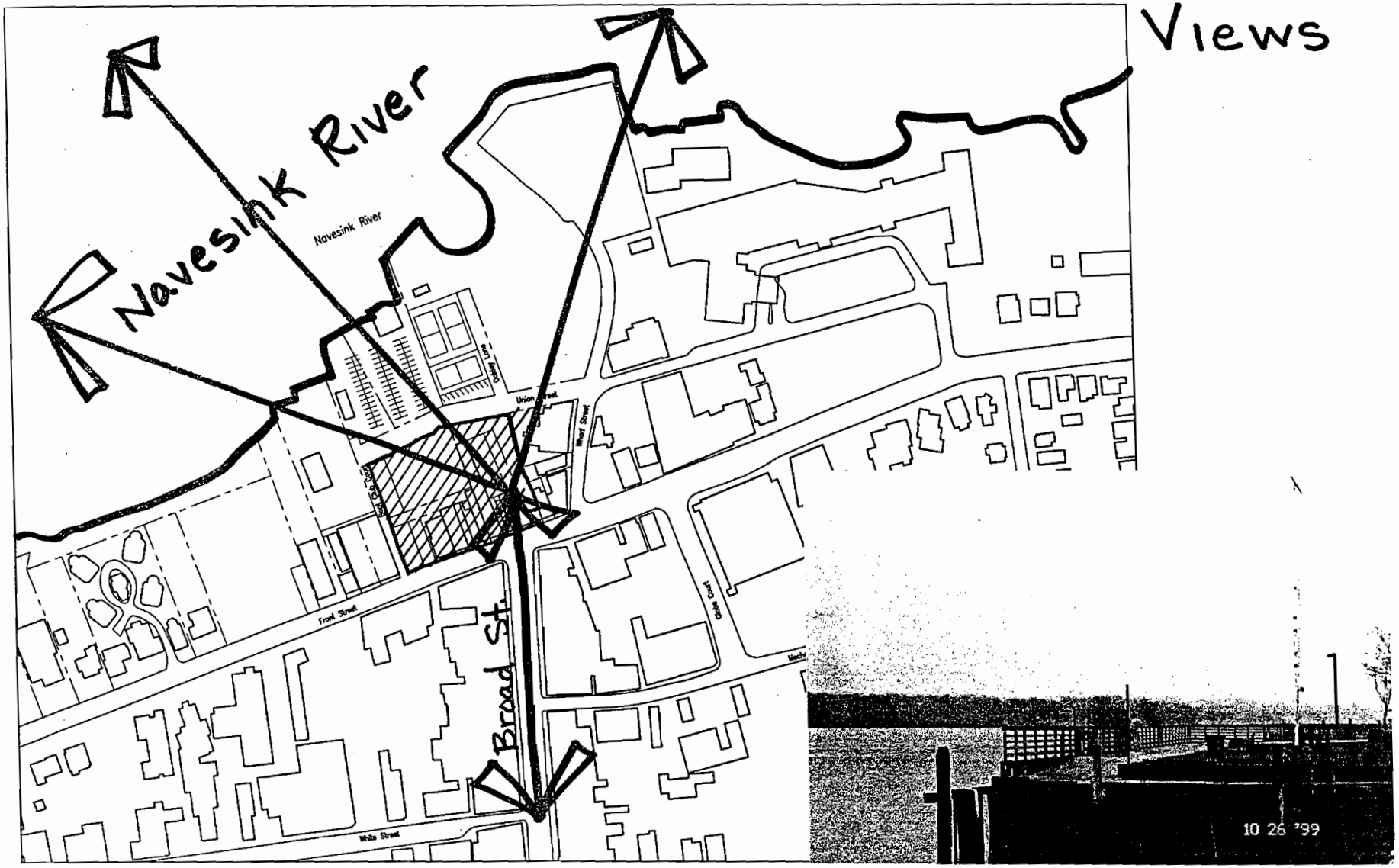
Views



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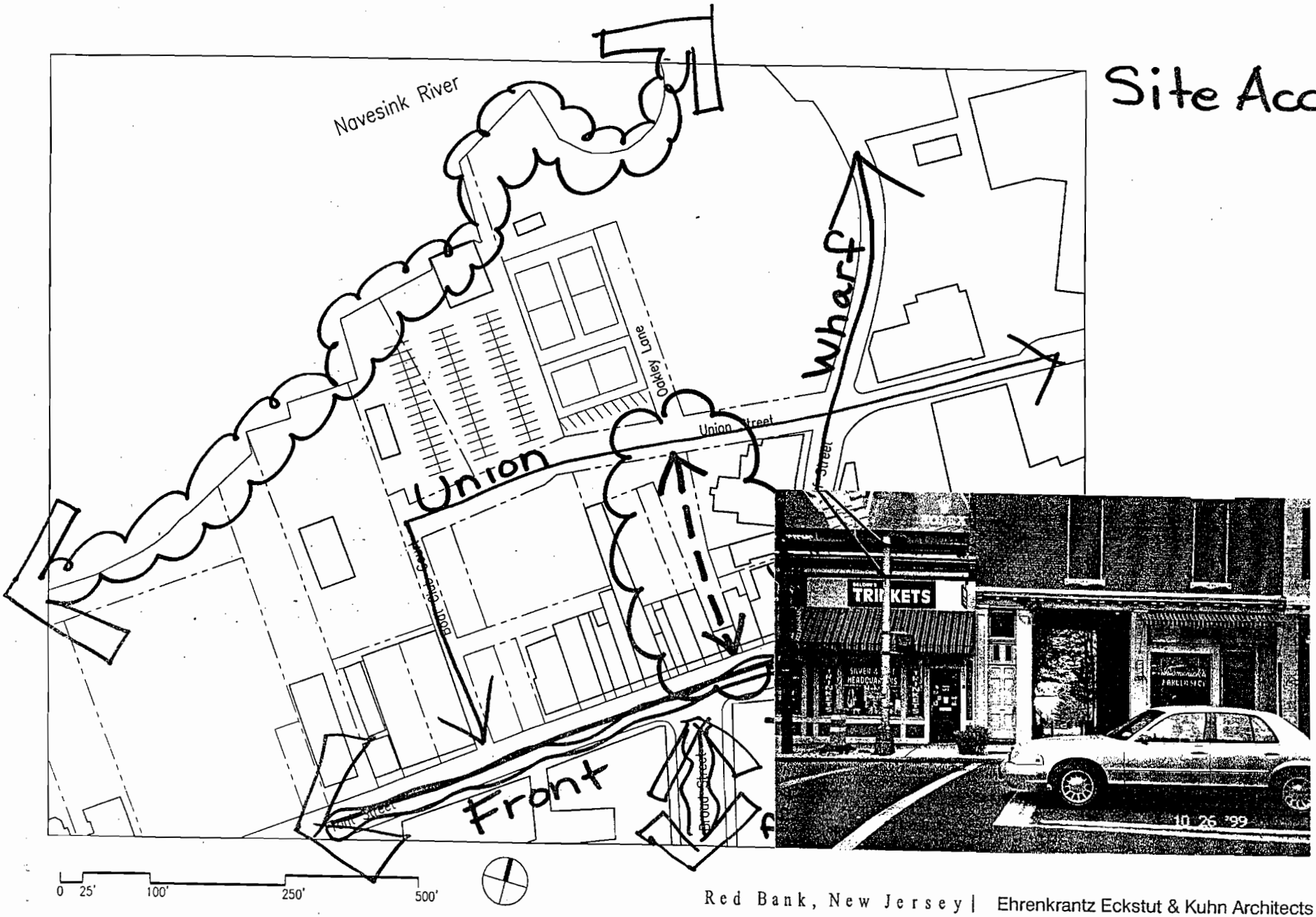
