

CITY OF JERSEY CITY

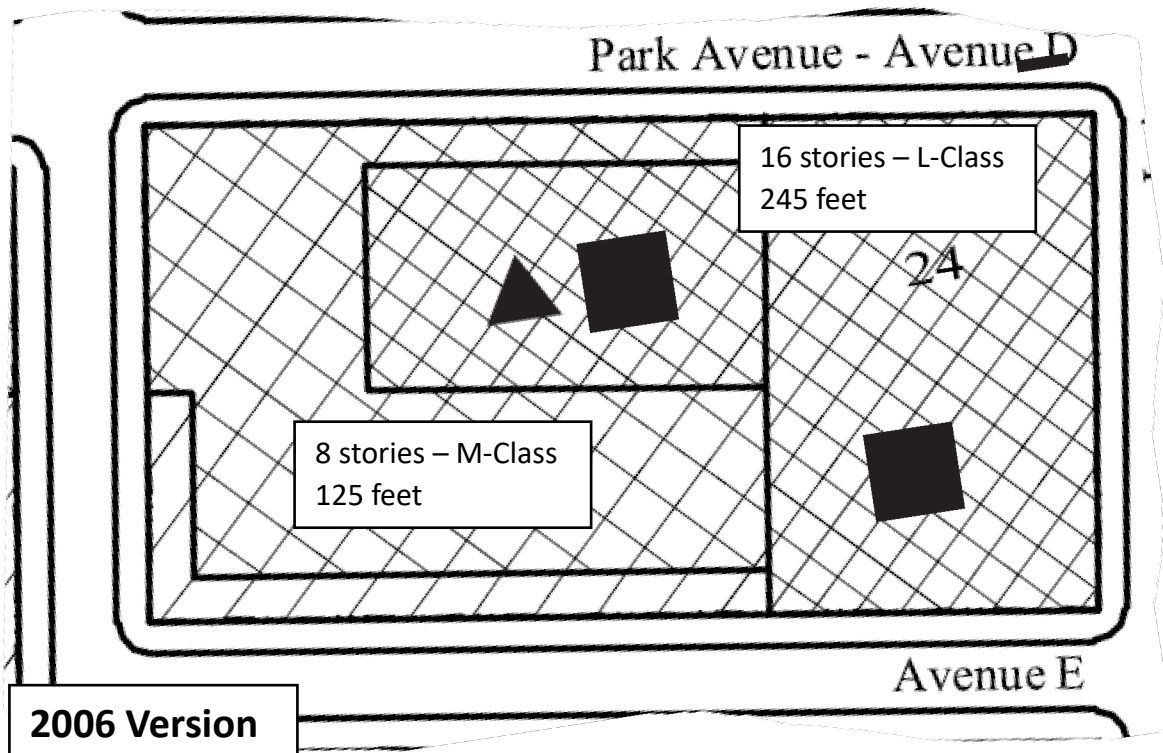
Department of Housing, Economic Development & Commerce
Division of City Planning

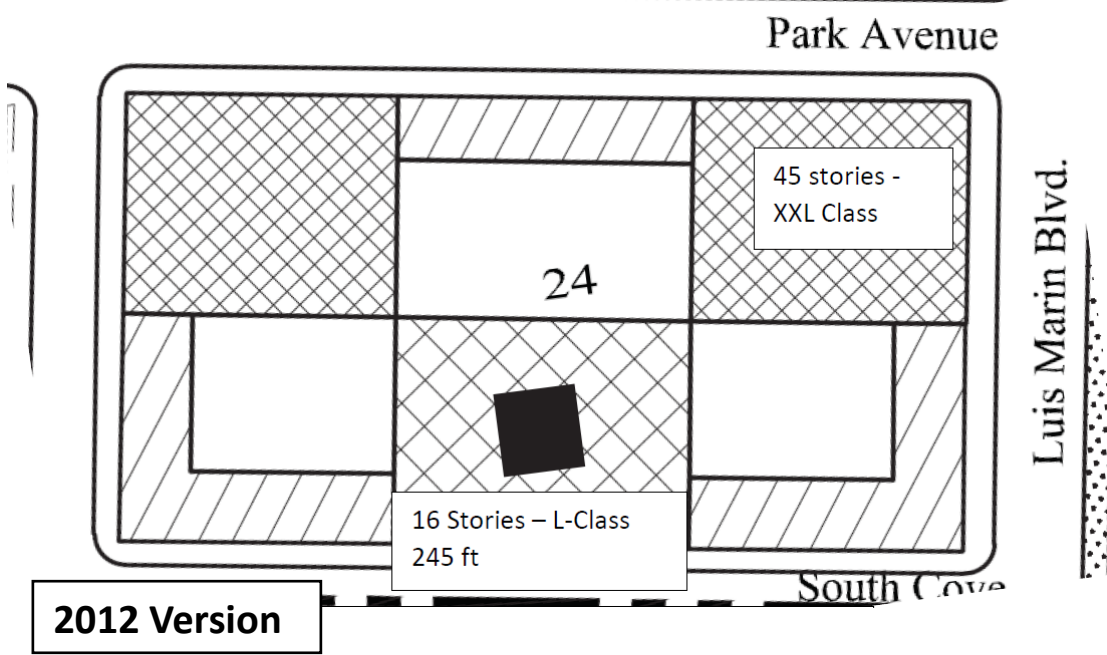


Date: 01.10.2024
To: Planning Board Commissioners
Re: P2024-0004

To provide more clarity regarding the redevelopment plan amendment to the Liberty Harbor North Plan for Block 15907. I address two points. The first regarding the height, and the second regarding the Planning criteria.

