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DR Project No.: 11537-001
April 27, 2021

**Re: DENSITY ANALYSIS
PROPOSED 4-STORY, 26-UNIT MULTI-FAMILY USE
135-143 BROADWAY (BLOCK 10301, LOTS 40-42)
JERSEY CITY, HUDSON COUNTY, NEW JERSEY**

The following density analysis has been prepared for a proposed multi-family development project, located at the above-referenced property (subject property), in context with the consistency of density, unit count, and building height in stories in the surrounding neighborhood. Our analysis is based on publicly-available Jersey City tax data.

The subject property is identified as:

| ADDRESS | BLOCK | LOTS | ZONING DISTRICT |
|------------------|-------|------------|--|
| 135-143 Broadway | 10301 | 40, 41, 42 | One- and Two-Family Housing (R-1) District |

DENSITY ANALYSIS

The subject property is comprised of three (3) tax lots including Lots 40, 41, and 42 and is located at 135-143 Broadway. The subject property is located at the corner of Broadway and Wallis Avenue with 50 feet of frontage on Broadway and 50 feet of frontage on Wallis Avenue. Lots 40 and 41 are currently vacant. Lot 42 is developed with a 2.5-story, 2-family dwelling. The total lot area of the subject property is 10,000 square feet (0.23 acres). The proposed 4-story, 26-unit multi-family use would yield an approximate density of 113 dwelling units per acre.

The study area established for this analysis includes Blocks 9202, 9205, 9301, 9305, 9306, 10203, 10301, 10302, 10303, 10401, 10403, 10404, and 11703. The study area includes a mix of one-family dwellings, two-family dwellings, multi-family uses, mixed-uses, religious uses, and vacant lots. Additionally, the study area encompasses the One- and Two-Family Housing (R-1) District and the Multi-Family Mid-Rise (R-3) District. The implicit density permitted for a two-family dwelling on the minimum required 2,500-square-foot lot is approximately 35 units per acre.

Our analysis found that of the 511 parcels studied, 122 parcels and 24% of the study area are occupied with uses other than one- and two-family dwellings including multi-family uses and mixed-uses. Of the identified multi-family uses and mixed-uses, the number of units ranges from 3 dwelling units to 233 dwelling units, with an average of 10 dwelling units. The density within the study area ranges from 19 dwelling units per acre to 217 dwelling units per acre, with an average density of 96 dwelling units per acre. Building height in terms of stories within the study area ranges from 2 stories to 5 stories, with an average of 3 stories. Lot sizes range from 0.03 acre to 12.33 acres, with an average of 0.18 acre. See Table 1 on Page 2.

CONCLUSION

The proposed unit count and density are greater than the average unit count and average density of the multi-family uses and mixed-uses within the study area, however the proposed density is not substantially higher. Additionally, there are a number of multi-family uses that consist of higher unit counts and higher densities than what is being proposed. These existing multi-family uses and mixed-uses are zoned within the R-1 District and the R-3 District.

