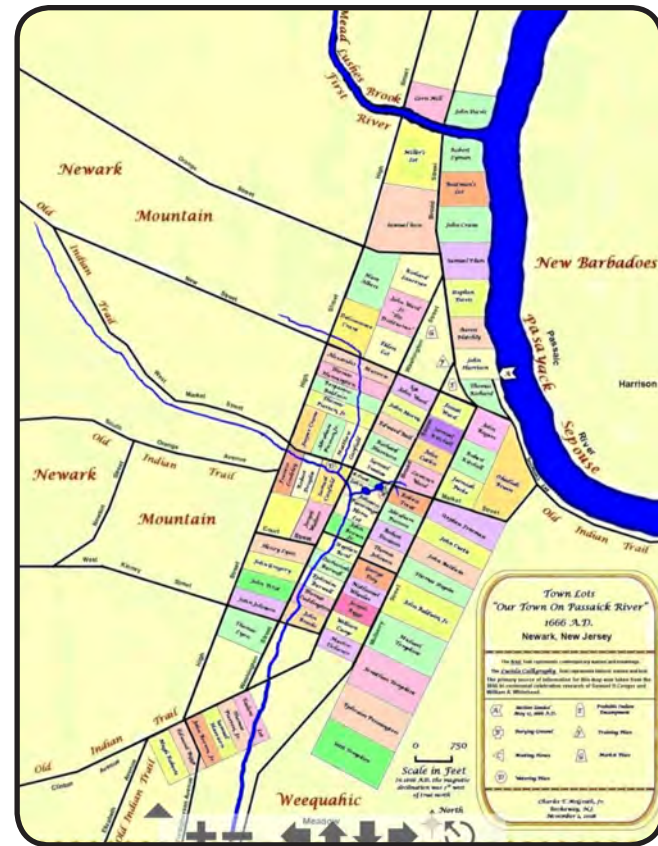


DEVELOPMENT TRENDS: PAST, PRESENT, FUTURE

# NEWARK HISTORICAL DEVELOPMENT

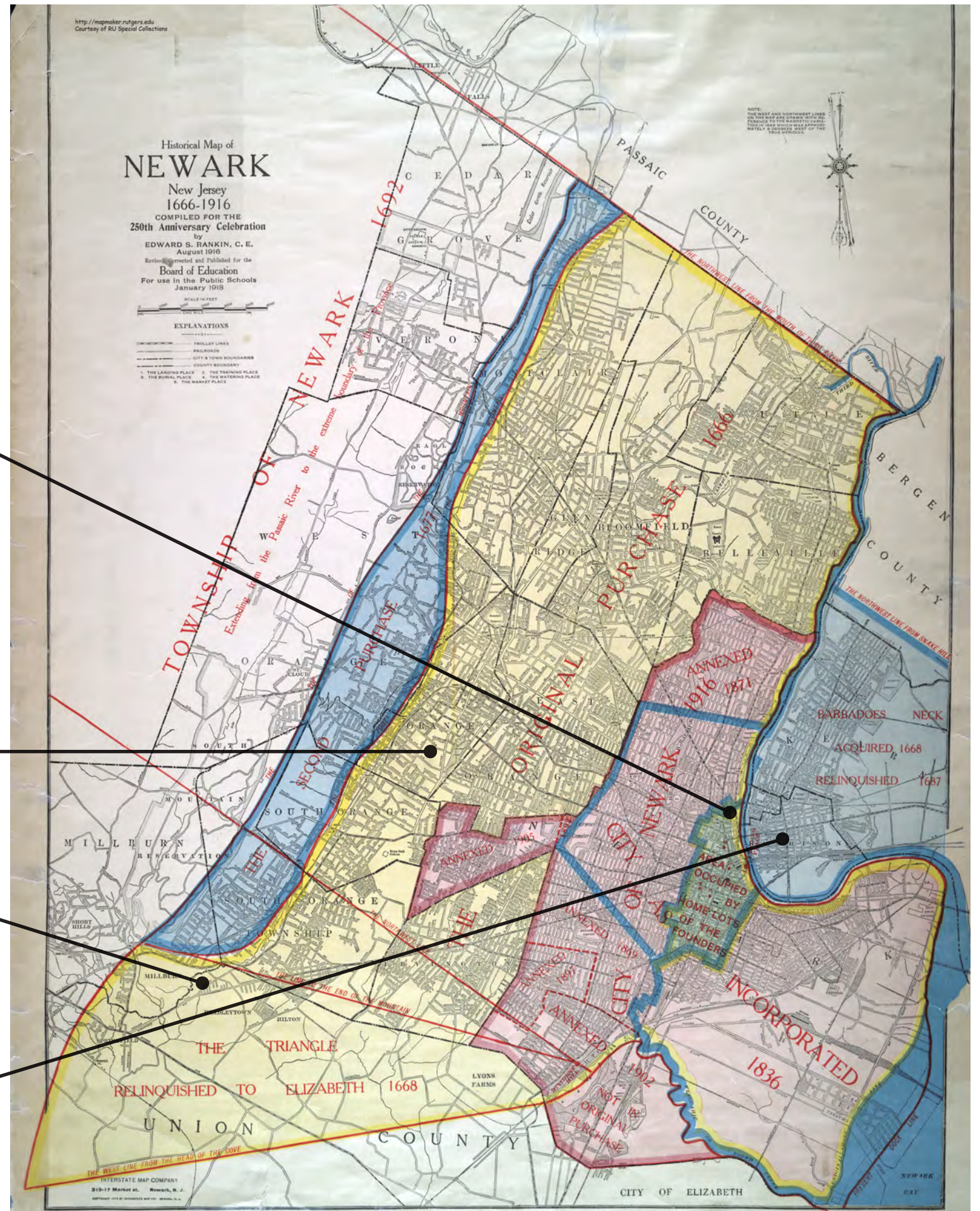


## Newark: Land Ownership Overview

1666 - Original Purchase of Land

1668 - Lower Triangle Relinquished to Elizabeth

1668 - Second Purchase of Land, Barbadoes Neck Purchased from Unami Native Americans (relinquished from Newark in 1687, in 1840 becomes Harrison)



Source: Rutgers University Special Collections

# NEWARK HISTORICAL DEVELOPMENT

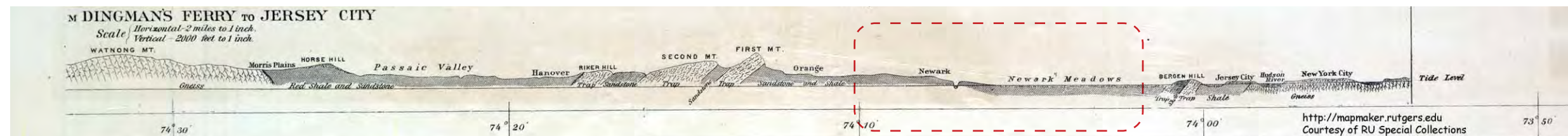
1666 - Newark is settled by New Haven Connecticut Puritans

1721 - Newark stone quarries opened

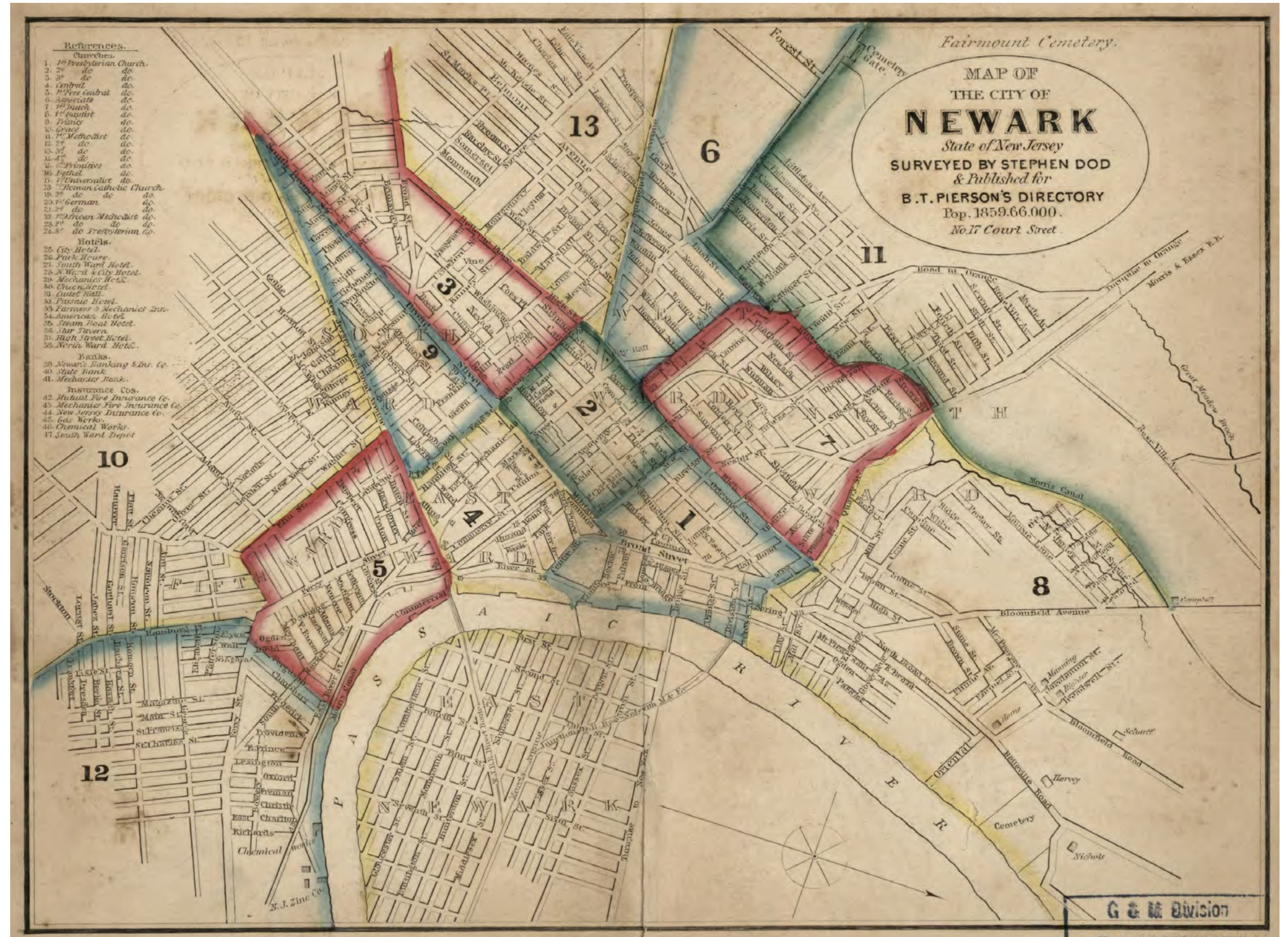
1732 - Morris Canal opened 1832  
- John Wells whaling ship makes several successful voyages from Centre Street Dock

1833 - Newark Made a Port of Entry

1834 - NJRR opened to Jersey City



# NEWARK HISTORICAL DEVELOPMENT



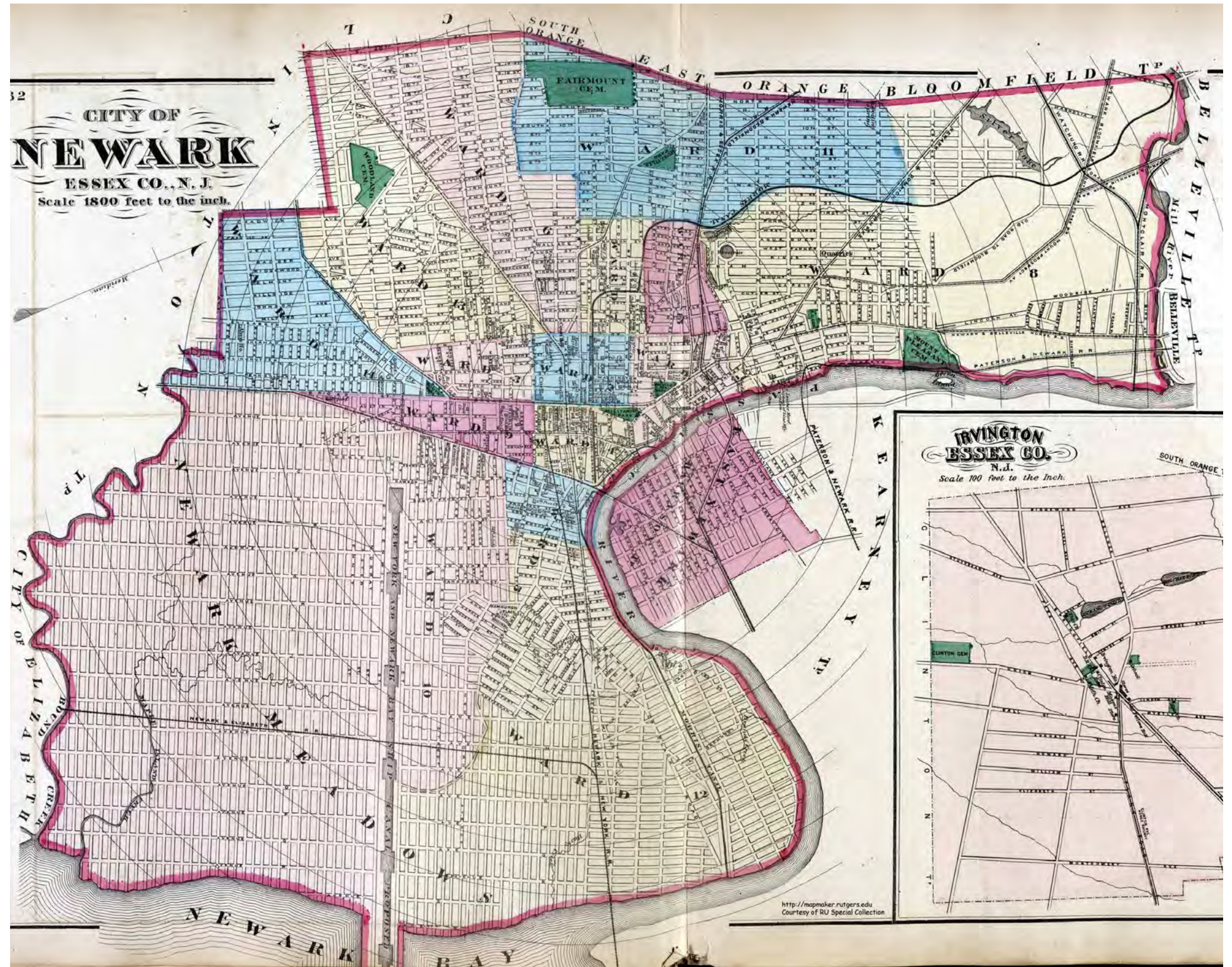
1859 - Newark becomes subdivided into Wards, with a significant number of churches, hotels, banks, and insurance companies

# NEWARK HISTORICAL DEVELOPMENT



1859 - Chemical Works plant, NJ Zinc. Co open along Passaic River marking an industrial waterfront

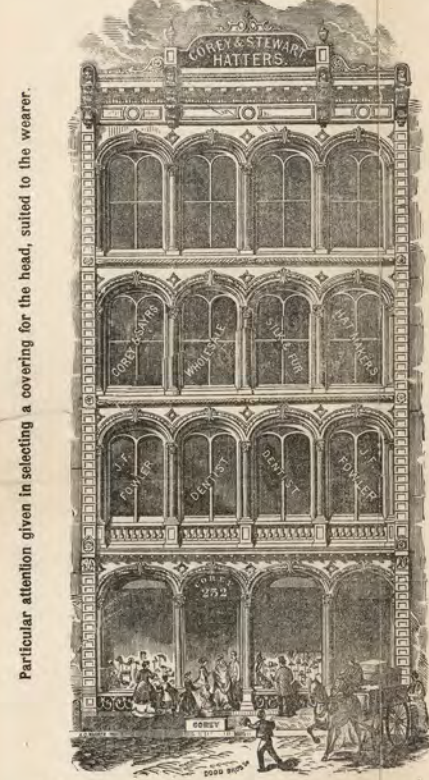
# NEWARK HISTORICAL DEVELOPMENT



1872 - New York and Newark Bay Ship Canal proposed;  
Newark city boundaries become more recognizable to those today

# NEWARK HISTORICAL DEVELOPMENT

**COREY & STEWART,**  
711, 713 Broad Street,  
THE PEOPLE'S  
**HAT, CAP and FUR STORE.**  
Men's and Boys' Hats and Caps  
OF THE BEST QUALITY AND SHAPES, AT THE LOWEST PRICES.  
FURS AND STRAW GOODS IN SEASON.



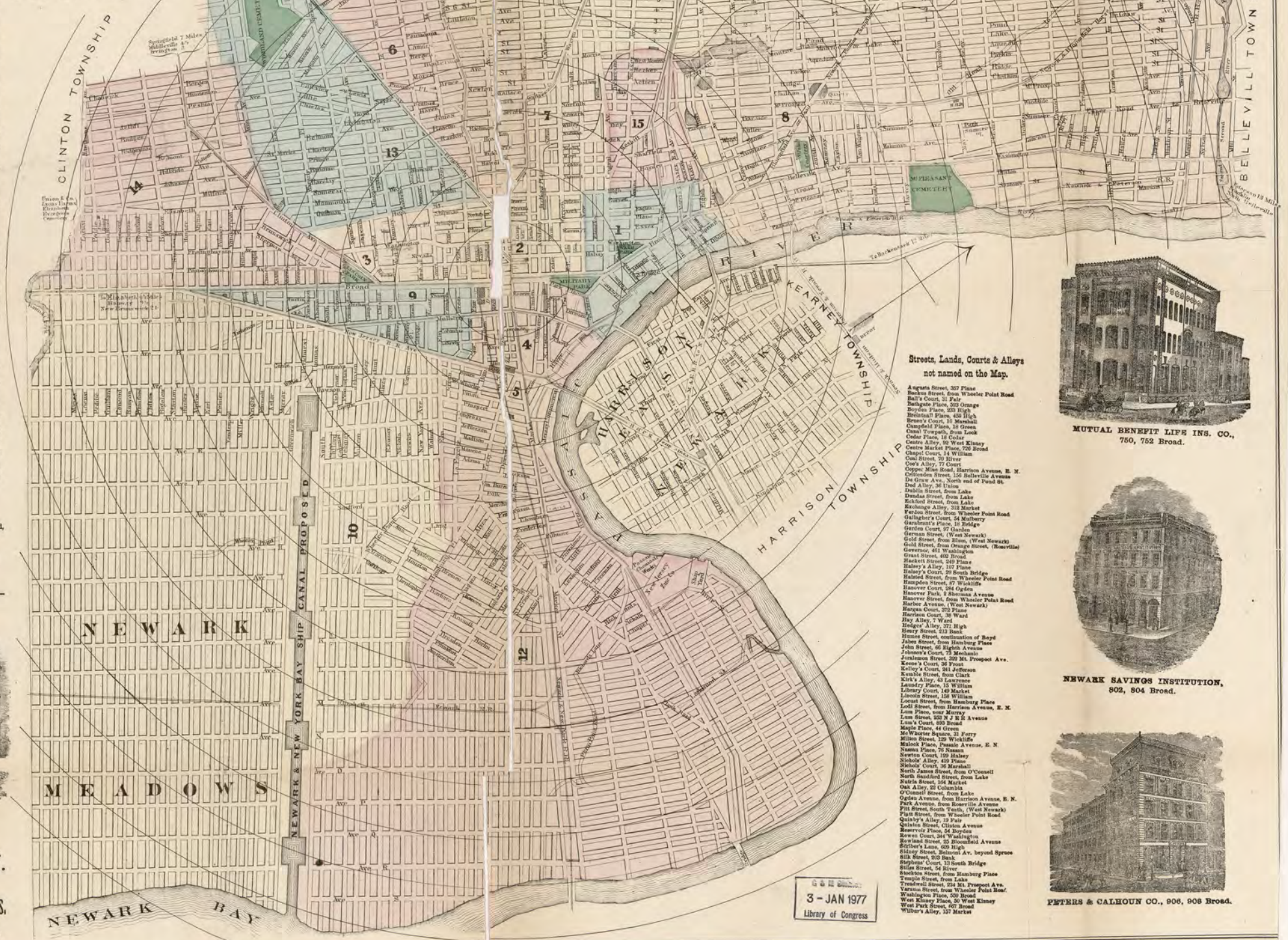
LADIES' AND CHILDREN'S ROUND HATS,  
In all varieties, and all prices. In ALL CASES where articles are not as represented—money returned,  
or Goods exchanged—at the option of the buyer.  
GOODS FREELY SHOWN AT THE  
People's Hat, Cap and Fur Store, Nos. 711, 713 Broad St.  
(OPPOSITE CENTER MARKET,) NEWARK, N. J.  
**711 and 713 Broad Street.**



**MARTIN R. DENNIS,**  
739 Broad Street, cor. Academy, Newark, N. J.,  
WHOLESALE AND RETAIL DEALER IN  
**BOOKS and STATIONERY.**  
Mercantile and Job Printer,  
BOOK-BINDER and Manufacturer of FIRST CLASS BLANK BOOKS.  
Blanks and Blank Books, Ruled, Printed and Bound in any required style,  
and every description of Plain and Fancy Printing done to the satisfaction of our patrons, and at  
MOST REASONABLE PRICES.

**HOLBROOK'S**  
Map of the  
**CITY OF NEWARK**  
NEW JERSEY  
1875.

Authentic Copyright Secured  
Inhabitants about 120,000.



Streets, Lands, Courts & Alleys  
not named on the Map.

- Augusta Street, 357 Pine
- Banks Street, from Wheeler Point Road
- Beaumont Court, 31 Fair
- Belmont Place, 222 Orange
- Belmont Place, 222 High
- Belmont Place, 410 High
- Brewer's Court, 10 Woodhill
- Campfield Place, 19 Green
- Central Avenue, from Lake
- Center Place, 18 Cedar
- Centre Alley, 59 West Kinsey
- Centre Market Place, 720 Broad
- Chapel Court, 14 William
- Coal Street, 29 River
- Cox's Alley, 27 Court
- Ogden Mine Road, Harrison Avenue, E. N.
- Crutcher Street, 56 Belleville Avenue
- De Grae Ave., North end of Paul St.
- Deer Alley, 28 Union
- Dubin Street, from Lake
- Edwards Street, from Lake
- Richard Street, from Lake
- Exchange Alley, 215 Market
- Fulton Street, from Wheeler Point Road
- Washington's Court, 24 Mulberry
- Garrett's Place, 31 Bridge
- Garrett's Court, 27 Garden
- German Street, (West Newark)
- Gold Street, from Union, (West Newark)
- Gold Street, from Orange Street, (Horseshoe)
- Governor, 41 Washington
- Grant Street, 402 Broad
- Hackett Street, 149 Pine
- Halley's Alley, 107 Pine
- Halley's Court, 29 South Bridge
- Hallid Street, from Wheeler Point Road
- Hampden Street, 27 Wallace
- Haver Court, 284 Ogden
- Haver Court, 284 Ogden
- Haver Court, 284 Ogden
- Haver Avenue, (West Newark)
- Haver Avenue, (West Newark)
- Haver Court, 272 Pine
- Haver Court, 28 West
- Hay Alley, 7 West
- Hendry Alley, 211 High
- Henny Street, 522 Bank
- Henny Street, continuation of Boyd
- Henny Street, from Hamburg Place
- John Street, 62 Eighth Avenue
- Jones's Court, 23 Mulberry
- Junkins Street, 22 M. Prospect Ave.
- Kane's Court, 26 Pine
- Kelley's Court, 24 Jefferson
- Kirk's Alley, from Clark
- Kirk's Alley, 21 Lawrence
- Library Court, 140 Market
- Lincoln Street, 120 William
- Lowell Street, from Hamburg Place
- Lodi Street, 240 Harrison Avenue, E. N.
- Lum Place, near Murray
- Lum Street, 223 J. E. Avenue
- Lum's Court, 100 Broad
- Madison Street, 41 Green
- McWorter Square, 21 Ferry
- Miller Street, 129 Wallace
- Milner Place, Passaic Avenue, E. N.
- Milner Place, Passaic Avenue, E. N.
- Newton Court, 120 Halley
- North Alley, 115 Pine
- North Court, 26 Marshall
- North James Street, from O'Connell
- North Railroad Street, from Lake
- North Street, 164 Market
- Oak Alley, 22 Columbia
- O'Connell Street, from Lake
- Ogden Avenue, from Harrison Avenue, E. N.
- Orin Street, from Belleville Avenue
- Pitt Street, South Third, (West Newark)
- Paul Street, from Wheeler Point Road
- Quincy's Alley, 13 Fair
- Reynolds Street, Clinton Avenue
- Reservoir Place, 24 Bayard
- River Court, 24 Washington
- Rivard Street, 22 Woodfield Avenue
- Silvery Street, 105 High
- Silvery Street, Belmont Av. beyond Spruce
- Sixth Street, 120 Bank
- Stuyvesant Court, 23 South Bridge
- Side Street, 24 River
- South Street, from Hamburg Place
- Tenth Street, 24 M. Prospect Ave.
- Tenth Street, from Wheeler Point Road
- Washington Place, 300 Broad
- West Kinsey Place, 91 West Kinsey
- West Park Street, 167 Broad
- Wilber's Alley, 121 Market



MUTUAL BENEFIT LIFE INS. CO.,  
750, 752 Broad.



