

ARMORY

REDEVELOPMENT PLAN

Prepared By:

**The City of Jersey City
Division of City Planning**

**Adopted July 22, 1999: Ord 99-106
Update current block & lot numbers: July 19, 2012
Amended September 13, 2012: Ord 12-112**

I. INTRODUCTION

The Armory Redevelopment Plan establishes use and rehabilitation standards for the redevelopment and improvement of the NJ National Guard 113th Infantry Armory Facility located on Montgomery Street between Jordan and Summit Avenues and for the adjacent parking lot. Once a focal point of activity, entertainment, and community pride, it is now minimally used. The purpose of this plan is to introduce a new variety of options for the Armory's use and in doing so outline a plan for its re-use and rehabilitation. The adjacent parking lot redevelopment will serve to bridge the gap between the Special Improvement District retail and services and feasibility to the future re-use of the Armory. The goal is to expedite its return and contribution toward the ever growing economic vitality of Jersey City.

Although, primarily used for military purposes, this facility was a significant social and cultural community asset. Even now, it continues to present an opportunity to surrounding educational institutions and the Jersey City community.

II. BOUNDARY DESCRIPTION

The Armory Redevelopment Plan Area is comprised of Block 13504 Lot 12 and 13504 Lot 3. (see attached Boundary Map).

III. GOALS & OBJECTIVES

- Rehabilitation of the existing building. Maintaining its unique architectural features and insuring that the exterior of the structure is rebuilt to its original profile.
- Provide ground floor retail and service space between the Armory and McGinley Square shopping/business district.
- Provide modern parking facilities to service the surrounding educational institutions, shopping/business district and Armory functions.
- Advance the goals of the City's Master Plan.
- Provide the opportunity for an economic re-use of the Armory building permitting uses which will enhance the vitality of the area, thereby attracting businesses and investment into the McGinley Square Neighborhood.

- Encourage convention, cultural, athletic, and entertainment activities.
- Accommodate new developing schools in order to further the educational choices afforded to Jersey City residents.

IV. LAND USE PLAN FOR THE COMMUNITY FACILITY ZONE (see Permitted Land Use Map for Area)

A. Permitted Uses and Functions

Purpose

The purpose is to encourage, active, full time use of the structure. Usage shall be mixed to take advantage of the economies achieved through the sharing of equipment, utilities, various other conveniences, specialized facilities, and floor space. Accommodation of several different uses simultaneously is encouraged.

Uses and Functions

It is the intent of this redevelopment Plan to move beyond the limitations of the traditional finite list of permitted uses. Permitted functions shall instead be identified and any use incorporating the functions described below shall be permitted. The various types of primary functions that are encouraged and permitted include: military, educational, recreational, cultural, special events, theater, movie/film making, diner/banquet and other various assemblies of special interests, including but not limited to overnight camporees.

Accessory or secondary to the primary functions there may also be permitted uses with functions serving the public interest and the community, such as child care services and centers, and other such community related services including public and private offices related to the primary functions listed above.

B. Prohibited Uses and Functions

All public and private functions relating to or providing medical treatment or services.

C. Signage

1. Armory Signage

Purpose

Modern signage attached to the exterior of this historic building would be inappropriate and uncomplimentary. Additional non-uniform signage attached to this building would also only add to the visual barrage of mismatched signs within the McGinley Square District. In order to re-establish the Armory as a community focal point, a special festival identification plan must be implemented.

Each tenant or building user shall be permitted one vertical banner sign attached to decorative poles evenly placed along the Montgomery Street frontage. Banner size shall approximate 10 feet in width x 20 feet in height.

Additional poles and banners shall be permitted to announce special events and activities that are scheduled for the facility.

A pedestrian scale directory of all tenants and their building location shall be permitted adjacent to the doors and within the porch, of the Main entrance located on Jordan Avenue.

Signs in the windows are prohibited. Roof signs, freestanding pole signs, modern signs attached to the exterior walls, and backlit signs are prohibited.

