



# Hoboken Yard Redevelopment Plan

City of Hoboken, New Jersey

October 2014

## Broad Consensus within the Community

1. Redevelopment Plan must meet **Hoboken's long-term objectives for smart development** as outlined in the City's Master Plan.
2. NJ Transit **proposals in the past have not met the balanced development** objectives of our community
3. Hoboken **Terminal needs rehabilitation**

## Background / Context

# Broad Consensus within the Community

### Community Survey

### Community Meetings

- May 31, 2011 and November 10, 2011

### Stakeholder Interviews and Focus Group Meetings

- Business Focus Group  
(July 7, 2011 and November 10, 2011)
- Artist Focus Group  
(July 7, 2011 and November 10, 2011)
- Hoboken Rail Yards Task Force  
(May 2, 2011 and November 10, 2011)
- Quality of Life Coalition Committee for a Green Hoboken  
(May 2, 2011 and November 10, 2011)

### Meetings with NJ Transit / LCOR

- May 18, 2011: Information Exchange Meeting
- February 28, 2012: Consultant Team WRT-SOM Workshop
- March 13, 2012: Ideas Exchange Meeting
- March 23, 2012: Consultant Team WRT-SOM Workshop
- April 10, 2012: Consultant Team WRT-SOM Workshop
- August 29, 2012, June 03, 2014, August 27, 2014:  
Meetings with NJ Transit and LCOR



## The City's Plan

1. Takes into account the **legitimate concerns of Hoboken residents**.
2. **Protects the City's interests** and community's needs first.
3. **Strikes a balance and focuses on smart growth** and continued rehabilitation of the transit hub.
4. Is **financially feasible and realistic** as determined by an economic analysis.

## Redevelopment Process

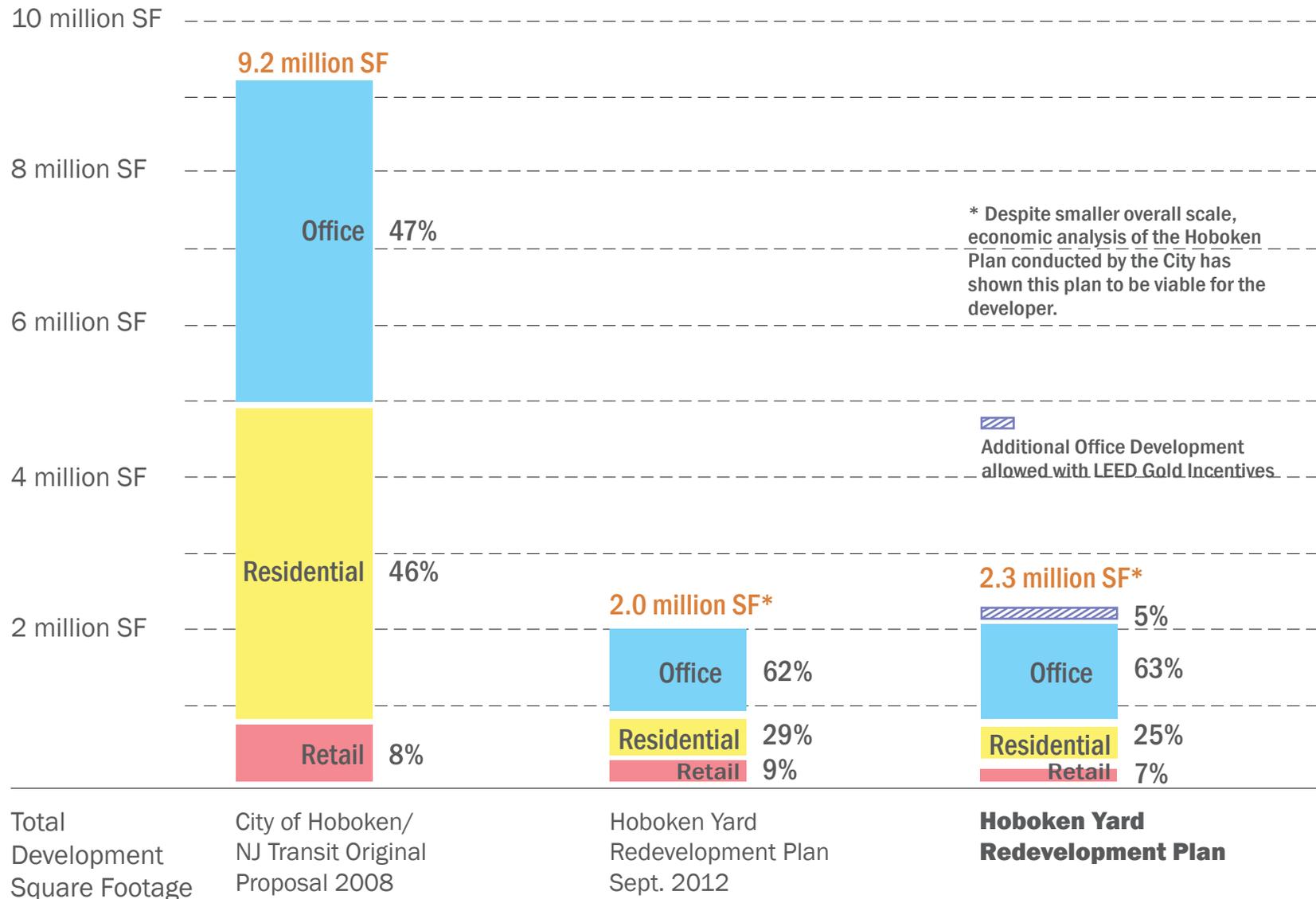
- **Step 1: Designation of Redevelopment Area (2007)**
- **Step 2: Redevelopment Plan** is a hybrid of a master plan and zoning ordinance, determining non-transportation redevelopment uses while encouraging and facilitating terminal improvements. It is not only a representation of the vision for the area, but also establishes land use and sets the stage for the negotiation of a Redevelopment Agreement.
- **Step 3: Redevelopment Agreement** is a negotiated agreement between a redeveloper and Redevelopment Agency (City Council). It spells out the details of the proposed development, ensuring that it is built and operated in compliance with the regulations and requirements of the Redevelopment Plan. The Redevelopment Agreement will establish the redeveloper's obligations regarding infrastructure improvements and amenities for the City.
- **Step 4: Development of the Site.** Site plan approval through the Planning Board that is in line with the approved Redevelopment Plan and all of the detailed requirements in the Redevelopment Agreement.

