



SK+I



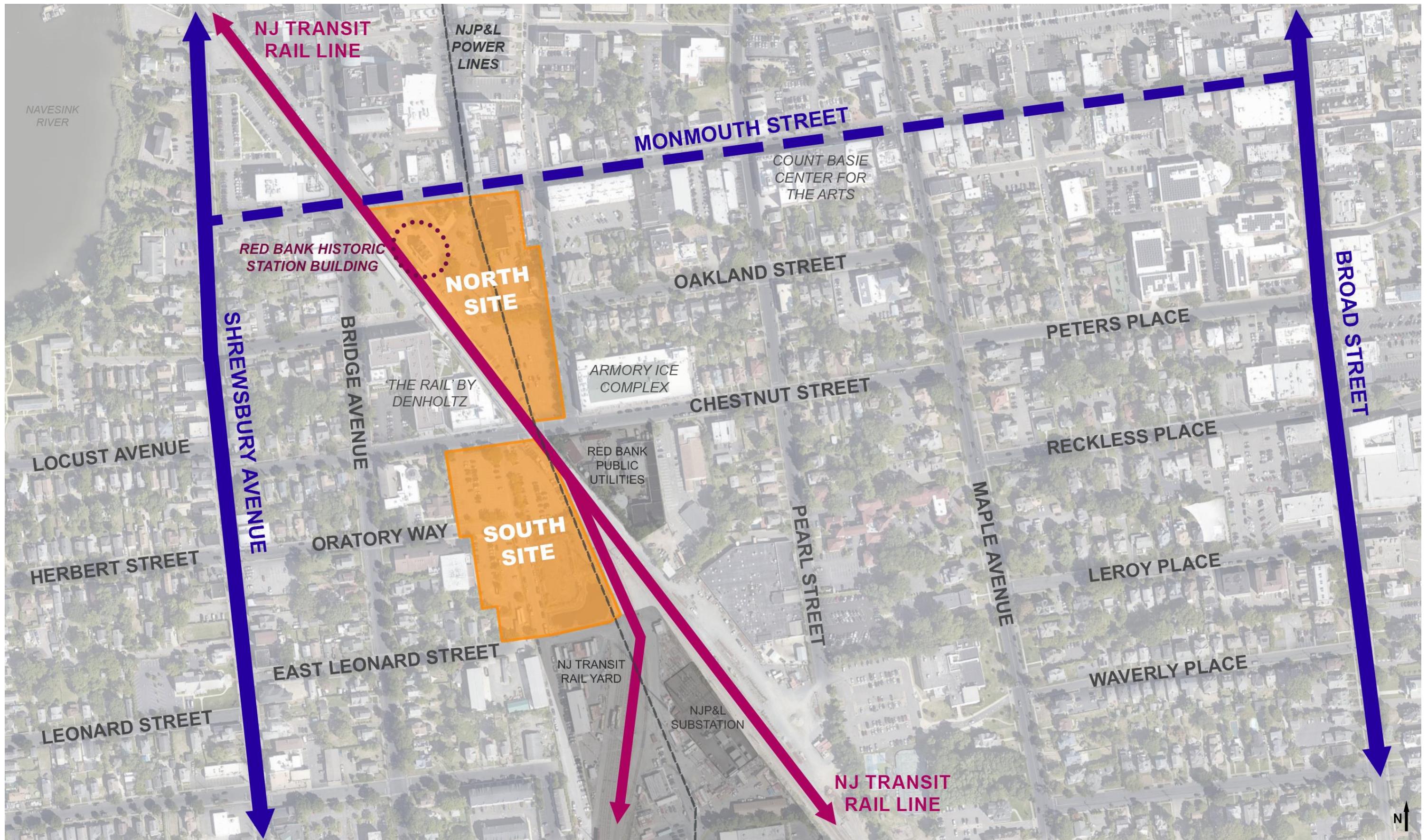
AGENDA:

- 1 **Introduction**
- 2 **Planning History**
- 3 **Community Engagement Summary**
- 4 **Conceptual Plans**
- 5 **Project Benefits**
- 6 **Q&A and Next Steps**

INTRODUCTION:

The Rail North & The Rail South

2024.12.17



PLANNING HISTORY:

