

Hoboken Terminal & Yard Redevelopment Plan

Introduction to the Plan

The City Of Hoboken

FXFOWLE ARCHITECTS, LLP

September 25, 2008



Agenda

Why are We Here Today?

Please hold your questions until the end of the presentation

Review of Process

2/7/08	Stakeholders Meeting
3/27/08	Stakeholders Meeting
5/21/08	Stakeholders Meeting
6/19/08	Public Open House
7/10/08	Stakeholder Meeting
6/30/08	Public Meeting
9/11/08	Stakeholder Meeting
9/25/08	Public Meeting

Recap of Major Goals & Issues

Economic Framework

Planning Framework

Plan Components

Conclusions/Next Steps

Recap of Major Goals & Issues



Redevelopment Plan Goals

- Preserve and enhance the quality of life in Hoboken through smart growth and transit-oriented development
 - Define a planning framework for the site and its redevelopment that supports the transit operation and the community from a sustainable, economic, environmental and urban design perspective
 - Define a strategy for accommodating the private development that is necessary to support NJ TRANSIT's transportation purposes and desired public improvements within the Hoboken Terminal Redevelopment Area (REUSE, REDEVELOP, REINVEST)
 - Respond to Hoboken Master Plan
-

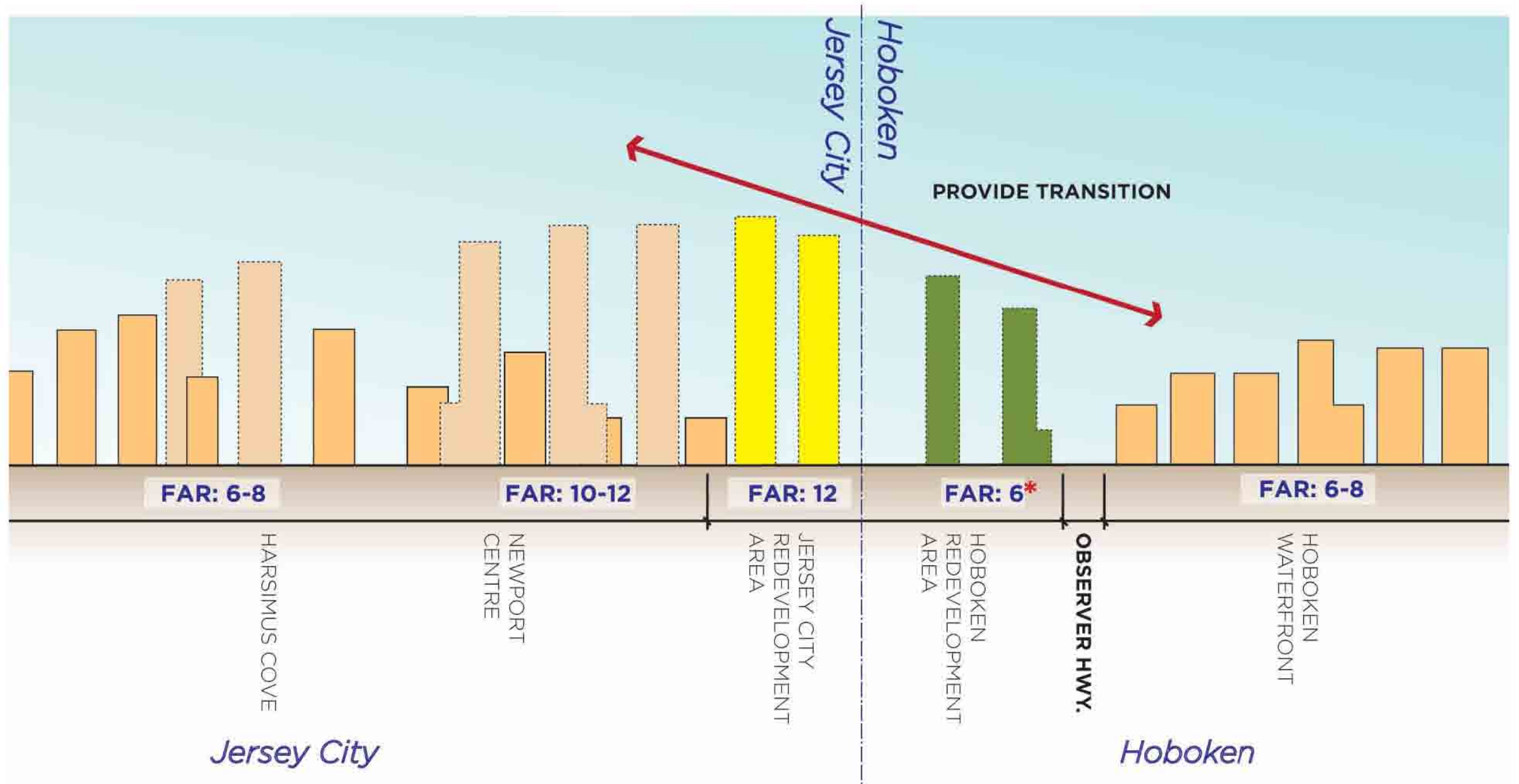
Public Input

What We Heard from the Community:

- Preserve and revitalize the Terminal Area
- Address flooding and drainage issues
- Improve traffic flow/reduce congestion
- Provide more open space
- Development should be pedestrian and bike friendly
- Accommodate maritime vessels
- Include diverse uses
- New development should be sensitive to Hoboken's scale and character



Planning Framework



*Reduced from FAR 8-10 to FAR 6

Projected Program Summary

- FAR of 6 Across the Site
- 9.25 Million SF of development
- 3000- 3500 residential units
- 4.5-5.5 Million SF of commercial
- 15-20 year project build-out



Program Yields Public Benefits in Excess of \$550 Million Dollars



Economic Framework



Economic Framework

Land value will be invested in community improvements

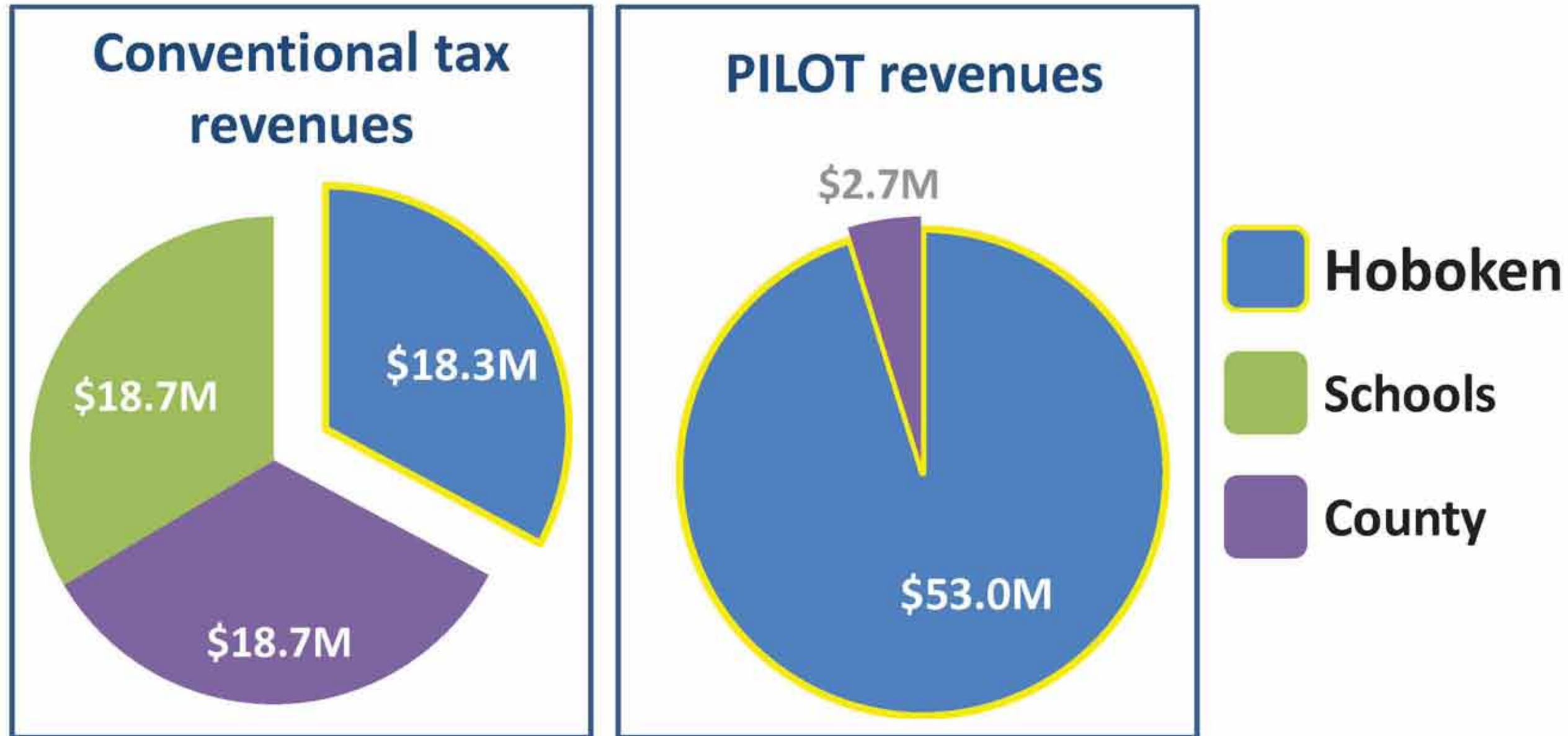
- Rehabilitate Rail and Ferry Terminal Plazas- **\$35M**
- Complete Rehabilitation and Reuse of Ferry Terminal Complex- **\$280M**
- Reconstruct Piers as Publicly Accessible Open Space- **\$25M**
- Construct New Public Space at Records Building- **\$40M**
- Reconstruct Combined Storm and Sanitary Sewer in Observer Highway-**\$20M**
- Upgrade Henderson Street/Off-site Traffic Improvements- **\$20M**
- Utilize Sustainable Development Strategies & Clean Up Brownfield- **\$35M**
- Reconstruct Observer Highway as Pedestrian Friendly “Ferry Boulevard” -**\$30M**
- Affordable Housing Subsidy Estimates-**\$64M**

Total Estimated Cost of Public Benefits in Excess of \$550 Million Dollars

Economic Framework

Hoboken will gain three times more annual revenue under PILOT vs. conventional taxes

