



NJIT Campus Gateway Redevelopment Plan

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Introduction

The Campus Gateway Redevelopment Plan is a focused plan intended to provide a redevelopment strategy for the neighborhood immediately adjacent to the campus of the New Jersey Institute of Technology (NJIT). The University Heights area, as its name implies, is home to several institutions of higher education, but also has a diverse mix of medical and religious institutions, businesses, and a high level of residential involvement. Integral to the planning process was an extensive outreach survey and numerous meetings, particularly through the Historic James Street Commons Neighborhood Association with the major stakeholders and abutters identified by NJIT. Each stakeholder has their own interests and priorities; however, they all have a common goal, i.e., to generate investment in and excitement about the neighborhood in which they live and work.

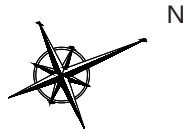
The Gateway referred to in the title of the Plan can be understood loosely as one that will promote connectivity among the neighborhood's major stakeholders and residents. Rather than dividing, a gateway promotes openness and accessibility. NJIT is seeking to engage the neighborhood and combine forces with the major stakeholders to develop an "urban living environment." To this end, the redevelopment plan addresses the properties on or near Martin Luther King Jr. Boulevard, generally between Central Avenue and Orange Street. At both of these intersections, five minutes on foot from one another, the Plan creates new public open spaces, suitable for active and passive uses, framed by both new and existing buildings. In this Plan, a destination is created not only in one place, but along two blocks of Martin Luther King Jr. Boulevard.

A separate site addressed in the redevelopment plan is located on the southwest corner of NJIT's campus. This is designated for a Greek Village, a place that would provide new row houses for all the sororities and fraternities currently in row houses on or near Martin Luther King Jr. Boulevard. These row houses would form one edge of an open space dedicated to NJIT student life. At the westernmost corner of the site, an opportunity exists to build a signature' academic building, to act as another gateway, giving those entering from the west a sense of arrival.

The Plan sought not only to create a density of building around these new open spaces, but also a density of use. Whether in the morning or evening, during the week or on the weekend, when a person arrives, they would enter a space abundant with pedestrian activity. The means to encourage this activity is to create a mixed-use neighborhood. Conceptually, this calls for retail space at street-level with a variety of uses above. In the Plan, these uses include residential, commercial and larger-format retail. For those who live and work in the neighborhood, this mix of uses contributes to the quality of life, and for the visitor it fosters a memorable experience. The somewhat intangible objective is to make a place where people will want to come back to again and again.

By advancing this redevelopment plan, NJIT continues to make strong ties outside its campus borders and is dedicated to the economic development both within Newark and throughout the region.

1.1: NJIT Campus Gateway Redevelopment Plan



Purpose and Statutory Basis for NJIT Campus Gateway Redevelopment Plan

This Plan embodies the city's desire to invigorate University Heights (with a focus on the James Street Commons area), to promote connectivity amongst the neighborhood's major stakeholders, and to promote the principles of smart growth and sound planning. Adopting this Plan will serve as the catalyst to create a 24-hour mixed-use neighborhood with enviable access to mass transit and the City's public institutions. The flexibility of the Plan allows for cohesiveness and connectivity with other redevelopment initiatives currently in the planning stages surrounding the Redevelopment Area (the "Area").

The goals of the Plan are to create a cohesive zoning scheme that encourages the adaptive reuse and renovation of the Area's varied structures, as well as the replacement of stale corridors with vibrant new structures that enhance the architecturally significant improvements already taking place. Further, the Plan seeks to create appropriate densities so as to mesh with surrounding neighborhoods as well as support NJIT's university infrastructure. The Plan also creates reasonable zoning regulations that will encourage private developers to partner with NJIT to meet the Plan's goals.

The Redevelopment Objectives are similar to those in the City's "Living Downtown Plan," approved by the Central Planning Board on June 9, 2008:

1. Eliminate the need for redevelopers to obtain variances to renovate and adaptively reuse the Area's building stock.
2. Eliminate parking and yard setback requirements that hinder development, and create sufficient parking for particular uses.
3. Provide a streamlined project review process.
4. Provide appropriate land-use regulations to promote vibrant street-level retail and entertainment activity, as well as promote integration between the university and the surrounding neighborhoods.
5. Enhance urban design quality in University Heights.

The proposed Area consists of approximately 23 acres and is composed of two separate sites. The smaller site consists of two parking lots owned by NJIT located on the southwestern portion of their campus. The larger site, irregularly shaped, is generally bounded by Bleeker Street and Central Avenue to the south, to the west by Lock Street and Summit Street along the border of land owned by the Newark Housing Authority, Orange Street to the north, and University Avenue and Burnett Street to the east.

The Area consists of 230 lots, and is a mix of residential, commercial and institutional property. The residential uses are generally older brownstone structures or dormitory buildings. The commercial properties are often neighborhood-oriented retail with the exception of the St. Michael's Hospital complex. There are smaller storage and warehouse buildings located within the Area as well. Institutional uses include buildings and parking areas owned by NJIT. The list of the Block and Lot numbers are as follows:

MLK Gateway

Block 43, Lots 1, 4, 10, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 46, 48, 50, 51, 52, 60, 61;

Block 2857, Lots 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30;

Block 2858, Lots 1, 2, 10, 12, 14, 15, 16, 18, 20, 23, 43, 45, 50;

University Park

Block 372, Lots 1, 5, 6, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 22, 24;

Block 384, Lot 1;

Block 2828, Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 37, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58, 59, 60, 61;

Block 2830, Lot 1;

Block 2831, lots 3, 5, 6, 13, 18;

Greek Village

Block 389, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 32, 33, 34, 36, 46, 47, 48, 49, 51, 53;

St. Michael's

Block 40, Lots 1, 2, 3.01, 3.02, 4.01, 4.02, 5, 6, 7.01, 7.02, 8.01, 8.02, 9, 10.01, 10.02, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 25, 32, 35, 36, 37, 38, 42, 47, 48, 52.01, 52.02, 53;

Block 41, Lots 1, 3, 32, 33, 34, 35, 36, 62, 65, 66, 69, 70, 72; and

Block 42, Lot 44

The statutory basis for the Plan is based upon the City of Newark's designation of the entire municipality as an "Area In Need of Rehabilitation" pursuant to N.J.S.A. § 40A:12A-1 et seq. by Resolution Number 7RDO (AS), dated June 15, 2005.

Property Acquisition

The Area is comprised of a mix of uses, including commercial use and vacant land, underutilized properties and incompatible industrial land uses. It is important that the Area be redeveloped in a comprehensive manner that accommodates and preserves any conforming and desirable land

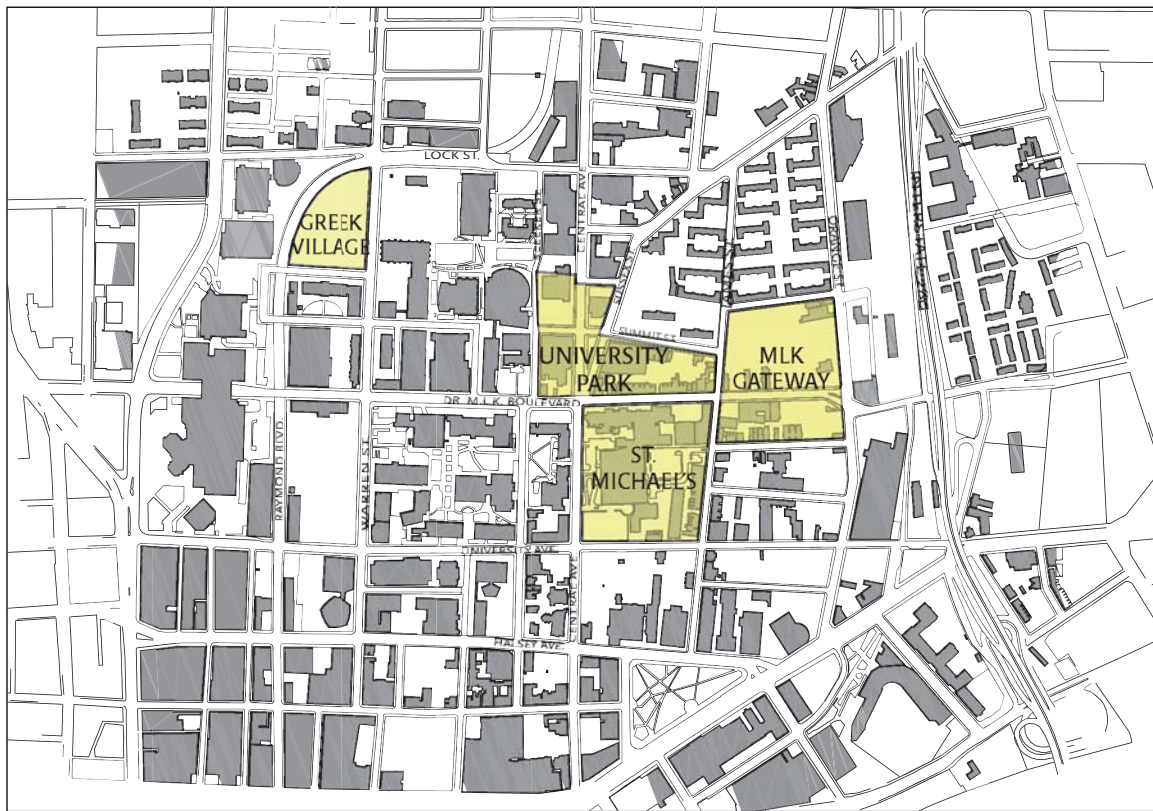
uses. At the same time, it is important that incompatible land uses, vacant land, underutilized property, dilapidated buildings, unsafe conditions and other impediments to proper development be removed in an orderly, planned, and phased manner.