■ 1995

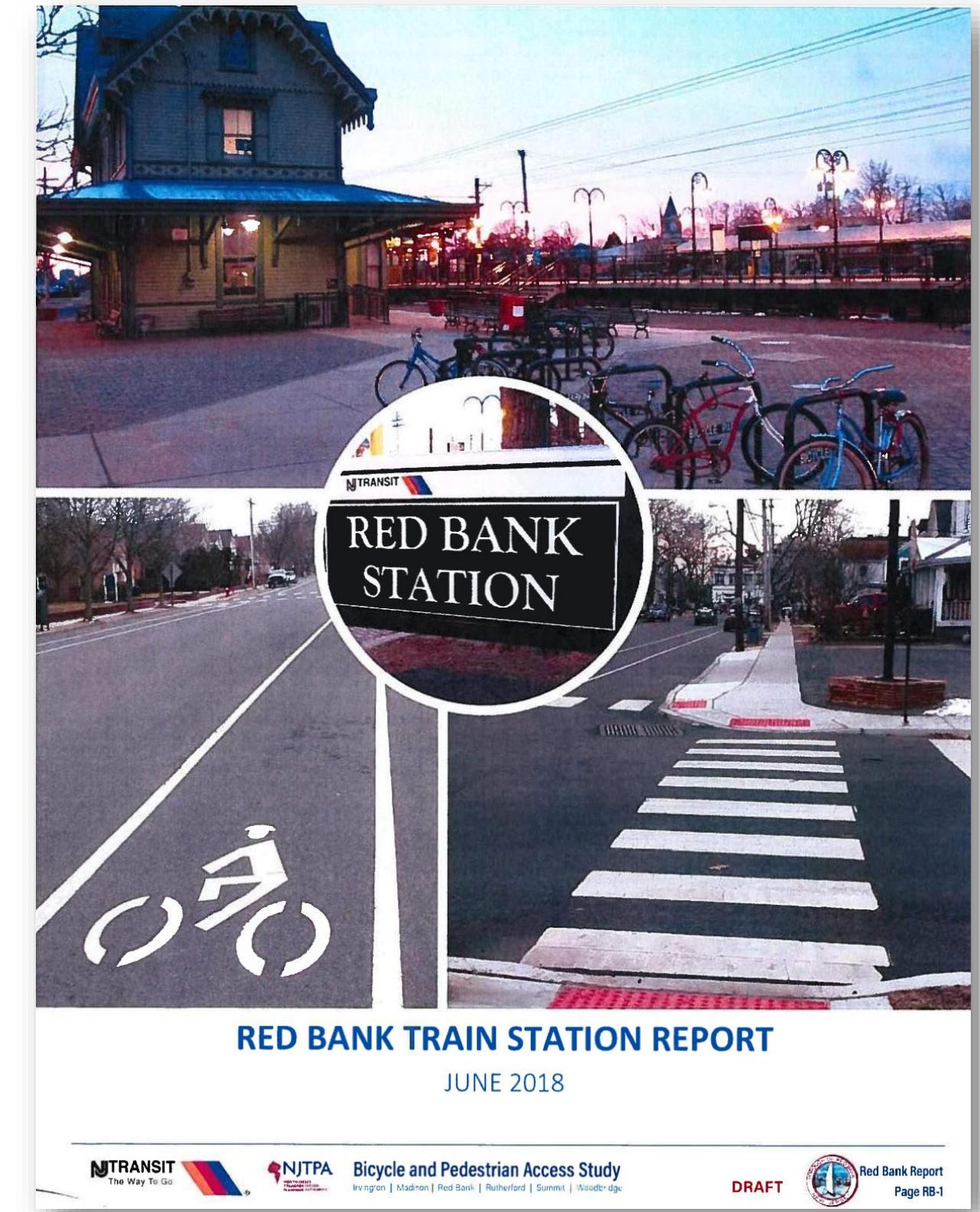
- Master Plan – supports increased residential densities around train station (reaffirmed in 2002 Re-Examination)

■ 2009

- Master Plan Re-Examination – recommends creation of train station overlay district to support greater density (reaffirmed in 2019 Re-Examination)

■ 2018

- Red Bank Train Station Report – identifies intersection/ pedestrian improvements in vicinity



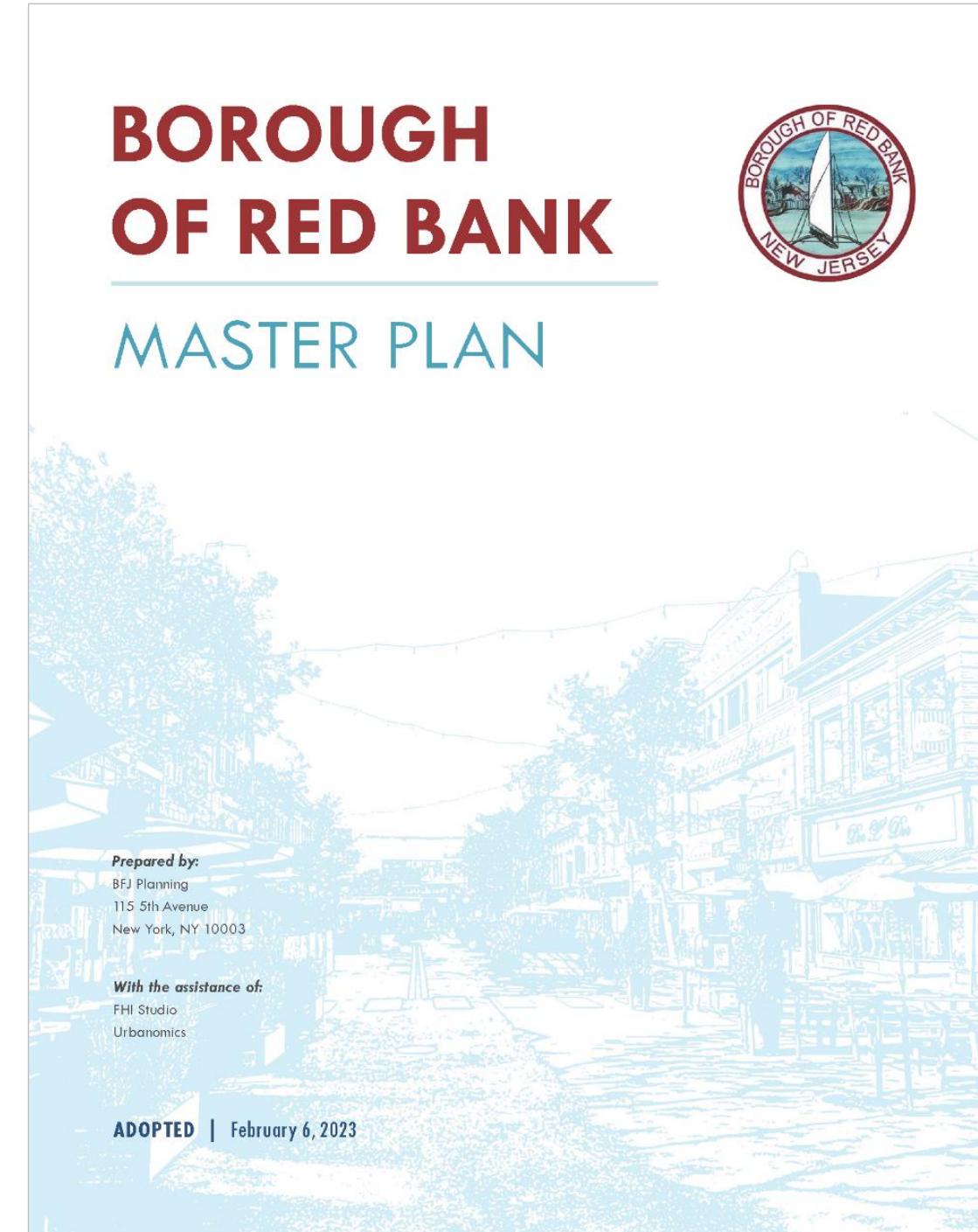
PLANNING HISTORY:

■ 2023

- New Red Bank Master Plan adopted.

