

NECESSITIES

SCHOOLS PARKS LIBRARIES AFFORDABLE HOUSING SEWERS

— BEFORE —

Amenities

pools rooftop decks firepits private gyms

CITY OF JERSEY CITY DOWNTOWN DEVELOPMENT MAP

JANUARY 2019

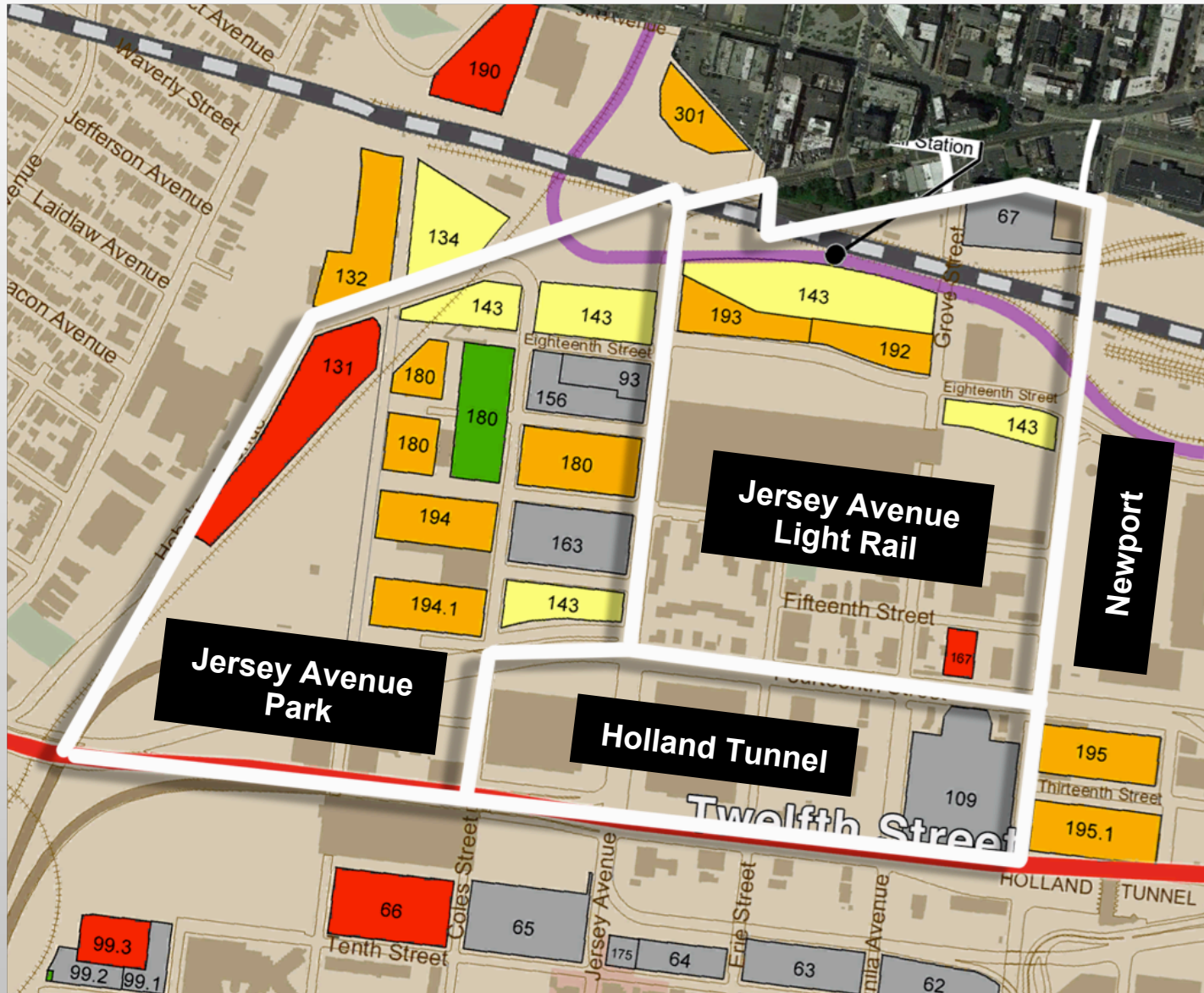
	Proposed:	7,600+
	Approved:	11,800+
	<u>Under Construction:</u>	<u>3,700</u>
	Total not yet built:	23,000+ units

