

# Newark Riverfront Development Framework

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City of Newark  
Department of Economic & Housing Development  
Division of Planning & Community Development

In Consultation With:  
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# Riverfront Initiatives & Benefits

Keep them in mind as you consider how the Framework might address particular areas of the riverfront.

## THE FRAMEWORK

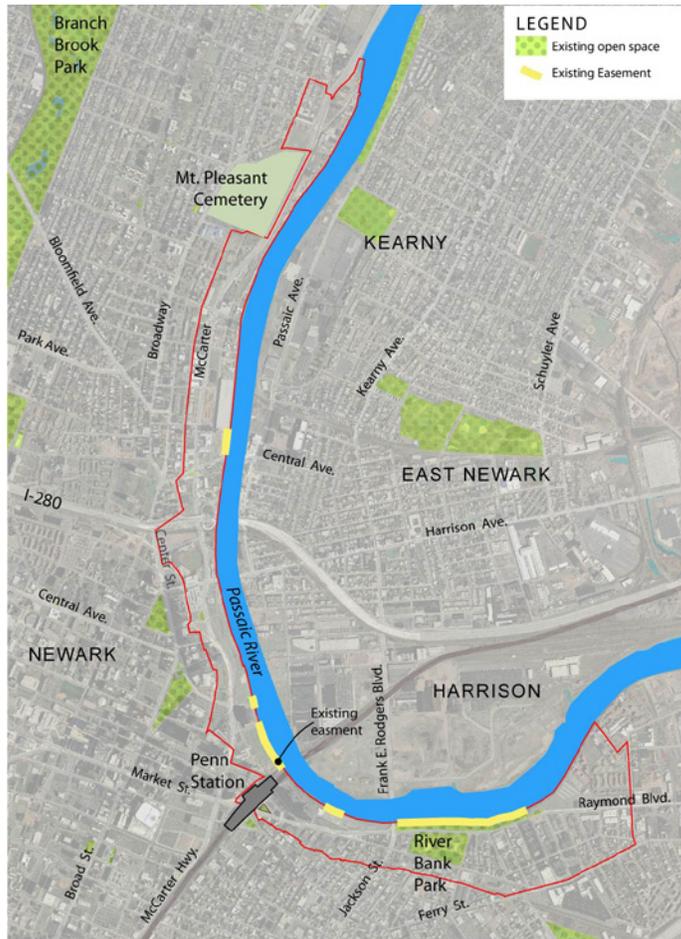
By recommending specific City actions including zoning changes and public investments, the Riverfront Development Framework will deliver public benefits and a clear and predictable framework for future private development.

Many of the potential benefits that the City of Newark might receive from its riverfront require riverfront-wide perspective and action. For example, the vision of a continuous riverfront trail is not achievable if significant gaps in the trail are allowed to occur.

The following pages describe eight concrete ways that the legal actions and public investments recommended by a Riverfront Development Framework can benefit Newarkers. Keep them in mind as you consider how the Framework might address particular areas of the riverfront.

# 1. Continuous Riverfront Trail

## Existing



Today, riverfront easements exist only in four isolated stretches.