## Benefits Overview

1. **Revitalization of the Terminal area** and essential gateway to Hoboken.
2. Creating a true mixed-use project that will significantly **diversify the local economy and support local businesses** improving the quality of life for all.
3. Focus on commercial space **broadens Hoboken's tax base** to reduce impact on infrastructure compared to residential uses.
4. Balanced development **emphasizes the character of Hoboken** with **family-oriented housing** and 10% affordable housing set aside to enable families to stay in Hoboken.
5. Creation of **public space at Warrington Plaza & Hudson Place** to establish a southern version of “Garden Street Mews”.
6. **Contribution to open space trust fund** to facilitate building a larger park in SW Hoboken.

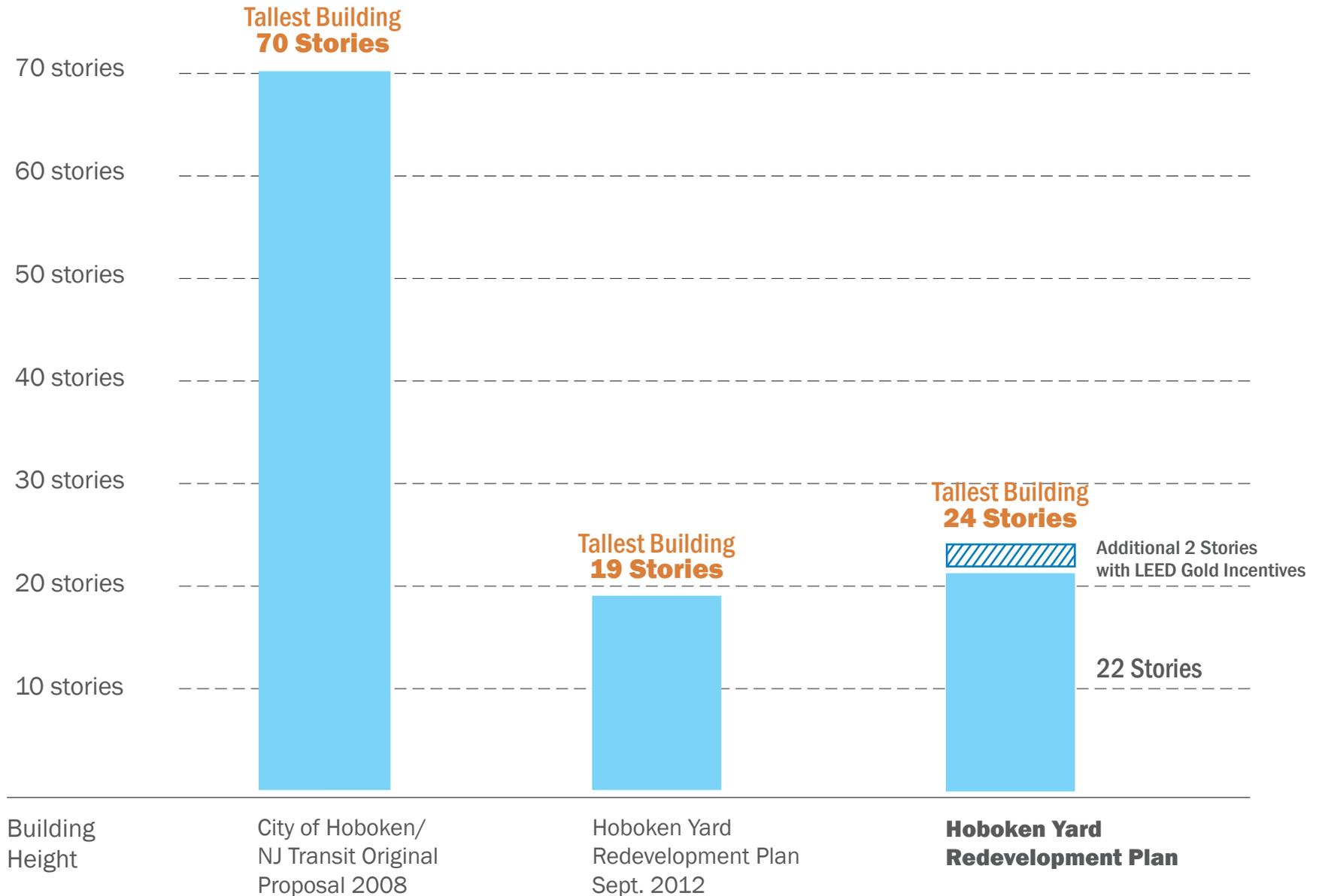
## Comparison of Plans

# Total Development (SF) Comparison



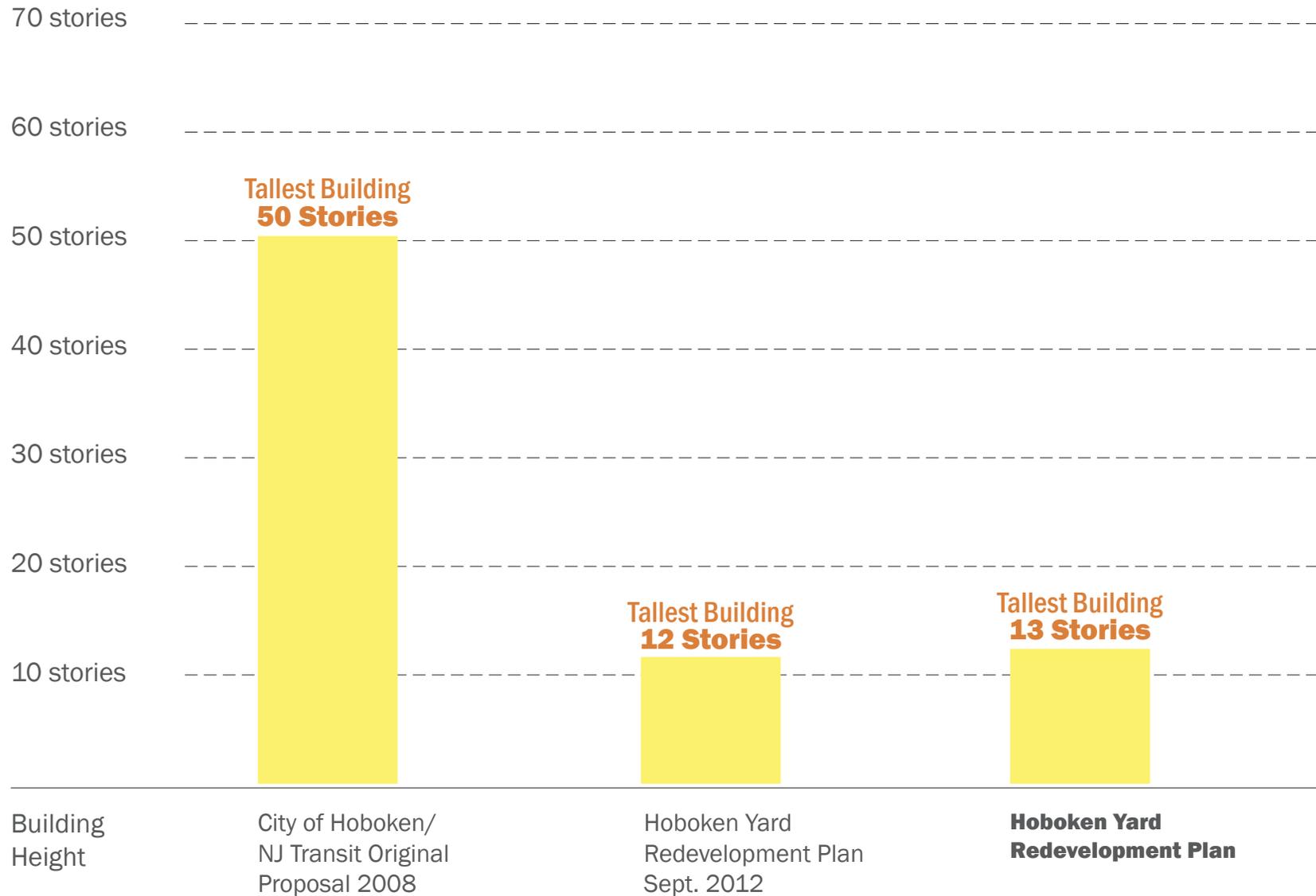
## Comparison of Plans

# Building Height Comparison (Office Use)



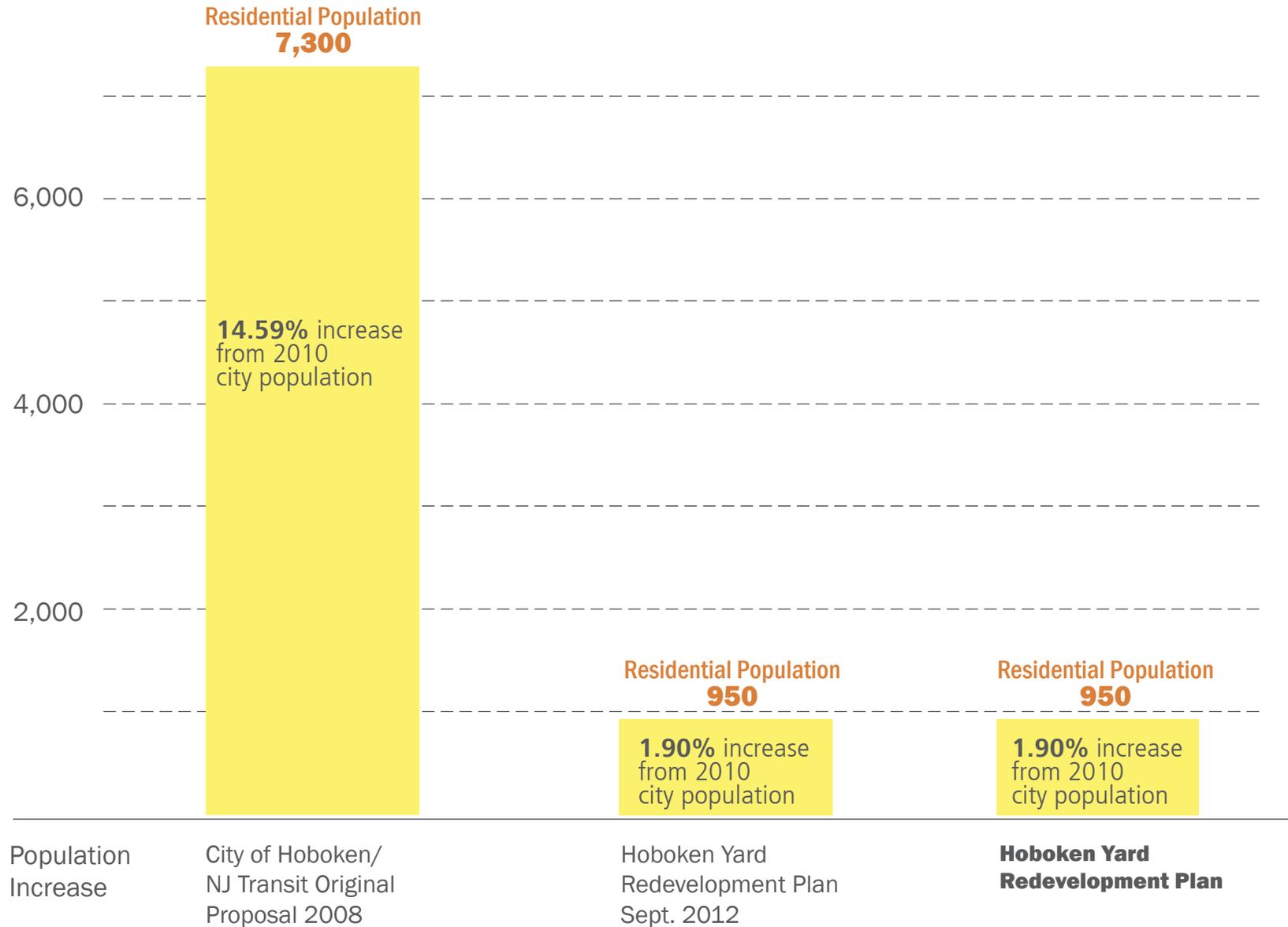
## Comparison of Plans

# Building Height Comparison (Residential Use)



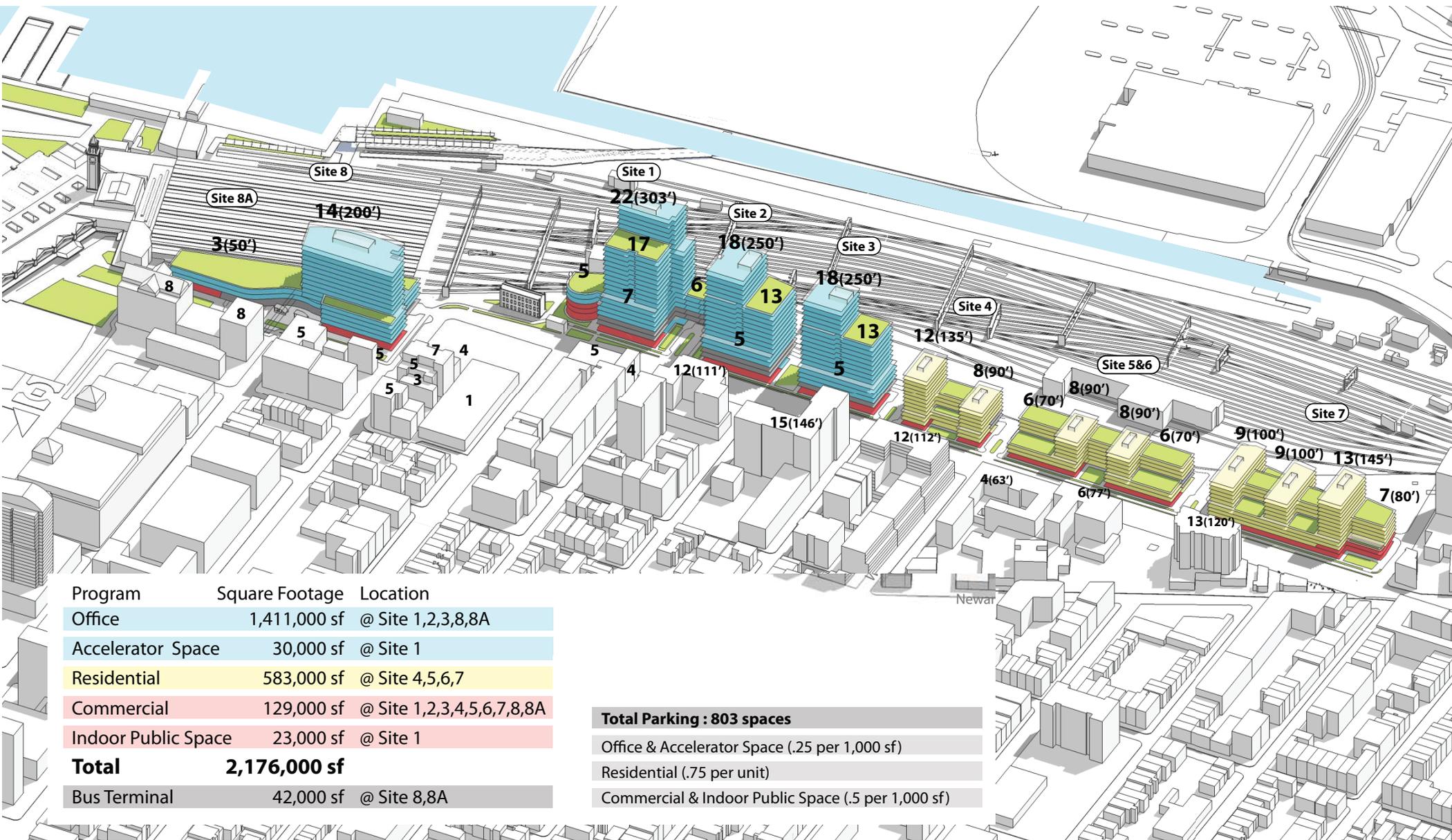
