


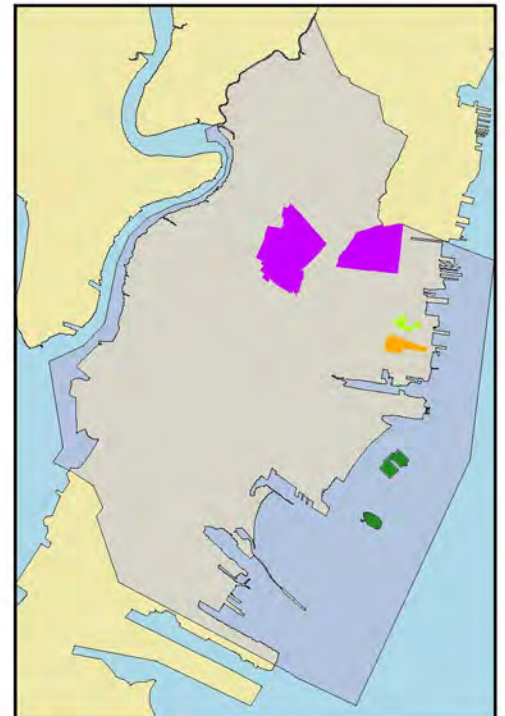


**JERSEY CITY TRANSFER OF DEVELOPMENT RIGHTS
PROPOSED TDR ZONES**


 Jersey City
Planning Division
 30 Montgomery Street Suite 1400
 Jersey City, NJ 07302-3821
 Phone: 201.547.5010
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Legend

-  Self Contained Zones
-  Receiving Zones
-  Sending Zones





Appendix I Contract Details

Contract between the City of Jersey City and Mercer Planning Associates, LLC, as lead consultant, for work related to the NJ Office of Smart Growth, Smart Future Grant for a Transfer of Development Rights (TDR) project.

I. Deliverables

The below deliverables and fees correspond to the proposal and cost estimate supplied to the City by Mercer Planning Associates, LLC through the open and competitive RFP process. Per the proposal, Mercer Planning Associates and its sub-consultants will complete the below deliverables for four (4) of the six (6) study areas described in the RFP if full funding is obtained. However, work can be completed for only three (3) study areas with the already awarded \$90,000 Smart Future Grant. If and when Jersey City receives a \$40,000 State TDR Bank Planning Assistance Grant, Mercer Planning Associates will complete a fourth (4th) study area. Mercer Planning Associates will work with City officials and staff to select the most-appropriate areas to be studied.

Development Transfer Plan Element

\$33,500

This element of the municipal master plan provides the framework of the municipality's TDR program. This element must:

- Include an estimate of anticipated population and economic growth for the next 10 years
- Identify and describe all prospective sending and receiving zones
- Analyze how the anticipated population growth is to be accommodated in the municipality and in the receiving zones
- Include an estimate of existing and proposed infrastructure of the receiving zone
- Provide a procedure and method to transfer development rights from sending to receiving zones
- Provide explicit planning objectives and design standards to govern the review of applications for development in the receiving zone.

Also included in the Development Transfer Plan are the following requirements outlined in the City's Smart Future Grant contract with the NJ Office of Smart Growth:

- The Plan will specifically describe and delineate community-based, mixed-use, center-based development conceptual plans that provide for cultural resource planning within the community through the use of transfer of development rights.
- The Plan will include a vision statement and a "Context Plan" describing the relationship of the project areas, to various other areas within the City. The Plan shall include a concept pedestrian, bicycle circulation plan including recommendations for strategic links to the remainder of the community.

The Development Transfer Element is the heart of the TDR project. It should be the embodiment of the community's preservation, density and aesthetic values. It will incorporate information gathered from existing City planning documents, public outreach sessions and the preliminary market analysis. Having worked on many different types of TDR programs, Mercer Planning Associates can draw from this experience to craft sending and receiving strategies appropriate to the preservation and development objectives of the areas defined in the RFP. Due to varying zoning types and market values, it is unlikely that a single TDR mechanism can be utilized across all of the areas. With full knowledge of market conditions and community goals, Mercer Planning Associates will recommend the most appropriate development transfer mechanism(s) to achieve City goals. While a limited number of areas can feasibly be completed in this study, this work will serve as a transferrable model, should the City wish to pursue TDR in other areas at a later time.

Mercer Planning Associates will supply a written inventory of the sending and receiving zones to be included in the development transfer plan and codified in the transfer ordinance. The plan will also include maps that depict sending and receiving areas using identifiable boundaries such as streets and water bodies. To the extent that the City can supply parcel data, more detailed maps of the TDR areas will also be provided.

In order to complete this deliverable, Jersey City staff is asked to provide:

- *Copies or and/or access to all relevant planning documents*
- *Detailed zoning maps*
- *Tax Maps and Mod 4 Tax Data*
- *All available GIS parcel data*

Capital Improvement Plan

\$800

The Capital Improvement Program must be adopted pursuant to the guidelines in the Municipal Land Use Law. With regard to transfer of development rights, it must also include the location and cost of all infrastructure for the receiving zone and a method of cost sharing if any portion of the costs are to be assessed against developers. Mercer Planning Associates will evaluate, and revise as necessary, Jersey City's existing Capital Improvement Program to comply with the State TDR Act. The City engineer and/or Municipal Utilities Authority will provide technical and/or anecdotal information regarding infrastructure costs. Pursuant to the City's Smart Future Grant contract with the NJ Office of Smart Growth, the Capital Improvement Program will also include a conceptual funding strategy and identify various potential public and private funding sources, including State and Federal programs, to assist in implementing the Plan.

In order to complete this deliverable, Jersey City staff is asked to provide:

- *Technical and/or anecdotal information regarding infrastructure costs*

Utility Service Plan

\$800

The utility service plan element of the master plan specifically addresses providing necessary utility services within receiving zones within a specified period, so that no development using TDR is

unreasonably delayed because infrastructure is not available. Mercer Planning Associates will evaluate, and revise as necessary, Jersey City's existing Utility Service Plan to comply with the State TDR Act. The City engineer and/or Municipal Utilities Authority will provide technical information regarding infrastructure capacity.

In order to complete this deliverable, Jersey City staff is asked to provide:

- *Technical information regarding infrastructure capacity*

Real Estate Market Analysis

\$36,400

Preliminary Market Analysis

To produce a feasible development transfer mechanism, the valuation parameters of existing and anticipated development must first be determined. From this value information, an appropriate preliminary "transfer ratio" can be established and used as the basis for the planning tasks of the Development Transfer Element. Mercer Planning Associates, with the advice and assistance of Jersey City planning staff, will provide Integra Realty Resources (IRR) with background zoning and land use information. IRR, drawing on their extensive knowledge of New Jersey and Jersey City real estate markets, will provide a valuation framework of existing conditions, as well as projections of probable anticipated demand and value changes associated with the contemplated density/use change resulting from the proposed development transfer plan.

Real Estate Market Analysis (REMA) Report

Pursuant to the State TDR Act and the Real Estate Market Analysis Rule, the purpose of the Real Estate Market Analysis (REMA) is to validate the transfer system proposed in the development transfer plan element prior to the adoption of the implementing ordinance. It examines the relationship between the development rights generated in the sending area and the capacity of the receiving zone to accommodate the necessary development. The REMA Report is a formal document that incorporates the preliminary market analysis performed in an earlier phase of the project. The REMA Report must be presented at a hearing of the Planning Board after the release of a draft Development Transfer Plan, but prior to adoption of the Development Transfer Ordinance. Integra Realty will prepare the final REMA report with the advice and review of Mercer Planning Associates.

During the two phases of market analysis, Integra Realty will attend two (2) educational sessions and two (2) Planning Board meetings, including the required public meeting to discuss the completed Real Estate Market Analysis before the first reading of the TDR Ordinance. Integra Realty will also participate in two (2) working meetings with Jersey City staff.

