Key Objectives of Rezoning the Campus of Stevens Institute of Technology

Hoboken City Council

July 25, 2018
Three-Year Process Led to Draft of Ordinance

- Recommendation for rezoning from Mayor Zimmer 2015; meeting with Mayor Zimmer, Councilwoman Giattino
- Hoboken Planning Board presentation June 2016
- Submission of Stevens proposal to City in January 2017
- 2017-18 City launched Master Plan Re-Examination Process; any Stevens zoning must be in context of MPRx
- Presentation to Mayor-Elect Bhalla December 2017 → Recommendation to meet with all members of City Council
- Individual and small group meetings with all 9 City Council members, City Council Subcommittee on Zoning Jan. 2018-March 2018
Ordinance & Master Plan Re-Examination

- Directive from City: Stevens Campus Zoning Ordinance to be aligned with and voted on after the Master Plan and Land Use Element adopted by Planning Board

- Master Plan, public meetings (including on Stevens) Aug. 2017 to June 2018.
  - Two public workshops, two public hearings, stakeholder meetings, and online survey
  - City’s Master Plan unanimously adopted by Planning Board June 25, 2018

- Hoboken Office of Community Development developed ordinance for review by City Council Sub-Committee on Zoning (Fisher, Ramos, DeFusco, Doyle) in context of Master Plan Re-Exam; posted for public for June 20th Council meeting

- On July 10, Planning Board deemed Stevens ordinance “substantially consistent” with City’s Master Plan and Land Use Element and that it “mirrored the intent and purpose of the [newly-adopted] Master Plan”
Initial Outreach: Pre-Introduction of Ordinance

• April 2018, 3 meetings to share plans with public, elicit feedback
  • Invitations via Stevens ~500-person Hoboken email list
  • Hudson Street Alliance, QLC outreach
• Dedicated meeting with Fund for a Better Waterfront on May 3, 2018
• 2 meetings with City Council Sub-Committee on Zoning
• 1 meeting with Planning Board Sub-Committee on the Master Plan
Additional Outreach/Activity: Post-July 11

• Meetings with Castle Point Terrace residents
• Individual meetings, follow-up with residents
• Informational meetings at Stevens July 23-24
• Offers for additional meetings through Councilwoman Giattino
• Additional concessions:
  • Castle Point Sub-Area
  • Reduction of height in Edge Zone (except for one project) from 200’ to 160’
• Mayor Bhalla issues public statement of support July 23, 2018
• Presentation to be available/posted on Stevens web site July 26
Accommodating Growth on Campus

Guiding planning principles

1. Focusing growth within easterly portion of campus
2. Preserve open space
3. Expand/enhance view corridors
4. Reduce traffic and demand for parking
5. Preserve important buildings and maintain campus character
Campus Development Concepts
June 2016 Presentation to Planning Board
**Campus Planning Objectives**

**Objective #1:** Maximize number of beds on campus and build university center

- **University Center/Student Housing**
  - Fall 2020
  - (approx. 866 new beds)
  - Height: approx. 225 feet

- **Castle Point Apartments**
  - Post-2024
  - Student housing
  - (approx. 150-200 new beds)
  - Height: approx. 100-120 feet
Jacobus/Hayden: Existing Conditions
Jacobus/Hayden: Existing Conditions
University Center/Student Housing Concept

• Building height is approx. 222’ feet

• North dorm is 14’ taller than existing Howe Center
Campus Planning Objectives

Objective #2: Provide future development opportunity at 5th and Sinatra.