## Comparison of Plans

# Projected Residential Population Comparison



# Benefits of City of Hoboken Plan

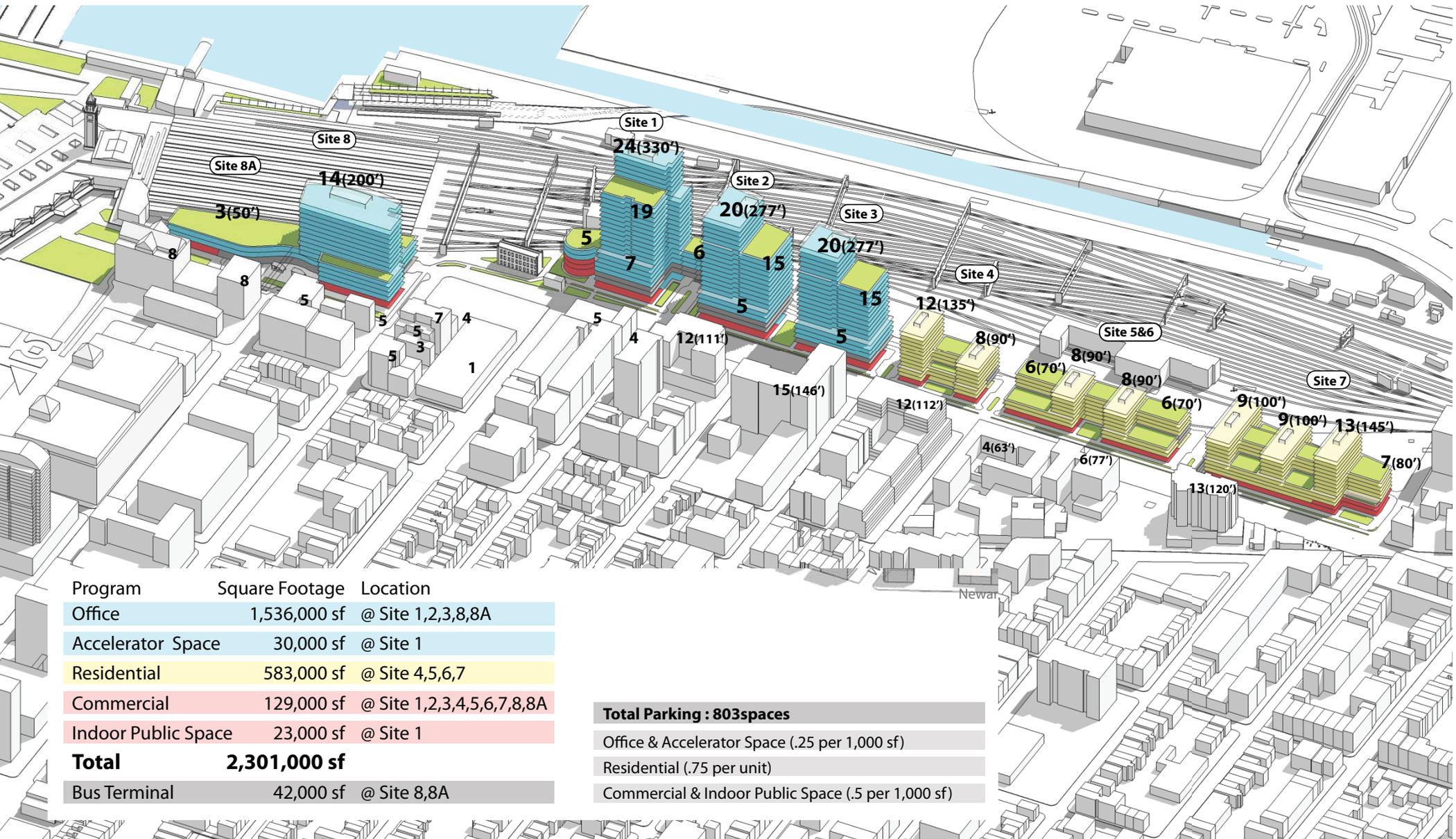
## Building Heights - Baseline



Illustrative building massing and heights diagram

# Benefits of City of Hoboken Plan

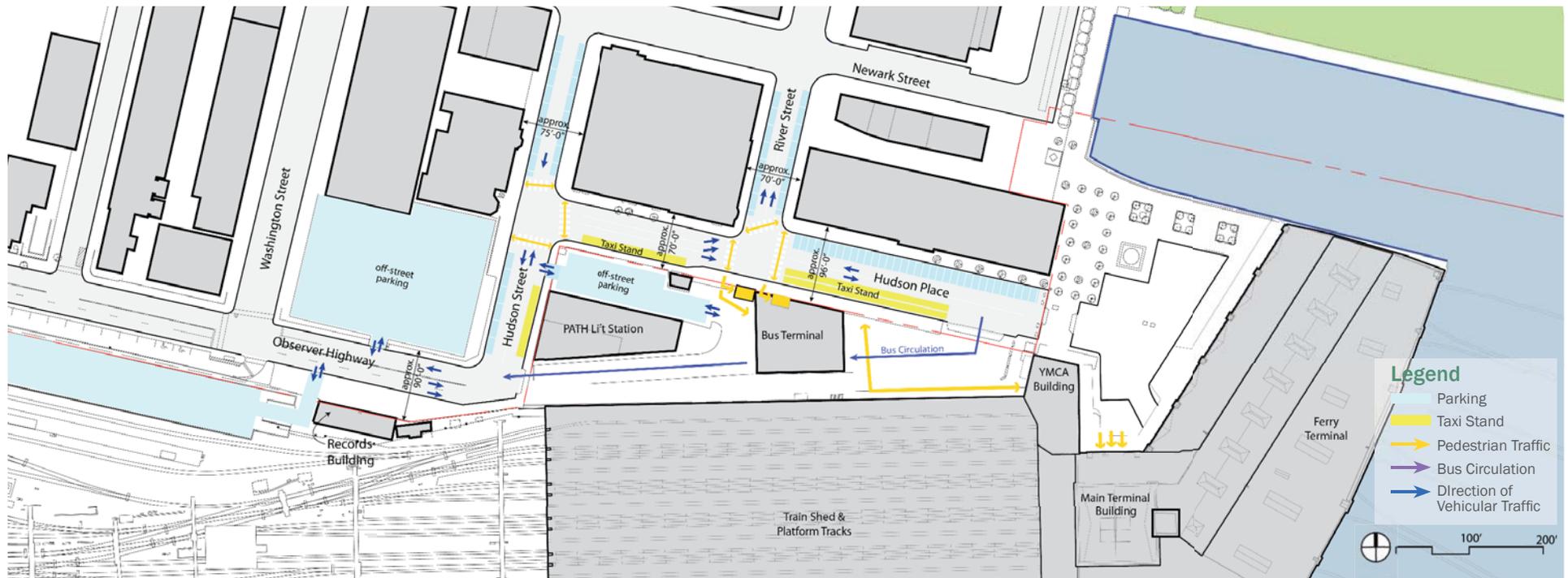
## Building Heights - Baseline with Incentives