All signs are subject to site plan approval. An overall sign plan must be presented to the Planning Board for site plan review prior to the erection of any signage within this redevelopment plan area.

2. Commercial Parking Deck

Purpose

To maintain an active street, facilitating commercial activity along the street level of the garage with direct street access along the entire frontage of Montgomery Street.

Signage and Storefront Design

All ground floor commercial spaces shall provide storefront designs incorporating 70 % glass. All storefront bays shall provide for a canvas awning or several spanning the entire length of the store. Awnings shall contain the street number. Any other detailing shall cause the entire awning to qualify as a sign.

Each store or commercial tenant establishment shall be permitted one sign to be placed on the first floor above the awning. It may be flush mounted or placed perpendicular to the building.

The parking garage shall be permitted on universal parking sign at each vehicular entrance and exit. And a pricing/hour sign, a maximum of 6 ft. by 8 ft. at the entrance.

Parking

No parking shall be required for uses within the Armory building or the new garage commercial services.

V. LAND USE PLAN FOR GROUND FLOOR COMMERCIAL / PARKING DECK DISTRICT (see Permitted Land Use Map for Area)

A. Permitted Uses and Functions

This site is specifically intended to permit a parking deck only when it is in conjunction with ground floor commercial facilities and publicly accessible college facilities, (such as a college book store), on Montgomery Street.

In addition, it is also permissible to include upper story commercial facilities along the exterior perimeter of the parking garage in addition to the ground floor facilities in order to further screen the parking facilities. Permitted upper story facilities include business offices, professional offices, medical offices, college offices, accessory college facilities, and other uses typically associated with and accessory to college functions.

Commercial uses may wrap around the deck to include frontage on Jordan Avenue and Tuers Street.

B. Prohibited Uses and Functions

- Exposed Parking on the roof top level of any structure which is visible from the street.
 - Parking decks not screened on all four sides.

VI. DESIGN STANDARDS - This redevelopment plan authorizes the Planning Board to identify, review and approve the site improvements and building including the façade design of all building in the redevelopment plan area.

All applicants shall meet with the Planning Board Technical Review Subcommittee, present their design, and work with them to receive their endorsement prior to a hearing of the full Board.

It is apparent that all required building improvements to conform to these standards will not be achievable at the same time. An overall rehabilitation plan must be developed in order to guide the incremental rehabilitation and improvements to this massive structure. This plan shall be presented to the Planning Board as part of the initial site plan application and continually up-dated to reflect the ongoing improvements.

Actual brick and mortar improvements on the exterior must be made commensurate with interior improvements and prior to each new tenants occupancy to insure the proper attention and rehabilitation is provided on the exterior as well as the interior.

Exterior Armory Improvements

- A.** The brick façade of the Armory shall be cleaned and repointed where required. Any deteriorated brick shall be replaced. All mortar and brick color shall match existing as closely as possible. Any decorative stone, arches and keystones shall be cleaned and restored. The existing brick facade must be maintained and restored. No stucco, dryvit or artificial panels shall be permitted to cover any portion of the existing brick facade.
- B.** Within acceptable fire and building codes, all windows will be replaced within the existing openings. The arched lintels above the windows shall be retained, and the existing wooden window frames shall be repaired or replaced in kind. These existing frames fill and square the arched window openings and that style shall be retained in any replacement of the windows.
- C.** The loading dock and sidewalk area require repair and replacement. All incompatible material and additions in the loading areas shall be replaced with materials that reflect the building's original profile.

Parking Garage/Commercial Center Improvements

- A.** Any new parking structure shall incorporate brick into the façade design. The brick shall be compatible to that used in the adjacent Armory facility. The parking structure facade shall be constructed of masonry, including but not limited to stone, brick, textured concrete, etc. Materials such as EIFS and concrete block are prohibited.