TABLE 1 : MULTI-FAMILY USE AND MIXED-USE STORY, UNIT, AND DENSITY COUNTS

| BLOCK | LOT | ADDRESS | STORIES | UNITS | LOT SIZE (acre) | DENSITY | USE |
|-------|-------|--------------------------|---------|-------|-----------------|---------|--------------|
| 9202 | 6 | 25 FAYETTE AVE. | 3 | 3 | 0.08 | 40 | MULTI-FAMILY |
| 9202 | 7 | 115 WALES AVE. | 3 | 3 | 0.07 | 40 | MULTI-FAMILY |
| 9202 | 8 | 113 WALES AVE. | 3 | 3 | 0.06 | 52 | MULTI-FAMILY |
| 9202 | 9 | 111 WALES AVE. | 3 | 3 | 0.06 | 52 | MULTI-FAMILY |
| 9202 | 10 | 109 WALES AVE. | 3 | 3 | 0.06 | 52 | MULTI-FAMILY |
| 9202 | 11 | 107 WALES AVE. | 3 | 3 | 0.06 | 52 | MULTI-FAMILY |
| 9202 | 14 | 112 BROADWAY | 2 | 4 | 0.08 | 53 | MULTI-FAMILY |
| 9202 | 31 | 142 BROADWAY | 3 | 3 | 0.07 | 44 | MULTI-FAMILY |
| 9205 | 4 | 75 BROADWAY | 2 | 4 | 0.06 | 70 | MULTI-FAMILY |
| 9205 | 8 | 1063 WEST SIDE AVE. | 3 | 4 | 0.03 | 124 | MIXED-USE |
| 9205 | 17 | 16 MARION PL. | 2.5 | 3 | 0.06 | 52 | MULTI-FAMILY |
| 9205 | 18 | 18 MARION PL. | 2 | 3 | 0.06 | 53 | MULTI-FAMILY |
| 9301 | 1 | 845 NEWARK AVE. | 4 | 12 | 0.32 | 37 | MIXED-USE |
| 9301 | 6 | 4 BROADWAY | 3 | 9 | 0.08 | 118 | MULTI-FAMILY |
| 9301 | 7 | 6 BROADWAY | 3 | 9 | 0.08 | 113 | MULTI-FAMILY |
| 9301 | 8 | 8 BROADWAY | 3 | 9 | 0.08 | 107 | MULTI-FAMILY |
| 9301 | 10 | 12 BROADWAY | 3 | 9 | 0.08 | 120 | MULTI-FAMILY |
| 9301 | 11 | 16 BROADWAY | 3 | 9 | 0.08 | 119 | MULTI-FAMILY |
| 9301 | 12 | 18 BROADWAY | 3 | 9 | 0.08 | 120 | MULTI-FAMILY |
| 9301 | 13 | 20 BROADWAY | 3 | 9 | 0.08 | 119 | MULTI-FAMILY |
| 9301 | 14 | 24 BROADWAY | 3 | 9 | 0.06 | 144 | MULTI-FAMILY |
| 9301 | 15 | 26 BROADWAY | 3 | 9 | 0.07 | 136 | MULTI-FAMILY |
| 9301 | 16 | 30 BROADWAY | 3 | 9 | 0.07 | 123 | MULTI-FAMILY |
| 9301 | 20 | 32 BROADWAY | 3 | 8 | 0.06 | 127 | MULTI-FAMILY |
| 9301 | 21 | 34 BROADWAY | 3 | 12 | 0.09 | 136 | MULTI-FAMILY |
| 9301 | 22 | 38 BROADWAY | 3 | 12 | 0.09 | 135 | MULTI-FAMILY |
| 9301 | 23.01 | 46 BROADWAY | 3 | 9 | 0.07 | 138 | MULTI-FAMILY |
| 9301 | 23.02 | 44 BROADWAY | 3 | 12 | 0.09 | 134 | MULTI-FAMILY |
| 9301 | 23.03 | 42 BROADWAY | 3 | 12 | 0.09 | 139 | MULTI-FAMILY |
| 9301 | 25 | 48 BROADWAY | 3 | 9 | 0.07 | 133 | MULTI-FAMILY |
| 9301 | 26 | 52 BROADWAY | 3 | 9 | 0.07 | 131 | MULTI-FAMILY |
| 9301 | 27 | 54 BROADWAY | 3 | 9 | 0.07 | 127 | MULTI-FAMILY |
| 9305 | 1 | 45 BROADWAY | 4 | 20 | 0.27 | 75 | MULTI-FAMILY |
| 9305 | 3 | 135 VAN WAGENEN AVE. | 4 | 21 | 0.11 | 183 | MULTI-FAMILY |
| 9305 | 4 | 133 VAN WAGENEN AVE. | 4 | 17 | 0.09 | 185 | MULTI-FAMILY |
| 9305 | 5 | 129-131 VAN WAGENEN AVE. | 4 | 17 | 0.10 | 165 | MULTI-FAMILY |
| 9305 | 6 | 127 VAN WAGENEN AVE. | 4 | 17 | 0.09 | 185 | MULTI-FAMILY |
| 9305 | 7 | 123-125 VAN WAGENEN AVE. | 4 | 21 | 0.11 | 183 | MULTI-FAMILY |
| 9305 | 8 | 117 VAN WAGENEN AVE. | 4 | 33 | 0.17 | 192 | MULTI-FAMILY |
| 9305 | 9 | 115 VAN WAGENEN AVE. | 4 | 21 | 0.11 | 183 | MULTI-FAMILY |
| 9305 | 10 | 882 PAVONIA AVE. | 5 | 21 | 0.10 | 217 | MULTI-FAMILY |
| 9305 | 15 | 118 CORBIN AVE. | 4 | 21 | 0.10 | 203 | MULTI-FAMILY |
| 9305 | 16 | 122 CORBIN AVE. | 4 | 21 | 0.10 | 203 | MULTI-FAMILY |
| 9305 | 17 | 126 CORBIN AVE. | 4 | 21 | 0.10 | 203 | MULTI-FAMILY |
| 9305 | 18 | 130 CORBIN AVE. | 4 | 21 | 0.10 | 203 | MULTI-FAMILY |
| 9305 | 19 | 134 CORBIN AVE. | 4 | 21 | 0.10 | 203 | MULTI-FAMILY |
| 9306 | 1 | 1062 WEST SIDE AVE. | 4 | 19 | 0.12 | 156 | MIXED-USE |
| 9306 | 4 | 125 CORBIN AVE. | 4 | 26 | 0.14 | 181 | MULTI-FAMILY |
| 9306 | 5 | 117 CORBIN AVE. | 4 | 29 | 0.14 | 202 | MULTI-FAMILY |
| 10203 | 11 | 28 DALES AVE. | 3 | 3 | 0.05 | 66 | MULTI-FAMILY |
| 10203 | 47 | 69-71 WALLIS AVE. | 4 | 8 | 0.09 | 87 | MULTI-FAMILY |
| 10203 | 53 | 55 WALLIS AVE. | 2 | 3 | 0.05 | 65 | MULTI-FAMILY |

