

Proposed Amendments to the Grand Jersey Redevelopment Plan

Text to be added is shown in bold **like this**.

Text to be deleted is shown in strikethrough ~~like this~~.

VI. General Development & Design Requirements

D. Parking & Bicycling Design Requirements

1. Required parking provisions – all new construction shall provide parking as follows:

Use	Min. Parking	Max. Parking
Residential	No Requirement	0.75 per unit
Office	0.50 per 1,000 sf, excluding first 2,500 sf	0.6 per 1,000 sf
Medical Office	0.50 per 1,000 sf	1 per 1,000 sf
Hospital	0.25 per bed	0.75 per bed
Assisted Living/ Nursing Home	0.20 per bed	0.5 per bed
Senior Housing	No Requirement	0.5 per unit
Retail & Restaurant	No Requirement	2 per 1,000 sf
Hotel	No Requirement	1.0 per room
School	No Requirement	1.0 per classroom
Research, testing and development facilities	No Requirement	1.0 per 1,000 sf
Laboratories	No Requirement	1.0 per 1,000 sf
Light industrial, manufacturing, assembly, and prototyping	No Requirement	2.0 per 1,000 sf
Incubator uses	No Requirement	2.0 per 1,000 sf

i. Bicycle parking shall be provided pursuant to the requirement of the Jersey City Land Development Ordinance Section 345-70.C.

2. Shared parking is permitted and encouraged. When parking is shared, it may be provided in the same building as the principal use or in another building within the Redevelopment Area and the spaces may be double counted, provided the overlap of the peak use for each shared user accommodates a reasonable supply of parking at any given time. **Within the Mixed-Use Development District and the Park District, a parking study shall be provided as part of any Site Plan application. The parking study shall evaluate the parking requirements within the District in a comprehensive manner considering existing uses and the phasing of proposed uses. The parking study shall provide analysis of innovative techniques to help minimize the parking requirements for each proposed use and optimize the proposed parking facilities. The parking study may recommend a greater or lower number of parking spaces than required by the required parking provisions of this plan.**

VII. Land Use Requirements

A. Mixed-Use Development District

This district is intended to provide for the development of a mixed-use neighborhood, utilizing “New Urbanism” planning and design principals. It is the intention of these regulations that the district be

developed as an integrated whole by a consortium of developers operating in a coordinated manner, and who must all be designated redevelopers by the Jersey City Redevelopment Agency. Redevelopers shall be responsible for construction of the improvements necessary to support the permitted scale and scope of the proposed development.

1. Permitted Uses

- i. Residential
- ii. Offices
- iii. Hotels
- iv. Civic/Governmental, including municipal parking structures
- v. Schools, colleges, and related facilities
- vi. Retail sales of goods and services
- vii. Open space, parks, urban agricultural facilities
- viii. All uses permitted within the Hospital district
- ix. Utilities, except that natural gas transmission lines shall be prohibited

x. Restaurants and bars

xi. Research, testing and development facilities

xii. Laboratories

xiii. Light industrial, manufacturing, assembly, and prototyping

xiv. Incubator uses

xv. ~~x~~ Accessory uses to the above

xvi. ~~x~~ Mixed-use of the above

2. Prohibited Uses – Drive-thru facilities for banks, restaurants, pharmacies, and other commercial uses shall be prohibited.

3. Building & Architectural Requirements:

- i. All floors above the first floor shall have a minimum floor-to-ceiling height of 8.5 feet and a maximum of 12 feet. Areas containing indoor amenity spaces, such as recreation rooms, screening rooms, exercise facilities, etc may have a maximum floor-to-ceiling height of 20 feet. Residential units on the first floor shall have a minimum floor-to-ceiling height of at least 1 foot higher than the residential floors above.
- ii. Ground floor commercial areas shall have a minimum floor-to-ceiling height of 14 feet. In addition, ground floor commercial space may include a mezzanine level, which shall not be counted as a floor.
- iii. The floor of all residential units on the first floor of any building shall be located at least 48 inches above finished grade adjoining the building to provide a level of visual privacy for these units from the adjoining sidewalks. Where site grading and flood elevations do not permit vertical separation, the window wall of such residences shall be set back a minimum of 5 feet and a maximum of 15 feet from the sidewalk line to provide for a front yard, enclosed in a 2-4 foot high fence, creating a private landscaped or patio area.

- iv. Parapets and other rooftop appurtenances may exceed the permitted height within the limitations imposed by the City of Jersey City Land Development Ordinance.

