

ROBERTO CLEMENTE Redevelopment Plan

(Originally part of the Luis Munoz Marin Boulevard Redevelopment Plan)

DRAFT VERSION: DECEMBER 9, 2016



I) INTRODUCTION

The Roberto Clemente Redevelopment Plan Area (Redevelopment Area) was originally part of the Luis Munoz Marin Boulevard Redevelopment Plan, first adopted in 1975. The area south of Sixth Street has been redeveloped with the Villa Borinquen housing development extending from Second Street to the railroad embankment adjacent to Sixth Street. The railroad embankment awaits redevelopment. The northern portion of the Marin Redevelopment Area between Eighth and Ninth Streets was re-adopted as the Block 10102 Redevelopment Plan in 2014 providing new zoning standards and is currently under construction with a mixed use housing development in addition to the Unico Towers senior housing development. The area between Sixth and Eighth Streets, which will now be regulated by this redevelopment plan, was only partially redeveloped decades ago with the Jersey City Fire Headquarters building, the Fire Fighter's Memorial Fire Station, and the Roberto Clemente Little League Field. Saint Anthony's High School also occupies a portion of the block along Eighth Street, but was built long before a redevelopment plan existed for the area.

Downtown Jersey City's waterfront (generally areas formerly used as railroad yards accessing Hudson River shipping terminals and piers) continues to evolve into a high rise transit oriented district, anchored by the PATH and Hudson-Bergen Light Rail system. High density, high rise residential and office buildings with low parking ratios and urban site plan design continue to be developed to the north, east, and south of this block, surrounding the Roberto Clemente's Redevelopment Plan Area. Recent development in this area is both transit centered and pedestrian oriented to take full advantage of the waterfront's close proximity to Manhattan, and excellent transit services provided by PATH and NJ Transit. The two blocks between 6th and 8th street that are within the plan boundary remain as low rise structures utilized by Emergency Response services as well as a park (Roberto Clemente Little League Field) and private high school (St. Anthony), but is mostly surface parking lots. This development pattern, which is more suburban in its appearance and function, is no longer appropriate for the waterfront and fails to enhance the site and the greater community.

The purpose of this plan is to maximize the quantity of new housing, retail space, public open space, improve street network, enhance pedestrian realm and other public amenities within the highest density portions of Jersey City, through the redevelopment of these underutilized blocks. This plan will create mixed use, transit and pedestrian oriented high-rise development utilizing nearby transit connections, proximity to Manhattan, and location within Jersey City's high rise waterfront district.

II) BOUNDARIES

The Roberto Clemente Redevelopment Plan Area is bounded by Sixth Street on the south, Marin Boulevard to the east, Eighth Street to the north, and Manila Avenue (aka Grove Street) to the west. The Redevelopment Area encompasses the entirety of Block 11601 and Block 10103, as well as the partially vacated portions of Seventh Street which runs between them, as depicted on the Plan Boundary and Zone Map. Where the map and description disagree, the map shall take precedence.

III) DEFINITIONS

- A) All definitions shall refer to the Jersey City Land Development Ordinance.

IV) REDEVELOPMENT PLAN OBJECTIVES & REQUIREMENTS

- A) The redevelopment of underutilized land within Jersey City's high rise waterfront district to generate superior tax ratable and maximize opportunity for new housing and employment.
- B) Provision of street level retail to activate the surrounding streets and provide commercial amenities to the surrounding neighborhoods, thereby creating a more pleasant, safe and economically vibrant area.
- C) Improve site design including wider sidewalks, traffic calming features, reduced curb cuts, and improved pedestrian and traffic safety.
- D) The creation of a new school facility to accommodate a growing student population and provide enhanced educational opportunities to Jersey City residents within the Redevelopment Plan area either collocated in a mixed-use building or as a stand-alone facility.
- E) The creation of a new firehouse facility to accommodate a growing Jersey City either collocated in a mixed-use building, as a stand-alone facility within the Redevelopment Plan area, or as a new facility built within the vicinity.
- F) Reestablish 7th street connection to Marin Boulevard in accordance with Section VII this plan.
- G) Reconstruct the Roberto Clemente field maintaining current field dimensions and specifications and other facility enhancements including but not limited to on-site locker rooms.
- H) Provide for increased variety and opportunity of housing types, sizes, and price points that meet the needs of Jersey City's diverse population.
- I) Reduce automobile dependency by encouraging high density development in close proximity to mass transit and neighborhood services with low automobile parking ratios and with bicycle parking requirements.
- J) Encourage unique local quality retail sales and services that promote community character and distinctiveness.
- K) To promote balanced development in accordance with applicable State laws and City requirements regarding affordable housing.

V) GENERAL ADMINISTRATIVE PROVISION

- A) No project shall be undertaken within the Redevelopment Area except pursuant to a Redevelopment Agreement approved by the Redevelopment Agency, which shall be fully executed prior to site plan approval. The Agreement shall memorialize how the objectives and requirements of the Redevelopment Plan shall be fulfilled by the applicant and implemented by the Redevelopment Agency. The Agreement shall be undertaken on a project by project basis. This requirement may be waived at the Redevelopment Agency's discretion for minor projects. Nothing herein shall be construed to deprive or dispossess the Redevelopment Agency of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq., including but not limited to the designation of a redeveloper under the Act.

- B) Any agreement with the Jersey City Redevelopment Agency for development within Zones 4 and 5, shall incorporate by reference the right-of-way width the reconstruction of 7th street, as determined by the Jersey City Planning Board and approved by the City of Jersey City.
- C) Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to N.J.S.A. 40:55D-1 et. seq.
- D) As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of any certificate of occupancy or temporary certificate of occupancy.
- E) No use or reuse shall be permitted, which, when conducted under proper safeguards, will produce corrosive, toxic or noxious fume, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration (60 decibels), or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- F) Upon demolition of existing structures, the site shall be graded and planted or sodded, with a durable dust free surface in the interim period prior to construction of new buildings.
- G) DEVIATION REQUESTS:
 - 1) The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property.
 - 2) The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments.
 - 3) No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.
 - 4) Any deviation that would otherwise constitute a "d" type variance or deviation constitutes a request for a legislative plan amendment cognizable only by the Governing Body.
 - 5) The Jersey City Zoning Board of Adjustment's powers are strictly limited to "a" and "b" appeals (N.J.S.A. 40:53D-70A&B).
- H) PROCEDURES FOR AMENDING THE PLAN:
 - 1) This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$5,000.00 shall be payable to the City of Jersey City for any

request by a private entity to amend this plan. The City of Jersey City reserves the right to amend this plan.

I) INTERIM USES:

- 1) Interim uses may be established, subject to agreements between the developers and the Planning Board, that such use will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board, which may establish an interim use period of between 1 and 3 years in duration, subject to the Planning Board's discretion. Additional renewals of an interim use may be granted by the Planning Board, subject to the same interim period limitations specified above.

