

Morgan/Grove/Marin

Redevelopment Plan

City of Jersey City

DIVISION OF CITY PLANNING

**Proposed Amendment to create a Community Benefit Bonus on Block 11508
along Luis Munoz Marin Boulevard Frontage**

Issued by the Jersey City Division of City Planning

March 25, 2015 - Draft 6

Proposed text additions are shown as bold italic, *thusly*

Proposed text deletions are shown as a strikethrough, ~~thusly~~

Adopted by Ordinance, February 1, 2006
Block & Lot Updates – August 6, 2012
Amended September 13, 2012 – Ord. 12-112
Amended November 28, 2012 – Ord. 12-143
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MORGAN/GROVE/MARIN

REDEVELOPMENT PLAN

I. INTRODUCTION

The Morgan/Grove/Marin Redevelopment Area (hereinafter the MGM Area, the Redevelopment Area or the Area) was determined to be “an area in need of redevelopment”, pursuant to the New Jersey Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et. seq.) as part of the “Powerhouse Arts District Study Area”, by resolution of the Jersey City Municipal Council on July 14, 2004 following recommendation by the Jersey City Planning Board.

However, the MGM Area was not included in the Powerhouse Arts District Redevelopment Plan as adopted by the Jersey City Municipal Council. It was felt that although the MGM Area was indeed an area in need of redevelopment, it was sufficiently different in character to warrant its own redevelopment plan. The Powerhouse Arts District Area is dominated by large historic warehouse and industrial structures, whereas the MGM Area is comprised of a mixture of smaller residential uses and commercial uses, some on smaller lots and others on larger sites comprised of an assemblage of smaller lots, and vacant land.

The MGM Area is adjacent to the Powerhouse Arts District Redevelopment Area on the east; but separated by Marin Boulevard, a major north south street providing access to the Holland Tunnel and the City of Hoboken to the north. The MGM area also borders the Grove Street II Redevelopment Area just across Morgan Street to the South. The Grove Street II Redevelopment Area permits high rise (up to 330 feet in height) mixed-use development. To the west, the MGM Area borders the Grove Street commercial district and the Harsimus Cove historic district. This is an area of primarily four story stone and masonry construction dating from the 19th century. To the north, several redevelopment plans extend along Marin Boulevard and Manila Avenue (formerly Grove Street), including Grove Street N.D.P., Henderson Street South and the Luis Munoz Marin Redevelopment Areas. These areas are now developed with low, medium and high-rise residential structures.

The MGM Area is surrounded by redevelopment plans on three sides and the Grove Street Neighborhood Commercial District and Harsimus Cove Historic District on the fourth side. It is located between large scale, high intensity redevelopment areas to the east and south and more traditional historic neighborhoods and redeveloped neighborhoods to the west and north. This area has lagged far behind the redevelopment and rehabilitation that has occurred in the surrounding area. Clearly, it is now time for the City to take a more pro-active role in the redevelopment of this critical area. The purpose of this Plan is to provide a comprehensive redevelopment plan that will allow and encourage the redevelopment of this Area, which can serve as a transitional area between the higher intensity mixed-use areas to the south and east, and the more traditional residential neighborhoods to the north and west.

II. BOUNDARIES

The MGM Area consists of Tax Lots found on Tax Blocks 11507 and 11508 in the Downtown section of Jersey City. The following are the Block and Lot numbers which are to be included in the Area.

Block	Lot	Address	Block	Lot	Address
11507	12	349 Luis M Marin Blvd.	11508	15	198-200 Bay Street
11507	25	196 Morgan St.	11508	10	186-188 Bay St.
11507	26	198 Morgan St.	11508	9	184 Bay St.
11507	23	186-188 Morgan St.	11508	7	351-61 Luis M Marin Blvd.
11507	27	338 Grove St.	11508	6	363-65 Luis M Marin Blvd.
11507	13	347 Luis M Marin Blvd.	11508	20	366 Grove St.
11507	2	199 Bay Street	11508	1	368 Grove St.
11507	3	197 Bay St.	11508	2	187-197 First St.
11507	4	195 Bay St.	11508	11	190 Bay St.
11507	5	193 Bay St.	11508	12	192 Bay St.
11507	6	191 Bay St.	11508	13	194 Bay St.
11507	14	345 Luis M Marin Blvd.	11508	14	196 Bay St.
11507	15	343 Luis M Marin Blvd.	11508	16	202 Bay St
11507	11	181 Bay St.	11508	3	183-185 First St.
11507	10	183 Bay St.	11508	4	181 First St.
11507	9	185 Bay St.	11508	8	180-182 Bay St.
11507	8	187 Bay Street			
11507	7	189 Bay Street			
11507	24	190-194 Morgan St.			
11507	22	184 Morgan St.			
11507	21	182 Morgan St.			
11507	20	331 Luis M Marin Blvd.			
11507	19	333 Luis M Marin Blvd.			
11507	18	335-37 Luis M Marin Blvd.			
11507	17	339 Luis M Marin Blvd.			
11507	16	341 Luis M Marin Blvd.			

The boundary of the Redevelopment Area is also depicted on Map 1 – Boundary Map.

III. REDEVELOPMENT OBJECTIVES AND REQUIREMENTS OF ANY DEVELOPMENT AND CONSTRUCTION WITHIN THE PLAN AREA

- A. The planning and development of the Redevelopment Area as a primarily residential mixed-use area with ground floor commercial uses along Grove Street and Marin Boulevard, and residential uses above and elsewhere in the Redevelopment Area.
- B. Encourage the assemblage of lots within the Area in order to create suitable sites for more comprehensive development, while also allowing development on the many pre-existing smaller lots in order to provide for transitional development between the more traditional neighborhoods in the surrounding area and the more intensive mixed-use areas to the south and east.
- C. To promote the principles of “Smart Growth” and “Transit Village” development. i.e. sustainable economic and social development, including a variety of housing choices, providing pedestrian friendly streets and public rights-of-way, minimize automobile use by maximizing the appeal of mass transit, encourage reduced parking and shared use parking solutions, and creating a livable community with convenient access to commercial facilities.
- D. Minimize on-site parking and maximize the use of mass transit in order to take advantage of the new PATH entrance located one block south at the corner of Marin Boulevard and Columbus Drive and the new Hudson-Bergen Light Rail station located just to the east.
- E. To integrate new development within the Area into the surrounding community by encouraging new development, that can act as a transitional element between the surrounding area's adjacent high-rise office and mixed-use developments, and the adjacent lower-rise historic commercial and residential areas.
- F. Maximize the participation by the private sector by allowing for development on a variety of different lot sizes so as to minimize the need for acquisition by the public sector through eminent domain.
- G. The improvement of the pedestrian environment and traffic circulation for the contemplated new development by prohibiting all vehicular access to the site from Marin Boulevard and Grove Street, limiting ingress and egress points to major development on other streets, and the provision of new side walks, street trees and other pedestrian amenities within the existing street rights-of-way.

IV. PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Redevelopment Area through a combination of redevelopment actions that will provide a uniform and consistent attack on blight within the Area by systematically removing blighting influences in an orderly manner and allowing for new construction. These will include but not be limited to:

- A. Acquisition of vacant land, and/or acquisition and demolition of structures, determined to be impediments to sound and comprehensive redevelopment.
- B. The consolidation and re-subdivision of land within the Redevelopment Area into suitable parcels for development for the new residential and commercial land uses where necessary.
- C. Provision for a full range of public and/or private infrastructure necessary to service and support new development in the Area and adjacent areas.
- D. Construction of new structures and complementary facilities that are consistent with the land use patterns in the surrounding area.

V. GENERAL ADMINISTRATIVE REQUIREMENTS

The following provisions shall apply to all property located within the MGM Redevelopment Area.

- A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change to the interior floor plan of any structure, (e) any change in the use of any structure or parcel, or (f) any change in the intensity of use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No temporary or permanent Building Permit shall be issued for any work associated with a through f above, without prior site plan review and approval of such work by the Planning Board. Nothing in this section is intended to require site plan review and approval for minor modifications to the interior floor plan, such as the relocation or modification of partition walls, which are commonly done to accommodate new tenancies or during lease renewals.
- B. The provisions of this Plan specifying the redevelopment of the Area and the requirements and restrictions with respect thereto shall be in effect for a period of twenty (20) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.
- C. Prior to commencement of construction, architectural drawings and site plans with detailed specifications 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 requirements and objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases. Final Site Plan approval for any phase shall entitle an applicant to building permits.