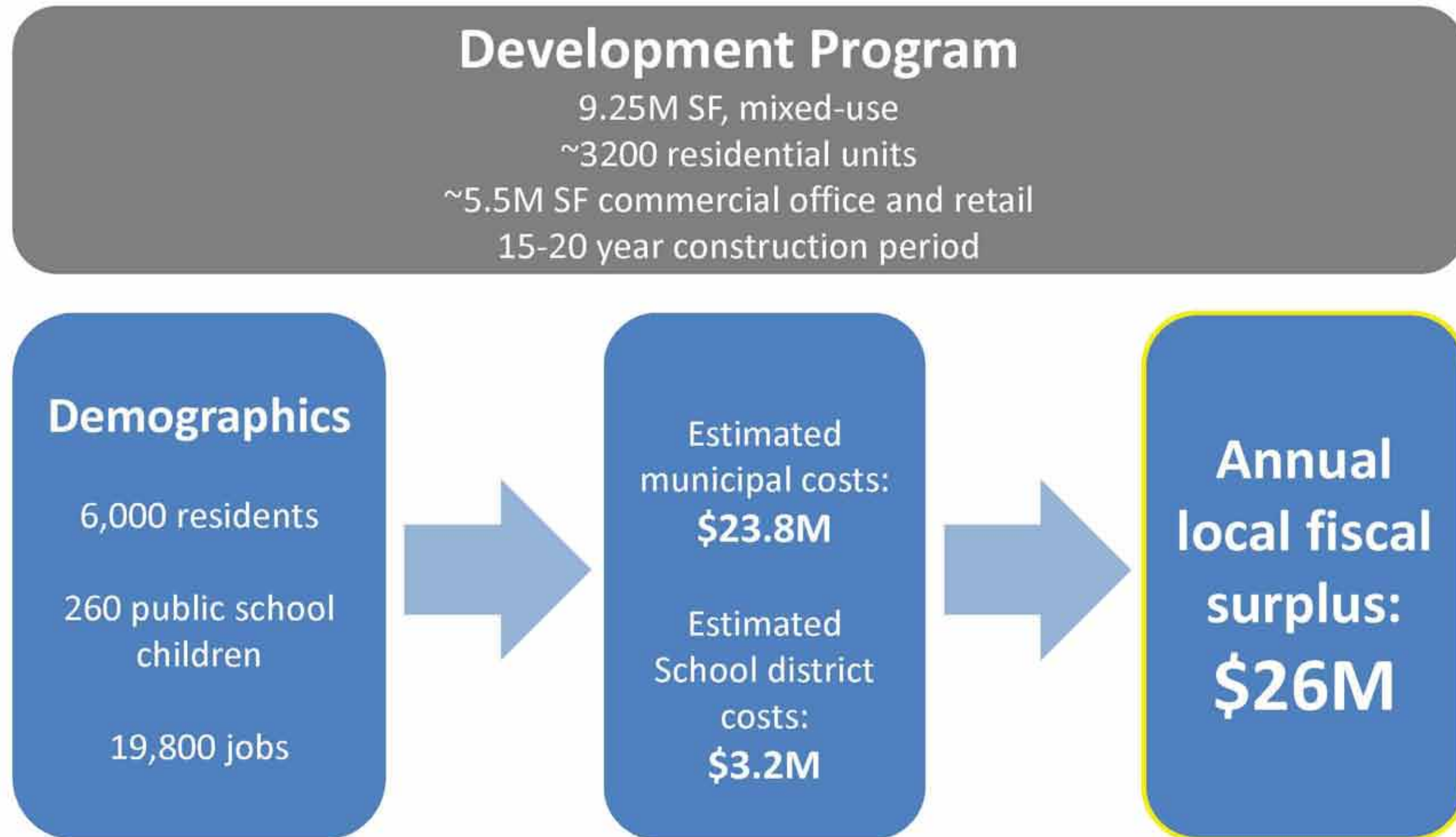
Combined property, hotel, and parking tax revenues at stabilization:



**All fiscal impact estimates at full project build-out in 2008 dollars*

Economic Framework

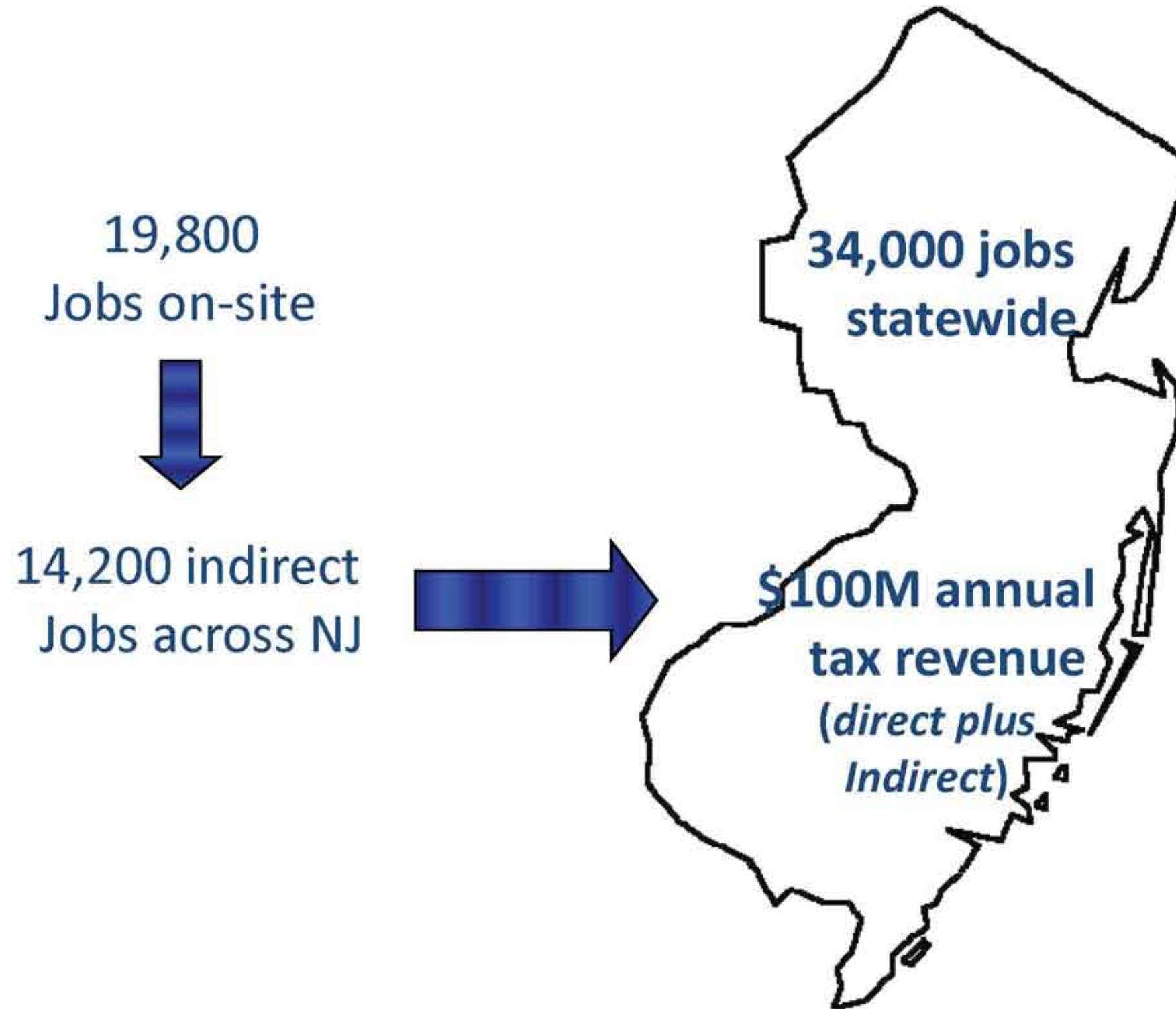
Redevelopment yields positive fiscal impact after municipal and school costs