Illustrative building massing and heights diagram

# Benefits of City of Hoboken Plan

## Encourages the Revitalization of Hoboken Terminal



Hudson Place / Hoboken Terminal Existing Conditions



Pedestrian/Bus Terminal Unsafe Conditions



Pedestrian/Bicycle Conflicts



Lack of Pedestrian Realm



Pedestrian/Vehicular Conflicts

## Benefits of City of Hoboken Plan

# Encourages the Revitalization of Hoboken Terminal



*Unsafe Pedestrian Conditions near the Terminal*

## Benefits of City of Hoboken Plan

# Creates Variety of Public Spaces

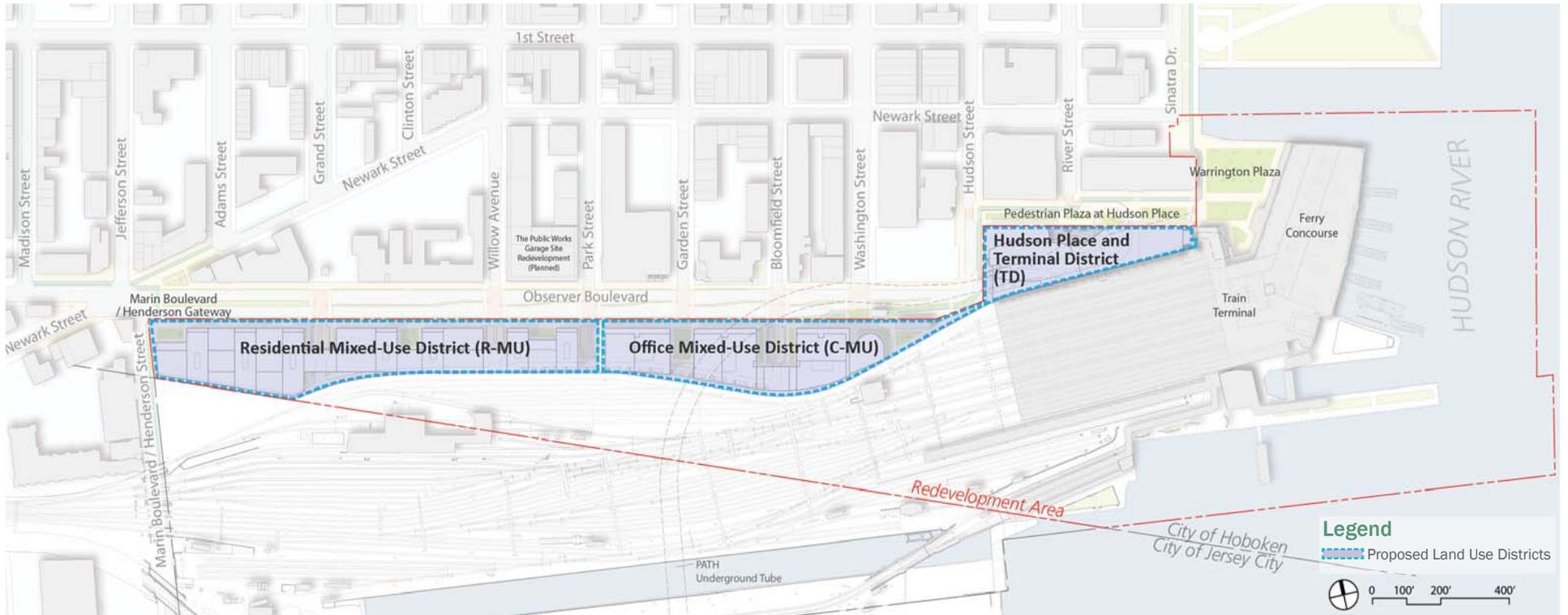
## Pedestrian Plaza at Hudson Place / Warrington Plaza



Illustrative Site Plan showing Pedestrian Plaza at Hudson Place and Warrington Plaza