At this time, it is anticipated that any property to be acquired within the Area will be purchased and assembled by non-municipal development interests. Municipal acquisition by eminent domain will not be pursued.

Relocation Proposals

In accordance with the requirements of state law, the required amount of occupant relocation necessary to implement this Plan should be minimal. Should occupant relocation be necessary, the City of Newark will provide all displaced tenants and landowners with the appropriate relocation assistance pursuant to all applicable federal and state laws as of the date of passage of this Plan by the Newark Municipal Council.

2.1: Proposed Zoning Map



Challenges to NJIT Campus Gateway Redevelopment Plan

Physical Context

As the Broad Street Station/University Heights District began to decline in the 1980s, buildings were replaced by surface parking lots to accommodate commuters from the suburbs to the academic institutions and Saint Michael's Hospital. Surface parking lots, non-pedestrian-friendly streets, and boarded-up buildings are prominent features in the District today. In addition to the decline of the existing urban fabric, there has been no new construction or development in the last half-century. Currently, there are almost no retail, entertainment or housing opportunities, and there is little pedestrian activity within the Area, despite the large daytime student and faculty population.

Although the multiple institutions of higher learning attract over 30,000 students and faculty to the district each day, there currently exists no reason for this population to stay in the district beyond regular daytime hours. The existing retail options adjacent to the urban campuses do not currently offer the diversity of products needed to attract and retain the institutional commuter population.

The plan area is currently well-served by mass transit and has relatively short walking distances to both the Warren Street and the Broad Street stations. However, the perception of danger and the lack of investment in the public realm have contributed to the under-utilization of the public transit system and the reliance on cars as the primary mode of transportation.

The following summarizes the key critical challenges to revitalization:

Environmental Challenges

- Excessive surface parking lots
- Vacant and underutilized buildings
- Building façades in need of repair
- Lack of retail and entertainment venues
- Lack of residential uses
- Concerns about safety

Regulatory Challenges

- Disincentives to upper-floor use and residential conversions
- Lack of unified urban design standards for buildings and the public realm
- Parking and setback requirements in current zoning that are difficult to achieve and often unnecessary
- Historic lack of comprehensive vision and commitment to revitalization

Regulatory Framework

While financial and market conditions played an important role in shaping the current regulatory framework, zoning and site plan regulations have also been instrumental in shaping both the positive and negative aspects of Downtown Newark's landscape.

The extensive requirements for site plan review hearings for building rehabilitation projects create additional challenges when developers desire to convert former commercial spaces into residential units. The review process takes several months and requires redevelopers to incur additional costs for attorneys and design professionals. This Plan seeks to substantially reduce or eliminate these regulatory challenges.

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Vision for NJIT Campus Gateway Redevelopment Plan

The “Gateway,” as stated earlier in this Plan, in the title of this redevelopment plan can be understood loosely as a gateway to promote connectivity among the neighborhood’s major stakeholders and residents. Rather than separating or dividing, a gateway promotes openness and accessibility. NJIT sought to engage the neighborhood and combine forces with the major stakeholders to develop an “urban living environment.” The Plan is based on a vision for the district that establishes obtainable goals and implements them through specific urban design principles and strategic development opportunities.

Goals for the NJIT Campus Gateway Redevelopment Plan

1. Encourage the creation of a mixed-use district filled with activity 24 hours a day, seven days a week
2. Improve the image of the district by promoting and implementing design excellence and sustainability in its buildings and the public realm
3. Promote the restoration and adaptive reuse of the district’s historic buildings wherever possible.
4. Attract new residents and encourage the creation of a variety of new housing opportunities, including additional student housing.
5. Reduce the dependence on cars and increase usage of public, pedestrian and bicycle transit
6. Promote an image of safety and vibrancy
7. Invest in the public realm

NJIT Campus Gateway Design Principles:

The Plan will reposition University Heights District as a 24/7 center for urban living, academic, culture and commerce by pursuing the following guiding urban design principles. To achieve its goals, the Plan encourages the following design principles:

1. Protect and enhance historic structures wherever possible
2. Create a variety of new residential opportunities
3. Enhance retail and entertainment opportunities
4. Promote public transit
5. Promote vibrant, walkable, and active streets
6. Promote sustainable development

Design Vision

The design vision for the NJIT Gateway Development plan is based on four distinct areas of development each of which are highlighted below. Even though each of the development areas are distinct proposals and the specific forms are generalized the intent of each of the areas is to facilitate achievable sized development opportunities which reinforce the goals and objectives of the entire NJIT Gateway Redevelopment Plan.

4.1: NJIT Campus Gateway Redevelopment Plan



1. MLK Gateway

The greatest opportunity for a large-scale intervention exists on the site of the St. Michael's staff parking lot. Included within the Plan, the following existing buildings should be preserved: 1) the three-story corner retail building at the intersection of James Street and Martin Luther King Jr. Boulevard, and 2) the former Fire Station currently owned by Theta Chi Fraternity. Both buildings are of historic or neighborhood value and their inclusion would maintain familiar 'faces' in the area. The remaining few buildings do not appear to warrant saving.

With this large parcel, located at the northern end of Martin Luther King Jr. Boulevard and near Interstate 280 and Broad Street Station, the opportunity exists to create an anchor of neighborhood retail and a northern gateway to the University Heights District. The key component for this plan is a large, multi-level parking structure, entered off either end of an extended Summit Street (to minimize its large scale, liner housing is proposed built on either end of the garage). Pedestrians would exit, cross Summit Street (a narrow, controlled service road) and be given the option of entering a grocery store, a theater (or gym/wellness center), or descending the monumental exterior stairs to Martin Luther King Jr. Boulevard. These stairs are an outside space good for, by way of example, relaxing, conversation, lunching or reading. This two-level approach to the site overcomes the challenge of the considerable twenty-foot grade change from Summit Street down to Martin Luther King Jr. Boulevard. Retail shops would be located on the ground floor along Martin Luther King Jr. Boulevard, with a larger-scale drugstore anchoring the northern corner (in Building B). The former Fire Station would be rehabilitated into retail use, possibly for use as a restaurant.

Across the street, the NJIT Business Incubator building would be preserved and renovated into retail uses at grade with residential dwelling units above. Also on that eastern side of Martin Luther King Jr. Boulevard, the Plan proposes two new buildings, programmed as residential over ground-level retail. Activating Martin Luther King Jr. Boulevard on this northern end requires eliminating the surface lots that currently face onto it. Building upon one such lot owned by the Mormon Church would require substituting those displaced spaces within the large parking structure. By defining a continuous street-edge boundary, a greater sense of gateway and arrival would be experienced.

Although the retail program identified is hypothetical, the proposed mix of tenants is based on the extensive survey conducted within the community and local market conditions. The proposed building footprints have the capacity to serve many types of retailers. An important requirement is to have retail space located on both sides of Martin Luther King Jr. Boulevard. This basic tenet that retailers face one another across a street, is critical to their success. And, if additional market studies verify the demand for housing within the University Heights neighborhood, the Gateway site has significant capacity to include housing above the retail component.

