

### Interim Public Presentation and Discussion

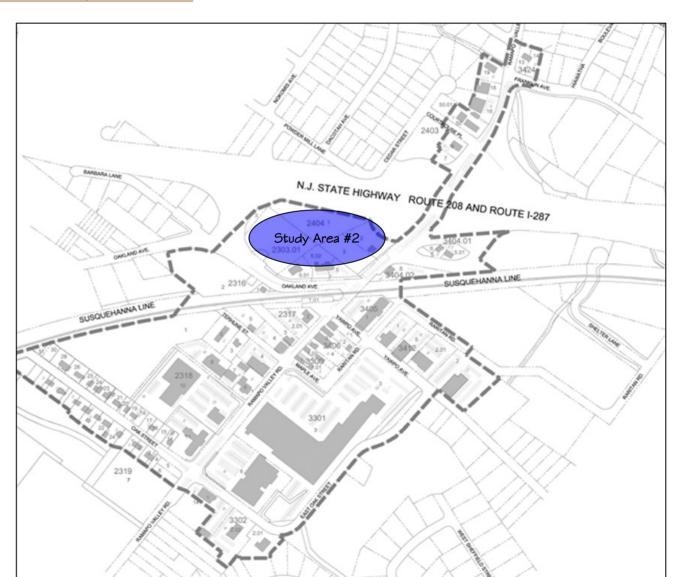
Continuation from pdf file Oakland CBD-2





### Study Area# 2 Infill Development

Through creative redesign this tract offers an opportunity to create a vibrant mixed-use commercial / residential development. Building massing close to the street reinforce the streetscape and contribute to a pedestrian downtown serviced by rear parking areas. This tract provides an added opportunity to address the community's affordable housing requirements.





### Concept Plan Study Area #2

This concept plan shows the addition of commercial and mixed-use housing on this tract.



### Central Business District Study and Plan



#### Simulations

These concepts show the potential character of a mixed-use component in the Central Business District. The different uses function in accord and can provide economic growth and stability as well as a strong pedestrian streetscape experience.



### Central Business District Study and Plan



Simulations

Simulation of Outdoor Pedestrian Spaces



### Central Business District Study and Plan



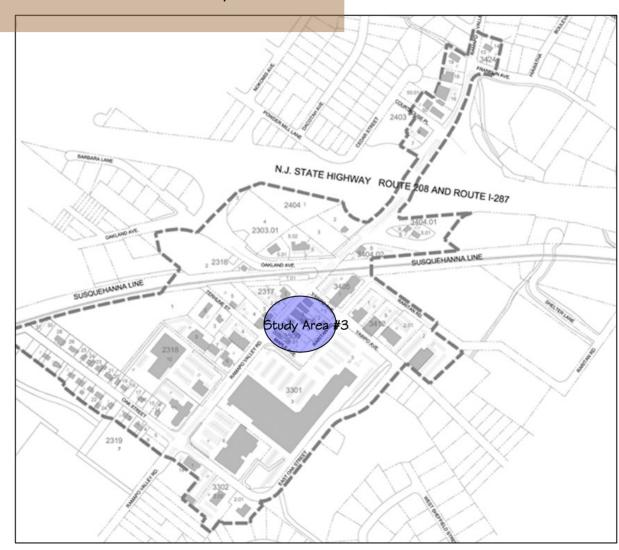
Simulations

Conceptual Building Features





# Study Area#3 Potential Infill Development





### Concept Plan Study Area #3



### Central Business District Study and Plan



#### Simulations

Study Area #3

These conceptual illustrations depict a redesign of the commercial buildings which front on Ramapo Valley Road. This concept provides a greater pedestrian experience, an attractive central core, mixed-uses and a rear-parking connection, essential features to a successful downtown.



## Central Business District Study and Plan



Simulations

View of Outdoor Plaza Connection





# Streetscape Existing Conditions

These images show the existing streetscape. Recommendations for lighting, store front facades, landscaping and pavement patterns have been proposed in Illustrative design concepts.

