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DR Project No.: 10382-117  
November 2, 2023

**Re: OPEN SPACE CALCULATIONS MEMO  
NEWPORT REDEVELOPMENT PLAN AMENDMENTS  
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY**

The following is review of open space requirements in the Newport Redevelopment Plan (RDP) and Harsimus Cove Station Redevelopment Plan (RDP). The following assessment also provides the analysis to confirm a net-zero loss in open space associated with the proposed boundary change from Harsimus Cove Station (RDP) to Newport RDP.

1. *Newport Redevelopment Plan (Newport RDP), adopted February 1985, last amended June 27, 2012.* The Newport RDP is located in the northeast portion of Jersey City along the Hudson waterfront.

*"The percentage of improved open space within the Residential District shall be a minimum of 10% of the total district acreage. This percentage must be developed as improved open space."  
(Newport RDP VII.A.1.c.6)*

**Comment: The existing minimum open space square feet based on the Newport RDP Residential (South) District is 35,226 square feet.**

2. *Harsimus Cove Station Redevelopment Plan, adopted 1983, last amended October 13, 2022.* The Harsimus Cove Station Redevelopment Plan (Harsimus Cove Station RDP) is generally bound by Marin Boulevard to the West, the Hudson River to the East, Thomas Gangemi Drive to the north and Bay Street to the south. The Harsimus Cove Light Rail Station is located in roughly the center of the Plan Area.

***"3. This paragraph is applicable to the East – Waterfront District Only: All new construction must provide a minimum equal to six percent (6%) of gross floor area as improved open space as provided above. Any rehabilitation structure must provide a minimum of one percent (1%) of the gross floor area so rehabilitated as improved open space as provided above. Any additional floor area constructed as an adjunct to rehabilitation activities must provide improved open space equal to three percent (3%) of the total additional floor area. Landscaped portions of parking areas may not be computed in satisfying the above landscape requirements." (Harsimus Cove RDP Section I.4.I)***

***"4. Development occurring on piers constructed over the Hudson River shall be exempt from the minimum requirements listed in subsection 3 above." (Harsimus Cove RDP Section I.4.I)***

***"6. Piers, or pier areas, parks and waterfront walkways freely accessible to the public shall be computed at 1.5 times their actual acreage." (Harsimus Cove RDP Section I.4.I)***

**Comment:** The approved plans for the property within the Harsimus Cove RDP is 48,580 square feet. The net total required is 83,806 square feet of open space across the properties involved in proposed boundary change.

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