VI) OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAW

- A) The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:
 - 1) This Redevelopment Plan achieves the stated objectives of the Jersey City Master Plan by locating higher density development in areas in close proximity to mass transit facilities with low parking ratios to reduce the traffic impact of future high density development. Other uses such as commercial uses compatible with its location are also permitted. The plan also provides for adequate setbacks for improvement of the pedestrian circulation system with traffic calming features.
 - 2) This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses in the redevelopment area. The plan also provides for density restrictions, maximum height limits, as well as setback and various design controls.
 - 3) There will be no displacement of existing residents through the implementation of this plan through condemnation.
 - 4) This Redevelopment Plan proposes no new acquisition or condemnation of private property for private redevelopment purposes.
 - 5) The area covered by this Redevelopment Plan is within walking distance of the Newport PATH station as well as the Newport Light Rail Station. Jersey City is designated as a "Planning Area 1" in the State Plan and is at the center of the Hudson County "urban complex." The development envisioned by this plan is in conformity with the "State Planning Act" P.L. 1985, c. 398 (C.52:18A-196 et al) as well as the Master Plan of Hudson County. This Redevelopment Area is remote from any adjacent municipality and will not impact contiguous municipalities.
 - 6) No affordable units are identified to be removed as part of the implementation of this redevelopment plan.
 - 7) No affordable units are identified to be removed as part of the implementation of this redevelopment plan.

VII) TRANSPORTATION, CIRCULATION, AND PARKING STANDARDS:

- A) The re-design of public rights-of-way within the Redevelopment Area must incorporate the Urban Street Design Guidelines as developed by the National Association of City Transportation Officials, as well as the Complete Streets concepts and techniques, as developed by the State of New Jersey, as well as traffic calming features such as sidewalk bump outs at corners, widened crosswalk markings, etc.
- B) Seventh Street shall be redesigned in a similar manner to Warren Street adjacent to St. Peters Preparatory School. Final design including but not limited to circulation, street section, programming, materials, furniture and treatments are to be determined by the planning board.
- C) Sixth Street shall be redesigned to include the elimination of the 6th Street slip lane for pedestrian enhancements along both the south side and north side of the street.
- D) All new sidewalk pavement shall be 4' by 4' saw cut grey tinted concrete with mica flecks. The Planning Board may grant a waiver for superior design which relates to adjacent architecture or other public purpose.
- E) Pedestrian plaza areas should be designed in such a way as to distinguish them from the public sidewalk with differing types of paving treatments and other decorative features.
- F) Street furniture such as seating, trash receptacles, bike racks and decorative lighting shall be incorporated into the streetscape design and shall be of a coordinated architectural style.
- G) Street trees shall be provided along the curb line and additional decorative and shade trees shall be incorporated into plaza or landscaped areas adjacent to the sidewalk. Additional planting areas containing shrubs, decorative plantings, rain gardens, etc. are strongly encouraged.
- H) Automobile parking between the building line and a public right-of-way is expressly prohibited, even where surface parking is a permitted use. Parking is not permitted in any front yard.
- I) Porte-cocheres and drop-off lanes are prohibited except for a new school facility within the 7th Street right of way.
- J) Parking requirements:
 - 1) Minimum of 0.25 parking spaces and a maximum of 1 parking space for each dwelling unit.
 - 2) Maximum of 1 parking space per 4,000 square feet of any non-residential use except for the uses below.
 - (a) Maximum of 1 parking space per 1,000 square feet of office use.
 - (b) Schools: Parking requirements for any new school facility shall be determined by agreement with the Jersey City Redevelopment Agency.
 - (c) Government Uses: Park requirements for any new school facility shall be determined by agreement with the Jersey City Redevelopment Agency.
 - 3) Parking spaces allocated to an hourly car rental service, such as Zip Car or other similar hourly car rental provider, shall count as a five (5) parking space credit when calculating the parking ratio, provided that a minimum of 0.25 traditional parking spaces per unit is maintained.
- K) **ZONED PARKING RESTRICTION:** All buildings within this redevelopment plan are prohibited from becoming part of any Jersey City parking zone partially or wholly located within the Hamilton Park and Harsimus Cove Historic Districts. To insure this can be implemented, the zone parking along the frontage of any of these streets will have to be eliminated by City Council action.

- L) Bicycle parking shall be as regulated by the Jersey City Land Development Ordinance.
- M) Minimum Loading Requirements - The developer / applicant shall demonstrate that sufficient off-street loading is provided to accommodate the anticipated demands of the building and proposed uses. All loading shall be located off-street and designed to reduce conflicts with pedestrian and other traffic to the greatest extent practical.

VIII) DESIGN STANDARDS FOR ALL ZONES

A) GENERAL DESIGN STANDARDS:

- 1) All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk.
- 2) All buildings shall be designed to front on a public street to create a street wall and a pedestrian environment at a human scale.
- 3) Main entrances into buildings shall be located on public streets. Secondary entrances may also be provided from parking areas and/or as necessary according to the design of the structure.
- 4) Entrances shall be designed to be attractive and functional. Indicators such as awning, changes in sidewalk paving material or other indicator consistent with the design, proportions, material and character of the surrounding area shall be provided.
- 5) No building shall be constructed over public rights-of-way in the project area without the approval of the City of Jersey City. Exemptions from this provisions may be necessitated for the reconstruction of the little league field/parking facility in order to meet setbacks and maintain an appropriate size and dimensions for the field. That means portions of right-of-ways may need to be arcaded or cantilevered over by any development in Zone 5.
- 6) All utility distribution lines, including multi-media telecommunication lines and utility service connections from such lines to the project area's individual use shall be located underground.
- 7) Roof treatment, Mechanical Screening and Electrical Equipment:
 - (a) All mechanical equipment located on any roof of a building shall be screened from view from all vantage points with a material complementary with the façade of the structure. The screening shall not resemble a utility or rooftop elevator or stair tower. It shall instead resemble an upper level extension of the building and be designed to contribute to the building top design.
 - (b) A roof plan must be developed and submitted for approval. Roof plans shall include mechanical equipment, trellises to obscure view, colored roof patterns and landscaping. Parking deck roofs shall be designed to maximize recreational amenity space. Remaining parking deck rooftop areas shall be developed as a green roof.
 - (c) All electrical communication equipment shall be located in such a way that minimizes their appearance on the building.
 - (d) Transformers and primary and back-up generators shall be located interior to the building or vaulted underground. Location upon the sidewalk or anywhere exterior to the building at grade is prohibited.

- (e) The placement of all new or reconstructed signal boxes is required to be below grade.
- 8) All ground floor entryways shall be designed to avoid door swings into any public right-of-way.
- 9) All large residential development projects are strongly recommended to include provisions for a dog run, which may be constructed on site or in adjacent open space areas.
- 10) Exterior doors including emergency exits and utility access shall not be secured with a pad lock. All doors must include a built in lock mechanism.
- 11) Front cantilevered balconies may project no more than 12 inches from the facade where located within 45 feet from grade.
- 12) Use of chain link fencing, razor wire, barbed wire, or other similar security devices is expressly prohibited. Chain linked fencing may be temporarily utilized during construction only.