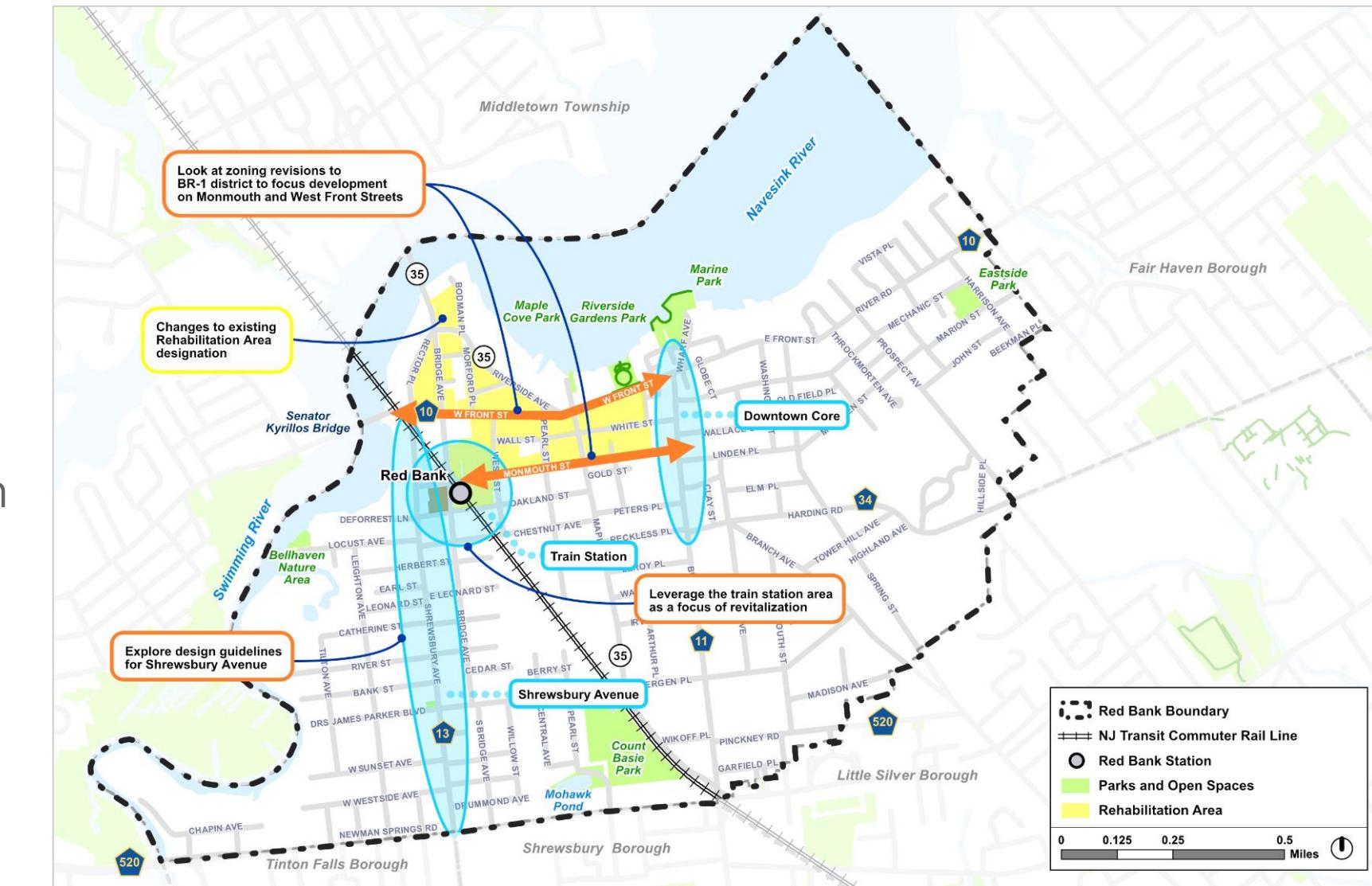
■ Ongoing

- Redevelopment process for train station area.
- Borough Seeking Transit Village status.
- Coordinating with State to confirm consistency with State Plan (includes reinstatement of lapsed designation of Red Bank as a regional center).
- Implementing streetscape improvements along Monmouth Street.



Relevant Master Plan Recommendations

- **Strengthen connections** among the traditional downtown core, Shrewsbury Avenue corridor, and train station area, while preserving each area as a distinct place.
- **Leverage the train station area as a focus of revitalization**, while maintaining its key function for Red Bank residents and its access and operational needs for NJ Transit.
 - Pursue Transit Village designation.
 - Work through the development negotiation process with NJ Transit and its designated developer on developing and implementing a vision for revitalization at the train station.