Site Access



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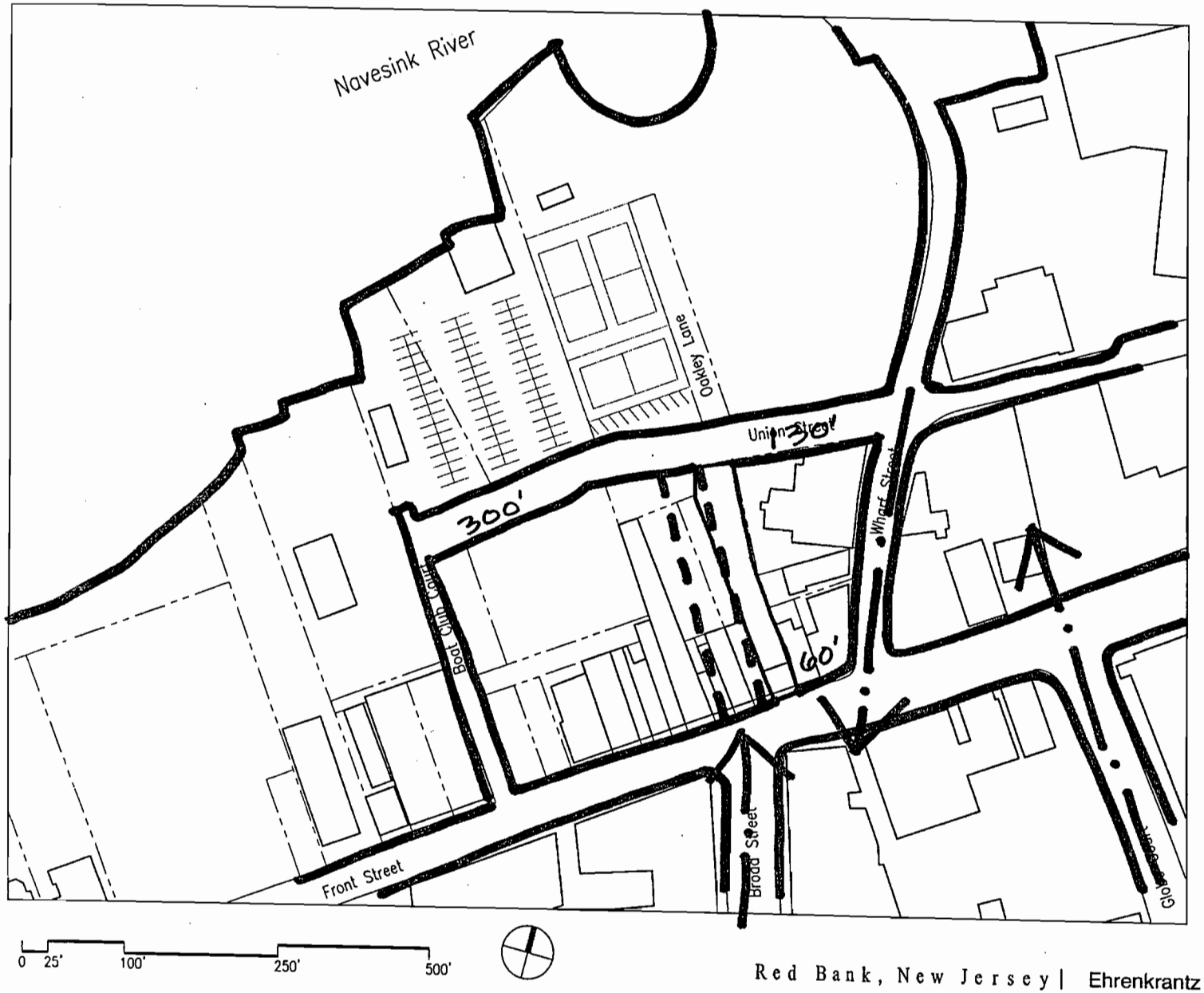