B) FACADE DESIGN STANDARDS:

- 1) Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside of the project area. Front facades, facades which are visible from a public right-of-way, and all facades that are significantly taller than adjacent buildings or are visible as part of the Jersey City skyline shall be treated with equal importance in material selection and architectural design.
- 2) Vents: All façade vents for air conditioning or heating units must be incorporated into the window design such that vent grills and windows appear as a single unit. This is best achieved by lining up vent grills with the vertical or horizontal edge of the adjacent window and matching the window's length or width or using a spandrel panel to fill any voids.
- 3) Composition: Windows or window design units (a definable shape within the facade composition which includes a window plus surrounds, including vents, grills, mullions, frames, sills, and which may include portions of the exterior wall) shall be sized, aligned, and spaced apart such that the facade area between windows or window design units form visual columns and spandrels. The Planning Board may grant a waiver from this method for superior design.
- 4) Storefronts:
 - (a) shall incorporate a cornice element or horizontal projection above the storefront glazing visually separating ground floor uses from the building above.
 - (b) storefront bulkheads below the display windows shall be a maximum of 16 inches in height above sidewalk grade.
 - (c) storefront facades shall incorporate a minimum of 80% transparent glass.
 - (d) All security gates shall be composed of open mesh, except for the bottom two feet which may be solid. Gate housing shall be mounted on the interior of the building. Gate tracks shall be recessed into the glazing reveal and shall be flush with the plane of the storefront. No storage box, tracks or mechanical devices related to the gates may project from the plane of the storefront.
- 5) Blank Walls: Large blank walls without fenestration surrounding large residential or commercial uses such as theatres, parking garages, bowling alleys, big box retail, or similar uses must incorporate facade relief, an expressed structural system, sculpted, carved or

penetrated wall surfaces, architectural lighting, or other architectural techniques to provide visual interest.

- 6) Cornerstones: a cornerstone marking the date of construction shall be located in an appropriate ground level corner of any building five or more stories. Plaques are not recommended.
- 7) Materials:
 - (a) Synthetic stucco materials such as EIFS is prohibited. Any stucco material used must be fine grained with a smooth finish to reflect a more stone like appearance and qualities of light reflection.
 - (b) Concrete block may not be used as a decorative finish for more than 30% of a front facade.
 - (c) Brick facades are encouraged to utilize multi-toned brick selections with at least 3 tones so as not to create a dull or flat brick facade. Red brick in standard running bond is not recommended.
 - (d) All facades for floor levels above 95 feet are encouraged to have at least 40% glazing.

C) PARKING DESIGN STANDARDS:

- 1) Any parking structure, or portion of a building used as a parking structure, shall be wrapped by other permitted uses along the following right-of-ways:
 - (a) Marin Boulevard
 - (b) Manila Avenue
 - (c) 8th Street
- 2) All garage entry doors shall be set back into building facade a minimum of 4 feet to provide a site triangle to pedestrians on the sidewalk. The entry shall be flanked by planter boxes, bollards, sculptures, or other features acceptable to the Planning Board no greater than 24 inches in height and no less than 5 feet in length along the sidewalk to protect the site triangle and keep pedestrian traffic flow a safe distance in front of the garage entry.
- 3) All entry ways to off-street parking and loading structures shall incorporate decorative materials coordinated with the primary base façade on all surfaces twenty-five (25) feet deep into the structure to create an attractive view from the sidewalk and adjacent pedestrian areas.
- 4) Any parking structure, or portion of a building used as a parking structure, shall be designed to eliminate headlight glare by the provision of opaque screening for head lights and placement of interior garage lighting to be directed into the structure and mounted so as to prevent glare from such lighting to be visible from the street or adjacent property. Light fixture details and location shall be included within the garage floor plan at the time of site plan application.
- 5) The facade of all parking levels shall be designed to provide a high level visual interest.
- 6) All openings must be screened with glass, decorative louvers or decorative facade materials.
- 7) Pedestrian access points provided at street level shall be designed to encourage street activity.
- 8) Compact parking spaces may be provided up to fifty (50) percent of approved parking spaces.

- 9) Automatic garage parking and valet parking arrangements are exempt from the space and aisle dimension requirements of the Land Development Ordinance.
 - 10) Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with through traffic or obstruction of pedestrian walks and thoroughfares.
 - 11) Loading service access shall be located along 7th street.
 - 12) All developments which propose valet parking shall submit a parking management plan. Such plan shall include but not be limited to: number of vehicles to be parked, number of rows of cars to be stacked, all parking stall and aisle widths and any other information deemed necessary to effectively evaluate the management plan. All parking management plans shall be subject to review and approval of the Division of Traffic Engineering, the Division of City Planning and the Planning Board. Valet parking is exempt from the above space and aisle dimension requirements. Valet parking schemes shall not be permitted to increase the total number of parked cars above the maximum number of permitted spaces.
- D) LANDSCAPING, OPEN SPACE, AND LIGHTING DESIGN STANDARDS:**
- 1) Landscaping shall be required for any part of any parcel not used for buildings and sidewalk areas.
 - 2) All landscaping must be fully enclosed by curb or seating wall constructed of a masonry or metal material with a minimum of 8 inch in height. Landscaping shall be elevated to match the height of the curb or seating wall. Fencing is discouraged, but may be set into the required curb.
 - 3) Open space shall provide at least 4 of the following visual and functional elements: bicycle parking, benches, seating walls, drinking fountains, refuse containers, planters, and/or public fountains. Open space amenities shall include decorative material such as: stone pavers, brick pavers, asphalt pavers, stamped and tinted concrete, and decorative lighting and detailing.
 - 4) Adequate lighting shall be provided to encourage active usage and a sense of security in the open space.
 - 5) All plant material used must be able to withstand an urban environment. All screen plantings shall be a minimum of 4 feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board. Ground cover shall be used in place of mulch.
 - 6) Any landscaping which is not resistant to the environment or dies within 2 years of planting shall be replaced by the developer.
 - 7) Underground watering facilities shall be required for all on-site landscaped areas. Hose bibs shall be provided immediately adjacent to planting areas abutting a building.
 - 8) Street trees shall be planted along curb lines of streets in a regular pattern, spaced every 30 feet or at the mature spread of the canopy of the chosen tree species to further enhance the aesthetic quality of the redevelopment area. All trees shall be a minimum of four (4) inches in caliper.

- 9) Lighting within the site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset to prevent dark corners.
- 10) All lighting sources must be adequately shielded to avoid any off-site glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot candles.