In order to complete this deliverable, Jersey City staff is asked to provide:

- *Detailed zoning maps*
- *Tax Maps and Mod 4 Tax Data*
- *Assessor collected transactional information within the relevant study areas (if any)*
- *10-year retrospective list of all major planning and zoning approvals indicating Project Name; Type; Site Location Identifiers, Proposed Development Description; Approval Dates; and Completion Dates*

Transfer Ordinance

\$10,500

The transfer ordinance implements the TDR program. It codifies the location of the sending and receiving zones located, credit allocation schema, and administrative transfer procedures. The TDR ordinance also includes codification of the design guidelines referenced in the Development Transfer Plan above. This implementing ordinance may take the form all new code or revision(s) to existing code, and may result in a new zoning area, an overlay zone or a redevelopment plan. Mercer Planning Associates will work with Jersey City staff to determine the most appropriate form, based on the characteristics of the particular area. *Fees associated with municipal attorney review and oversight of the ordinance adoption process are not included.*

In order to complete this deliverable, Jersey City staff is asked to provide:

- *Copies of any existing code to be amended for the purpose of implementing the TDR program*

Public Outreach

\$8,000

Communication Campaign

This task will be performed in collaboration with Scanlon Communications. The integrated communication model would include:

- Use of two-way “pull” methodologies that draw audiences in, incorporating ever-popular online Social Media outlets such as Facebook and LinkedIn by creating “official” TDR group pages, as well as RSS news feeds (created with assistance from the City’s Webmaster or web host) that would automatically transfer news from the City’s official website to these new media outlets
- A means of breaching the language barrier that exists between English-speaking and non-English-speaking residents, which Social Media such as Facebook and LinkedIn easily accommodates by allowing viewing/communicating pages in several languages
- Frequent monitoring of the Facebook and LinkedIn TDR group sites to ensure that misinformation is not perpetuated, troublesome issues anticipated, new FAQ content identified and inappropriate posts removed
- Content for the official Jersey City website and for meeting handouts, including introductory text, frequently asked (and updated) questions (FAQs)
- With assistance from the lead consultant and city planning staff, provision of expandable maps showing proposed TDR areas to posted on the City’s website and “fed” via RSS to the Facebook/LinkedIn TDR group sites
- Employing traditional one-way “push” methodologies, prepare up to four press releases and two public service announcements to be posted on the City’s website and distributed to local media by the City communications staff at critical phases, and also automatically “fed” via RSS to Facebook/LinkedIn
- Providing attractively designed, printer-ready 11 x 17 posters that can printed by the City in desired quantities and posted by City staff in public buildings and transportation hubs, etc.

- Assistance in scripting a bulleted list of themes for a Q&A on JCITV between, Jersey City planning staff, the lead consultant and Mayor discussing TDR and focusing on FAQs during the initial stages of the project (this could also post on the City website for non-Comcast subscribers' benefit and also be fed to the Facebook and LinkedIn site)
- Attendance by Joni Scanlon at up to four meetings, including the kickoff meeting and the Charrettes

In order to complete this deliverable, Jersey City is asked to provide:

- *In-house communication staff resources to distribute and pitch all press releases and PSAs*
- *Web developer/webmaster staff resources to post prepared web materials, and create RSS feed*
- *JCITV staff resources to film an interview piece and the charrettes, and to provide video for redistribution and posting to websites*
- *All mailing (if necessary) and reproduction associated with prepared print materials*

Public Education and Outreach

Mercer Planning Associates emphasizes the value of public and stakeholder involvement in the planning process. Due to the complexity of TDR, public education is critical component of outreach (and to gaining support for the project). Ms. Mercer created the TDR educational component for the State of NJ, and has given hundreds of presentations to audiences of varying skill levels. Mercer Planning Associates will use this tried and true model to educate Jersey City stakeholders. This will include educational sessions throughout the planning process to both large public audiences, and targeted stakeholder gatherings. Mercer Planning Associates is prepared to make as many presentations as deemed necessary to garner support for the TDR program.

Mercer Planning Associates will also work with Jersey City staff to organize two Mini-National Charrette Institute (NCI) Style TDR education/brainstorming workshops. Mercer Planning Associates will lead the workshops, utilizing City Staff to assist with public outreach.

Mercer Planning Associates will attend and participate in all public meetings/hearings associated with the adoption of the TDR planning documents and ordinance(s).

Grant Writing

Included

As part of this contract, Mercer Planning Associates will complete all grant applications in support of the TDR program, including but not limited to the Planning Assistance Grant from the State TDR Bank Board. Mercer Planning Associates will also be responsible for grant maintenance, including quarterly reporting and documentation in compliance with the NJDCA SAGE Program.

In order to complete this deliverable, Jersey City must approve Mercer Planning Associates to be a SAGE user on the City's behalf.

II. Fee and Terms

- This estimate does not include the work associated with Plan Endorsement. The City shall enter into a separate contract for said deliverable, if applicable.
- Based on our understanding of your requirements, we estimate that professional fees will not exceed \$90,000.00, including expenses. Professional fees will be billed on an hourly basis at an average rate of \$125 per hour by Mercer Planning Associates, \$350 per hour by Integra Realty Resources and \$60 per hour by Scanlon Communications. The City will be invoiced monthly by Mercer Planning Associates for professional fees incurred. Mercer planning Associates, as lead consultant, will distribute funds to sub-consultants.
- This fee is based on our estimate of professional services to be furnished, according to our understanding of your requirements. Should the scope of these requirements change, Jersey City and Mercer Planning will mutually revise the fee to reflect those changes in services. Our fee is in no way contingent upon our opinions or conclusions.
- Some of the work is interchangeable among the stated deliverable categories; therefore, deliverable totals may deviate from the contract. The total fee of \$90,000.00 will remain the same despite any aforementioned categorical deviations. If a State TDR Bank Planning Assistance Grant is received, this contract shall be amended to expand the scope of work to an additional sum up to \$40,000.00.
- This is a flat fee contract that includes all labor, travel and other expenses, except as otherwise noted above.
- Payment Schedule:
 - Upon submission of invoice for Stage I work, \$20,000.00 will be paid to the lead Consultant, (Stage I work shall include Section II Grant Writing and Section III, items I. and 2. of the RFP;
 - \$35,000.00 Interim payment due to the lead Consultant upon satisfactory completion of all quarterly progress reports in SAGE and submission of draft materials as described in Section III. Part 3. (i) and (ii) of the Smart Future Grant Agreement;
 - \$35,000.00 Final payment to the lead consultant following the satisfactory completion and submission of all deliverables and tasks as outlined in Sections I, II and III of the RFP;
- We reserve the right to interrupt our service if any previously issued invoice remains unpaid.
- Should Mercer Planning Associates incur additional costs as a result of the City's failure to pay invoices in accordance with the terms stated herein, the City will be responsible for all costs (including, but not limited to attorneys' and collection agency fees) associated with the collection of any and all unpaid amounts to which Mercer Planning Associates is legally entitled. Further, Mercer Planning Associates reserves the right to charge interest for the City's failure to pay on a timely basis.
- Should the City terminate this contract, they shall be responsible for all work completed at the time of termination. The fee, not to exceed the estimated amount of \$90,000.00, will be determined at the average per hour labor rates stated in this contract plus reimbursement of any expenses at cost.
- Indemnification – Mercer Planning Associates shall indemnify Jersey City for losses and reasonable attorneys' fees associated with any bodily injury or property damage caused by

Jersey City's personnel or representatives related to the performance of the engagement, except to the extent caused by Jersey City's negligence or misconduct. Mercer Planning Associates personnel will comply with all safety instructions. Jersey City shall indemnify Mercer Planning Associates for all reasonable attorneys' fees that Mercer Planning Associates incurs as a result of becoming part of, or named in, an administrative or legal dispute in connection with this engagement, except to the extent caused by Mercer Planning Associates' negligence or misconduct. Jersey City shall have the right to approve Mercer Planning Associates' counsel in any such proceeding.