 **+ 22,700 units “recently constructed”**

 **+ Thousands of units
not accounted for on map.**



North of 12th Street



Redevelopment Plans:

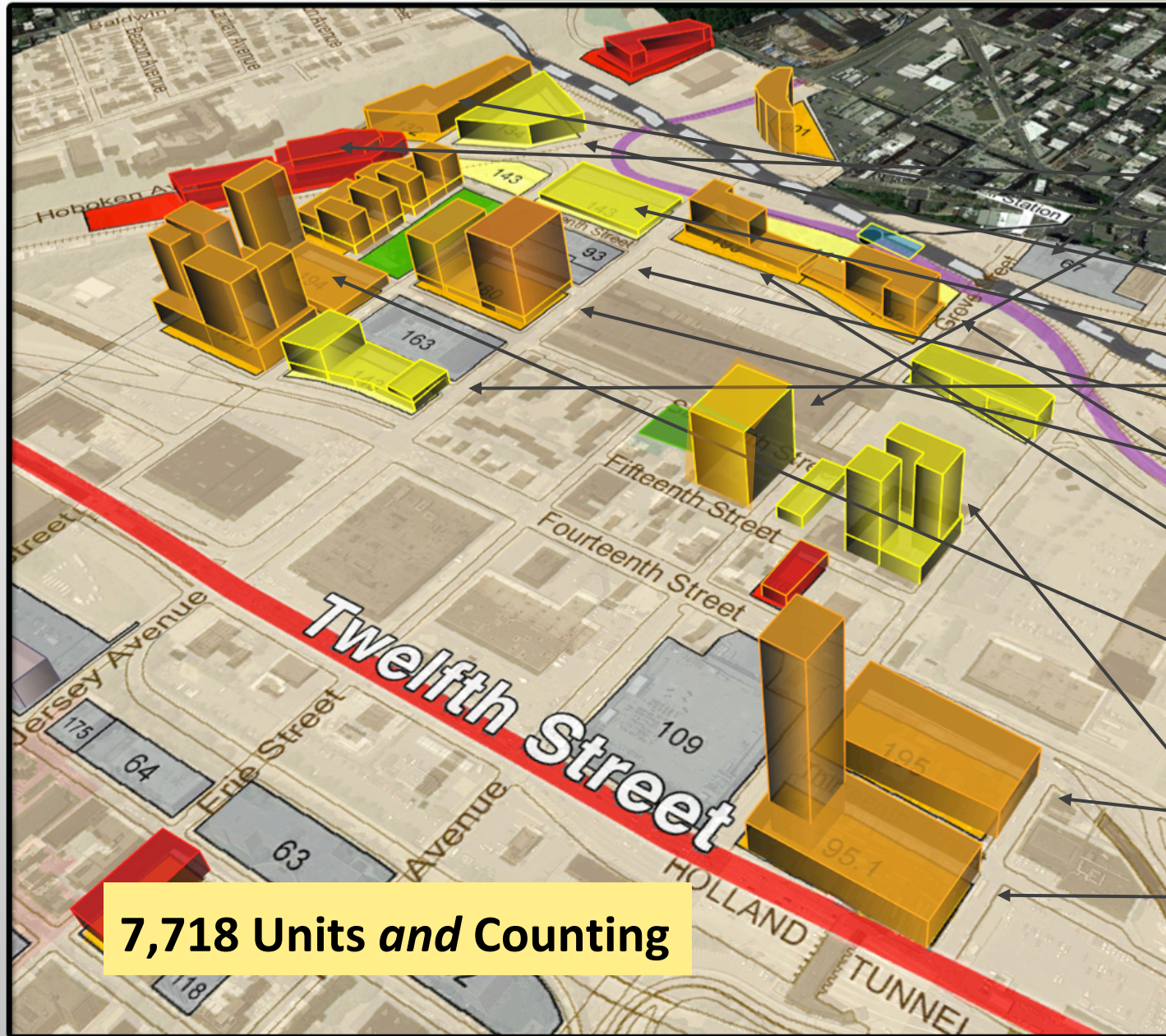
Jersey Avenue Light Rail

Jersey Avenue Park

Holland Tunnel

(Expired)