- B. If security gates are used on any part of the garage commercial facilities, they shall be interior and of the open grate style.
- C. The portion of parking structures containing ground floor commercial facilities shall be located at the front property line provided and at a minimum along the entire length of the Montgomery Street frontage. A minimum of 15 feet of unobstructed sidewalk area in front of the facility shall be provided.
- D. The maximum height of the parking structure shall not exceed the height of the main armory building, the torrens are excluded.
- E. The façade portion of the parking structure not containing commercial uses shall be screened by other means acceptable to the planning board. The purpose is to eliminate any obvious views of the horizontal spandrels of the garage.

Some examples of various acceptable screening and façade treatment techniques which can be utilized include the following:

- Artificial windows of the punched out style utilizing glass or decorative grillwork or a combination of the same.
- Artificial building façade wrapping around the exterior of the garage.
- Extension of the ground floor or second floor window design to upper floors without the glass, but utilizing the same detailing, design, and window frame color.
- The addition of cornices, lintels, quoins, and other decorative detailing in addition to all the other façade designs.
- See photographic examples on the following pages.

Photographic Examples of Acceptable Upper Level Façade Treatment





- F. For portions of the ground floor of the parking structure fronting on Jordan Avenue or Tuers Street, that may not incorporate commercial ground floor usage, the following shall apply:
- The structure shall be setback 10 feet from the property line.
 - Foundations planters, trellises, and other decorative building screening mechanisms shall be utilized along the base and on the façade.
 - The ground floor level shall not be opened and the exterior of the building shall incorporate interesting decorative architectural detailing. The detailing and design shall be more pronounced along the first level.
- G. The parking deck shall provide pedestrian only exits and entrances. A glass enclosed pedestrian lobby that is well lighted and clearly visible from the street shall be provided. Frontage on Montgomery Street fro a portion of this lobby shall be maintained.
- H. Additional pedestrian access to parking facilities may be provided from individual tenant spaces.
- I. Overhead bridging to the Armory facility or to other buildings adjacent to the garage is prohibited and would be counter productive to enlivening the street level of this commercial neighborhood.
- J. Vehicular parking deck assess is prohibited along Montgomery Street. The vehicular entrance shall be located on Tuers Street and the vehicular exit on Jordan Ave.

Applicable to all Districts

- A. Chain link fencing, barbed or razor wire and exterior roll down security covers for windows and doors are prohibited. Any existing roll down gates shall be replaced.
- B. Street trees, a minimum of 3-3.5 inches caliper, with tree grates and tree guards must be provided along all frontages.
- C. Adequate facilities for the storage of refuse and recyclables shall be indicated on the site plan. A plan for storage and collection must be reviewed and approved by the Jersey City Incinerator Authority.
- D. Appropriate decorative street furniture shall be provided, including but not limited to decorative banner poles, trash receptacles, and benches, in order to accommodate large numbers of visitors to the Armory facility.

VI. PROCEDURAL REQUIREMENTS

A. Submission of Redevelopment Proposals

- 1) Prior to commencement of construction, architectural drawings and site plans with detailed specifications for the construction and/or rehabilitation of improvements to the area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment requirements and objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases. Final Site Plan approval for any phase shall entitle an applicant to building permits.
- 2) As part of any Final Site Plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.

B. Duration of Plan's Effect

The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this plan by the City Council of the City of Jersey City.

C. Procedure for Amending this Plan

This Redevelopment Plan may be amended from time-to-time upon compliance with the requirements of law. A fee of \$1,000 plus all costs of copying and transcripts shall be payable to the City of Jersey City for any request to amend this plan. If there is a designated developer, as provided for under NJSA 40:55 C-1 et seq., said developer shall pay these costs. If there is no developer, the appropriate agency shall be responsible for any and all such costs.

D. Acquisition Schedule

Acquisition shall be as outline in the attached Acquisition Map. No relocation is required.