4.2: MLK Gateway



2. University Park

At the intersection of Central Avenue and Martin Luther King Jr. Boulevard, an almost invisible public open space currently exists. Sussex Avenue (along with Central Avenue and Summit Street) borders that open space and is a one-way street in the north-westerly direction. With the consent from the appropriate city agencies, the Plan presented proposes that Sussex Avenue, between Martin Luther King Jr. Boulevard and Summit Street, be closed to vehicular traffic and re-made into a pedestrian-only park (while maintaining access to existing utilities buried under the street). The former car dealership building, located at block 2828, lots 35 and 37, which faces onto Sussex Avenue would be renovated into retail uses, and the finely detailed glazed tile façade preserved. Here, restaurant uses would be encouraged, allowing tables and chairs to spill out onto a new public open space. The adjacent existing buildings on the northern edge of this new Park would be adapted to have ground floor retail uses with housing on the upper floors. Buffered from traffic noise by extensive planting and perhaps a water feature, this park would create a place for congregation, rest, and play.

Across Central Avenue, Mueller's flower wholesaler, which has a large presence on the block, would be relocated to a site elsewhere but nearby, addressing a concern of theirs for maintaining important local business ties. The entire block would then be demolished, with the exception of the row house owned by the Sigma Pi Fraternity. This building would be renovated for potential academic use on the upper floors and ground floor retail uses. The bulk of the site would be transformed into a hotel and conference center with ground level retail, which rises along Central Avenue until it reaches to Summit Street. Both the conference center and hotel would have their main entrances on Central Avenue, ensuring good visibility from downtown and the newly created public park.

To complete the street edges that face onto the triangular park, the buildings on the block defined as west of Summit Street between Central Avenue and Sussex Street, would be demolished and replaced with a residential-over-retail building. As it sits at the top of the site, elevation-wise, it will become a main focus of the space.

Across Summit Street from Mueller's Flower wholesaler, a surface parking lot owned by NJIT is currently reserved for future university growth. To plan for future parking needs (including the existing spaces that would be displaced) the plan shows a conceptual academic building with retail space at the ground level. The Plan also recommends modifying a portion of Bleeker Street as a pedestrian-only street, with vehicular access limited to deliveries and emergency vehicles.

4.3: University Park



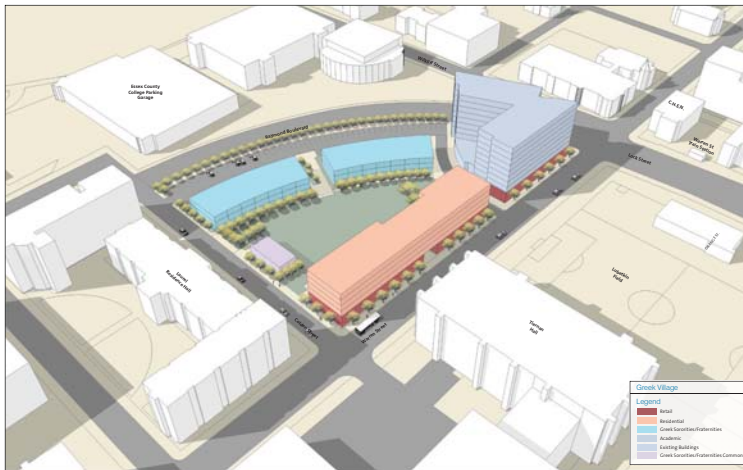
3. Greek Village

The largest as-yet unbuilt parcel owned by NJIT, surface parking lots 16 & 16a, present the opportunity for creating a new location for NJIT's Greek Organization. Relocated from their current location along Martin Luther King Jr. Boulevard, the separate houses would be brought together into new residential buildings designed specifically to accommodate the intended use. Built in typical row house fashion, each Sorority/Fraternity would be separated from the next with a party wall, allowing for the house to create its own identity. The long curving facades would form the southern edge to a proposed new green space. This green space would serve as an extension of their living rooms, and figure prominently in the collective resident student life at NJIT.

A community building built on the eastern edge of the parcel would be reserved for the use by all of NJIT's Greek organizations for larger gatherings, such as alumni reunions. A new student residential building with ground-level retail would form the northern edge of the open space. The back half of the ground level could be dedicated space for those organizations currently without a place to call their own. These organizations could then hang their "letters" over the door, like the sororities/fraternities across the open space.

A substantial amount of space on the parcel would be designated for future academic expansion. The corner of Warren Street, Raymond Boulevard and Lock Street has the potential to act as another gateway to the campus, announcing arrival to both NJIT commuters and visitors. This corner is also a high point elevation-wise on campus, thereby making the location appropriate for a significant structure.

4.4: Greek Village



4. St. Michael's Medical Center

At the corner of Central Avenue and Martin Luther King Jr. Boulevard, the old hospital building, located at block 42, lot 44, from the end of the nineteenth century sits vacant (over one doorway the date 1871 is written, over another 1888). Though in need of rehabilitation, it has fine exterior detailing, and is worth preserving. The Redevelopment Plan recommends that it is adaptively reused as either market rate housing, student housing or offices affiliated with St. Michael's.

On the northwest corner of the site, Mother Schervier Hall and the one-story parking deck would be demolished. Unremarkable in its architecture and difficult to renovate, the hall need not be preserved. In their place a new building would be constructed for hospital uses with ground level retail opening onto Martin Luther King Jr. Boulevard.

Possibly the most important work to be done at St. Michael's would be the evaluation and simplification of the vehicular access. Currently, patients and visitors enter from Central Avenue and are individually directed to the emergency room, the valet parking lot or to the main hospital drop-off zone. This creates a significant queue on Central Avenue, frequently backed-up in both directions. Additionally, there are three other curb-cuts on Central for hospital uses. The Plan proposes reducing the number of access points and thereby simplifying the arrival of patients and visitors.

On Central Avenue and University Boulevard, the Plan proposes a new parking structure for approximately 300 cars. This would meet the anticipated parking need and maintain the patient satisfaction the institution requires for continued success. In order to maintain an active street front, a retail component would be included at the ground floor.

4.5: St. Michael's Medical Center



Status of Existing Redevelopment Plans and other Relevant Plans

Several urban renewal and redevelopment plans cover portions of Downtown Newark and University Heights. These plans remain in effect and continue to guide development of those locations. The NJIT Gateway Plan complements these plans and also encompasses areas excluded from them. It is also flexible enough to merge with other proposed redevelopment initiatives, including those by the Newark Housing Authority and the City of Newark. The NJIT Gateway Plan covers an area that borders or includes property within those plans, specifically:

1. Essex Heights Urban Renewal Plan
2. Newark Colleges Urban Renewal Plan
3. Living Downtown Plan

It is also understood that the City is preparing a comprehensive redevelopment plan for the lands surrounding New Jersey Transit's Broad Street train station. This Plan is designed to be a substantially consistent subset of that initiative.

City of Newark Master Plan.

The NJIT Gateway Plan partially departs from the Land Use Element of the Newark Master Plan, which designates the Area as either S-GEM or S-D. The Plan is fairly consistent with the S-GEM designation for the NJIT Campus, as it encourages flexibility for college institutions to “renovate, alter and expand their facilities.” However, much of the real property located outside of the campus is designated as S-D, which is the Special-Downtown land Use District. This proposed zoning designation contemplates high-intensity office and residential development, including high-rise construction. The NJIT plan proposes less intense uses and, after meetings with neighborhood stakeholders, seeks to limit the height of buildings within certain parts of the Area. Adoption of the Gateway Plan, despite any departures from the Master Plan, is specifically authorized pursuant to N.J.S.A. § 40A:12A-7(d) for the reasons set forth in this document.

State Development and Redevelopment Plan

The NJIT Gateway Plan is consistent with the State Development and Redevelopment Plan. Newark is designated as an Urban Center in the State Plan. The NJIT Plan's goals of reinvigorating the University Heights neighborhood furthers four of the eight goals of the State Plan:

1. Revitalize the state's cities and towns;
2. Conserve natural resources and systems;
3. Promote beneficial economic growth, development and renewal for all residents of New Jersey; and
4. Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.

