



BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

Central Business District Study Borough of Oakland, NJ

In 2003, **Burgis Associates, Inc.** was retained by the Borough of Oakland to develop a study of improvements for the Borough's central business district. These efforts were guided by the State's **Smart Growth** initiatives, which focus on mixed land use arrangements, compact designs that offer a sense of place, walkable pedestrian-friendly neighborhoods, reliance on existing infrastructure, and community and stakeholder collaboration.

A Central Business District Plan was formulated to provide a framework to **improve the physical and visual identity** of the district while encouraging **future public and private investment and re-investment**. The Plan provided detailed physical design elements and specific goals and objectives to help guide the district's development. In addition, sample zoning regulations were provided as guidelines to realize the future improvements. Significant public sewer infrastructure improvements are needed to stop further environmental degradation. This plan establishes a vision to realize these improvements.

Key points of the project included:

- An existing land use and building analysis
- Design analysis of the existing built environment
- Physical design recommendations
- 3D renderings to visualize potential development



3D Simulation of Facade and Outdoor Café Recommendations



Infill Concepts



Streetscape Improvement Illustrations



3D Simulation of Infill Development with a Public Plaza