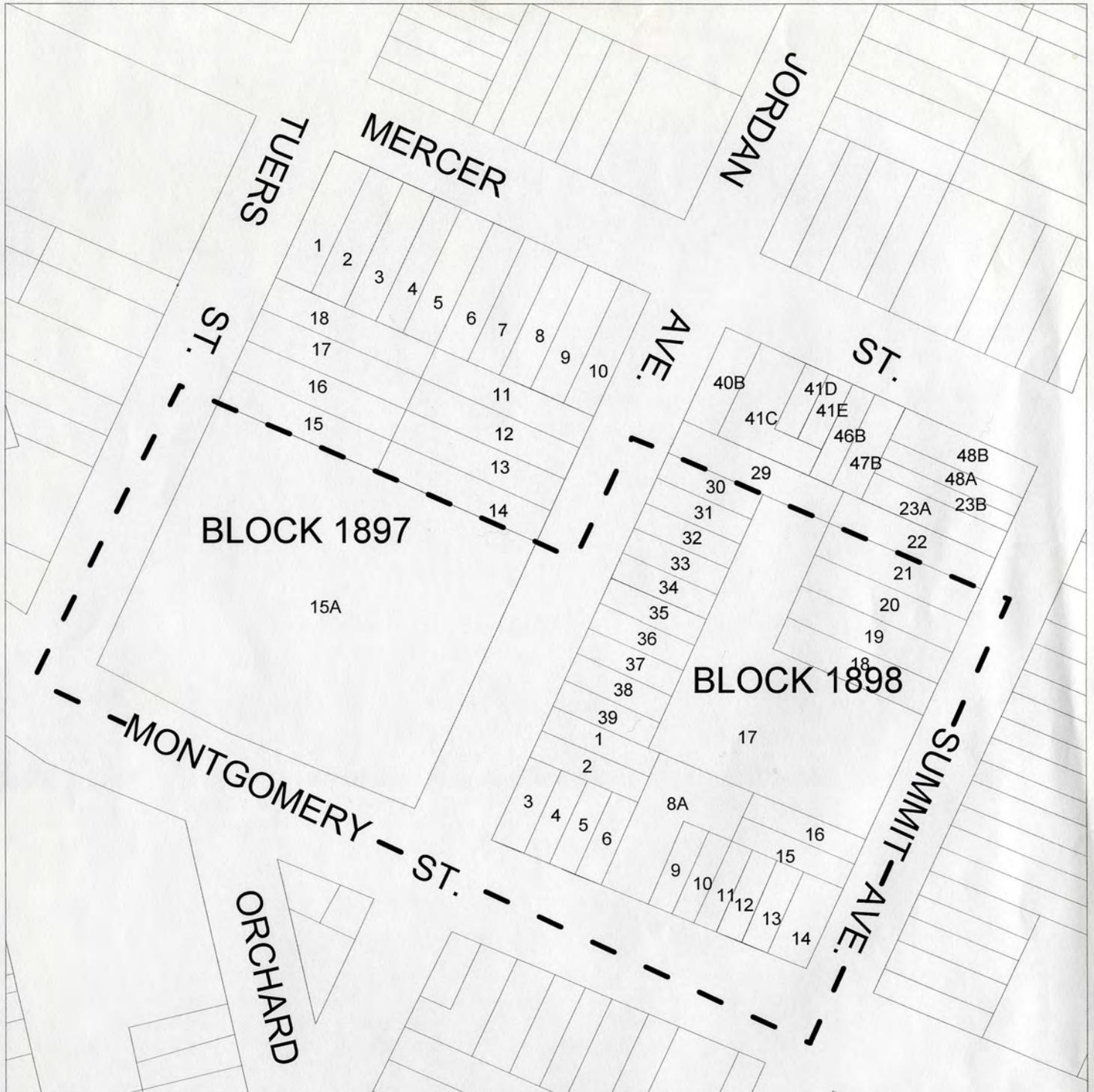
There will be no property acquisition. However, it is contemplated that Block 13504, Lot 3, which is to be developed as a parking when in conjunction with ground floor commercial facilities will be the subject of a long term lease with the Jersey City Redevelopment Agency.