CITY OF JERSEY CITY

PLANNING TO BALANCE GROWTH AND PRESERVATION

PUBLIC OUTREACH MEETINGS

In 2009, The Jersey City Division of Planning received a grant from the NJ Office of Smart Growth to conduct a comprehensive planning study to use Transfer of Development Rights (TDR) in an urban setting. Through this process, the City can explore ways to secure funding to preserve and enhance community resources by capitalizing on the demand for development. The City will be holding a series of public outreach meetings to obtain feedback to guide the preservation and enhancement of the City's most critical community resources, as well as create a vision for the redevelopment projects that they are located within.

DISCUSSION OF CITYWIDE PRESERVATION NEEDS

(Open Space and Historic)

August 12, 2010

6:00 PM - 9:00 PM

Culinary Conference Center

161 Newkirk Street

JERSEY AVENUE (10TH - 18TH STREETS) NEIGHBORHOOD REVITALIZATION

August 19, 2010

6:30 PM - 9:30 PM

Golden Door Charter School

180 9th Street

GREGORY PARK NEIGHBORHOOD REVITALIZATION

August 26, 2010

6:00 PM - 9:00 PM

City Hall Council Chambers

280 Grove Street

*To RSVP: Please e-mail Ivan Freire
at freirei@jcnj.org.*

Jersey City TDR Project

Public Outreach Charrette

August 10-August 26, 2010

Summary of Proceedings: Scattered Sites Sending Areas

Powerhouse Arts District (PAD) Owner Meeting – August 11, 2010 at 10:00AM

This meeting was intended to provide an opportunity for potential sending area property owners in the PAD to learn about the TDR program and provide feedback. As sometimes happens in Charrettes, this meeting evolved into something a bit different, yet still very insightful. While none of the sending property owners attended the meeting, an owner of a non-sending property in the PAD did participate. This property-owner also has parcels in the proposed MGM receiving area. Representatives from Councilman Fulop’s office and the Jersey City Landmarks Conservancy also participated.

The group discussed the TDR concept in general, and seemed to think it could be a good tool for Jersey City, particularly to preserve the Powerhouse and other significant warehouse district structures. There was question as to whether 140 Bay should be included since it is already adaptively reused and condo. This group also questioned whether the NJ Realty Transfer Fee applies to TDR sales.

Open Space Scattered Sites Sending Stakeholder Meeting– August 11, 2010 at 1:30PM

Staff from open space-related Jersey City offices and members of various local conservation groups met to discuss potential scattered sites open space sending areas. While the conversation began with suggestions of specific sites to be included as sending areas, it became apparent quickly that there were common themes:

- Lands that enhance connectivity
 - Proposed conservation areas that overlap in the Recreation & Open Space Master Plan and the Circulation Element
 - Lands linking the east and west side of Jersey City (river to river)
 - Utilize abandoned rail right of way (rails to trails)
- Lands that will provide greater access to waterways
- Properties already owned by the city that need funds for park development (i.e. Berry Lane Park)

- Wildlife areas
- Scenic areas
- Do not include properties where property owner/developer is already obligated to create a park/walkway as a condition of development approval

Historic Scattered Sites Sending – August 12, 2010 at 10:00AM

Staff and officials from historic-related Jersey City offices, members of various local conservation groups and regional and state historic preservation experts met to discuss potential scattered sites historic sending areas.

The group first discussed how the funds obtained by selling historic property development rights could be used. There was some thought that all of the money should be put back in the property, however, this could be seen as a disincentive to participating. The group wanted to be sure that preserved buildings would not be “demolished by neglect” after funds are received and the deed restriction recorded. The conclusion was that a mechanism should be put in place to ensure that a TDR preserved building should, at a minimum, be stabilized, and that either a bond or escrow account should be established to guarantee the same (similar to the Seattle, WA TDR model). The City Historic Preservation Office seemed the most likely candidate to inspect properties for compliance. The group also discussed the possibility of providing assistance to the property owner in creating a cyclical maintenance plan.

The group further discussed identification of properties as sending areas. There was general consensus that participation should be voluntary. The sending area should include properties with a high likelihood of participation. Those owned by organizations that had a desire to keep the historic structure intact, but for a shortage of funds for maintenance (i.e. religious institutions and public buildings) seemed most likely to participate. Privately owned commercial properties should also be considered for inclusion as sending areas. Privately owned residential properties, on the other hand, were thought to be too numerous to individually identify and assign TDR credits, and would likely yield a low level of participation.

The group charged the Jersey City Historic Commission to identify properties throughout that city with particular consideration to the following:

- Identification should be cognizant and related to the City’s Historic Preservation Plan
- Properties eligible for the State and National Registers of Historic Places, but not locally designated
- Individually eligible properties in eligible, but not locally designated, districts
- Properties thought to be “threatened”
- Properties zoned in excess of existing use

- Non-profit or government owned

PAD Stakeholder Meeting – August 12, 2010 at 1:30PM

Staff and officials from historic-related Jersey City offices, members of various local conservation and neighborhood association groups, as well as state historic preservation experts met to discuss the PAD as a potential sending area.

The prior conversation regarding stabilization as a requirement to release funds from the sale of development rights was recapped, and generally accepted as a sound strategy. The group also discussed which specific properties were appropriate to be included as potential sending sites, and concluded that only those properties that still contained historic structures which were not already fully “redeveloped” and/or had approvals for development beyond current zoning would be included. Specifically, 140 Bay should not be included because it is already rehabilitated and run by a condo association, but there is still opportunity for 150 Bay to participate.

The groups further discussed the possibility of using TDR as a means of improving streetscapes, creating outdoor community space, “sun shining” the cobblestone and other such amenities that will enhance the historic character of the neighborhood.

Sending Area Public Outreach Meeting – August 12, 2010 at 6:00PM

The meeting began with a brief presentation by Mercer Planning Associates about the TDR concept, followed by a Q&A in which the consultant and Jersey City staff fielded a variety of questions regarding implementation in the city. The audience was then assigned to small working groups (by ward), provided maps to mark up and asked to respond to the following:

- Identify historic properties to be preserved and/or restored and why
- Identify existing open space properties to be enhanced and/or restored and why
- Identify new open space opportunities and why

	Historic	Existing Open Space	New Open Space
Ward A*	❖ Sited several religious institutions in need of financial assistance for restoration, including St Paul the Apostle on Greenville (off Old Bergen), Zion Lutheran on Kennedy Blvd and Bayview cemetery	❖ None noted	❖ East-West connection to waterfronts (West Side Ave and Route 440 to Hackensack/Passaic and Hudson Rivers) ❖ Morris Canal ❖ Underground Railroad ❖ Currie’s Wood (off Kennedy Blvd near Bayonne border)
Ward B	❖ Noted that many historic structures were not included in the SHPO layer depicted on the map ❖ Religious institutions, including St. Al’s, St. Johns and Fairmont Hospital ❖ Buildings with neighborhood “defining” characteristic,	❖ Land owned by the city for park, but developed as such (Boyd McGinnis Park) ❖ Spear Cemetery needs funds for restoration and maintenance	❖ Target properties for continuity of open space and view shed protection, like PJP/AMB warehouse and the “missing link” property near Lincoln Highway between Honeywell and Lincoln Park ❖ Greenway along the Hackensack River