**All fiscal impact estimates at full project build-out in 2008 dollars*

Economic Framework

Project will generate ~\$100 million annually in state tax revenues



**All fiscal impact estimates at full project build-out in 2008 dollars*

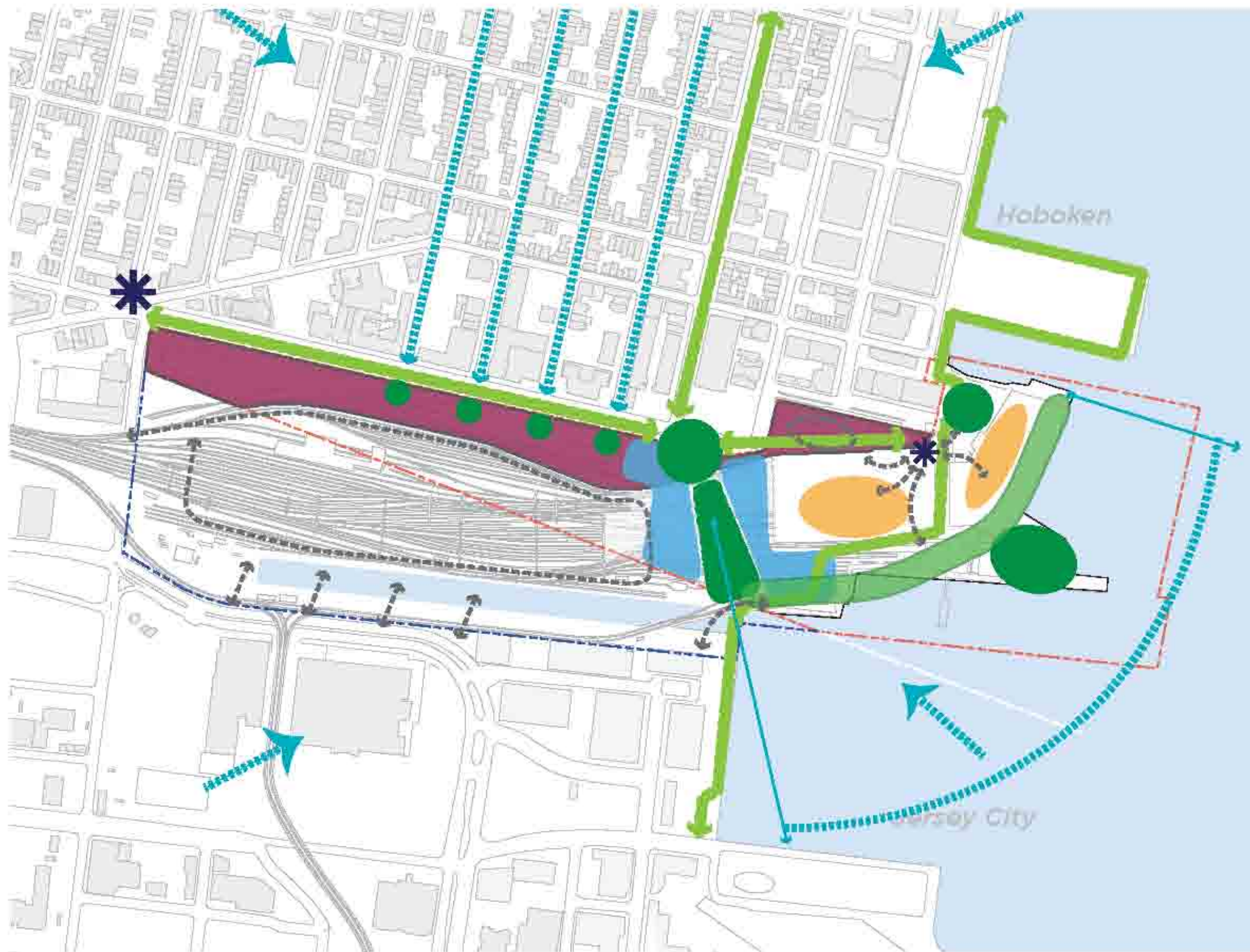
Planning Framework



Sector Organization



Planning Framework Diagram

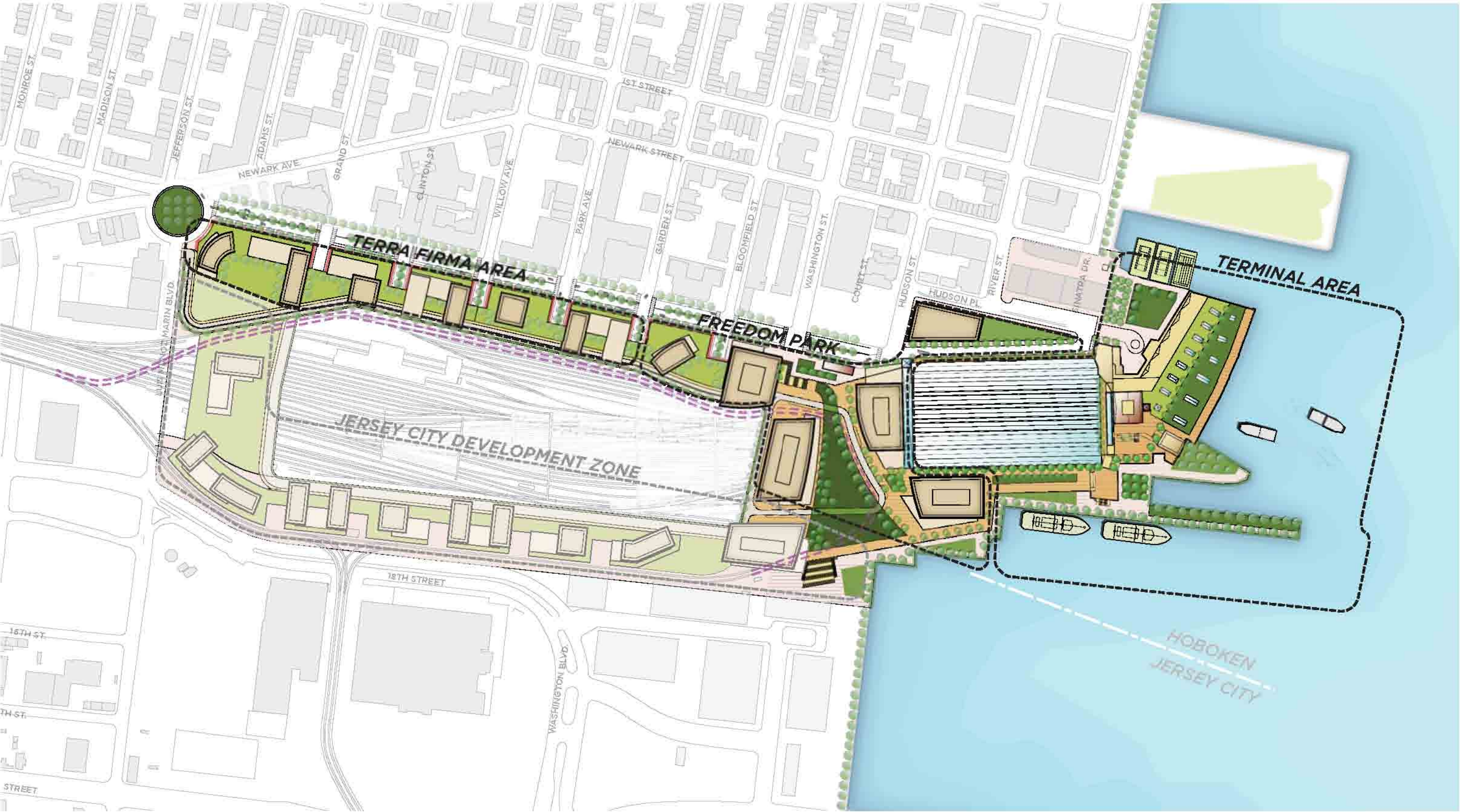


- HOBOKEN REDEVELOPMENT SITE**
- JERSEY CITY REDEVELOPMENT SITE**
- TERRA FIRMA DEVELOPMENT ZONE**
- HIGH DENSITY DEVELOPMENT ZONE**
- PROGRAM AND ACTIVATE PUBLIC AREAS**
- IMPROVE CIRCULATION INTO SITE**
- CREATE PUBLIC GREEN SPACES**
- CREATE GREEN ESPLANADE**
- CREATE GREEN LINKAGES**
- CREATE GATEWAYS**
- PROTECT AND MAXIMIZE VIEWS TO AND FROM SITE**