Streets and Blocks

· Small Blocks

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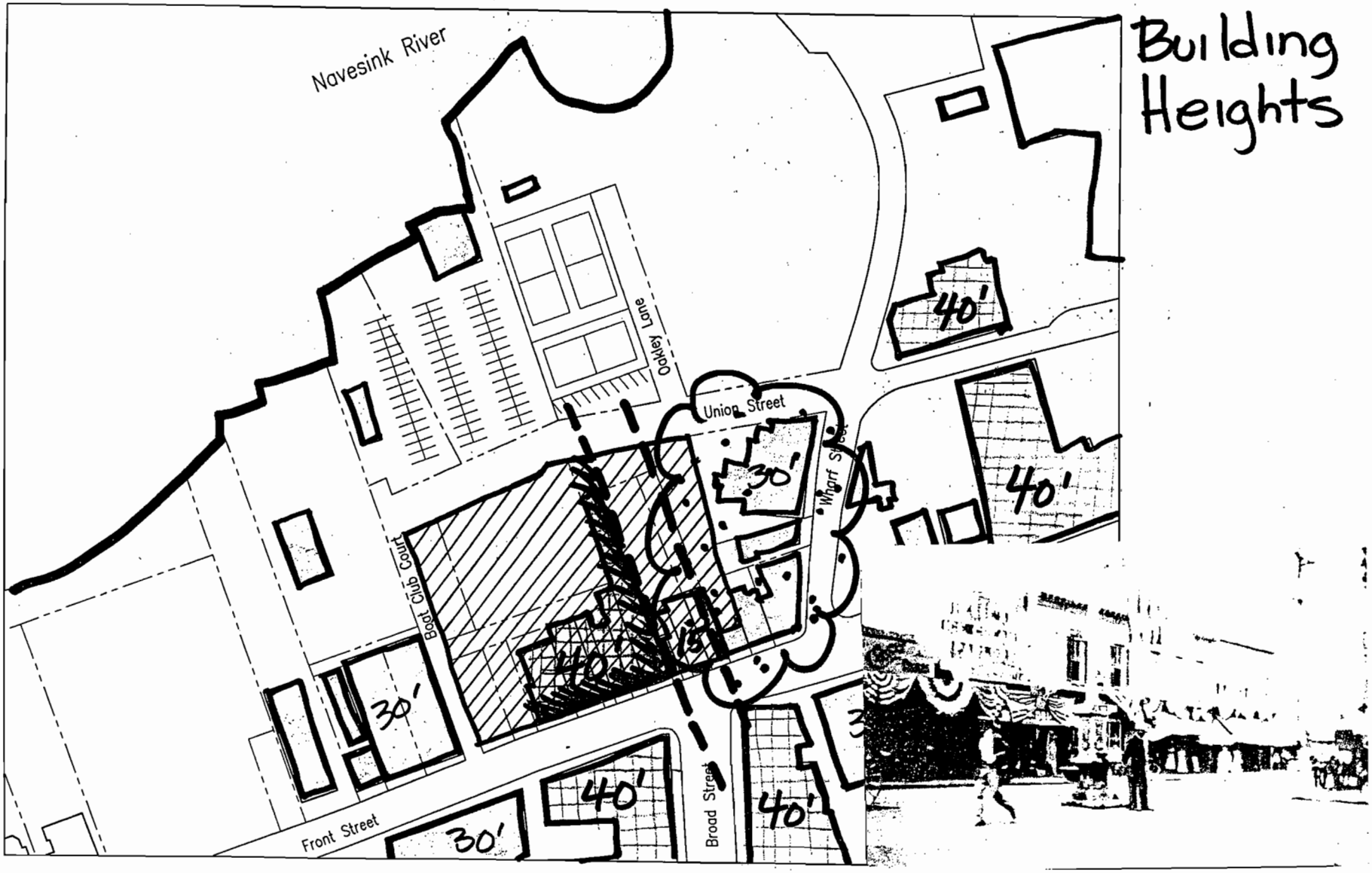
Building Heights



0 25' 100' 250' 500'