	<ul style="list-style-type: none"> ❖ like the St. Al's tower ❖ "Threatened" properties—those considered likely to be torn down, including residential buildings in eligible district that are zoned R3, certain religious institutions, view sheds (i.e. Hackensack River) ❖ Corridors with character, including MLK Drive and Monticello Avenue 		<ul style="list-style-type: none"> ❖ Sunshine cobblestone streets/mews with intent to "reset and respect" ❖ East-West connection to waterfronts (along Montgomery or Communipaw)
Ward C**	<ul style="list-style-type: none"> ❖ Religious institutions, including St. Joseph's at Baldwin and Pavonia Aves, St. Paul's at 440 Hoboken Ave., St. Nicholas' on Ferry St between Central and Sherman, St. Demetrios on Summit and Magnolia, cemetery at Newark and Waldo Aves ❖ Character defining buildings, including the Appletree House and the Loew's Theater 	<ul style="list-style-type: none"> ❖ None noted 	<ul style="list-style-type: none"> ❖ Very interested in using vacant lots for pocket parks, community gardens and outdoor community space, including vacant lots at 205-211 Baldwin, vacant buildings behind state building at Baldwin Ave and High Street, vacant building at Hoboken and Central Aves next to Conrail right-of-way, Conrail property along the Turnpike, vacant property at Waldo and Newark, underutilized County property at Mill Road and Cornelison Ave, Incinerator property ❖ Community garden at Dickenson High School
Ward D	<ul style="list-style-type: none"> ❖ Religious institutions, including the synagogue on Sherman Ave ❖ Character defining properties, including the large victorian on Sherman Ave between Griffith and Bowers Streets, the Bergen Arches, Pershing Field and the Reservoir 	<ul style="list-style-type: none"> ❖ Parks in need of restoration and maintenance, including the Reservoir (also needs improved access to water), Mosquito Park, Riverview/Fisk Park, Pershing Field, Sergeant Anthony Park (including stairs down Palisades) 	<ul style="list-style-type: none"> ❖ Open space connections and green corridors, including Palisade Cliff-top, "Davey" site is a logical expansion of Pershing Field/Reservoir, Christ Hospital bikeway, Bergen Arches and other rails to trails connections to Meadowlands
Ward E	<ul style="list-style-type: none"> ❖ Civic building, including rehab and park development at City Hall ❖ Religious institutions, like St. Matthew's Lutheran on Wayne Street, St. Bonniface on 1st Street near Erie, Inglesia on 4th and Jersey, ❖ Theater/community space, like Barrow Mansion on Wayne Street 	<ul style="list-style-type: none"> ❖ 1st Street Park needs enhancements 	<ul style="list-style-type: none"> ❖ More recreational opportunities, including the possibility of fields under the Turnpike ❖ More green connections, including Conrail property under Turnpike and the 6th Street Embankment
Ward F	<ul style="list-style-type: none"> ❖ Restore civic buildings, including train station at MLK light rail stop ❖ Religious institutions, including the Jersey City Islamic Center on Park Street, St John's and Fairmont Hospital, Church of Incarnation on Storms Avenue, unknown church on Garfield Avenue near Gardner Avenue 	<ul style="list-style-type: none"> ❖ Parks in need of restoration and maintenance, including Berry Lane Park, Fulton Avenue Park, land adjacent to Christ the King Church on Ocean Avenue, land at end of Minerva Street, Arlington Park, Lafayette Park 	<ul style="list-style-type: none"> ❖ Connections to the water, including bike/ped along Bay View Ave ❖ Connections between schools ❖ North-South connection, including Morris Canal route and "greening" of Ocean and Monticello Avenues ❖ Community gardens and new parks, including a look at vacant properties near intersection of Monticello and Fairmount Avenues, vacant land on Storms Avenue
Common Themes	<ul style="list-style-type: none"> ❖ Religious Institutions ❖ Civic Buildings ❖ Buildings that lend to community character ❖ "Threatened" buildings 	<ul style="list-style-type: none"> ❖ Cited various parks that need development or restoration funds 	<ul style="list-style-type: none"> ❖ "Greenway" and bike/ped connections, particularly to the water ❖ Vacant lots for community gardens or pocket parks

**While there were no attendees representing Ward A at this meeting, residents were given an opportunity at the subsequent TDR public outreach meetings and responded at those as follows:*

***Note that the Ward C participants were most familiar with the area south of Route 139.*



TDR Requirement Summary

Gregory Park Redevelopment Area: Metropolis Towers Sub-Area

- ROW:** 30' sidewalk/bike along all streets = Approx 20' additional
80' new road/bike/sidewalk fronting east tower.
- Parking:** Existing parking is grandfathered. No new surface parking permitted. Max .25/du for new development. Top level of parking structure must be green roof.
- Use:** Mixed use commercial (to be defined), and office and/or residential. Ground floor frontage of any structure facing a street required as shown on form based map (i.e. office, retail and/or residential) – min 40' deep and 20' high.
- Open Space:** All undeveloped land shall be landscaped/hardscaped open space. At least 25% of the property shall be open space, of which, at least 25% must be accessible to the public.

Building Design Standards:

Step Back:	Min. 15' over 4 to 6 stories
Distance b/t buildings:	Min. 50' face or 30' corner
Height:	Max. 60 stories
Density:	Unrestricted
Frontage:	As shown on form based map

Edison Parking Sub-Area

- ROW:** 30' sidewalk/bike along all streets = Approx 20' additional
- Parking:** No surface parking permitted. Top level of parking structure must be green roof. No maximum restriction. No access off Marin.
- Use:** Mixed use commercial (to be defined), and office and/or residential. Ground floor frontage of any structure facing a street required as shown on form based map (i.e. office, retail and/or residential) – min 40' deep and 20' high.

Building Design Standards:

Step Back:	20' over 4 stories
Set Back:	20' side yard from Montgomery Tower (B168.1, L3)
Distance b/t buildings:	Min. 50' face or 30' corner
Height:	Max. 40 stories
Density:	Unrestricted
Frontage:	As shown on form based map

**Paulus Hook Redevelopment Area:
Paulus Hook Tower Sub-Area**

- ROW:** 30' sidewalk/bike along all streets = Approx 20' additional
- Parking:** Existing parking is grandfathered. No new surface parking permitted. Max .25/du for new development. Top level of parking structure must be green roof.
- Use:** Mixed use commercial (to be defined), and office and/or residential. Ground floor frontage of any structure facing a street required as shown on form based map (i.e. office, retail and/or residential) – min 40' deep and 20' high.
- Open Space:** All undeveloped land shall be landscaped/hardscaped open space. At least 25% of the property shall be open space, of which, at least 25% must be accessible to the public.

Building Design Standards:

Step Back:	Min. 15' over 4-6 stories
Distance b/t buildings:	Min. 50' face or 30' corner
Height:	Max. 60 stories
Density:	Unrestricted
Frontage:	As shown on form based map

**Paulus Hook Redevelopment Area:
Battery View Tower Sub-Area**

- ROW:** 30' sidewalk/bike along all streets = Approx additional 10' along Green and 20' along Marin and Washington
- Parking:** Existing parking is grandfathered. No new surface parking permitted. Max .25/du for new development. Top level of parking structure must be green roof.
- Use:** Mixed use commercial (to be defined), and office and/or residential. Ground floor frontage of any structure facing a street required as shown on form based map (i.e. office, retail and/or residential) – min 40' deep and 20' high.
- Open Space:** All undeveloped land shall be landscaped/hardscaped open space. At least 25% of the property shall be open space, of which, at least 25% must be accessible to the public.