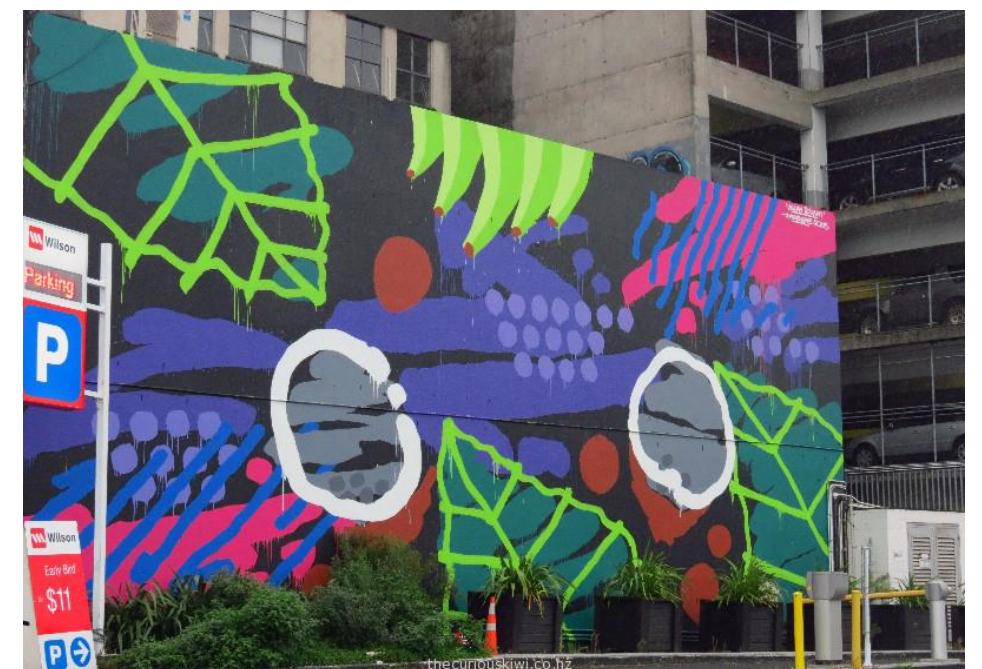


Source: Master Plan, 2023

PLANNING CONTEXT IN RED BANK:

Relevant Master Plan Recommendations (cont.)

- **Support Red Bank's Arts and cultural destinations** as major drivers of economic development for the Borough.
 - Continue to cultivate the artist community (including providing for land uses that serve this community).
 - Mark Red Bank as an arts and cultural hub by encouraging public art.



PLANNING CONTEXT IN RED BANK: REDEVELOPMENT PROCESS

Initial Resolution

December 14, 2023

- Governing Body authorization of preliminary investigation

Investigation Map

January 2024

- Delineates the boundaries of the proposed redevelopment area

Preliminary Investigation

February - April 2024

- Analysis of the redevelopment study area and recommended course of action

Designation

April 2024

- Governing Body resolution designating the proposed redevelopment area

Planning

May 2024 - January 2025

- Policy and regulatory framework for the redevelopment plan area (including public engagement)