5th and Sinatra
Post-2024
Multipurpose
(likely academic/admin)
Height – max. 160 feet w/ stepbacks above 55 feet
Evaluating Increased Building Height in Edge Sub-Area

Impacts mitigated by size of property

- Typical Hoboken block – 1.95 acres
- Southwest Redevelopment Plan – 11.7 acres
- Western Edge Redevelopment Plan – 11.5 acres
- W Hotel site – Approx. 1 acre
- Post Office site – Less than 1 acre
- Stevens-owned property in University District – 36 acres (18x typical block)
Evaluating Increased Building Height in Edge Sub-Area

Visual and sun/shadow impacts mitigated by topography and distance to neighbors.
View From 5th and Hudson Streets
View from Hudson St. between 6th & 7th Streets
View from 7th and Hudson Streets
View from Hudson St. between 7th and 8th Streets
View from 8th and Hudson Streets
View from Hudson St. between 8th and 9th Streets
View from Hudson St. between 8th and 9th Streets
View from 9th and Hudson Streets
View from 9th and Washington Streets
View from 8th and Washington Streets
View from Washington St. between 7th and 8th Streets
View from Washington St. between 7th & 8th Streets
View from 7th and Washington Streets
View from Washington St. between 6th and 7th Streets
View from Washington St. between 5th and 6th Streets
View from 5th and Washington Streets
University Center/Student Housing Shadow Study - Existing

DECEMBER 21 (WINTER SOLSTICE)

9:00AM  12:00PM  3:00PM
University Center/Student Housing Shadow Study - Proposed

DECEMBER 21 (WINTER SOLSTICE)

9:00AM 12:00PM 3:00PM
5th and Sinatra Site
Shadow Study - Existing

JUNE 21 (SOMMER SOLSTICE)

7:30AM

12:00PM

6:30PM
5th and Sinatra Site
Shadow Study - Proposed

JUNE 21 (SUMMER SOLSTICE)

7:30AM

12:00PM

6:30PM
Campus Planning Objectives

Objective #3: Provide waterfront zoning for future maritime research and recreation use.

Waterfront Tract
Recreation w/ conditional maritime academic use.
Waterfront Tract: Development Concept
**District Change:**

Proposed new district that encompasses the waterfront portions of the existing PUDs in the I-1(W) Subdistrict and the properties within the W(N) Subdistrict.

**Purpose:**

The purpose of Waterfront – Open Space (W-OS) District is to preserve and maximize the public’s access to, and enjoyment of, the City’s Hudson River waterfront resource. There is an emphasis on uses that create both an active and passive waterfront environment in a unique natural setting that provides contrast to and respite from the surrounding urban built environment. The W-OS District is a place for waterfront recreation, informal play, public gathering, community events, picnicking, sitting, strolling, and observation. This zone provides public access to the waterfront along the water’s edge, inviting and well-designed public open spaces, enhanced bicycle and pedestrian connections, and links to upland residential and commercial areas. The District requirements apply to waterfront land parcels, as well as to piers, platforms and floating structures, and underwater parcels. To protect this important public open space resource, and to provide a natural buffer against flooding caused by storm surge, building development in the W-OS is extremely limited.
Campus Planning Objectives

Objective #4: Reduce traffic and parking demand.

Reducing Auto Use is a Common Goal!

- Consistent with Hoboken Master Plan Sustainability Element
- Hoboken leads nation in public transit to work (56%) and 26% of households are “vehicle-free”
- TDM programs common at universities
- Avoidance of devoting precious campus land to excessive parking facilities
Traffic and Parking Demand Management

Key concepts and proposals

- Correlate parking requirements to population, rather than sq. ft. (method used by major urban universities)
- Financial incentives to use alternatives to driving (students/faculty/staff)
- Reduce parking demand by at least 10%
- Full-time director and program in place by Fall 2019
- Annual reporting to City
Campus Planning Objectives

Objective #5: Integrate Stevens research/innovation in sustainability and advance City’s Sustainability Master Plan.