4. Maximum Permitted Intensity of Development:

- i. Requirements depicted in the Unit Count / Development Capacity Summary
- ii. Non-residential uses provided in areas where ground floor retail is required shall be allowed in addition to the permitted unit count/ density.
- iii. **The maximum number of dwelling units on Blocks 10 & 13, 12, 14 and 16 may be increased or decreased by up to 25%, provided that a like number of dwelling units are added or deducted from the other development Block (10 & 13, 12, 14 or 16); such that the total maximum number of permitted dwelling units shall not be exceeded. The maximum permitted intensity for each block shall also be adjusted accordingly.**

5. Required Setbacks

- i. Residential frontages facing a public park shall be set back a minimum of 5 feet and a maximum of 15 feet from the street right-of-way line to provide for a front yard enclosed in a 2-4 foot high fence, creating a private landscaped or patio area. Where storefronts are provided in conformance with the Frontage Regulating Plan, no setback shall be required along the retail frontage, and the building shall meet the streetline or located as necessary to provide the required sidewalk width. (See also the Thoroughfare Design Standards provided within the Redevelopment Plan.) All stoops and front gardens must be within property lines and not encroach into the public Right-of-Way.
- ii. Residential windows shall not be closer than 60 feet to any other wall facing said window to provide adequate air and light to interior portions of development blocks and to residential structures.
- iii. **A minimum setback of 10 feet is required along the Morris Street frontage of Block 3 (southern property line of Block 3).**

6. Required Stepbacks

- i. A minimum stepback of 5 feet shall be required at the fifth level of any proposed structure of 6 to 12 stories.

7. Block 5/6 Consolidation Requirements

The intent of this section is to accommodate a consolidated development on Blocks 5 and 6 within the Mixed-Use District. The following requirements are intended to supersede various sections of this plan.

- i. **Required Parking Provisions: In addition to the Required Parking Provisions of Section VI.D.1 of this plan, the following parking provisions are applicable:**

Use	Min. Parking	Max. Parking
Residential	No Requirement	1.1 per unit

- ii. **Maximum Density: See Unit Count / Development Capacity Summary table.**
- iii. **Maximum Building Height: See Building Height Regulating Plan. A maximum number of stories shall not exceed 22 stories and a maximum total gross residential floor area (inclusive of residential hallways and egress areas) shall not exceed 789,000 square feet.**
- iv. **Maximum Tower Floor Plate Area: See XL-Class Building Diagram. A maximum floor plate area is 40,000 gsf.**
- v. **Required Stepbacks: A stepback of 5 feet is encouraged at the fifth level of any proposed structure above 5 stories. For any structure taller than 15 stories, an additional stepback of 5 feet is encouraged at the 15th level.**

vi. Minimum Sidewalk Widths:

- a. Monmouth Street: 11 feet
- b. Park View Avenue: 10 feet
- c. Center Street: 10 feet

vii. Fencing: Fencing may be located within front and side yards. Maximum fence height shall be 6 feet. Minimum setback of fencing from sidewalk shall be 10 feet. Landscaping shall be provided as a buffer between sidewalk and fence. Plazas shall not be enclosed with a fence and shall be open to the public.

viii. Garage Screening: All parking levels facing Monmouth Street shall be masked from the street by habitable building uses, either commercial or residential. All parking levels facing other streets shall be articulated to resemble a habitable building in a manner consistent with the architectural design of the other buildings, inclusive of open windows and metal grills, in the district and surrounding area and must ensure that headlights will be screened.

ix. Loading area: Loading bays may be located in off-street and/or on-street surface loading areas. A thru-route may be provided on the property in a surface loading area for truck deliveries and pick-up/drop-off needs such as food delivery, mail service, etc. On-street loading areas shall be coordinated with the Jersey City Department of Engineering and must receive approval by City Council.

B. Hospital District

This district is intended to provide for the anchor development of the Jersey City Medical Center, as well as ancillary and accessory support facilities and other medical related uses and facilities.

1. Permitted Uses

- i. Hospitals
- ii. Rehabilitation and convalescent facilities
- iii. Ambulatory care facilities and other similar medical treatment facilities
- iv. Medical office buildings
- v. Nursing homes and assisted living facilities
- vi. Medical research and laboratory facilities
- vii. Retail sales of goods and services
- viii. Civic/Governmental uses
- ix. Schools, colleges
- x. Structured parking facilities
- xi. Utilities, except that natural gas transmission lines shall be prohibited
- xii. Mixed-uses of the above

2. Permitted Height: Maximum building height shall be ten (10) stories

3. Additional Height Requirements: Parapets and other rooftop appurtenances may exceed the permitted height.

4. Maximum Permitted Intensity of Development:

5. Maximum floor area ratio shall not exceed 4.0. Floor area shall not include areas dedicated to parking, loading, utility, equipment, mechanical rooms and other similar spaces, but shall include treatment areas and rooms and spaces containing medical equipment.