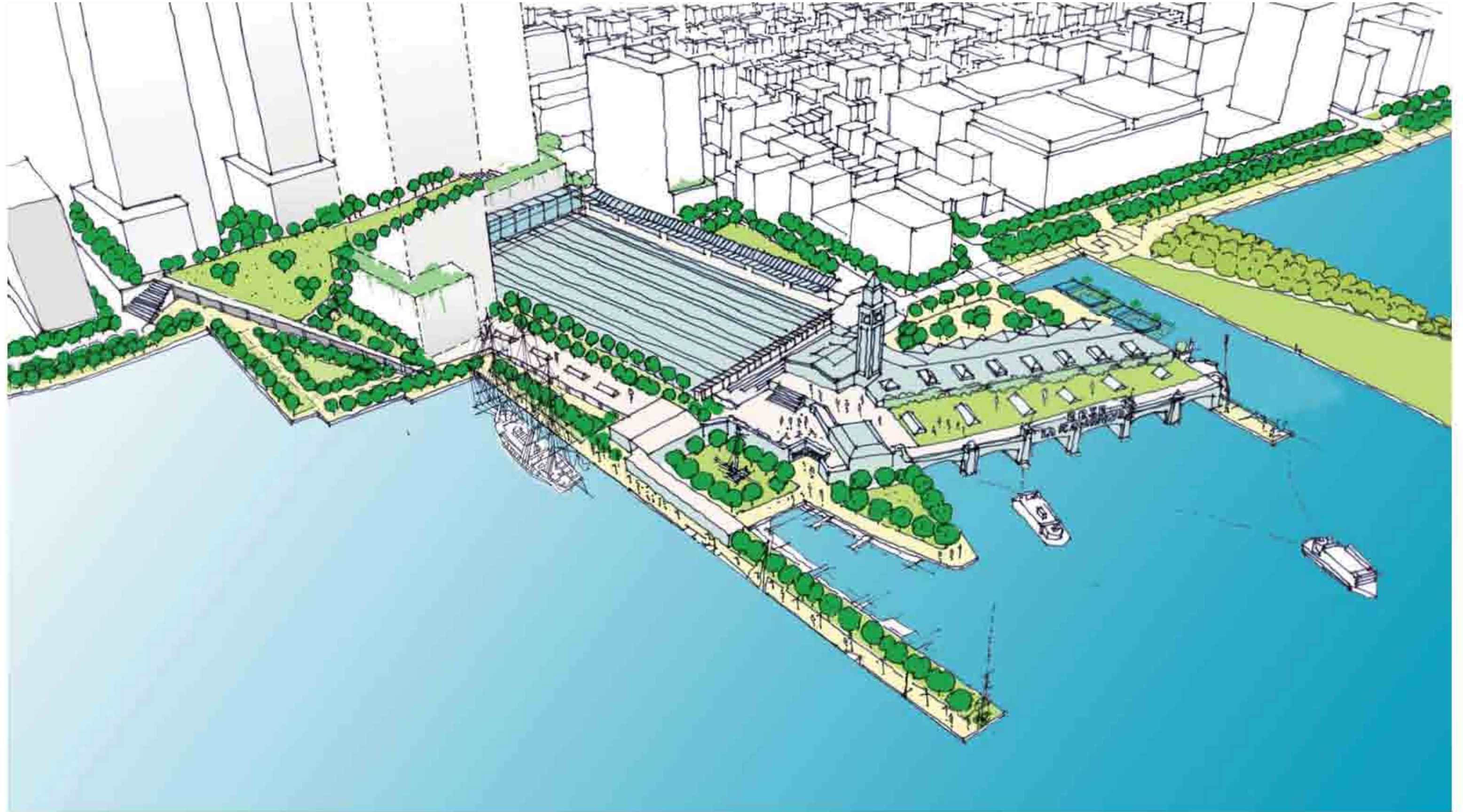
SITE AREAS

HOBOKEN SITE=52.37 ACRES
UPLANDS AREA=36.07 ACRES
AREA UNDER WATER=16.29 ACF
JERSEY CITY SITE= 28 ACRES

Illustrative Site Plan



Open Space View



Observer Highway



Washington Steps



Freedom Park



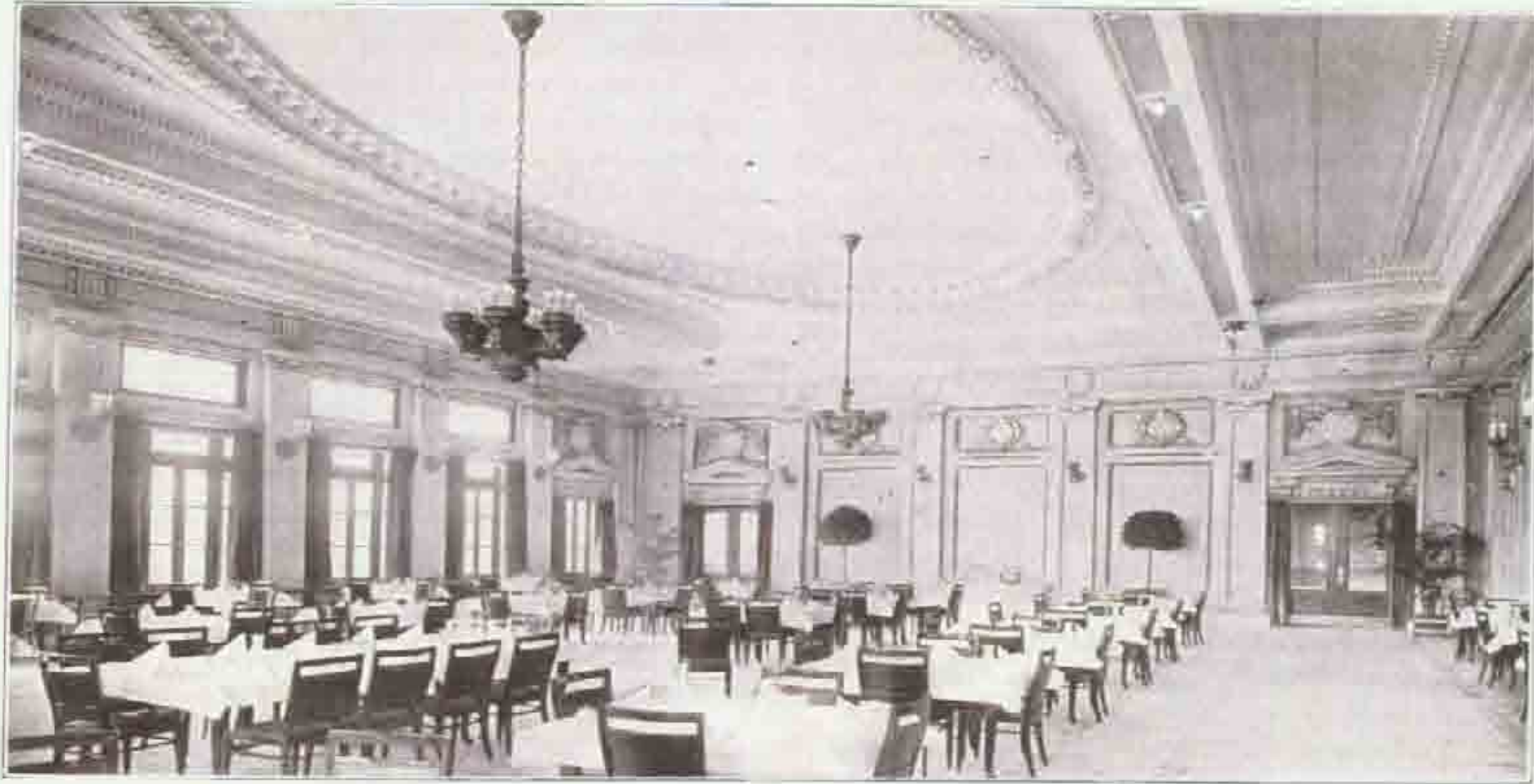
Lackawana Promenade



Waterfront Aerial Perspective



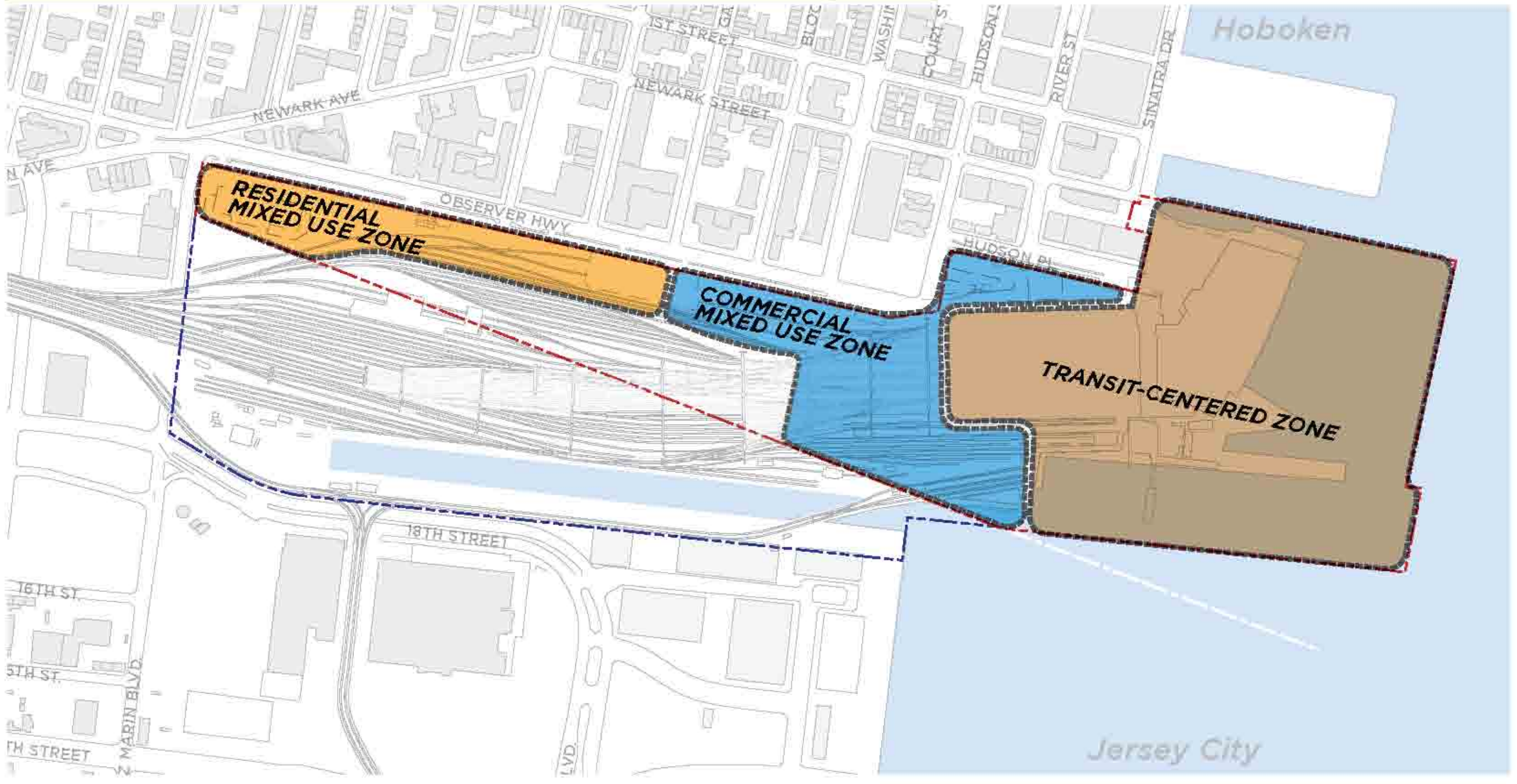
Land Use



THE LACKAWANNA RESTAURANT
in the Hoboken Terminal

Land Use: Overall Vision

Objectives: Create a mix of uses on site adjacent to mass transit and reactivate the Terminal Area with public and recreation uses.

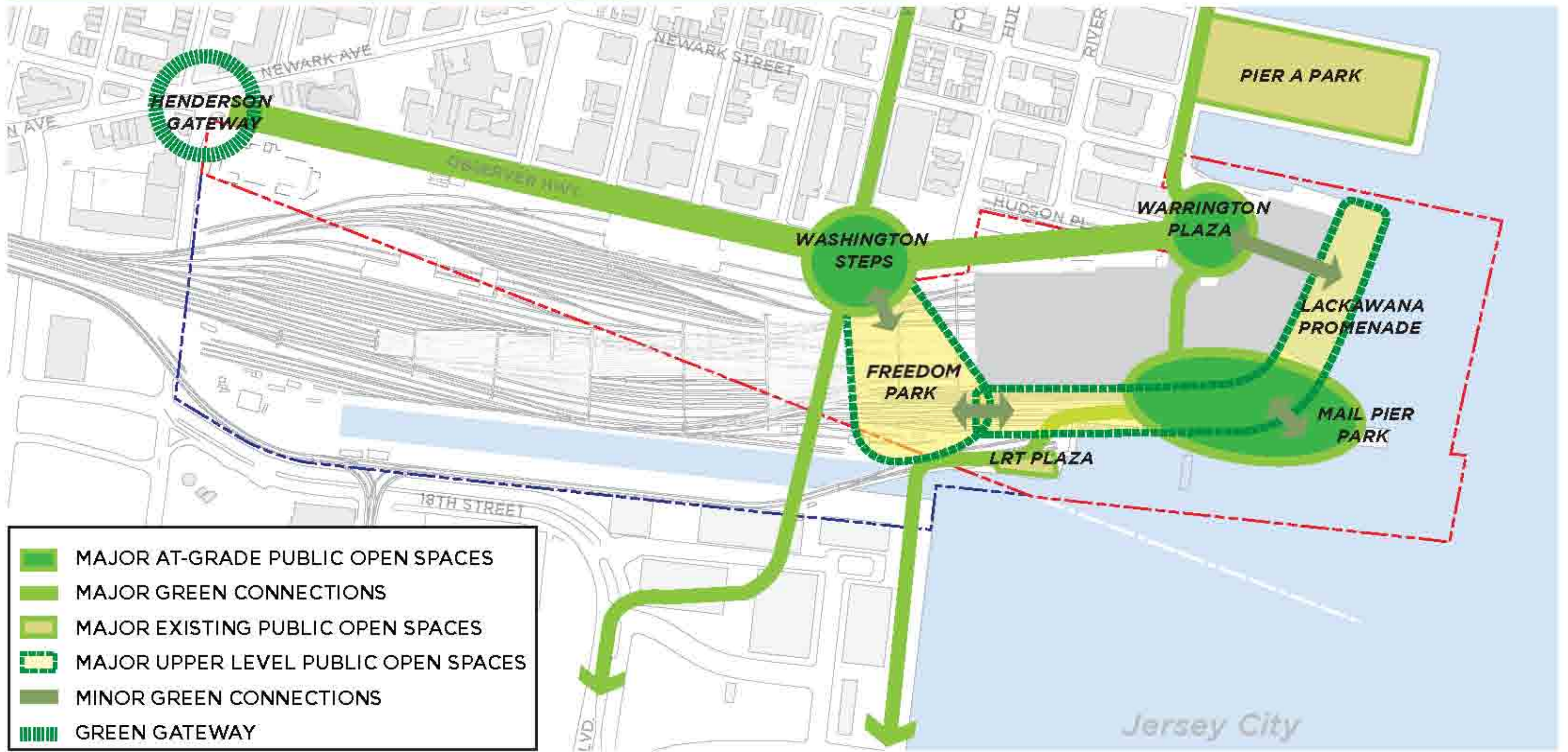


Open Space



Open Space: Overall Vision

Objectives: Create 1-1.5 acres/1000 residents and a minimum of 4 acres of public open space, improve access to waterfront and waterfront activities, and create pedestrian and bicycle friendly green corridors.

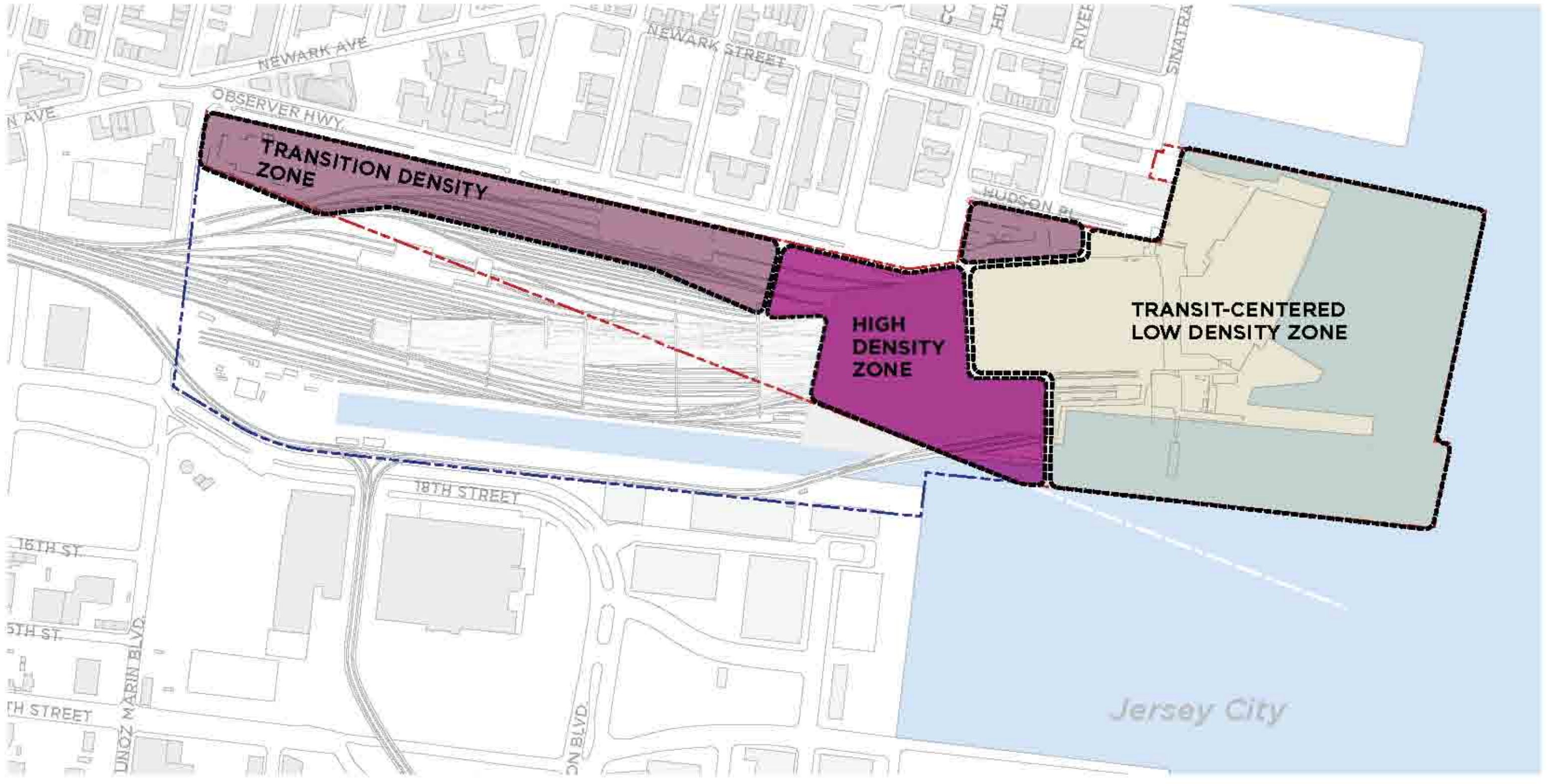


Density



Density: Overall Vision

Objectives: Create low, mid and high-density zones that support transit uses, respect central Hoboken, and transition to Jersey City development.