As part of any Final Site Plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 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 final site plan approval.

- D. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan's requirements and the Jersey City Land Subdivision Ordinance.
- E. No development or redevelopment of any parcel in the Redevelopment Area that will result in an increase in wastewater from that parcel shall be permitted unless and until the planned project wastewater piping and systems for the removal of effluent and storm water are approved by the City of Jersey City Division of Engineering and the Municipal Utilities Authority; and the municipal wastewater piping and systems for the removal of effluent and storm water are certified by the City of Jersey City Division of Engineering and the Municipal Utilities Authority as being of sufficient capacity and good condition to accommodate uses that will occupy said parcel. Such approval may be contingent upon requisite improvements to the drainage system in the street, as determined by the Division of Engineering.
- F. Interim uses may be permitted, subject to site plan review and approval by the Planning Board. The Planning Board shall only permit uses that it finds will not have an adverse effect upon surrounding existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board. The Board shall establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional one (1) year renewals of interim uses upon application, review, and approval. Commuter or commercial surface parking lots and commuter or commercial parking garages are specifically prohibited and shall not be permitted as interim uses.
- G. The Planning Board may grant deviations from the regulations contained within this 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 Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the

intent and purpose of this Plan. No deviations may be granted which will result in permitting a use that is not a permitted use within this Plan. An application requesting a deviation from the requirements of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.

- H. The regulations and controls in this section may be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- I. No covenant, lease, conveyance or other instrument shall be effected or executed by the Jersey City Redevelopment Agency or by a redeveloper or any successors or assignees, whereby land within the Redevelopment Area is restricted by the Jersey City Redevelopment Agency or the redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.
- J. No building shall be constructed over an easement in the Redevelopment Area without site plan review and approval of the Jersey City Planning Board and prior written approval of the Redevelopment Agency and the Division of Engineering.
- K. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

VI. GENERAL DESIGN REQUIREMENTS AND RESTRICTIONS

The following standards and requirements shall apply to all applications, including but not limited to: developments, re-developments, rehabilitation, and or re-use applications within the Redevelopment Plan area:

- A. All utility distribution lines; utility service connections from such lines to the Redevelopment Area's individual uses; and utility appliances, regulators and metering devices shall be located underground or within the building. No utility boxes or structure shall be permitted in sidewalk areas or exterior to the building. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- B. Chain link fencing shall be prohibited within the Redevelopment Area, except during construction. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
- C. No Billboard shall be permitted on any property contained within the Redevelopment Area.

- D. No signage shall be permitted within the Redevelopment Area, which includes flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials; except for seasonal holiday decorations.
- E. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way.
- F. Upon demolition of any existing structures, the site shall be graded, planted, sodded, and/or developed, as applicable, in accordance with this Plan.
- G. All trash dumpsters and/or compactors shall be located within the buildings. All outdoor storage shall be prohibited.
- H. All buildings within the Redevelopment Area must display the street address of the building such that it is clearly visible from the adjoining street right of way.
- I. In order to facilitate the overall redevelopment of the MGM Area, the surrounding area, and the City of Jersey City in general, all advertising, signage and other promotion of the resulting project, whether undertaken by the City, the Redevelopment Agency, or private developers, shall contain references to the proposed project's location. They all shall clearly state it to be within the City of Jersey City so as to promote the positive external effects for not only the project, but the Redevelopment Area and the City as well.

VII. URBAN DESIGN REQUIREMENTS

A. Building Design Requirements

1. All structures within the Redevelopment 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. Buildings shall be designed to be attractive from all vantage points, such that similar façade materials and detailing is used on all facades.
2. Any existing building to be retained and rehabilitated shall comply with the Department of the Interior Rehabilitations Standards for guidance in selecting materials and methods of rehabilitation.
3. Buildings shall be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment. Specifically, at least seventy (70) percent of the ground floor frontage of any project along Marin Boulevard and/or Grove Street shall be dedicated to commercial uses and/or pedestrian access areas such as retail sales of good and services, restaurants, banks, offices, building entrances and lobbies; which shall have direct access from the sidewalk area. Main-building entries shall be prominent and easily identifiable,

and shall not occur simply as voids within or between buildings. Townhouse style units and/or buildings shall provide a raised stoop with at least three (3) risers at the entry.

4. Buildings shall have a clear base, middle and top. Architectural devices, such as providing stringcourses, cornices and sub-cornices, and/or horizontally differentiating surface treatments, can be used to achieve the necessary transitions.
5. The windows and glazing of a building are a major element of style that gives character to the building. Windows and glazing on ground floor commercial uses should be broad and expansive providing views into the store and display areas. At least seventy-five (75%) percent of the storefront façade shall be glass. Corner buildings shall have windows on both street frontages. If security gates are used on any part of the building or window, they shall be installed on the interior side of the window, hidden from view when closed, and be of the open grate style.
6. Buildings along Grove Street shall be designed to be compatible with the 19th century character of the existing buildings along Grove Street in terms of materials, window placement and other architectural elements. Storefronts are required in all such buildings and shall also reflect the design of the existing storefronts along Grove Street in terms of display windows, materials, sub-cornice line and other architectural features.
7. Windows in residential portions of a building shall be arranged such that the vertical dimension, or height, is greater than the horizontal dimension, or width. However, bay windows, bow windows or other window features may also be incorporated into the façade to provide architectural interest and character, provided that the overall verticality of the structure is not adversely affected. Scattered window facades shall not be allowed. Each façade shall present a unified, rational composition. Corner buildings shall have windows on both street frontages. The window sill of any residential window sill facing a public street shall not be less than five (5) feet above the elevation of the adjoining sidewalk.
8. Balconies and terraces may extend from the building when facing into interior courts. However, all balconies facing onto streets shall be very shallow and recessed to prevent their use as storage spaces.
9. EIFS (Exterior Insulating Finishing Systems, artificial stone and artificial brick veneer (“Permastone” & “Brickface”), concrete or split-face block, and/or plastic type artificial siding materials may not be used as façade cladding within this Redevelopment Area.
10. All mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered such that any noise generated by the equipment shall be within the applicable standards as defined by the State of New Jersey.
11. All electronic communication equipment shall be totally screened from view. This shall be achieved through creative disguises within the basic architecture of the building, such that it does not negatively impact the appearance of the building. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall

utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment. Said equipment shall be located so as to minimize or eliminate the need for screening.

12. All mechanical equipment shall be totally screened from view, both from the street and existing or planned neighboring buildings. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment. Interior locations to the principal building or underground locations must be utilized.
13. Ventilation equipment required for commercial uses shall be vented through the roof of the building. All such equipment ventilated through the roof and screened in compliance with paragraph 6 above. The necessary incorporation of ventilation grillwork within the storefront façade system shall be limited to no more than 15% of the possible glazing area. Such grillwork shall be architecturally incorporated within the storefront design so as to compliment and add to the overall aesthetic affect of the commercial façade. Exposed ventilation pipes and risers are prohibited.

B. Streetscape and Landscape Requirements

1. A streetscape plan is required for all projects and shall include proposed sidewalk and curbing materials and treatments, street trees, tree pit grates and/or treatments, and any proposed street furniture, lighting or other features to be provided. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval as part of the project site plan application and implemented as part of the construction of the project.
2. Sidewalks must be provided along the street rights of way and shall be properly sized for the safe and convenient movement of pedestrians through and around the Redevelopment Area. All sidewalks along Marin Boulevard must be a minimum of 15 feet wide, and all sidewalks adjoining development utilizing the Community Benefit Bonus option must be 15 feet wide.
3. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards and shall be provided with adequate lighting. Decorative concrete paving materials shall be incorporated into the design and pedestrian scale lighting is required. At a minimum decorative elements shall be introduced at building entrances at street corners and along the curb line to accent and channel pedestrian flow.
4. All plant material used must be able to withstand the urban environment 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. All landscaping shall be guaranteed for a period of two (2) years. Any

landscaping which is not resistant to the urban environment or that dies shall be replaced by the developer or property owner.