Building Design Standards:

Step Back:	Min. 15' over 6-9 stories
Distance b/t buildings:	Min. 50' face or 30' corner
Height:	Max. 60 stories
Density:	Unrestricted
Frontage:	As shown on form based map

**Paulus Hook Redevelopment Area:
2 & 30 Montgomery**

- ROW: Additional 30' along Hudson
- Parking: No surface parking permitted. *Max. ?/SF.*
- Use: Mixed use commercial (to be defined), and office and/or hotel. Retail required as frontage of any structure facing a street – min 40' deep and 20' high.
- Open Space: All undeveloped land shall be landscaped/hardscaped open space, at least 75% of which must be accessible to the public.
- Building Design Standards:
- | | |
|----------|-----------------|
| Height: | Max. 60 stories |
| Density: | Unrestricted |

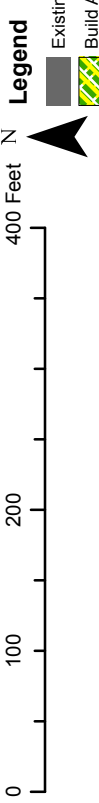
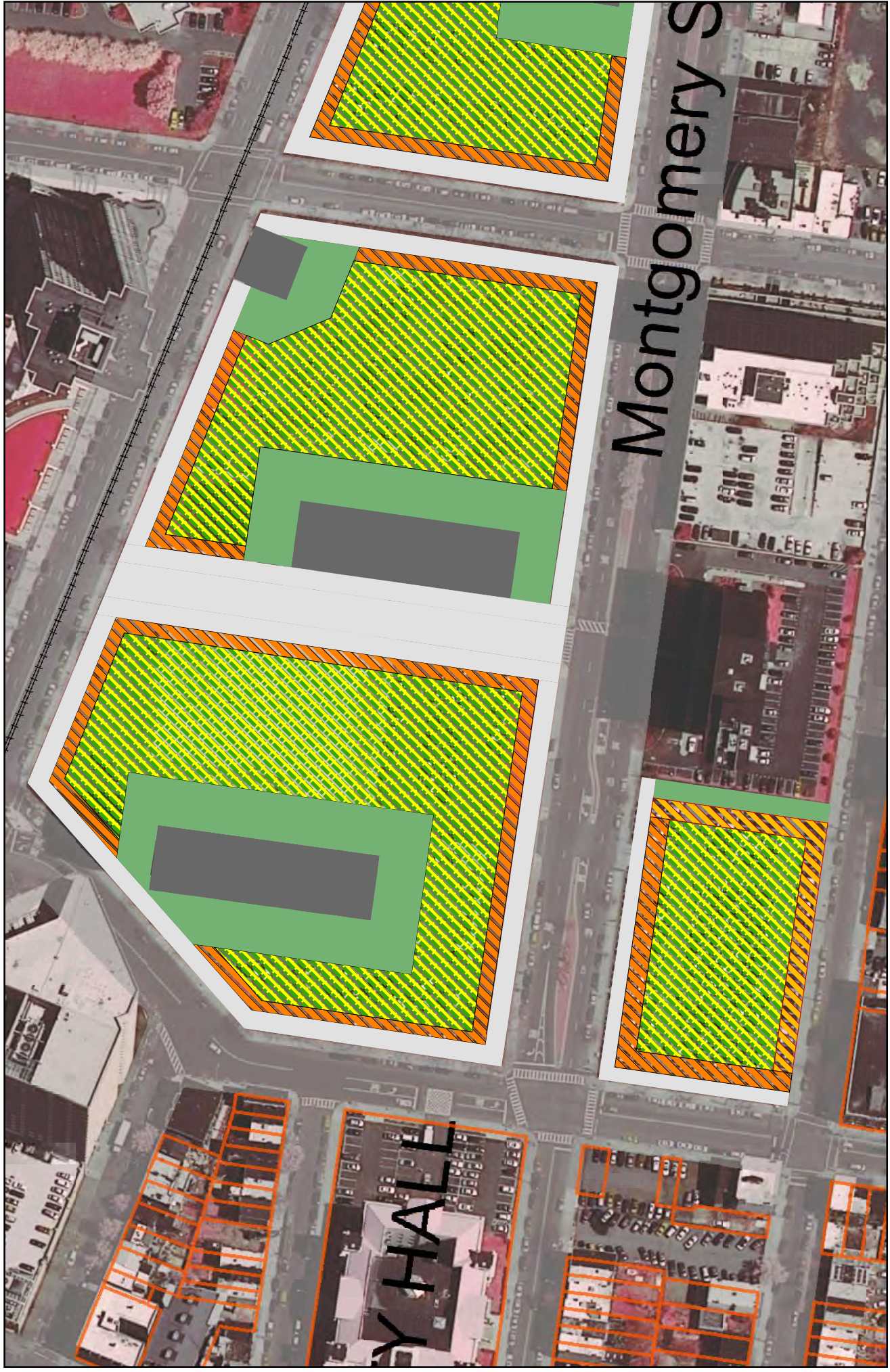
Morgan Grove Marin (MGM) Redevelopment Area

- ROW: Min 20' sidewalk along Marin = Approx 10' additional
Min 16' sidewalk along Morgan, First and Bay
- Parking: No surface parking permitted. Top level of parking structure must be green roof. *Max .25/du.*
- Use: Mixed use commercial and residential. Retail required as 60% of frontage along Marin and Bay and wrapping any street corner – min 20' and average 30' depth, and 20' high.
- Building Design Standards:
- | | |
|-------------------------|--|
| Set Back: | Min 15' from non-street property line, except where shared parking structure |
| Step Back: | Min. 15' over 4-6 stories, except fronting Marin where there is O' min |
| Distance b/t buildings: | Min. 21' face |
| Height: | Max. 35 stories |
| Density: | Unrestricted |

Gregory Park TDR Project Area Design Criteria

DRAFT

DRAFT



- Legend**
- Existing Building
 - Build Area (Tower/Parking/Open Space)
 - Step Back/Mixed Use Frontage
 - Step Back/Residential Frontage
 - Commercial Frontage
 - No Build Area
 - Additional ROW



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Gregory Park TDR Project Area Development Scenario

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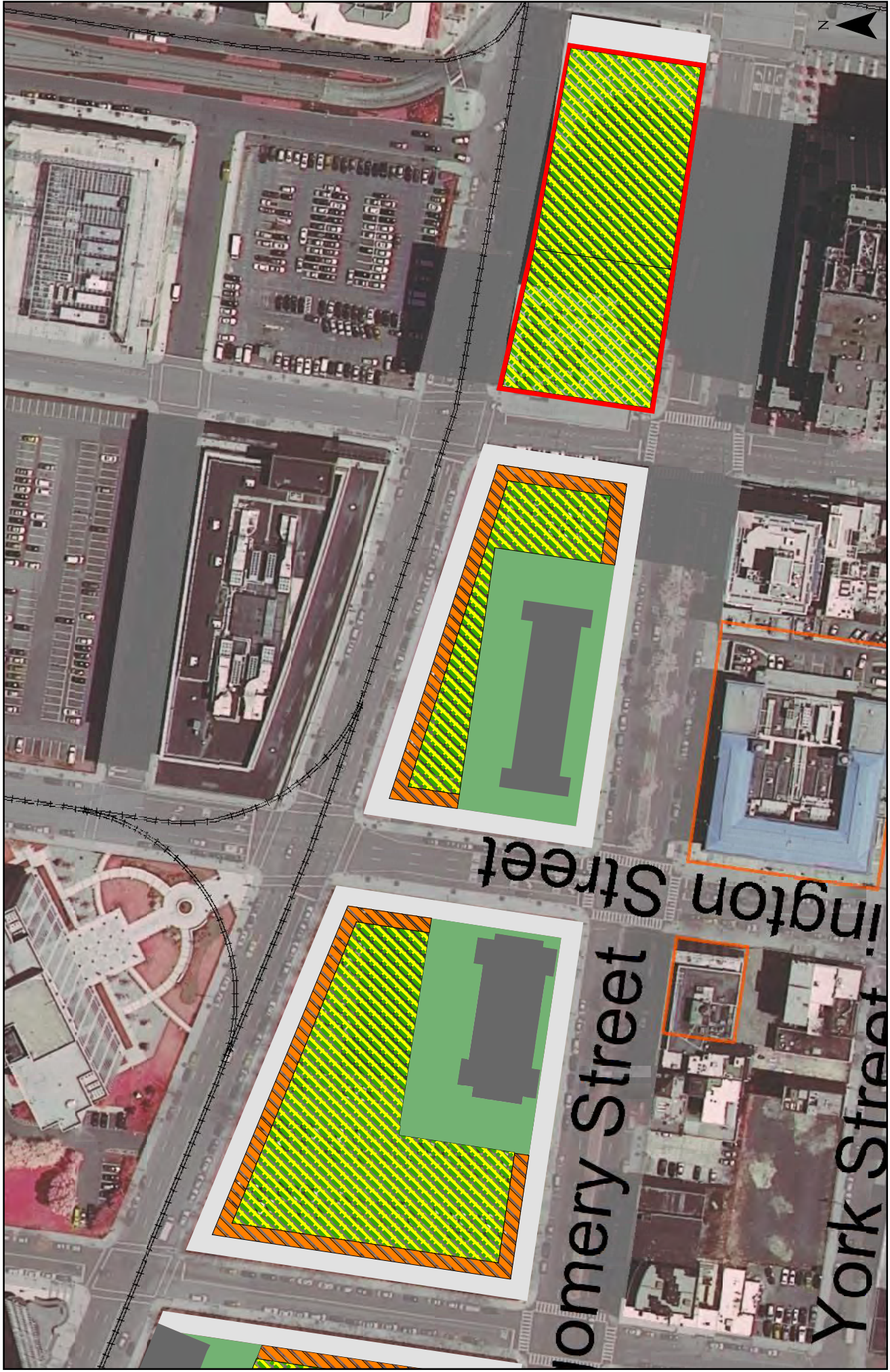