This Plan supplements the Living Downtown Plan by revitalizing and enhancing a neighborhood just outside downtown with tremendous development potential. It will allow more students to live in Newark, rather than commuting to the City. Further, it encourages and enhances the rehabilitation of existing buildings and the construction of new buildings complementing the existing building

stock. This neighborhood is expected to complement the high-density development featured in the Living Downtown Plan, and provide an alternative urban environment that does not include high-rise construction. Further, the re-energizing of University Heights will make the educational institutions located there more desirable places to study. This enhancement of the institutions will serve to grease a vital engine of the economy of both the city and the region's.

County Master Plan

It has been decades since Essex County updated its Master Plan, and it is therefore not being considered or consulted.

Other Municipalities

This Plan has no common boundaries with any other municipality, and thus is not expected to have a significant impact on any municipality bordering Newark, but for the aforementioned benefits to the regional economy.

Development Regulations

1. A District of Mixed and Diverse Uses

1. A District of Mixed and Diverse Uses

To promote walkable, active streets and 24/7 activity in the University Heights District this plan recommends a diverse mix of appropriate uses, using precedents from enlivened downtown areas across the nation. The following uses are consistent with the above goal and applicable to the NJIT Campus Gateway Redevelopment boundary area:

A. Permitted Uses

Properties and buildings may be designated for the following uses, according to the regulations below. Buildings and properties with a mix of uses are encouraged and permitted.

1. Retail sales of goods
2. Beauty salons, barber shops, and nail salons
3. Restaurants including accessory uses not prohibited in this plan
4. Museums including accessory uses not prohibited in this plan
5. Theaters including accessory uses not prohibited in this plan
6. Art Galleries including accessory uses not prohibited in this plan
7. Bars with sound proofing insulation installed to ensure compliance with local and state noise regulations (maximum 65 decibels at property line) .
8. Night clubs and dance halls with sound proofing insulation installed to ensure compliance with local and state noise regulations (maximum 65 decibels at property line) . Such uses can have customer dancing areas.
9. Building lobbies
10. Hotels and hotel lobbies
11. Retail Banking Institutions (without Drive-thru facilities) other than Check Cashing Establishments
12. Parking garages (ground floor retail requirement on certain streets)
13. Offices
14. Conference facilities
15. Residential
16. Artist studios
17. Live-work spaces that only include permitted uses in this plan
18. Colleges, universities, and educational facilities
19. Fitness and health clubs
20. Health care facilities and services
21. Banquet halls with sound proofing insulation installed to ensure compliance with local and state noise regulations. Such uses can have customer dancing areas.
22. Recording studios with sound proofing insulation installed to ensure compliance with local and state noise regulations with maximum 65 decibels at property line.
23. Parks and Recreation areas including accessory uses not prohibited in this plan

¹ In accordance with Municipal Code 20:3-7

² In accordance with Municipal Code 20:3-7

³ In accordance with Municipal Code 20:3-7

The current zoning allows for some uses that do not promote a walkable, pedestrian-friendly urban environment, and therefore undermine the above goal of this plan. The following is a list of these uses that will now be prohibited in the Central Business District:

B. Prohibited Uses

Properties and buildings may not be used for any of the following uses anywhere in the Plan area:

1. Drive-thru establishments including but not limited to retail or auto establishments with drive-thru service
2. Surface parking lots
3. Sexually oriented businesses
4. Outdoor auto sales
5. Auto repair
6. Billboards
7. Bars, night clubs, and dance halls without noise mitigation measures to ensure compliance with state and local standards (65 decibels at property line).
8. Facilities that provide congregate living arrangements that provide shelter or lodging for profit or charity with or without meals including homeless shelters, rooming houses, hotels without private bathrooms, or halfway houses.
9. Drug or alcohol treatment facilities
10. Check Cashing Establishments not within banks, pharmacies, or grocery stores
11. Pawn Shops and Ammunition Retailers
12. Tattoo/Body Piercing Establishments
13. New construction of detached one- to four-family dwellings
14. Elevated walkways or skyways between buildings and/or parking structures

2. Active Retail Streets

Some developments in the district have not enriched the public realm because they include blank walls, surface parking, and other inactive street uses on retail streets. The plan seeks to strengthen lively, pedestrian-oriented activity throughout the District. The following use standards encourage a continuous, active street wall along MLK Boulevard and Central Avenue that create vibrant storefronts with day and evening uses that promote pedestrian activity on the street.

A. Prohibited Uses for Ground-Floor Frontage along MLK Boulevard and Central Avenue.

The following uses are prohibited along the ground-floor frontage of buildings and properties along MLK Boulevard and Central Avenue.

1. All uses prohibited in the Plan Area
2. Retail Banking ATM and customer service lobbies that are more than 1,000 square feet and have a street frontage of more than 30 feet
3. Parking garages without continuous ground level retail
4. Hotel rooms except for entrance lobbies or pedestrian entryways
5. Offices except for building lobby or pedestrian entryways
6. Conference centers except for the entrance lobbies or pedestrian entryways
7. Residential units except for entrance lobbies or pedestrian entryways
8. Artist working studios except for entrance lobbies or pedestrian entryways
9. Live-work spaces except for the entrance lobbies or pedestrian entryways
10. Banquet halls except for the entrance lobbies or pedestrian entryways
11. Recording studios except for the entrance lobbies or pedestrian entryways

A Retail Strategy that Enlivens all of the District

In addition to and yet distinct from the retail / entertainment identity of MLK Boulevard and Central Avenue, several other local streets in the District have a viable retail potential, and should exercise

the opportunity to promote retail activity. The Plan seeks to enliven all streets within the District by promoting active uses on secondary streets.

Secondary streets will be protected from uses other than active storefronts and public uses. This plan specifically identifies the secondary streets as Warren and Orange Streets.

B. Prohibited Uses for Ground Floor Frontage along Warren and Orange Streets

The following uses are prohibited along the ground-floor frontage of buildings and properties along Warren and Orange Streets:

1. All uses prohibited in the Plan Area.
2. Retail Banking, ATM, and customer service lobbies that are more than 1,000 square feet and have a street frontage of more than 20 feet.
3. Parking garages with less than 65% of the total linear street frontage dedicated to a combination of retail and/or other active ground level uses. Active ground floor uses may include active ancillary spaces related to retail, cultural uses, art galleries or interior display windows that feature public art or retail. Pedestrian and secondary vehicular entryways and exits to and from the garage are considered part of the total street frontage, and are not included in the 65% requirement.
4. Hotels rooms except for entrance lobbies or pedestrian entryways to the hotel.
5. Offices except for building lobby or pedestrian entryways to the office (to be confirmed).
6. Conference centers except for the entrance lobbies.
7. Residential units except for entrance lobbies or pedestrian entryways to the units or common hallway.

3. Eliminating Inappropriate Bulk Requirements

The Plan eliminates bulk requirements currently in zoning that discourage new development that is consistent with and can enhance the dense urban building conditions historically predominant and appropriate to cities.

Bulk Guidelines

The following table shall govern the bulk standards for property improvements in the plan area:

<i>NJIT Campus Gateway Redevelopment Bulk Regulations</i>	
	New Applicable Standard to Plan Area
Min. Lot Size (Subdivision)	10,000 sf
Min. Lot Width/Size for a Multiple Attached Building Development where individual lots are required for each building.	17 feet/1000 sf
Front Setback (All Lot Types)	Zero is minimum and maximum unless the proposed construction is between a pair of buildings with the same setback, in which case, the new construction shall match that setback. However on blocks with 100% new construction a minimum sidewalk dimension of 15 feet six inches shall be provided as measured from the face of curb.
Min. Side Yard	None (unless required by building code), but no new construction may encroach within 3' of the windows or doors of another existing building on another property nor block emergency access to those windows or doors. In cases where a side yard setback is provided regardless of whether such setback is required, the front façade wall shall be the full width of the lot for at least the first 35 feet of building height.
Min. Rear Yard	None (unless required by building code), but no new construction may encroach within 3' of the windows or doors of another existing building on another property nor block emergency access to those windows or doors.
For All Lots; unless otherwise specified below:	For all residential and residential portions of mixed-use buildings a 20 ft rear yard is required. No new construction may encroach within 3 ft of the windows or doors of another existing building on another property nor block emergency access to those windows or doors.
Density (Min. Lot Area/Family)	NA

Note: All properties within the plan area shall be required to provide concealed areas for trash and recycling material storage. Additionally, no loading dock shall be permitted fronting MLK Boulevard, James Street, Central Avenue or Warren Street.