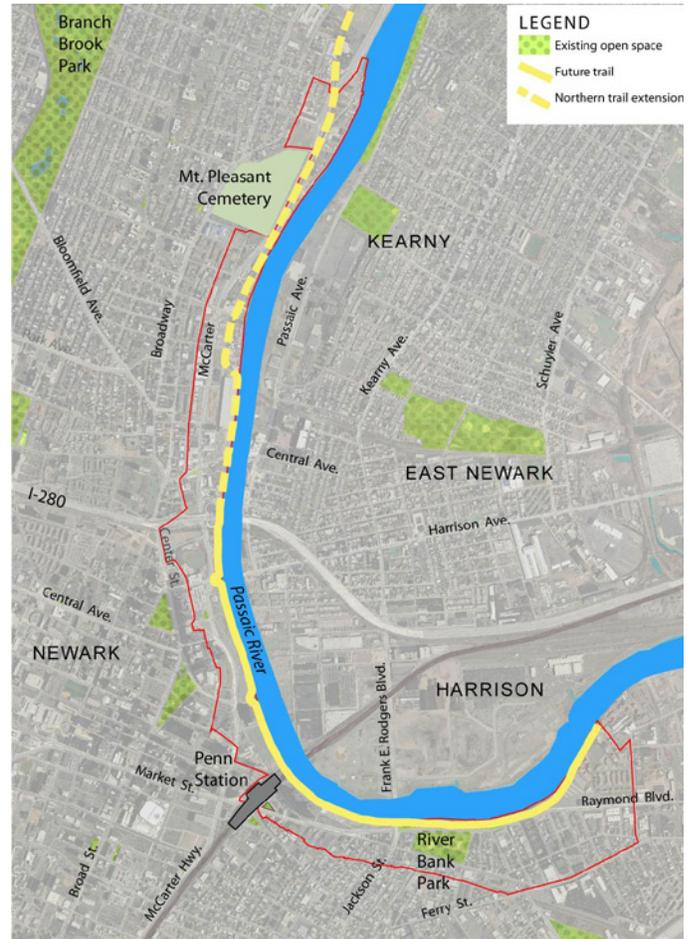
## QUICK FACTS

**A continuous riverfront trail and promenade (parallel to the river) has been supported by many past riverfront plans and discussions, at least in the Ironbound and Downtown.**

**Today, while many stretches of riverfront are owned by public agencies, most will require significant investment and construction to provide welcoming riverfront access.**

**Many stretches of the riverfront are private land, and no framework has been in put in place that requires the provision of riverfront access.**

## Contemplated



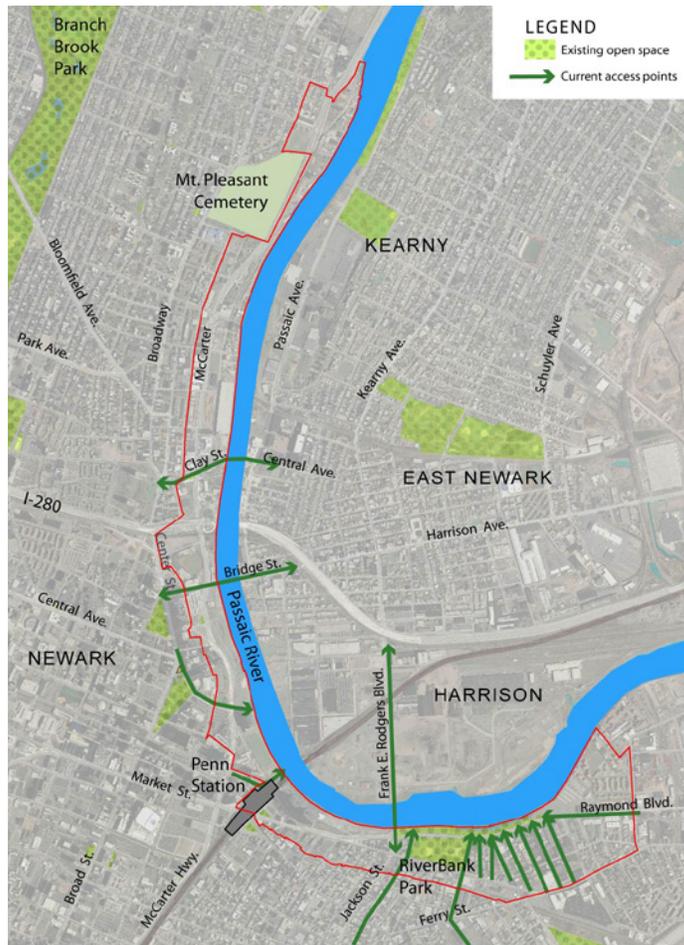
Strategic acquisitions and zoning requirements can create a continuous trail.