5. Street trees shall be planted along all curb lines of streets within the Redevelopment Area at a maximum of 35 feet on center. Each tree pit shall contain a decorative metal grate and/or decorative paving treatment.
6. Outdoor landscaped open space areas shall be provided for all new construction within the Redevelopment Area and shall occupy any required rear yard areas or be constructed on a deck over any parking structure. Additional open space areas may be provided after Planning Board review and approval. All areas not covered by a building or necessary paved areas shall be landscaped with trees, shrubs, groundcovers or other appropriate plant material.
7. Lighting within the Redevelopment Area shall sufficiently illuminate all areas to prevent "dark corners". All lighting sources must be shielded to prevent and eliminate any glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot-candles.

C. Off-street Parking Design and Loading Requirements

1. All parking shall be located within the building. There shall be no separate parking structures. Access to parking may be provided from Bay Street, Morgan Street and/or First Street only. No access to parking shall be provided from Grove Street or Marin Boulevard. There shall be no exposed parking permitted, either surface parking or on the top of parking deck levels of a building. A landscaped plaza or recreation area is required at the top of all parking structures.
2. All parking structures are to be designed to disguise the parking use within. All parking and mechanical related areas shall be wrapped along the exterior by occupied active building uses, such as commercial storefronts and residential units. Two exceptions may be permitted by the Planning Board:
 - a.) One Utility room may occupy no more than fifteen (15%) percent or fifteen (15) linear feet (whichever is less of any one single façade, but shall not be located along Marin Boulevard or Grove Street.
 - b) Where a site has frontage on at least three (3) streets, a small portion of the garage façade may adjoin the street right-of-way line on one facade in order to provide design flexibility and efficiency in the parking layout. This portion of the garage façade shall be limited to not more than seventy (70) feet in length along one street and the façade must be disguised or masked through architectural design treatments as further described below; also, any utility areas requested pursuant to item a.) above shall be located within this seventy (70) feet of frontage, and the 70 feet shall not be located along Marin Boulevard or Grove Street.

3. Where an occupied active building use is not utilized to mask the parking within the building, the façade of the parking structure shall be designed to disguise the parking use to the greatest degree possible. The exterior wall of the parking structure shall be architecturally designed to mimic and reflect the occupied portions of the building in terms of style and materials. All openings in the parking structure facade shall be of the punched style. These openings shall be consistent with the rhythm of the window openings serving the principal uses within the building. They shall be covered by glass or metal in such a way that the exterior design is compatible with the design of the building and the actual windows of the building. The glass tint and/or reflectivity may be different so as to decrease the visibility of the garage use within. In lieu of glass, the openings may be covered by a hinged solid metal plate/shutter, or recessed decorative grill over a louvered opening as described below. Blind windows, where appropriate shall also be permitted. Where louvers are needed or proposed, decorative grills shall be installed over functional louvers, or other comparable decorative material shall be used in openings or portions of the openings resembling the windows provided above and/or below parking levels. The intent of the above regulations is that no exposed garage exterior wall shall be detectable as a garage at the ground floor level,
4. In order to preserve the maximum number of on-street parking spaces possible, driveway widths and curb cuts shall be limited to the minimum width and number necessary. Driveway / curb cut widths leading to parking areas containing less than twenty (20) cars shall be no more than twelve (12) feet in width. The width of driveways and curb cuts leading to parking areas for twenty (20) cars or more shall be limited to twelve (12) feet for one-way traffic and twenty (20) feet for two-way traffic.
5. All required parking spaces must be a minimum of 8.5 feet wide by 18 feet deep. The placement of a curb up to two (2) feet within the required 18 foot depth of the parking space is permitted, provided that there is adequate area for an automobile occupying the parking space to over-hang said curb a like distance without infringing on required landscaping or pedestrian areas. All aisles shall be a minimum of 22 feet wide. Compact spaces may be provided only with the approval of the Planning Board and shall be a minimum of 8 feet wide by 16 feet deep.
6. Off-street parking and loading areas shall be coordinated with the public street system serving the Redevelopment Area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares. No vehicular access to parking and/or loading areas may be provided from Grove Street or Marin Boulevard.
7. Light sources within any parking level shall not be visible from the exterior of the building either from the street or from other surrounding buildings and properties. Identification of the internal fixture and its location must be provided in order for any application to the Planning Board for site plan to be deemed complete.
8. Where buildings incorporate internal above grade parking garages, facade treatments shall be utilized which integrate their appearance with that of the building as a whole.

9. Developers shall demonstrate to the Board's satisfaction that sufficient off-street loading is provided to meet the needs of the proposed uses.
10. Valet parking may be allowed if it can be demonstrated that an efficient, safe means of operation will be provided, but in no case shall the maximum number of permitted parking spaces be exceeded.
11. All parking provided within the Redevelopment Area shall be for the sole use of the residents or tenants of the building in which the parking is located. Provided, however, that on a large site where multiple buildings are constructed, parking may be shared between the buildings. Parking may not be leased to commuters or other non-residents or non-tenants of the building.
12. The number of required and/or permitted parking spaces for each use is indicated in Section VIII of this Plan.

D. Signage

1. Permitted Signage:

- a. Each residential building shall display the street address of the building on the front facade or front door of the building such that it is visible from the adjoining street right-of-way.
- b. Each residential building may provide any necessary signage required for proper mail delivery indicating the name(s) of the resident(s) of the building on the mailbox or doorbell.
- c. Each major residential building, i.e. buildings on lots of 10,000 square feet or more, may have one (1) exterior sign flush mounted to the façade at the entrance to the building indicating the building's name, if any, not to exceed twenty (20) square feet.
- d. Commercial Uses - Each such use fronting on a public street may be allowed one (1) exterior wall mounted sign not to exceed ten(10%) percent of the area of the storefront (ground floor) to which it is attached. In addition, each commercial tenant may be permitted one blade sign. Each blade sign shall not exceed a maximum of 10 square feet and shall be externally lit. Blade sign are required to be located on the building facade directly on the sidewalk frontage and shall be placed such that the lowest portion of the sign hangs at least 8 feet above the sidewalk.
- e. Tenant directories may be located within the lobby of a building.
- f. Accessory Parking – Since commuter and commercial parking is not permitted, no additional signage is permitted for parking uses.

2. Additional Signage Regulations and Requirements:

- a. All signs are subject to minor site plan review when not included as part of a major site plan application.

- b. All signs shall be flush mounted and project no more than fifteen (15) inches, although blade signs may be attached to the first floor façade.
 - c. Window signs (other than lettering as specifically permitted) shall be prohibited. Lettering shall be limited to decorative gold-leaf, flat black or etched / frosted glass style lettering and shall be limited to the name of the business occupying the commercial space / store front and shall cover no more than twenty (20%) of the window area.
 - d. All signs may be attached to the first floor level of the building only. Where there is a two-story lobby or mezzanine space incorporated into the design of the building, the sign may be permitted to be placed above the lobby at the equivalent of the second floor or level with Board approval.
 - e. Permitted signage material includes: 1.) Painted wood; 2.) Painted metals including aluminum and steel; 3.) Brushed finished aluminum, stainless steel, brass, or bronze; 4.) Carved wood or wood substitute.
 - f. Permitted lettering material includes: 1.) Lettering forms applied to the surface of the sign; 2.) Single colored lettering forms applied to the surface of the sign; 3.) Metallic solid body letters with or without returns; 4.) Painted acrylic or metal letter; 5.) Neon style lettering.
 - g. Sign Lighting: Signs may be lit from gooseneck fixtures, backlit halo, up-lights. Internally lit signs and sign boxes are prohibited.
 - h. During construction, one (1) temporary sign indicating: the name of the project or development, general contractor, subcontractor, financing institution and public entity officials (where applicable) shall be permitted. The sign area shall not exceed Fifty (50) square feet.
3. Prohibited Signage: The following signs and devices shall not be permitted within the MGM Redevelopment Area:

Monument signs and internally or externally illuminated box signs, flashing or animated signs, spinners, pennants, reflective materials that sparkle or twinkle, roof signs, billboards, signboards, window signs, posters, plastic or paper that appear to be attached to the window, pole signs, free-standing signs, fluorescent and/or glowing paint for any signage or building within the redevelopment area, waterfall style awnings, plastic awnings, product advertising signage of any kind. Product advertising signage is defined here to include, but not be limited to signage on: parking meters, signage in windows, on light poles, benches or other street furniture within the redevelopment area. Nothing in this paragraph shall be deemed to prohibit either lamppost mounted seasonal banners or traditional residential holiday decorations.