NEWARK SAVINGS INSTITUTION,  
802, 804 Broad.



PETERS & CALHOUN CO., 906, 908 Broad.

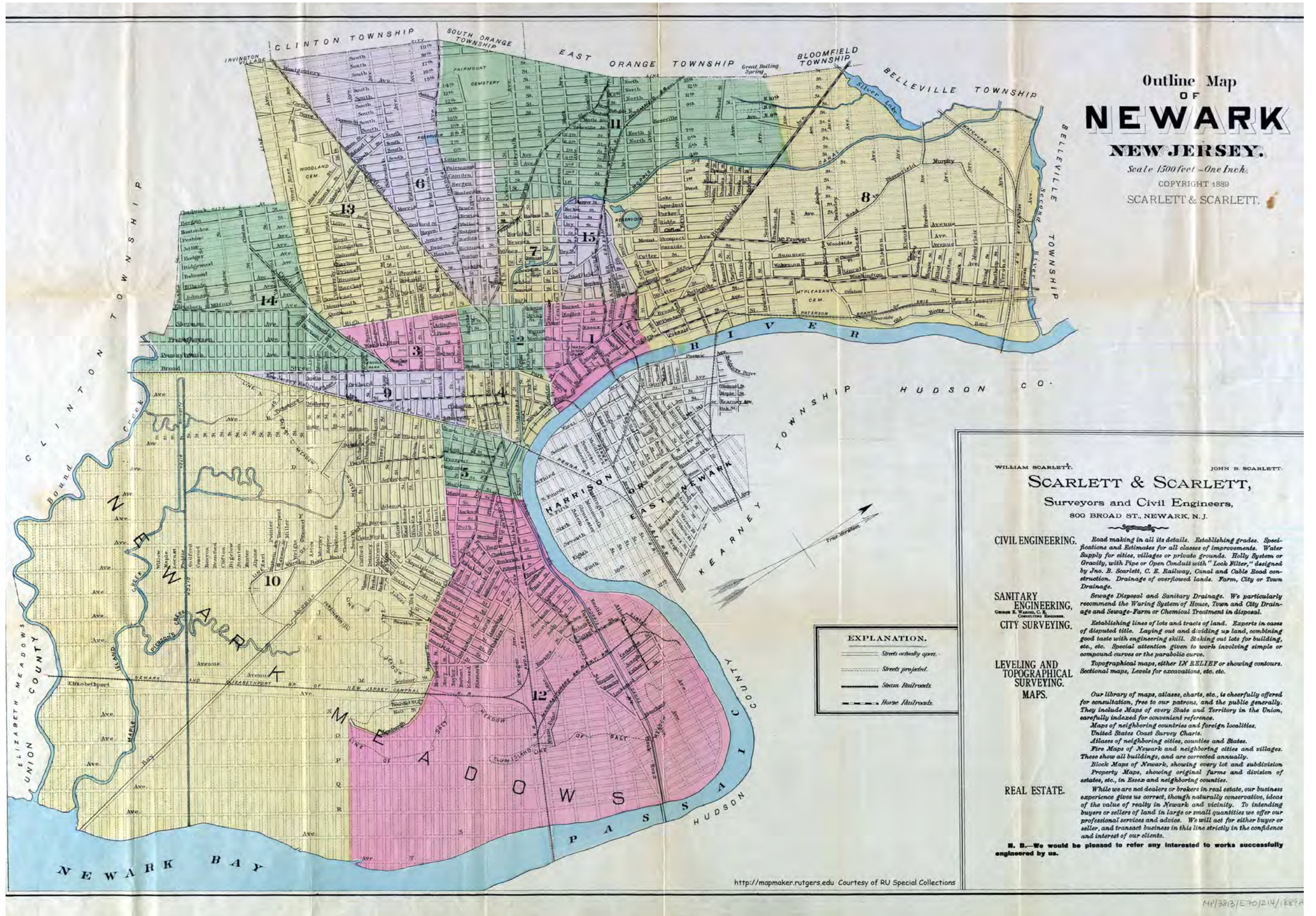
3 - JAN 1877  
Library of Congress

1875 - Map with Commercial Businesses; first mapped notion of "city center" with radial distance markers



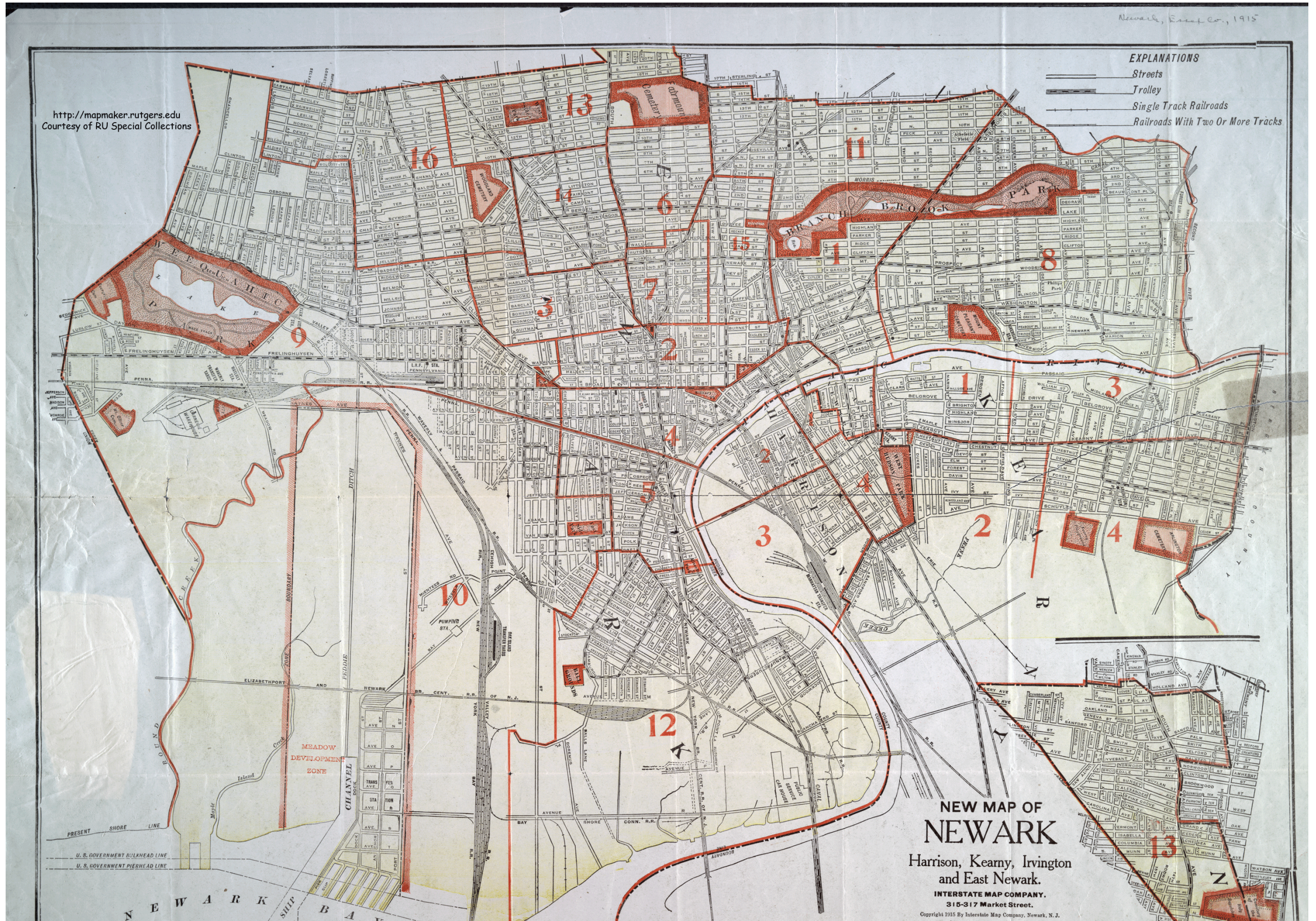


# NEWARK HISTORICAL DEVELOPMENT



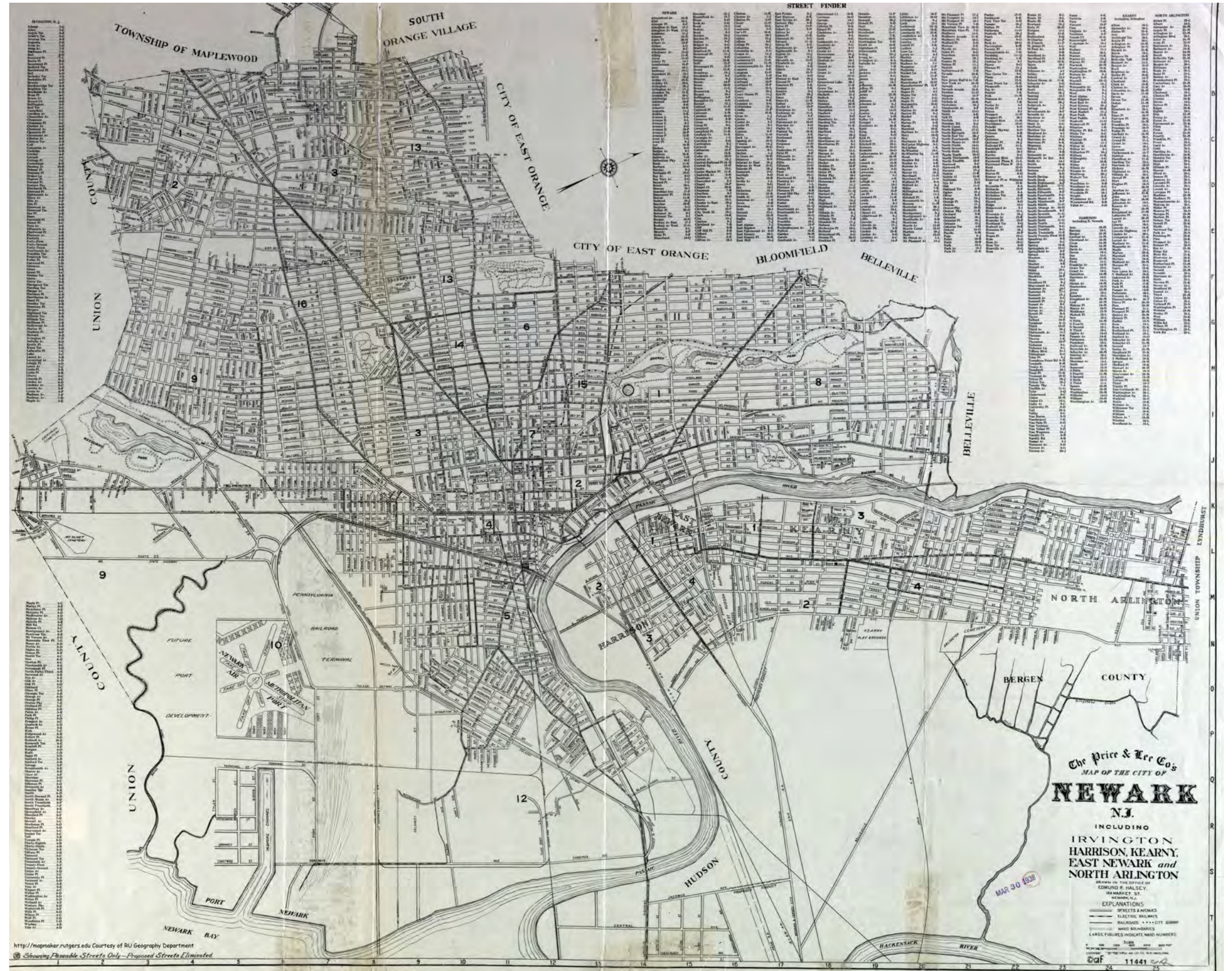
1889 - Map of Existing Streets, Steam Railroads, Horse Railroads, and Projected Streets

# NEWARK HISTORICAL DEVELOPMENT



1915 - New Map of Newark - Trolley, Single Track Railroads, Railroads with 2 or more tracks

# NEWARK HISTORICAL DEVELOPMENT



1938 - Newark Metropolitan Air Port, Pennsylvania Railroad Terminal

# NEWARK HISTORICAL DEVELOPMENT



1944 - City of Newark, Central Planning Board  
A literal reorientation of the map

# NEWARK HISTORICAL DEVELOPMENT



Fig. 3.5. The rise of urban renewal brought modern housing to Newark, such as the new Columbus Homes, but also introduced the disruptions and adjustments of racial integration. The Italian American community initially attempted to stop black residents from moving into the North Ward. (Courtesy of the Newark Public Library)

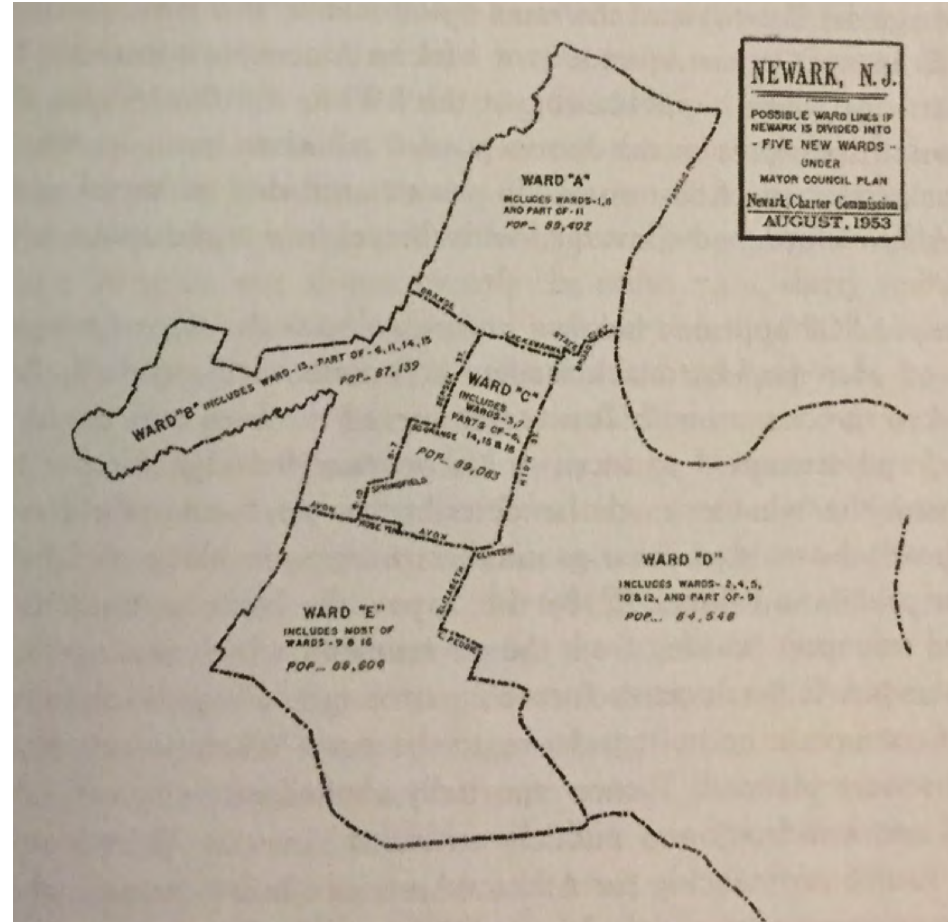


Fig. 3.7. Possible ward lines if Newark is divided into five new wards.

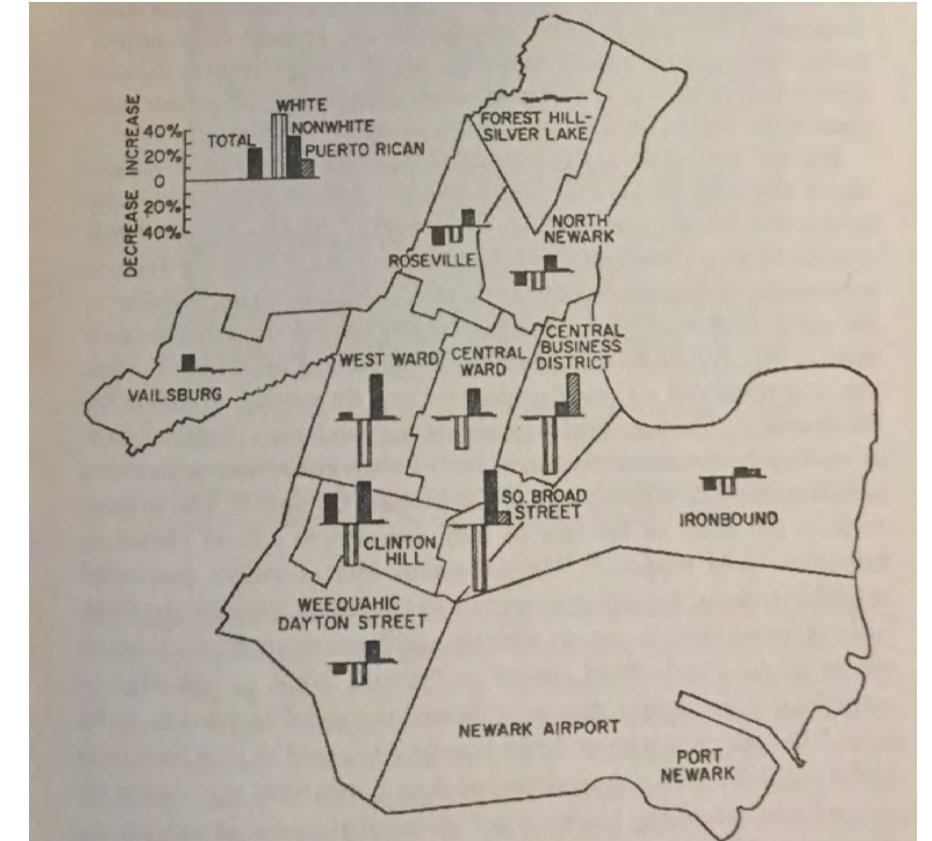


Fig. 3.4. Population changes in Newark's neighborhoods, 1950-1958. Source: Market Planning Corporation and Newark Central Planning Board.

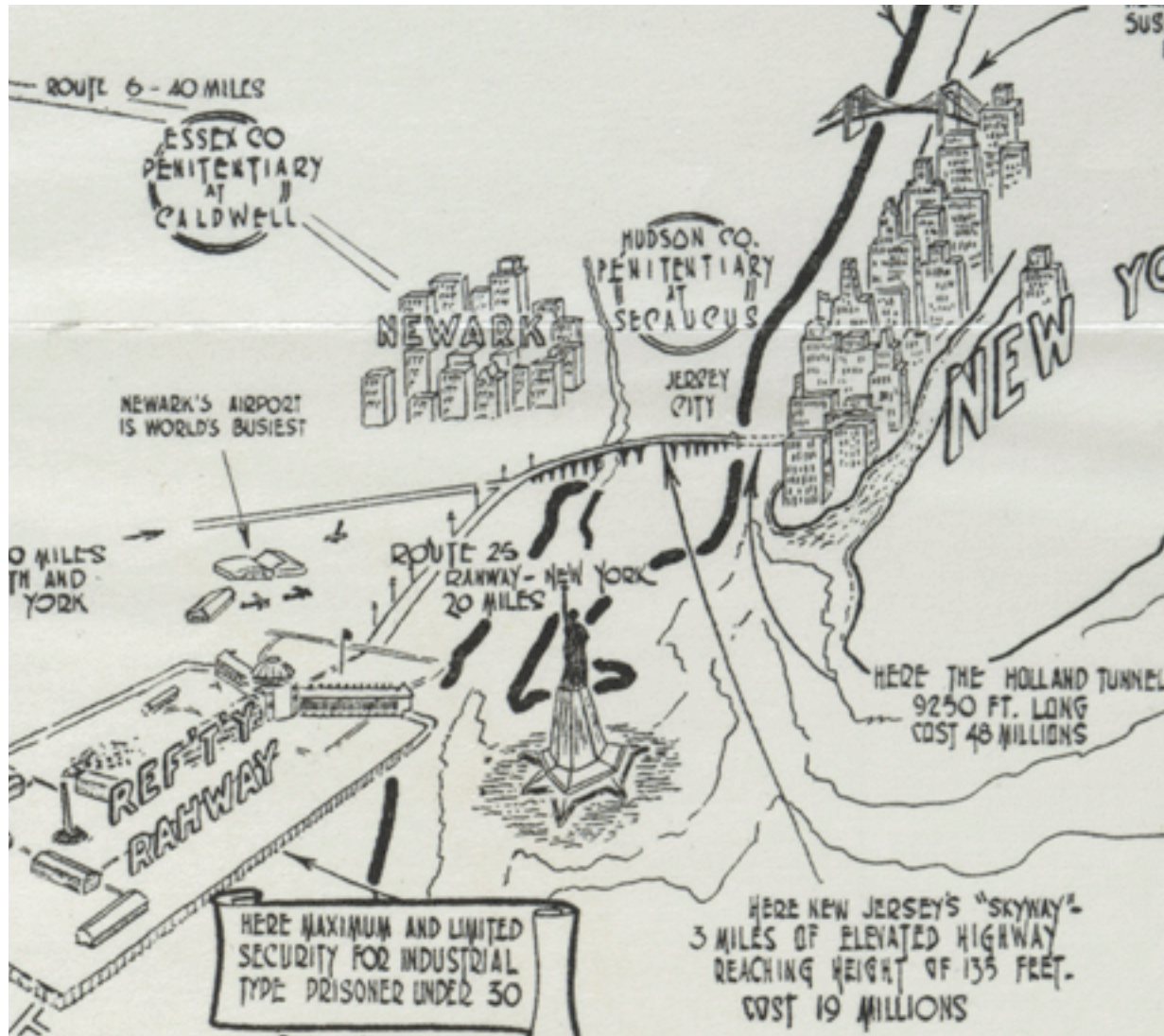
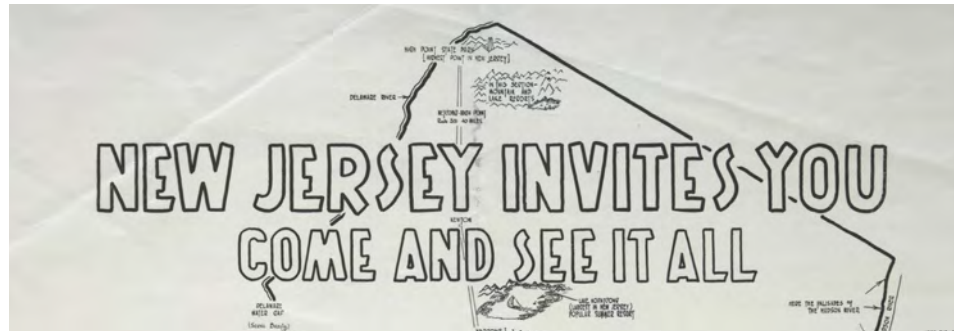
## 58 | The Construction of Integration

Neighborhoods	Percentage Negro, 1950	Percentage Negro, 1958
North Ward		
Forest Hill	4.00	2.00
North Newark	12.00	24.00
Roseville	4.00	17.00
East Ward		
Central Business	35.00	46.00
Iron Bound	7.00	14.00
Central Ward	63.00	85.00
West Ward		
Vailsburg	10.00	43.00
South Ward		
South Broad	20.00	61.00
Clinton Hill	8.00	44.00
Weequahic	2.00	16.00

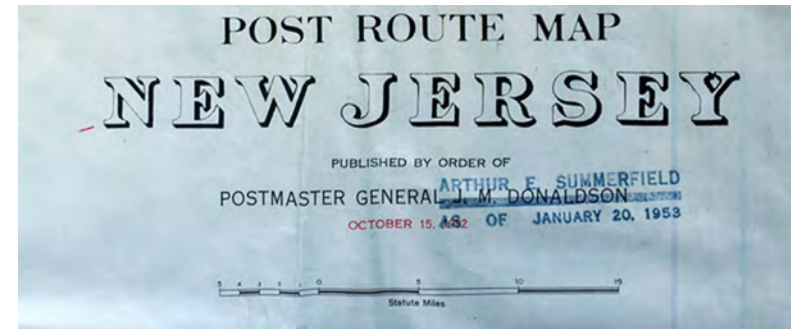
Fig. 3.3. Dispersion of the Negro population in Newark, 1950-1958. Source: Harold Kaplan, *Urban Renewal Politics: Slum Clearance in Newark*, p. 149.