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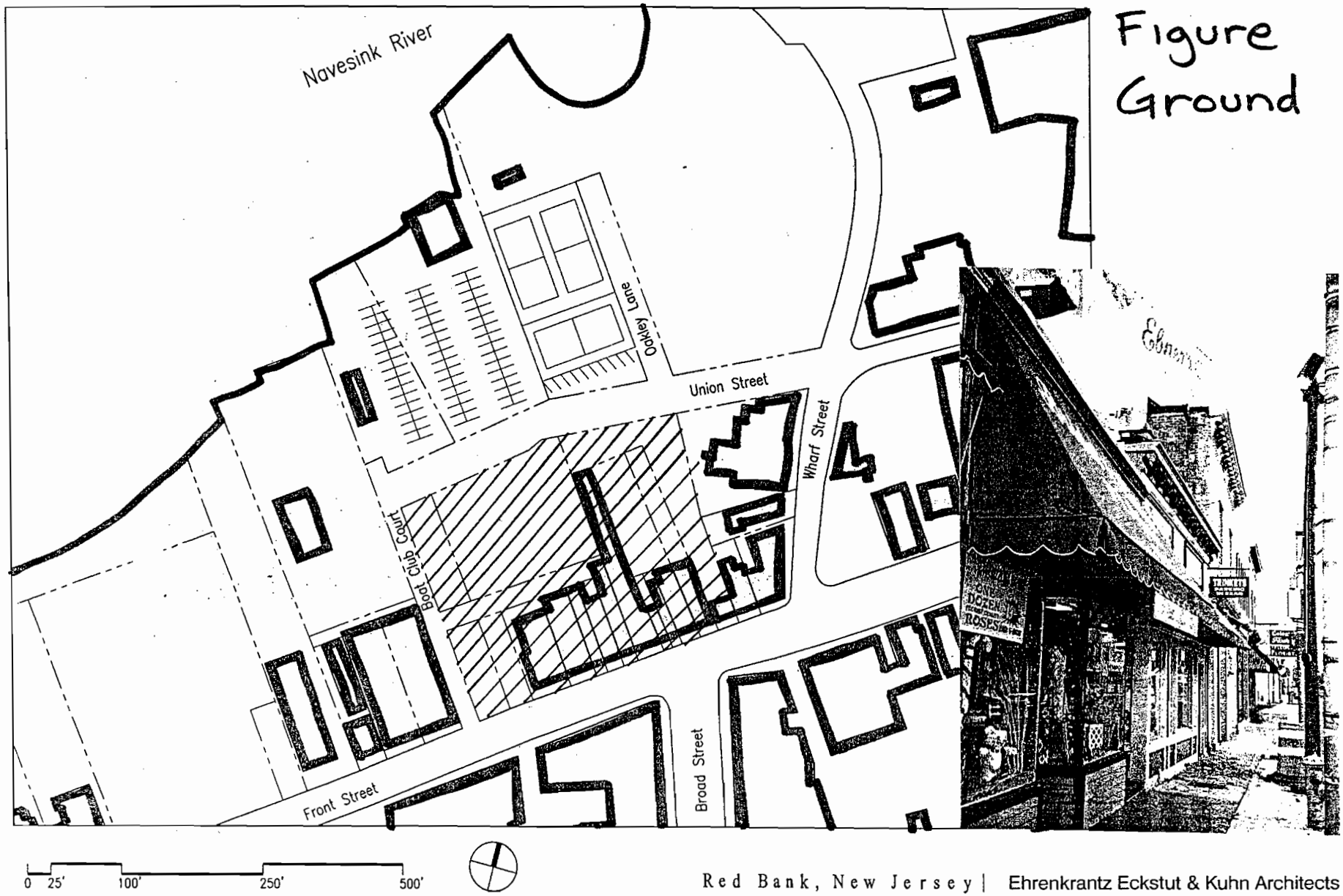
Figure Ground



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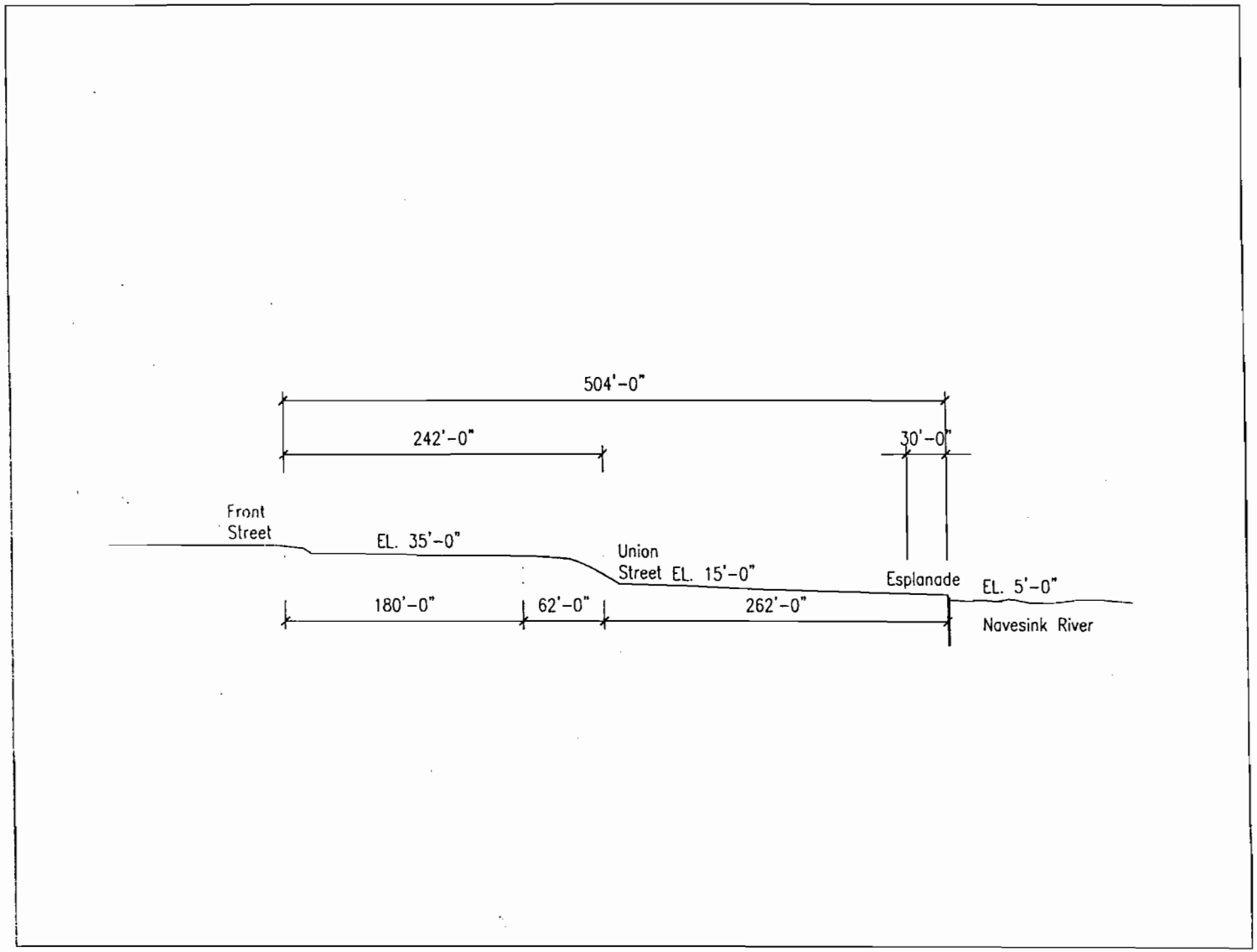
Site Sections