VIII. SPECIFIC LAND USE REGULATIONS

The Redevelopment Area is a relatively compact area, consisting of parts of two city blocks. Although relatively small in size, the Redevelopment Area is fairly complex in terms of the variety of land-uses and intensity of development that surround it. Large scale mixed-use projects and the Powerhouse Arts District surround the Redevelopment Area to the south and east, while more neighborhood scale development and the Harsimus Cove Historic District are located west and north of the Redevelopment Area. It is the intent of these regulations to allow

the MGM Redevelopment Area to act as a transitional area; to allow for larger scale development on larger lots, especially in the eastern and northern sections of the Redevelopment Area, while also allowing for appropriate development on the many smaller lots that exist within the Redevelopment Area.

Base Zone Development Standards

These standards shall apply throughout the plan area except for where the Community benefit Bonus criteria is set and applied, or for any development on Block 11507 Lot 27 which shall be regulated by the site plan and variance approval granted by the Jersey City Board of Adjustment.

A. Principal Permitted Uses

1. Townhouses
2. Multi-family Apartment Buildings.
3. Governmental uses.

B. Uses incidental and accessory to the principal use, including:

1. Work/Live Units
2. Work/Live Artist Studios.
3. Theaters, performance and rehearsal spaces
4. Commercial Uses – limited to the ground floor of multi-family buildings fronting on Grove Street and/or Marin Boulevard only. ***The commercial frontages may wrap around onto the side streets. However, entrances shall be on Grove Street and/or Marin Boulevard only. Entrances may also front upon the open space plaza required pursuant to the Community Benefit Bonus of Block 11508, referenced in paragraph L of this section.***
 - a. Retail sales of goods and services.
 - b. Restaurants, category one and two.
 - c. Bars.
 - d. Offices.
 - e. Financial institutions.
 - f. Art Galleries.
5. Off-street parking, only within structures as part of the principal building.
6. Recreation facilities and areas, (indoor &/or outdoor) including pools, landscaped yards and decks, active recreation uses, gymnasiums, exercise rooms, etc.
7. Community rooms.
8. Fences and walls.
9. Home occupations.
10. Outdoor seating in conjunction with a restaurant after site plan review and approval.
11. Signs.

- C. Permitted Density – In order to encourage the consolidation of lots into larger development parcels, while at the same time permitting reasonable development on the many existing smaller lots, the permitted density will vary in relation to both location and lot size.

Lot Size	Permitted Density
Up to 2,500sq. ft.	55 d.u. per acre
2,501 to 5,000sq. ft.	75 d.u. per acre
5,001 to 9,999 sq. ft.	90 d.u. per acre
10,000 to 14,999 sq. ft.	120 d.u. per acre
15,000 sq. ft. and above	As listed below.

Block 11507 – One Hundred and Eighty (180) units per acre.

Block 11508 – One Hundred and Sixty-Five (165) units per acre.

- D. Minimum Dwelling Unit Size

1. Studio: 500 square feet
2. One Bedroom: 700 square feet
3. Two Bedroom: 950 square feet
4. Apartments with more than two bedrooms shall be a minimum of 950 square feet plus 250 square feet for each additional bedroom over two bedrooms.

- E. Permitted Height - Building height shall be as indicated on
Map 3 – Permitted Height, *revised May 2013*

1. Additional Height Regulations:
 - a. All new buildings fronting on Grove Street shall be four (4) stories tall and match the height of the adjoining buildings on Grove Street. Existing buildings on Grove Street shall maintain their existing heights.
 - b. Any building constructed in sub-districts F, G and H as indicated on Map 3 – Permitted Height shall be permitted two additional residential stories above the permitted height, provided that they are set back at least ten (10) feet from the front façade and the total height of the building is not increased by more than twenty (20) feet above the permitted height.
 - c. ***In sub-districts that permit sixty-five feet (65) or greater, any building constructed on a lot of less than 10,000 square feet in area, shall not exceed a height of sixty-five (65) feet and it shall comply with the minimum required floor to ceiling height requirements of this plan.***
 - d. All residential floors above the first floor shall have a minimum floor to ceiling height of nine (9) feet. Residential units on the first floor shall have a minimum floor to ceiling height of ten (10) feet. Residential units on the first floor of any building shall be raised at least two (2) feet above the grade of the adjoining sidewalk.

- e. Ground floor commercial areas along Grove Street shall be designed to match the height of the existing structure(s) along Grove Street. Commercial areas along Marin Boulevard shall have a minimum floor to ceiling height of sixteen (16) feet. In addition, ground floor commercial space along Marin Boulevard may include a mezzanine level, which shall not be counted as a floor in conformance with International Building Code standards.
- f. Parapets and other roof-top appurtenances may exceed the permitted height within the limitations imposed by the Jersey City Land Development Ordinance.

F. Required Lot Size – All lots existing at the time of adoption of this Plan shall be considered conforming lots and may be developed in conformance with this Plan.

G. Permitted Coverage

Lot Size	Building Coverage	Lot Cov.
Up to 5,000 sq. ft.	75%	80%
5,001 to 9,999 sq. ft.	85%	90%
10,000 sq. ft. and above	100% for the parking structure portion of the building provided that the roof of the parking structure is no taller than 35 feet and the residential building above the parking structure covers no more than 65% of the site, provided landscaping is incorporated over the roof of the parking structure..	100%

H. Required Setbacks

1. Front – Front setback shall match adjoining buildings, ~~if any,~~ **however, the Maximum front yard setback shall not exceed 10 feet, and Commercial uses may be located up to the front property line in order to adjoin the sidewalk. the minimum shall not be less than what is needed to achieve minimum** Additional front setbacks may be required in order to meet appropriate sidewalk widths and/or to meet the Design Standards found in Section VII of this Plan. ~~Maximum front yard setback shall be 10 feet,~~

2. **The Maximum front yard setback of 10 feet may only be exceeded as necessary to allow for the plaza to be created at the corner of Louis Munoz Marin Boulevard and Bay Street pursuant to the Community Benefit Bonus of Block 11508, referenced in paragraph L of this section.**

3. Side – None required.

4. Rear –

Lot Size	Minimum Rear Setback
Up to 5,000 sq. ft.	20 feet
5,001 to 9,999 sq. ft.	15 feet
10,000 sq. ft. and above.	Zero for the parking structure portion of the building provided that the roof of the parking structure is no taller than 35 feet. The rear wall of the residential portion of the building above the parking structure may not be constructed further than 70 feet back from the front property line / street line. In the case of a corner lot or through lot, all street lines shall be considered front property lines, and the building may wrap the corner.

I. Vehicular and Bicycle Parking Requirements

1. All Residential Uses – *Off-Street Parking*

Lot Size	Minimum	Maximum
Up to 2,500 sq. ft.	Zero	1.0 space per unit
Over 2,500 sq.ft.	0.5 space per unit	1.0 space per unit

2. All Other Uses – *Off-Street Parking*

Minimum – Zero Maximum - 1.0 space per 1,000 sq.ft.

~~3. Bicycle storage shall be accommodated in the building at a rate of 0.5~~

~~bicycles per dwelling unit. All development is required to provide on-street bike parking along the street frontage in addition to interior storage.~~

J. Abutting Luis Munoz Marin Blvd.: A minimum of 5 feet step back is required at the top of the fourth (4th) story.

K. Community Benefit Bonus *on Block 11507*: The following development regulations shall apply to development parcels on Block 11507 that meet the criteria listed below:

- Possess at least 150 feet of frontage on Marin Blvd.;
- Consist of at least 25,000 square feet; and
- The proposed development of the parcel must include a theater of at least 6,250 square feet which shall include an area for seating for an audience of at least one hundred and twenty-five (125) persons, a stage and back stage areas, rehearsal area and dressing rooms, an entry lobby at street level with appropriate signage and/or marquee, a lounge/café area with appropriate preparation facilities, office and storage areas. The theater space shall be sufficiently completed so as to be fully operational as a theater, including electrical systems, HVAC equipment and facilities as necessary for the

safe and effective operation of the theater. The theater area shall be donated to a school of higher education, a qualified 501(c)3 not-for-profit arts/theater group or qualified community group ~~for a period of not less than 20 years~~ *in perpetuity*, which shall operate the theater.