E) GREEN BUILDING STANDARDS

- 1) 20% of all roof top area not used for recreation space, solar panels, elevator or stair housing or other areas necessary for mechanical equipment must be a green roof.
- 2) All areas for mechanical equipment must incorporate products with a Solar Reflectance Index (SRI) of 80 or greater.
- 3) All plumbing fixtures must demonstrate a 30% improvement over US EPA 1992 Energy Policy Act standards. All new toilets must be 1.28 gallons per flush or less and achieve the US EPA HET standard. All new shower heads and faucets must be equipped with aerators or other mechanisms to reduce water flow equivalent to EPA Water Sense Standards.
- 4) All new construction must demonstrate 15% improvement in energy efficiency over ASHRAE 90.1 2007.
- 5) All paints and carpets must be low VOC. Paints shall not exceed the VOC content limits established by the Green Seal Standard GS-11, Paints, 3rd Edition, July 12, 2013. Carpet shall comply with the Carpet and Rug Institute Green Label Program.
- 6) All new installed refrigerators, dishwashers and washing machines must be Energy Star Rated. Three (3) light fixtures per dwelling unit, garage lighting and all corridor lighting must be Energy Star rated.
- 7) The recycling and reuse of grey water is encouraged when feasible.

F) BUILDING AMENITY STANDARDS

- 1) All buildings with 4 or more units must provide a washer/dryer room in the building or a washer/dryer in each unit.
- 2) Buildings with 4 or more floors must provide an elevator.
- 3) Buildings with more than 200 units must include at least 5% of the units (rounded to the nearest whole number) as 3 bedroom units.
- 4) An area equal to at least 25% of the lot area must be dedicated to useable active and/or passive recreation area and may be located on rooftops and/or required yard areas inclusive of decorative landscaping, seating areas, common recreation rooms and similar uses and activities.
- 5) Roof deck enclosures: 20% of ADA accessible roof deck areas may be an enclosed amenity space. Enclosed roof deck amenity space must be a minimum of 10 feet from the edge of the roof or parapet, and be centered on the roof to minimize view of the enclosure to the greatest extent practical. Enclosed roof deck amenity space may extend to the edge of a building with the minimum area necessary to gain access to an elevator or stair entry. All walls of the enclosed amenity space shall be a minimum of 80% glazing. Maximum height of a roof deck enclosure shall be 10 feet.

G) SIGN DESIGN STANDARDS AND APPROVAL PROCESS:

- 1) Signage Approval Process:
 - (a) All signs are subject to site plan review when included as part of a major site plan application.

- (b) All temporary banner signs for marketing projects on site shall be considered as an interim use.
 - (c) All new signage that complies with the redevelopment plan shall not require site plan approval.
 - (d) Minor Site Plan application with deviation must be submitted to the Planning board for all non-conforming sign proposals.
 - (e) Retail signage above the retail base is not permitted.
 - (f) During construction only, not more than 3 temporary signs indicating: the name of the project or development, general contractor, subcontractor, financing institution, leasing information and public entity officials (where applicable) shall be permitted. Each sign area shall not exceed 80 square feet. Such signs must be removed prior to the issuance of any certificate of occupancy or temporary certificate of occupancy.
- 2) Number and Size of Signage:
- (a) The building address is required to be placed on either the main entry door, transom window, building, or awning flap at a maximum font height of 42 inches.
 - (b) One building identification sign may be permitted at the sole discretion of the Planning Board, to be evaluated based on the sign's coordination with the building's architectural features, overall size and visibility, and design quality. The size, location, material, and design of this sign shall be subject to site plan review and approval.
 - (c) Corner lot development is encouraged to display the street names on the building facade or imprinted into the sidewalk.
 - (d) For permitted ground floor uses:
 - (i) One (1) exterior wall sign is permitted for each storefront bay.
 - (ii) Required sign width shall be the width of the storefront bay to which it is attached, leaving any columns separating retail bays free and clear of signage, except blade signs as may be permitted by the Planning Board.
 - (iii) Maximum sign height shall be 32 inches.
 - (iv) Awnings may contain lettering with a font size of not more than 10 inches.
- 3) Sign Design Requirements
- (a) All retail signs shall be attached to the retail levels of the building only.
 - (b) Window signs (other than lettering and logos as specifically permitted) shall be prohibited. Lettering or logos shall be limited to decorative metal leaf, flat black or etched / frosted glass style lettering and shall be limited to the name of the business occupying the commercial space / storefront and shall cover no more than twenty (20%) of the window area.
 - (c) Permitted signage material includes:
 - (i) Painted wood.
 - (ii) Painted metals including aluminum and steel.
 - (iii) Brushed finished aluminum, stainless steel, brass, copper, or bronze.
 - (iv) Carved wood or wood substitute
 - (d) Permitted lettering material includes:
 - (i) Lettering forms applied to the surface of the sign.

- (ii) Single colored lettering forms applied to the surface of the sign.
 - (iii) Metallic solid body letters with or without returns.
 - (iv) Painted acrylic or metal letter.
 - (v) Neon signage.
 - (vi) Channel lettering
 - (vii) Vinyl lettering attached permanently to a wood, wood substitute or metal signboard.
- (e) Signs may be lit from backlit halo, and exterior light sources such as up-lights and goose neck lights. Internally lit sign boxes are prohibited.
 - (f) Storefront windows shall not be blocked by any interior display or display case, signage, or other form of visual barrier. At least 80% of the glass surface shall remain unobstructed. Pedestrians on the street shall have the ability to see into the shop and view the activity within.
 - (g) All signage is permitted to include the name of the store only. Building address, phone number, operating hours and other additional information may be stenciled on the door.
 - (h) Parking Garage Signage:
 - (i) One (1) sign shall be provided per entrance to garages indicating the parking facility by the international parking symbol and direction arrow. The sign area shall not exceed twenty (20) square feet. If applicable, one (1) sign per entrance may be allowed indicating parking rates, not to exceed eight (8) square feet and located on an interior wall along the driveway entrance.
- 4) Prohibited Signs
- (a) Portable advertising signs for parking garages, residential rentals, or any use, except for a chalk board or similar used by a bar or restaurant to display specials.
 - (b) Billboards.
 - (c) Product advertising signage of any kind.
 - (d) Signage attached to parking meters, light poles, benches, or other street furniture.
 - (e) Freestanding signs and monument signs
 - (f) Internally or externally illuminated box signs (channel letters are permitted).
 - (g) Flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle.
 - (h) Posters, plastic or paper signs attached to the window.
 - (i) Pole signs.
 - (j) Waterfall style or plastic awnings.

IX) SPECIFIC LAND USE REGULATIONS FOR EACH ZONE

A) ZONE 1:

- 1) PURPOSE: Redevelop surface parking lots for new housing, retail and other permitted uses to meet the objectives of this Plan.
- 2) PERMITTED PRINCIPAL USES:
 - (a) Residential (Residential on the ground is only permitted along Manila Avenue according to the Street Activation Provisions of this Zone).
 - (b) Retail sales of goods and services.
 - (c) Offices.
 - (d) Medical Offices.