Density: Design Principles

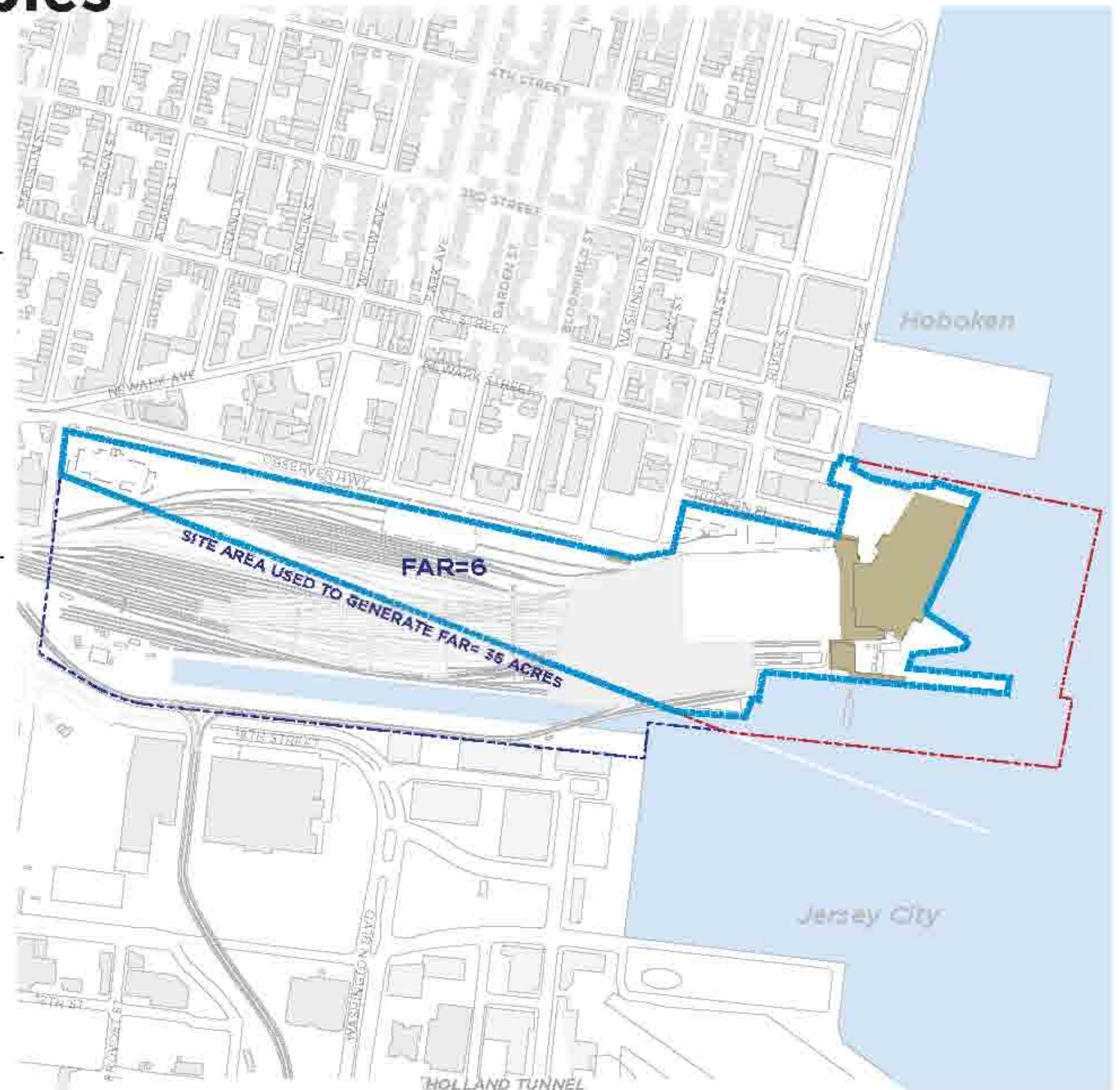
SITE CALCULATIONS

TOTAL SITE AREA= 52.37 Acres
SITE UNDER WATER= 16.29 Acres
ACREAGE FOR FAR= 36.08 Acres

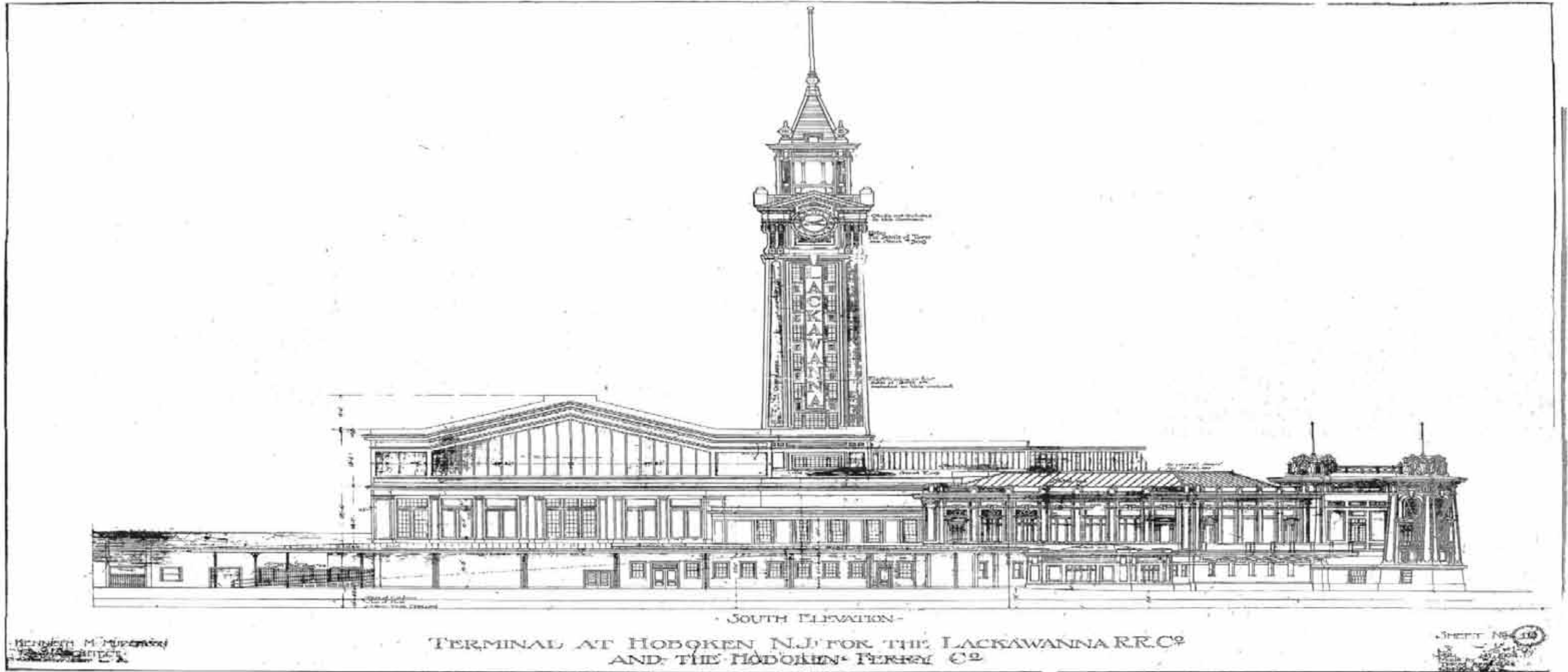
TOTAL DEVELOPMENT @ FAR 6

=36.08 Acres x 43560SF/Acre x 6
=9,429,009.6 SF
=(272,641.64 SF) Existing Buildings
=9.2 Million SF of Development*