1. Permitted and Accessory uses – Same as Base Zoning
2. Minimum Dwelling Unit Size – Same as Base Zoning, density shall be dictated by unit size and building form requirements.
3. Permitted Height
 - a. All buildings shall have a base, which may contain any permitted or accessory use and shall have a maximum height of 75 feet.
 - b. Buildings may also have a tower above the base. The maximum height of the tower, inclusive of the base height, shall not exceed 400 feet in total.
 - c. Additional height requirements – same as paragraph E.1 above.
4. Tower Dimensions – The maximum length of any tower face may not exceed 110 feet on any side, nor shall the floor plate exceed 10,000 square feet in area.
5. Maximum Permitted Building Coverage – 100% for the base of the building and 40% for the tower portion of the building.
6. Required Setbacks:
 - a. Front – Front setback shall match adjoining buildings and the predominant setback of the street, but in no instance shall the sidewalk width be reduced beyond the minimum required by this plan to accommodate the prevailing setback. Commercial uses may be located up to the front property line in order to adjoin the sidewalk. Additional front setbacks may be required in order to meet appropriate sidewalk widths and/or to meet the Design Standards found in Section VII of this Plan.
 - b. Side – Zero required, except as necessary to meet building, fire and safety codes.
 - c. Rear – Zero where no windows are proposed in the building façade, a minimum of 10 feet where windows are proposed, and such additional distance as necessary to meet building, fire and safety codes.
 - d. Minimum distance between tower elements shall be 100 feet.
7. Abutting Luis Munoz Marin Blvd.: A minimum of a 5 foot step back is required at the top of the fourth (4th) story.
8. Parking Requirements
 - a. Residential – Minimum of 0.25 per unit; Maximum of 0.5 per unit
 - b. All other uses – Minimum of Zero; Maximum of 0.5 per 1,000 square feet
 - c. Bicycle Requirements – same as Base Zoning
9. Building Façade and Fenestration
 - a. The side and rear façades of the building base shall be *standard or Norman, non-jumbo* brick or a material that the Planning Board

determines to be consistent with the character of the low rise neighboring properties.

- b. When the side or rear yard setback is 10' from the property line or less, the building base along these façades shall contain recessed brick elements to mimic windows.
- c. All façades of the tower shall be of equal design in detailing and materials.
- d. A significant top, depicted by more than lighting, shall be incorporated into the building tower to provide a unique design element for the community and to allow the tower to be identified at a distance as a beacon and transit oriented building.

L. Community Benefit Bonus on Block 11508: The following development regulations shall apply to development parcels on Block 11508 that meet the criteria listed below:

- *The parcel must encompass the entire frontage along Marin Boulevard;*
- *The parcel must consist of at least 25,000 square feet; and*
- *The proposed development of the parcel must include a landscaped open-space area at the corner of Bay Street and Marin Boulevard within the parcel boundary. It shall contain public amenities such as; but not limited to, a tree bosque, seating, bike racks, perennial and annual planting beds, and be at least 3,000 square feet in size. Said open-space shall be at or close to street level and open to the public, but shall be maintained by the developer or owner of the development parcel.*
- *Windowed bays encompassing a minimum of 75% of the first floor façade are required along the frontage of the open space plaza and Luis Munoz Marin Boulevard. The windows must retain open views into the retail space and shall not be blocked by any permanent or temporary structure such as; but not limited to, display case, freezer, furniture, signage, shelving, etc.*

1. Bonus Requirements –

- a. *Projects that meet the above bonus criteria are eligible to receive additional bonus dwelling units above the base density permitted by the Redevelopment Plan based on a Community Benefit donation to the City at the rate beginning at \$10,000 per additional dwelling unit.*
- b. *The maximum permitted unit count shall be limited by the dwelling unit size and building bulk and design requirements specified below.*
- c. *The required bonus payment shall be made in two installments; fifty percent (50%) prior to the issuance of any building permit for the approved project and fifty percent (50%) prior to the issuance of any certificate of occupancy for the project.*
- d. *Moneys designated to provide affordable housing shall be deposited into the City's Affordable Housing Trust Fund.*
- e. *Moneys designated for improvements to the Newark Avenue Shopping District and/or the acquisition and improvement of public open space shall be deposited in a separate dedicated municipal account to be*

established for the exclusive purpose of providing these improvements as approved by the Municipal Council of the City of Jersey City.

- f. The \$10,000/bonus unit payment amount shall increase annually based on the published percentage increase of the Consumer Price Index, for the prior year beginning on January 1, 2016. Specifically, the CPI for urban wage earners and clerical workers in the North Eastern United States (New York-Northern New Jersey-Long Island, NY-NJ-CT-PA). In the event of a decline of this CPI, the contribution amount shall not decrease.*
- 2. Permitted and Accessory Uses –Same as Base Zoning Standards of Section VIII*
- 3. Minimum Dwelling Unit Size – Same as Base Zoning Standards of Section VIII*
- 4. Permitted Height:*
 - a. Maximum Base Height: 80 feet*
 - b. Maximum Tower Height: 375 feet , (inclusive of the base height)*
 - c. Additional Height Requirements: Buildings built pursuant to this bonus shall also be permitted two additional residential stories above the permitted height, provided that they are set back at least ten (10) feet from the front façade and the total height of the building is not increased by more than twenty (20) feet above the permitted height.*
- 5. Tower Dimensions and Location - The maximum floor plate of the tower shall not exceed 11,000 square feet in area. The tower shall be situated on the Northeastern portion of the site.*
- 6. Maximum Permitted Building Coverage - 90% for the base of the building and 40% for the tower portion of the building.*
- 7. Required Setbacks and Step-backs:*
 - a. Street Lines – The setback shall be as required in order to meet the appropriate sidewalk widths and/or Design Standards found in Section VII of this Plan.*
 - b. Interior Lot Lines – Zero for the base of the building up to the top of the sixth floor. Floors within the base above the sixth floor shall be setback a minimum of 10 feet and contain over 50% glazing and a green roof or landscaped outdoor terrace.*
 - c. Abutting the Marin Boulevard Street Line – A minimum of a 7 foot step-back is required at the top of the fifth (5th) story.*
 - d. Minimum distance between tower elements located on or off the subject site shall be 100 feet.*

8. *Parking Requirements:*

- a. Residential – Minimum of 0.25 per unit, Maximum of 0.5 per unit.*
- b. All other uses – Minimum of Zero, Maximum of 0.5 per 1,000 sq. ft.*

9. *Building Façade & Fenestration*

- a. The primary materials used on the facades of the building base shall be standard or Norman, non-jumbo brick or a material that the Planning Board determines to be consistent with the character of the low rise neighboring properties, however, concrete block, EIFS or other cementations concrete material are prohibited.*
- b. Where the façade of the building base along the interior property lines cannot contain windows or only limited glazing, these facades shall contain recessed design elements to mimic windows and provide architectural interest.*
- c. Any Blank walls may also employ the use of public art or a mural on the interior lot line walls of the building.*
- d. All facades of the building shall be of equal design in detailing and materials. An exception may be requested for the façade treatment where a mural will be placed at the time of site plan application.*
- e. A significant top, (depicted by more than lighting) shall be incorporated into the building tower to provide a unique design element in the skyline.*

IX. ACQUISITION PLAN

An Acquisition Plan is provided on Map 4 entitled, Morgan/Grove/ Marin (MGM) Redevelopment Plan Acquisition Map.

X. RELOCATION PLAN

There is expected to be only very limited acquisition of occupied properties by the municipality or redevelopment agency. Nonetheless, should relocation of persons or businesses become necessary, the process of relocating the affected persons and businesses will receive the careful attention of local officials and the Jersey City Redevelopment Agency, and be conducted in accordance with the requirements of all applicable Federal, State and Local laws.

XI. CIRCULATION PLAN

- 1. It is the intent of this Circulation Plan to provide a street layout for the Redevelopment Area which is adequate to meet the circulation needs of the Redevelopment Area in terms of vehicular traffic and pedestrian volume, while at the same time recognizing that it is a primary purpose of this Redevelopment Plan to promote the principles of a “Transit

Village”. That is; to provide pedestrian friendly streets and public rights-of-way, to minimize automobile use by maximizing the appeal of mass transit and to encourage reduced parking and shared use parking solutions.

