



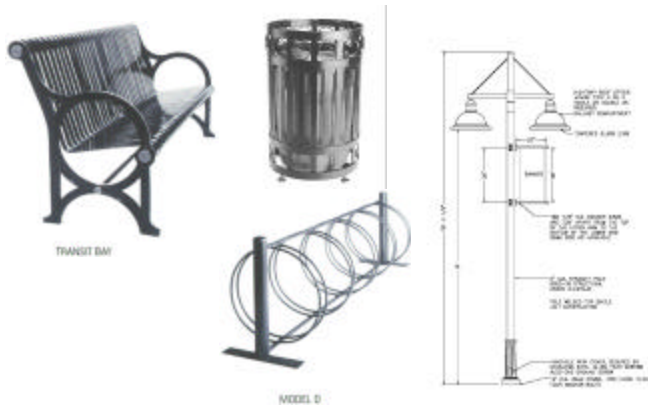
Project Area Map



Existing Streetscape- Diamond Bridge Ave.

The Station Area Master Plan establishes a vision for the creation of potential ordinance modifications to guide rehabilitation and new construction within the Village, as part of the land development approval process.

The Master Plan Element and Design Guidelines document includes text and graphics to illustrate the planning and design intent, as well as the image and identity envisioned for the Streetscape corridors.



Station Area Concept Plan



Master Plan Vision- Diamond Bridge Avenue Elevation

Central Business District & Station Area Master Plan
Hawthorne, New Jersey

Some of the major goals of the **Station Area Master Plan** for the Hawthorne Central Business District Plan include:

- To establish and promote a **visual identity** for the Downtown.
- To create a public plaza and **hub of activity** at the Lafayette Ave. and Diamond Bridge Ave. intersection for community events, programs and ceremonies.
- To create a **visually unified streetscape** along Lafayette and Diamond Bridge Avenue that echoes the character of the Borough.
- To encourage human scale and **pedestrian-friendly site development**.
- To stimulate **economic redevelopment** and business retention in the area.
- To acknowledge the significance of **commuters** and the economic stimulus that **they** bring to the area.
- To analyze existing and future **parking needs** of area businesses, residences, community events, commuters and visitors.
- Develop **parking solutions** including zoning modifications, utilization and efficiency modifications, new surface lots and/or potential future parking structures.
- To create a new **mixed-use** area that will integrate itself with the entire Borough of Hawthorne.