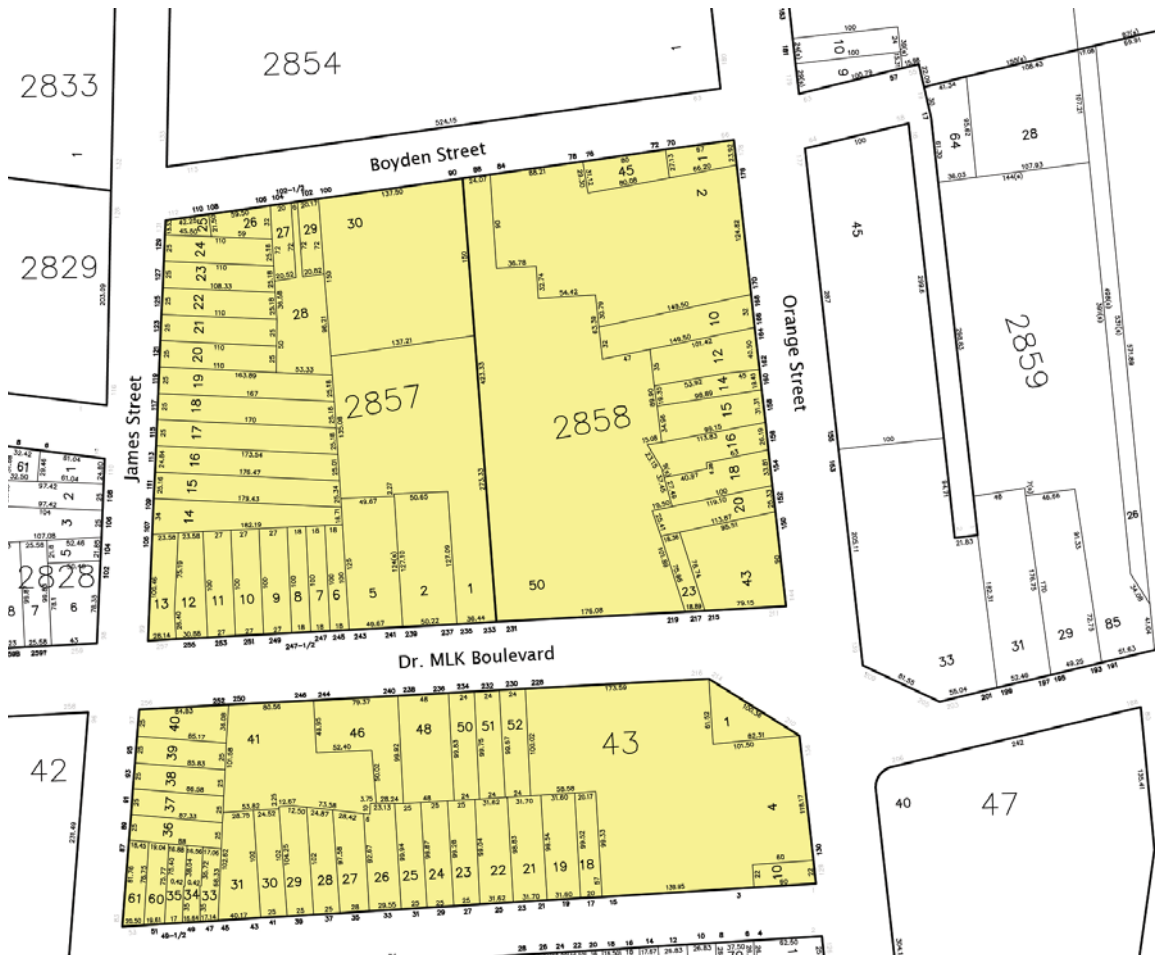
4. Building Heights

These height restrictions are intended to enhance the Districts appeal by protecting its historic fabric while allowing for appropriate scale redevelopment.

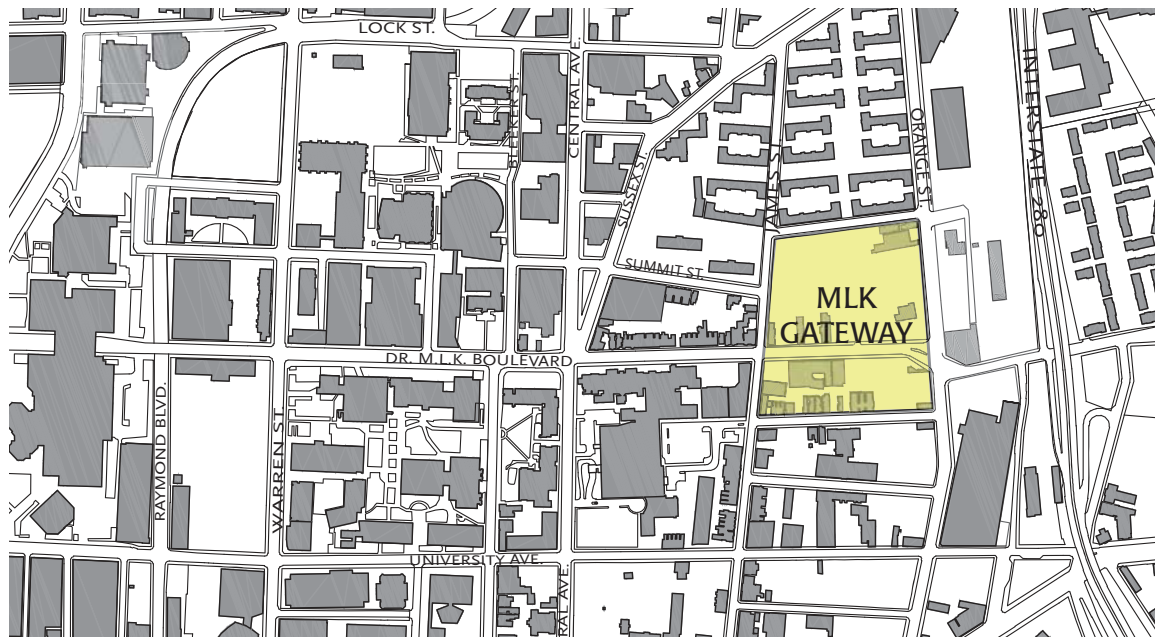
The following table shall govern building heights within the Plan area.

Height Standard	Proposed Regulation
Minimum Allowable Height	A minimum of three stories or 35 feet (whichever is greater) shall be required for all new construction at front yard setback line
Maximum Allowable Height MLK Gateway Zone - St. Michael's Zone - University Park Zone - Greek Village Zone -	Per Zone Classification below Eighty Feet - New construction shall have a 10 foot setback line at the floor plate of the building that is nearest to 60 feet above grade. All property fronting on James Street shall be limited to Sixty feet with a 10 foot setback line at the floor plate of the building that is nearest to 40 feet Sixty Feet or equal to height of predominate cornice line of existing 1871 / 1888 (Old St. Michael's Hospital) In-fill buildings less than 30 feet wide between existing row houses shall have a 10 foot setback above the predominate cornice line of the adjacent existing structures. Eighty Feet Eighty Feet – Prevailing building height fronting Warren Street. One Hundred and Twenty Feet – Gateway building fronting Raymond Street and Warren Street.
Minimum Ground Level Floor-to-Floor Height	A minimum ground floor height of 16 feet floor-to-floor shall be required on MLK Boulevard, Central Avenue, Orange Street and Warren Street. This requirement shall only apply to new construction.
Additions to the Existing Buildings in Historic Districts	For new additions to existing buildings shall have a minimum 10 feet setback from streetfacing cornice line of the existing structure.
Rooftop Mechanical Equipment (New Construction and Renovation of Existing Buildings)	All mechanical equipment, stairways, and elevator penthouses to be provided on the roof of a building or structure are to be set back from all prevailing exterior walls a distance at least equal to its height above the parapet/ cornice line of the building. . For buildings less than 60 feet tall, the setback shall apply to only street-facing exterior walls.