2. All streets and rights of way within the Redevelopment Area shall remain open to the public. The configuration of all streets within the Redevelopment Area is expected to remain as it is. To the greatest extent practical, all streets should provide on street parking on both sides of the street unless restricted by local ordinance.
3. Sidewalk areas must be provided on both sides of the street and shall be properly sized for the safe and convenient movement of pedestrians through and around the Area, taking into consideration the character of the adjoining area. In general, sidewalks serving commercial areas should be wider than those serving residential uses. Sidewalks on busier, wider streets such as Marin Boulevard and Grove Street should be wider than sidewalks on the side streets in the Redevelopment Area.

II. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this Plan.
- C. The Plan has given proposed land uses and building requirements for the Redevelopment Area.
- D. The Acquisition Map and Acquisition Plan (Section IX), which are a part of this Plan, indicate all property to be acquired as a result of this Plan.
- E. The Plan is in general compliance with the Jersey City Master Plan and the Master Plan of the County of Hudson. It is not contrary to the goals and objectives of the Jersey City Master Plan. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land.
- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the Redevelopment Area covered by this Plan as a Redevelopment Area, and all underlying zoning will be voided.

XIII. PROCEDURE FOR AMENDING THE PLAN

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A fee of five thousand dollars (\$5,000), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan. If there is a designated developer, as provided for under NJSA 40A: 12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all costs.

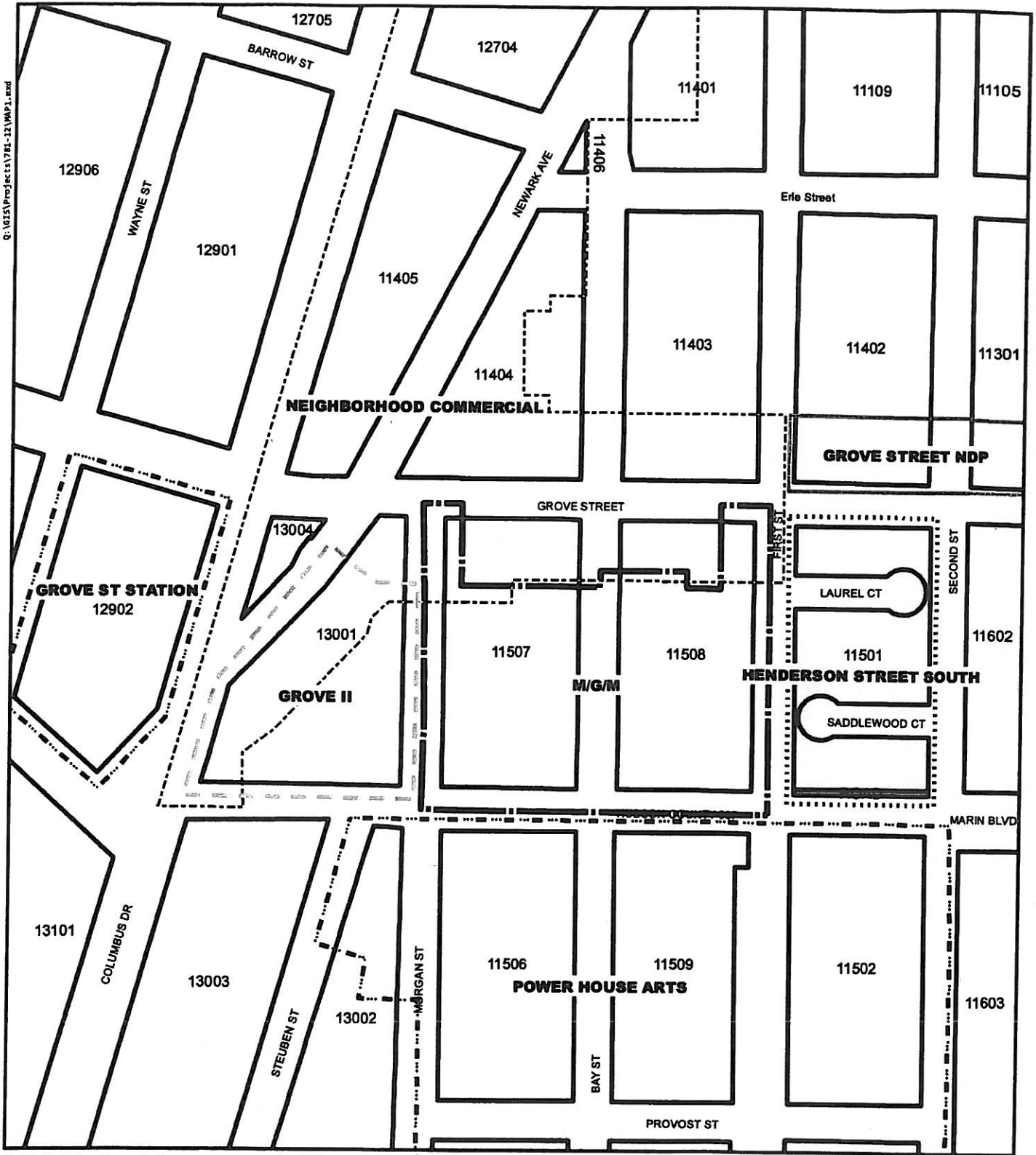
- B. No amendment to this Plan shall be approved without the review and recommendation of the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.

XIV MAPS

Amend Map 3 - MGM Redevelopment Plan - Permitted Height to change a portion of District (C) to District (A) and amend the District (C) note to read as follows: "All buildings and structures must maintain their existing height"

A proposed map is provided, Revised: March 2015

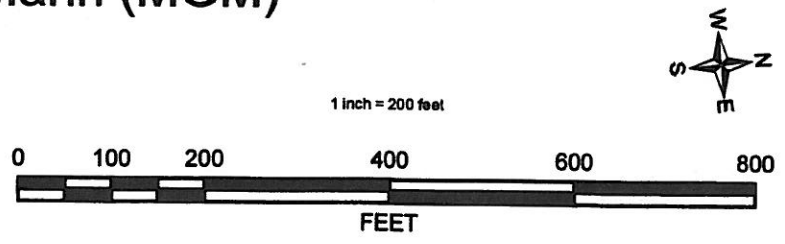
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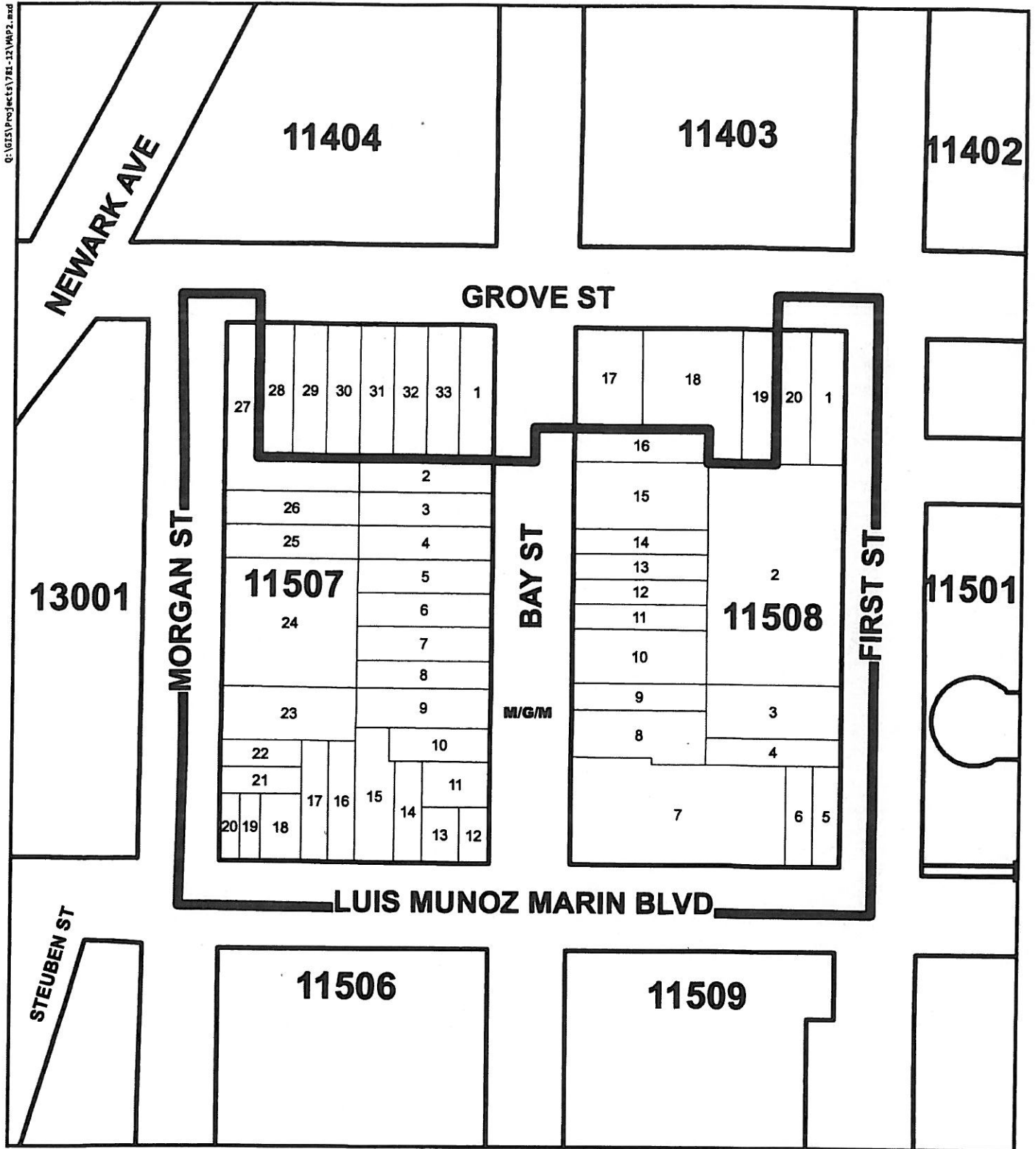