***OVER +15 YEAR BUILD-OUT**

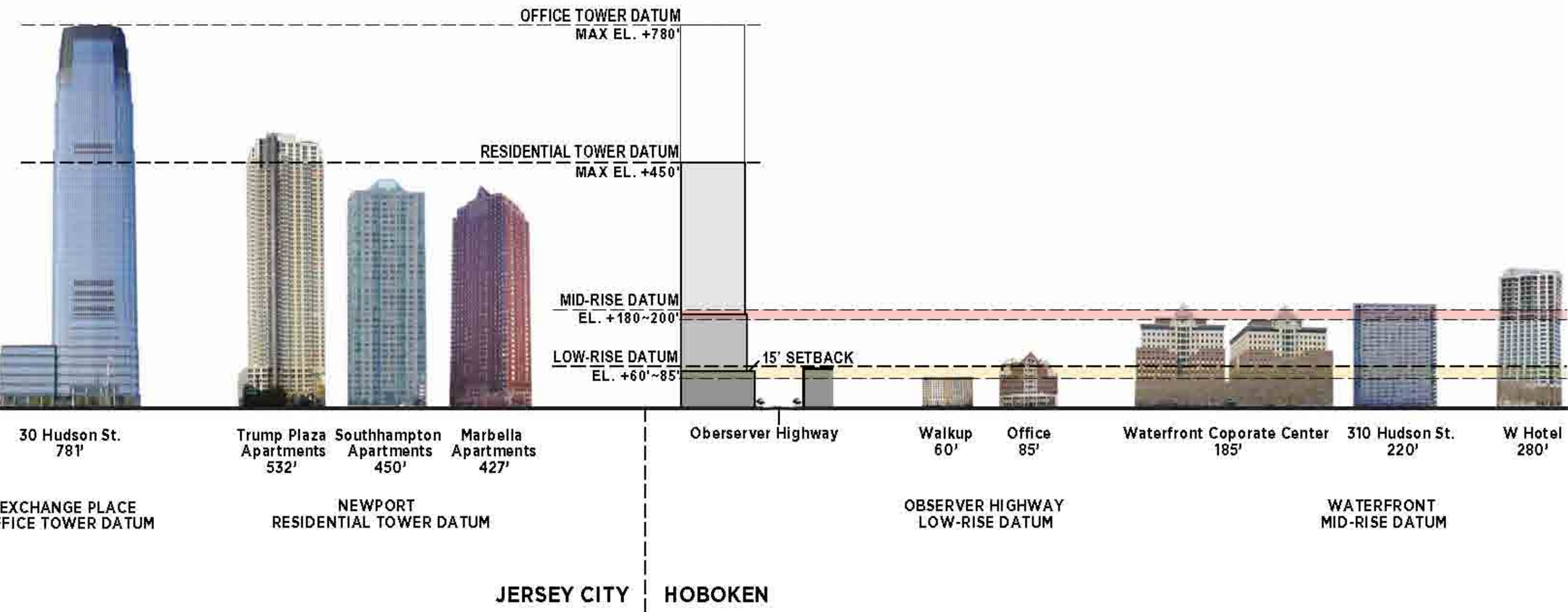


Heights & Massing



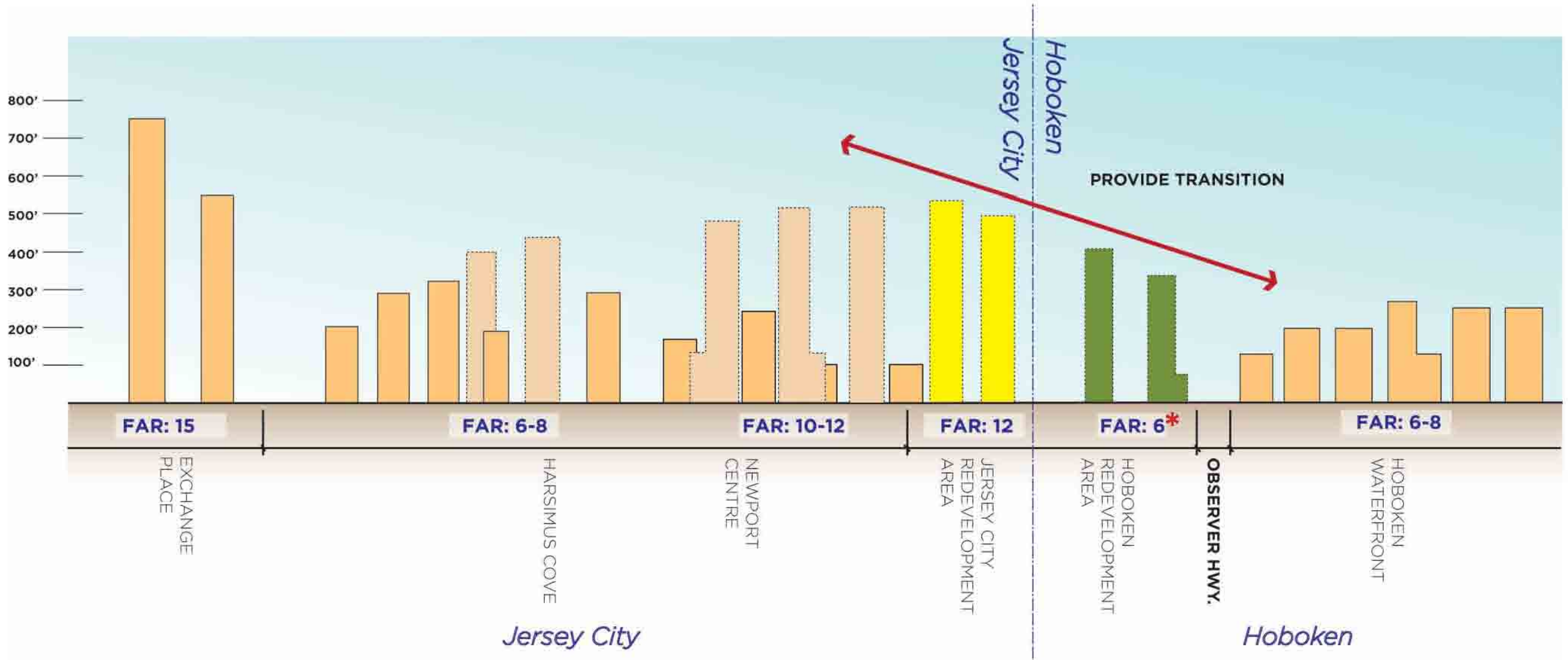
Heights & Massing: Design Principles

Analysis Drawings: Existing Height Datums



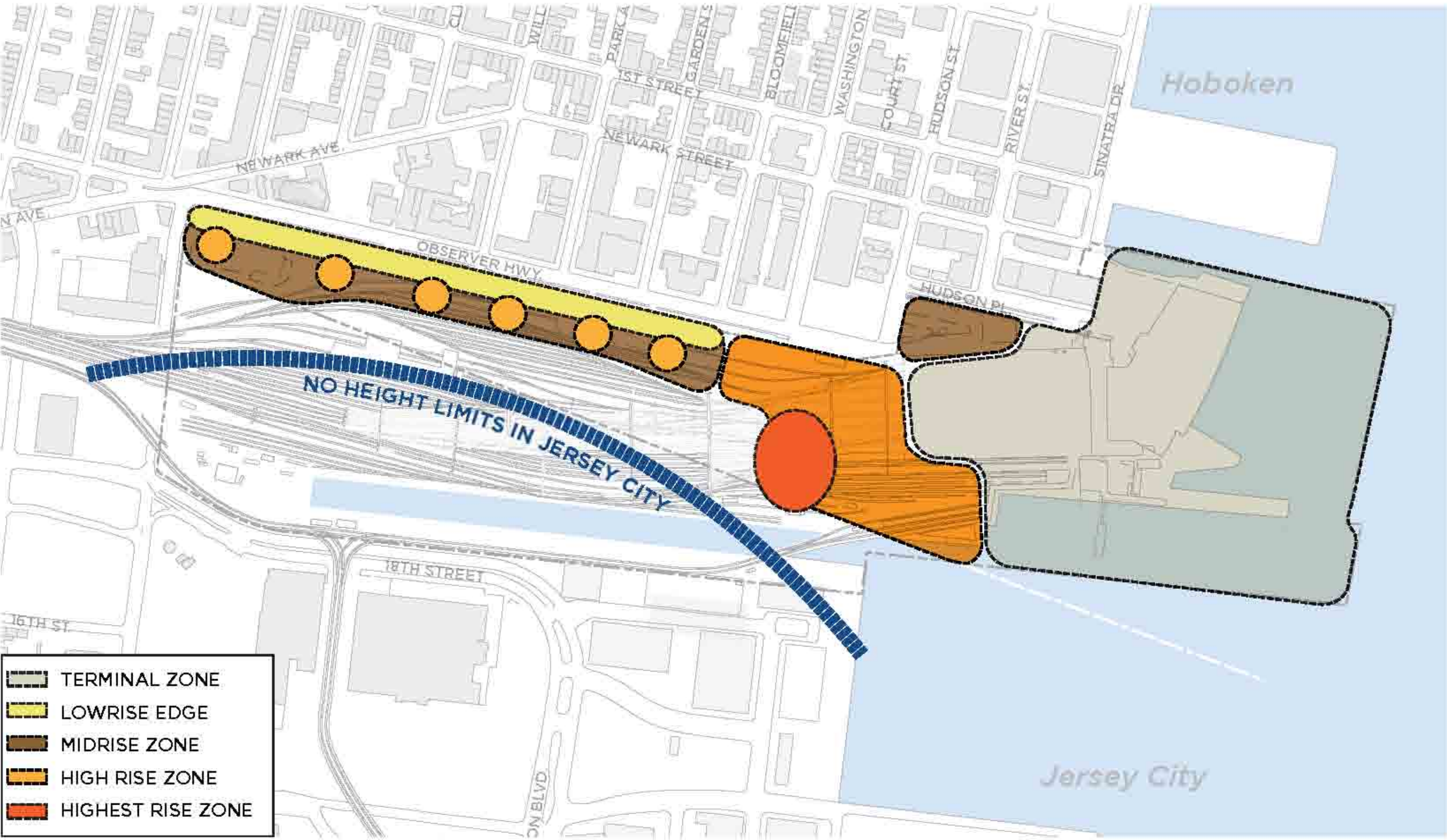
Height Transition

Objectives: Create a low-rise edge along Observer Highway, a mid-rise zone as a transition to Jersey City building heights, and a high-rise zone at the station that enables iconic architecture.



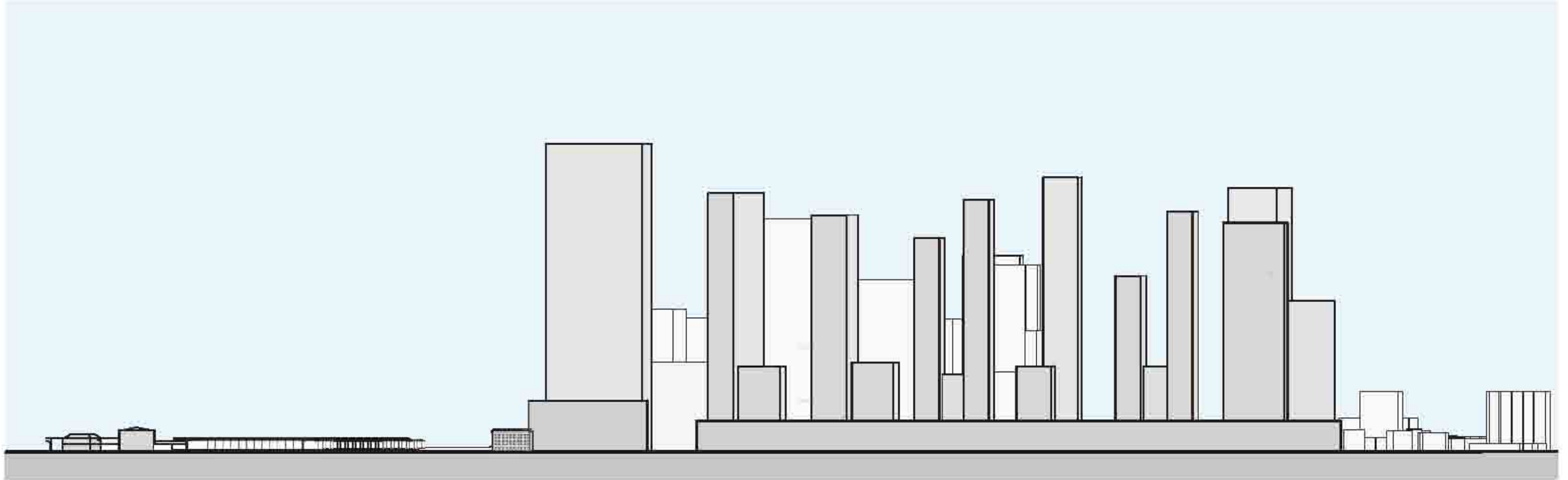
***Reduced from FAR 8-10 to FAR 6**

Heights & Massing: Overall Vision



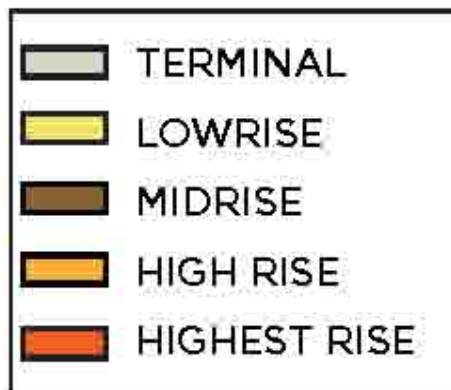
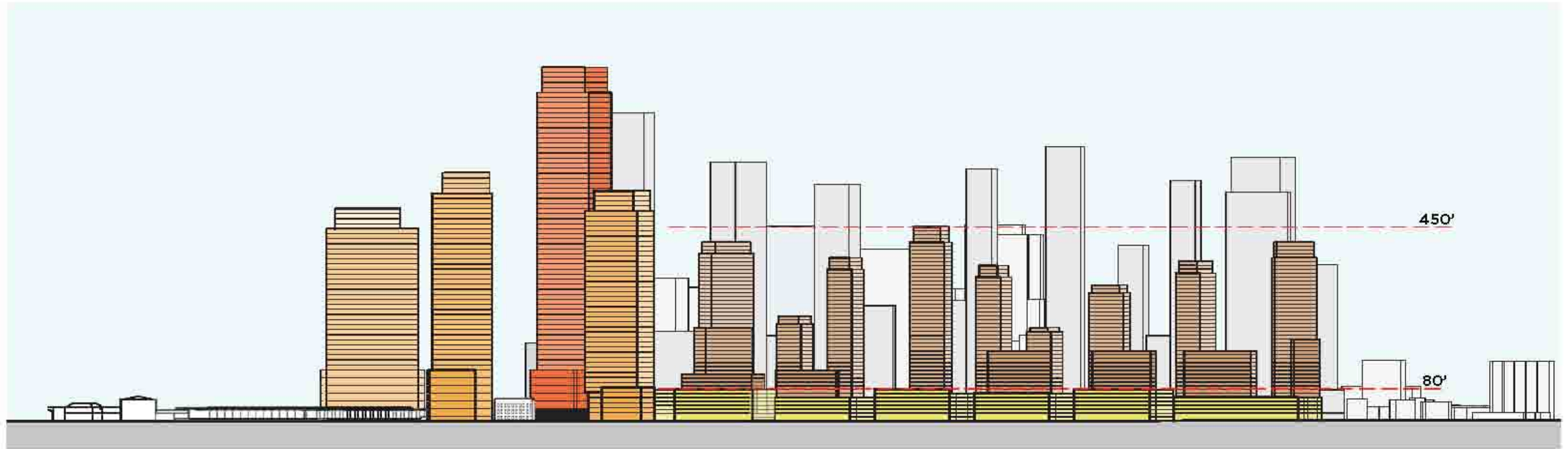
Heights & Massing: Design Principles