1950s: Urban Renewal in Newark. Images from Newark: A History of Race, Rights, and Riots by Kevin Mumford [2007]

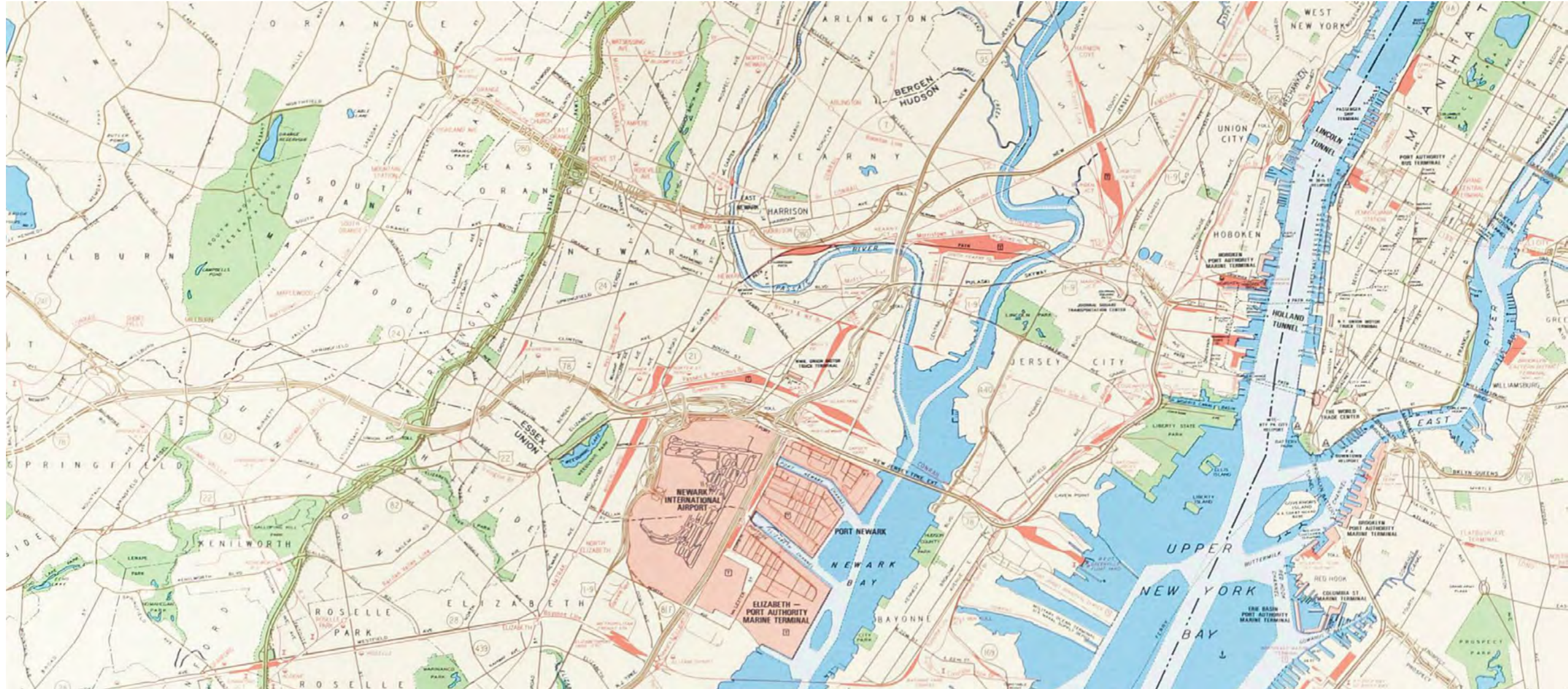
# NEWARK HISTORICAL DEVELOPMENT



1953 - Post Office Map, Suburbanization  
1955 - NJ Invites You! (Prison Economy?)

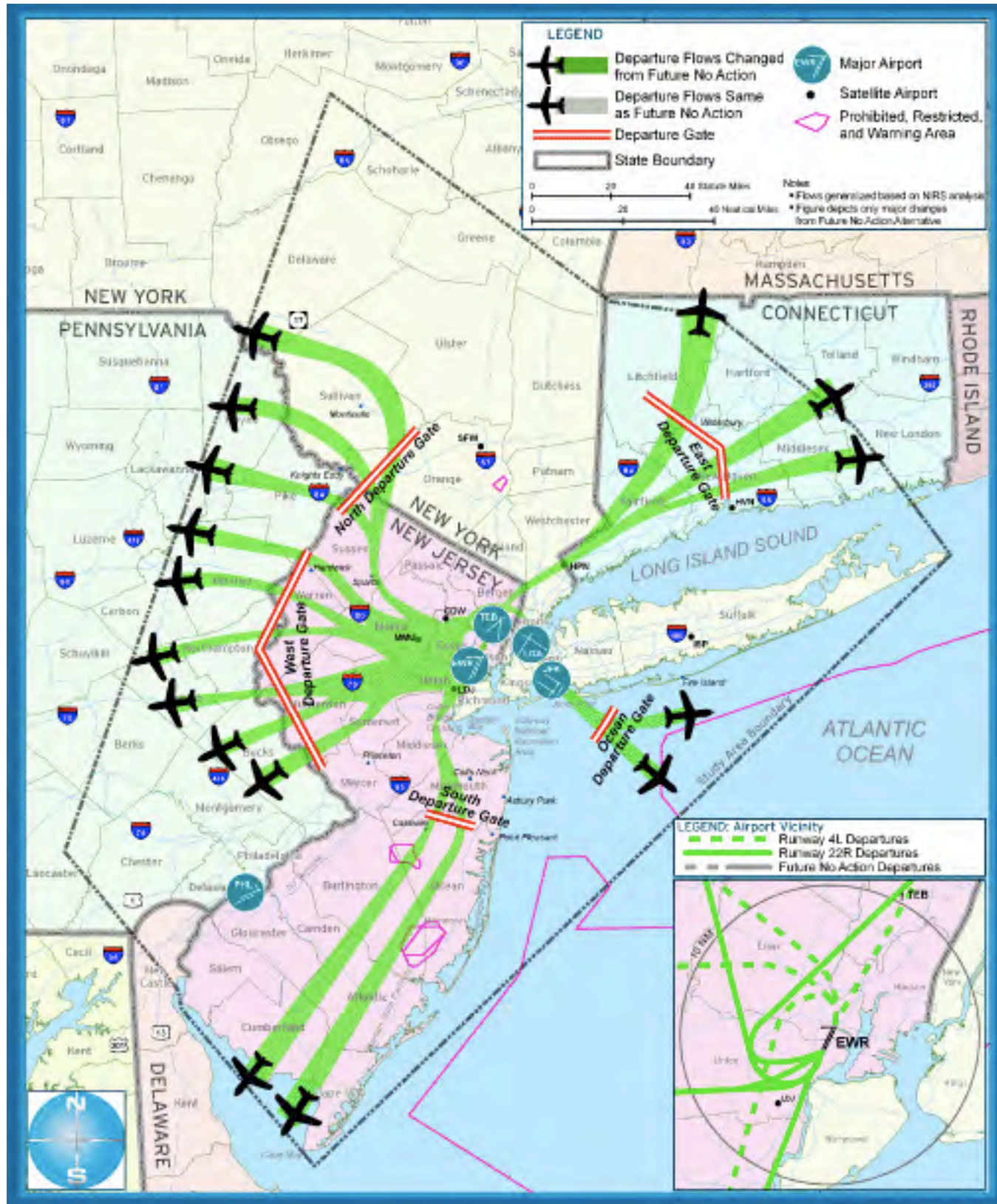


# NEWARK HISTORICAL DEVELOPMENT

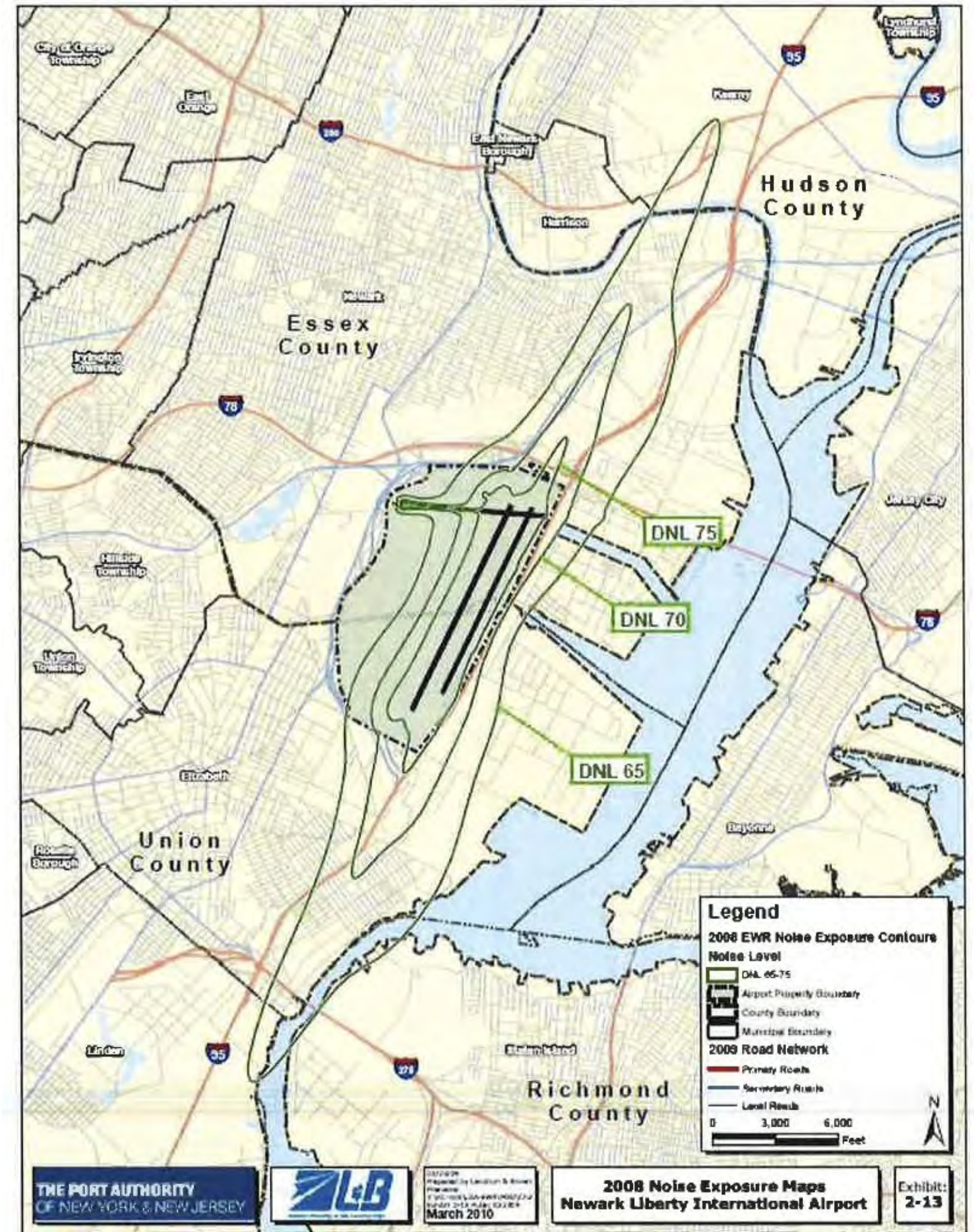


1979 - Port Authority Map

# NEWARK HISTORICAL DEVELOPMENT



above: Newark Airport Flight Paths, right: 2008 Noise Exposure Map





# NEWARK HISTORICAL DEVELOPMENT



New Jersey Bathymetric Map

# NEWARK - ZONING AND LAND USE OVER THE YEARS

# IRONBOUND - A HISTORIC DISTRICT?

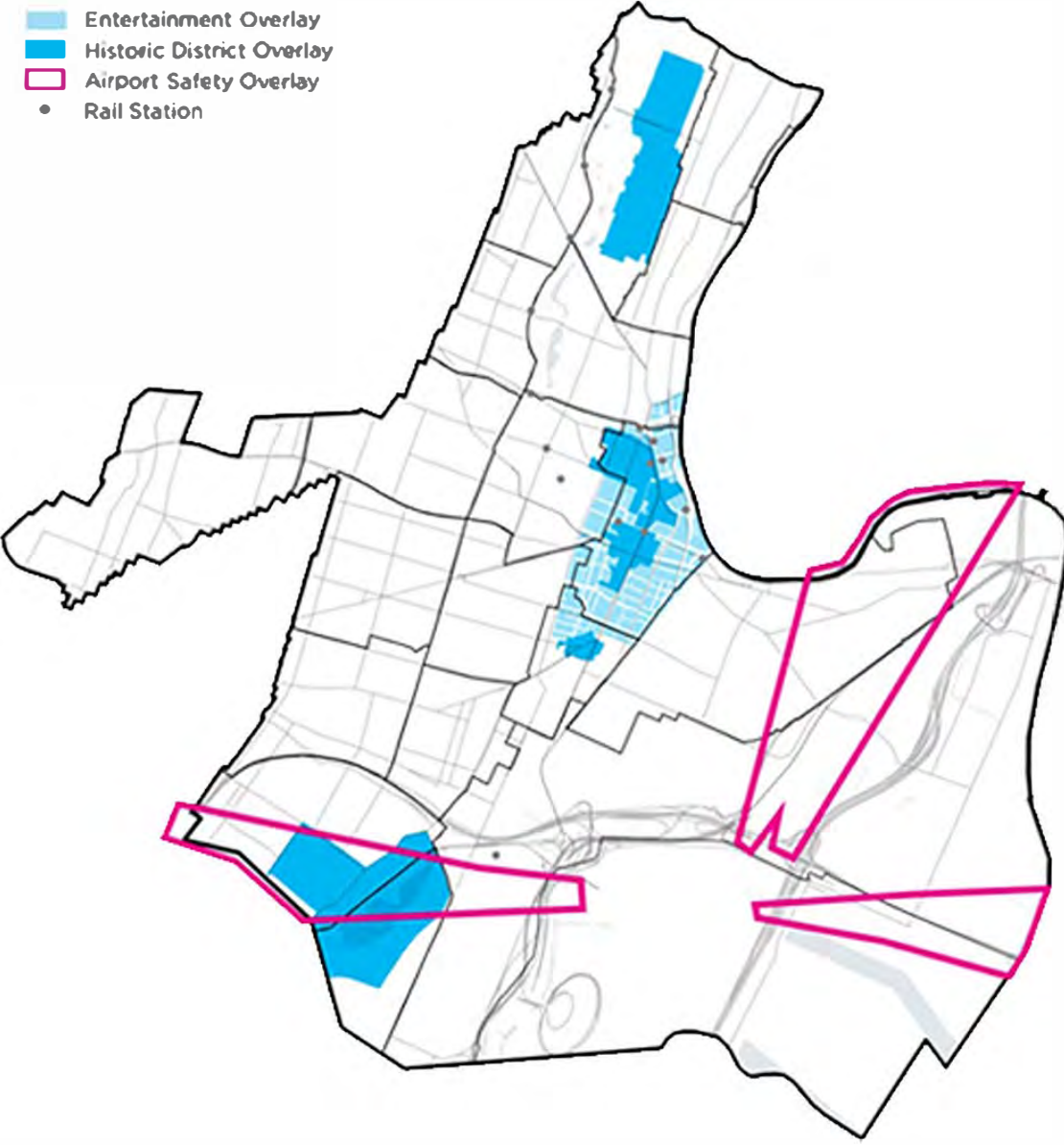
Over the past three decades, most development projects in Newark have been undertaken through redevelopment plans or variances – processes that circumvent the Zoning Ordinance.

**MAJOR TAKE - AWAY**

Vacant land has decreased by an overall 22 %, along with industrial land use amounting to a 17% decrease. Whereas residential, apartment and commercial/retail land use has increased between 9-14%.

*Is there a direct Co-relation between the two?*

- Entertainment Overlay
- Historic District Overlay
- Airport Safety Overlay
- Rail Station

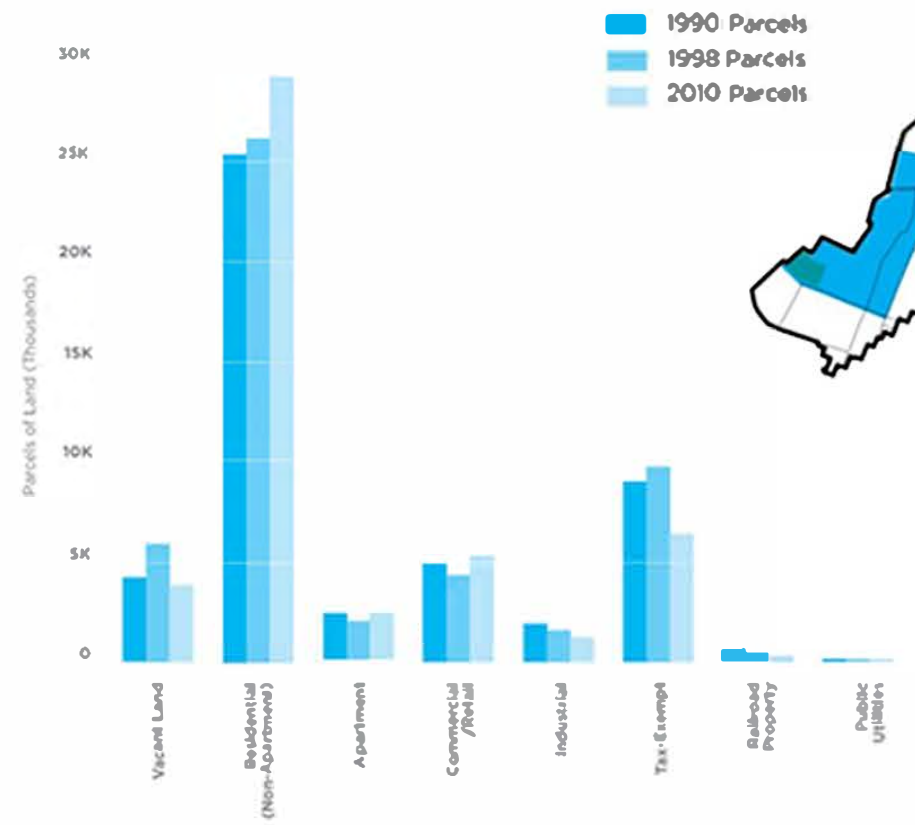


Land Use	Change by Number	Percent Change	Percent Change of City Total
Vacant Land	-1,157	-22%	-2%
Residential (non-apartment)	3,720	14%	8%
Apartment	104	9%	0%
Commercial/Retail	473	10%	1%
Industrial	-180	-17%	0%
Tax-Exempt (public, church, and non-profit)	-3,058	-32%	-6%
Railroad Property	-6	-3%	0%
Public Utilities	0	0%	0%
<b>Total</b>	<b>-104</b>		

Change in Major Land Use Category between 1998 and 2010

	2000	2010	Change
Total Population	273,546	277,140	1.0%
Households	91,382	94,542	4.0%
Average Household Size	2.9	2.8	-3.2%

Change in Total Population and households between 2000 and 2010

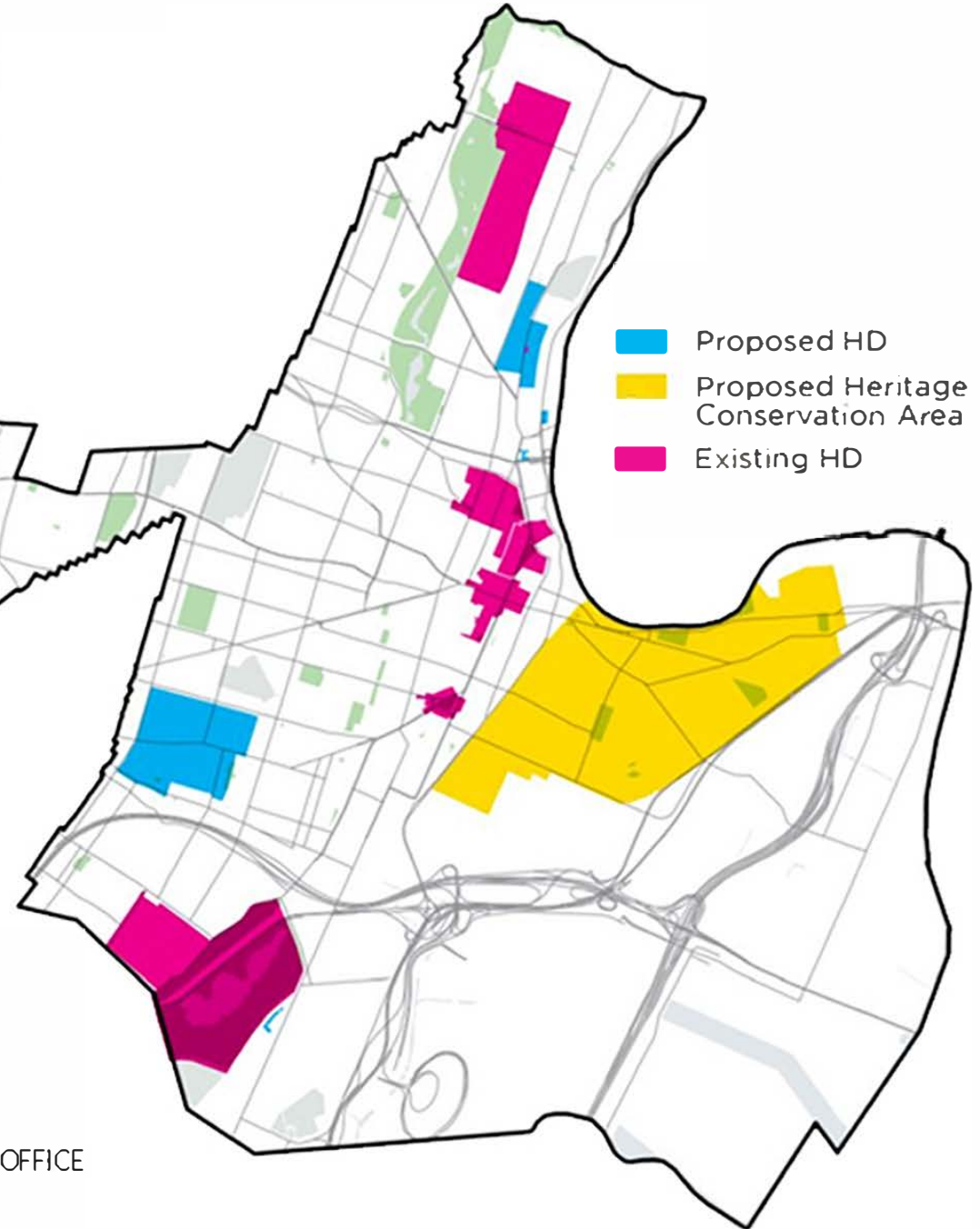


Number of Parcels by Major Land use category  
SOURCE: 2004 NEWARK MASTER PLAN, CITY OF NEWARK ASSESSOR'S OFFICE