MAP 1: Morgan / Grove / Marin (MGM)
Local Area

Revised: May 2013

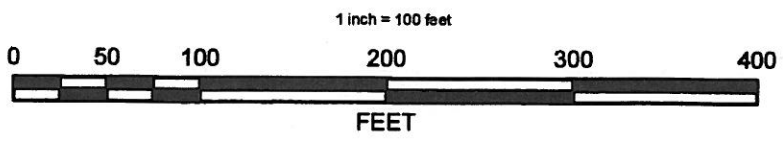
1 inch = 200 feet

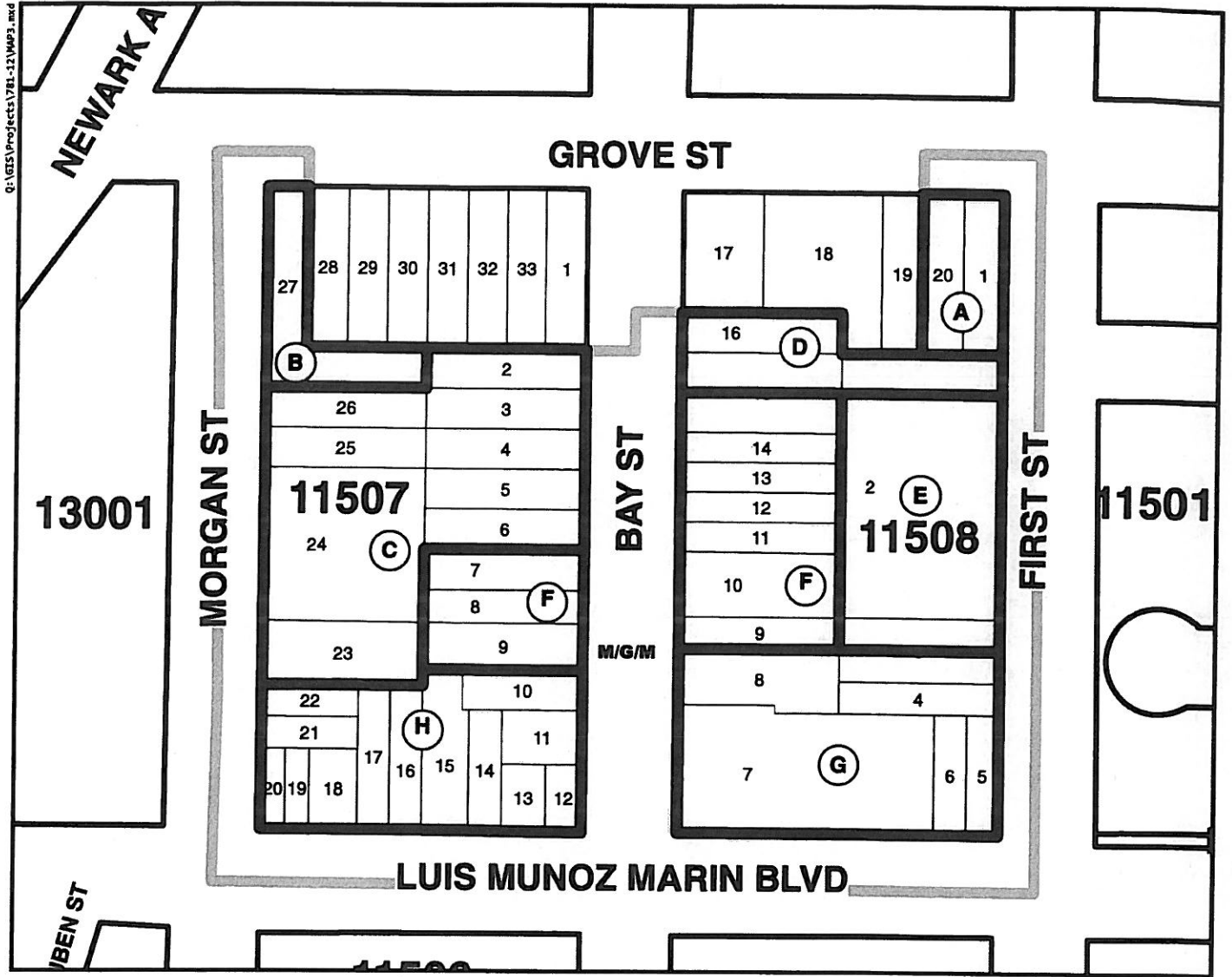




MAP 2: Morgan / Grove / Marin (MGM) Redevelopment Plan Boundary Map

Revised: May 2013

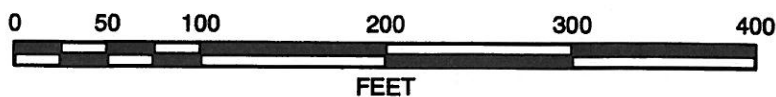




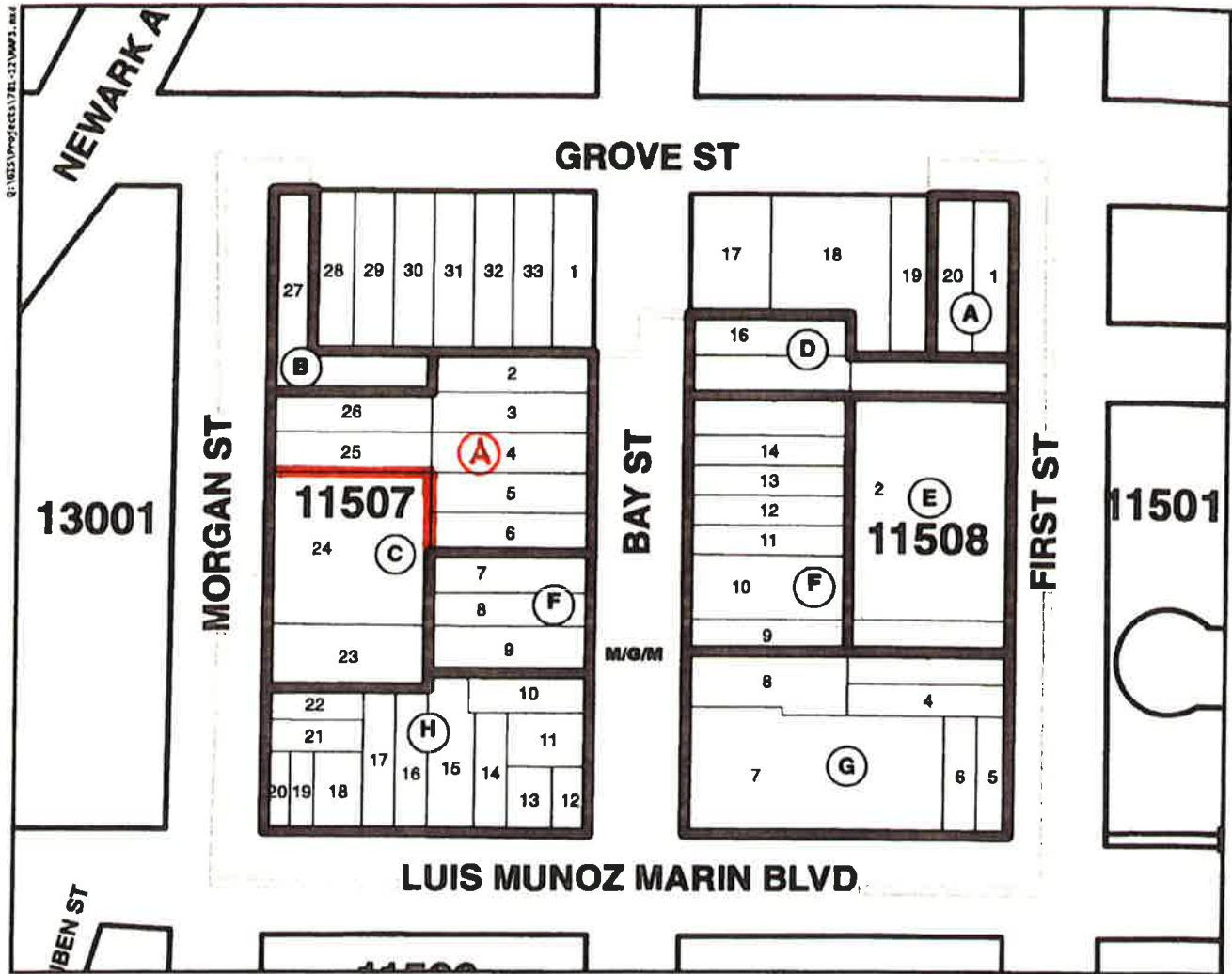
MAP 3: Morgan / Grove / Marin (MGM)

Revised: May 2013

MGM Redevelopment Plan - Permitted Height	
Sub-District	Maximum Permitted Height <i>(Also refer to Section VIII.E.1 for Additional Height Regulations)</i>
A	Four (4) stories to match adjoining buildings on Grove Street
B	As regulated by the Board of Adjustment Site Plan and Variance Approval
C	Renovation District. All buildings must maintain their existing height. New construction on Lot 5
D	Six (6) stories and sixty-five (65) feet.
E	Eight (8) stories and eighty (80) feet.
F	Eight (8) stories and eighty (80) feet, plus setback residential floors pursuant to Section VIII.1.b
G	Nine (9) stories and ninety (90) feet, plus setback residential floors pursuant to Section VII.1.b