Plan Adoption

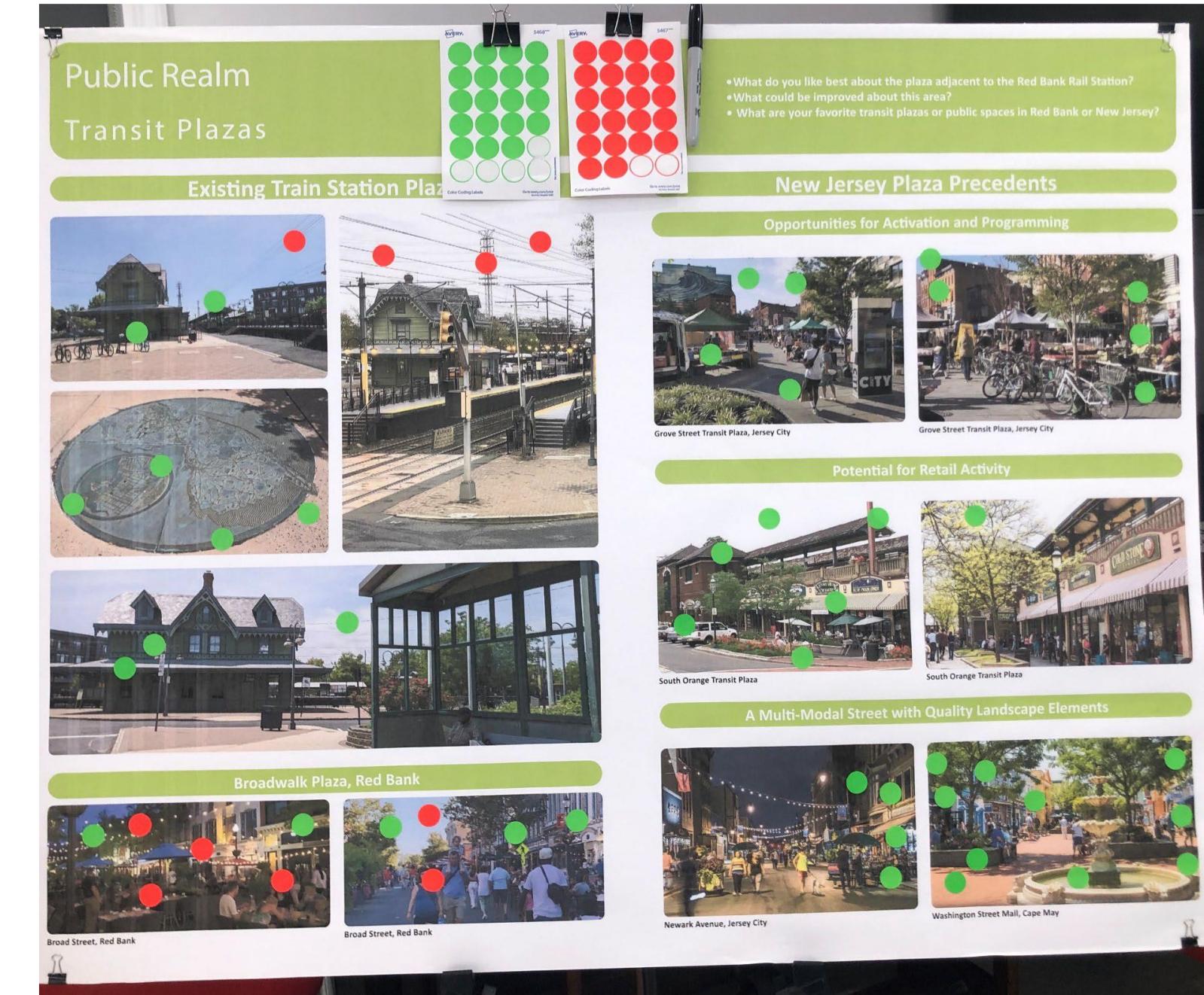
February 2025

- Ordinance adopting the Plan as an amendment to the Borough's Zoning Code

COMMUNITY ENGAGEMENT: SUMMARY

What We Heard: Overall Community Needs

- Demand for trees, shade and other landscaping elements for pedestrian comfort, on both sides of the train tracks
- Reduced impervious surfaces, substantial increase in planting zones
- Potential programming: farmer's market, outdoor dining, rotating murals, healthcare and wellness spaces, flexibility for public events
- Public amenities: seating, bike storage, charging stations, water fountains, free Wi-Fi



COMMUNITY ENGAGEMENT: SUMMARY

What We Heard: Programming

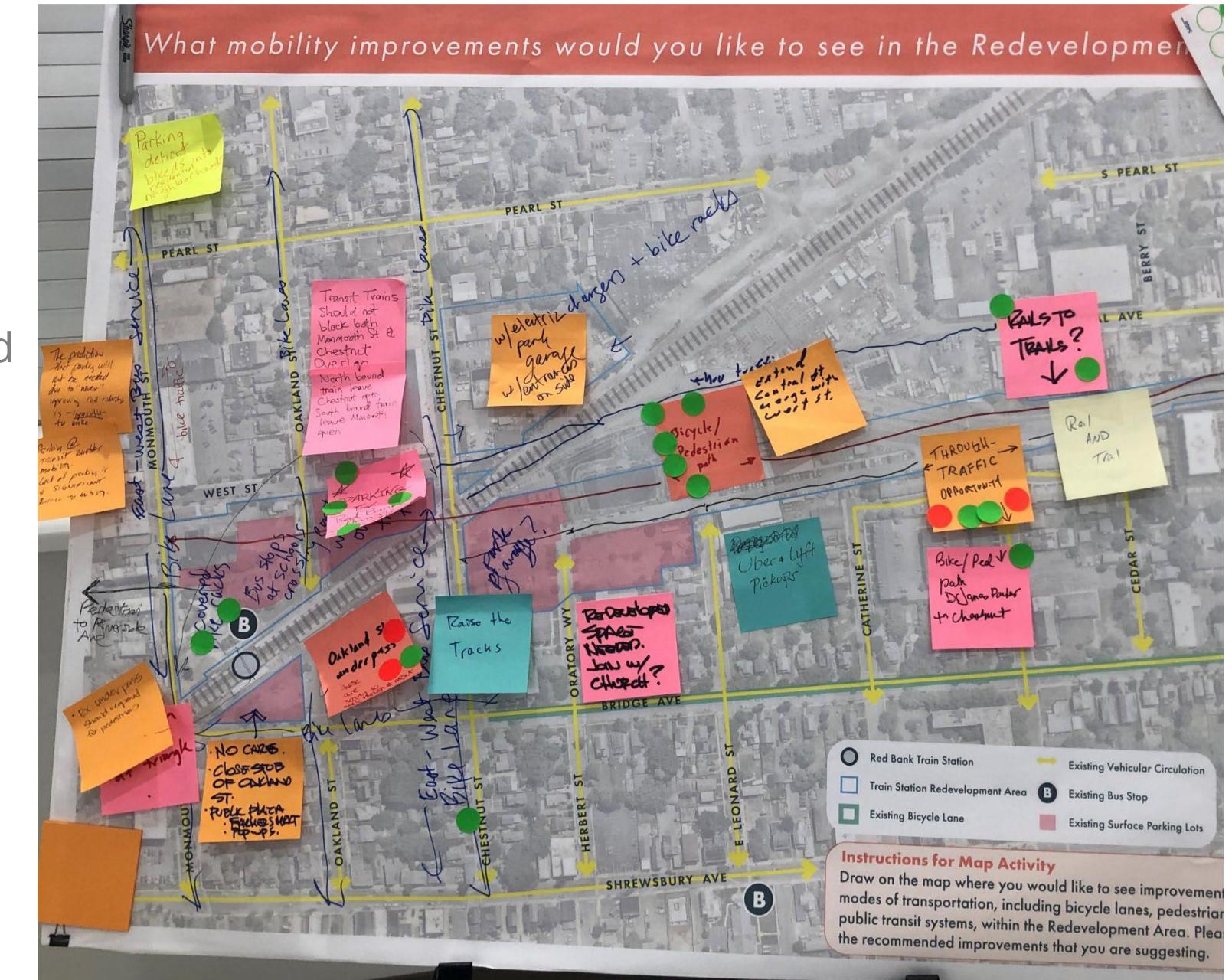
- Community uses: pre-schools, health offices, recreational uses, banks, community services
- Arts and maker spaces: interest in small businesses
- Groceries and fresh produce: located in proximity to transit
- Mobility hub: with bikes, scooters, car rentals, shared carts, etc.
- Mixed reactions on interest in restaurants and co-working spaces, specific ideas about retail



COMMUNITY ENGAGEMENT: SUMMARY

What We Heard: Circulation

- Demand for new/enhanced bike lanes throughout train station vicinity
- Concerns about circulation/logistics of pick-up and drop-off locations, bus operations
- Concerns about sufficient parking, impacts on nearby neighborhoods
- Interest in pedestrian improvements to enhance north-south and cross-track mobility