## WHAT YOU NEED TO KNOW

**If a continuous riverfront trail is a priority for Newark, the Riverfront Development Framework must require it—a single gap would make the trail discontinuous. Public investment must prioritize the construction of the access.**

# 2. Regular Upland Access

## Existing



Apart from the East Ironbound, there are very few paths that connect the upland and the riverfront.

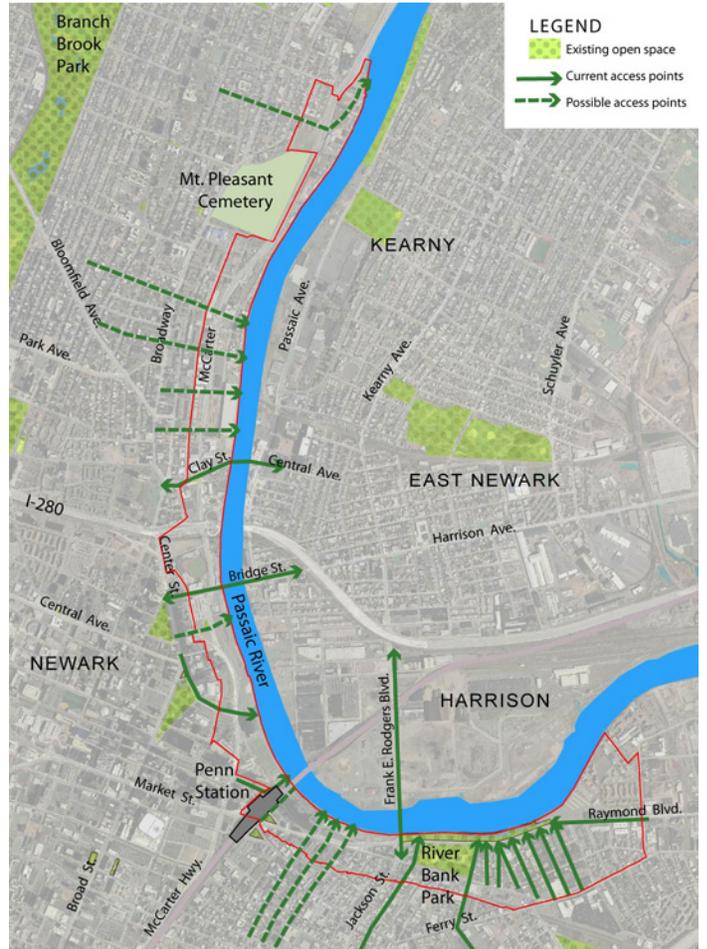
### QUICK FACTS

A continuous riverfront trail and promenade is not worth much if it is not well-connected to the rest of Newark.

Today, the public streets and sidewalks that lead to the riverfront are few and far between.

Regular upland access refers to the creation of frequent paths that bring people to the riverfront from the city.

## Contemplated



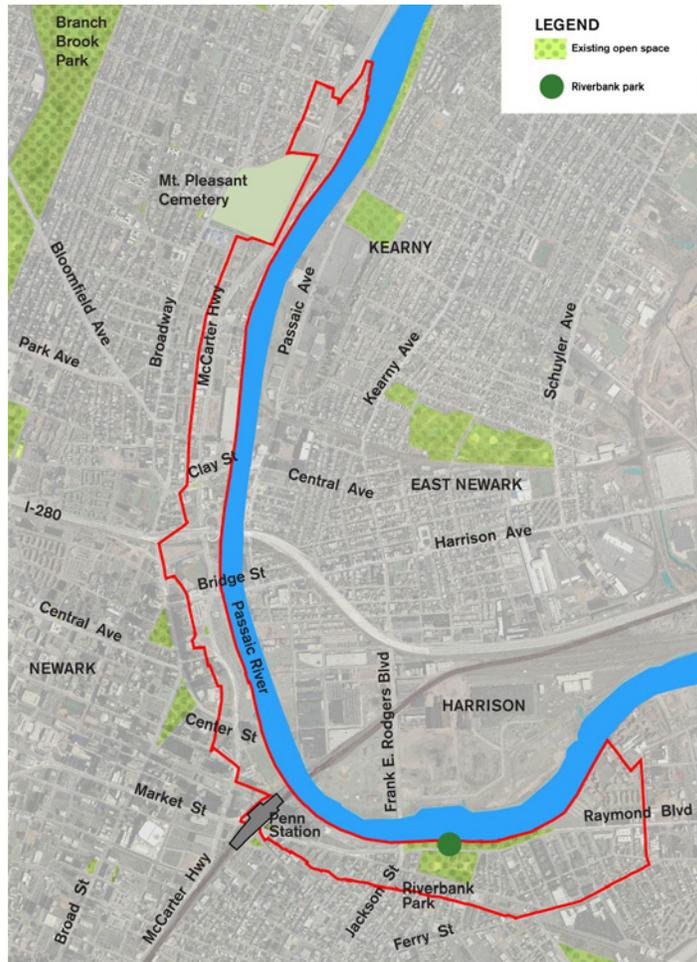
Through park creation and public access requirements, many more paths can be created.