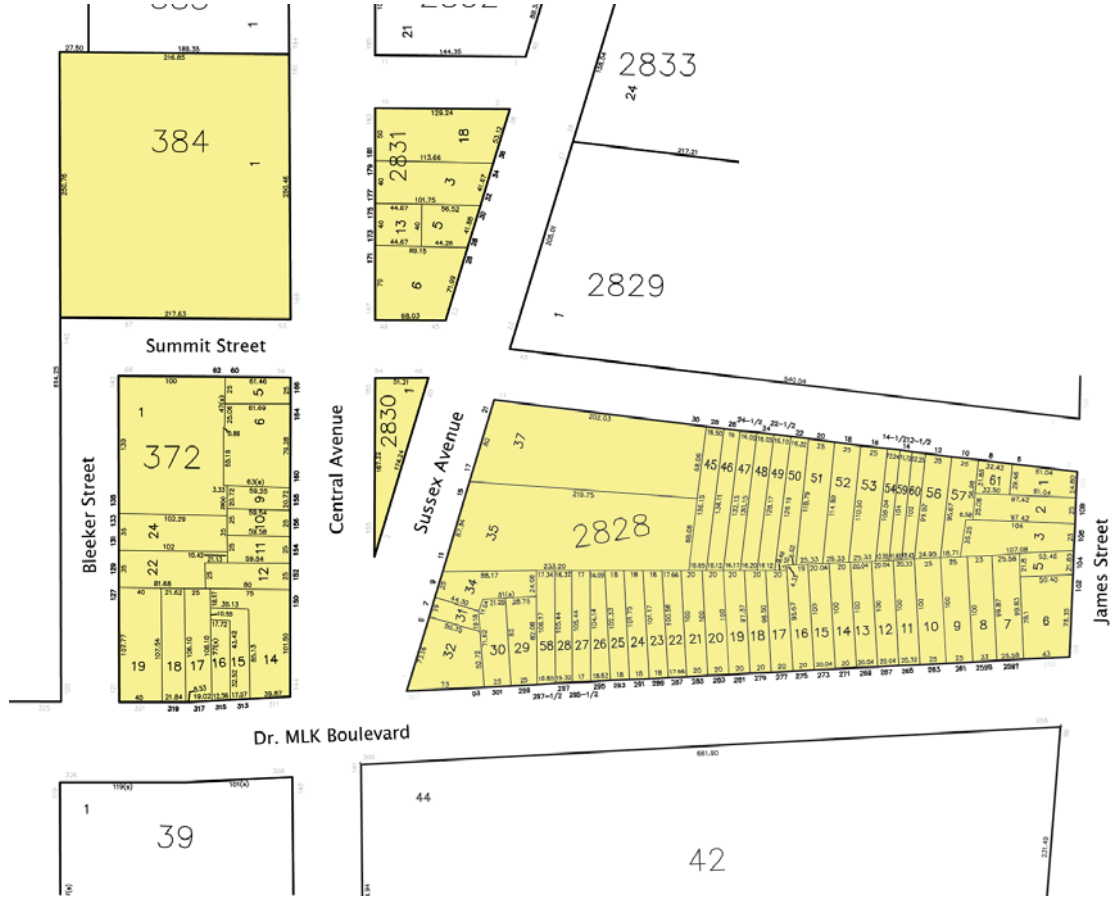
6.1: MLK Gateway Zone



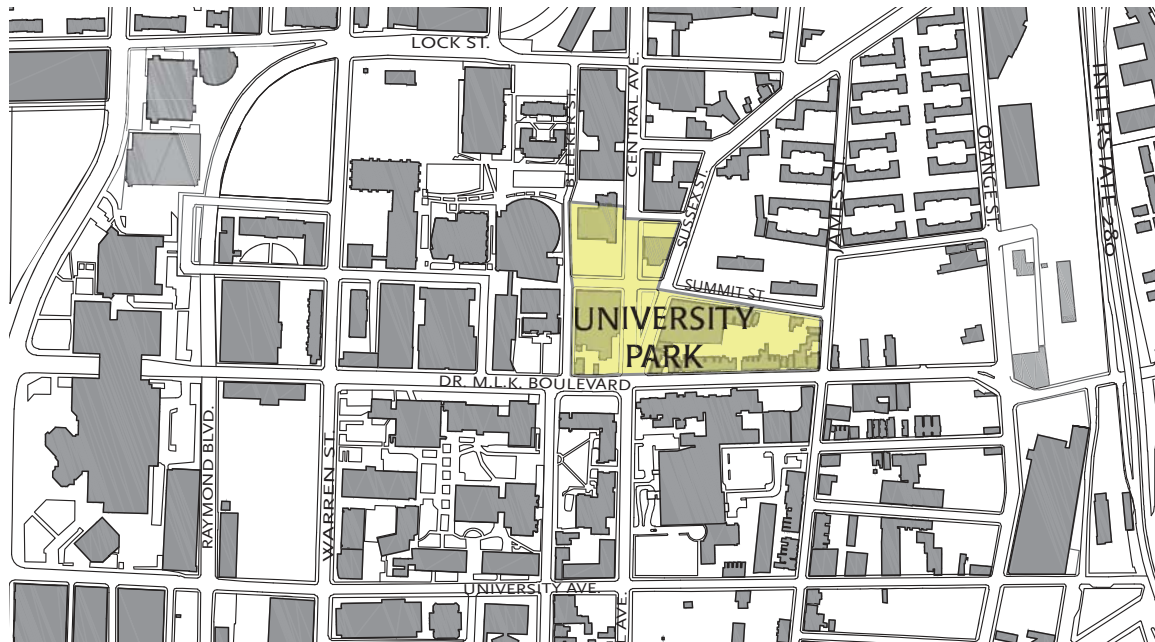
6.2: MLK Gateway in site



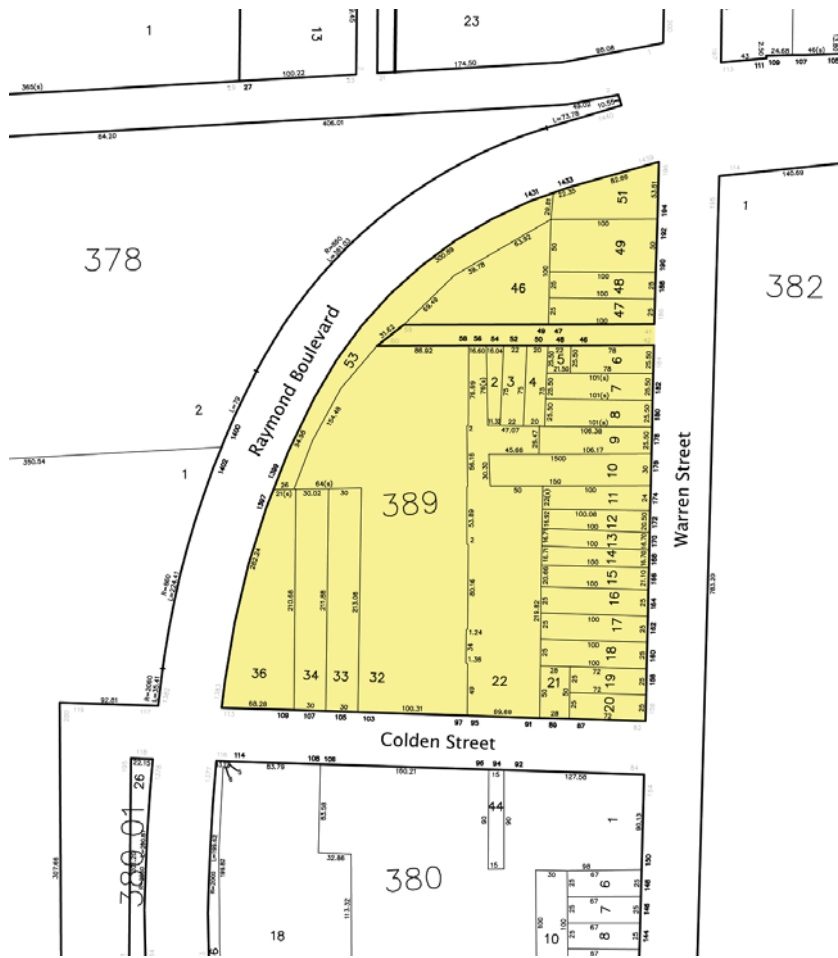
6.3: University Park Zone



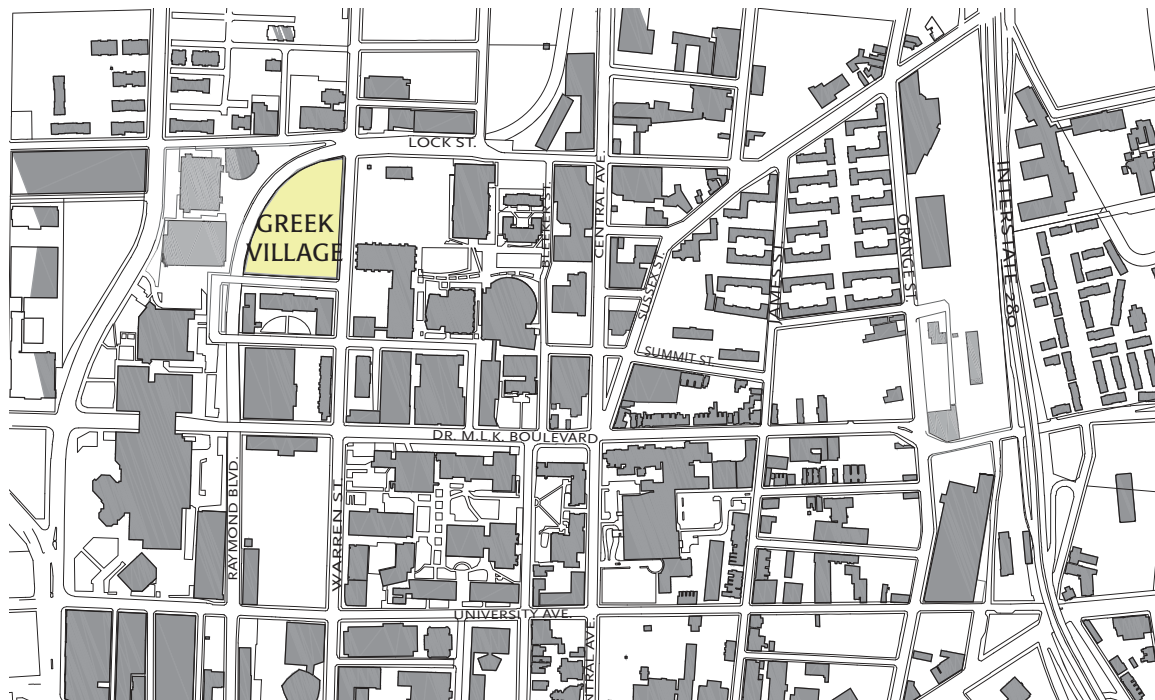
6.4: University Park in Site



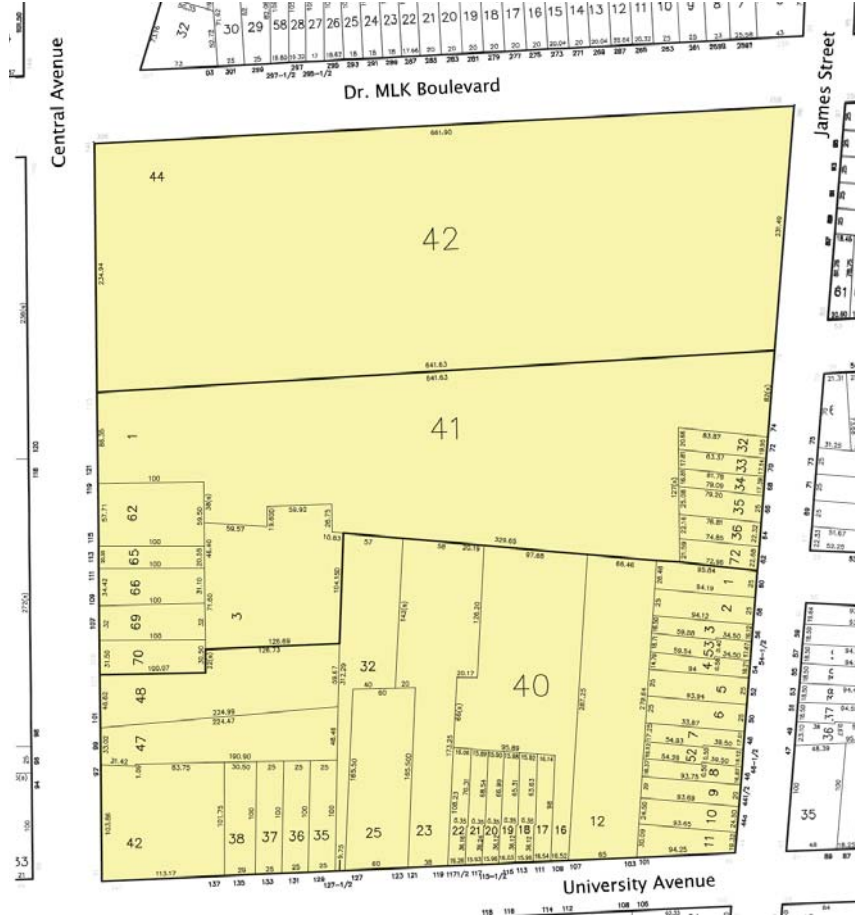
6.5: Greek Village Zone



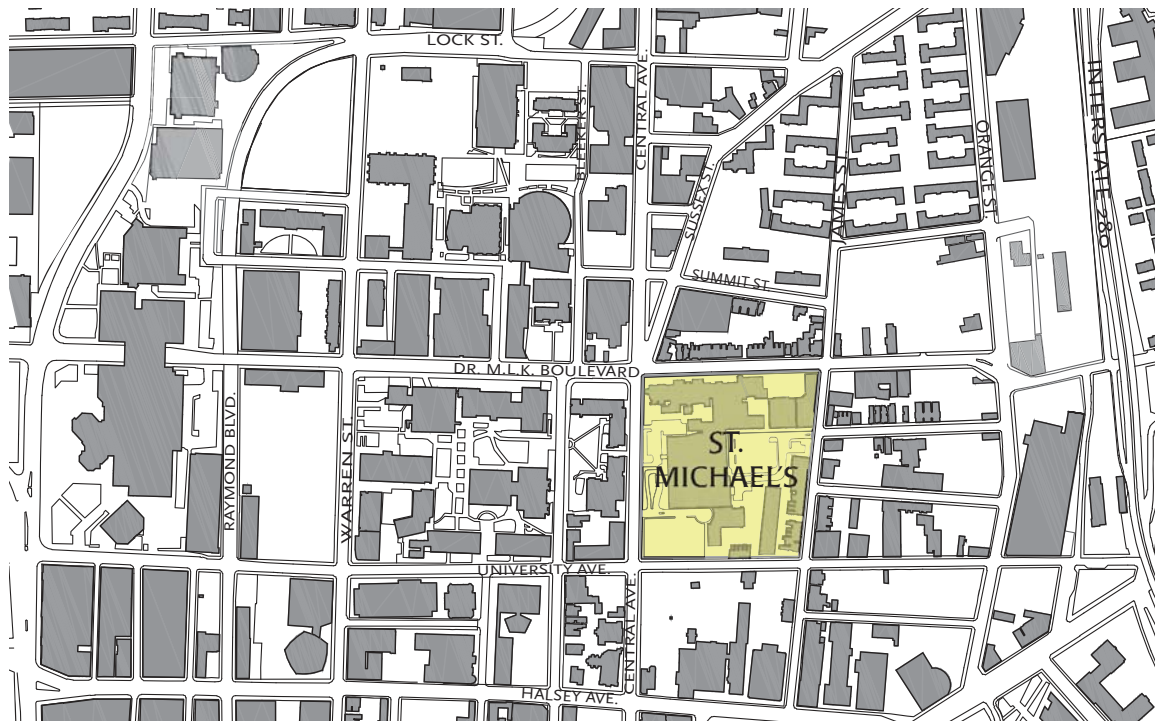
6.6: Greek Village in site



6.7: St. Michael's Zone



6.8: St. Michael's in site



5. A District that Promotes Transit

This Plan promotes a walkable, enlivened area with active and beautiful streets. This plan therefore provides development regulations that leverage Newark's rich transit infrastructure and tremendous transit potential. The Plan promotes transit-oriented retail, academic and residential development. The Plan provides parking regulations that promote transit use and walkable streets within the current market and environmental context.

Parking Standards

As development in the district increases, the demand for parking will put additional strains on the supply of daytime parking in the district. These parking standards do not intend to solve all parking problems. A comprehensive approach includes not only parking regulations controlled by zoning, but strategies that include shared parking facilities, parking enforcement, and incentives for increased public transit ridership.

The following parking standards recognize current market conditions and the need to provide parking in ratios that help to attract new residential, office and retail tenants and users. The following parking regulations also address the challenges of providing on-site parking for conversions and adaptive reuse of existing buildings. The following parking standards apply to all new construction and rehabilitation of existing structures within the Plan area.