North of 12th Street



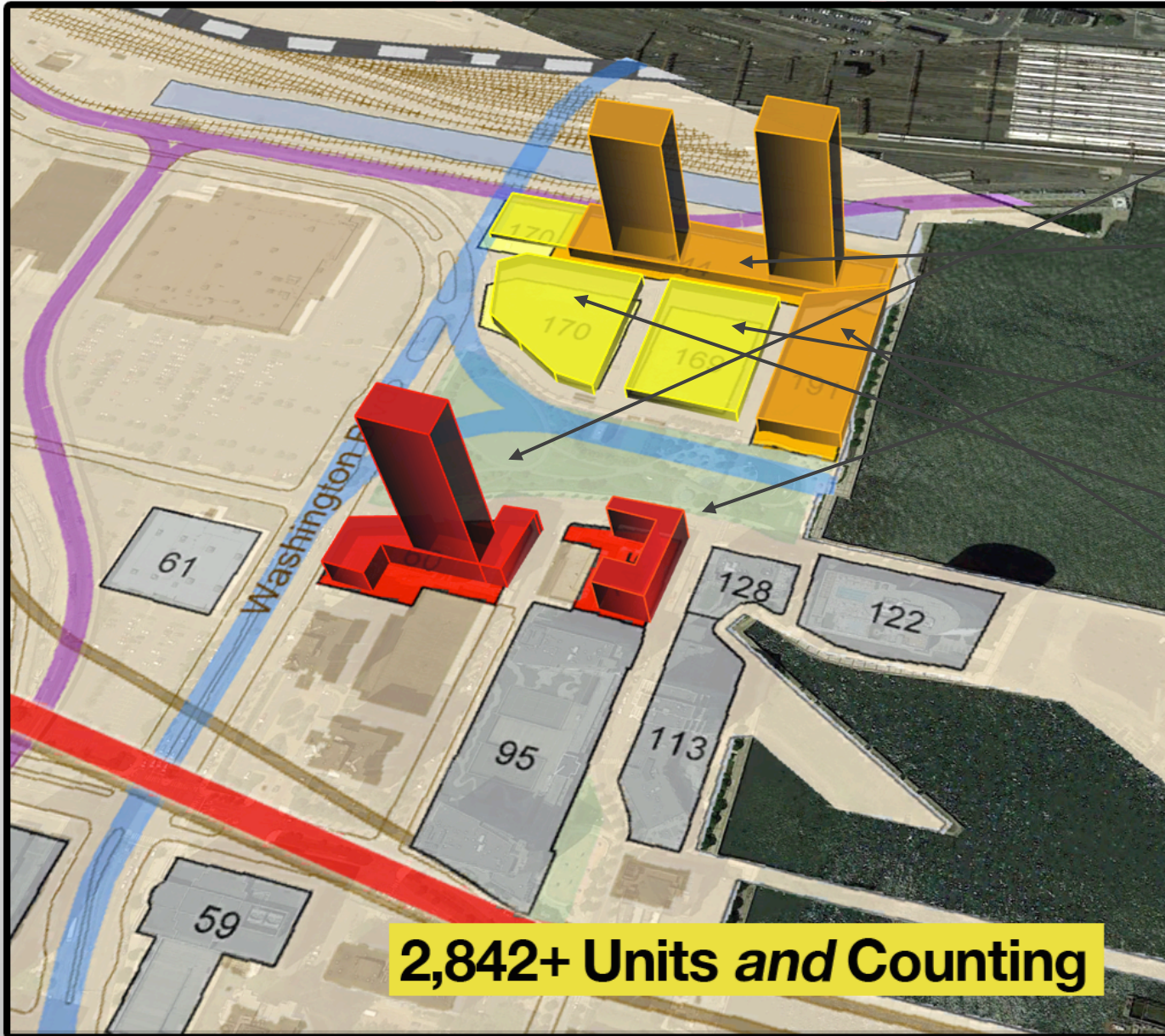
SITE	UNITS
67	230
93	155
St. Lucys	430
131	260
132	240
134	140
143	2,327
156	232
180	928
192	139
193	119
194 & 194.1-Statco	818
195	367
195.1	383
Pegasus	450- 950*
Total:	7718