| BLOCK | LOT | ADDRESS | STORIES | UNITS | LOT SIZE (acre) | DENSITY | USE |
|-------|-----|---------------------|---------|-------|-----------------|---------|--------------|
| 10203 | 54 | 53 WALLIS AVE. | 3 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10203 | 55 | 49-51 WALLIS AVE. | 2 | 3 | 0.09 | 33 | MULTI-FAMILY |
| 10203 | 58 | 41 WALLIS AVE. | 3 | 6 | 0.09 | 65 | MULTI-FAMILY |
| 10203 | 62 | 31 WALLIS AVE. | 2 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10203 | 66 | 21 WALLIS AVE. | 2 | 3 | 0.06 | 49 | MULTI-FAMILY |
| 10203 | 67 | 19 WALLIS AVE. | 2 | 3 | 0.06 | 49 | MULTI-FAMILY |
| 10203 | 71 | 9 WALLIS AVE. | 3 | 3 | 0.03 | 98 | MIXED-USE |
| 10301 | 2 | 10-10.5 WALLIS AVE. | 2 | 3 | 0.10 | 29 | MULTI-FAMILY |
| 10301 | 5 | 16 WALLIS AVE. | 2 | 3 | 0.03 | 98 | MULTI-FAMILY |
| 10301 | 6 | 16.5 WALLIS AVE. | 2 | 3 | 0.03 | 98 | MULTI-FAMILY |
| 10301 | 8 | 20 WALLIS AVE. | 2 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10301 | 17 | 38 WALLIS AVE. | 3 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10301 | 29 | 66 WALLIS AVE. | 3 | 12 | 0.09 | 131 | MULTI-FAMILY |
| 10301 | 30 | 70 WALLIS AVE. | 2 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10301 | 38 | 86 WALLIS AVE. | 3 | 6 | 0.06 | 105 | MULTI-FAMILY |
| 10301 | 39 | 88 WALLIS AVE. | 3 | 6 | 0.06 | 105 | MULTI-FAMILY |
| 10301 | 50 | 75 WRIGHT AVE. | 3 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10301 | 53 | 69 WRIGHT AVE. | 2 | 3 | 0.06 | 52 | MULTI-FAMILY |
| 10301 | 55 | 65 WRIGHT AVE. | 3 | 4 | 0.05 | 86 | MULTI-FAMILY |
| 10301 | 56 | 63 WRIGHT AVE. | 3 | 4 | 0.05 | 88 | MULTI-FAMILY |
| 10301 | 60 | 53 WRIGHT AVE. | 3 | 12 | 0.09 | 131 | MULTI-FAMILY |
| 10301 | 63 | 45 WRIGHT AVE. | 3 | 6 | 0.09 | 65 | MULTI-FAMILY |
| 10301 | 64 | 43 WRIGHT AVE. | 3 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10301 | 68 | 35 WRIGHT AVE. | 3 | 3 | 0.04 | 78 | MULTI-FAMILY |
| 10301 | 77 | 23 WRIGHT AVE. | 3 | 3 | 0.08 | 39 | MULTI-FAMILY |
| 10301 | 79 | 19.5 WRIGHT AVE. | 2 | 3 | 0.04 | 78 | MULTI-FAMILY |
| 10301 | 87 | 78 LOGAN AVE. | 3 | 3 | 0.06 | 52 | MULTI-FAMILY |
| 10302 | 5 | 18-20 WRIGHT AVE. | 3 | 11 | 0.14 | 80 | MIXED-USE |
| 10302 | 11 | 32 WRIGHT AVE. | 2 | 4 | 0.05 | 87 | MULTI-FAMILY |
| 10302 | 16 | 42 WRIGHT AVE. | 4 | 8 | 0.10 | 83 | MULTI-FAMILY |
| 10302 | 19 | 50 WRIGHT AVE. | 2 | 4 | 0.07 | 57 | MULTI-FAMILY |
| 10302 | 20 | 54 WRIGHT AVE. | 3 | 10 | 0.07 | 140 | MULTI-FAMILY |
| 10302 | 21 | 56-58 WRIGHT AVE. | 3 | 10 | 0.11 | 87 | MIXED-USE |
| 10302 | 33 | 84-86 WRIGHT AVE. | 2 | 3 | 0.09 | 33 | MULTI-FAMILY |
| 10302 | 46 | 87 WALES AVE. | 3 | 6 | 0.06 | 93 | MULTI-FAMILY |
| 10302 | 47 | 85 WALES AVE. | 3 | 3 | 0.05 | 59 | MULTI-FAMILY |
| 10302 | 52 | 75 WALES AVE. | 2 | 3 | 0.04 | 78 | MULTI-FAMILY |
| 10302 | 57 | 63 WALES AVE. | 2 | 3 | 0.06 | 52 | MULTI-FAMILY |
| 10302 | 65 | 47 WALES AVE. | 3 | 9 | 0.07 | 131 | MULTI-FAMILY |
| 10302 | 86 | 56 LOGAN AVE. | 3 | 12 | 0.11 | 105 | MULTI-FAMILY |
| 10302 | 89 | 64 LOGAN AVE. | 3 | 4 | 0.06 | 70 | MIXED-USE |
| 10303 | 1 | 46 LOGAN AVE. | 2 | 3 | 0.06 | 52 | MULTI-FAMILY |
| 10303 | 9 | 34-36 WALES AVE. | 2 | 3 | 0.09 | 33 | MULTI-FAMILY |
| 10303 | 10 | 38 WALES AVE. | 3 | 6 | 0.09 | 65 | MULTI-FAMILY |
| 10303 | 11 | 42 WALES AVE. | 3 | 3 | 0.09 | 33 | MULTI-FAMILY |
| 10303 | 13 | 54 WALES AVE. | 3 | 3 | 0.08 | 37 | MULTI-FAMILY |
| 10303 | 16 | 60 WALES AVE. | 3 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10303 | 17 | 62 WALES AVE. | 3 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10303 | 35 | 79 GILES AVE. | 2 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10303 | 36 | 77 GILES AVE. | 2 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10303 | 37 | 75 GILES AVE. | 2 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10303 | 41 | 65 GILES AVE. | 2.5 | 3 | 0.09 | 33 | MULTI-FAMILY |
| 10401 | 8 | 55 LOGAN AVE. | 3 | 6 | 0.06 | 100 | MULTI-FAMILY |
| 10401 | 9 | 49 LOGAN AVE. | 3 | 6 | 0.06 | 100 | MULTI-FAMILY |