*What does the re-development plan of 2011-2012 say about historic districts?*

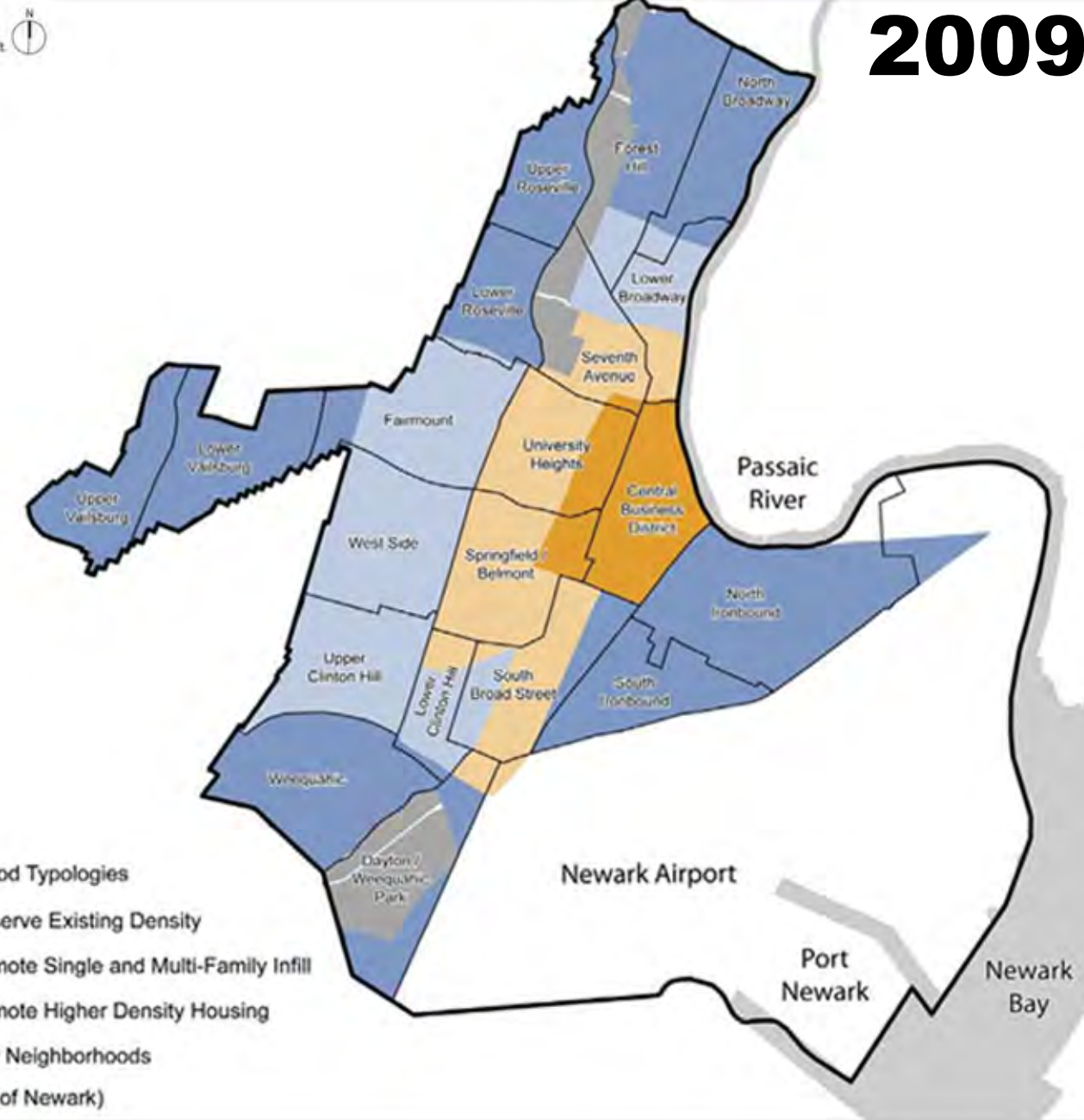
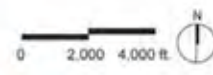
*“Ensure that new development in historic districts enhances and preserves the critical elements that establish the character of the district”*

**Is the MX-3 Zoning adhering to the claim made by the city of Newark 6 years ago?**



# NEWARK - ZONING AND LAND USE OVER THE YEARS

# 2009



### LEGEND

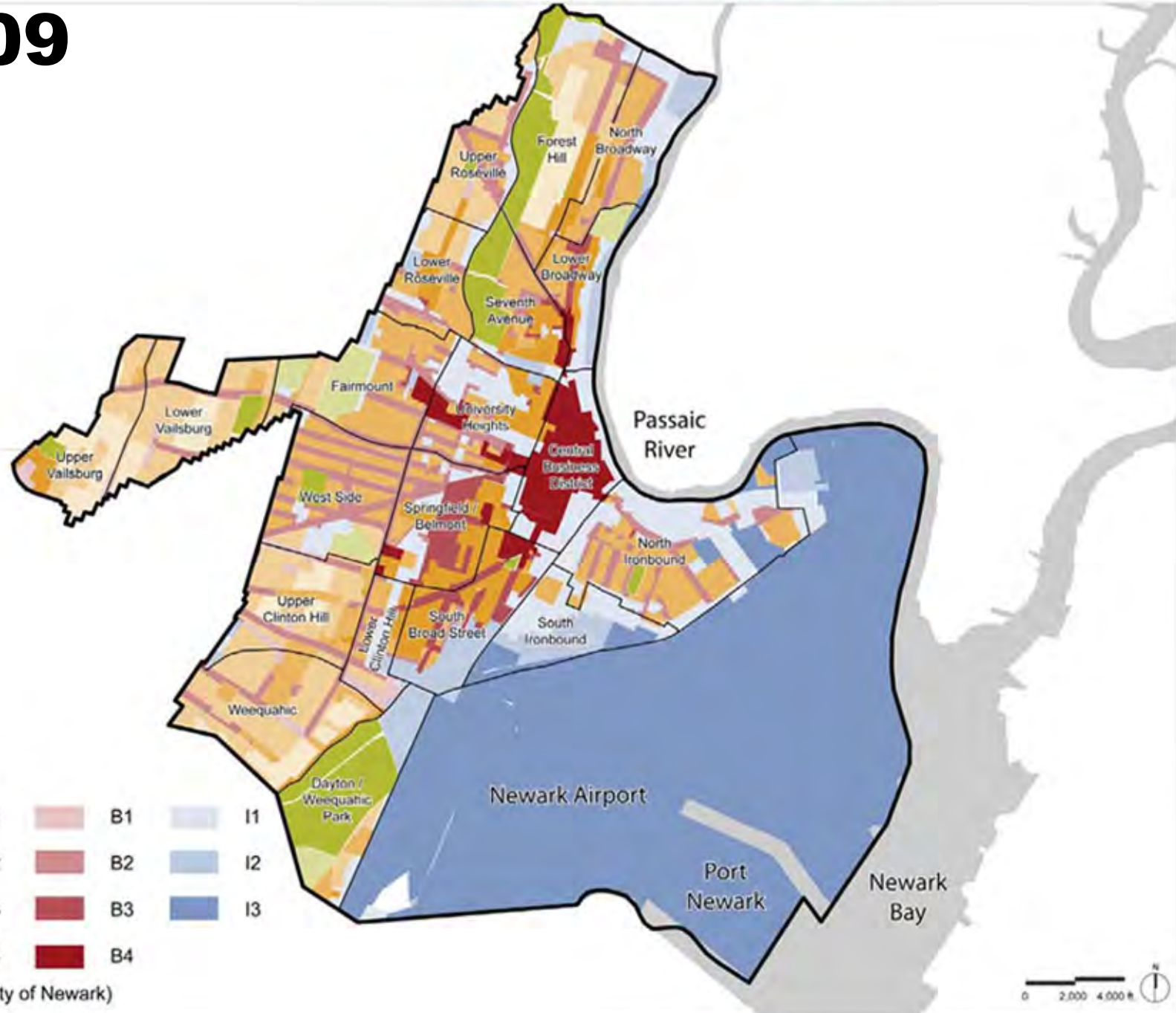
- Neighborhood Typologies
- Preserve Existing Density
  - Promote Single and Multi-Family Infill
  - Promote Higher Density Housing
  - New Neighborhoods
- (source: City of Newark)

<b>Downtown</b>		D-L Living Downtown D-B Broad Street Station District D-E Downtown Entertainment/Gateway
<b>Other</b>	H Hospital	RDV Redevelopment MX-1 Mixed Use, Residential/Commercial MX-2 Mixed Use, Residential/Commercial/Industrial INST Institutional EWR Airport EWR-S Airport Support PORT Port PARK Parks and Open Space CEM Cemeteries
<b>Overlays</b>	Downtown Family Restaurant and Entertainment Overlay	O-A Airport Safety Overlay O-H Historic District Overlay O-E Entertainment Overlay

As the City grows, the 2009 Zoning plan intended to preserve existing densities in North and South Ironbound as well areas near the Dayton Weequaic Park, to “ensure diverse and attractive citywide housing stock for curent and future stake holders”

Category	Existing Zoning Districts	Proposed Zoning Districts
<b>Residential</b>	R1 First Residential R2 Second Residential R3 Third Residential R4 Fourth Residential	R-1F Detached Single-Family Residential R-2F Single- and Two-Family Residential R-3F One- to Three-Family and Townhouse Residential R-LM Low-Rise Multifamily Residential R-MM Mid-Rise Multifamily Residential R-HM High-Rise Multifamily Residential
<b>Commercial</b>	B1 First Business B2 Second Business B3 Third Business B4 Fourth Business	C-N Neighborhood Commercial C-C Community Commercial C-R Regional Commercial
<b>Industrial</b>	I1 First Industrial I2 Second Industrial I3 Third Industrial	I-L Light Industrial I-M Medium Industrial I-H Heavy Industrial

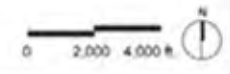
# 2009



### LEGEND

- Zoning
- |  |    |  |    |  |    |
|--|----|--|----|--|----|
|  | R1 |  | B1 |  | I1 |
|  | R2 |  | B2 |  | I2 |
|  | R3 |  | B3 |  | I3 |
|  | R4 |  | B4 |  |    |

(source: City of Newark)



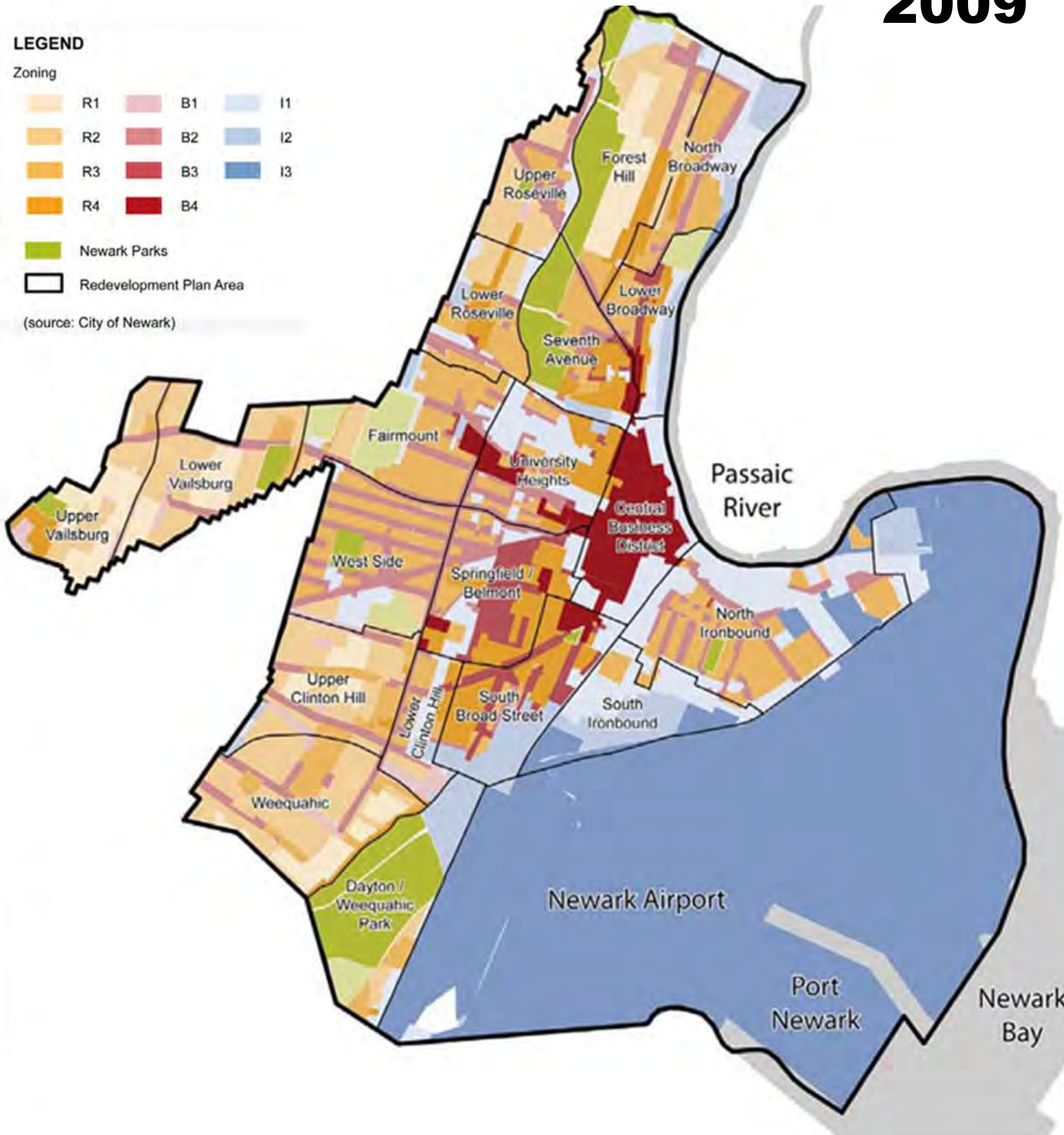
## NEWARK - ZONING CHANGE OVER THE YEARS

The ironbound is zoned as a majorly residential area with light industrial areas in the periphery. It is important to note that there is no "redevelopment" to take place in any area of the Ironbound community.

How ever, at the same time, Development is proposed East of Ironbound, largely in springfield Belmont, which has a high number of vacant parcels and land owned by NHA.

This Development comes 3 years after Broadstreet station for the Newak Lightrail is completed and open for public. There is obviously Transit oriented development at peak in Newark.

*Can Ironbund expect any form of extension of the light rail with the re-zoning?*



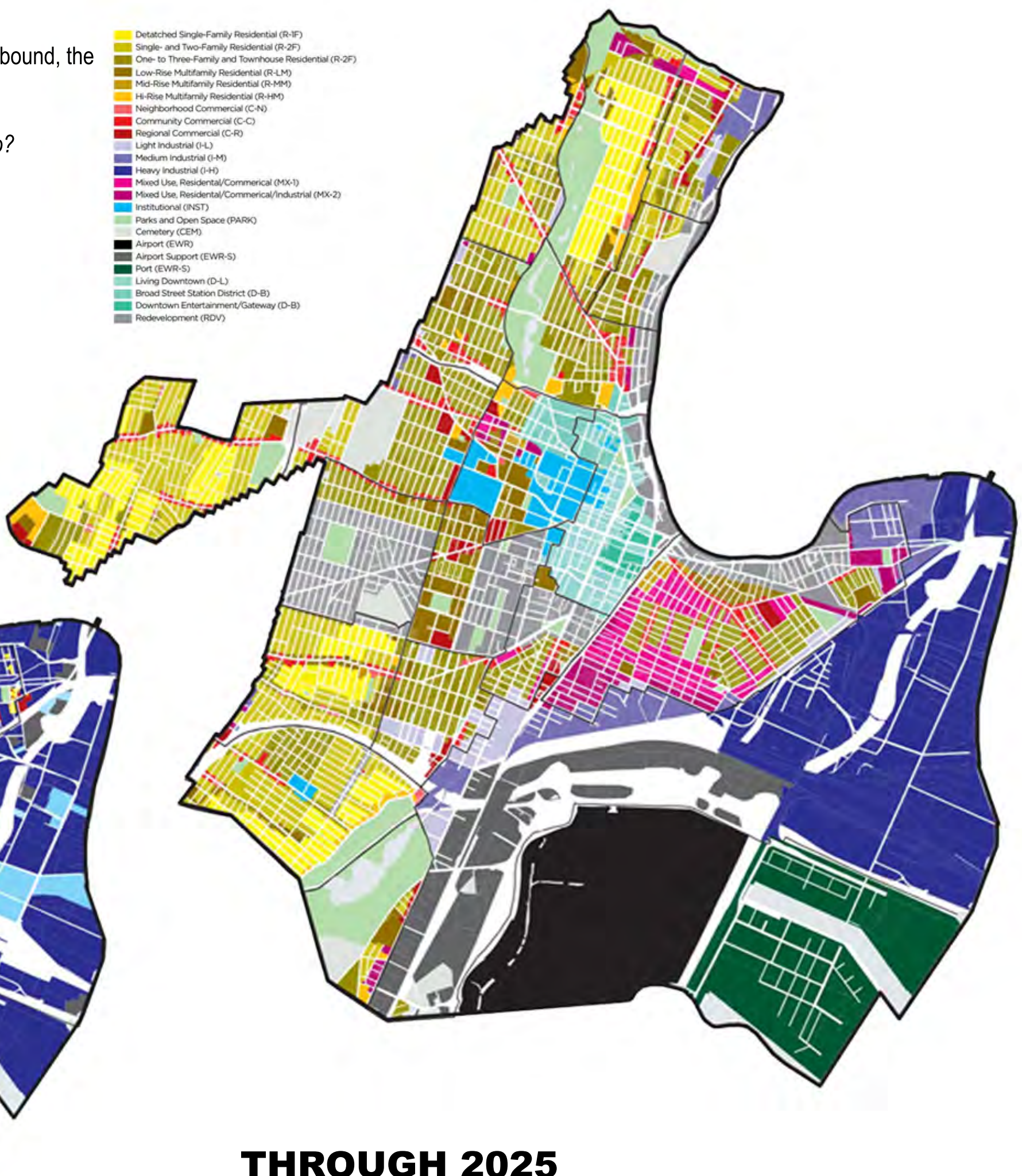
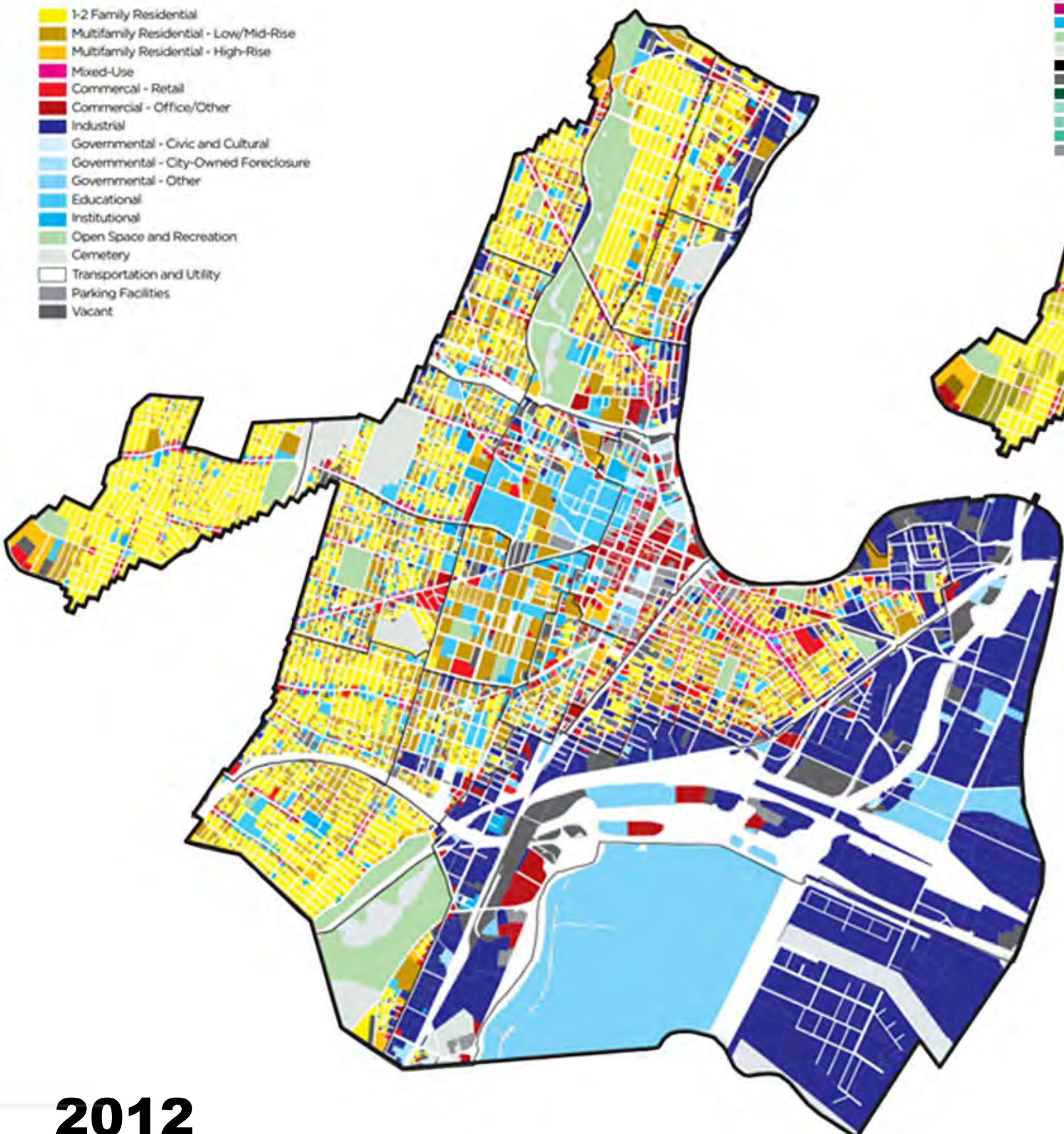
# NEWARK - ZONING CHANGE OVER THE YEARS

Despite the intended strategy proposed in 2009 about preserving existing density in Ironbound, the area is re-zoned from a majorly residential zone to Neighbourhood commercial.