The following table shall govern parking requirements for buildings within the Plan area.

Parking Standard	Proposed Regulation (Minimum)
Adaptive Reuse For rehabilitation of existing buildings with no increase in gross square footage of building	No parking requirement
1. New Construction or Additions to Existing Buildings resulting in the building having equal to or less than 5 stories, 25,000 square feet, or 10 residential units	No parking requirement
2. New Construction or Additions to Existing Buildings resulting in the building having more than 5 stories, 25,000 square feet, or with more than 10 residential units	<p>Residential 0.5 space per bedroom with a minimum of 0.5 space per unit</p> <p>Office/Fitness and Sports Clubs 1 space per 1,000 square feet of total net floor space</p> <p>Retail/Entertainment/Cultural Venues and Services No parking requirement</p> <p>Hotel 1 space per 4 hotel rooms (0.25 spaces per hotel room).</p> <p>Hospital 5 spaces per doctor per shift</p> <p>Church/House of Worship 1 space per four seats</p> <p>Educational 1 space per classroom. Office space component of educational uses shall adhere to the office parking requirement</p>
Mixed-use Shared Parking Adjustment	<p>The aggregate parking requirement shall be reduced when both office and residential uses are sharing parking. Contiguous lots and ownership are not required to use the shared parking formula. Educational, Church, and House of Worship uses may apply this parking adjustment if applicable. Fitness and sports club and Hospitals uses may not apply this adjustment.</p> <p>The greater total from formulas A and B shall become the required number of parking spaces for the development. r=required residential parking; and f=required office parking.</p> <p>Formula A: $0.6r+1f$ Formula B: $1r+0.05f$</p>

Note: It is not necessary that the required parking be located within the boundaries of each parcel; however, parking requirements must be obtained within the boundaries of the redevelopment area.

6. A Green and Sustainable District

Landscaping standards are intended to be a small step towards furthering the goal of a sustainable downtown, which helps to achieve the Mayor's and State commitments to reduce greenhouse gas emissions levels and help make a greener city.

Loading Standards

Standards stipulated in Title 40 of the Revised Ordinances of the City of Newark shall apply. Additionally, cultural facilities, conference facilities, and educational facilities shall comply with the same loading standards applicable to offices and hotels. Dining facilities shall comply with the same loading standards applicable to retail facilities.

Infrastructure and Landscaping

Engineering Department approved street trees shall be planted in 4' square (minimum) sidewalk treewells in front of each development project. Trees shall be planted 35' or less on center subject to approval of Engineering Department. On streets where new sidewalks and pavers have been installed within five years or less, existing trees and existing treewells shall be maintained, and the developer shall be responsible for repair or replacement.

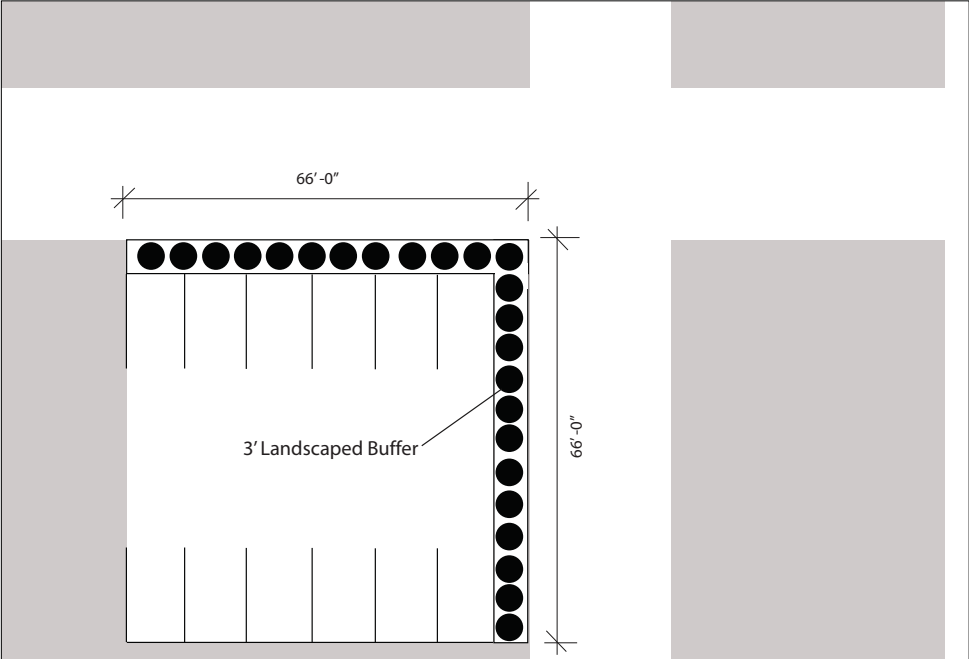
In the event that sidewalks, curbs, utilities, or other infrastructure are damaged or altered in any way during a development project, the developer shall be responsible for complete repair or replacement of all affected infrastructure.

Surface Parking Area Landscaping Requirements for Existing Surface Parking Lots undergoing modification

Fencing and parking lot perimeter treatments must adhere to the following standards:

1. Fencing is required, and it shall be a minimum of 4'tall and a maximum of 6' tall, constructed of painted or anodized tubular metal or wrought iron at property lines (unless there is an existing wall of a building at that property line). Chain link or wooden fencing is strictly prohibited.
2. There are two alternative landscape buffer and greening requirements for existing surface parking lots in the district. Either regulation (a) or regulation (b) shall apply
 - a) A 3' wide landscape buffer is required around all street-facing perimeters of surface parking lots, and it shall be inside the borders of the fenced or walled property line. The buffer shall include a planting strip with mulch or another non impervious ground cover recommend by City Planning Staff for approval by Central Planning Board. Shrubs shall be planted along the entire length of the fence line along all street-facing perimeters, planted 3-5 feet on center. Surface parking lots that have less than a 66 foot average dimension along the lot perimeters are exempt from this buffer requirement. (See following diagram for an illustrative example).
 - b) Trees must be planted and distributed throughout the parking lot. Trees will be a minimum of three inch (3") caliper measured at 3 feet (3') above grade in tree wells with a minimum width/diameter of 4 feet (4') in each direction, and trees shall be provided at the rate of one (1) tree per four (4) parking spaces or one (1) tree per every one thousand (1,000) square feet of lot size – whichever is greater. The required landscaping shall be permanently maintained. Surface parking lots that have less than a 66 foot average dimension along the lot perimeters are exempt from this planting requirement.

6.9: Illustrative Example of 3' Landscape Buffer on a lot with at least a 66 foot average dimension (option (a) of landscaping requirement 2)



Regulatory Review/Development Process

SITE PLAN REVIEW REQUIREMENT

The requirements for site plan review in Section 38:10-5 and 38:10-6 of the Newark City Code shall apply to this plan.

EXPEDITED PROJECT REVIEW:

If the project consists entirely of:

1. An existing building with less than 50,000 square feet of gross floor area;
2. No new construction or additions are being made that add gross floor area to a lot or building; and
3. Fully complies with all aspects of this plan.

Then it shall constitute a minor site plan application and a subcommittee of the Central Planning Board shall expeditiously review the site plan application and proposal at a special meeting held within 30 days of the submittal of a complete application without need for a formal public hearing. This subcommittee shall make a decision on that project and provide the entire Central Planning Board with its decision for ratification at the next regularly scheduled or specially scheduled public hearing.

DEVIATIONS

The Central Planning Board is authorized to grant variances from the building and use requirements contained in this plan in accordance with the jurisdictional authority stipulated in the Municipal Land Use Law at NJS 40:55D-60 and 40:55D-70.

RELIEF FROM or APPLICABILITY OF REGULATIONS

The regulations and standards set forth in this plan shall supersede the applicable provisions of the City of Newark Land Development Ordinance. Upon final adoption of this Plan by the Municipal Council, the City of Newark Land Development Ordinance and zoning map shall be amended to rezone the area covered by this plan, and all underlying zoning will be voided. All other regulations for projects covered by this plan, including special district regulations, Site Plan and Subdivision, and zoning regulations, including Chapter 9 of the Zoning Ordinance: Historic Sites and Districts (Title 40:9-1 et. al.) not addressed by this plan, or other local and state regulations, shall apply.