Key

- Proposed
- Under Construction
- Approved
- Recently Constructed

7,718 Units and Counting

North Newport Developments

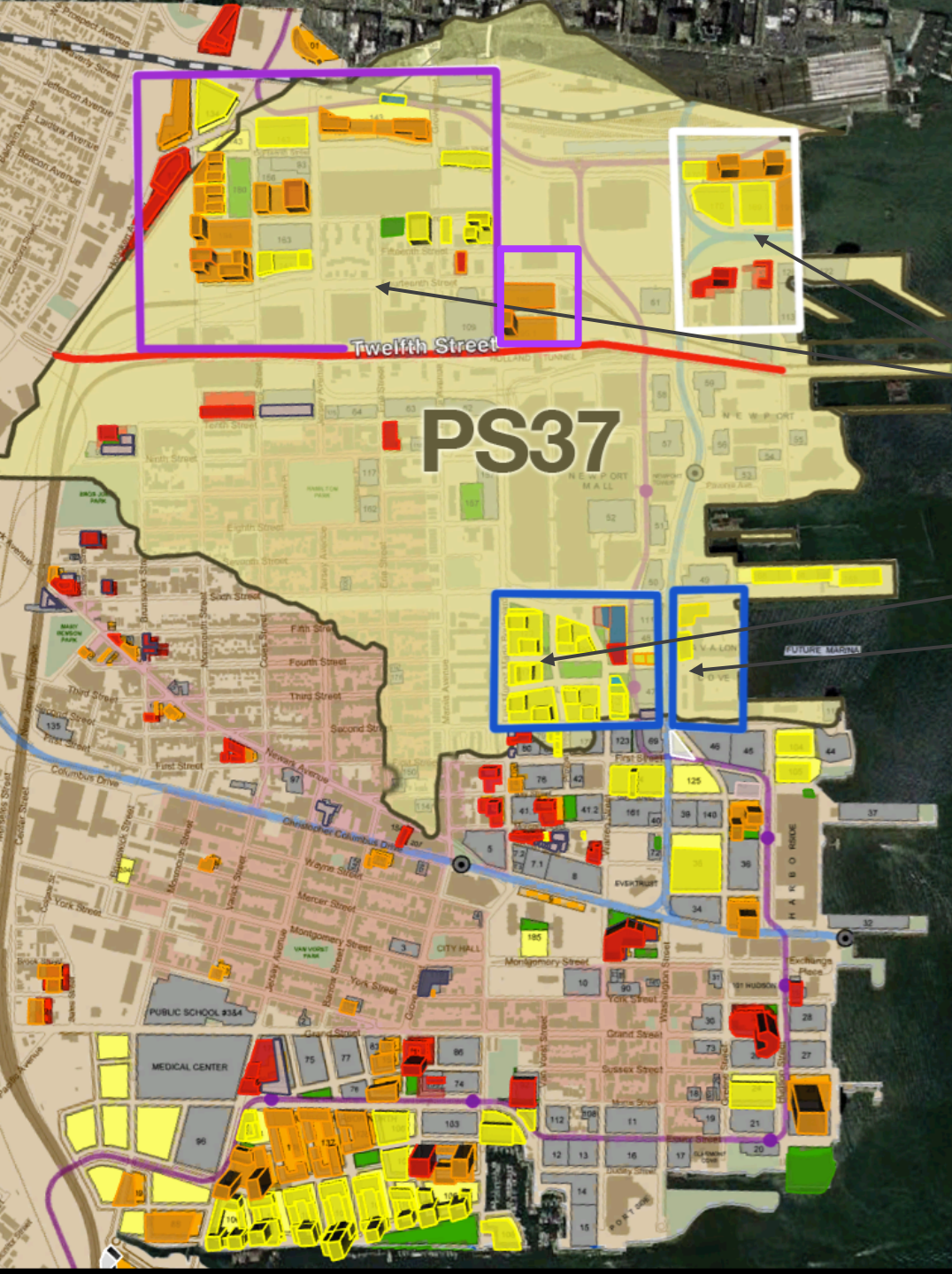


Site Number	Units
60	359
144	790
145	71
169	692
170	592
191	338
Total Number:	2,842

Key

- Approved (Orange circle)
- Proposed (Yellow circle)
- Recently Constructed (White circle)
- Under Construction (Red circle)

Approximation of Additional Units in PS37



North of 12th Street: 7,718 Units
Newport Developments: 2,842 Units
Harsimus Cove Sta. West: 4,617 Units
Avalon Cove: 1,000 Units

Total: 16,177 Units

Average Household in JC = 2.63 people*
16,177 x 2.63 = **42,546 people**

Pct under 18 years old - 20.9%* = **8,892**

*U.S. Census Bureau, 2018 Population Estimates

INVEST IN CITY PLANNING NOW, BEFORE IT'S TOO LATE

We are building cities within a city, instead of building communities.