6. Required Setbacks

- i. All buildings and structures shall be set back a sufficient distance to provide the required sidewalk widths adjacent to the building.
- ii. Other setbacks shall be indicated as necessary on all site plans and shall be subject to Site Plan review and approval by the Jersey City Planning Board.

iii. A minimum setback of 10 feet is required along the Morris Street frontage of Block 4 (southern property line of Block 4).

D. Park District

This district will utilize “New Urbanism” planning and design principals to integrate extensive new open space and highly controlled building forms to transition from the from the urban density of the northern portion of the Grand Jersey Redevelopment Area into the expansive open space of Liberty State Park. It is the intention of these regulations that the district be developed as in integrated whole and includes the development of public open space as an integral part of the new neighborhood as the development proceeds in phases and allows for connections to Liberty Science Center and SciTech Scity.

1. Permitted Uses

- i. Residential
- ii. Offices, including medical offices
- iii. Civic/Governmental, including municipal parking structures
- iv. Schools, colleges, and related facilities
- v. Retail sales of goods and services
- vi. Restaurants, bars and nightclubs
- vii. Open space, parks, urban agricultural facilities
- viii. All uses permitted within the Hospital district
- ix. Utilities, except that natural gas transmission lines shall be prohibited

x. Research, testing and development facilities

xi. Laboratories

xii. Light industrial, manufacturing, assembly, and prototyping

xiii. Incubator uses

xiv. ~~x~~ Accessory uses to the above

xv. ~~xi~~ Mixed-use of the above

2. Prohibited Uses – Drive-thru facilities for banks, restaurants, pharmacies, and other commercial uses shall be prohibited.

3. Building & Architectural Requirements:

- i. All floors above the first floor shall have a minimum floor-to-ceiling height of 9 feet and a maximum of 12 feet. Areas containing indoor amenity spaces, such as recreation rooms, screening rooms, exercise facilities, etc may have a maximum floor-to-ceiling height of 20 feet.
- ii. Ground floor commercial areas shall have a minimum floor-to-ceiling height of 14 feet. In addition, ground floor commercial space may include a mezzanine level, which shall not be counted as a floor. Ground floor levels with mezzanines may be no higher than 24 feet in total.
- iii. The floor of all residential units on the first floor of any building shall be located at least 48 inches above finished grade adjoining the building to provide a level of visual privacy for these units from the adjoining sidewalks. Where site grading and flood elevations do not permit vertical separation, the window wall of such residences shall be set back a minimum of 5 feet and a maximum of 15 feet from the sidewalk line to provide for a front yard, enclosed in a 2-4 foot high fence, creating a private landscaped or patio area.
- iv. Parapets and other rooftop appurtenances may exceed the permitted height within the limitations imposed by the City of Jersey City Land Development Ordinance.

4. Maximum Permitted Intensity of Development:

- i. Maximum Dwelling Unit Counts are depicted in the Unit Count / Development Capacity Summary.
- ii. Non-residential uses provide in areas where ground floor retail is required shall be allowed in addition to the permitted unit count / density.
- iii. The maximum number of dwelling units on Blocks 10 & 13, 12, 14 and 16 may be increased or decreased by up to 25%, provided that a like number of dwelling units are added or deducted from the other development Block (10 & 13, 12, 14 or 16); such that the total maximum number of permitted dwelling units shall not be exceeded. The maximum permitted intensity for each block shall also be adjusted accordingly.

5. Required Setbacks

- i. Residential frontages facing a public park shall be set back a minimum of 5 feet and a maximum of 15 feet from the street right-of-way line to provide for a front yard enclosed in a 2-4 foot high fence, creating a private landscaped or patio area. Where storefronts are provided in conformance with the Frontage Regulating Plan, no setback shall be required along the retail frontage, and the building shall meet the streetline or located as necessary to provide the required sidewalk width. (See also the Thoroughfare Design Standards provided within the Redevelopment Plan.) All stoops and front gardens must be within property lines and not encroach into the public Right-of-Way.
- ii. Residential windows shall not be closer than 60 feet to any other wall facing said window to provide adequate air and light to interior portions of development blocks and to residential structures.

iii. A minimum setback of 30 feet is required on Block 14 at the shared property line with Block 15. A public walkway or portions of a public walkway serving Crescent Park may be located within this setback. Walkways and landscaping shall be integrated into the design of Crescent Park and the development on Block 14.