E. Circulation
(See Circulation Map)

F. Deviation Requests

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

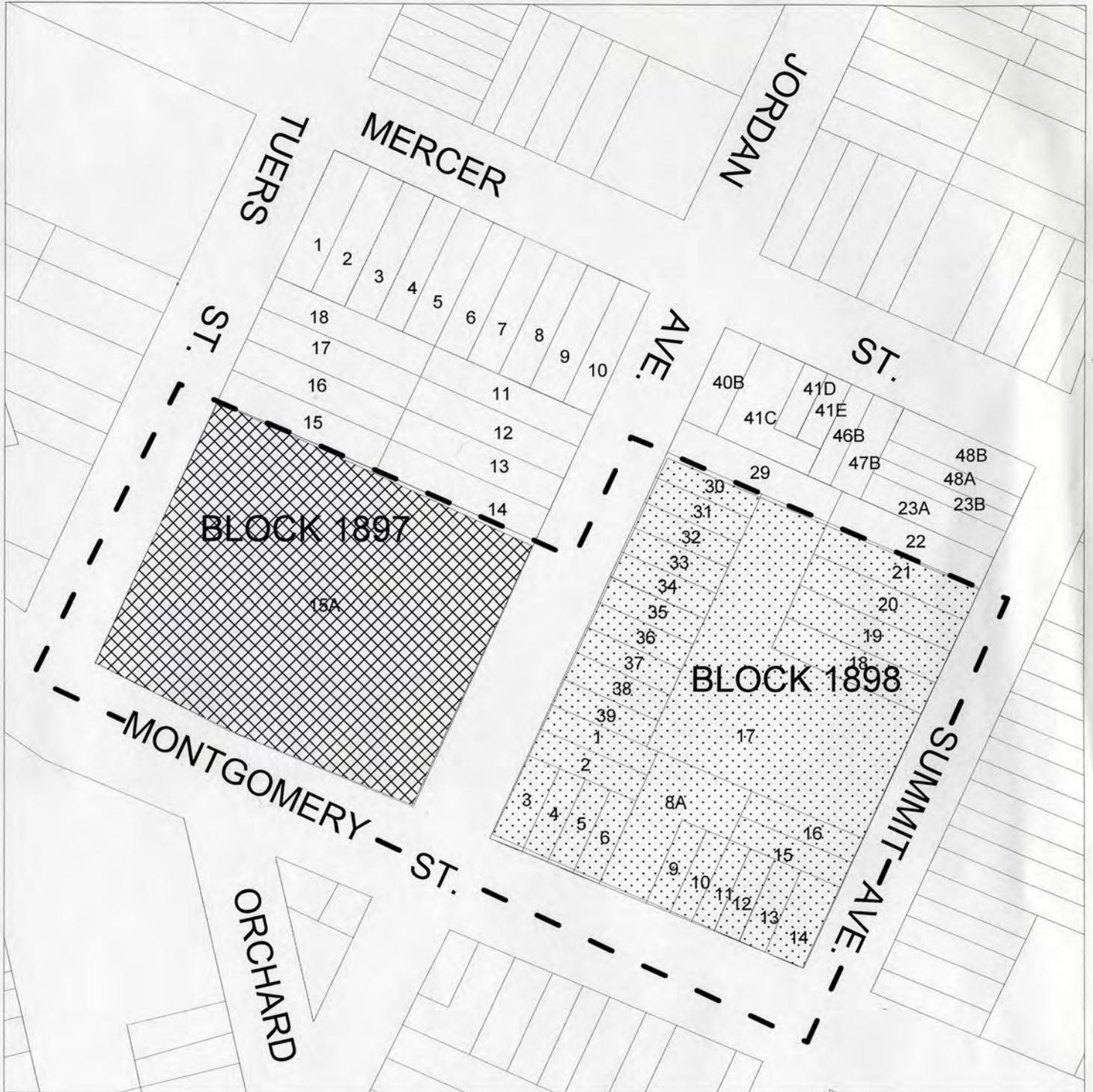
Armory Redevelopment Plan Boundary Map



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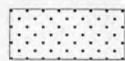
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Armory Redevelopment Plan Area Permitted Land Use Map