- (e) Restaurants, category 1 and 2.
 - (f) Cafes.
 - (g) Financial Services.
 - (h) Health Clubs.
 - (i) Education and Tutoring.
 - (j) Schools.
 - (k) Art galleries.
 - (l) Theaters.
 - (m) Sidewalk cafes: where sidewalk width permits.
 - (n) Parking within a mixed use structure.
 - (o) Loading.
 - (p) Automobile Rental.
 - (q) Public Open Spaces.
 - (r) Government and public uses.
 - (s) Any mix of the above.
- 3) FORMULA BUSINESS PROVISIONS:
- (a) All commercial retail areas within each structure or within a single tax lot shall limit formula business establishments, as defined by the Land Development Ordinance, to a maximum of 30% of ground floor gross leasable commercial area. Grocery stores greater than 15,000 square feet may exceed 30% of gross leasable commercial area, but shall be the only formula business within such structure or lot. For the purposes of this area restriction, the formula business definition shall apply to the following uses, whether functioning as a principal or accessory use:
 - (i) Retail Sales of goods and services.
 - (ii) Restaurants.
 - (iii) Financial Services and Banks.
- 4) STREET ACTIVATION PROVISIONS:
- (a) In order to maintain the predominant residential character along Manila Avenue, ground floor residential is required along the entire Manila Avenue frontage designed according to the following provisions:
 - (i) Manila Avenue frontage shall have a series of stoop entrances that provide access to no more than two units per stoop.
 - (ii) Stoops must be at least 30 inches high, measured from grade.
 - (iii) Stoop treads must be a minimum of 6 feet wide.
 - (iv) Stoops may project a maximum of 7 feet into the Manila Avenue yard requirements of this zone but shall not encroach into the right-of-way.
 - (v) The corner of the building at the intersection 8th Street and Manila Avenue shall be designed in accordance with the provisions of 4c below.
 - (b) As an alternative to 4a above, school uses may activate all or a portion of the ground floor of Manila Avenue. If a school is not proposed along Manila Avenue frontage in Zone 1 than the provisions of 4a above shall apply.

- (c) In order to maximize foot traffic and activate commercial areas within Zone 1, residential living space and automobile parking uses are prohibited on any ground floor area within 25 feet of the following right-of-ways:
 - (i) 8th Street
- 5) PROHIBITED USES:
 - (a) Drive-through facilities.
 - (b) Automobile related goods and services.
- 6) LOT SUBDIVISION AND CONSOLIDATION DIMENSION REQUIREMENTS:
 - (a) Minimum Lot Area: 10,000 square feet
- 7) BUILDING BULK AND DENSITY REQUIREMENTS:
 - (a) Density is not regulated by floor area ratio or units per acre in this zone. Instead, a building envelope is defined, depending on the size of the site and the maximum permitted height and yard requirements of this zone. Minimum room and unit sizes are regulated by building code and the building amenity standards within this plan.
 - (b) Minimum floor-to-ceiling height for the ground floor is 14 feet for all permitted uses except parking and ground floor residential living space. In addition, ground floor commercial space may include a mezzanine level, which shall not be counted as a story in conformance with building code.
 - (c) Minimum floor-to-ceiling height for stories above the ground floor and residential uses shall be at least 9 feet, exempting drop ceilings in kitchens, bathrooms, corridors, other similar spaces, and interstitial parking levels.
 - (d) Maximum Building Height: 8 stories and 95 feet.
- 8) YARD REQUIREMENTS:
 - (a) Yard Requirements along Manila Avenue:
 - (i) Sufficient to provide a minimum sidewalk of 15 feet and a minimum front yard with landscaping and stoops or porches of 5 feet, as measured from the ground floor building facade to the existing curb-line at the time of adoption. Example: If the existing sidewalk width is 13 feet, then the required front yard setback shall be 7 feet.
 - (b) Yard Requirements along Seventh and Eighth Streets:
 - (i) Sufficient to provide a minimum sidewalk of 15 feet, as measured from the ground floor building facade to the existing curb-line at the time of adoption.
 - (c) Yard Requirements along zone boundary lines:
 - (i) Ground floor: none.
 - (ii) Any story where parking is provided: none.
 - (iii) All floor levels above the ground floor and where parking is not provided at least 25% of each zone boundary line shall have a minimum setback of 20 feet.
 - (iv) All floor levels above the ground floor and where parking is not provided up to 70% of each a zone boundary line shall have a minimum setback of zero feet.

B) ZONE 2 - NEW CONSTRUCTION:

- 1) PURPOSE: Redevelop surface parking lots and St. Anthony's School for new housing, retail and other permitted uses to meet the objectives of this Plan.
- 2) PERMITTED PRINCIPAL USES:
 - (a) Residential above the ground floor.
 - (b) Retail sales of goods and services.
 - (c) Offices.
 - (d) Medical Offices.
 - (e) Restaurants, category 1 and 2.
 - (f) Cafes.
 - (g) Financial Services.
 - (h) Health Clubs.
 - (i) Education and Tutoring.
 - (j) Schools.
 - (k) Art galleries.
 - (l) Theaters.
 - (m) Sidewalk cafes: where sidewalk width permits.
 - (n) Parking within a mixed use structure.
 - (o) Loading.
 - (p) Automobile Rental.
 - (q) Public Open Spaces.
 - (r) Government and public uses.
 - (s) Any mix of the above.
- 3) FORMULA BUSINESS PROVISIONS:
 - (a) All commercial retail areas within each structure or within a single tax lot shall limit formula business establishments, as defined by the Land Development Ordinance, to a maximum of 30% of ground floor gross leasable commercial area. Grocery stores greater than 15,000 square feet may exceed 30% of gross leasable commercial area, but shall be the only formula business within such structure or lot. For the purposes of this area restriction, the formula business definition shall apply to the following uses, whether functioning as a principal or accessory use:
 - (i) Retail Sales of goods and services.
 - (ii) Restaurants.
 - (iii) Financial Services and Banks.
- 4) STREET ACTIVATION PROVISIONS:
 - (a) In order to maximize foot traffic and activate commercial areas within Zone 2, residential living space and automobile parking uses are prohibited on any ground floor area within 25 feet of the following street right-of-ways:
 - (i) 7th Street
 - (ii) 8th Street
 - (b) An exception is permitted for site access for loading and off-street parking along 7th street.
- 5) PROHIBITED USES:

- (a) Drive-through facilities.
- (b) Automobile related goods and services.
- 6) LOT SUBDIVISION AND CONSOLIDATION DIMENSION REQUIREMENTS:
 - (a) Minimum Lot Area: 15,000 square feet
- 7) BUILDING BULK AND DENSITY REQUIREMENTS:
 - (a) Density is not regulated by floor area ratio or units per acre in this zone. Instead, a building envelope is defined, depending on the size of the site and the maximum permitted height and yard requirements of this zone. Minimum room and unit sizes are regulated by building code and the building amenity standards within this plan.
 - (b) Minimum floor-to-ceiling height for the ground floor is 14 feet for all permitted uses except parking. In addition, ground floor commercial space may include a mezzanine level, which shall not be counted as a story in conformance with building code.
 - (c) Minimum floor-to-ceiling height for stories above the ground floor and residential uses shall be at least 9 feet, exempting drop ceilings in kitchens, bathrooms, corridors, other similar spaces, and interstitial parking levels.
 - (d) Maximum Building Height: 8 stories and 95 feet.
- 8) YARD REQUIREMENTS:
 - (a) Yard Requirements along Seventh and Eighth Streets: Sufficient to provide a minimum sidewalk of 15 feet, as measured from the ground floor building facade to the existing curb-line at the time of adoption.
 - (b) Yard Requirements along zone boundary lines:
 - (i) Ground floor: none.
 - (ii) Any story where parking is provided: none.
 - (iii) All floor levels above the ground floor and where parking is not provided at least 25% of each zone boundary line shall have a minimum setback of 20 feet.
 - (iv) All floor levels above the ground floor and where parking is not provided up to 70% of each a zone boundary line shall have a minimum setback of zero feet.

C) ZONE 2 - ADAPTIVE REUSE/NEW CONSTRUCTION:

- 1) PURPOSE: Redevelop surface parking lots and the partial adaptive reuse of St. Anthony's School for new housing, retail and other permitted uses to meet the objectives of this Plan.
- 2) ADAPTIVE REUSE REQUIREMENT: The standards and provisions of this Zone shall apply provided that the St. Anthony's School is adaptively reused in accordance with this Zone. Should the St. Anthony's School be demolished or not adaptively reused according to this zone then the provisions of Section IX Chapter B shall apply.
- 3) PERMITTED PRINCIPAL USES:
 - (a) Residential above the ground floor.
 - (b) Retail sales of goods and services.
 - (c) Offices.
 - (d) Medical Offices.
 - (e) Restaurants, category 1 and 2.
 - (f) Cafes.

- (g) Financial Services.
 - (h) Health Clubs.
 - (i) Education and Tutoring.
 - (j) Schools.
 - (k) Art galleries.
 - (l) Theaters.
 - (m) Sidewalk cafes: where sidewalk width permits.
 - (n) Parking within a mixed use structure.
 - (o) Loading.
 - (p) Automobile Rental.
 - (q) Public Open Spaces.
 - (r) Government and public uses.
 - (s) Any mix of the above.
- 4) FORMULA BUSINESS PROVISIONS:
- (a) All commercial retail areas within each structure or within a single tax lot shall limit formula business establishments, as defined by the Land Development Ordinance, to a maximum of 30% of ground floor gross leasable commercial area. Grocery stores greater than 15,000 square feet may exceed 30% of gross leasable commercial area, but shall be the only formula business within such structure or lot. For the purposes of this area restriction, the formula business definition shall apply to the following uses, whether functioning as a principal or accessory use:
 - (i) Retail Sales of goods and services.
 - (ii) Restaurants.
 - (iii) Financial Services and Banks.
- 5) STREET ACTIVATION PROVISIONS:
- (a) In order to maximize foot traffic and activate commercial areas within Zone 2, residential living space and automobile parking uses are prohibited on any ground floor area within 25 feet of the following street right-of-ways:
 - (i) 7th Street
 - (b) An exemption is permitted for site access for loading and off-street parking along 7th street.
- 6) PROHIBITED USES:
- (a) Drive-through facilities.
 - (b) Automobile related goods and services.
- 7) LOT SUBDIVISION AND CONSOLIDATION DIMENSION REQUIREMENTS:
- (a) Minimum Lot Area:
 - (i) 8,000 square feet for lots with 8th street frontage
 - (ii) 15,000 square feet for lots with 7th street frontage
 - (b) Minimum Lot width: 150 feet
- 8) ADAPTIVE REUSE BULK AND DENSITY REQUIREMENTS:

- (a) At least the first 38 feet of building depth from the 8th street right-of-way of the existing St. Anthony's school shall be adaptively reused in order to maintain the current facade and apparent bulk of the existing building.
 - (b) No increase to the existing height is permitted.
 - (c) No increase of building bulk is permitted either to the west or east of the existing building footprint within 40 feet of the 8th street right-of-way.
 - (d) A rear addition beyond the first forty feet of building depth is permitted to retrofit the building with an elevator, enclose the building, and/or tie into floor plates of a new building also located in Zone 2.
 - (e) Density is not regulated by floor area ratio or units per acre for existing St. Anthony's School. Instead, a building envelope is defined to be adaptively reused maintaining the existing height and dimensions of the first forty feet of building depth.
- 9) NEW CONSTRUCTION BUILDING BULK AND DENSITY REQUIREMENTS:
- (a) The standards and provisions of this section shall apply provided that the St. Anthony's School is adaptively reused in accordance with this Zone.
 - (b) Density is not regulated by floor area ratio or units per acre in this zone. Instead, a building envelope is defined, depending on the size of the site and the maximum permitted height and yard requirements of this zone. Minimum room and unit sizes are regulated by building code and the building amenity standards within this plan.
 - (c) Minimum floor-to-ceiling height for the ground floor is 14 feet for all permitted uses except parking. In addition, ground floor commercial space may include a mezzanine level, which shall not be counted as a story in conformance with building code.
 - (d) Minimum floor-to-ceiling height for stories above the ground floor and residential uses shall be at least 9 feet, exempting drop ceilings in kitchens, bathrooms, corridors, other similar spaces, and interstitial parking levels.
 - (e) Maximum Building Height:
 - (i) Maximum height for a base: 8 stories and 95 feet.
 - (ii) Maximum height for a tower: 12 stories and 135 feet, inclusive of the base height and stories.
 - (iii) Parking levels are not permitted above the height of the St. Anthony's school.
- 10) YARD REQUIREMENTS:
- (a) Yard Requirements along Seventh: Sufficient to provide a minimum sidewalk of 15 feet, as measured from the ground floor building facade to the existing curb-line at the time of adoption.
 - (b) Yard Requirements along Eighth Street: To match the existing front yard of the St. Anthony School.
 - (c) Yard Requirements along zone boundary lines for the base of a building:
 - (i) Ground floor: none.
 - (ii) Any story where parking is provided: none.
 - (iii) All floor levels above the ground floor and where parking is not provided:
 - 1. At least 25% of each zone boundary line shall have a minimum setback of 20 feet.

- 2. Up to 65% of each a zone boundary line shall have a minimum setback of zero feet.
 - 3. Up to 10% of each a zone boundary line shall have a minimum setback of five feet.
- (d) Yard Requirements along zone boundary lines for the tower element of a building:
- (i) All floor levels above 95 feet shall have a minimum setback of 15 feet.
- 11) TOWER REQUIREMENTS:
- (a) Requirements for all floor levels above 95 feet from grade:
 - (i) The maximum length of any tower facade shall not exceed 110 feet on any side, nor shall any floor plate exceed 10,000 square feet.
- 12) PARKING REQUIREMENTS:
- (a) Parking requirements outlined elsewhere in this plan do not apply to the uses within the adaptively reused portions of the St. Anthony's school building.