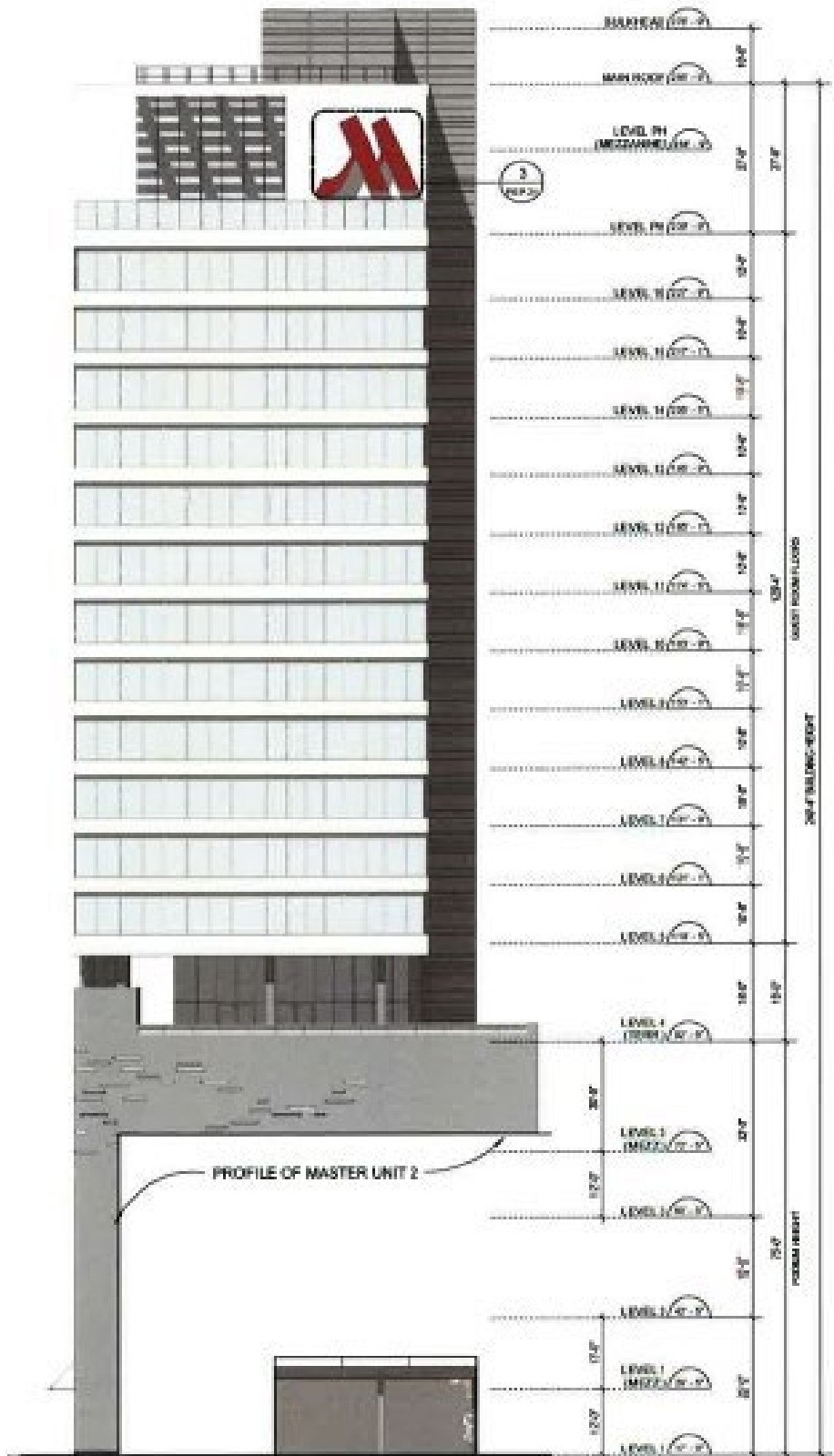
I. A brief history of Block 15907 zoning to address confusion concerning permitted building height:





2012 Version

2014 Planning Board Approval
 17 stories, 249 ft



Current Height Standards in the LHN today:

1) The 'hotel' site is an L-Class Building that allows for 16 stories plus towers/penthouses

2) Story Height Variety:

"Each story shall not be less than 10ft floor to floor nor more than 15 ft floor to floor...On Block 24, the height of the first and second floor of the hotel may each be increased to a maximum of 24 ft floor to floor."