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Date: June , 1999

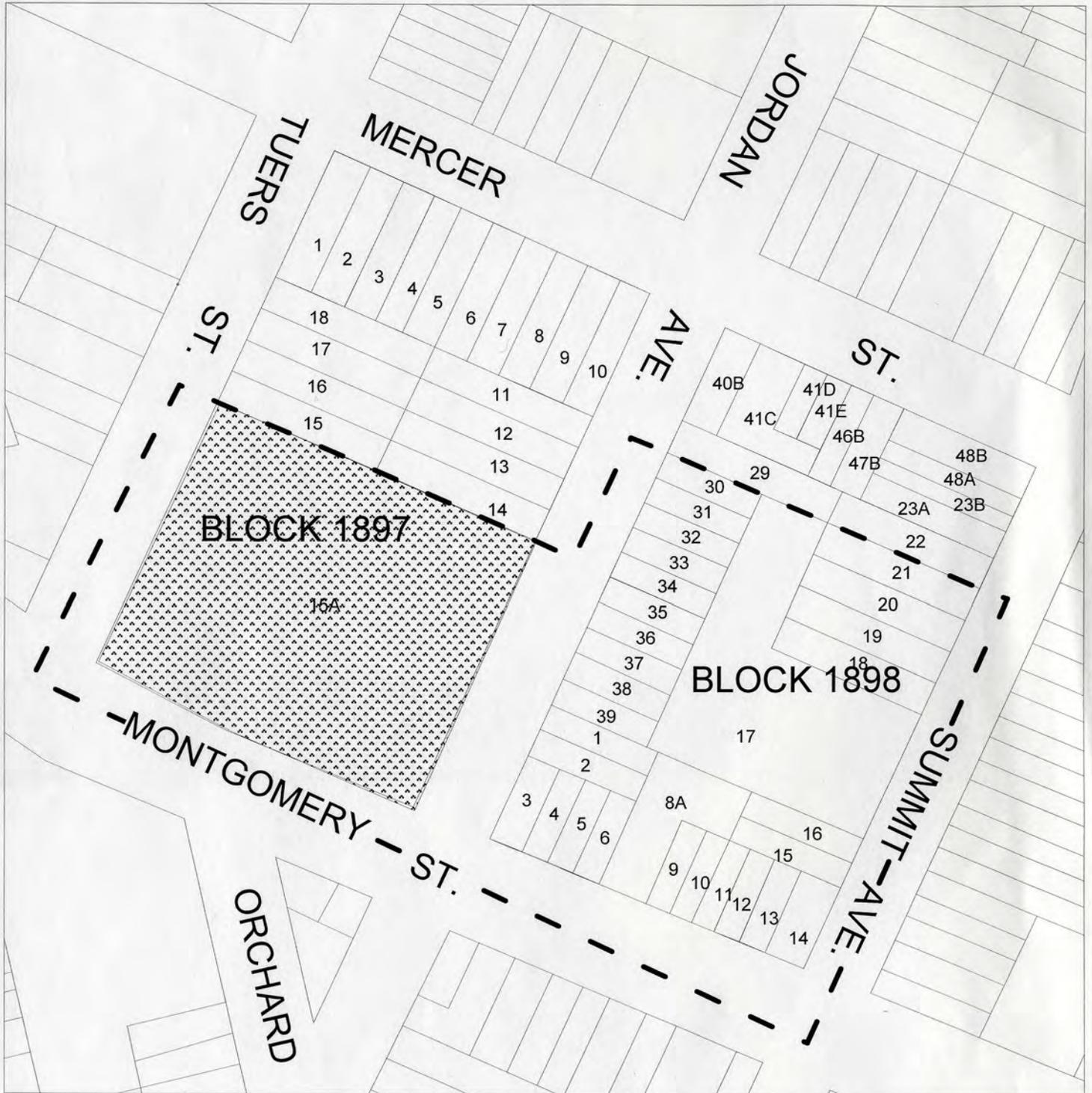


Community Facility



Ground Floor Commercial / Parking Deck

Armory Redevelopment Plan Area Acquisition Map



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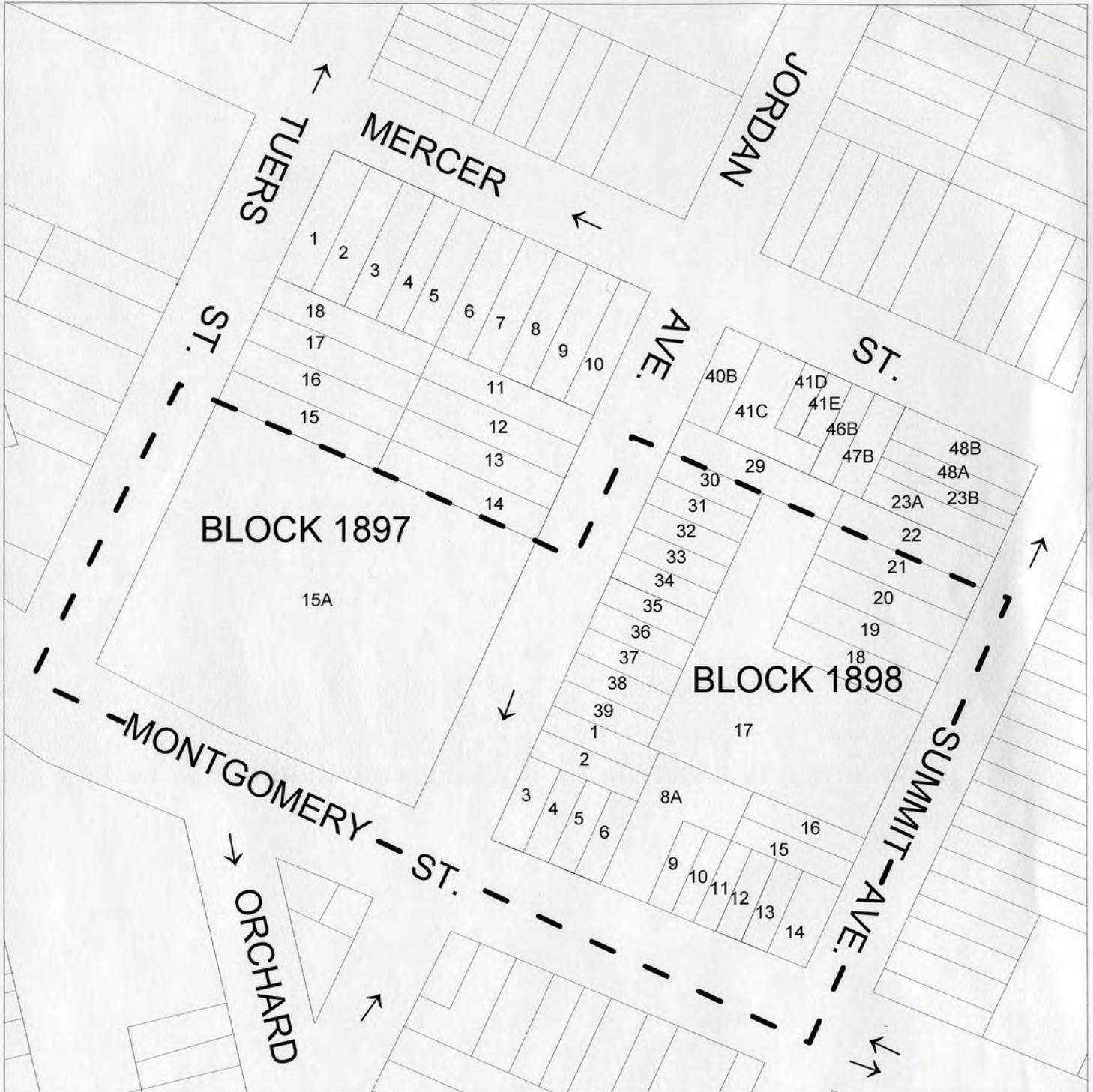
Date: June , 1999

1. Add shading to entire area
2. Add the word "Not" to legend
3. Refer to acquisition schedule in text



To Be Acquired

Armory Redevelopment Plan Area Circulation Map



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