D) ZONE 3 AND 4:

- 1) PURPOSE: Redevelopment of City owned surface parking lots and Fire House to meet the objectives of this Plan.
- 2) PERMITTED PRINCIPAL USES:
 - (a) Residential above the ground floor.
 - (b) Retail sales of goods and services.
 - (c) Offices.
 - (d) Medical Offices.
 - (e) Restaurants, category 1 and 2.
 - (f) Cafes.
 - (g) Bars.
 - (h) Financial Services.
 - (i) Health Clubs.
 - (j) Education and Tutoring.
 - (k) Schools.
 - (l) Art galleries.
 - (m) Theaters.
 - (n) Sidewalk cafes: where sidewalk width permits.
 - (o) Parking within a mixed use structure.
 - (p) Loading.
 - (q) Automobile Rental.
 - (r) Public Open Spaces.
 - (s) Government and public uses.
 - (t) Any mix of the above.
- 3) FORMULA BUSINESS PROVISIONS:
 - (a) All commercial retail areas within each structure or within a single tax lot shall limit formula business establishments, as defined by the Land Development Ordinance, to a maximum of 30% of ground floor gross leasable commercial area. Grocery stores

greater than 15,000 square feet may exceed 30% of gross leasable commercial area, but shall be the only formula business within such structure or lot. For the purposes of this area restriction, the formula business definition shall apply to the following uses, whether functioning as a principal or accessory use:

- (i) Restaurants.
- (ii) Bars.
- (iii) Financial Services and Banks.

4) STREET ACTIVATION PROVISIONS:

(a) In order to maximize foot traffic and activate commercial areas within Zones 3 and 4, residential living space and automobile parking uses are prohibited on any ground floor area within 30 feet of the following street right-of-ways:

- (i) Marin Boulevard
- (ii) 8th Street
- (iii) 6th Street

5) PROHIBITED USES:

- (a) Drive-through facilities.
- (b) Automobile related goods and services.

6) LOT SUBDIVISION AND CONSOLIDATION DIMENSION REQUIREMENTS:

(a) Minimum Lot Area: 20,000 square feet

7) BUILDING BULK AND DENSITY REQUIREMENTS:

(a) Density is not regulated by floor area ratio or units per acre in this zone. Instead, a building envelope is defined, depending on the size of the site and the maximum permitted height and yard requirements of this zone. Minimum room and unit sizes are regulated by building code and the building amenity standards within this plan.

(b) Minimum floor-to-ceiling height for the ground floor is 16 feet for all permitted uses except parking and ground floor residential living space. In addition, ground floor commercial space may include a mezzanine level, which shall not be counted as a story in conformance with building code.

(c) Minimum floor-to-ceiling height for stories above the ground floor and residential uses shall be at least 9 feet, exempting drop ceilings in kitchens, bathrooms, corridors, other similar spaces, and interstitial parking levels.

(d) Maximum Building Height for Zone 3:

- (i) Maximum height for a base: 8 stories and 95 feet.
- (ii) Maximum height for a tower: 30 stories and 320 feet, inclusive of the base height.

(e) Maximum Building Height for Zone 4:

- (i) Maximum height for a base: 8 stories and 95 feet.
- (ii) Maximum height for a tower: 40 stories and 425 feet, inclusive of the base height.

8) YARD REQUIREMENTS:

(a) Yard Requirements along Marin Boulevard:

- (i) Sufficient to provide a minimum sidewalk of 20 feet, as measured from the ground floor building facade to the existing curb-line at the time of adoption. Example: If

the existing sidewalk width is 12 feet, then the required front yard setback shall be 8 feet.

- (b) Yard Requirements along Sixth Street and Eighth Street:
 - (i) Sufficient to provide a minimum sidewalk of 15 feet, as measured from the ground floor building facade to the existing curb-line at the time of adoption.
 - (c) Yard Requirements along Seventh Street for Zone 3:
 - (i) Sufficient to provide a minimum sidewalk of 15 feet, as measured from the ground floor building facade to the existing curb-line at the time of adoption.
 - (d) Yard Requirements along Seventh Street for Zone 4:
 - (i) Sufficient to provide a minimum 15 foot sidewalk within any design scheme for the reconstruction of 7th Street pursuant to Section VII.
 - (e) Yard Requirements along zone boundary lines for Zone 3:
 - (i) Ground floor: none.
 - (ii) Any story where parking is provided: none.
 - (iii) All floor levels above 95 feet from grade shall be set back from the Zone 2 boundary line a minimum of 5 feet.
 - (f) Yard Requirements along zone boundary lines for Zone 4:
 - (i) Ground floor: none.
 - (ii) Any story where parking is provided: none.
- 9) TOWER REQUIREMENTS:
- (a) Requirements for all floor levels above 95 feet from grade:
 - (i) The maximum length of any tower facade shall not exceed 110 feet on any side, nor shall any floor plate exceed 10,000 square feet.

E) ZONE 1, 2 AND 3 - DEVELOPED AS A SINGLE SITE:

- 1) PURPOSE: Block 10103 can be developed as a single site by agreement between all property owners, subject to a redeveloper agreement with the Jersey City Redevelopment Agency. Additionally, portions of the St. Anthony's School will be adaptively reused.
- 2) PERMITTED PRINCIPAL USES:
 - (a) Residential (Residential on the ground is only permitted along Manila Avenue according to the Street Activation Provisions of this Zone).
 - (b) Retail sales of goods and services.
 - (c) Offices.
 - (d) Medical Offices.
 - (e) Restaurants, category 1 and 2.
 - (f) Cafes.
 - (g) Financial Services.
 - (h) Health Clubs.
 - (i) Education and Tutoring.
 - (j) Schools.
 - (k) Art galleries.
 - (l) Theaters.