| BLOCK | LOT | ADDRESS | STORIES | UNITS | LOT SIZE (acre) | DENSITY | USE |
|----------------|-----|--------------------------|----------------|--------------|------------------------|----------------|----------------|
| 10401 | 10 | 47 LOGAN AVE. | 3 | 6 | 0.06 | 100 | MULTI-FAMILY |
| 10403 | 3 | 34 GILES AVE. | 3 | 3 | 0.04 | 70 | MULTI-FAMILY |
| 10403 | 5 | 943 PAVONIA AVE. | 4 | 17 | 0.08 | 212 | MULTI-FAMILY |
| 10403 | 16 | 1019 WEST SIDE AVE. | 2 | 4 | 0.05 | 87 | MULTI-FAMILY |
| 10403 | 18 | 1015 WEST SIDE AVE. | 2 | 4 | 0.05 | 80 | MULTI-FAMILY |
| 10404 | 3 | 27 MARION PL. | 3 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10404 | 8 | 15 MARION PL. | 3 | 11 | 0.07 | 165 | MULTI-FAMILY |
| 10404 | 9 | 13 MARION PL. | 3 | 6 | 0.07 | 84 | MULTI-FAMILY |
| 10404 | 15 | 1039 WEST SIDE AVE. | 3 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10404 | 16 | 1037 WEST SIDE AVE. | 3 | 3 | 0.05 | 65 | MULTI-FAMILY |
| 10404 | 18 | 1031 WEST SIDE AVE. | 2 | 6 | 0.09 | 65 | MULTI-FAMILY |
| 10404 | 19 | 1027-1029 WEST SIDE AVE. | 2 | 4 | 0.07 | 58 | MULTI-FAMILY |
| 10404 | 21 | 924 PAVONIA AVE. | 3 | 3 | 0.06 | 50 | MULTI-FAMILY |
| 10404 | 22 | 926 PAVONIA AVE. | 3 | 3 | 0.06 | 52 | MULTI-FAMILY |
| 10404 | 26 | 934 PAVONIA AVE. | 3 | 9 | 0.08 | 112 | MULTI-FAMILY |
| 11703 | 2 | 57 DALES AVE. | 3 | 233 | 12.33 | 19 | PUBLIC HOUSING |
| | | | STORIES | UNITS | LOT SIZE (acre) | DENSITY | |
| MINIMUM | | | 2 | 3 | 0.03 | 19 | |
| MAXIMUM | | | 5 | 233 | 12.33 | 217 | |
| AVERAGE | | | 3 | 10 | 0.18 | 96 | |

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