LACKAWANNA PLAZA REDEVELOPMENT PLAN

Conceptual Illustrative Imagery Based on Township’s Proposed Redevelopment Plan
(Prepared at Request of Township and Based on Plan Initially Drafted for Township in 2017)
VIEWS
SKY EXPOSURE PLANE
Lackawanna Plaza Redevelopment Plan

SKY EXPOSURE PLANE SECTIONS - RECENT MONTCLAIR DEVELOPMENTS

1. Glen Willow Lofts
2. Midtown Parking Deck
3. Seymour Street Parking Deck
4. The Vestry
5. Montclairion II
6. Two South Willow
7. Seymour Street
Lackawanna Plaza Redevelopment Plan

GROVE STREET SKY EXPOSURE PLANE SECTIONS

BUILDING A

RDP: 4 STORIES @ 47°: 29°
6 STORIES @ 67°: 52°

BUILDING B

RDP: 4 STORIES @ 47°: 55°
6 STORIES @ 67°: 64°

BUILDING C

RDP: 4 STORIES @ 47°: 55°
6 STORIES @ 67°: 64°

BUILDINGS D & E

RDP: 4 STORIES @ 47°: 55°
6 STORIES @ 67°: 64°
MASSING COMPARISONS
Lackawanna Plaza Redevelopment Plan

PHOTOMONTAGE VIEW FROM BLOOMFIELD AVE. AND GROVE ST. LOOKING NORTH

REDEVELOPMENT PROPOSAL MASSING
(SEE AMENDED RDP FOR BUILDING HEIGHTS)
6 STORY (67FT) MASSING PER ZONING RESOLUTION 347-83 - B - (a)
Lackawanna Plaza Redevelopment Plan

PHOTOMONTAGE VIEW FROM GLENRIDGE AVE. AND GROVE ST. LOOKING NORTH

REDEVELOPMENT PROPOSAL MASSING
(SEE AMENDED RDP FOR BUILDING HEIGHTS)
6 STORY (67FT) MASSING PER ZONING RESOLUTION 347-83 - B - (a)
Lackawanna Plaza Redevelopment Plan

PHOTOMONTAGE VIEW FROM GLENRIDGE AVE. AND CLOVERHILL PL. LOOKING WEST

REDEVELOPMENT PROPOSAL MASSING
(SEE AMENDED RDP FOR BUILDING HEIGHTS)
PHOTOMONTAGE VIEW FROM GLENRIDGE AVE. AND CLOVERHILL PL. LOOKING WEST

4 STORY (47FT) MASSING
6 STORY (67FT) MASSING PER ZONING RESOLUTION 347-83 - B - (a)
Lackawanna Plaza Redevelopment Plan

PHOTOMONTAGE VIEW FROM BLOOMFIELD AVE. LOOKING WEST

REDEVELOPMENT PROPOSAL MASSING
(SEE AMENDED RDP FOR BUILDING HEIGHTS)
PHOTOMONTAGE VIEW FROM BLOOMFIELD AVE. LOOKING WEST

4 STORY (47FT) MASSING
6 STORY (67FT) MASSING PER ZONING RESOLUTION 347-83 - B - (a)