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Gregory Park (Paulus Hook) TDR Project Area Design Criteria

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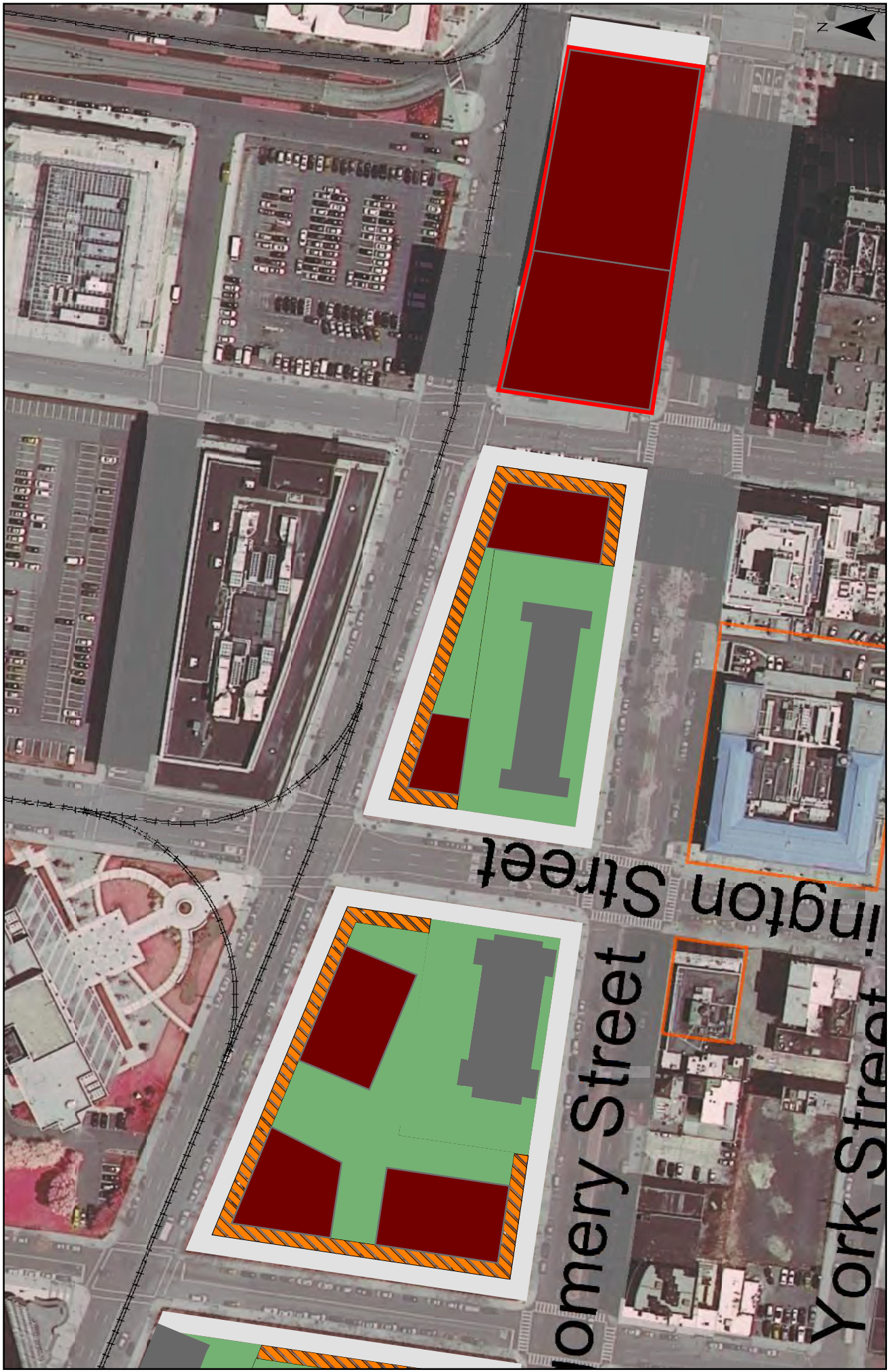


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Gregory Park (Paulus Hook) TDR Project Area Development Scenario

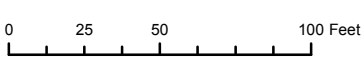
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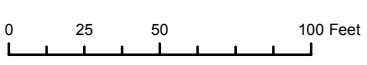
MGM TDR Project Area Design Criteria



Legend

-  Build Area (Tower/Parking/Open Space)
-  Step Back/Mixed Use Frontage
-  Set Back/No Build
-  Mixed Use Frontage
-  Step Back/Residential Frontage
-  ROW





Legend

- New Building
- Open Space
- Build Area
- Mixed Use Frontage
- Step Back/Mixed Use Frontage
- Step Back/Residential Frontage
- Set Back/No Build
- ROW



Gregory Park TDR Project Area Build Out Analysis

PERIMETER	MAP_NO	OLD_LOT	BLOCK_NO	PARCELID	OWNER	LOCATION	AREA (SF)	ACRE	RP_Name	RP_Sub													
Gregory Park Redevelopment Plan											Use	Height	Open Space	Density	Est. Gross Floor Area - Residential (SF)	Est. Gross Floor Area - Commercial (SF)	Est. Tower Coverage (base will be larger)	Est. Percent Building Coverage	Parking Structure	Parking	Setback		
1908.559	1.03	1A	170.1	60160	GREGORY PK. CO-OP C/O DATA PROMPT	GREGORY PK. PLAZA I	216885	4.979	Gregory Park	Montgomery North	Multiple family dwelling units with associated retail and commercial uses, parking areas or other parking facilities, off-street parking.	25 Stories	20%	150 DU/acre max			15%, but no requirement where building and parking in one structure with at least 25% of parking roof is active and passive recreation (40% of which must be substantially landscaped).		Ground floor parking area shall be commercial.	1/du min and 1.2/du max, and 3/1000sf commercial.	Structures >3 stories must be at least 50 feet from another structure.		
Current Zoning Build-out												25 stories (1 to commercial and lobby)	43,377	747	3,903,934	54,221	162,664			942			
Existing Built											Residential w/limited ground floor retail	21 Stories (1 to commercial and lobby)	?	390	329,000	Unknown, but limited	16,450	8%					
Proposed TDR Build-Out (Assuming Existing Building Remains)											Mixed use retail, office and/or residential w/ground floor retail/office	Additional 4x60 Stories (130x80 footprint assumed for build-out)+townhomes above retail wrapping streets (Totals include existing building(s), but excludes wrap townhouses; 2 stories for commercial, lobby and amenities)			54,221	Unrestricted	2,741,800	38,171	47,950		Ground floor parking area shall be commercial and/or residential wrap, and roof must be green.	Max .25/additional unit	30'sidewalk/bike ROW, 15' step-back over 4-6 stories, 50' between building fronts, 30' between building corner