# Benefits of City of Hoboken Plan

## Quality of Life



Land Use



Residential Mixed-Use District



Office Mixed-Use District



Hudson Place and Terminal District

# Benefits of City of Hoboken Plan Accelerator Space



Idea Lab, Pasadena, CA



New Work Space, New York, NY

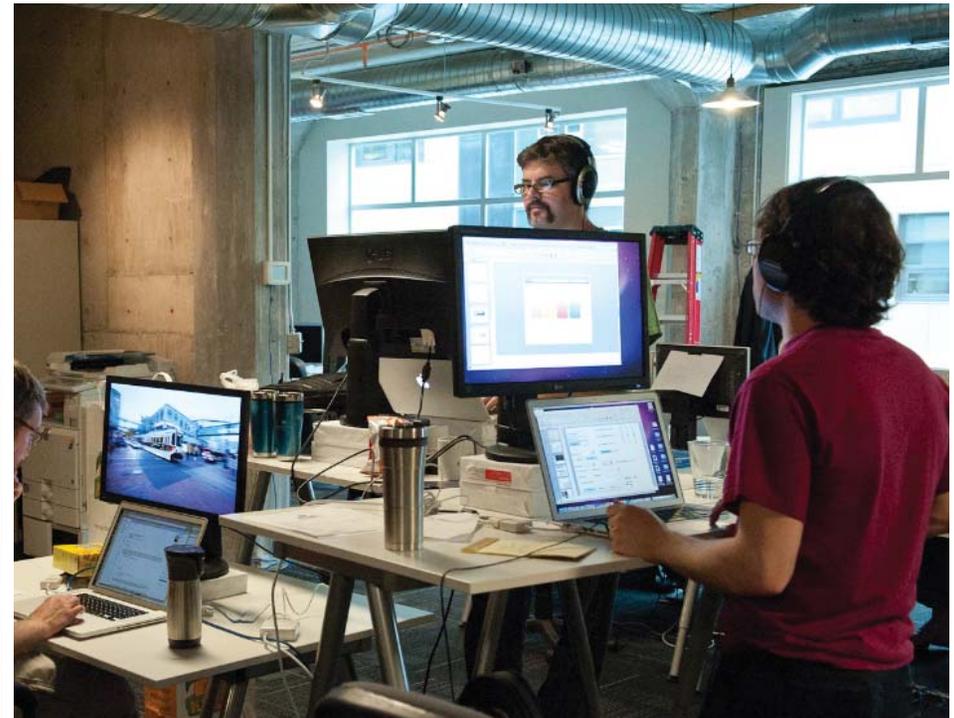


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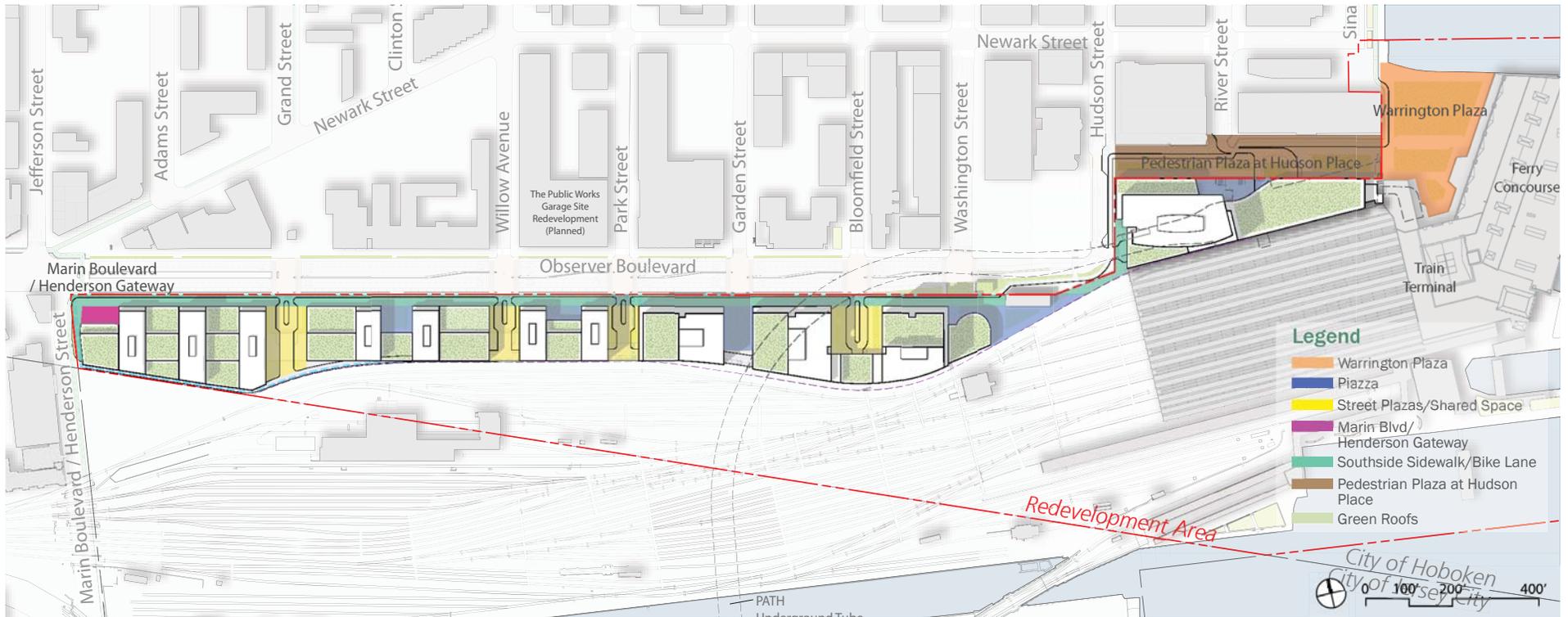
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Hoboken Business Center / [www.mission50.com](http://www.mission50.com)