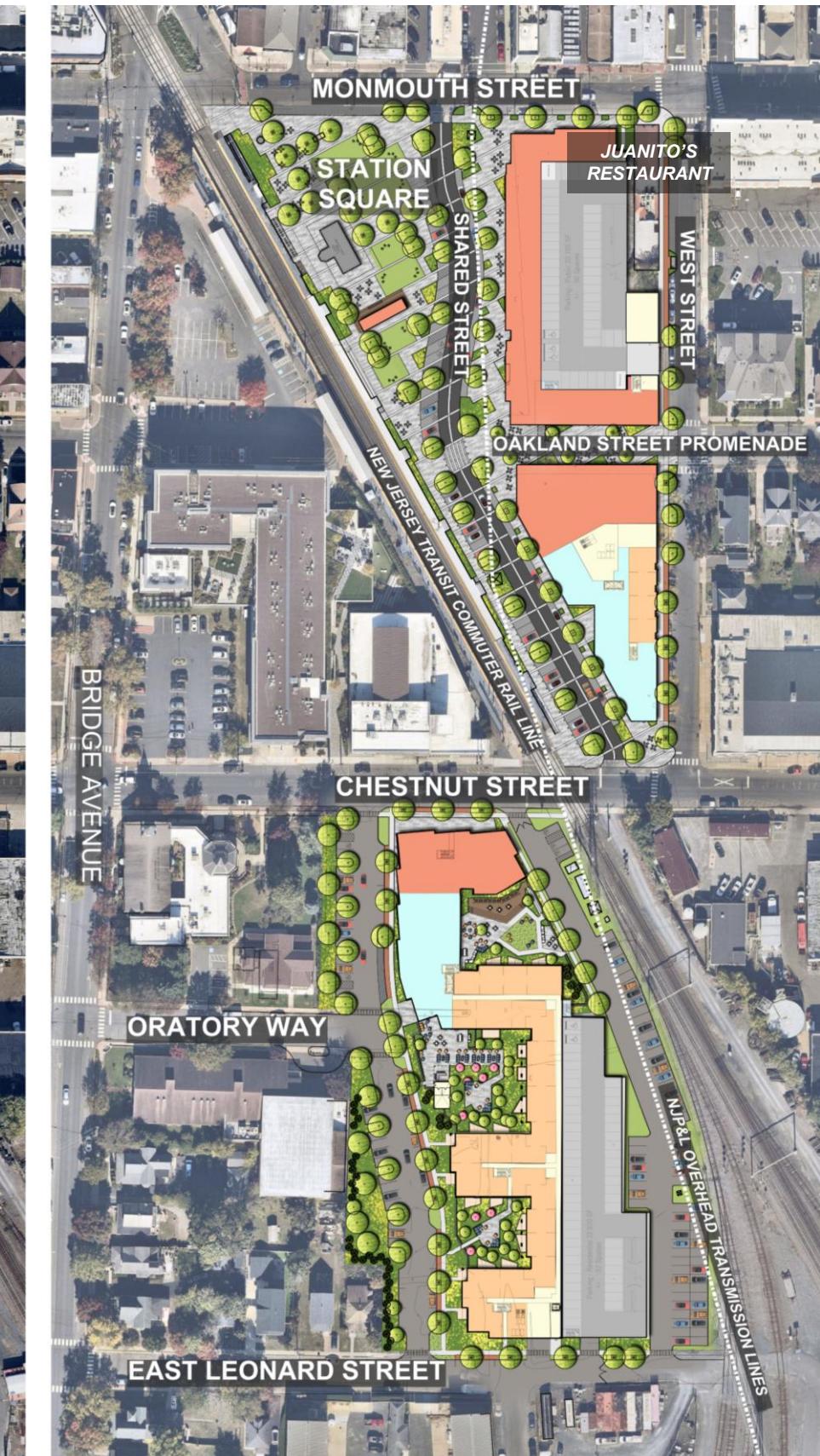
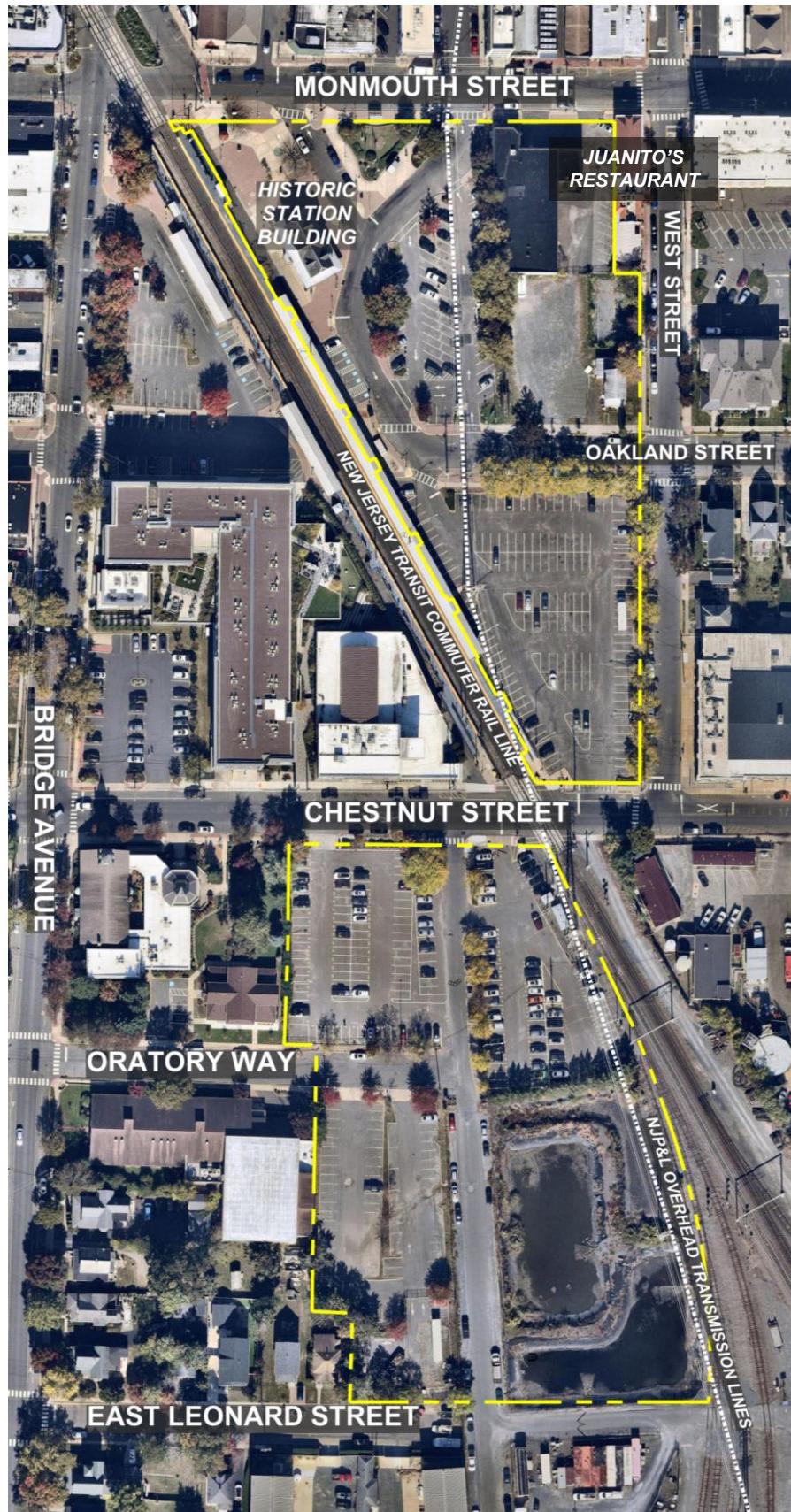