### WHAT YOU NEED TO KNOW

The Riverfront Development Framework must set a standard for the provision of upland public access to the riverfront—how streets and sidewalks might be extended, and how private property owners should be required to provide passages across their property for riverfront access.

# 3. New Riverfront Parks

## Existing



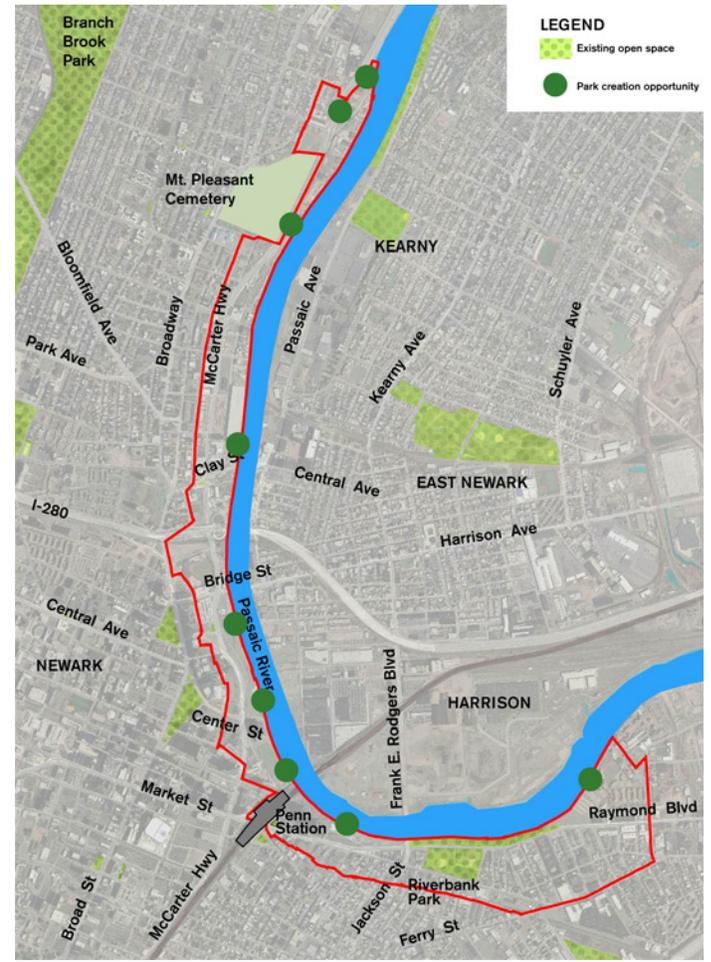
Today, the only park at the riverfront is in the Ironbound.

## QUICK FACTS

All past plans and discussions of Newark's riverfront have included ideas for new public open spaces.

The City of Newark and Trust for Public Land are well on the way to realizing Newark's first true riverfront park near the Jackson Street Bridge.

## Contemplated



Through public investment and public space requirements, a network of parks along a trail can be created.

## WHAT YOU NEED TO KNOW

The Riverfront Development Framework must set out a vision of riverfront open spaces, and must prioritize how they are developed, whether through public construction or through private development projects.