Gregory Park TDR Project Area Build Out Analysis

PERIMETER	MAP_NO	OLD_LOT	BLOCK_NO	PARCELID	OWNER	LOCATION	AREA (SF)	ACRE	RP_Name	RP_Sub														
1797.475	1.03	4	170.1	60247	GREGORY PK. CO-OP C/O DATA PROMPT	GREGORY PK. PLAZA II	156119	3.584	Gregory Park	Montgomery North	Multiple family dwelling units with associated retail and commercial uses, parking areas or other parking facilities, off-street parking.	25 Stories	20%	150 DU/acre max							15%, but no requirement where building and parking in one structure with at least 25% of parking roof is active and passive recreation (40% of which must be substantially landscaped).	Ground floor parking area shall be commercial.	1/du min and 1.2/du max, and 3/1000sf commercial.	Structures >3 stories must be at least 50 feet from another structure.
Current Zoning Build-out												25 stories (1 to commercial and lobby)	31,224	538	2,810,143	39,030	117,089					678		
Existing Built												Residential w/limited ground floor retail	21 Stories (1 to commercial and lobby)	-	400	329,000	Unknown, but limited	16,450	11%					
Proposed TDR Build-Out (Assuming Existing Building Remains)												Mixed use retail, office and/or residential w/ground floor retail/office	Additional 2.3x60 stories (130x80 footprint assumed)+townhomes above retail wrapping streets (Totals include existing building(s), but excludes wrap townhouses; 2 stories for commercial, lobby and amenities)	39,030	Unrestricted	1,716,360	35,949	40,600				Ground floor parking area shall be commercial and/or residential wrap, and roof must be green.	Max .25/additional unit	30'sidewalk/bike ROW, 15' step-back over 4-6 stories, 50' between building fronts, 30' between building corner
Gregory Park Combined Lots - Existing Built												2 Highrise buildings as described above	93,251	790	658,000		32,900	9%						
Gregory Park Combined Lots - Additional Potential Under Existing Zoning (Assuming Existing Buildings Remain)												Additional 1x25 story building (1.5 to commercial, lobby and amenities)	93,251	494	246,750		22,380	6%		494				

Gregory Park TDR Project Area Build Out Analysis

PERIMETER	MAP_NO	OLD_LOT	BLOCK_NO	PARCELID	OWNER	LOCATION	AREA (SF)	ACRE	RP_Name	RP_Sub													
1040.287	1.03	1A	168.1	60705	EDISON MONTGOMERY, L.L.C.	153 MONTGOMERY ST.	64033	1.470	Gregory Park	Montgomery South	Multiple dwelling units with associated retail and commercial uses, parking areas or other parking facilities, off-street parking.	25 Stories	20%	175 DU/acre max	The Gotham is 200x65. The same footprint is assumed for existing zoning build-out on this lot.	25%, but no requirement where building and parking in one structure with at least 25% of parking roof is active and passive recreation (40% of which must be substantially landscaped).	Ground floor parking area shall be commerical.	1/du min and 1.2/du max, and 3/1000sf commercial.	Structures >3 stories must be at least 50 feet from another structure.				
Current Zoning Build-out											12,807	257	305,500	16,008	48,025	315							
Existing Built											0	-	0	-	-	-	Unrestricted						
Proposed TDR Build-Out											32,017	No Restriction	400,400	14,520	10,400	Unrestricted	Must wrap garage with retail/office along Montgomery & Marin, and residential along York, and roof must be green.	30'sidewalk/bike ROW, 15' step-back over 4 stories, 50' between building fronts, 30' between building corner, 20' sideyard from Montgomery Tower					

Gregory Park TDR Project Area Build Out Analysis

PERIMETER	MAP_NO	OLD_LOT	BLOCK_NO	PARCELID	OWNER	LOCATION	AREA (SF)	ACRE	RP_Name	RP_Sub	Restriction	Use	Height	Est. Open Space (SF)	Circulation	Density	Est. Gross Floor Area - Residential (SF)	Est. Gross Floor Area - Commercial/Office (SF)	Est. Tower Coverage (base will be larger)	Est. Percent Building Coverage	Parking	Setback							
Paulus Hook Redevelopment Plan																													
1437.441	1.08	A	103.1	60408	PAULUS HOOK COMM HOUS.C/O KORDUBA	70-100 MONTGOMERY ST	124974	2.869	Paulus Hook	Residential	50% of new housing units accessible to mod income	Multiple family dwelling units and customary accessory uses such as recreation and parking facilities. Commercial uses to serve immediate resident needs, such as doctor offices, pharmacies, eateries, etc not to exceed of gross interior floor area.	23 stories or 230 feet, whichever is less.	At least 15% must be landscaped	C. Columbus and Montgomery must be at least 60 ft, and sidewalks 10 ft	6 FAR, 60-126 DU/acre			25%		4/10 DU and 1 SF parking per 2 SF commercial	15 feet from property line							
Current Zoning Build-out																													
Existing Built																													
Proposed TDR Build-Out (Assuming Existing Building Remains)											No Restriction on new development	Mixed use retail, office and/or residential w/ground floor retail/office	Additional 2x60 stories (130x80 footprint assumed for build-out) + 1x8 stories (80x80 footprint assumed for build-out)+ townhomes above retail/office wrapping streets (Totals include existing building(s), but excludes wrap townhouses; 1.5 stories to commercial, lobby and amenities)	31,243	Unrestricted		1,520,890	28,749	38,724	Max .25/additional unit	30'sidewalk/bike ROW, 15' step-back over 4-6 stories, 50' between building fronts, 30' between building corner								
1227.253	1.08	A	71	60553	BATTERY VIEW S C HOUS C/O A GERSHIN	34-68 MONTGOMERY ST.	83897	1.926	Paulus Hook	Residential	50% of new housing units accessible to mod income	Multiple family dwelling units and customary accessory uses such as recreation and parking facilities. Commercial uses to serve immediate resident needs, such as doctor offices, pharmacies, eateries, etc not to exceed of gross interior floor area.	23 stories or 230 feet, whichever is less.	At least 15% must be landscaped	C. Columbus and Montgomery must be at least 60 ft, and sidewalks 10 ft	6 FAR, 60-126 DU/acre		25%		4/10 DU and 1 SF parking per 2 SF commercial	15 feet from property line								
Current Zoning Build-out																													
Existing Built																													
Proposed TDR Build-Out (Assuming Existing Building Remains)											No Restriction on new development	Mixed use retail, office and/or residential w/ground floor retail/office	Additional 1x60 stories (130x80 footprint) + 1x8 stories (80x60 footprint) + townhomes above retail/office wrapping streets (Totals include existing building(s), but excludes wrap townhouses; 1.5 stories to commercial, lobby and amenities)	20,974	Unrestricted		796,251	24,545	27,438	Max .25/additional unit	30'sidewalk/bike ROW, 15' step-back over 6-9 stories, 50' between building fronts, 30' between building corner								