0 50' 80' 250'

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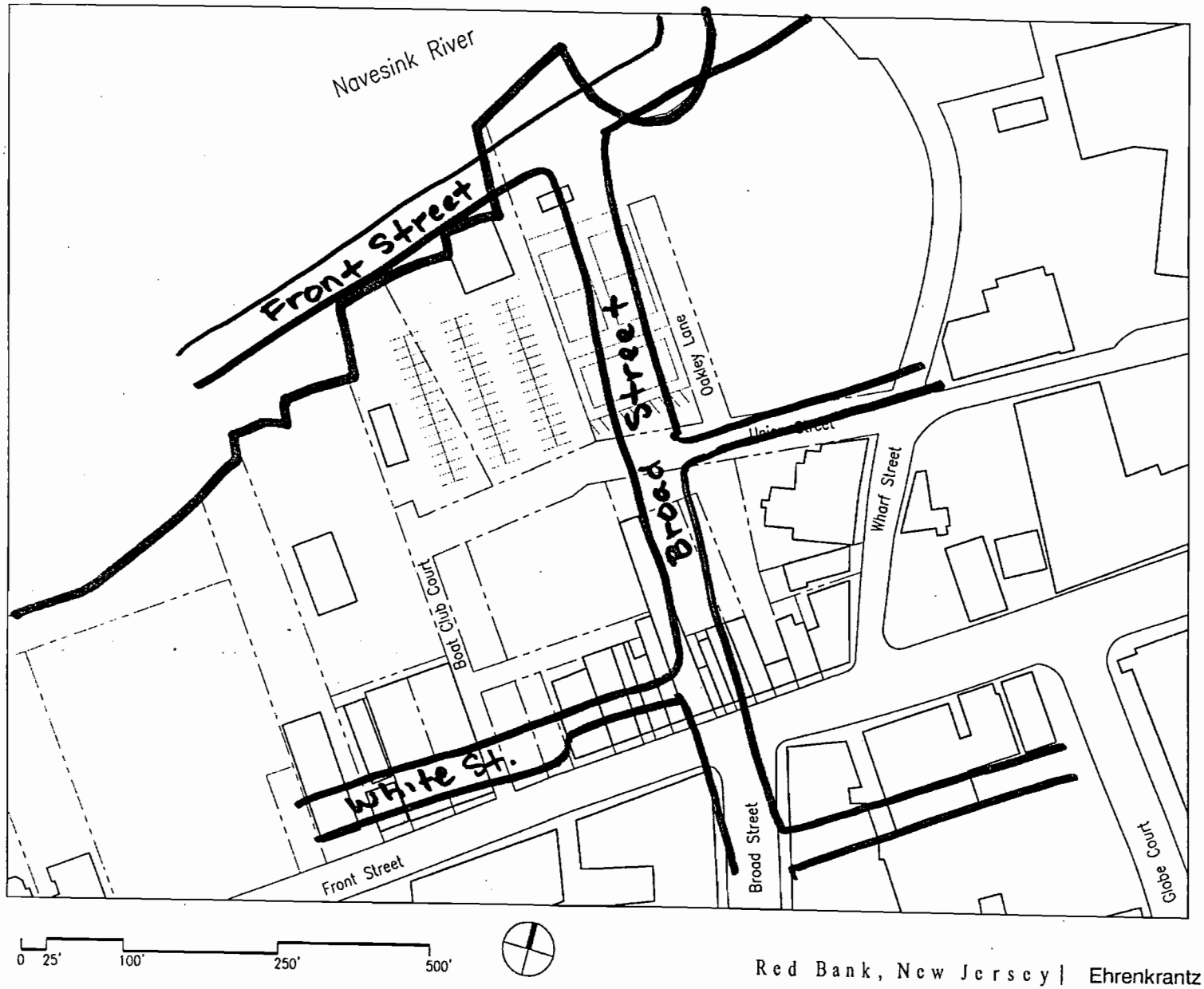
Broad St. Overlay