H	Ten (10) stories and one hundred (100) feet, plus setback residential floors pursuant to Section VII.1.b



1 Inch = 100 feet



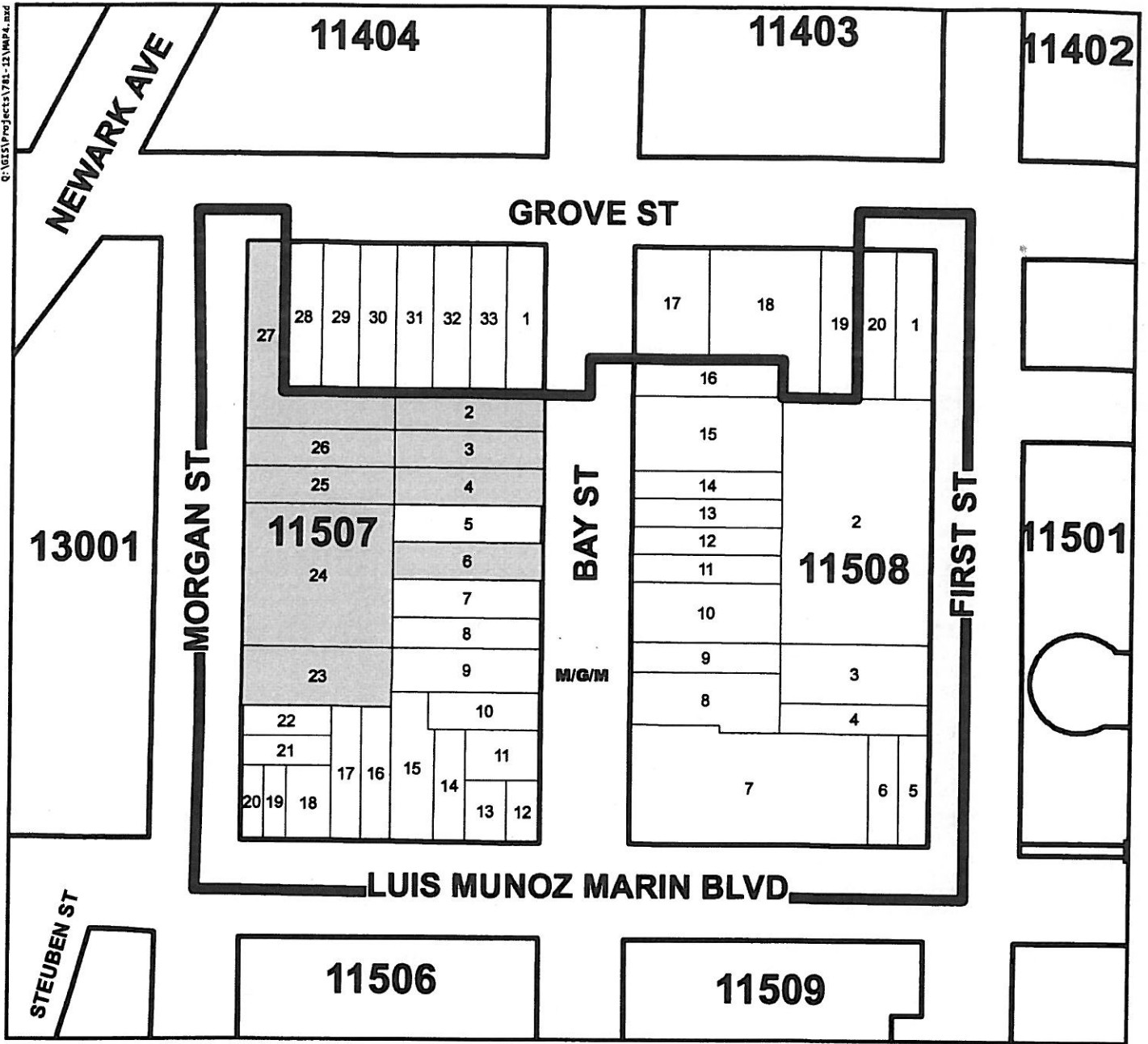
MAP 3: Morgan / Grove / Marin (MGM)

Revised: ~~May 2013~~ March 2015

MGM Redevelopment Plan - Permitted Height	
Sub-District	Maximum Permitted Height <i>(Also refer to Section VIII.E.1 for Additional Height Regulations)</i>
A	Four (4) stories to match adjoining buildings on Grove Street
B	As regulated by the Board of Adjustment Site Plan and Variance Approval
C	Renovation District. All buildings must maintain their existing height. New construction on Lot 5
D	Six (6) stories and sixty-five (65) feet.
E	Eight (8) stories and eighty (80) feet.
F	Eight (8) stories and eighty (80) feet, plus setback residential floors pursuant to Section VIII.1.b
G	Nine (9) stories and ninety (90) feet, plus setback residential floors pursuant to Section VII.1.b
H	Ten (10) stories and one hundred (100) feet, plus setback residential floors pursuant to Section VII.1.b



1 inch = 100 feet



MAP 4: Morgan / Grove / Marin (MGM) Redevelopment Plan Acquisition Map

Revised: May 2013



 Properties NOT TO BE ACQUIRED

