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
Background / Context

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.
Background / Context

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 of City of Hoboken Plan

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

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>10 million SF</td>
<td>9.2 million SF</td>
<td>2 million SF*</td>
</tr>
<tr>
<td>8 million SF</td>
<td>Office 47%</td>
<td>Office 62%</td>
</tr>
<tr>
<td>6 million SF</td>
<td>Residential 46%</td>
<td>Residential 29%</td>
</tr>
<tr>
<td>4 million SF</td>
<td>Residential 46%</td>
<td>Residential 25%</td>
</tr>
<tr>
<td>2 million SF</td>
<td>Retail 8%</td>
<td>Retail 9%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail 7%</td>
</tr>
</tbody>
</table>

* Despite smaller overall scale, economic analysis of the Hoboken Plan conducted by the City has shown this plan to be viable for the developer.

Additional Office Development allowed with LEED Gold Incentives.
Comparison of Plans

Building Height Comparison (Office Use)

- **City of Hoboken/ NJ Transit Original Proposal 2008**
  - Tallest Building: 70 Stories

- **Hoboken Yard Redevelopment Plan Sept. 2012**
  - Tallest Building: 24 Stories
  - Additional 2 Stories with LEED Gold Incentives
  - 19 Stories

- **Hoboken Yard Redevelopment Plan**
  - 22 Stories
Comparison of Plans

Building Height Comparison (Residential Use)

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>70 stories</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>60 stories</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50 stories</td>
<td><strong>Tallest Building 50 Stories</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>40 stories</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30 stories</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20 stories</td>
<td><strong>Tallest Building 12 Stories</strong></td>
<td><strong>Tallest Building 13 Stories</strong></td>
<td></td>
</tr>
<tr>
<td>10 stories</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
## Comparison of Plans

### Projected Residential Population Comparison

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Residential Population</td>
<td>7,300</td>
<td>950</td>
</tr>
<tr>
<td>Increase</td>
<td>14.59% increase from 2010 city population</td>
<td>1.90% increase from 2010 city population</td>
</tr>
<tr>
<td></td>
<td></td>
<td>hoboken yard redevelopment plan</td>
</tr>
</tbody>
</table>
Benefits of City of Hoboken Plan

Building Heights - Baseline

<table>
<thead>
<tr>
<th>Program</th>
<th>Square Footage</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>1,411,000 sf</td>
<td>@ Site 1,2,3,8,8A</td>
</tr>
<tr>
<td>Accelerator Space</td>
<td>30,000 sf</td>
<td>@ Site 1</td>
</tr>
<tr>
<td>Residential</td>
<td>583,000 sf</td>
<td>@ Site 4,5,6,7</td>
</tr>
<tr>
<td>Commercial</td>
<td>129,000 sf</td>
<td>@ Site 1,2,3,4,5,6,7,8,8A</td>
</tr>
<tr>
<td>Indoor Public Space</td>
<td>23,000 sf</td>
<td>@ Site 1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,176,000 sf</strong></td>
<td></td>
</tr>
<tr>
<td>Bus Terminal</td>
<td>42,000 sf</td>
<td>@ Site 8,8A</td>
</tr>
</tbody>
</table>

**Total Parking: 803 spaces**

- Office & Accelerator Space (.25 per 1,000 sf)
- Residential (.75 per unit)
- Commercial & Indoor Public Space (.5 per 1,000 sf)

Illustrative building massing and heights diagram
Benefits of City of Hoboken Plan

Building Heights - Baseline with Incentives

Illustrative building massing and heights diagram

<table>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,301,000 sf</strong></td>
<td></td>
</tr>
</tbody>
</table>

Bus Terminal 42,000 sf @ Site 8, 8A

**Total Parking:** 803 spaces

Office & Accelerator Space (.25 per 1,000 sf)
Residential (.75 per unit)
Commercial & Indoor Public Space (.5 per 1,000 sf)
Benefits of City of Hoboken Plan

Encourages the Revitalization of Hoboken Terminal
Benefits of City of Hoboken Plan

Encourages the Revitalization of Hoboken Terminal
Benefits of City of Hoboken Plan

Creates Variety of Public Spaces

Pedestrian Plaza at Hudson Place / Warrington Plaza
Benefits of City of Hoboken Plan

Quality of Life

Legend

Proposed Land Use Districts

- Office Mixed-Use District
- Residential Mixed-Use District
- Hudson Place and Terminal District

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

Techstars, Seattle, WA
Benefits of City of Hoboken Plan

Creates Variety of Public Spaces

Proposed Public Space Framework

Legend
- Warrington Plaza
- Plaza
- Street Plazas/Shared Space
- Observer Blvd./Henderson Gateway
- Southside Sidewalk/Bike Lane
- Pedestrian Plaza at Hudson Place
- Green Roofs

Redevelopment Area

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)
Benefits of City of Hoboken Plan

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.