Techstars, Seattle, WA

# Benefits of City of Hoboken Plan Creates Variety of Public Spaces



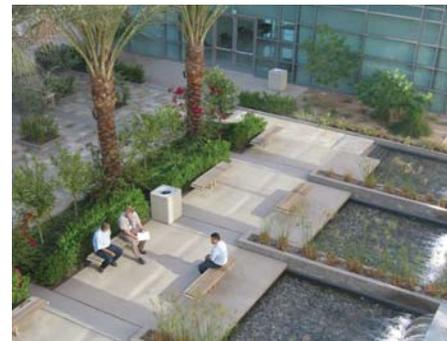
Proposed Public Space Framework



Pedestrian Plaza



Piazza



Shared Spaces



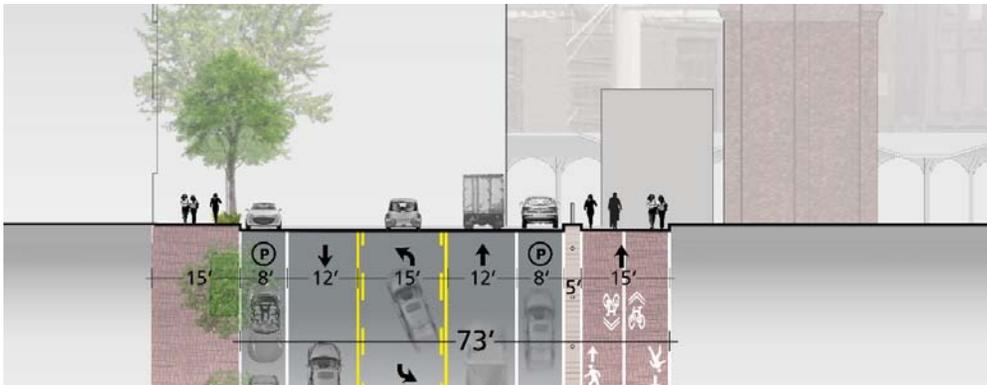
Boulevard

## Benefits of City of Hoboken Plan

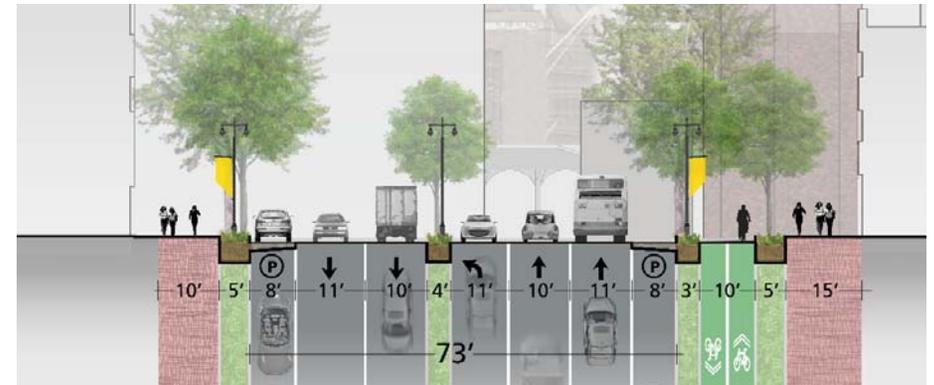
# Observer Boulevard Transformation



Observer Highway - Existing Condition

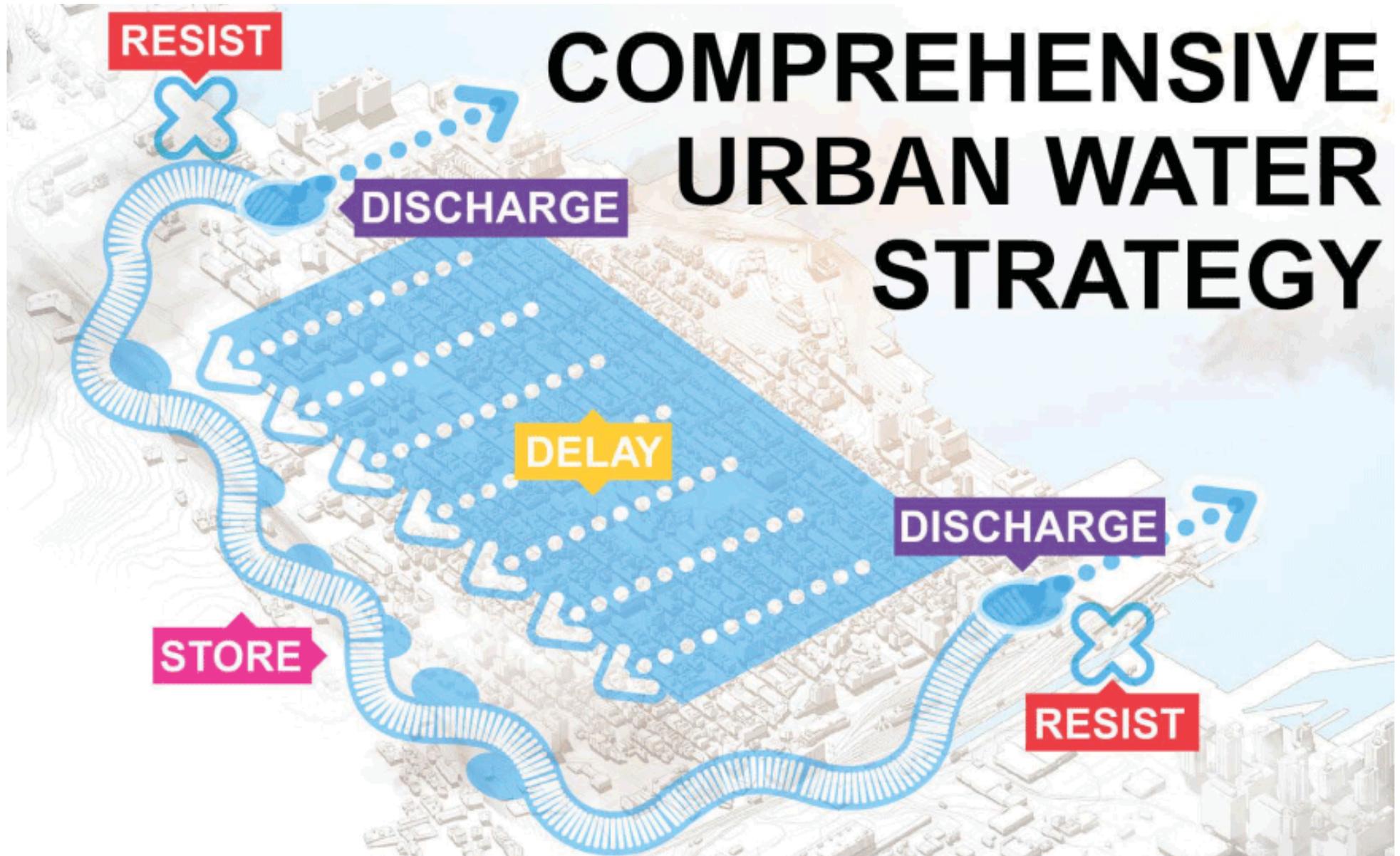


Proposed Observer Boulevard **Interim Improvements** (City of Hoboken)



Proposed Observer Boulevard Section

## Rebuild by Design



## Residential Component Supports Community Priorities

1. A **balanced amount of housing** in character with the neighborhood to support the amenities and businesses in the neighborhood
2. **Minimum requirements for 3-bedroom, family oriented housing units.**
3. A **minimum of 10% affordable residential units** included on site. This area will be required to comply with the City's Affordable Housing Ordinance as well.



Illustrative Rendering of Residential Mixed-Use District along Proposed Observer Boulevard / **City's Plan has moderate heights in scale with Hoboken Character**



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