3) Penthouse:

"May contain a penthouse story located above the roof. Penthouses shall be setback from the main building frontage line a minimum which assures clearance of any visual sight lines from the midpoint of the sidewalk across the street level"

4) Tower:

L-Class buildings facing the Tidewater basin are permitted to include one or two towers each. These towers shall have a footprint no larger than 6400 sq ft for a maximum of four stories"

The permitted maximum height for the hotel varies:

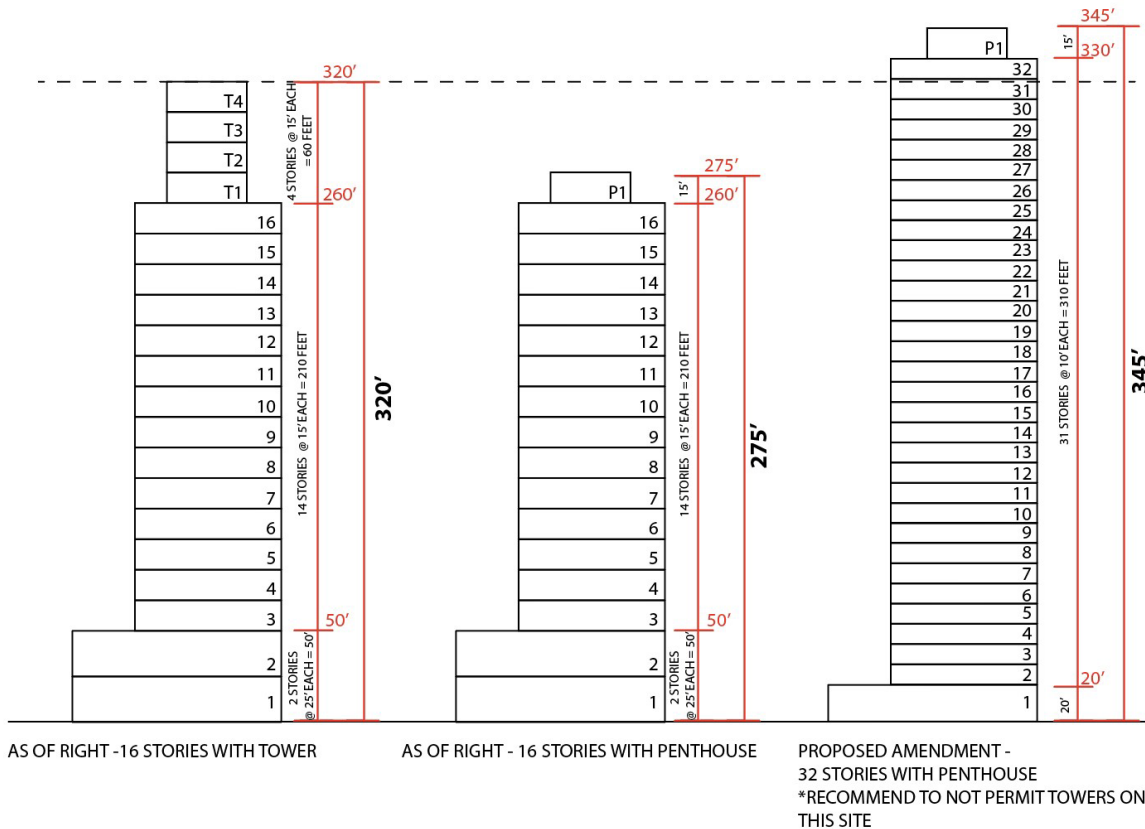
a) No penthouse or tower permits 260 ft total.

- The first two floors are 25 ft, floor to floor each = 50 ft - The remaining 12 floors are 15 ft, floor to floor each = 210 ft

b) Penthouse does not SPECIFY maximum height

c) Tower only assumes an additional 4 stories = 15 ft floor to floor each = 60 ft extra

Planning Conclusion is the maximum height of the existing hotel site is 320 ft (260 + 60 for towers)



II. Planning Criteria/Reason to Support Amendment

1) One of the Land Use Principles identified by the Land Use Element of the Master plan is to: “Ensure the City’s housing supply is balanced and meets the needs of all current and future city residents.”

The proposed amendment is in the Tier 2 – Upper Income Census Tract. Meaning the majority of residents in that census tract have median incomes 120% above. Therefore 15% of the entire unit count for any development would have to be set aside as dedicated affordable housing using UHAC requirements. **Liberty Harbor North currently has NO AFFORDABLE REQUIREMENT**

2) Additionally, the master plan identifies the importance of a 15-minute city. One of land use principles identified in the master plan is to make the city more transit friendly, walkable, and less reliant on the car.

The Liberty Harbor North redevelopment plan identifies an objective to create a self-sufficient and vital neighborhood that makes the most of its waterfront location and excellent transit service.

The proposed amendments are consistent with the master plan and the Redevelopment plan with the goal of creating housing (and notably affordable housing) that is well connected within a self-sufficient neighborhood.