CONCEPT SITE PLAN: COMPARISON



EXISTING



PROPOSED

CONCEPT SITE PLAN:

COMPARISON (The Rail North)



CONCEPT SITE PLAN:

COMPARISON (The Rail South)



CONCEPT SITE PLAN: LINKING THE BOROUGH

The Rail North & The Rail South

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MONMOUTH CORRIDOR:

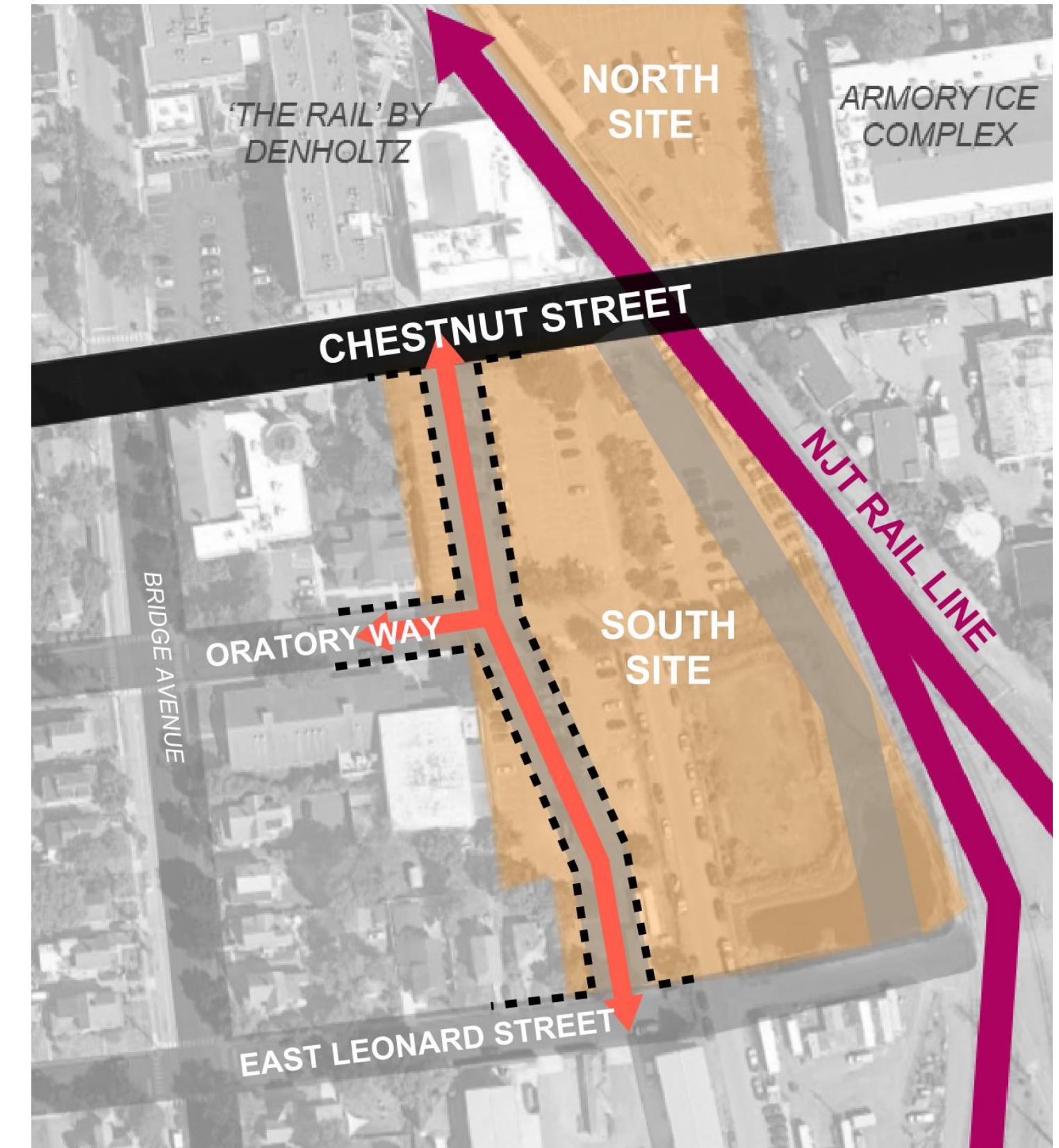
Station Square will act as an anchor point on the west end of Monmouth Street's active retail corridor and promotes the pedestrian connection between Broad Street and Shrewsbury Avenue.