We can build smart, sustainable, fiscally responsible communities with ample public necessities, but:

City Planning must be given the **resources** and **time** to plan for the mass influx of people.

Start now with the overlay study needed for North of 12th Street, but **don't stop** there.

Study the Impacts > Update the Plans > Get the Best Deal

1. Need to account for TODAY's reality and PLAN for the future we WANT

- a. Study and understand impacts of each development
- b. Determine the PUBLIC NECESSITIES that should be built to accommodate the new population
- c. Use updated redevelopment plans and public investment to get these necessities BUILT

2. Redevelopment Plans are OLD, OUTDATED, and piecemeal AMENDED

- a. Written decades ago
- b. As written, they are not the best deal for the City today

3. No more missed opportunities!

- f. Better, transparent process of negotiations
- g. Standardized public process

Study the Impacts: Use the Best Data for the Best City

Impact Study(ies): What is the fiscal and physical **impacts** of these developments? What types of land, improvements and resources will be needed to accommodate the added demand?

- School children generated
- Daycare students generated
- Additional park space needed
- Recreation space and opportunities needed
- Vehicle traffic generated, Truck Routes needed, Delivery Areas
- Pedestrian & bicycle traffic anticipated
- Public transit users generated
- Water and sewer usage / aging stormwater infrastructure areas
- Flood-prone areas, rainfall capture opportunities

The Impact Study should also provide **recommendations** for ways to address the impacts and accommodate those needs.

Update Redevelopment Plans

- Conduct overlay / comprehensive planning for the entire area north of 12th Street
- Update individual redevelopment plans to:
 - Allow for appropriate development levels
 - Require redevelopers to provide public necessities and infrastructure
 - Revamp development “bonuses”:
 - Calculate using a **present-day valuation** method, not an outdated dollar figure
 - Tie bonuses to provision of **public** benefits
 - Provide clarity as to their **purpose**
 - Provide clarity as to how they will be **escrowed**, earmarked
 - Require public engagement

Standardize the Process for Developing in a Redevelopment Area

- Create and publish a “standard redevelopment submission process” that can be understood by developers and citizens.
- Employ a “Redevelopment Submission Checklist” during concept development:
 - **Require submission of drawings & studies:** Traffic studies, multi-modal transportation plans, flood management, sustainability measures, environmental review, etc.
 - **Escrow funds** provided by Redeveloper for City, then outside review of project elements
 - **Pro-Forma Review** and project financial analysis
 - have qualified firms on-call to analyze public benefit contributions for all redevelopment projects
 - **Public engagement** through neighborhood groups

Higher level of review process for *amending* a redevelopment plan. City Planning must review amendments **prior** to ordinance introduction.

Standardize a Structured Public Process

- Developers must communicate with impacted neighborhoods (e.g. neighborhood associations within $\frac{1}{4}$ mile of site). Neighborhood associations could have a codified advisory role, similar to community boards in NYC.
- Structured process for developers, city planning and neighborhood groups / associations to disseminate information and discuss projects and concerns.
- Public needs advance notice of projects and amendments before they are heard by Planning Board or City Council; no last minute amendments that sneak through!
- Appointed board members / those reviewing redevelopment projects must have a firm grasp/understanding of land use and redevelopment.

No More Missed Opportunities: Get the Best Deal EVERY TIME

DIRECT CITY PLANNING TO CONDUCT AN OVERLAY STUDY NORTH OF 12th STREET

ANALYZE ALL REDEVELOPMENT PLANS FOR OPPORTUNITY

REVAMP AND MODERNIZE AGING RDPS

CREATE COMMUNITIES, NOT PATCHWORK

UTILIZE NEIGHBORHOOD ASSOCIATIONS FOR ACHIEVING AMENDMENT SUPPORT

**Ancient Redevelopment Plans have no
place in a world-class city**