*Was this zoning change laying foundation for the MX-3 zoning approved a few week ago?*

- 1-2 Family Residential
- Multifamily Residential - Low/Mid-Rise
- Multifamily Residential - High-Rise
- Mixed-Use
- Commercial - Retail
- Commercial - Office/Other
- Industrial
- Governmental - Civic and Cultural
- Governmental - City-Owned Foreclosure
- Governmental - Other
- Educational
- Institutional
- Open Space and Recreation
- Cemetery
- Transportation and Utility
- Parking Facilities
- Vacant

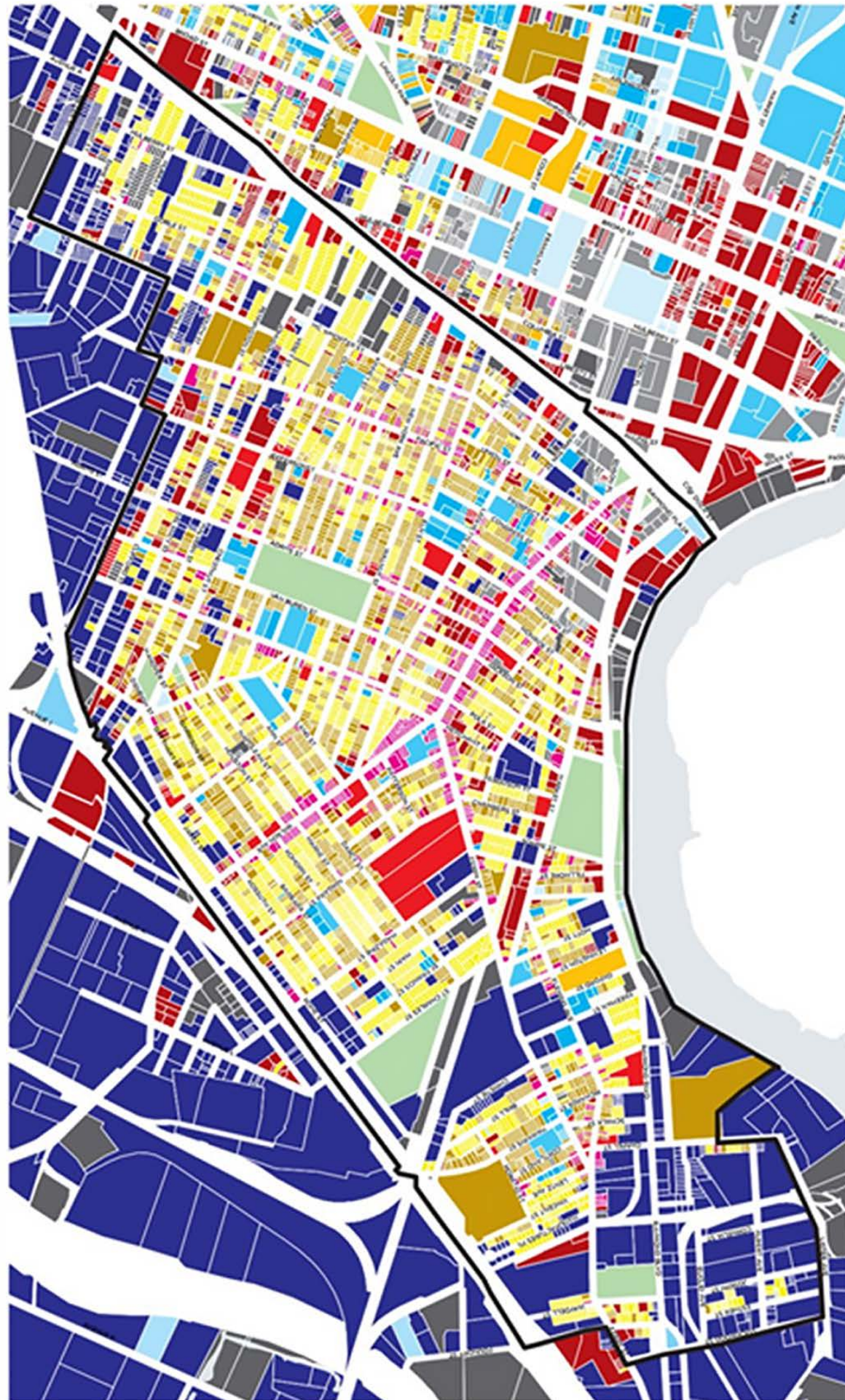
- Detached Single-Family Residential (R-1F)
- Single- and Two-Family Residential (R-2F)
- One- to Three-Family and Townhouse Residential (R-2F)
- Low-Rise Multifamily Residential (R-LM)
- Mid-Rise Multifamily Residential (R-MM)
- Hi-Rise Multifamily Residential (R-HM)
- Neighborhood Commercial (C-N)
- Community Commercial (C-C)
- Regional Commercial (C-R)
- Light Industrial (I-L)
- Medium Industrial (I-M)
- Heavy Industrial (I-H)
- Mixed Use, Residential/Commerical (MX-1)
- Mixed Use, Residential/Commerical/Industrial (MX-2)
- Institutional (INST)
- Parks and Open Space (PARK)
- Cemetery (CEM)
- Airport (EWR)
- Airport Support (EWR-S)
- Port (EWR-S)
- Living Downtown (D-L)
- Broad Street Station District (D-B)
- Downtown Entertainment/Gateway (D-B)
- Redevelopment (RDV)



# IRONBOUND - LAND USE CHANGE 2012 THROUGH 2025

## Existing Land use

- 1-2 Family Residential
- Multifamily Residential - Low/Mid-Rise
- Multifamily Residential - High-Rise
- Mixed-Use
- Commercial - Retail
- Commercial - Office/Other
- Industrial
- Governmental - Civic and Cultural
- Governmental - City-Owned Foreclosure
- Governmental - Other
- Educational
- Institutional
- Open Space and Recreation
- Cemetery
- Transportation and Utility
- Parking Facilities
- Vacant
- Rail Station



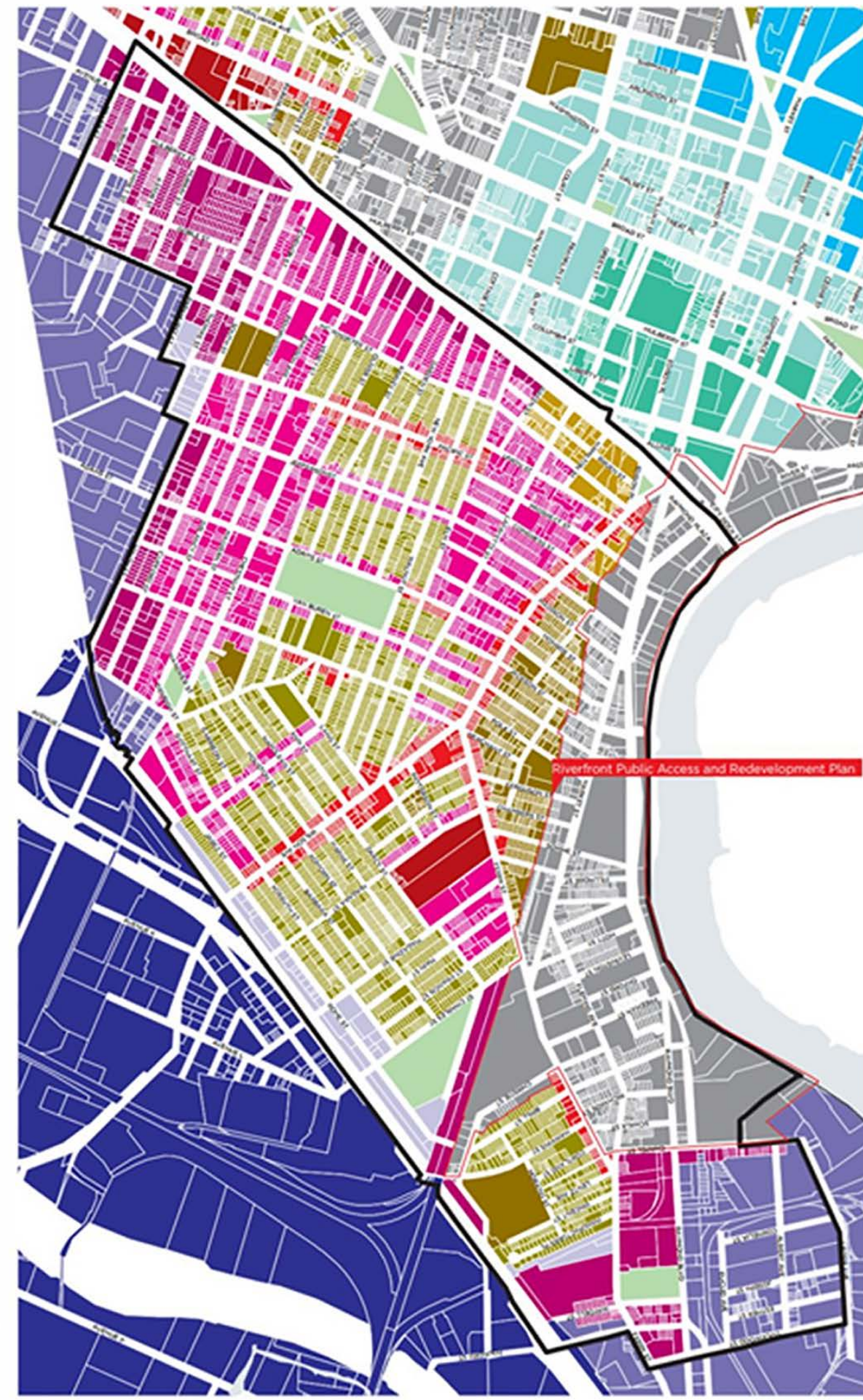
## Future Land use

- Detached Single-Family Residential (R-1F)
- Single- and Two-Family Residential (R-2F)
- One- to Three-Family and Townhouse Residential (R-2F)
- Low-Rise Multifamily Residential (R-LM)
- Mid-Rise Multifamily Residential (R-MM)
- High-Rise Multifamily Residential (R-HR)
- Neighborhood Commercial (C-N)
- Community Commercial (C-C)
- Regional Commercial (C-R)
- Light Industrial (I-L)
- Medium Industrial (I-M)
- Heavy Industrial (I-H)
- Mixed Use, Residential/Commercial (MX-1)
- Mixed Use, Residential/Commercial (MX-2)
- Institutional (INST)
- Parks and Open Space (PARO)
- Cemetery (CEM)
- Airport (EWR)
- Airport Support (EWR-S)
- Port (EWR-S)
- Living Downtown (D-L)
- Broad Street Station District (D-B)
- Downtown Entertainment/Caseway (D-B)
- Redevelopment (RDV)
- Rail Station

### Zoning Amendments

1. MX-2 in south Ironbound will allow for a range of residential, commercial, and light industrial uses
2. R-3F in central Ironbound south of Ferry Street will allow for a variety of dwelling types
3. R-LM north of Ferry Street will allow for more intense residential development limited by low building heights
4. R-MM will promote higher-density residential development within walking distance of transit, including Penn Station, and other services in the area
5. Industrial land uses will be preserved in the south and east Ironbound to maintain job-producing uses
6. Commercial corridors will be preserved on Ferry Street, Wilson Avenue, and Pacific Street
7. MX-2 corridors will be created on Jefferson Street, Adams Street, Van Buren Street, and New York Avenue
8. The table of uses for industrial and mixed-use districts will be revised to prohibit and/or make conditional certain types of industrial projects based on their anticipated adverse impact on human health

The Riverfront Public Access and Redevelopment Plan addresses land use and design regulations for a large section of the north Ironbound.



Source: City of Newark

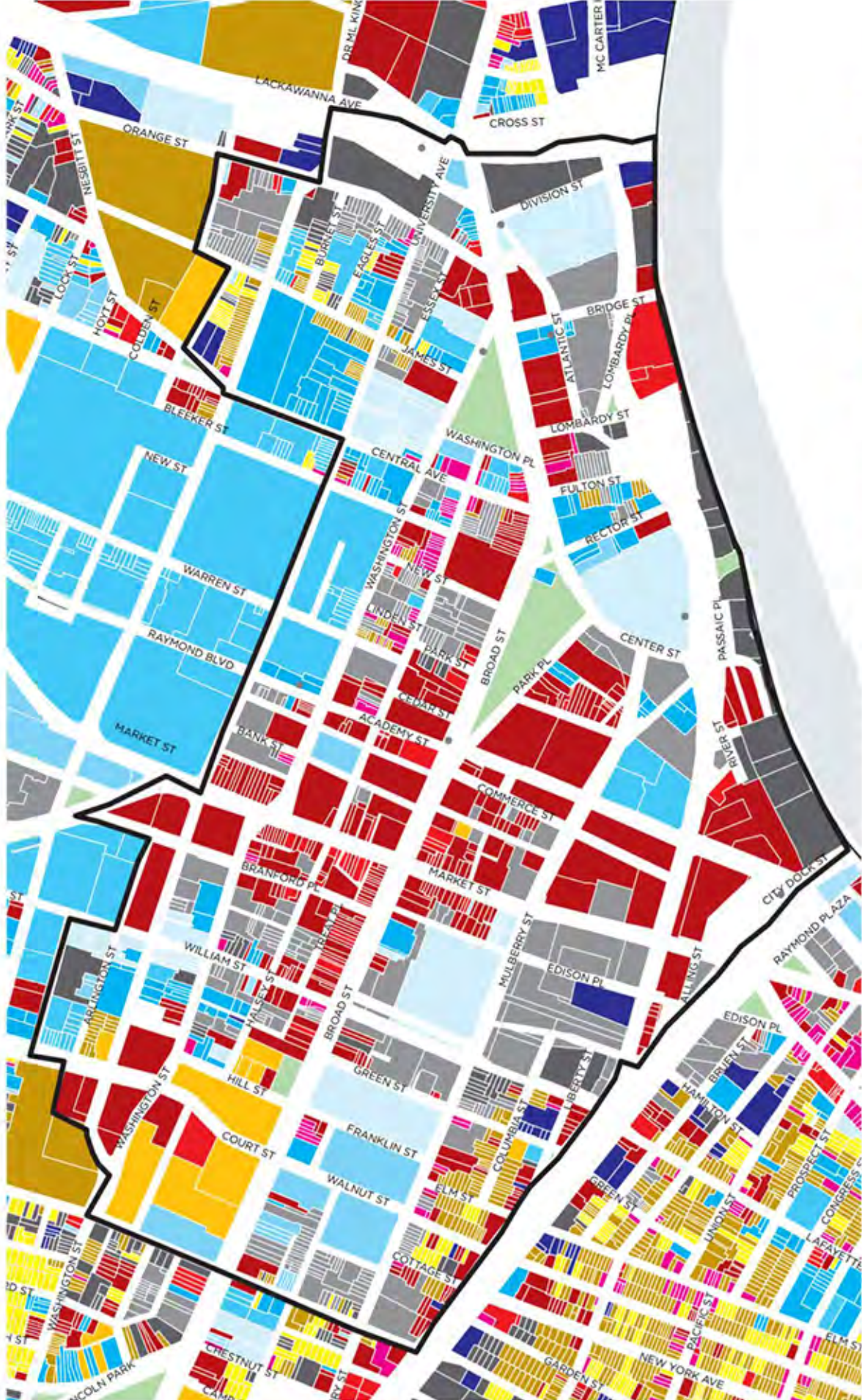
Orientation



# DOWNTOWN- LAND USE CHANGE 2012 THROUGH 2025

## Existing Land use

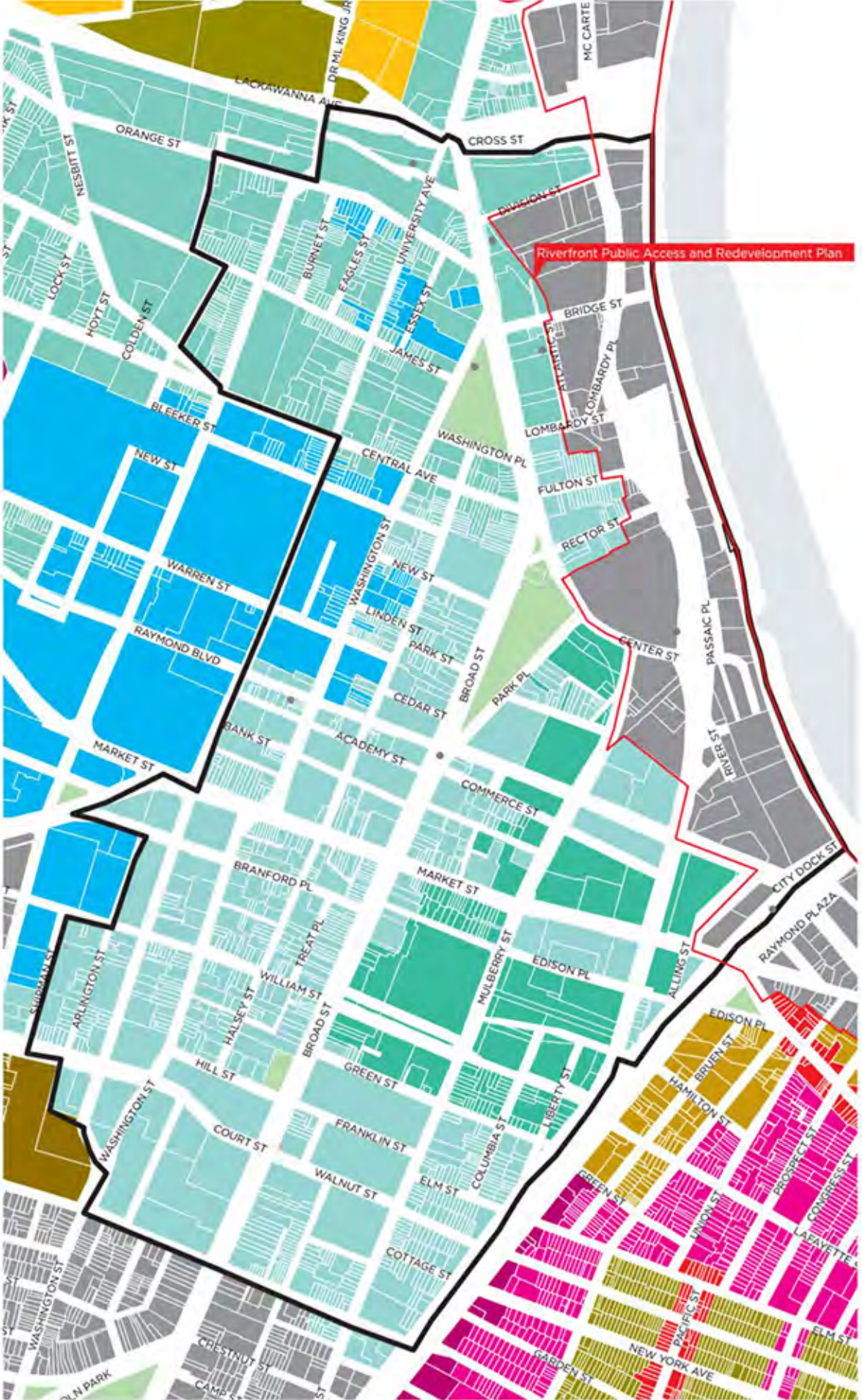
- 1-2 Family Residential
- Multifamily Residential - Low/Mid-Rise
- Multifamily Residential - High-Rise
- Mixed-Use
- Commercial - Retail
- Commercial - Office/Other
- Industrial
- Governmental - Civic and Cultural
- Governmental - City-Owned Foreclosure
- Governmental - Other
- Educational
- Institutional
- Open Space and Recreation
- Cemetery
- Transportation and Utility
- Parking Facilities
- Vacant
- Rail Station



## Future Land use

- Detached Single-Family Residential (R-1F)
- Single- and Two-Family Residential (R-2F)
- One- to Three-Family and Townhouse Residential (R-2F)
- Low-Rise Multifamily Residential (R-LM)
- Mid-Rise Multifamily Residential (R-MM)
- High-Rise Multifamily Residential (R-HM)
- Neighborhood Commercial (C-N)
- Community Commercial (C-C)
- Regional Commercial (C-R)
- Light Industrial (I-L)
- Medium Industrial (I-M)
- Heavy Industrial (I-H)
- Mixed Use, Residential/Commercial (MX-1)
- Mixed Use, Residential/Commercial/Industrial (MX-2)
- Institutional (INST)
- Parks and Open Space (PARK)
- Cemetery (CEM)
- Airport (EWR)
- Airport Support (EWR-S)
- Port (EWR-S)
- Living Downtown (D-L)
- Broad Street Station District (D-B)
- Downtown Entertainment/Gateway (D-B)
- Redevelopment (RDV)
- Rail Station

Land use and design regulations in the downtown are currently defined by a number of redevelopment plans, including the Broad Street Station District, Education Center, Downtown Core, Living Downtown, Newark Plaza, and Riverfront Redevelopment Plans.



Source: City of Newark



# LINCON PARK- LAND USE CHANGE 2012 THROUGH 2025

The neighbourhood Lincoln Park did not exist in 2009 neighbourhood plan, until 2012, when area North to the South broad street, touching the CBD was renamed as Lincoln Park in the 2012 Development Plan

## Existing Land use

- 1-2 Family Residential
- Multifamily Residential - Low/Mid-Rise
- Multifamily Residential - High-Rise
- Mixed-Use
- Commercial - Retail
- Commercial - Office/Other
- Industrial
- Governmental - Civic and Cultural
- Governmental - City-Owned Foreclosure
- Governmental - Other
- Educational
- Institutional
- Open Space and Recreation
- Cemetery
- Transportation and Utility
- Parking Facilities
- Vacant
- Rail Station



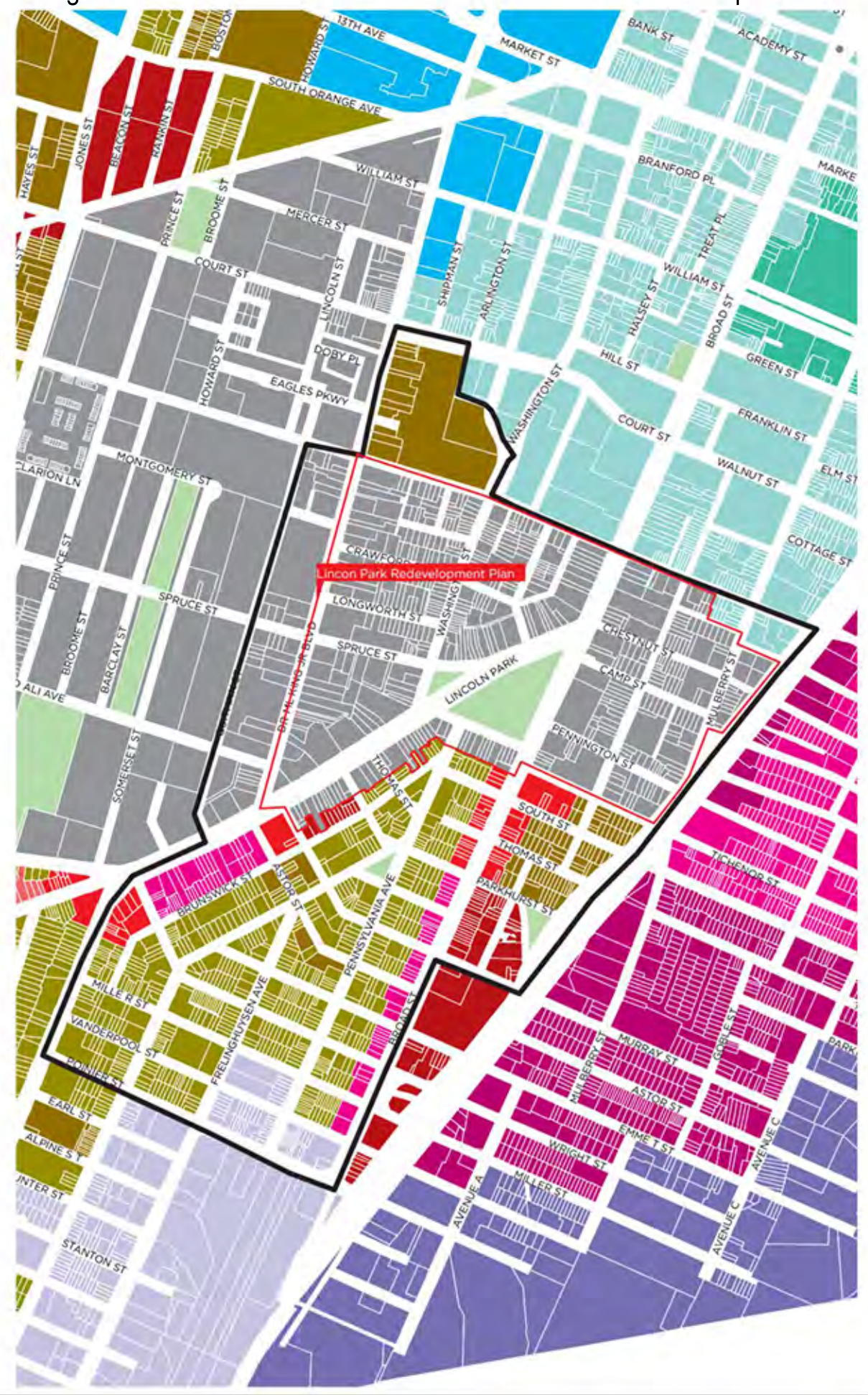
## Future Land use

- Detached Single-Family Residential (R-1F)
- Single- and Two-Family Residential (R-2F)
- One- to Three-Family and Townhouse Residential (R-2F)
- Low-Rise Multifamily Residential (R-LM)
- Mid-Rise Multifamily Residential (R-MM)
- High-Rise Multifamily Residential (R-HM)
- Neighborhood Commercial (C-N)
- Community Commercial (C-C)
- Regional Commercial (C-R)
- Light Industrial (I-L)
- Medium Industrial (I-M)
- Heavy Industrial (I-H)
- Mixed Use, Residential/Commercial (MX-1)
- Mixed Use, Residential/Commercial/Industrial (MX-2)
- Institutional (INST)
- Parks and Open Space (PARK)
- Cemetery (CEM)
- Airport (EWR)
- Airport Support (EWR-S)
- Port (EWR-S)
- Living Downtown (D-L)
- Broad Street Station District (D-B)
- Downtown Entertainment/Gateway (D-B)
- Redevelopment (RDV)
- Rail Station

### Zoning Amendments

1. R-3F will preserve the scale and density of residential areas, while allowing for a variety of dwelling types
2. R-LM on south Broad Street and Clinton Avenue will allow for more intense residential development, while limiting building heights
3. Industrial uses will be preserved in the southern portion of the neighborhood
4. C-R will support the creation of a commercial node on south Broad Street between Tichenor and Parkhurst Streets
5. MX-1 at Clinton Avenue and Astor Street will preserve the range of residential and commercial use that exist here

The Lincoln Park Redevelopment Plan defines land use and design regulations for the northern portion of the neighborhood.



