



To: Hoboken City Council

From: Mayor Ravinder S. Bhalla

Re: Support for Amended Ordinance to Rezone Stevens Campus

Date: July 23, 2018

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After careful review of (a) the provisions of the ordinance to rezone the campus of Stevens Institute of Technology; (b) the further modifications that have been presented within the last few days, (i.e., creating a Castle Point Sub-Area to protect views of residents of Castle Point Terrace and reducing height in the Edge Zone other than one project at 225' project to 160'); and (c) their benefits not only to Stevens, but to the residents of the City of Hoboken, I write to express my full and enthusiastic support for this ordinance.

The key benefits of this ordinance to the City of Hoboken include the following:

- Reduction of traffic congestion caused by the Stevens' shuttle program servicing more than 600 students in approximately 10 buildings located throughout Hoboken. Based on recent statistics, by relocating students from leased housing onto the campus, the shuttle program will be reduced by 137 daily runs or approximately 63%. This measure will have a significant positive impact on the quality of life not only for the neighborhoods adjacent to the campus that experience the shuttle program first-hand, but to neighborhoods throughout our City where students live in 10 buildings providing student housing. Furthermore, Stevens does not allow students who live on campus to have cars unless they are on a co-operative education assignment requiring travel by car. Therefore, by building a new dormitory to accommodate 1,000 new student beds, the amount of traffic getting to Stevens will be dramatically reduced since students will already be on campus.
- Reduction of noise and other impacts of students who live in apartment buildings adjacent to families.
- Stevens' commitment to include resiliency and sustainability features into every new project that the university builds, which is in close alignment with the City's sustainability goals and

its Green Building and Environmental Sustainability Element of the Master Plan adopted in December 2017.

- Allowing Stevens Institute of Technology a means to fully execute its ambitious 10-year strategic plan, which provides for moderate enrollment growth. Stevens is an important economic contributor to the City, and the business community along Washington Street and throughout the City will benefit from a healthy and thriving Stevens.

Furthermore, with the recent addition of a Castle Point Sub-Area, which is designed to limit development within the northerly most portion of the campus and protect existing views of the Manhattan skyline from certain residences located along Castle Point Terrace, as well as the recent reduction of height in the Edge Zone (excluding the one 225' project) from 200' to 160', it is my strong opinion that all reasonable objections from residents have been addressed.

I am also pleased that the recently adopted Hoboken Master Plan Re-Examination and Land Use Element: (1) includes the Stevens waterfront property in the Waterfront-Open Space zone, providing for recreation as the primary permitted use and maritime-related academic and research space as a conditional use (requiring further approvals by the appropriate governing body); (2) ensures protection of historic properties in an enlarged Castle Point Historic District; and (3) provides for further discussion with Stevens on additional resources, beyond those seven buildings that Stevens proposes for national historic designation, for local designation.

Stevens has cooperated with its neighbors, with key stakeholders, and with the City of Hoboken in good faith to make adjustments to its original proposal in order to address our community's key areas of concern. Therefore, and in light of these recent changes, I encourage the City Council to join me in supporting an ordinance that provides for measured growth of one of Hoboken's most important assets, Stevens Institute of Technology, while ensuring protections for and improvements to the quality of life of Hoboken residents.