■ Retail Frontage

CONCEPT SITE PLAN: LINKING THE BOROUGH

Street Framework:

- New streets provide additional connections from Chestnut Street to Oratory Way and East Leonard Street, reconnecting the neighborhood by repairing street frameworks impacted by transit operation infrastructure.
- Restored Street Connectivity





ARCHITECTURE

THE RAIL NORTH

INSPIRATION:



SITE PLAN:

THE RAIL NORTH



THE RAIL NORTH: AERIAL



THE RAIL NORTH: STATION SQUARE



THE RAIL NORTH: STATION SQUARE FACADE



THE RAIL NORTH: MONMOUTH ENTRY



THE RAIL NORTH: STATION SQUARE RETAIL



THE RAIL NORTH: OAKLAND STREET PLAZA BRIDGE



THE RAIL NORTH: OAKLAND STREET PLAZA



THE RAIL NORTH: CAFÉ RAIL



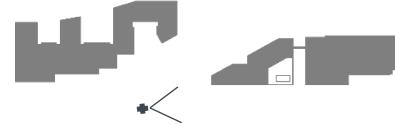
THE RAIL NORTH: VIEW FROM PLATFORM



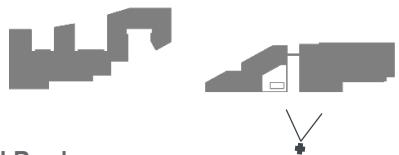
THE RAIL NORTH: VIEW FROM CHESTNUT STREET



THE RAIL NORTH: WEST STREET FAÇADE



THE RAIL NORTH: OAKLAND STREET PLAZA FROM OAKLAND STREET



THE RAIL NORTH: WEST STREET FAÇADE II



THE RAIL NORTH: MONMOUTH STREET FAÇADE





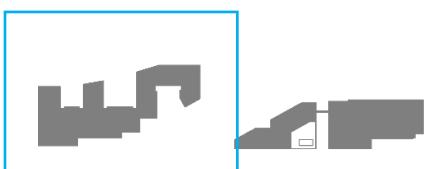
ARCHITECTURE

THE RAIL SOUTH

SITE PLAN: THE RAIL SOUTH

The Rail North & The Rail South

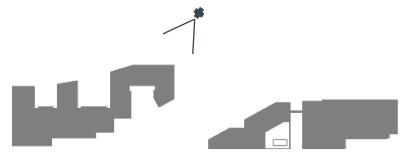
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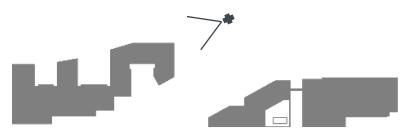
THE RAIL SOUTH: AERIAL



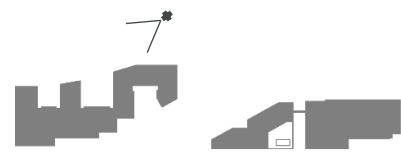
THE RAIL SOUTH: CHESTNUT STREET RETAIL



THE RAIL SOUTH: CHESTNUT STREET ENTRY



THE RAIL SOUTH: LOBBY FROM ORATORY WAY (SOUTH)

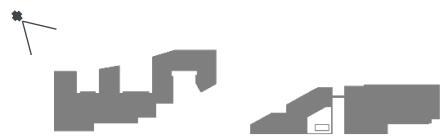




THE RAIL SOUTH: LOBBY FROM ORATORY WAY (EAST)



THE RAIL SOUTH: RESIDENTIAL CORRIDOR



THE RAIL SOUTH: CHESTNUT STREET CROSSING AT TRACKS





PROJECT BENEFITS:

ECONOMIC

- **Generates significant municipal revenue.**
Currently, Red Bank **receives no revenue** from the New Jersey Transit property.
- **Supports local merchants** by providing customers and an activated retail environment.
- Incorporates green elements with the goal of reducing the project's carbon footprint.
- **Significant union participation** for trade functions in the project at the prevailing wage rate. The development is projected to **generate over 1,500 construction jobs and dozens of permanent jobs.**
- **Increases ridership** for NJ Transit.
- No use of eminent domain.



PROJECT BENEFITS:

SOCIAL

- Creates a **Live-Work-Play community** with an enhanced sense of place.
- Promotes social gathering on the west end of Monmouth, mirroring the east end that meets Broad Street. This promotes Monmouth as an activated pedestrian corridor.
- **Provides affordable housing** (20% of units), helping Red Bank meet its obligations to families and seniors, without displacing current residents.
- **Promotes the advancement of Red Bank's artistic culture** by providing space where local artists and craftspeople can exhibit and sell their work.



PROJECT BENEFITS:

PHYSICAL

- **Leverages the historic train station** as the focal point of revitalization and placemaking.
- **Enhances connectivity** between the east and west of the Borough.
- Oakland Street establishes a **direct pedestrian connection to the station** via new retail plaza.
- Provides improvements to access and functionality identified by the 2018 Bike and Pedestrian Access Study.
- **Creates a new street to access station** drop-off and pick-up, new retail spaces in the base of buildings.
- Significant additional tree canopy

Q&A AND NEXT STEPS:

- **Development team to incorporate public, Borough feedback**
- **Preparation, adoption of Redevelopment Plan**
- **Finalization of development plan**
- **Site Plan approval with Planning Board**