Source: City of Newark

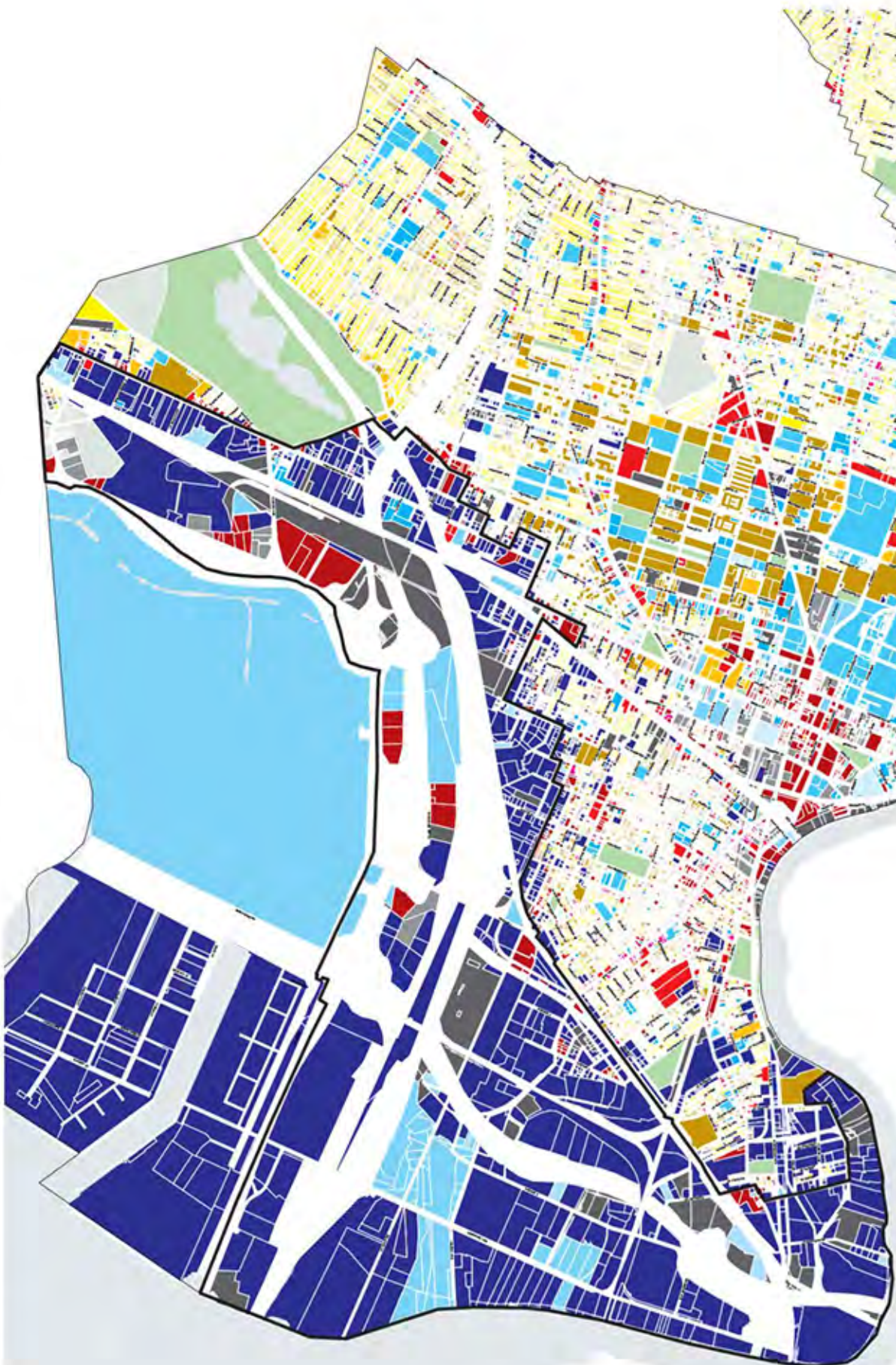




# INDUSTRIAL DISTRICT- LAND USE CHANGE 2012 THROUGH 2025

## Existing Land use

- 1-2 Family Residential
- Multifamily Residential - Low/Mid-Rise
- Multifamily Residential - High-Rise
- Mixed-Use
- Commercial - Retail
- Commercial - Office/Other
- Industrial
- Governmental - Civic and Cultural
- Governmental - City-Owned Foreclosure
- Governmental - Other
- Educational
- Institutional
- Open Space and Recreation
- Cemetery
- Transportation and Utility
- Parking Facilities
- Vacant
- Rail Station



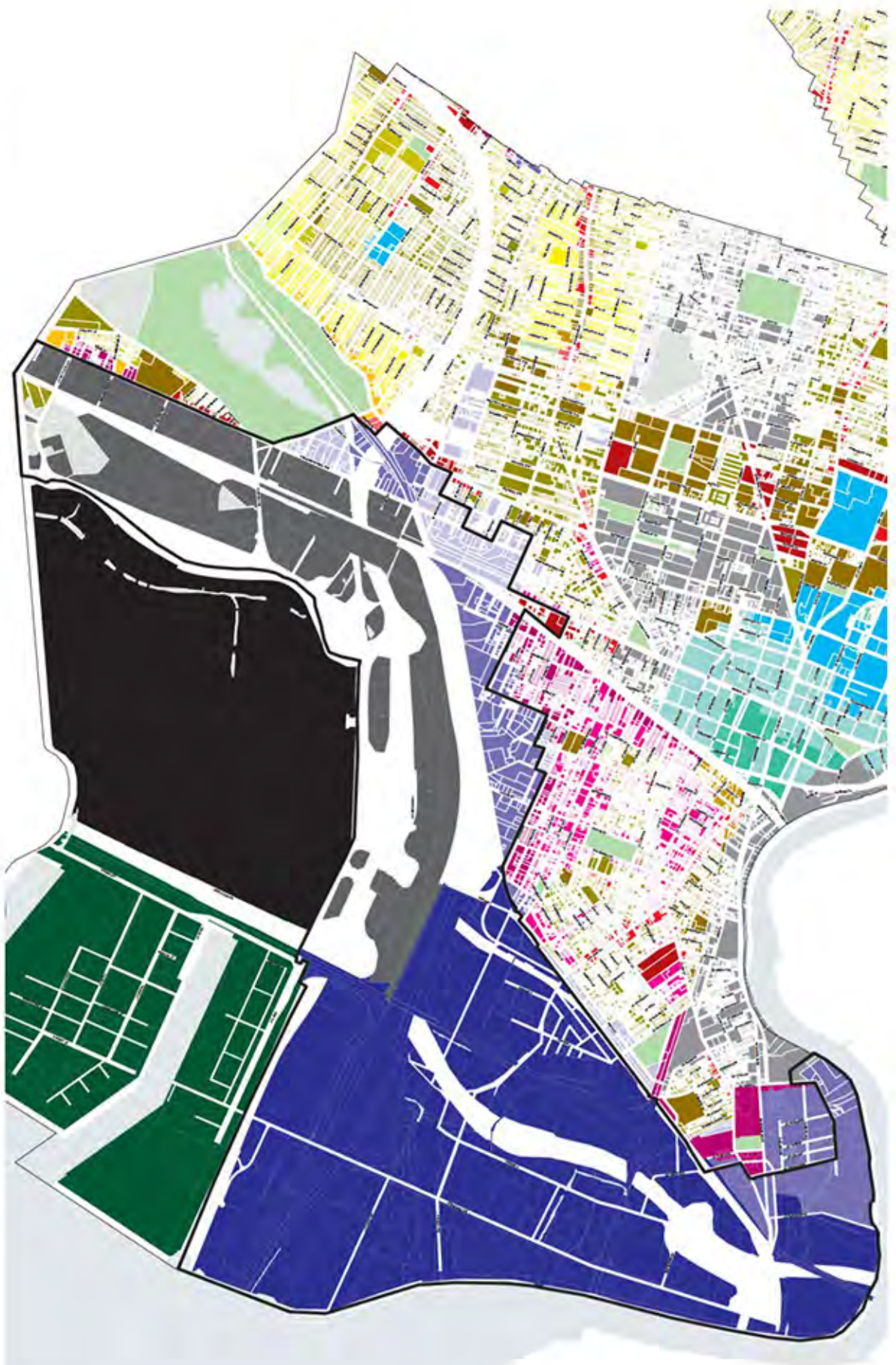
## Future Land use

- Detached Single-Family Residential (R-1F)
- Single- and Two-Family Residential (R-2F)
- One- to Three-Family and Townhouse Residential (R-2F)
- Low-Rise Multifamily Residential (R-LM)
- Mid-Rise Multifamily Residential (R-MM)
- High-Rise Multifamily Residential (R-HM)
- Neighborhood Commercial (C-N)
- Community Commercial (C-C)
- Regional Commercial (C-R)
- Light Industrial (I-L)
- Medium Industrial (I-M)
- Heavy Industrial (I-H)
- Mixed Use, Residential/Commercial (MX-1)
- Mixed Use, Residential/Commercial/Industrial (MX-2)
- Institutional (INST)
- Parks and Open Space (PARK)
- Cemetery (CEM)
- Airport (EWR)
- Airport Support (EWR-S)
- Port (EWR-S)
- Living Downtown (D-L)
- Broad Street Station District (D-B)
- Downtown Entertainment/Gateway (D-B)
- Redevelopment (RDV)
- Rail Station

### Zoning Amendments

1. I-M and I-H will preserve medium and heavy industrial uses throughout the area

After a large chunk of industrial area is allocated to the Port, any city owned property east of ironbound is converted to industrial use. The Industrial area is re-zoned to light, medium and heavy industrial use. The waterfront area east of ironbound is re-zoned to light industrial as most of the iron bound waterfront is re-zoned as "redevelopment."



Source: City of Newark

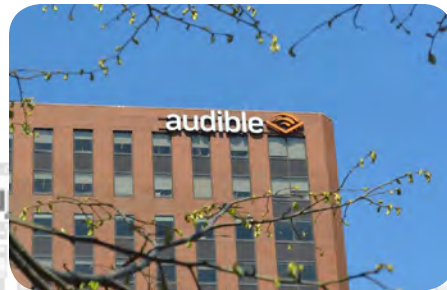
Orientation



# NEWARK RECENT DEVELOPMENT



Whole Foods and Hanhe & Co. Atrium, 2017



Audible, 2007+



Panasonic Tower, 2016



Prudential Tower, 2015



Prudential Center, 2007



Gateway Center, 1972



The Gateway Center was in many ways the first modern development project. Built during a period of racial and political unrest, amid the Newark Riots, the Gateway Center was a glass and steel fortress, connected with enclosed concourses, that aimed to let office workers commute in and out of Newark from Penn Station without ever having to set foot on the Newark streets. Today it sits largely unused.

# NEWARK FUTURE DEVELOPMENT

Former Newark Bears stadium sold to NYC developer for \$23M

Updated on March 20, 2016 at 12:24 PM. Posted on March 20, 2016 at 7:00 AM



Gallery: Newark Bears Stadium

246-Unit Residential Conversion Planned At 20-Story Office Tower, 540 Broad Street, Newark

540 Broad (Former Bell Telephone Headquarters)



The stadium will be demolished for a mixed-use development



One Rector

Teacher's Village



Existing 1907 concrete warehouse, developers received a 30 year tax abatement worth \$1 mil, to redevelop. The building will be linked to the city's Newark Fiber optic cable network providing high-speed internet access\*\* SEE FOLLOWING PAGES

# NEWARK FUTURE DEVELOPMENT BID FOR AMAZON HQ2

## *Newark Says, Hey Amazon, Look Over Here*

By CHARLES V. BAGLI OCT. 16, 2017



Newark has much of what Amazon wants in a location for its second headquarters — good public transportation, a skilled work force and within a metro area of more than one million residents, city officials and developers said. Bryan Anselm for The New York Times

“The mayor boasted his city’s transportation infrastructure and its proximity to Newark International Airport and second busiest seaport in the nation. *Not to mention, Barak said, Newark has the fastest broadband internet connection in the country.*”

October 16, 2017 3:51 p.m Updated 10/17/2017

## Newark makes bid for Amazon HQ2

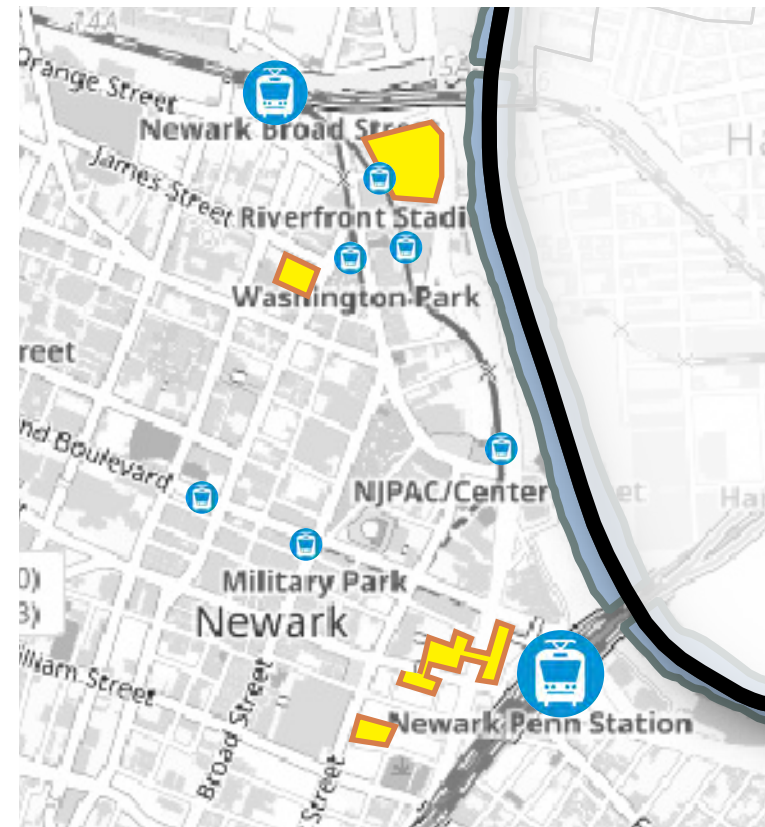
Could New Jersey be the e-tailer's new home?

By Bloomberg News



“New Jersey Governor Chris Christie is seeking to deploy \$7 billion in potential tax credits to lure Amazon’s planned second headquarters to Newark, which has been struggling to stage a broad economic revival since it was devastated by riots in 1967.

The proposal would offset state and city taxes, including an incentive through New Jersey’s Economic Development Authority that could reach \$5 billion over 10 years, the governor’s office said Monday in a statement. The remainder of the tax breaks would come from a \$1 billion city property tax abatement and a wage tax waiver of \$1 billion for employees.



Potential Amazon HQ2 Sites identified in Newark

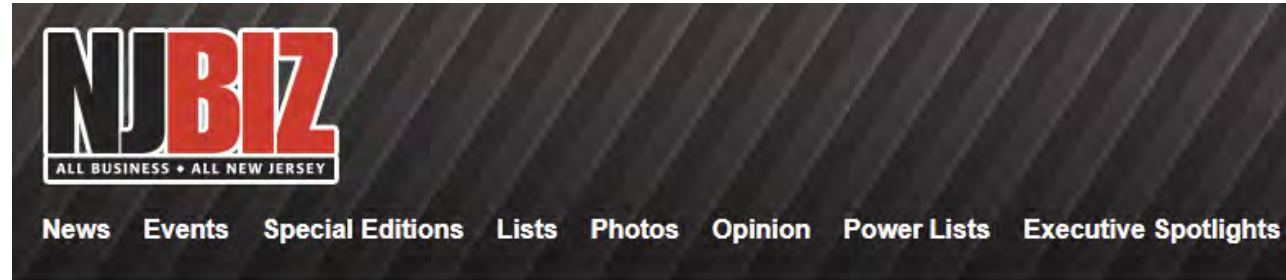


From left, Senator Cory A. Booker, Gov. Chris Christie of New Jersey and Mayor Ras J. Baraka of Newark at Rutgers Business School on Monday where it was announced that Newark is the state’s official bid in the Amazon headquarters race. Bryan Anselm for The New York Times

Newark “sits directly above the fiber optic cable spine running along the Eastern Seaboard, allowing companies to tap into some of the fastest internet services in the country and among the least expensive ultra-broadband network.”

# WHAT PRECEDES DEVELOPMENT? INFRASTRUCTURE. THEN, DOES INFRASTRUCTURE FEED DEVELOPMENT?

## NEWARK: FIBER OPTIC “GOLDMINE” ONCE DORMANT, NOW A POTENTIAL FORCE FOR DEVELOPMENT?



Energy & Utilities Technology

### The story behind the infrastructure: Newark's transformation to a fertile fiber optic hub was decades in the making

By Joshua Burd, July 27, 2015 at 9:40 AM

Newark is “where the Internet comes up for air.”

That’s what Audible.com CEO Don Katz told the packed crowd at his company’s headquarters last week, referring to the abundance of telecom and cable providers in the city and “the vast web-work” of fiber optic cable that runs below its streets. That network is the cornerstone of the new accelerator space he was unveiling, offering “lightning-fast Wi-Fi” and the promise of making Newark a hub for tech startups.

But as he and other business leaders will point out, that’s only scratching the surface.

Newark always has been a magnet for commerce and infrastructure — from shipping lines to rail lines to telephone lines — but experts say the push for ultra-fast Internet and data transmission in recent years has led utilities and other ventures to develop one of the best fiber networks in the country. That has resulted in a wealth of “dark,” or unused, fiber throughout the city, an asset that could be a boon to the business community and attract new types of investment.

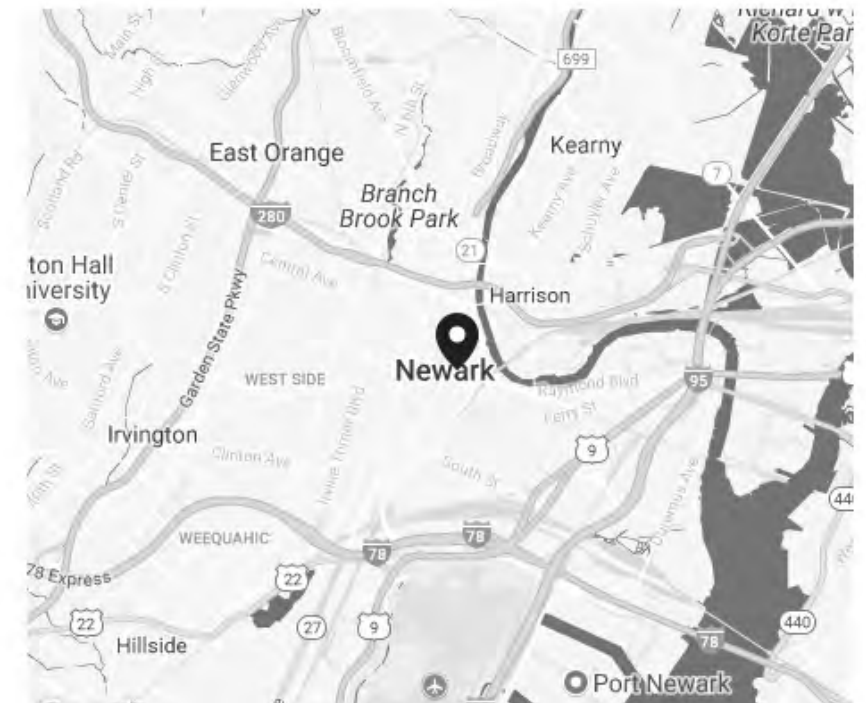


United Fiber President Christopher Lodge: “Newark, for us, is a critical junction.” - (COURTESY UNITED FIBER)

### WHO WE ARE

Newark Fiber is a brand new innovation of the City of Newark in partnership with the Newark Community Economic Development Corporation, ISPs, and fiber providers. It is a big deal and we are excited.

The network will grow to power smart city innovations, public spaces, commercial buildings, and homes.



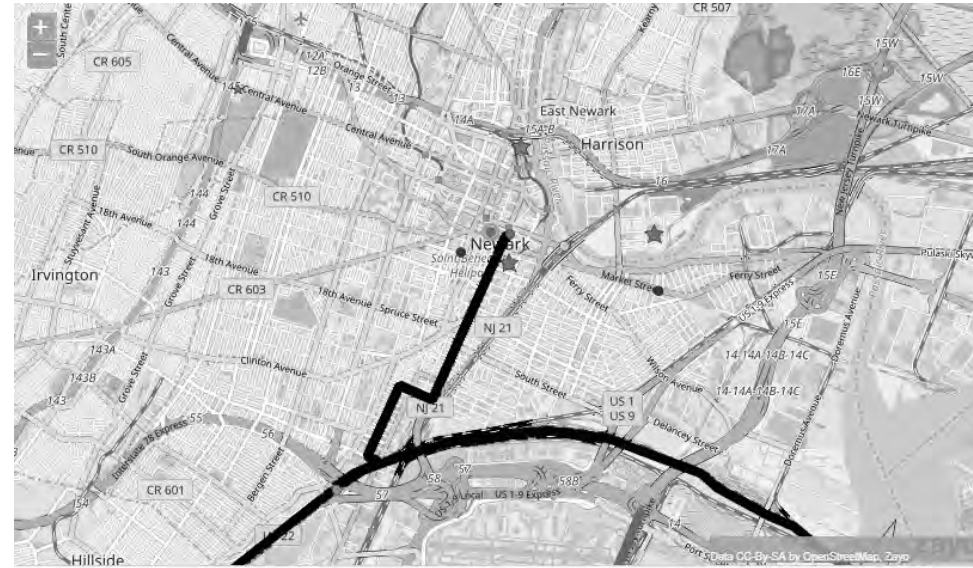
Newark sits on a figurative goldmine of “dark” or unused fiber, an asset that other cities may covet. Why and how?