MGM TDR Project Area
Build Out Analysis

MAP_NO	OLD_LOT	BLOCK_NO	PARCEL_ID	OWNER	LOCATION	RP_Name	RP_Sub	Perimeter	AREA (SF)	Acres Rev	Use	Height	Density	Unit Size	Gross Floor Area (SF - Residential)	Gross Floor Area (SF - Commercial)	Building Coverage	Lot Coverage	Parking Structure	Parking	Setback
1.04	L	207	66665	LEDDA, VIDAL & ELVIRA	181 FIRST ST.	MGM	Area G	240.03	1,999.09	0.05											
1.04	178	207	66666	LEDDA, VIDAL & ELVIRA	363-65 LUIS M MARIN BLVD.	MGM	Area G	190.09	1,501.56	0.03											
1.04	177	207	66678	LEDDA, VIDAL & ELVIRA	363-65 LUIS M MARIN BLVD.	MGM	Area G	190.02	1,499.16	0.03											
1.04	176	207	66691	LEDDA, VIDAL & EVELYN	351-61 LUIS M MARIN BLVD.	MGM	Area G	190.14	1,503.82	0.03											
1.04	175	207	66710	LEDDA, VIDAL & EVELYN	351-61 LUIS M MARIN BLVD.	MGM	Area G	190.02	1,499.16	0.03											
1.04	174	207	66722	LEDDA, VIDAL & EVELYN	351-61 LUIS M MARIN BLVD.	MGM	Area G	190.02	1,499.15	0.03											
1.04	M	207	66736	J.C. RANAM CORP	180-182 BAY ST.	MGM	Area G	252.21	2,305.70	0.05											
1.04	173A	207	66737	LEDDA, VIDAL & EVELYN	351-61 LUIS M MARIN BLVD.	MGM	Area G	202.40	1,425.81	0.03											
1.04	172A	207	66745	LEDDA, VIDAL & EVELYN	351-61 LUIS M MARIN BLVD.	MGM	Area G	202.65	1,577.98	0.04											
1.04	P	207	66752	LEDDA, VIDAL & EVELYN	351-61 LUIS M MARIN BLVD.	MGM	Area G	200.07	1,600.28	0.04											
1.04	O	207	66759	LEDDA, VIDAL & EVELYN	351-61 LUIS M MARIN BLVD.	MGM	Area G	200.07	1,599.56	0.04											
1.04	N	207	66771	LEDDA, VIDAL & EVELYN	351-61 LUIS M MARIN BLVD.	MGM	Area G	200.13	1,604.18	0.04											
1.04	K	207	66662	LEDDA, VIDAL & ELVIRA	183-185 FIRST ST.	MGM	Area G	212.94	643.91	0.01	Mixed-use residential with ground floor commercial (70% of frontage) along Grove and Marin	9 stories and 90 feet, plus 2 stories (20 feet) residential floors setback at least 10ft from front façade. Any building on a lot <10,000sf shall not exceed 65ft.	Lot >15,000sf = 165du/acre	Min 800sf, Ave 1,100sf			>10,000sf lot = 100% provided parking structure is no more than 35ft, building over structure is ≤65% and green roof on structure.	>10,000sf lot = 100%	Within building - no separate parking structure. No access to parking from Grove or Marin. No exposed parking. Landscaped area on top of structure is required. Parking must serve tenants (commercial and residential) of the building(s).	Min .5/du -Max 1/du, Min 0 -Max 1/1,000sf other	Max 10ft front and min 5 ft setback at top of 4th story along Marin, >10,000sf lot = Min 70 ft from front property line
Area G Current Zoning Build-out									20,259.36	0.47	Mixed-use residential with ground floor commercial (70% of frontage) along Marin	10 stories and 110 feet (1.5 to commercial, parking, lobby and amenities)	76.74	101.76	111,932.98	3,950.58	13,168.59	20,259.36	38	10 ft max front, Approx 30 ft min rear + 5ft setback	
Area G TDR Build-out									20,259.36	0.47	Mixed-use residential with ground floor commercial (60% frontage) along all sides	35 stories (1.5 to commercial, parking, lobby and amenities)	Unrestricted	Approx 317 for comparison, however, no restriction	348,400.00	6,390.00	10,400.00	20,259.36	Min 0/du-Max .25/du	15 ft side and rear step back, 10 ft front setback	

MGM TDR Project Area
Build Out Analysis

MAP_NO	OLD_LOT	BLOCK_NO	PARCEL_ID	OWNER	LOCATION	RP_Name	RP_Sub	Perimeter	AREA (SF)	Acres Rev	Use	Height	Density	Unit Size	Gross Floor Area (SF - Residential)	Gross Floor Area (SF - Commercial)	Building Coverage	Lot Coverage	Parking Structure	Parking	Setback
1.04	B1	206	66815	URBAN REDEVELOPMENT PTNSHP./MOCCO	183 BAY ST.	MGM	Area H	200.00	1,873.58	0.04											
1.04	A1	206	66816	URBAN REDEVELOPMENT PTNSHP./MOCCO	181 BAY ST.	MGM	Area H	167.70	1,691.47	0.04											
1.04	1	206	66817	URBAN REDVLT.PARTNERS HIP/MOCCO	349 LUIS M MARIN BLVD.	MGM	Area H	128.71	939.99	0.02											
1.04	2	206	66829	URBAN REDEVELOPMENT PTNSHP./MOCCO	347 LUIS M MARIN BLVD.	MGM	Area H	138.50	1,148.15	0.03											
1.04	3A	206	66850	URBAN REDEVELOPMENT PTNSHP./MOCCO	345 LUIS M MARIN BLVD.	MGM	Area H	192.34	1,571.00	0.04											
1.04	4	206	66855	URBAN REDEVELOPMENT PTNSHP.	343 LUIS M MARIN BLVD.	MGM	Area H	258.46	2,813.42	0.06											
1.04	S1/P 157	206	66871	SAMSON, GABRIEL	341 LUIS M MARIN BLVD.	MGM	Area H	220.00	1,961.35	0.05											
1.04	R1/P 157	206	66879	URBAN REDVLT.PARTNERS HIP/MOCCO	339 LUIS M MARIN BLVD.	MGM	Area H	220.05	2,016.60	0.05											
1.04	K/P1 57	206	66893	RODRIGUEZ, HECTOR SR.	184 MORGAN ST.	MGM	Area H	160.10	1,746.70	0.04											
1.04	L	206	66896	WASIELEWSKI, JOHN	182 MORGAN ST.	MGM	Area H	159.98	1,197.80	0.03											
1.04	P	206	66898	URBAN REDVLT.PARTNERS HIP/MOCCO	335-37 LUIS M MARIN BLVD.	MGM	Area H	130.08	751.24	0.02											
1.04	O	206	66904	URBAN REDVLT.PARTNERS HIP/MOCCO	335-37 LUIS M MARIN BLVD.	MGM	Area H	130.08	751.26	0.02											
1.04	N	206	66907	PINTEL, PAULA & BENJAMIN WALDMAN	333 LUIS M MARIN BLVD.	MGM	Area H	130.06	749.95	0.02											
1.04	M	206	66912	URBAN REDVLT.PARTNERS HIP/MOCCO	331 LUIS M MARIN BLVD.	MGM	Area H	130.06	749.95	0.02	Mixed-use residential with ground floor commercial (70% of frontage) along Grove and Marin	10 stories and 100 feet, plus 2 stories (20 feet) residential floors setback at least 10ft from front façade. Any building on a lot <10,000sf shall not exceed 65ft.	Lot >15,000sf = 180du/acre	Min 800sf, Ave 1,100sf			5,001sf-9,999sf lot - 85%, >10,000sf lot = 100% provided parking structure is no more than 35ft, building over structure is ≤65% and green roof on structure.	>10,000sf lot = 100%	Within building - no separate parking structure. No access to parking from Grove or Marin. No exposed parking. Landscaped area on top of structure is required. Parking must serve tenants (commercial and residential) of the building(s).	Min .5/du -Max 1/du, Min 0 -Max 1/1,000sf other	Max 10ft front and min 5 ft setback at top of 4th story along Marin, >10,000sf lot = Min 70 ft from front property line
Area H Current Zoning Build-out									19,962.44	0.46	Mixed-use residential with ground floor commercial (70% of frontage) along Marin	11 stories and 120 feet (1.5 to commercial, parking, lobby and amenities)	82.49	112.06	123,268.09	3,892.68	12,975.59	19,962.44	41	10 ft max front, Approx 30 ft min rear + 5ft setback	
Area H TDR Build-out									19,962.44	0.46	Mixed-use residential with ground floor commercial (60% frontage) along all sides	35 stories (1.5 to commercial, parking, lobby and amenities)	Unrestricted	Approx 317 for comparison, however, no restriction	348,400.00	6,480.00	10,400.00	19,962.44	Min 0/du-Max .25/du	15 ft side and rear step back, 10 ft front setback	