6. Required Stepbacks

- i. A minimum stepback of 5 feet shall be required at the fifth level of any proposed structure of 6 to 12 stories.

VIII. Circulation Plan

- A. The required street network is depicted on the Street Network / Circulation Plan.
- B. All utilities shall be provided below ground on site and along the rights-of-way of the Redevelopment Plan.
- C. The Planning Board shall also require the additional construction of all streets and avenues they find warranted to provide adequate and safe ingress and egress to the project or completed portion of the Redevelopment Plan Area.
- D. No building or structure shall be located within areas designated as street thoroughfares of this Plan.
- E. Sidewalk areas, including all light rail pedestrian crossings, shall be properly paved, landscaped, and lighted, consistent with the requirements of this plan, the approved design plans, and sound planning and design principles.
- F. Traffic signalization shall be installed by the redeveloper, as determined necessary by the Planning Board.
- G. In maintaining the interconnected and comprehensive nature of this plan, all streets adjacent to each block, on all sides of that portion of the block containing the proposed development, shall be constructed in conjunction with the proposed development. **Interim streets, sidewalks, R-O-W, roadways, driveways, access easements, etc., may be proposed throughout various phases of the overall redevelopment plan. Said interim designs may deviate from the Street Network/Circulation Plan, Light Rail Transit Crossings Plan, and/or the Thoroughfare Design Standards. Said designs shall be approved by the Planning Board at time of site plan approval. If a proposed design deviates from the Street Network/Circulation Plan, Light Rail Transit Crossings Plan, and/or the Thoroughfare Design Standards, the Divisions of Transportation Planning and Traffic Engineering shall review said design. Proposed designs shall be reviewed by and presented to the Planning Board. The Planning Board may approve designs at the time of the Planning Board hearing.** The Planning Board may, at its discretion and in an extreme case, require additional portions of the street/streets surrounding the block to be developed if it finds that these additional portions of the streets surrounding the block are necessary for public safety and to provide for access to the development and connectivity to other portions of the Redevelopment Area.
- H. Any unfinished roadway area would, however, be a temporary design with the full design bonded for, and its construction and implementation called on by the Planning Board or Governing Body when they determine it is warranted.
- I. Where a developer is required to construct a street or portion of a street that would otherwise be the responsibility of a developer(s) of an adjacent block(s) as part of the development of that block(s), then a mechanism shall be established to ensure that the initial developer is reimbursed for the pro rata share of the cost of construction of said street(s) that would have otherwise been the responsibility of the adjacent developer.
- J. Street signage (street names, traffic regulations, parking restrictions, etc.) shall be consolidated and affixed onto lamp posts wherever possible to reduce visual clutter.
- K. All new streets, sidewalks, rights-of-way, roadways, driveways, and access easements constructed within the redevelopment area shall conform to the Street Network Map and Thoroughfare Standards as identified herein.
- L. Bicycle lanes shall be appropriately and adequately buffered whenever possible. Bicycle lane buffers less than 3 feet wide shall incorporate curbing, bollards, and /or other similar treatments to protect cyclists. Buffers 3-feet wide and greater shall provide planters, bollards, and/or other similar treatments to protect cyclists.

XV. Unit Count / Development Capacity Summary

Block Number	Block Size (acres) Net	Max DU	Max Intensity (DU/acre)
1	-	Utility Substation Only	-
2	1.02	175	175
3	1.17 0.98	350	300 360
4	8.94 8.89	Hospital Only	-
5	0.7	240	345
6	0.8	275	345
5 & 6 [†]	2.26 [†]	515 [†]	230 [†]
7	2.50	1,000	400
8	3.58	700	200
10	2.16	305	145
10 & 13*	2.98	800	269
12*	2.57 2.07	315	125 152
13	0.58	70	125
14*	2.49 2.74	1,000 575	405 210
15	2.43 2.85	Park Only	-
16*	4.56	1,150	255 244
17	4.50 4.51	Park Only	-
Total		5,605	

Exact Area and Max Intensity of all block subject to Final Major Subdivision, **but in no instance shall Max DU (Dwelling Units) be increased.**

*Refer to section **VII.A.4.iii** and VII.D.4.iii

†If Block 5 and 6 are consolidated, these new block size, maximum dwelling unit and maximum intensity (du/acre) shall be applicable in addition to the requirements of the Block 5/6 Consolidation Requirements of this Plan.