1. It is in the heart of the Northeast Corridor and between New York City and the rest of the country.
2. Since it has been a longtime hub of infrastructure (from railroads to telegraph lines to telephone lines), many utility and high-tech companies are in Newark.
3. In the past 20 years, those companies (such as Verizon, data services providers and utilities) have invested heavily in fiber.
4. At times, the city has asked those companies to install more than was needed, creating a surplus of dark fiber for future use

# NEWARK: FIBER OPTIC



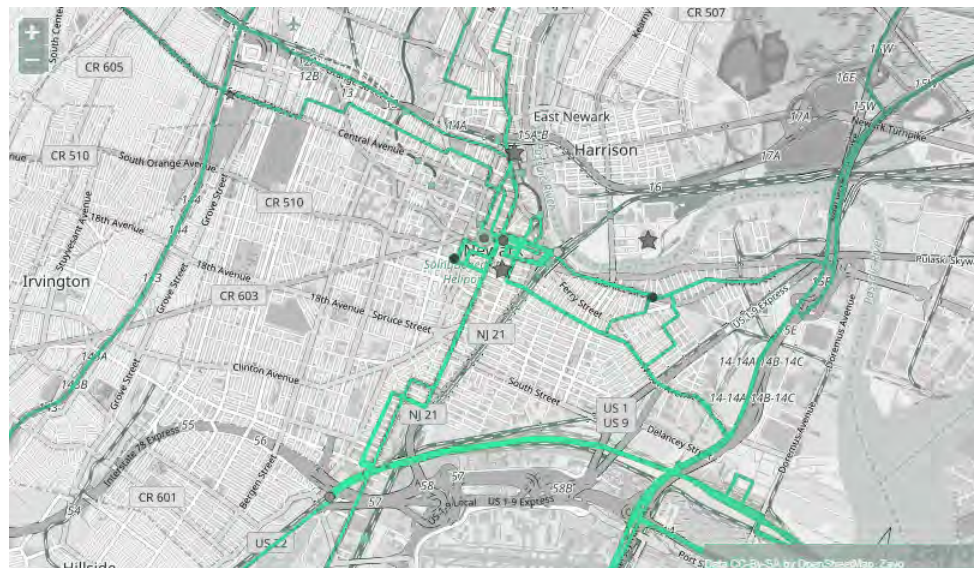
Long Haul Lit Fiber  
Source: Zayo



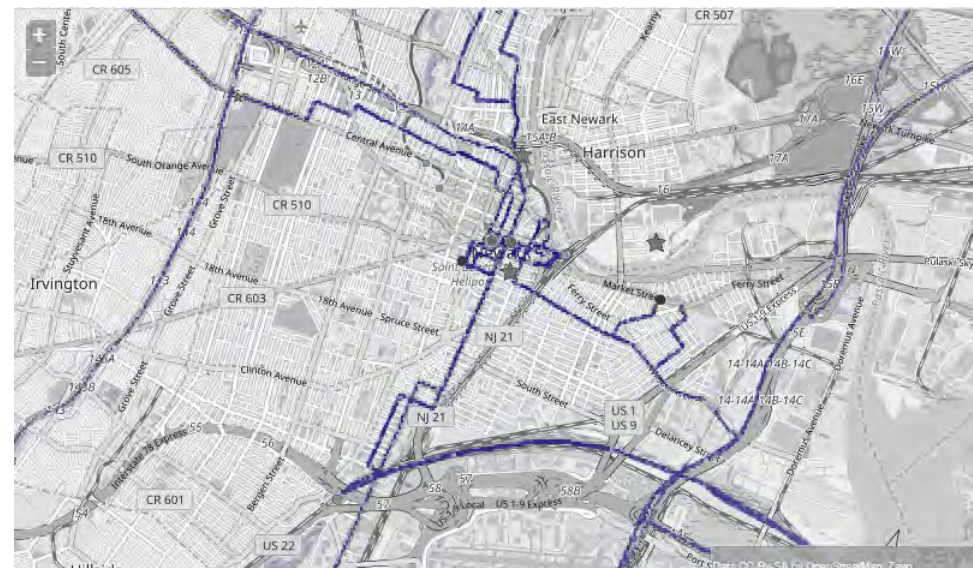
Long Haul Dark Fiber  
Source: Zayo



Fiber Backbone- Under Construction  
Source: Zayo



Metro Lit Fiber  
Source: Zayo



Metro Dark Fiber  
Source: Zayo

## Definitions:

**Metro fiber** - an optic fiber which connects several enterprises in a metropolitan area providing high speed broadband connection. High speed data is transmitted as light impulses. These fibers are often leased out by providers to other companies.

**Lit fiber** - traditional Internet Service Provider owns and maintains the equipment to light the fiber. The customer is free of the maintenance and operation of the equipment.

**Dark fiber** - refers to unused or 'dark' network infrastructure that is a mixture of cabling, switches and repeaters. ... A client will lease unused strands of 'dark' fiber optic cable to create their own privately-operated optical fibre network rather than just leasing bandwidth.

# NEWARK: FIBER OPTIC NETWORK



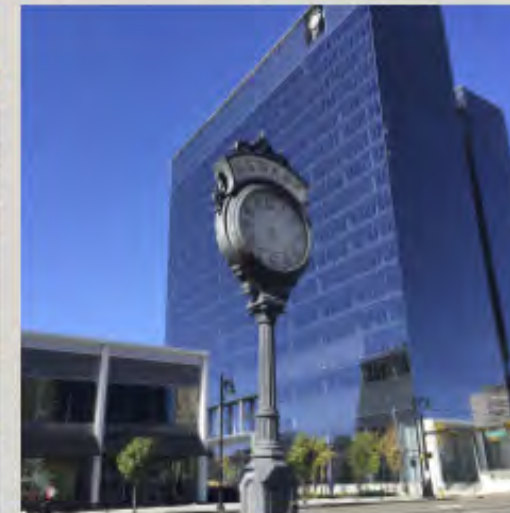
Newark Fiber Optic Cable Map Combined  
Source: Zayo

# NEWARK: DOWNTOWN DEVELOPMENT... WHAT DOES IT MEAN FOR THE IRONBOUND?

## DOWNTOWN NEWARK NEIGHBORHOOD

Ironside Newark is perfectly situated so you'll never be more than a few steps away from the exciting things that the downtown district has to offer. With museums, premier performance spaces like the New Jersey Performing Arts Center and the Prudential Center, and the culinary rich Ironbound District, downtown is yours to discover. It's no wonder why Newark is buzzing with excitement, and it's the perfect place for your business today and tomorrow.

WITH IRONSIDE NEWARK  
TAKING DOWNTOWN TO NEW  
HEIGHTS, THERE'S NEVER  
BEEN A BETTER TIME TO  
ENVISION YOUR FUTURE  
IN NEWARK.



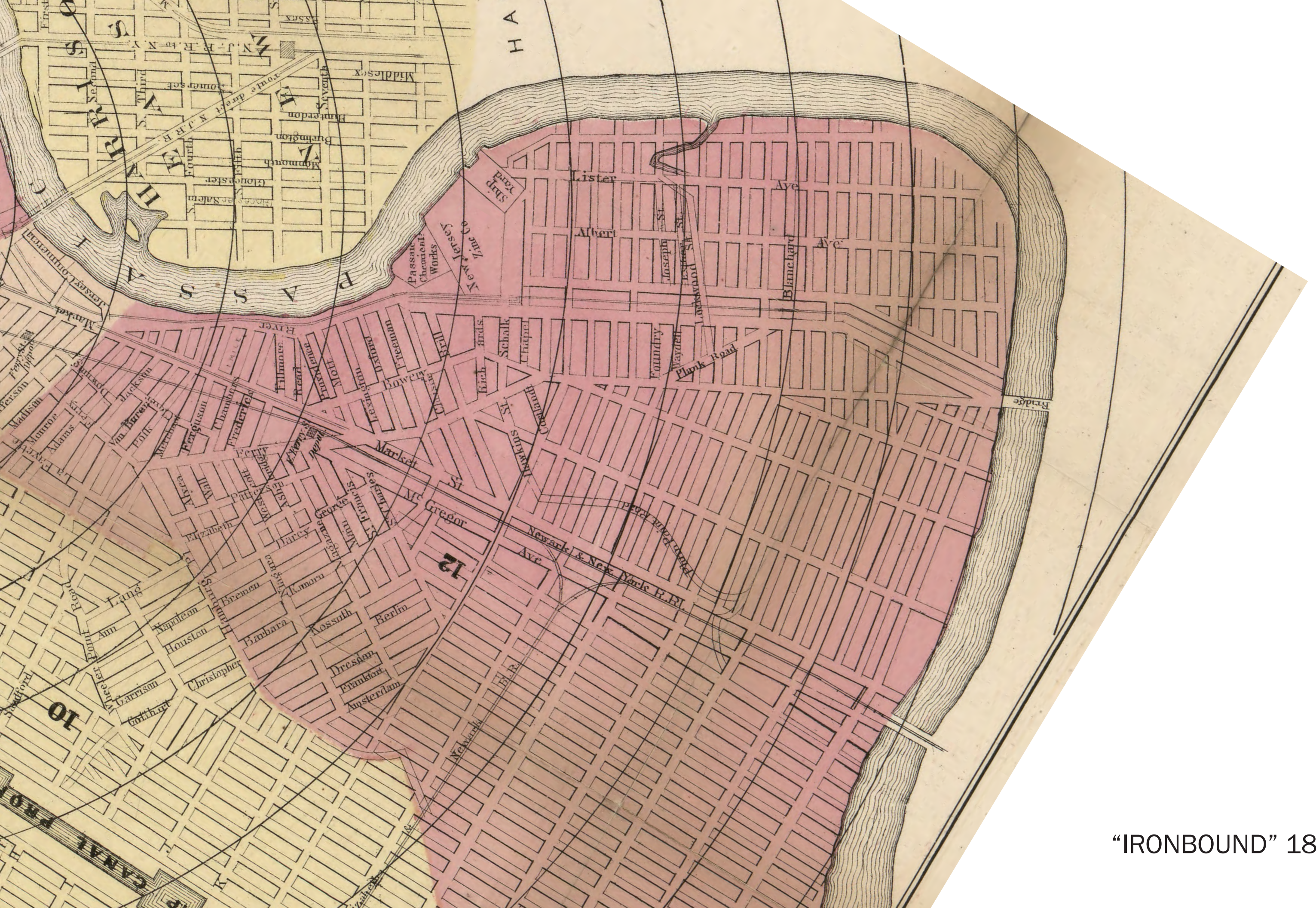
Much of the current development and redevelopment in Newark is concentrated at the downtown center and near the universities. However, the Ironbound neighborhood and its cultural depth is being used as a marketing tool to entice businesses and new residents.



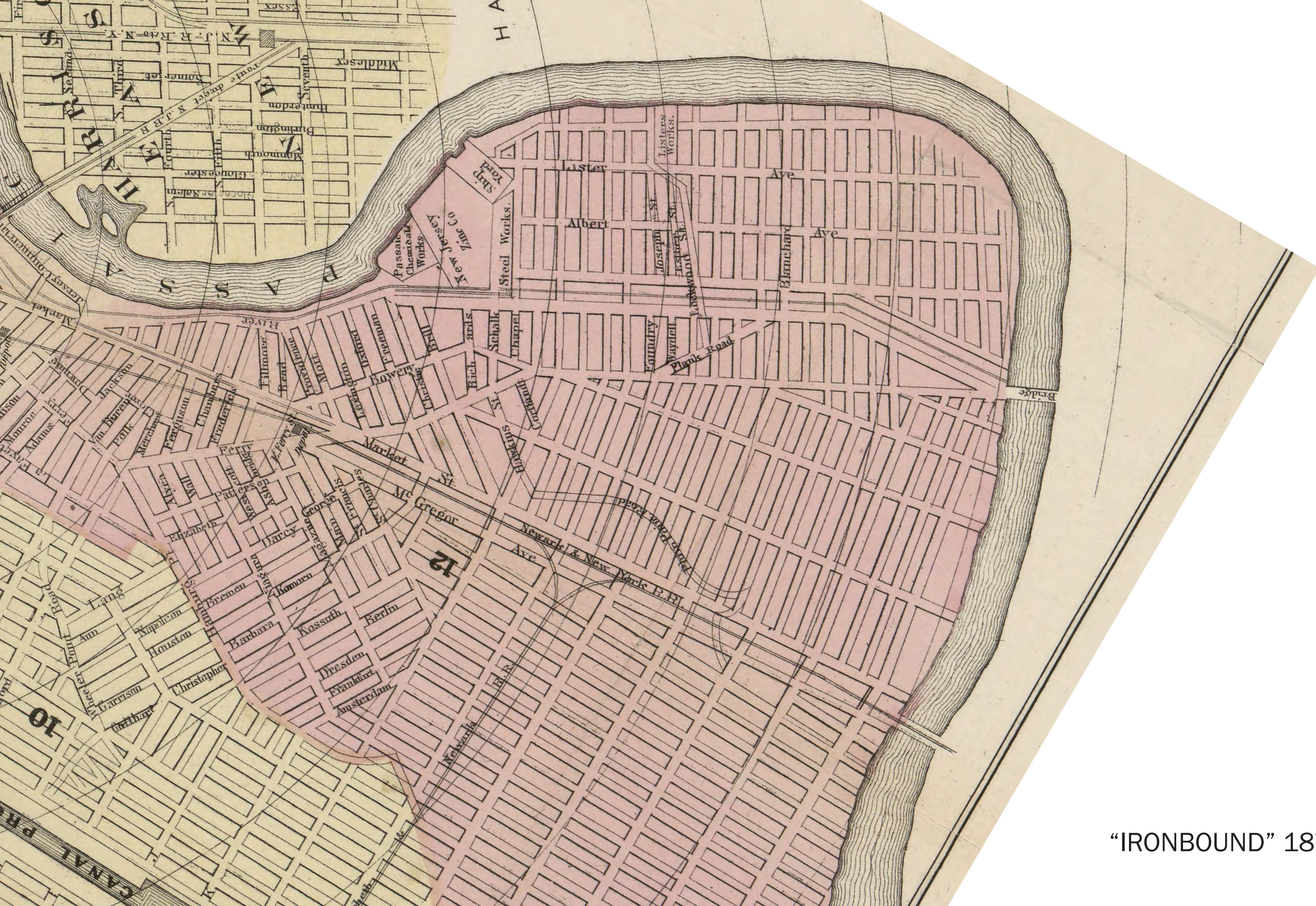


3 - JAN 1977  
Library of Congress

"IRONBOUND" 1875



"IRONBOUND" 1878



"IRONBOUND" 1879



**BUREAU OF INFORMATION.**  
 For information relative to the various interests of Newark, address  
**HOLBROOK'S NEWARK DIRECTORY,**  
 A Library of Foreign Directories,  
 Maps of Various Cities on hand  
 Prospect pl., 5 1/2 Jones, Rowland, Room 1 av.

**CIRCLES X MILE APART**

Mallock pl. Paec av. E. V. Nichols ct., 35 Marshall Park av., con of 5th av. Quinby's al., 19 Fair,  
 Nassau pl., 76 Nassau. V. James, fr. O'Connell Pitt, S. 10th, W. Newark. Reservoir pl. 54 Boyden  
 Viewton ct., 129 Halsey. Nutria ct., 151 Market. Platt, Wheeler pl. rd. Rowen ct. 3. W ash ton  
 Nichols' al., 419 Plume. Ogden av., Harrison. Prospect pl., 5 1/2 Jones, Rowland, Room 1 av.

Kirk's al., 43 Lawrence. Lum pl., nr. Murray.  
 Laundry pl., 15 William. Lam 233 N. J. R. K. av.  
 Libden, 83 Halsey. Milton, 129 Wickliffe.

"IRONBOUND" 1885



Avon Av.	18-22
Backus	18-22
Badger Av.	18-22
Baldwin Av.	18-22
Bank	18-22
Barbara	18-22
Barclay	18-22
Batigato Pl.	18-22
Bay Av.	18-22
Beach	18-22
Beacon	18-22
Beaver	18-22
Bedford	18-22
Beecher	18-22
Holleville Av.	18-22
Belmont Av.	18-22
Bergen	18-22
Berkley Av.	18-22
Berlin	18-22
Bijelow	18-22
Bismark	18-22
Blanchard	18-22
Bleeker	18-22
Bloomfield Av.	18-22
Bum.	18-22
Boneykamp Av.	18-22
Boston	18-22
Bowling	18-22
Bowery	18-22

<http://mapmaker.rutgers.edu>  
Courtesy of RU Special Collections

28 30 32 34 36 38

"IRONBOUND" 1890

# NEWARK - VACANT & ABANDONED LOTS

As the City moves to identify the vacant lots, there are next to none city owned vacant lots in the Ironbound. Whereas in the rest of Newark, intended uses development in the vacant lots is majorly residential, institutional and parks.

Existing Vacant Lots identified by the city in 2011

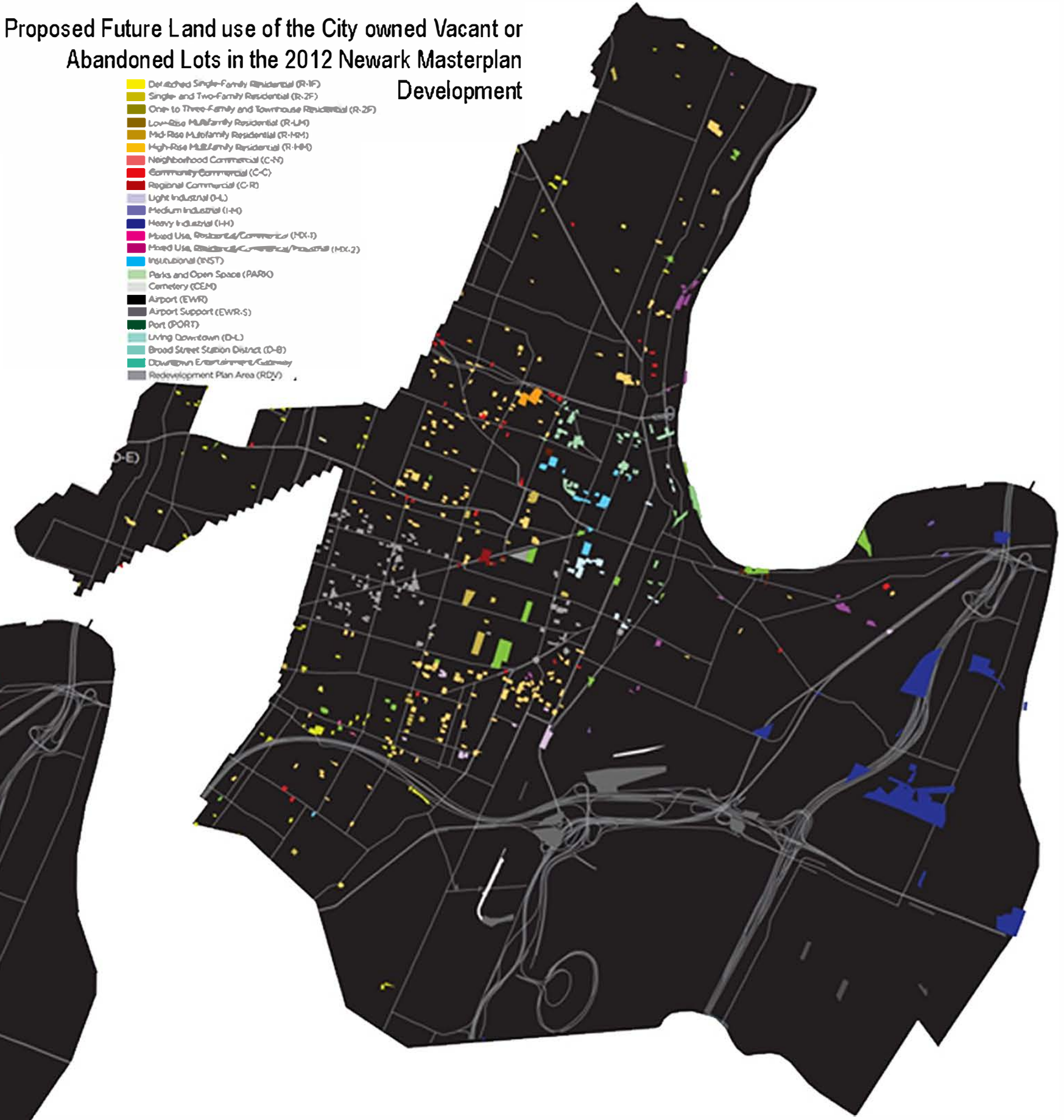
- Abandoned Property
- Vacant Lots



**2011**

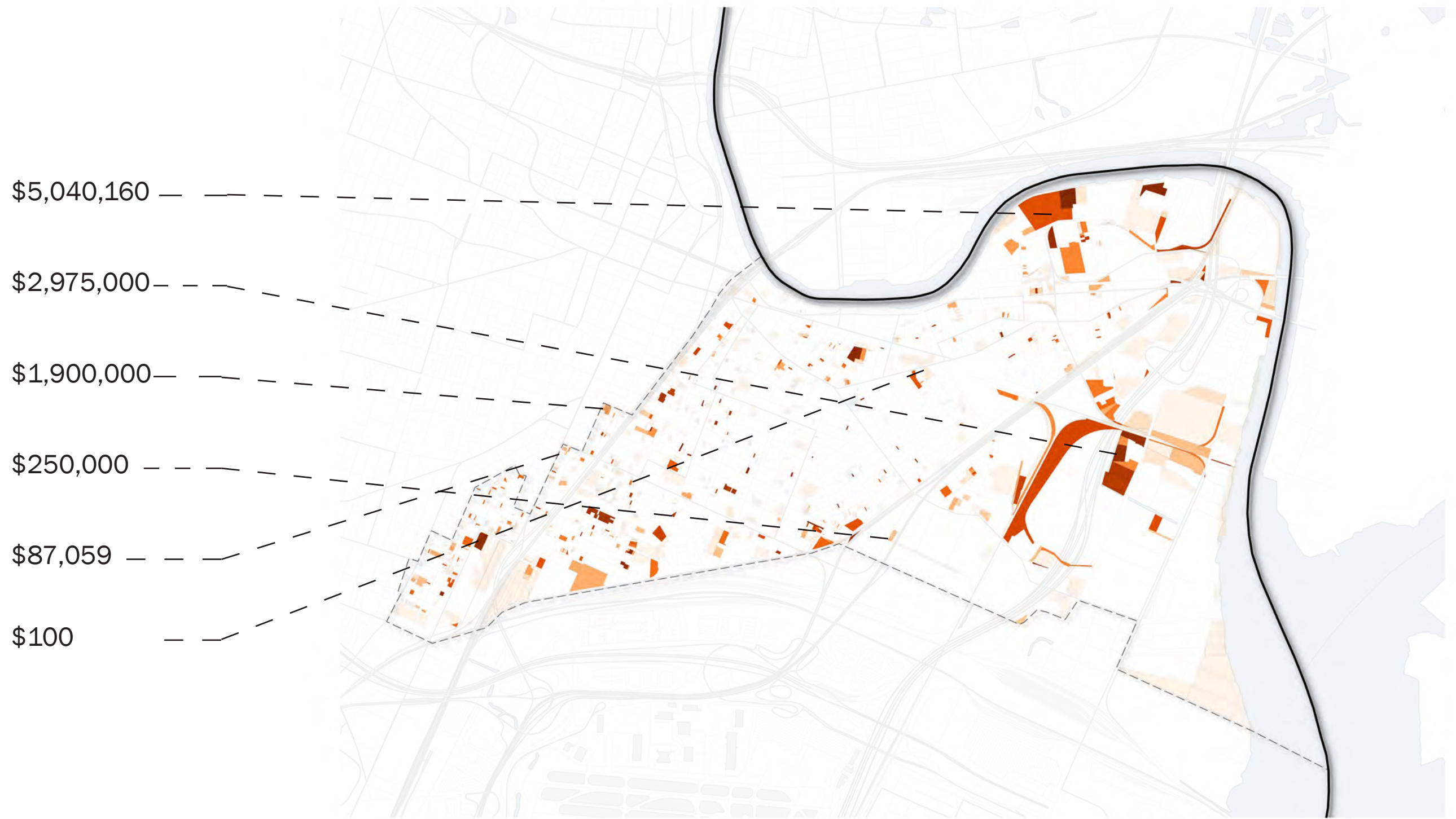
Proposed Future Land use of the City owned Vacant or Abandoned Lots in the 2012 Newark Masterplan Development