Elevation Looking South Assuming Full Development in JERSEY CITY



Heights & Massing: Design Principles

Elevation Looking South Showing Proposed Development in HOBOKEN

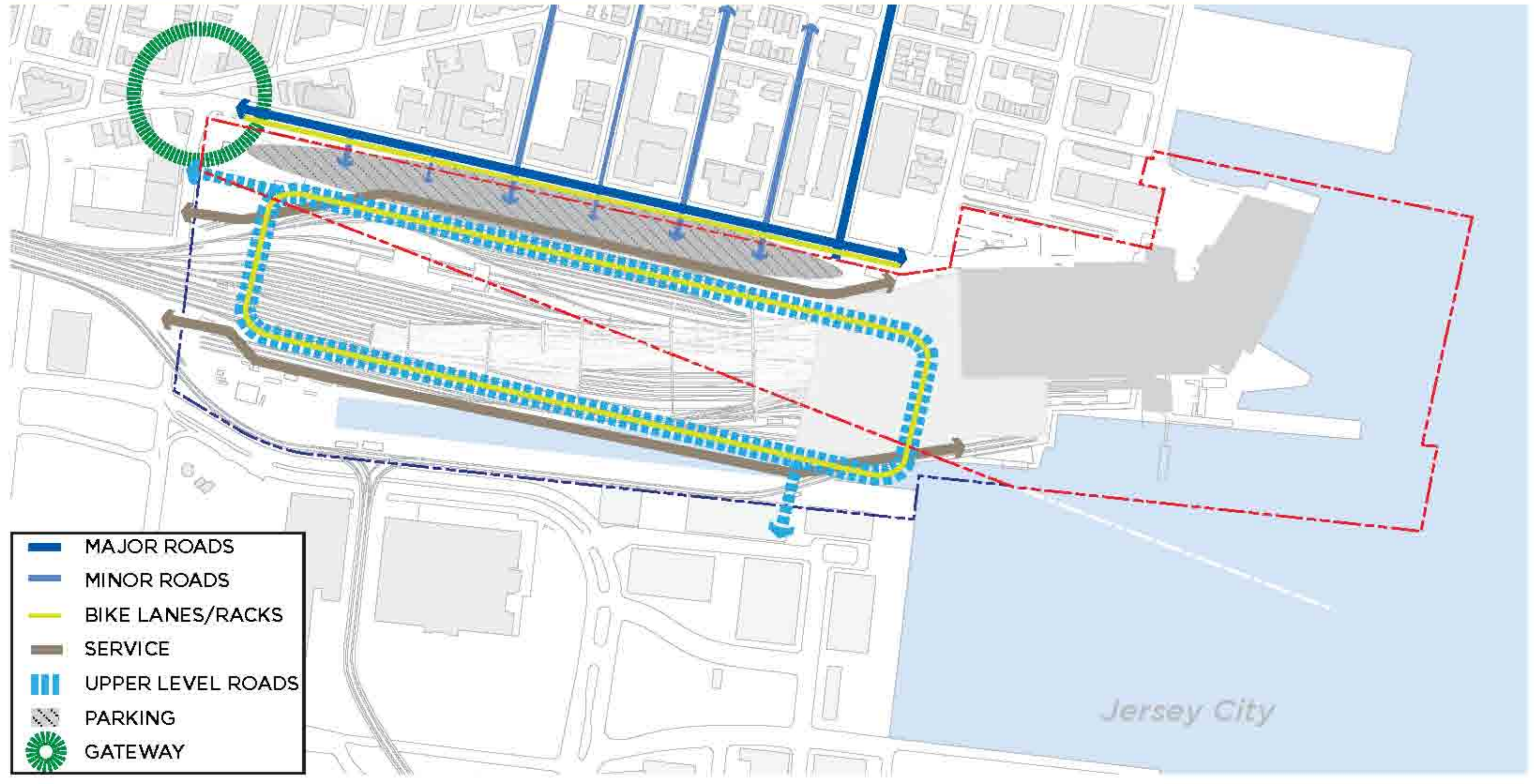


Vehicular Circulation



Vehicular Circulation: Overall Vision

Objectives: Improve accessibility and ease traffic congestion, redesign five point intersection, promote transit usage, and encourage bicycle usage.



Premier Transit Oriented Design Measures

Unparalleled Intermodal Transportation Facility

- Subway (PATH)
- Heavy Rail
- Light Rail
- Bus
- Ferry
- Paratransit (Community Shuttle Bus)
- Walking/biking

Emphasis on Bicycling & Walkability

- Pedestrian/bicyclist oriented design
- Bike lanes, bike storage/racks, shower facilities
- Exclusive pedestrian pathways/bridges

Shared Parking & Car Sharing

- Shared parking between residential, retail and office components
 - Car share program throughout development
 - Reduced minimum parking requirements
-

Parking Ratios

Corporate or professional offices:

0.25 parking stalls for each 1,000 sf of GFA

Residents (DU):

0.5 parking spaces for each DU

Hotels:

0.25 parking spaces for each hotel room

Retail:

0.5 parking spaces for each 1,000 sf of GFA

Other uses:

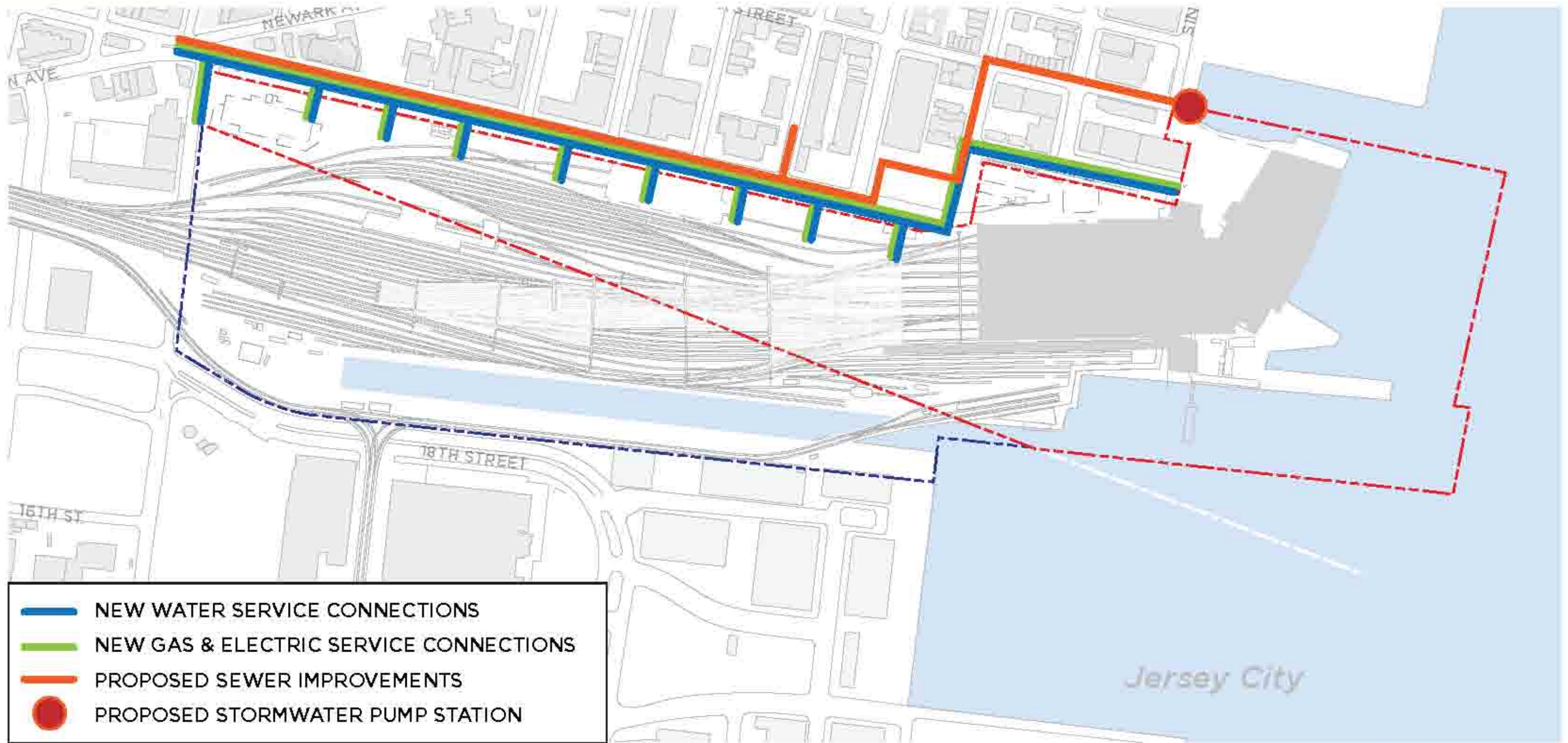
0.5 parking spaces for 1,000 sf of GFA

Infrastructure



Infrastructure: Overall Vision

Objectives: Construct new combined sewer, use sustainable site infrastructure, improve drainage and reduce flooding, and reduce energy demand from redevelopment.



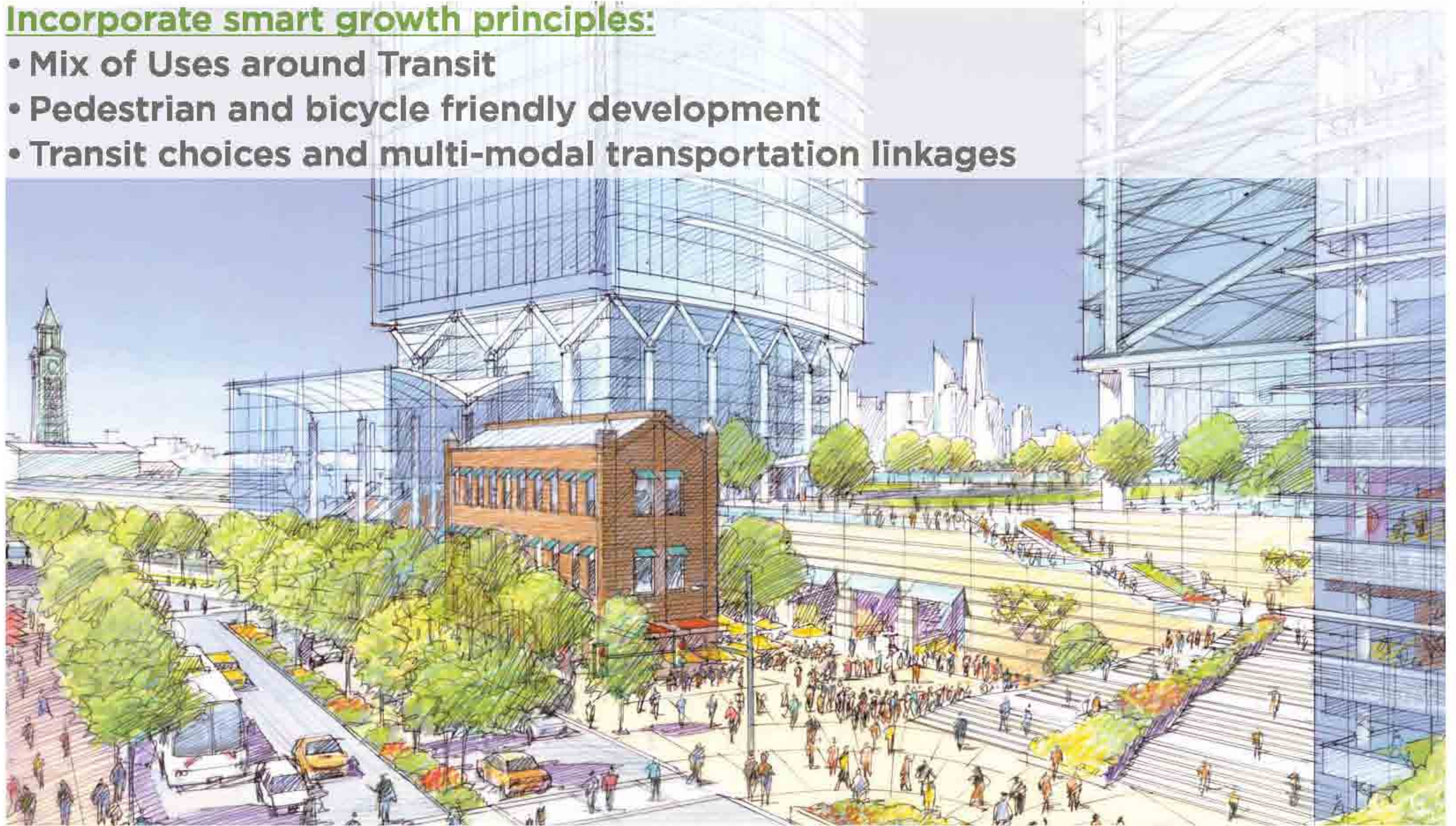
Sustainability



Sustainability

Incorporate smart growth principles:

- Mix of Uses around Transit
- Pedestrian and bicycle friendly development
- Transit choices and multi-modal transportation linkages