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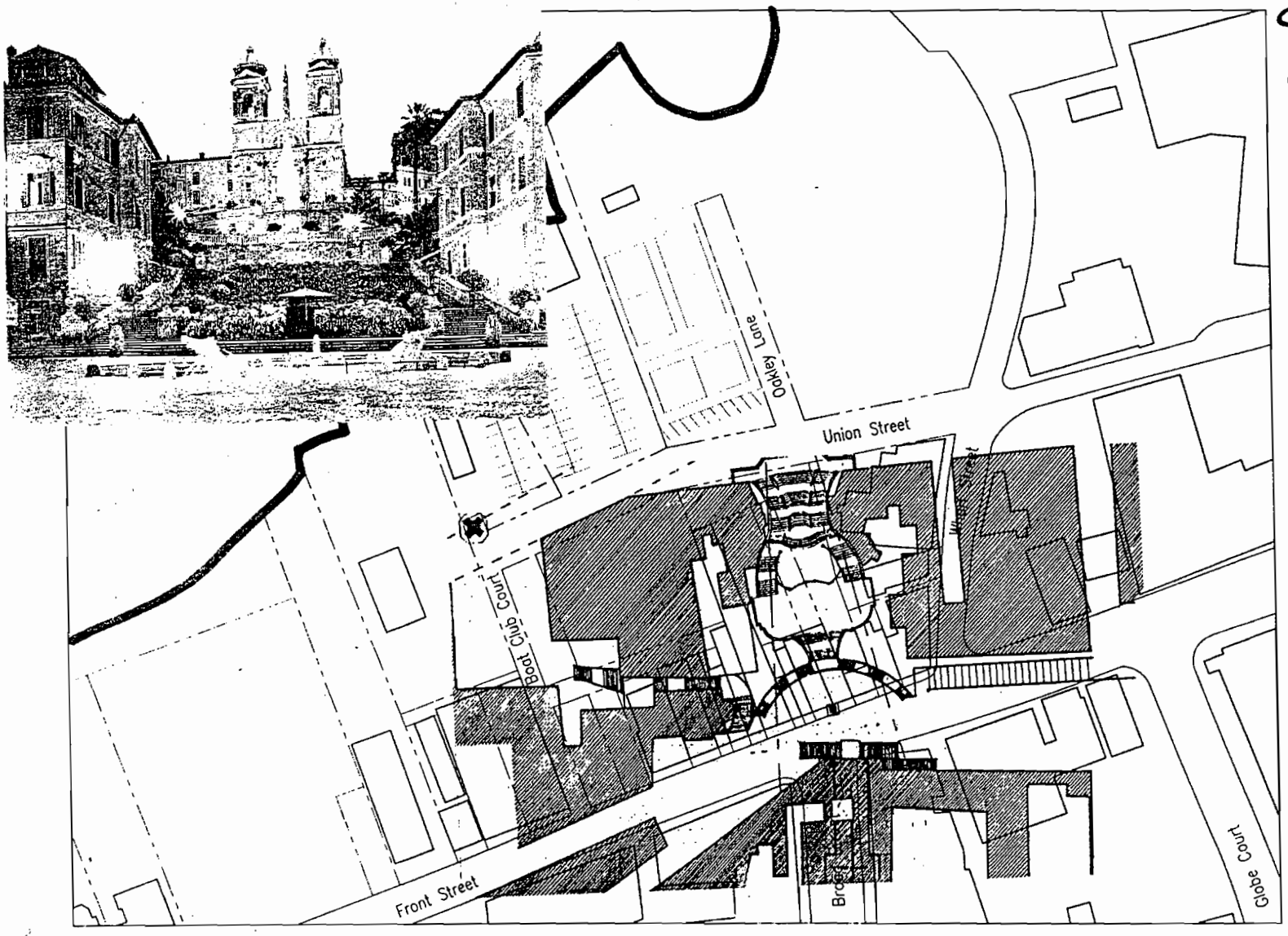