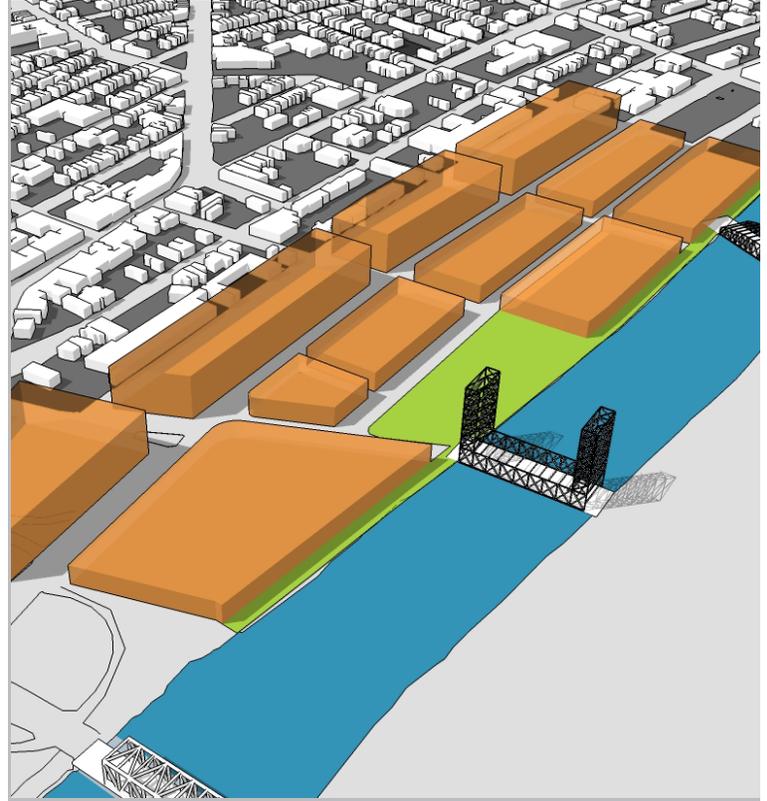
# 4. Density Controls

## Existing



View from the Ironbound towards the river.

## Contemplated



Zoning can help control the urban fabric by prescribing the intensity of development, the transparent boxes represent an illustration of the type of zoning envelope that could be adopted through this plan.

## QUICK FACTS

Beyond the creation of public riverfront access and park spaces, the Riverfront Development Framework will set the guidelines for future private developments on and near the riverfront.

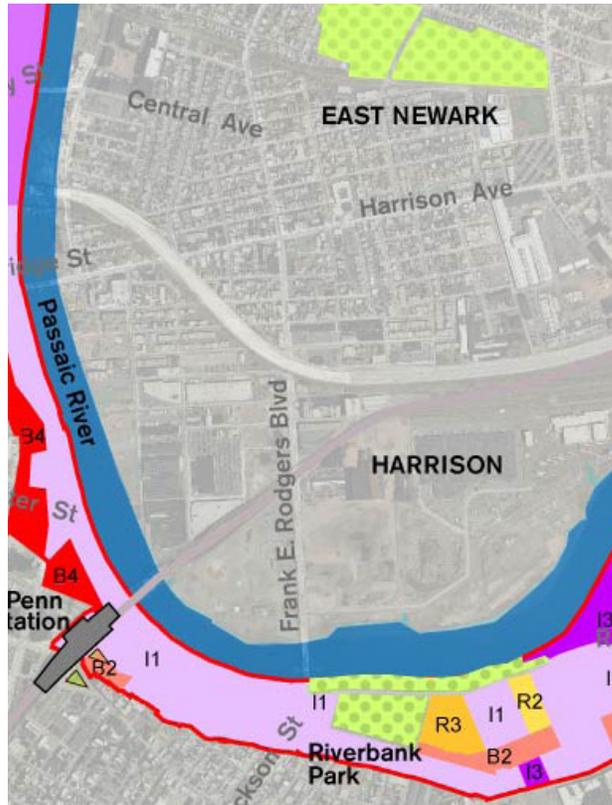
These guidelines will address the allowable density of future developments and set out which areas present the best opportunities for more intense development—like areas near major transportation facilities—and which should be targeted for lower-scale construction.