- (m) Sidewalk cafes: where sidewalk width permits.
 - (n) Parking within a mixed use structure.
 - (o) Loading.
 - (p) Automobile Rental.
 - (q) Public Open Spaces.
 - (r) Government and public uses.
 - (s) Any mix of the above.
- 3) FORMULA BUSINESS PROVISIONS:
- (a) All commercial retail areas within each structure or within a single tax lot shall limit formula business establishments, as defined by the Land Development Ordinance, to a maximum of 30% of ground floor gross leasable commercial area. Grocery stores greater than 15,000 square feet may exceed 30% of gross leasable commercial area, but shall be the only formula business within such structure or lot. For the purposes of this area restriction, the formula business definition shall apply to the following uses, whether functioning as a principal or accessory use:
 - (i) Restaurants.
 - (ii) Bars.
 - (iii) Financial Services and Banks.
- 4) STREET ACTIVATION PROVISIONS:
- (a) In order to maintain the predominant residential character along Manila Avenue, ground floor residential is required along the entire Manila Avenue frontage designed according to the following provisions:
 - (i) Manila Avenue frontage shall have a series of stoop entrances that provide access to no more than two units per stoop.
 - (ii) Stoops must be at least 30 inches high, measured from grade.
 - (iii) Stoop treads must be a minimum of 6 feet wide.
 - (iv) Stoops may project a maximum of 7 feet into the Manila Avenue yard requirements of this zone but shall not encroach into the right-of-way.
 - (v) A primary residential lobby may also be located on Manila Avenue in between the required stoops.
 - (vi) The corner of the building at the intersection 8th Street and Manila Avenue shall be designed in accordance with the provisions of 4c below.
 - (b) As an alternative to 4a above, school uses may activate all or a portion of the ground floor of Manila Avenue. If a school is not proposed along Manila Avenue frontage in Zone 1 then the provisions of 4a above shall apply.
 - (c) In order to maximize foot traffic and activate commercial areas within Zones 1 and 3, residential living space and automobile parking uses are prohibited on any ground floor area within 30 feet of the following street right-of-ways:
 - (i) Marin Boulevard
 - (ii) 8th Street
- 5) LOT SUBDIVISION AND CONSOLIDATION DIMENSION REQUIREMENTS:
- (a) Minimum Lot Area: Block 10103 must be consolidated into a single tax lot.

- 6) ADAPTIVE REUSE BULK AND DENSITY REQUIREMENTS:
- (a) At least the first 38 feet of building depth from the 8th street right-of-way of the existing St. Anthony's school shall be adaptively reused in order to maintain the current facade and apparent bulk of the existing building.
 - (b) No increase to the existing height is permitted.
 - (c) A rear addition beyond the first forty feet of building depth is permitted to retrofit the building with an elevator, enclose the building, and/or tie into floor plates of a new building also located in Zone 1, 2, or 3.
 - (d) Density is not regulated by floor area ratio or units per acre for existing St. Anthony's School. Instead, a building envelope is defined to be adaptively reused maintaining the existing height and dimensions of the first forty feet of building depth.
- 7) NEW CONSTRUCTION BUILDING BULK AND DENSITY REQUIREMENTS:
- (a) The standards and provisions of this section shall apply provided that the St. Anthony's School is adaptively reused in accordance with this Zone.
 - (b) Density is not regulated by floor area ratio or units per acre in this zone. Instead, a building envelope is defined, depending on the size of the site and the maximum permitted height and yard requirements of this zone. Minimum room and unit sizes are regulated by building code and the building amenity standards within this plan.
 - (c) Minimum floor-to-ceiling height for stories above the ground floor and residential uses shall be at least 9 feet, exempting drop ceilings in kitchens, bathrooms, corridors, other similar spaces, and interstitial parking levels.
 - (d) Maximum Building Height in Zone 1:
 - (i) 8 stories and 95 feet.
 - (e) Maximum Building Height in Zone 2 and 3:
 - (i) Maximum height for a base: 8 stories and 95 feet.
 - (ii) Maximum height for a tower: 45 stories and 475 feet, inclusive of the base height.
- 8) YARD REQUIREMENTS:
- (a) Yard Requirements along Marin Boulevard:
 - (i) Sufficient to provide a minimum sidewalk of 20 feet, as measured from the ground floor building facade to the existing curb-line at the time of adoption. Example: If the existing sidewalk width is 12 feet, then the required front yard setback shall be 8 feet.
 - (b) Yard Requirements along Manila Avenue:
 - (i) Sufficient to provide a minimum sidewalk of 15 feet and a minimum front yard with landscaping and stoops or porches of 5 feet, as measured from the ground floor building facade to the existing curb-line at the time of adoption. Example: If the existing sidewalk width is 13 feet, then the required front yard setback shall be 7 feet.
 - (c) Yard Requirements along Eighth Street:
 - (i) ADAPTIVE REUSE PORTIONS: To match the existing front yard of the St. Anthony School.

- (ii) NEW CONSTRUCTION PORTIONS: Sufficient to provide a minimum sidewalk of 15 feet, as measured from the ground floor building facade to the existing curb-line at the time of adoption.
- (d) Yard Requirements along Seventh Street:
 - (i) Sufficient to provide a minimum sidewalk of 15 feet, as measured from the ground floor building facade to the existing curb-line at the time of adoption.
- (e) Yard Requirements for the adaptive reuse portion of St. Anthony's School:
 - (i) A minimum of a 5 foot buffer is required along the east and west elevation of the school building within 38 feet of the 8th Street right-of-way.
- 9) TOWER REQUIREMENTS:
 - (a) Requirements for all floor levels above 95 feet from grade:
 - (i) The maximum length of any tower facade shall not exceed 110 feet on any side, nor shall any floor plate exceed 10,000 square feet.
 - (ii) Towers shall have a minimum separation distance of 60 feet as measured from the nearest corner of the external walls.
- 10) GENERAL PROVISIONS FOR THIS ZONE:
 - (a) More than one principal structure on a lot is permitted to account for the required adaptive reuse element of this Zone.
- 11) PARKING REQUIREMENTS:
 - (a) Parking requirements outlined elsewhere in this plan do not apply to the uses within the adaptively reused portions of the St. Anthony's school building.

F) ZONE 5:

- 1) PURPOSE: To allow for the enhancement of the existing Roberto Clemente baseball field by permitting new and updated baseball facilities.
- 2) PERMITTED PRINCIPAL USES:
 - (a) Public Open Space.
 - (b) Locker rooms associated with public open space.
 - (c) Government and public uses.
 - (d) Limited retail concessions.
- 3) LOT SUBDIVISION AND CONSOLIDATION DIMENSION REQUIREMENTS:
 - (a) Minimum Lot Area: 52,000 square feet
- 4) BUILDING BULK REQUIREMENTS:
 - (a) Maximum Building Height for structures ancillary to the baseball field: 1 story is permitted, not to exceed 25 feet from grade.
- 5) YARD REQUIREMENTS:
 - (a) Yard Requirements along Sixth Street and Manila Avenue:
 - (i) Existing sidewalk widths to remain.
 - (b) Yard Requirements along Seventh Street:
 - (i) Sufficient to provide a minimum 5 foot sidewalk within any design scheme for the reconstruction of 7th Street pursuant to Section VII.
- 6) GENERAL PROVISIONS FOR THIS ZONE:

- (a) More than one principal structure on a lot is permitted to account for stand-alone locker room and concession stand facilities.

X) MAPS:

- A) Boundary and Zone Map.



**ROBERTO CLEMENTE REDEVELOPMENT PLAN
BOUNDARY AND ZONE MAP**

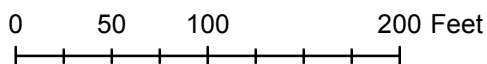
DECEMBER 9, 2016

LEGEND

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone Boundary Lines
- Redevelopment Plan Boundary



1 inch = 100 feet



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