Spanish Steps, Rome

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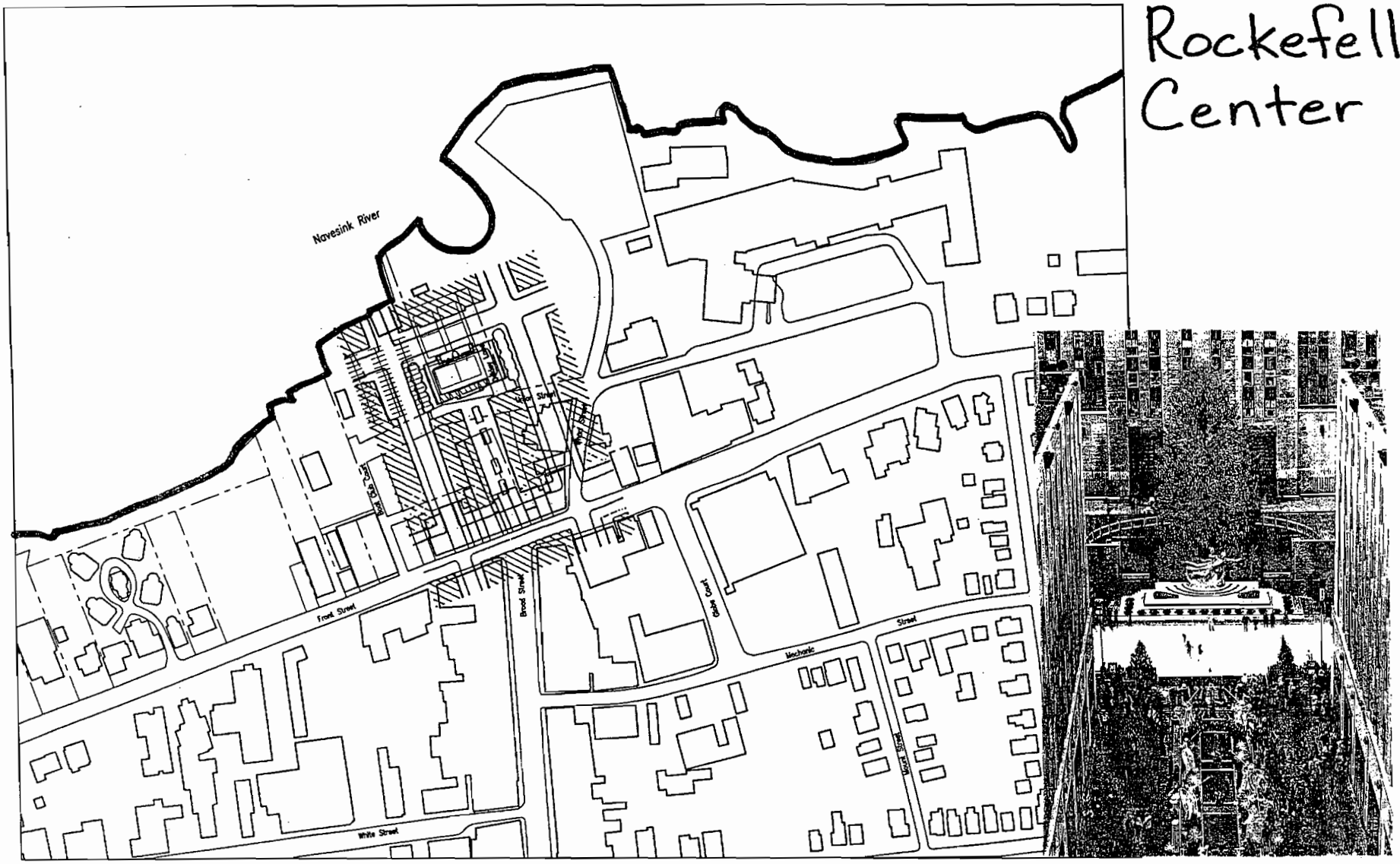
Rockefeller Center



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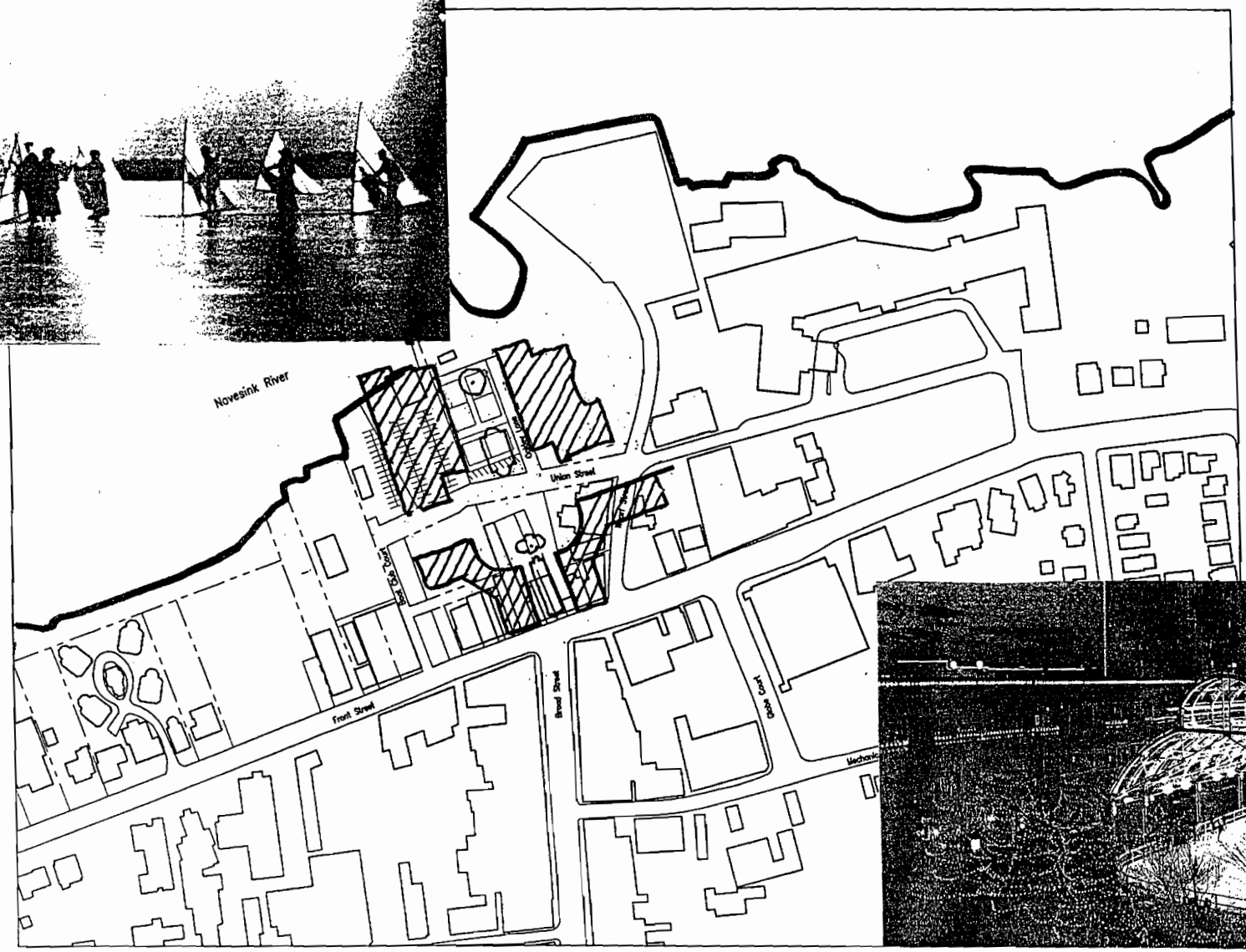
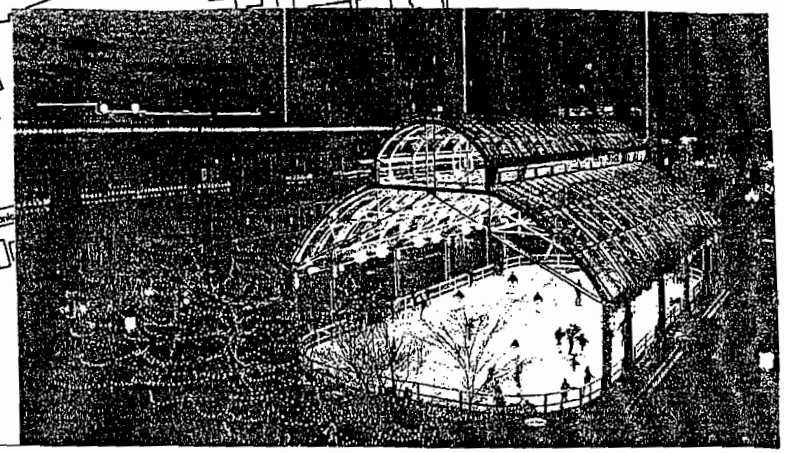
Reston, VA