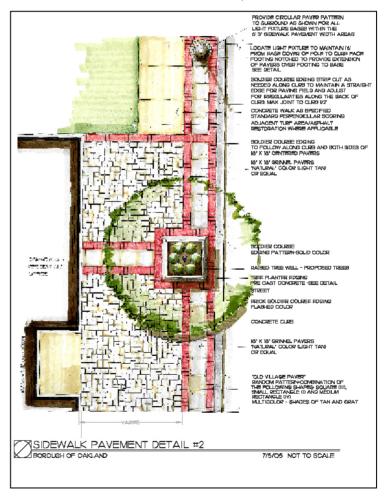




### Streetscape Sidewalk Details

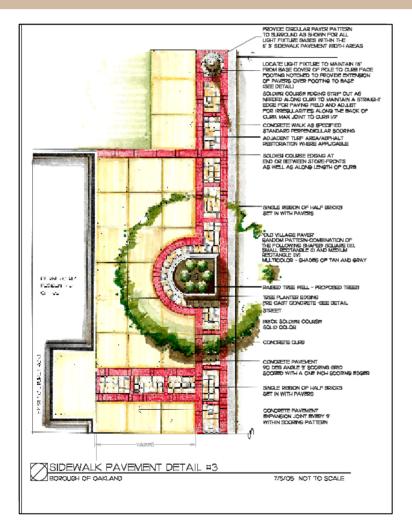
LOCATE LIGHT FORTURE TO MAINTAIN 16" FOOTING NOTCHED TO PROVIDE EXTENSION OF PAYERS OVER FOOTING TO BASE SOLNED COLDSE FINGING STORP OUT AS NEEDED ALONG CLES TO MAINTAIN A STRAKS-EDGE FOR PAVING FIELD AND ADJUST FOR IRREGULARITIES ALONG THE BACK OF CURE MAX JOINT TO CURE IN CONFIDETE WALK AS SOFTIEFD. ADJACENT TURF AREA/ASPHALT RESTORATION WHERE APPLICABLE DOLELE DOWN BARKET WEAVE PATTERN. FLASHED COLOR
SOLDIER COURSE EDGING ALONG CLRS DOLIGLE ROW BASKET WEAVE PATTERN EDGING PATTERN-FLAB-IED COLOR CONNECTO RESIDE (III.A.) RAISED TREE WELL - PROPOSED TREES TREE PLANTER EDGING PRE CAST CONCRETE - SEE DETAIL STREET BRICK SOLDER COURSE BOTH SIDES OF DOUBLE ROW BASKET WEAVE FLASHED COLOR CONCRETE CLRB DOUBLE ROW BASKET WEAVE COURSE ALONG CURS CONTINUOUS DE ENTRANSION LARGE PAVERS AT SIZES 12 X IZ, 12 X IS, AND 12 X 24 VARIOUS TANS AND GRATS NSIDEWALK PAVEMENT DETAIL #1 7/6/OB NOT TO SCALE

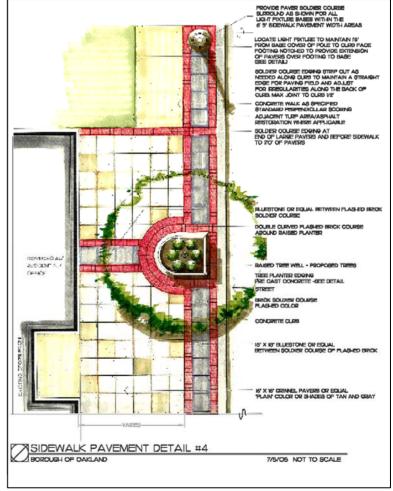
The following are concept illustrations of pavement patterns proposed for the downtown. Brick banding, tree wells and pavement variety add greater character to a downtown streetscape.





## Streetscape Sidewalk Details







# Sidewalk Lighting Details

These images are examples of lighting proposed for the downtown streetscape. Light fixtures create a more intimate and identifying impression while providing adequate lighting for its users.



Newport



Newcastle

### Central Business District Study and Plan



## Public Gathering Space Simulations



These concepts illustrate a potential design of a central gathering space along Ramapo Valley Road. This mid-block plaza would feature a fountain and seating for pedestrians and improve the identity and character of the Borough of Oakland





## Building Improvements, Outdoor Café Concepts



These concepts illustrate a proposed building addition onto the existing Copper Tree Shopping Center fronting Ramapo Valley Road. These images show the possibilities of adding outdoor eating, as well as attractive architectural amenities to this building and the CBD.





# Questions or Comments?

Please email Mayor John Szabo at <a href="mayor@oakland-nj.org">mayor@oakland-nj.org</a>