## WHAT YOU NEED TO KNOW

Density controls can help connect neighborhoods to the river by creating a continuous urban fabric or by helping channel development to where it is most productive. While dense uses can help create vibrant and dynamic places, they are not well suited for all locations. The Riverfront Development Framework must set a vision for the density of future development for decades

# 5. Use Controls

## Existing



Today, a majority of the riverfront is in the I-1 Industrial Zone (shown here in lavender), which allows basically any use.

### QUICK FACTS

Along with density, the Riverfront Development Framework will set the guidelines for the uses that will be allowed in future private development on and near the riverfront. Today, the great majority of the riverfront has few guidelines for allowed uses.

While the determination of future uses in many areas might best be left to their developers, in some areas there may be significant benefits to strong guidelines.

## Contemplated



Destination uses like restaurants and retail, like those in Baltimore's Inner Harbor, might be created through use controls.

### WHAT YOU NEED TO KNOW:

#### Use guidelines can help:

- + Create a dynamic, well-used, public riverfront by requiring "destination" uses.
- + Capitalize on unique opportunities for regional retail.
- + Phase out uses that are in conflict with the future vision of a community.
- + Require specific levels of affordability for future housing development.

# 6. Design Controls

## Existing



This Newark riverfront building, with few windows and a large setback, resembles a bunker.

### QUICK FACTS

Many existing buildings on Newark’s riverfront turn a blank face to the river. If future riverfront developments are to contribute to a welcoming and vibrant public realm, drawing people from the city to the river, a strong vision of basic design principles can help.

For example, design controls can encourage buildings that promote activity on both their river side and on city side, buildings that sit close to streets instead of pull away into privacy, or buildings that prioritize pedestrians instead of vehicles.

## Contemplated



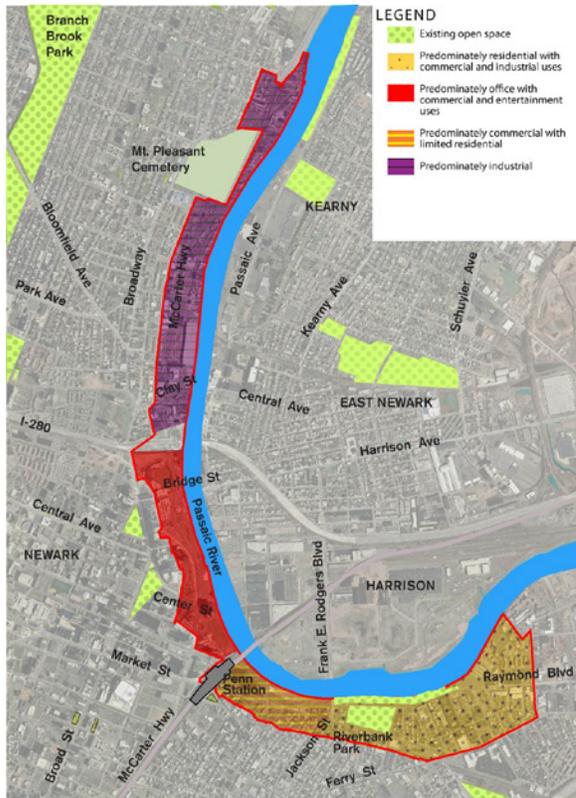
Riverfront design controls in Pittsburgh required the Alcoa building to provide a public riverfront esplanade.

