Date: June 16, 2021

To: Patrick McNamara, Counsel for the City Planning Board
    Eduardo Rodriguez, Director of Planning and Community Development

From: Katherine Sarmad, PP, AICP – Harbor Consultants, City Planner

Subject: Summary of Changes to the Amended Midtown Elizabeth Redevelopment Plan

The Amended Midtown Elizabeth Redevelopment Plan has been prepared as an update to the previously adopted 2017 Plan that is currently in place. The following list summarizes the proposed changes to the Redevelopment Plan:

1. This proposed amendment represents the fifth (5th) time that the Redevelopment Plan has been amended. Over time, the document has been forged together from old templates and information. The 2017 Plan updated many of the requirements and modernized the standards for the Redevelopment area as a whole. However, the biggest noticeable change to the document is the design and formatting so it is more visually pleasing.

2. A major change to the Amended Plan is the reconfiguration of Parcel J and the creation of bulk regulations for the proposed reconfigured area.

4. The content of the Redevelopment Plan has changed in the following ways:
   a. Section headings, formatting, and existing content were reorganized.
   b. Table 1.3 (page 2) was added to more clearly define the Redevelopment Area boundaries by the actual properties. Over the years of amending the Redevelopment Area and adding properties, it was necessary to include a distinct list of the properties and which subsection they are a part of to keep track of them moving forward.
   c. New and updated maps were added to the Plan to 1) show updated aerial photography (Figure 2, page 5); 2) show updated tax lot annotation from lot consolidations or subdivisions (Figure 1, page 5); 3) depict the current zoning (Figure 4, page 11); 4) demonstrate which parts of the Redevelopment Area have been developed under the Plan to date (Figure 3, page 10); 5) clarify the boundaries of the Redevelopment Area.
      i. These maps replaced all of the referenced maps in the 2017 Plans and earlier, which had been carried over since 2006 and were outdated.
d. A provision stating that ADA requirements must be met was added under Section 3.1, “General Development Requirements and Restrictions” (page 15).

e. Minor changes were made to the “Urban Design Requirements”, Section 3.2 starting on Page 15 – not substantial in nature, mostly tweaks to language and syntax.

f. Under Section 3.3, the permitted uses, accessory uses, and bulk requirements were changed for Midtown Parcels “A”, “B”, “C”, “D”, and “J”.

i. The accessory uses in “A”, “B”, and “C” removed nightclubs as a listed allowable accessory use (pages 22, 23, and 25).

ii. Hotels were added as a permitted use under “A” (page 22).

iii. Bulk regulations for an 80 unit residential development were added for Parcel “J” (page 31).

h. To account for the loss of the large portion of Parcel J, and to make updates based on realistic opportunities, the Open Space Plan (Section 4.1 on Page 38) was updated. This removed a number of the “P” areas in previous plans, and reduced the Open Space Plan to 3 areas – this includes the plaza near the train station, as well as two areas along the river.

i. The Circulation Plan (Section 4.2, page 40) was updated to account for the relocation and alignment of streets that had taken place to date. However, since some changes to the right-of-way no longer appear realistic due to development that has occurred, the previous Circulation Plan included in earlier iterations of the Plan has only been included as an encouraged design, rather than a requirement.

i. The Commercial Frontage Plan (Section 4.3) was revised to include Figure 8 – a map to depict the intended Plan. Allowable commercial frontage was added along West Jersey Ave at the southern border of new Parcel J.

j. Section 5 (page 45) was added in as a statutory requirement that is included in Redevelopment Plans to assess the relationship to the local objectives and Master Planning, as well as compatibility within the region.

k. Section 6 (page 52) has been updated to include regulatory content such as approvals process that has been consistent with most other recent Redevelopment Plans in the City.

5. The area and configuration of the Redevelopment Plan has been reconfigured in the following ways:

a. Parcel J was previously comprised of properties owned by the City along the Elizabeth River. These were included in previous iterations of the Plan as part of an Open Space Plan within the Redevelopment Area. However, the sale of 2 parcels at the southernmost portion of Parcel J to a private owner created cause to reconfigure Parcel J into separate areas.

i. The southernmost tax lots in Parcel J are now the entirety of Parcel J. More specifically, the southernmost portion of Parcel J (previously Block 6, Lot 867
and 1637) were consolidated with the tax lots within Parcel D – and are now designated as part of Block 6, Lot 1407.

ii. The other properties previously in Parcel J continue to be included in the Open Space Plan as “P-2” and “P-3”.

b. Since previous iterations of the Plan, certain tax lots had been consolidated which were captured in Table 1.3 and within the maps.

c. While the boundary map exhibit for the 2017 Redevelopment Plan encompassed 62 W. Jersey St (Block 6, Lot 1601) owned by PSE&G, this property was not previously included in the Redevelopment Area boundary in previous iterations of the Plan (2006 and 2009) and was only included as part of the Open Space Plan vision as part of what was known as “P-5” along the riverfront park plan. Therefore, no property is being added or removed as part of this Redevelopment Plan. Rather, the parcels have been reconfigured and the uses reimagined for the area as a whole.