



## **Redevelopment Area Summary**

### **Request For Qualifications & Solicitation Of Interest City of Bayonne, Hudson County N.J. *Broadway Corridor Redevelopment Area***

#### **DEVELOPMENT VISION**

The establishment of a mixed-use transit village adjacent to the 22<sup>nd</sup> Street Station that will anchor the Broadway Corridor, support on-going revitalization of the Bayonne Town Center and capitalize on Bayonne's strategic location and desirable quality of life. The redevelopment area provides a unique opportunity for an urban and transit-oriented development project with a substantial residential component, modern commercial space, civic amenities, joint parking and high quality architecture/urban design. A key goal is to provide for market-rate housing, first class retail space, modern professional offices and a cultural/entertainment component that strengthen Broadway as a place to live, work and shop. The selected redeveloper(s) will have the advantage of a public-private partnership with the City and its subsidiary agencies as well as the potential for a signature development project in one of the few remaining downtown sites on the Hudson County Gold Coast.

#### **SITE CHARACTERISTICS**

- **Total Land Area:** Approximately 6.7 acres and 1.5 City Blocks
- **Total Properties:** 41 properties with 10 properties under public ownership
- **Total Assessed Value:** \$8,121,100 w/o Bayonne Housing Authority Senior Building, \$17,836,100 w/ Bayonne Housing Authority Senior Building (2006)
- **Assessed Value Per Acre:** \$203,028 w/o Bayonne Housing Authority Senior Building, \$435,027 w/ Bayonne Housing Authority Senior Building
- **Infrastructure:** Fully served by public water and sewer as well as PSE&G electricity and gas.
- **Environmental Constraints:** Limited to Lots 12 and 13 in Block 458 (NJDEP known contaminated sites list)

#### **SITE ACCESS**

- **Local Roads:** Accessible by major City streets including Broadway, Avenue E and East 21<sup>st</sup>/East 22<sup>nd</sup> Streets.
- **Highways:** Accessible by State Route 440 and New Jersey Turnpike.
- **Mass Transit:** Served by 22<sup>nd</sup> Street Station on Hudson Bergen Light Rail and Broadway Bus Line.
- **Pedestrian/Bicycle:** Full sidewalk system in place.

#### **DISTANCE TO MAJOR DESTINATIONS**

- **Lower Manhattan:** 9.5 miles (New York Stock Exchange)
- **Downtown Jersey City:** 6.5 miles (PATH Exchange Place)
- **Newark Liberty International Airport:** 7.5 miles (Continental Airlines/Terminal C)

#### **LAND USE REGULATIONS**

- **Approach:** Redevelopment plan to incorporate existing TDO Transit Development Overlay zoning amended for increased building height, floor area ratio, building coverage and reduced setbacks. The greatest bulk, mass and density is to be loaded on the Broadway and Avenue E corridors with side streets at lower intensity of development.
- **Permitted Uses:** Multi-family apartments/condominiums, attached townhouses, retail stores, personal services, professional offices, restaurants, taverns, banks/financial institutions, cultural/entertainment, theaters, parking garages and public facilities.
- **Residential Density:** Maximum of 160 units per acre
- **Bulk Standards:** Maximum building height of 10 stories, 0-foot front/side yard setback(s), maximum building coverage of 90 percent and floor area ratio (FAR) of 5.0 or greater.
- **Off-Street Parking:** Residential development at one (1) to one and a half (1.5) parking spaces per unit based upon bedroom count. Commercial development parking ratios at one (1) space per 1,000 s.f. of floor area. Shared parking to be encouraged.

### **PROJECTED DEVELOPMENT YIELD**

- **Residential:** Minimum of 300 residential dwelling units.
- **Commercial Retail/Services:** Minimum of 30,000 square feet of ground floor retail, services and restaurants.
- **Professional Offices:** Maximum of 25,000 square feet of second story professional office space
- **Cultural/Entertainment/Market:** Incorporate a facility for cultural, entertainment and/or market use to serve as a destination. Potential uses include a movie theater, green market or flex space for music, performing arts and theater.
- **Civic/Public Space:** Minimum of 7,500 square feet of civic and public space in the form of a central plaza, pocket park(s) and/or outdoor market.
- **Off-Street Parking:** Parking deck with minimum of 300 off-street parking spaces.

### **NEXT STEPS**

- Request for Qualifications and Solicitations of Interest to development community released September 4, 2007.
- Pre-submission conference and tour to be held in the City of Bayonne October 2, 2007.
- Submit expressions of interest, qualifications and proposals by November 15, 2007.
- Review proposals through December, 2007 and determine qualified respondent(s) by December 31, 2007.
- Advance project implementation including detailed proposals, designation of redeveloper(s) and finalization of the redevelopment plan in 2008.