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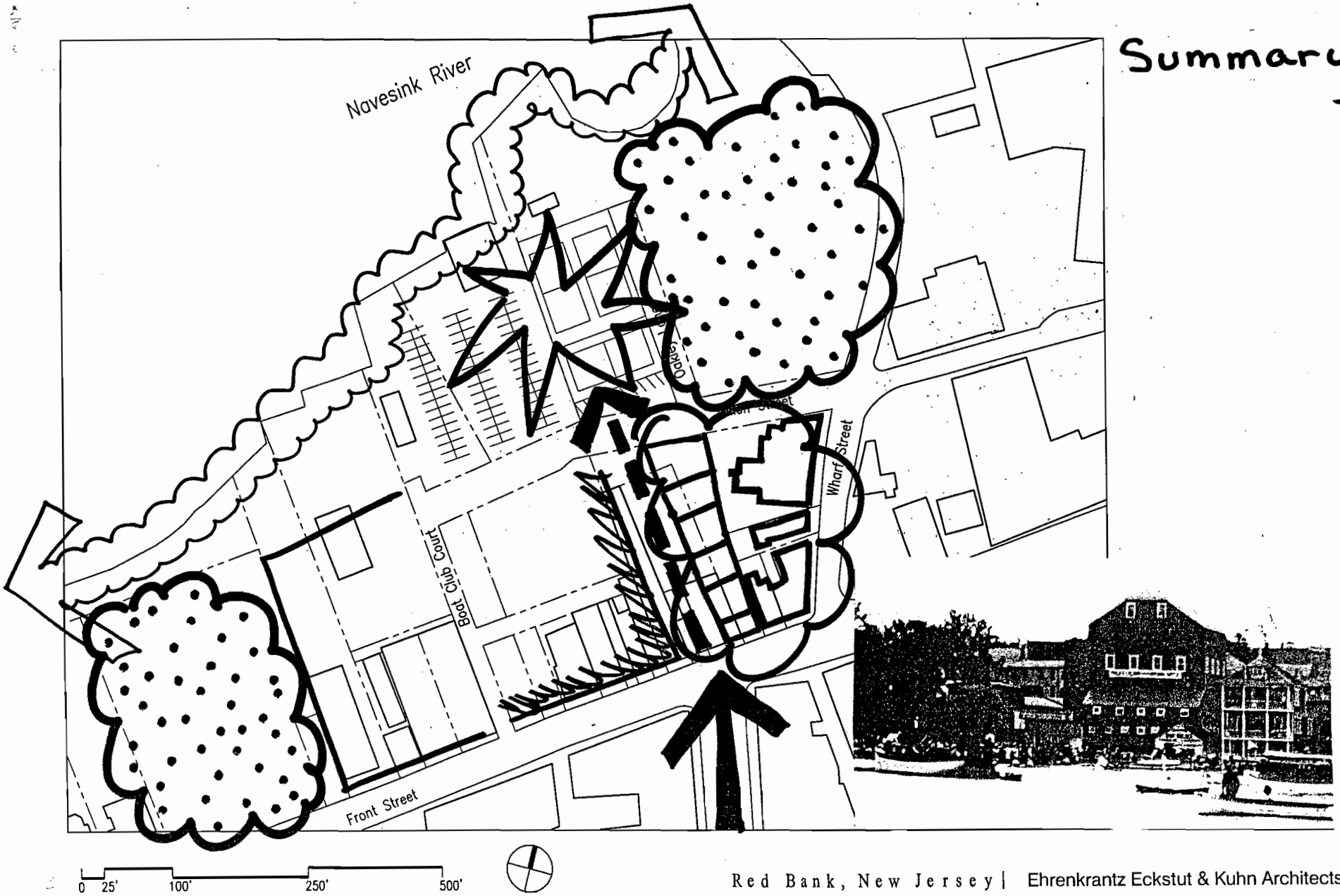
Summary



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