### WHAT YOU NEED TO KNOW

**The Riverfront Development Framework must set a vision for the public realm on and near the riverfront and translate its ambitions into clear and predictable design controls.**

# 7. Opportunities for New Development

## Existing

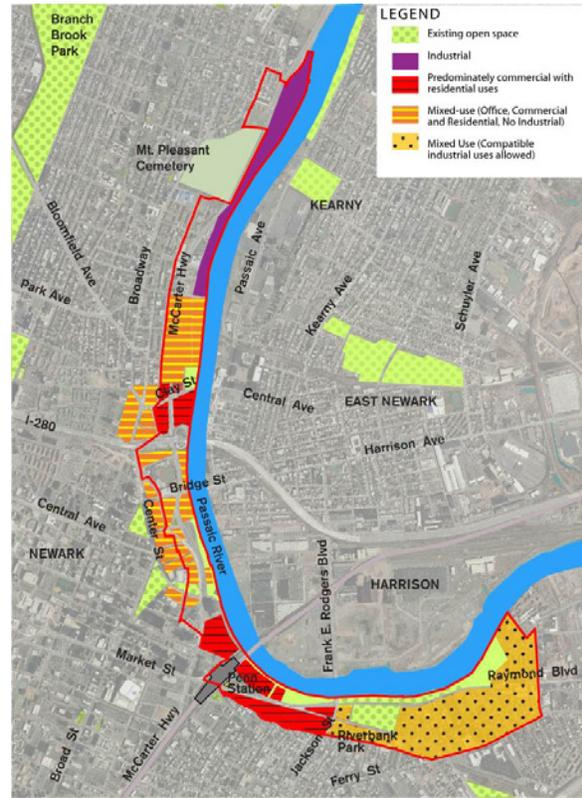


There is significant vacant land on the riverfront.

### QUICK FACTS

There are over 100 acres of vacant and underutilized parcels within the study area.

## Contemplated



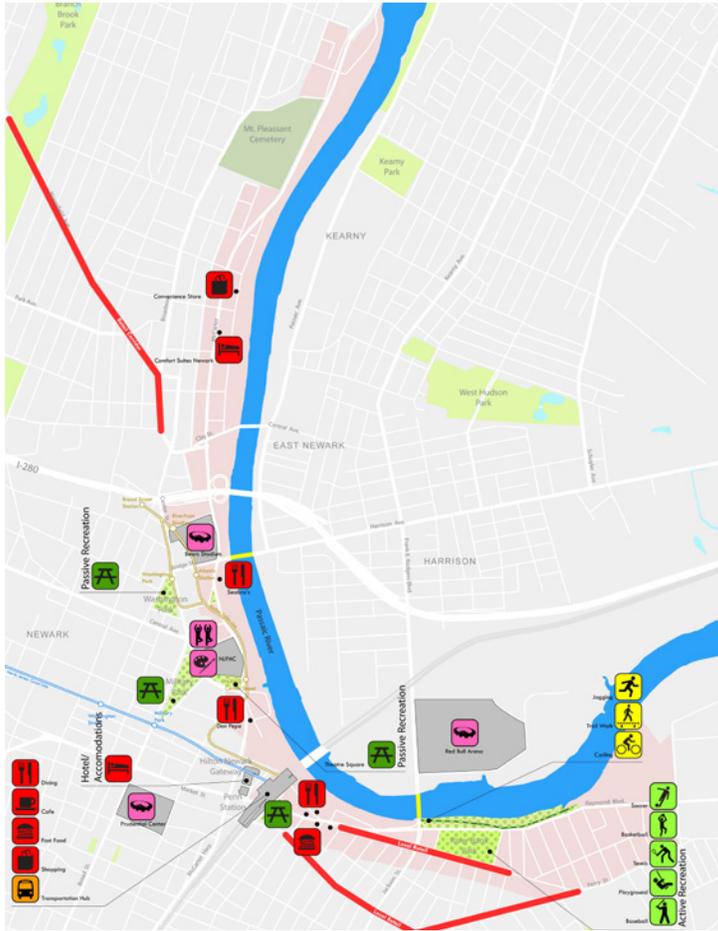
With a clear vision of how new development can support the goals of riverfront revitalization, the City can foster new investment in strategic locations.

### WHAT YOU NEED TO KNOW

These vacant parcels represent a great opportunity for new developments that capitalize on a waterfront location.