- Detached Single-Family Residential (R-1F)
- Single- and Two-Family Residential (R-2F)
- One-to Three-Family and Townhouse Residential (R-2F)
- Low-Rise Multifamily Residential (R-LM)
- Mid-Rise Multifamily Residential (R-1M)
- High-Rise Multifamily Residential (R-HM)
- Neighborhood Commercial (C-N)
- Community Commercial (C-C)
- Regional Commercial (C-R)
- Light Industrial (I-L)
- Medium Industrial (I-M)
- Heavy Industrial (I-H)
- Mixed Use, Residential/Commercial (MOL1)
- Mixed Use, Residential/Commercial/Industrial (MOL2)
- Institutional (INST)
- Parks and Open Space (PARO)
- Cemetery (CEM)
- Airport (EWR)
- Airport Support (EWR-S)
- Port (PORT)
- Living Downtown (D-L)
- Broad Street Station District (D-B)
- Downtown Entertainment/Casino
- Redevelopment Plan Area (RDY)



**2012**

# IRONBOUND - "OPEN SPACE", VACANT, AND ABANDONED LOTS & PROPERTIES



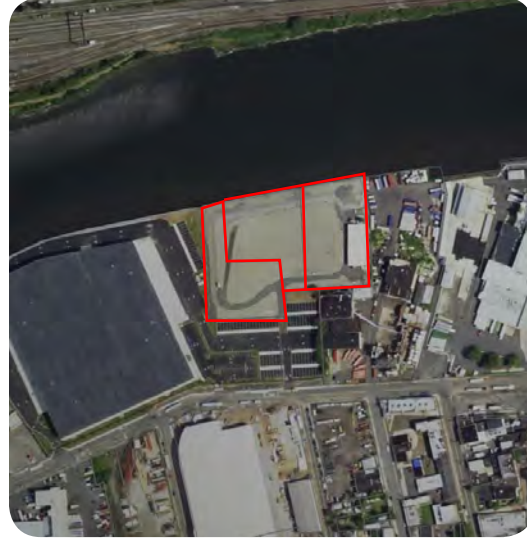
Source: Newark Open Data Deeds and Tax Maps 2015

Land Value





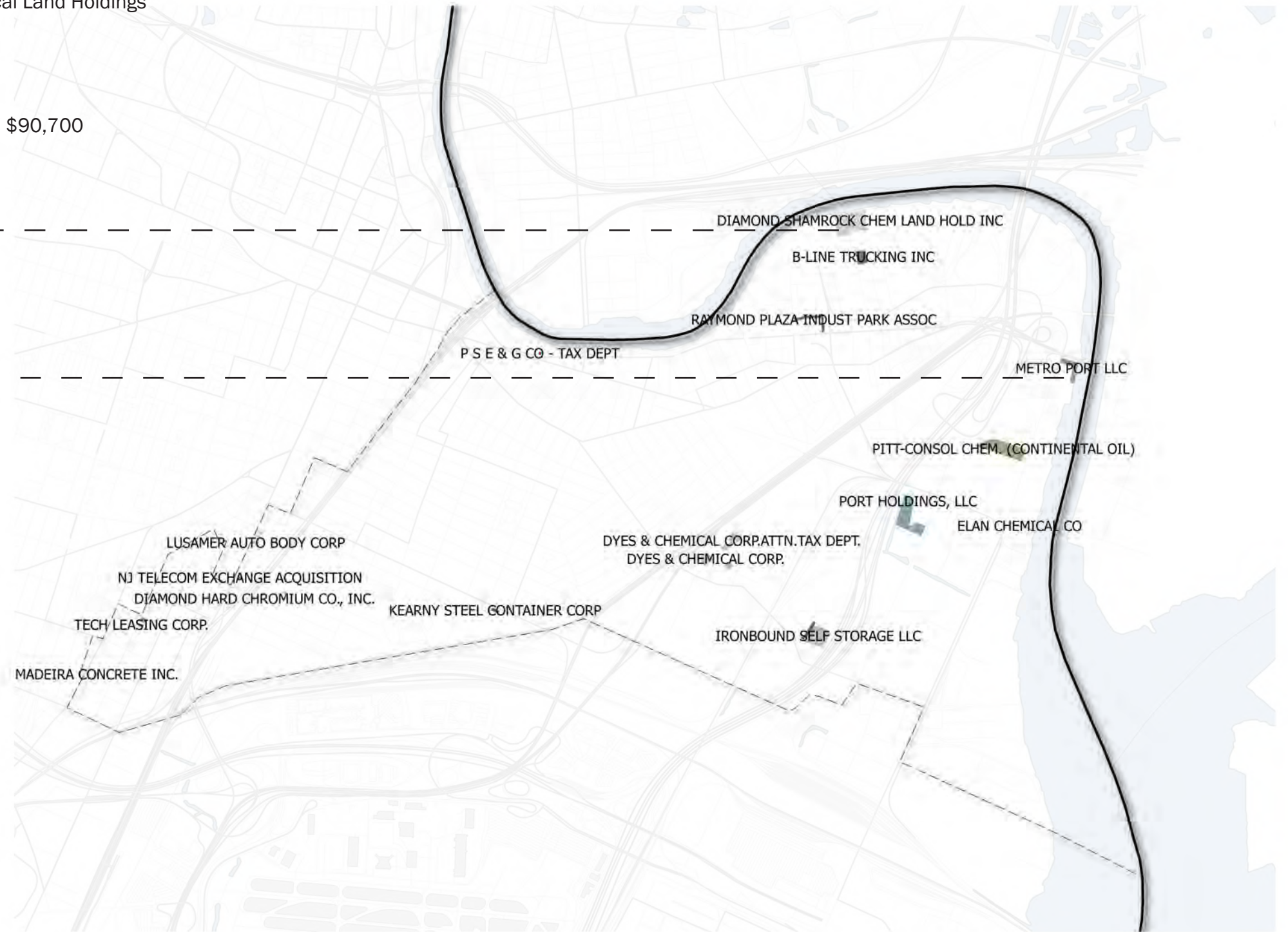
# IRONBOUND - "OPEN SPACE", VACANT, AND ABANDONED LOTS & PROPERTIES



Block-Lot: 2438-58 / 2438-59 / 2438-57  
 Owner: Diamond Shamrock Chemical Land Holdings  
 Owner Address: East Brunswick, NJ  
 Acreage: 2.28 / 1.82 / 1.72  
 Sale Date: 8/28/1986  
 Sale Price: \$0  
 Land Value: \$119,300 / \$96,100 / \$90,700



Block-Lot: 5011-1.01  
 Owner: Metro Port LLC  
 Owner Address: Summit, NJ  
 Acreage: 1.43  
 Sale Date: 5/9/2008  
 Sale Price: \$0  
 Land Value: \$503,300

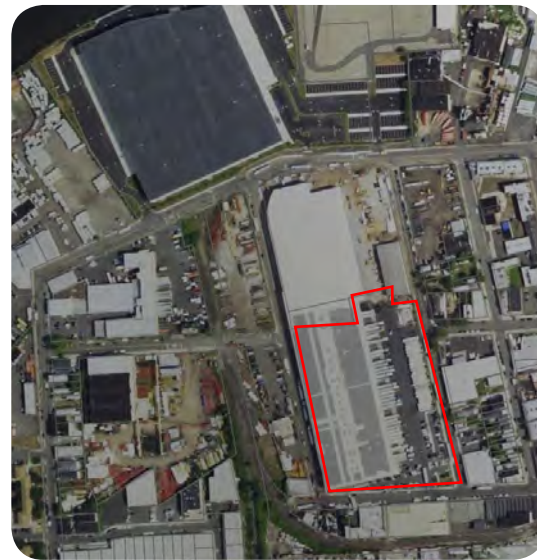


Source: Newark Open Data Deeds and Tax Maps 2015

Who Owns these Properties? - Industrial Holdings/Leasing Companies

# IRONBOUND - "OPEN SPACE", VACANT, AND ABANDONED LOTS & PROPERTIES

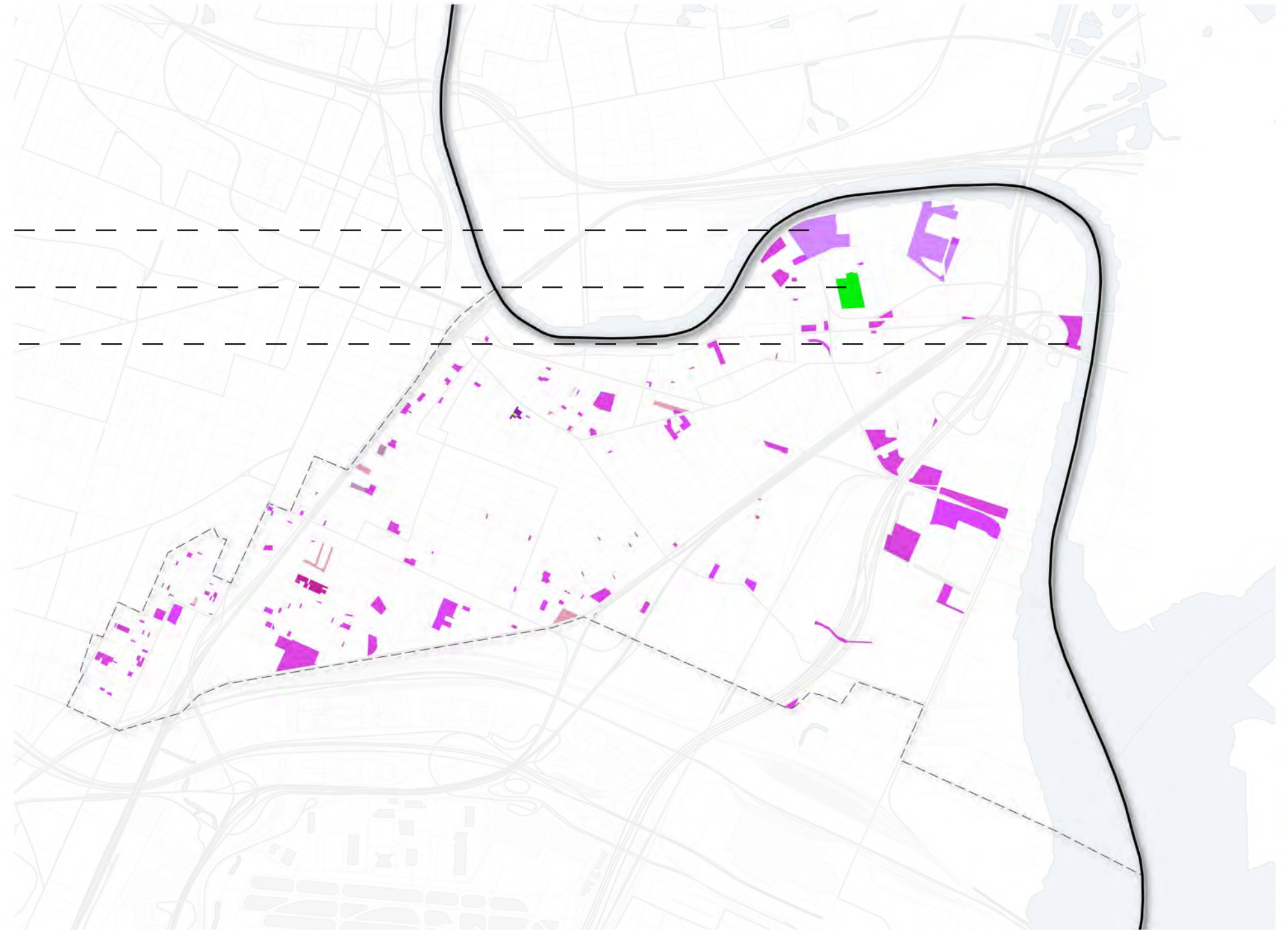
Block-Lot: 2438-1  
 Owner: Morris Lister Avenue Assoc.  
 Owner Address: Rutherford, NJ  
 Agerage: 15.46  
 Sale Date: 1/4/2011  
 Sale Price: \$5,040,160  
 Land Value: \$5,411,000



Block-Lot: 2408-1  
 Owner: Newark Farmers Market  
 Owner Address: Newark, NJ  
 Agerage: 7.14  
 Sale Date: 3/18/2011  
 Sale Price: \$1  
 Land Value: \$3,571,000  
 \*Wholesale produce market



Block-Lot: 5000.02-9 / 5000.02-1.02 / 5000.02-1  
 Owner: Dente Brothers  
 Owner Address: Newark, NJ  
 Agerage: 0.63 / 1.19 / 3.48  
 Sale Date: 10/22/1992 ; 4/22/2014  
 Sale Price: \$27,630 / \$115,000 / \$115,000  
 Land Value: \$235,200 / \$418,300 / \$121,8000



Source: Newark Open Data Deeds and Tax Maps 2015

Who Owns these Properties? - LLCs, Land Banks, Development Groups

# IRONBOUND - "OPEN SPACE", VACANT, AND ABANDONED LOTS & PROPERTIES



Block-Lot: 2422-19  
Owner: John & Mary Vuocolo  
Owner Address: Newark, NJ  
Acerage: 0.17  
Sale Date: 8/15/1995  
Sale Price: \$0  
Land Value: \$70,000



Block-Lot: 5016-30  
Owner: Anthony Devino  
Owner Address: Newark, NJ  
Acerage: 1.45  
Sale Date: 11/28/2011  
Sale Price: \$0  
Land Value: \$430,500



Source: Newark Open Data Deeds and Tax Maps 2015

Who Owns these Properties? - Individuals, Landlords

# What does the re-development plan say about the Vacant lots?

What does the re-development plan of 2011-2012 say about historic districts?

*“Ensure that vacant lots do not adversely affect pedestrian safety or comfort and contribute to the continuity of a visually attractive streetscape”*

**“Is this the only usage/purpose that the vacant lots can provide?”**

Empty Lots  
Occupy vacant lots with temporary uses, such as community gardens



Plants growing in vacant lots contribute to the sustainability of the city by absorbing stormwater and reducing the urban heat island effect



## How can the Vacant and Abandoned Lots be utilized?

**Growing crops in the city, without soil or natural light could be a step forward.**  
*The creation of more green spaces (parks, green roofs, rain gardens, urban farming) that can equitably used and shared by all residents in the community.*

## **The World’s Largest Vertical Farm Is in Newark**

### The prospects of Urban Farming in Newark

*What is happening right now?*

An indoor- agriculture company, Aerofarms leased a closed down property owned by Grammer, Dempsey & Hudson and installed the 70,000 sq.ft of floor space with a vertical farm. The Spatial layout of the building(Previously manufacturing warehouse) allows grow tables to be stacked twelve layers tall up to 36feet high and 80 feet long.

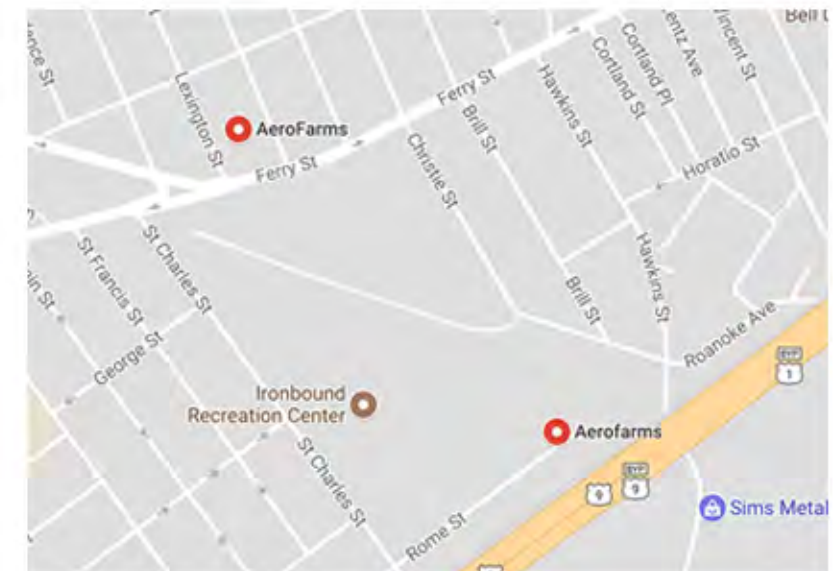
Produce: kale, bok choy, watercress, arugula, red leaf lettuce, mizuna, baby salad greens.

*Outdoor farming consumes seventy per cent of the planet’s freshwater; a vertical farm uses only a small amount of water compared with a regular farm.*

**Can aeroponic and urban farming be a community borne effort? How can the area undergoing massive development utilize urban farming at the grassroots level and aeroponic farming at the institutional as part of resiliency plan?**

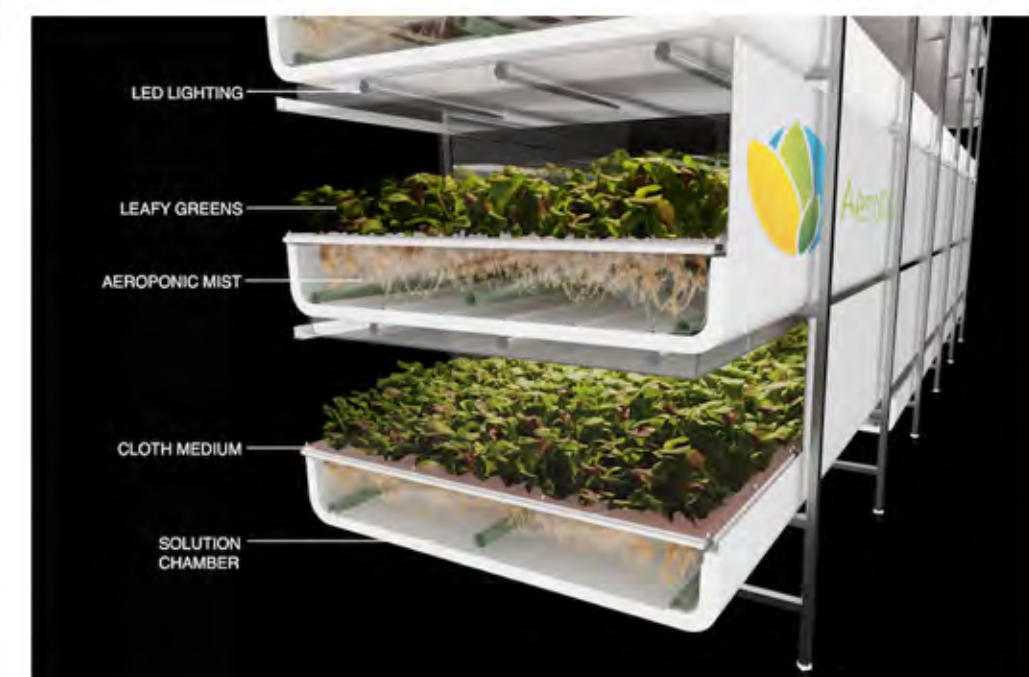


A rendering of Aerofarms' completed new facility in Newark



*What is Aeroponic farming?*

*Aeroponic farming uses about 70% less water than hydroponic farming, which grows plants in water; hydroponic farming uses 70% less water than regular farming. If crops can be raised without soil and with a much reduced weight of water, you can move their beds more easily and stack them high.*



# IRONBOUND - DEVELOPMENT STRATEGIES FOR RESILIENCY

Are Landowners/Potential Landowners/Stakeholders aware of the Flood Risks? Are there Resiliency plans, policies in place? The next step in the research will be to further develop these strategies:

## Scales of Development and Potential Resiliency Strategies

### 1. Transportation/Infrastructure

- Plan for redundancy; elevate critical infrastructure above flood plain where possible, use flood barriers where necessary

### 2. Industrial

- Retrofit large buildings with green roofs/blue roofs, use green infrastructure where possible; required compliance with EPA guidelines on environmental contamination

### 3. Commercial/Developer

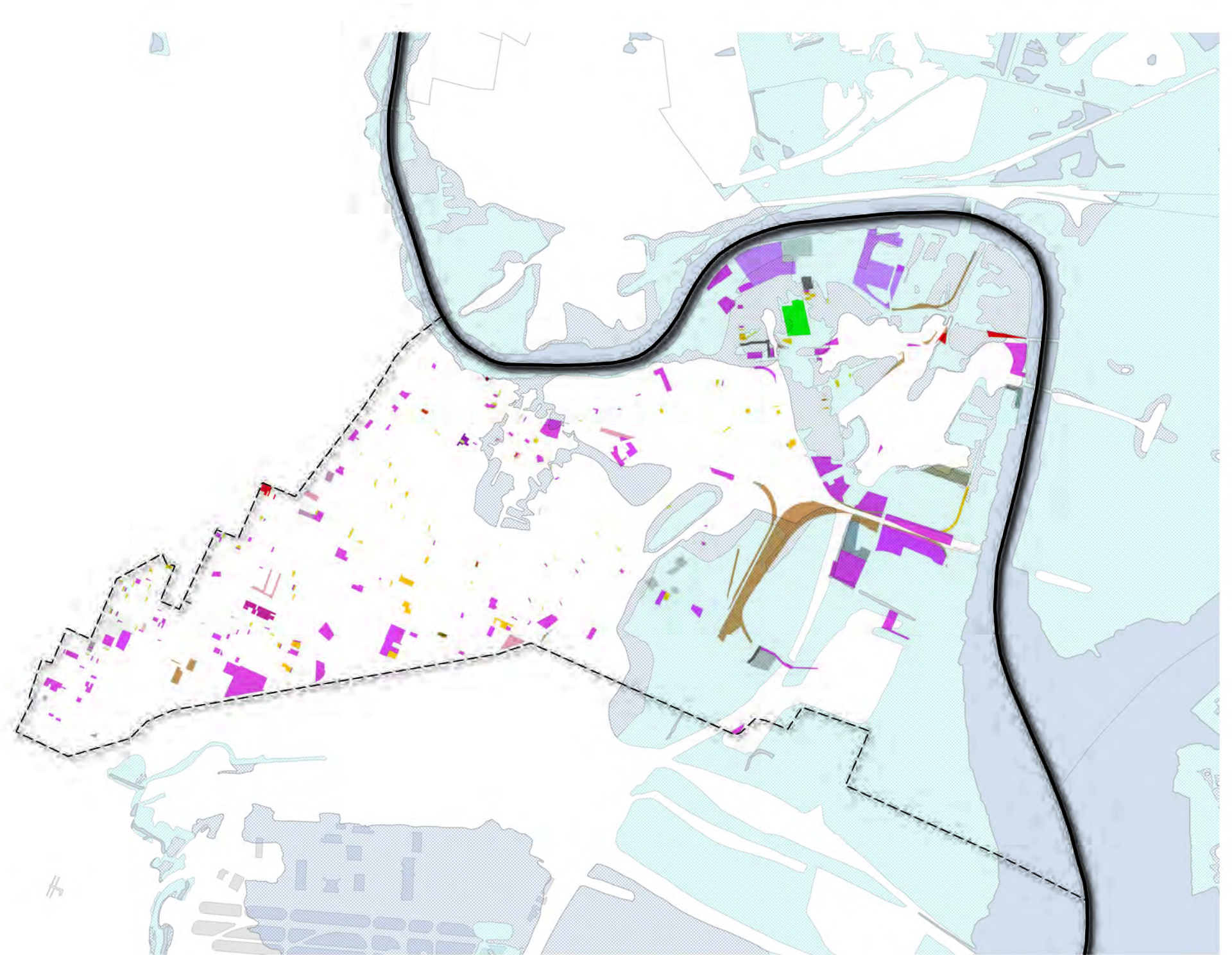
- Design Rainwater Harvesting systems, increased stormwater detention, blue roofs; required environmental remediation for contaminated soils

### 4. Residential/Individual

- “Prepare Together” initiative on climate change and resiliency (joined 2017, giving individuals and communities ownership and control of design)

### 5. City of Newark

- Pass local laws requiring LEED, provide incentives such as tax credits for Green Infrastructure; use city owned lots within flood zone for landscape flood mitigation buffers



Source: Newark Open Data Deeds and Tax Maps 2015; FEMA National Flood Hazard Layer