Highlights:

• Impervious coverage regulations
• Green building/infrastructure in all campus projects
  • Babbio Garage green roof
  • North Building Living Laboratory
  • 8th St. & Hudson rain garden
  • ABS bioswale
• Targeting LEED Silver for University Center/Student Housing project
• EV charging stations
• Green Fleet vehicles

<table>
<thead>
<tr>
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<th>Change in Peak Runoff Rate (2-Year Storm Event)</th>
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<tbody>
<tr>
<td>Gianforte Academic Center</td>
<td>-25.6%</td>
</tr>
<tr>
<td>North Building</td>
<td>-55.6%</td>
</tr>
<tr>
<td>Babbio Garage</td>
<td>-27.9%</td>
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Objective #6: Preserve important buildings and maintain campus character

- Historic resource survey complete
- Proposed individual landmarks:
  - Walker Gym
  - Sixth St. Gate/Gatehouse
  - 600-602 River Terrace
  - Carnegie Laboratory
  - Morton
  - Davidson Laboratory
Hoboken 2018 Master Plan Land Use Element

Key Areas Affecting Stevens: Historic Preservation

• “Any alteration, renovation or maintenance work that would affect the exterior of any building or structure that is locally designated as a historic landmark would require Historic Preservation Commission review and approval. Having conducted a property survey, the HPC recommends the sites proposed below for local designation. The City should continue to work with Stevens and further evaluate all potential sites prior to officially designating local landmark sites on campus...”

Edwin A. Stevens Hall  Carnegie Laboratory  Morton-Peirce-Kidde Complex
Davidson Laboratory  Sixth Street Gate/Gatehouse  Castle Point Lookout
Walker Gymnasium  Trenton Buildings  604-606 River Terrace
1 Ninth Street  2 Ninth Street  Pond House
Hoxie House  Alexander House  Colonial House (Ruesterholz)
Palmer Hall  Humphreys Hall

• **Stevens supports expansion of Castle Point Historic District** to include east side of Hudson Street between 8th and 10th Streets, both sides of Castle Point Terrace between 8th and 10th Streets, including 1 and 2 Ninth Streets (but not Pond or Alexander House). Fraternities, academic and administrative offices and non-student housing are conditional uses (existing uses are grandfathered).
Existing R(1)-E Zoning
Introduced ordinance: 200 FEET
Revised proposal: 160 FEET w/ stepbacks above 55 feet.

2018 Master Plan: Residential, Castle Point Zone (in Historic Overlay)

WATERFRONT TRACT
2018 Master Plan recommends W-OS Zone – recreation/maritime research (25 feet above DFE)
Evaluating Impacts of Campus Growth

Benefits to Hoboken Community

• Moving 600+ beds to campus = more housing available for community

• Reducing student-family tensions in residential buildings

• Eliminate shuttle program to buildings in which Stevens has leased beds
  • 137 shuttle runs eliminated (63% reduction in total shuttle runs)
  • Stevens will continue to run shuttles to Hoboken Terminal and Light Rail

• Iconic enhancement to Hoboken skyline

• Taller buildings avoid need for multiple 10 story buildings to satisfy housing need

• Ensures future recreation/maritime research use of waterfront tract

• Preservation of key buildings and protection of Castle Point bluff

• Economic activity generated by thriving university ($135.6M in 2016)

• Community support and enrichment
Evaluating Impacts of Campus Growth

No substantial impacts from campus development

#1. University growth different from other development

• Minimal or no impacts on school system, community facilities, recycling/trash hauling, etc.

• Reductions in traffic and parking demands
  • On-campus undergraduates = no cars
  • Reduced shuttle system

#2. Edge Sub-Area = exceptional location on unique campus property

• Separates development from neighboring properties

• Additional height avoids multiple projects over longer time period to achieve housing goals

• Preserves open space

• Allows additional viewsheds

• No shadow impacts on other property owners

• Minimal visual impacts
Evaluating Impacts of Campus Growth

University District does not create a precedent for increased building height in other locations in Hoboken!

1. Largest privately-owned property in Hoboken.
2. Campus is over 18x the size of a typical Hoboken block.
3. Edge concept endorsed by 2018 Hoboken Master Plan Land Use Element.
4. Stevens is a non-profit educational institution.

Review of Campus Projects

All projects subject to Planning Board site plan review.

Deviations from permitted uses or height require Zoning Board approval.