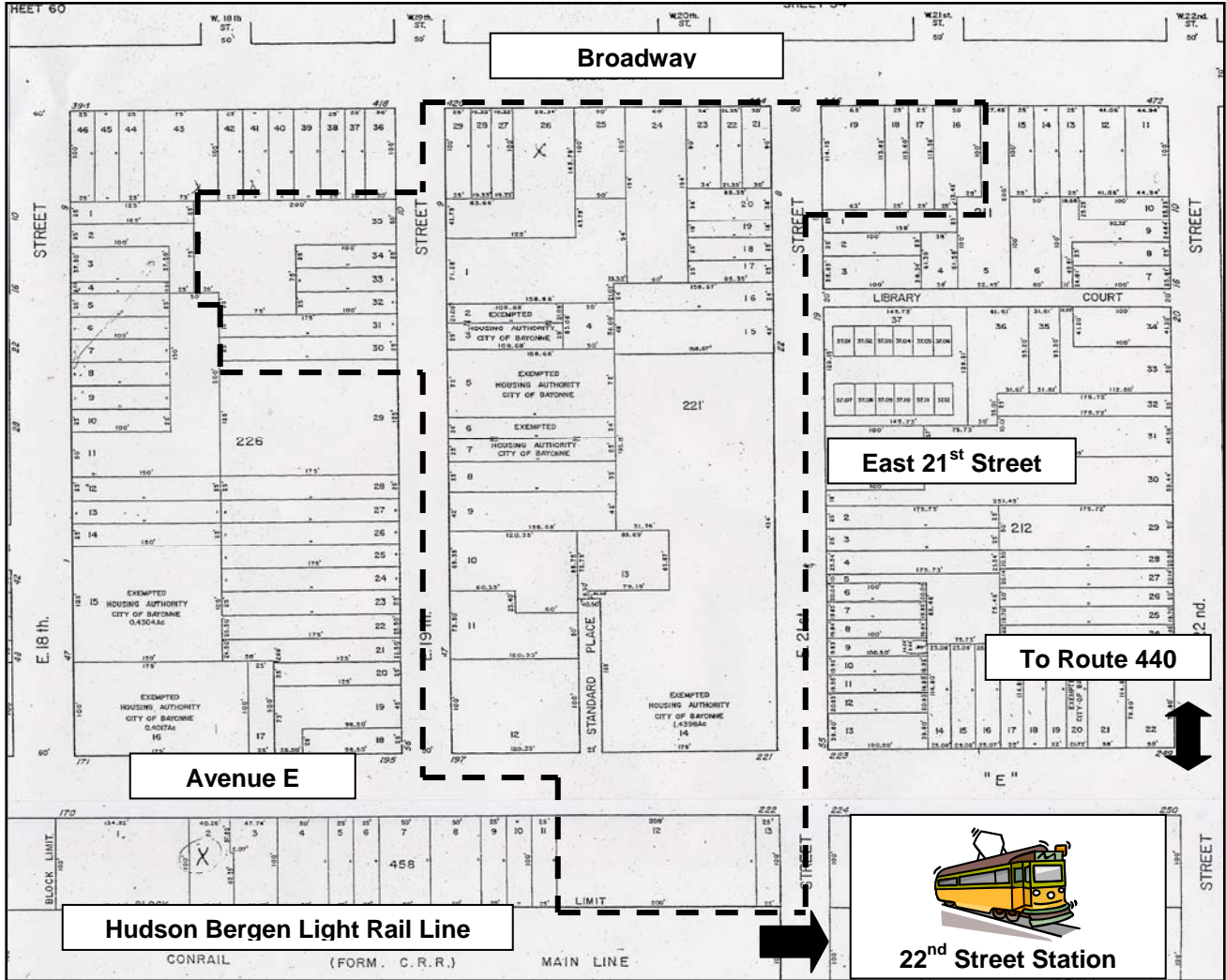
### **CONTACT INFORMATION**

- Redevelopment Counsel/Planning Board Attorney: Richard Campisano, Esq.; (201) 653-0906
- Bayonne Economic Development Corporation: Michael O'Connor; (201) 339-0052
- Bayonne Division of Planning and Zoning: John Fussa, P.P.; (201) 858-6075
- Bayonne Town Center (SID): Mary Divock, (201) 339-9409; David Milder, (718) 805-9507

# SITE MAP

## BROADWAY CORRIDOR REDEVELOPMENT AREA

### Redevelopment Area Summary



Source: City of Bayonne Tax Maps, 2004 Broadway Corridor Redevelopment Study

**AERIAL PHOTO**  
**BROADWAY CORRIDOR REDEVELOPMENT AREA**  
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