Sustainability

Increase vegetation and landscaping

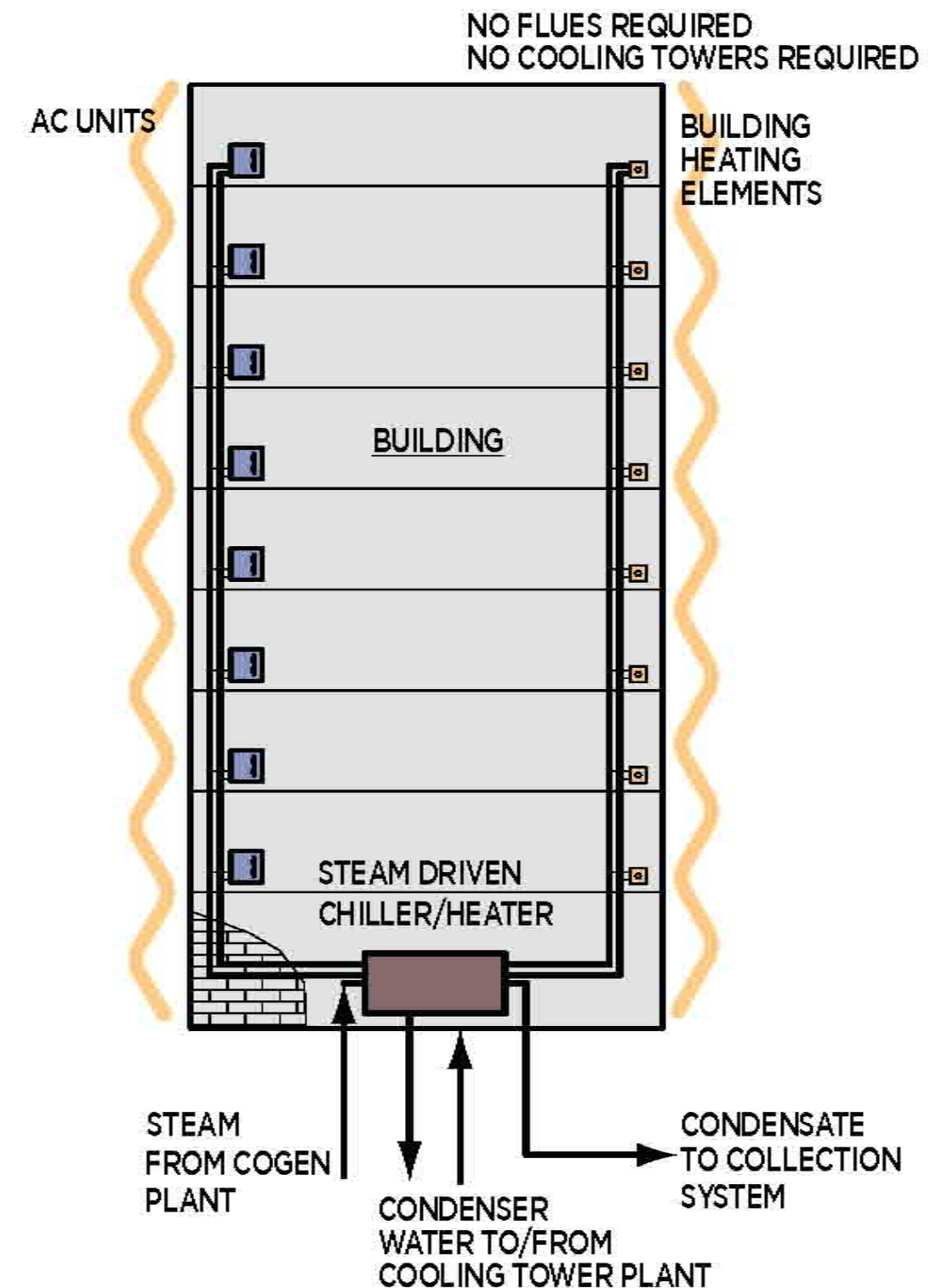
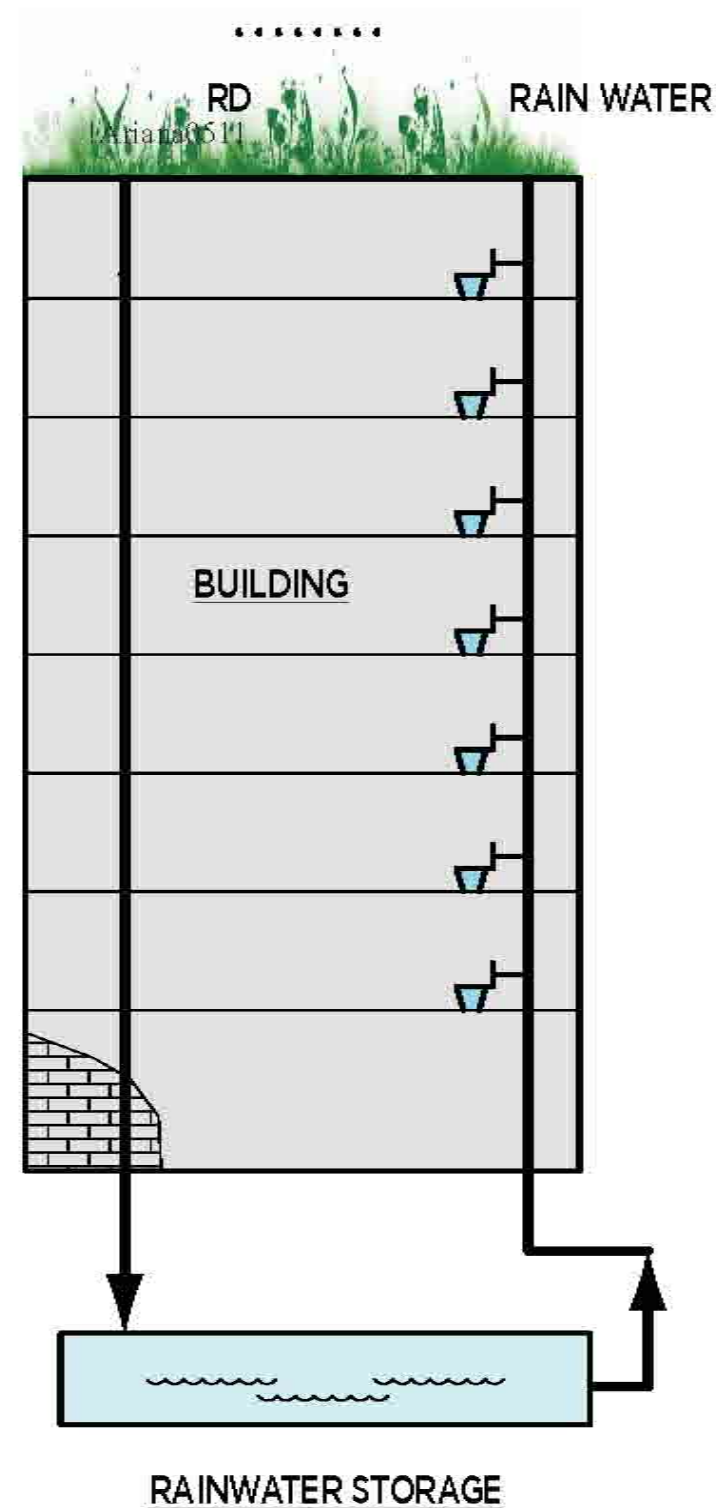
- Major public open spaces
- Landscaping and median on Observer Highway and around Terminal
- Ground level and upper level green spaces



Sustainability

Implement green building principles:

- Efficiency in new construction design
- Sustainability in materials
- Green Roofs
- Rain water retention & reuse
- Lighting controls
- HVAC systems controls & equipment
- Air quality



Conclusions



Achieving the Goals

The Plan Balances Economic Growth with Sensitivity to the Hoboken Context



Achieving the Goals

The Plan Incorporates Economic, Environmental, Urban Design & Sustainable Principles that Transform the Hoboken Terminal Yard into a Public Asset



Achieving the Goals

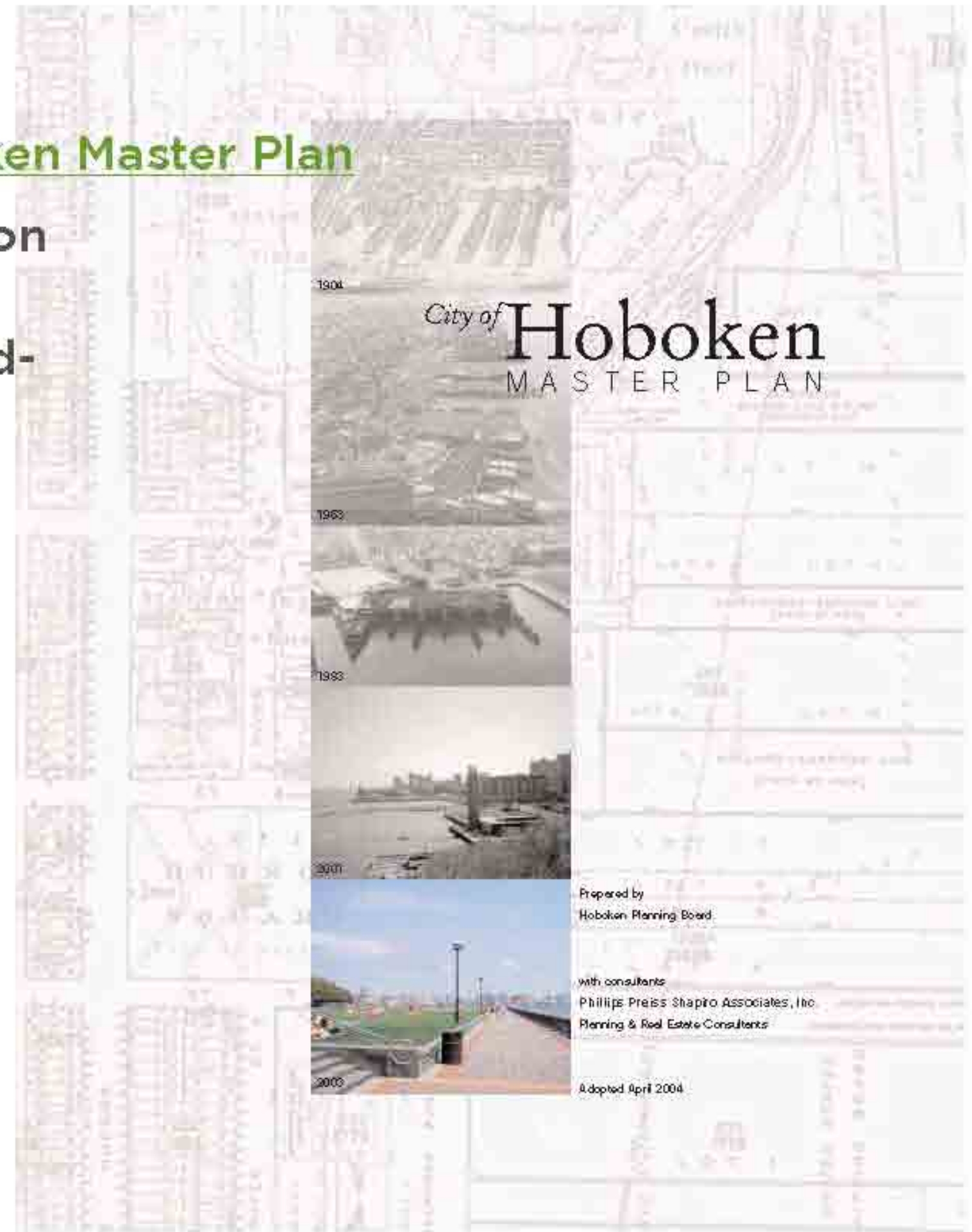
The Plan Achieves Desired Public Improvements



Achieving the Goals

The Plan Supports the Goals of the Hoboken Master Plan

- Projects intense development near Station Area
- Transforms Observer Highway into mixed-use boulevard
- Increases open space
- Reinforces pedestrian linkages
- Beautifies a blighted area of the city
- Adds bike paths/pedestrian network



Next Steps

September 25th: Public Meeting

October-November: Planning Board Review

November: Final Council Submission

Achieving the Goals

The Plan Preserves and Enhances the Quality of Life in Hoboken