# 8. Things to Do

## Existing

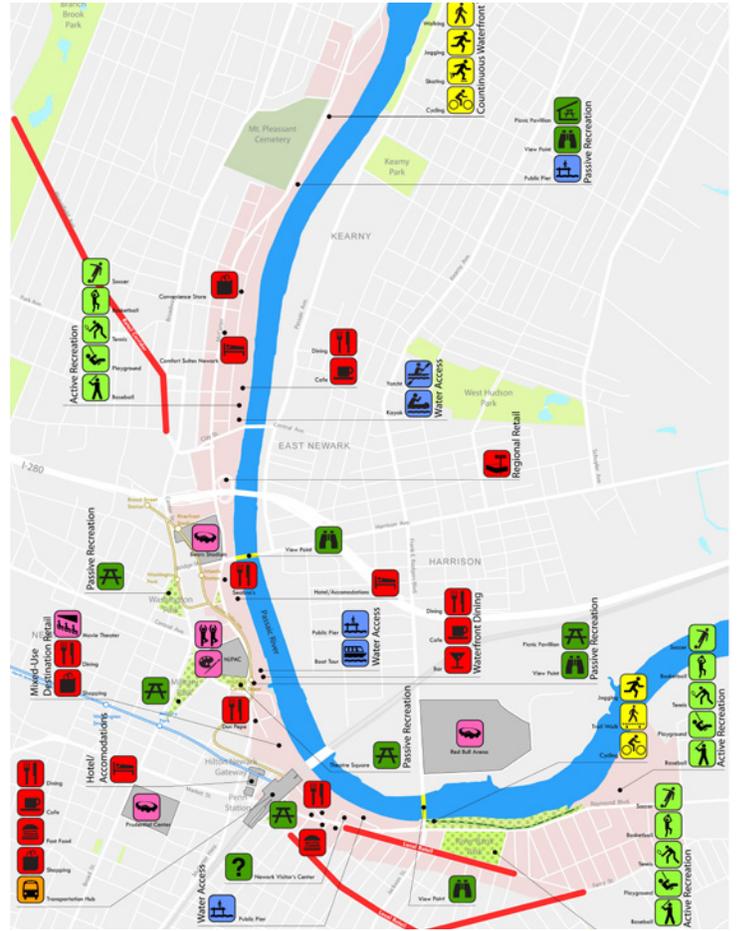


Today there are not enough reasons large numbers of people to venture to the Newark Riverfront.

## QUICK FACTS

Although the City of Newark has five miles of riverfront that border a number neighborhoods, many city residents are unaware that they are only a few miles from the edges of the Passaic River.

## Contemplated



A successful riverfront requires more activity and more people. Through public programs and partnerships, ways must be found to increase the life along and in the river, which will fortify public and private investment.

## WHAT YOU NEED TO KNOW

Many cities across the country have been successful in turning their waterfronts into dynamic destinations through programs and events that target a broad spectrum of residents and visitors.



**NORTH WARD**

- 1. NEW PARKS
- 2. LAND USE
- 3. PUBLIC ACCESS

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**RIVERFRONT  
DECISIONS**

**LOWER  
BROADWAY**

- 4. NEW PARKS
- 5. LAND USE (NORTH)
- 6. LAND USE (SOUTH)
- 7. DENSITY
- 8. PUBLIC ACCESS

**DOWNTOWN**

- 9. NEW PARKS (NORTH)
- 10. LAND USE (NORTH)
- 11. DENSITY (NORTH)
- 12. PUBLIC ACCESS (NORTH)
- 13. NEW PARKS (SOUTH)
- 14. LAND USE (SOUTH)
- 15. DENSITY (SOUTH)
- 16. PUBLIC ACCESS (SOUTH)

**IRONBOUND**

- 17. NEW PARKS (WEST)
- 18. LAND USE (WEST)
- 19. DENSITY (WEST)
- 20. PUBLIC ACCESS (WEST)
- 21. NEW PARKS (EAST)
- 22. LAND USE (EAST)
- 23. DENSITY (EAST)