

Appendix **DEVELOPMENT ASSUMPTIONS**



Appendix A

Block Conversion Table

The following table indicates the conversion from the block designations of the Peninsula at Bayonne Redevelopment Plan and the City of Bayonne Tax Assessment block designations. This table shall be completed when the site is resubdivided and the plat is filed.

Peninsula Block	Tax Assessment		Peninsula Block	Tax Assessment	
	BLOCK	LOT		BLOCK	LOT
HS1			B18		
HS2			B19		
HS3			LA1		
HS4			LA2		
HS5			LA3		
HS6			LA4		
HS7			LA5		
HS8			LA6		
HS9			LA7		
HS10			LA8		
HS11			LA9		
HS12			LA10		
HS13			LA11		
HS14			LO1		
HS15			LO2		
HS16			LO3		
HS17			LO4		
HS18			LO5		
HS19			LO6		
HS20			LO7		
HS21			LO8		
HS22			LO9		

Peninsula Block	Tax Assessment		Peninsula Block	Tax Assessment	
	BLOCK	LOT		BLOCK	LOT
HS23			LO0		
HS24			LO11		
HS25			LO12		
HS26			P1		
HS27			P2		
HS28			P3		
B1			P4		
B2			P5		
B3			P6		
B4			P7		
B5			P8		
B6			P9		
B7			P10		
B8			P11		
B9			P12		
B10			P13		
B11			P14		
B12			P15		
B13			P16		
B14			P17		
B15			P18		
B16			P19		
B17					

Appendix B

Development Assumption Tables

The Peninsula at Bayonne Harbor Summary

<i>District</i>	<i>District Area</i>	<i>Development Area</i>	<i>Residential units</i>	<i>Residential FAR*</i>	<i>Office sf.</i>	<i>Hotel rooms</i>	<i>Hotel sf.</i>	<i>Retail sf.</i>	<i>Cultural sf.</i>
	<i>acres</i>	<i>acres</i>	<i>units</i>	<i>FAR*</i>	<i>sf.</i>	<i>rooms</i>	<i>sf.</i>	<i>sf.</i>	<i>sf.</i>
Harbor Station	102.20	47.13	1,793	2.06	500,000	0	0	134,000	0
Bayonne Bay	65.11	32.65	1,686	2.19	0	0	0	0	0
The Landing	24.92	13.05	510	3.51	0	156	81,900	149,800	15,000
Loft District	26.37	10.61	1,070	4.15	0	0	0	0	0
Bayonne Point	77.84	47.42	1,675	4.07	1,000,000	600	315,000	60,000	450,000
Total	296.43	150.87	6,734		1,500,000	756	396,900	343,800	465,000

Development Area	150.87
Open Space Area	59.72
Right-of-way Area	85.85
Total	296.43

Percentage Developable	50.9%
Pervious area required	29.64

Development Assumptions

Development Area = Net Building Area in District

Average Multi-Family (MF) Unit Size: 1,800 gsf

Average Townhouse (TH) Unit Size: 3,000 gsf

Average Hotel Room Size: 525 gsf.

*Residential FAR for those blocks with units

*Non-Residential FAR for those blocks with square footage

Office Floorplate = 25,000 - 40,000 gsf.

Multi-family Parking Ratio: 1.5 spaces/unit

Townhouse Parking Ratio: 2 spaces/unit

Office and Retail Parking Ratio: 3 / 1000sf

Parking Space Area: 320 gsf / space for surface lots; 290 gsf / space for parking garages

Civic	Non-Residential	Non-Residential	Total	Total	Parking
<i>sf.</i>	<i>sf.</i>	<i>FAR*</i>	<i>sf.</i>	<i>FAR*</i>	<i>spaces</i>
117,600	751,600	0.83	4,365,400	1.31	6,078
0	0	0.00	3,124,800	1.60	2,909
5,000	272,550	0.90	1,197,750	1.76	1,485
0	0	0.00	2,121,600	3.76	1,585
120,000	1,945,000	1.49	4,960,000	3.18	10,596
242,600	2,969,150		15,769,550	2.40	22,653

Harbor Station

Block No.	Lot Area sf	Area in Acres	Housing				Housing sf.	Hsg. FAR	Office sf.	Hotel rooms	Retail sf.	Cultural sf.	Civic sf.
			3	4	4+	Units							
HS1	104,726	2.40	11	50	57	118	225,600	2.15	0	0	0	0	0
HS2*	10,454	0.24	0	0	0	0	-	-	-	-	-	-	-
HS3	52,647	1.21	19	49	0	68	145,200	2.76	0	0	0	0	0
HS4	43,547	1.00	34	0	0	34	102,000	2.34	0	0	0	0	0
HS5*	11,761	0.27	0	0	0	0	-	-	-	-	-	-	-
HS6	47,651	1.09	27	26	0	53	127,800	2.68	0	0	0	0	0
HS7	128,770	2.96	31	64	46	141	291,000	2.26	0	0	0	0	0
HS8*	93,654	2.15	0	0	0	0	-	-	-	-	-	-	-
HS9*	144,619	3.32	0	0	0	0	-	-	-	-	-	-	-
HS10*	275,735	6.33	0	0	0	0	-	-	-	-	-	-	-
HS11*	94,520	2.17	0	0	0	0	-	-	-	-	-	-	-
HS12	122,280	2.81	30	64	46	140	288,000	2.36	0	0	0	0	0
HS13*	442,147	10.15	0	0	0	0	-	-	-	-	-	-	-
HS14	43,627	1.00	33	0	0	33	99,000	2.27	0	0	0	0	0
HS15*	11,761	0.27	0	0	0	0	-	-	-	-	-	-	-
HS16	47,651	1.09	27	26	0	53	127,800	2.68	0	0	0	0	0
HS17	80,931	1.86	0	0	0	0	-	-	0	0	0	0	105,000
HS18	115,628	2.65	28	30	0	58	138,000	1.19	0	0	0	0	0
HS19	183,454	4.21	0	0	97	97	174,600	0.95	150,000	0	29,000	0	12,600
HS20	285,738	6.56	18	159	110	287	538,200	1.88	0	0	37,000	0	0
HS21	208,775	4.79	0	177	75	252	453,600	2.17	0	0	0	0	0
HS22*	48,352	1.11	0	0	0	0	-	-	-	-	15,000	-	-
HS23	122,721	2.82	0	34	136	170	306,000	2.49	0	0	0	0	0
HS24	319,944	7.34	38	40	100	178	366,000	1.14	350,000	0	28,000	0	0
HS25	145,074	3.33	26	85	0	111	231,000	1.59	0	0	25,000	0	0
HS26*	74,052	1.70	0	0	0	0	-	-	-	-	-	-	-
HS27*	47,045	1.08	0	0	0	0	-	-	-	-	-	-	-
HS28*	16,998	0.39	0	0	0	0	-	-	-	-	-	-	-
Total	3,324,262	76.31	322	804	667	1793	3,613,800	2.06	500,000	0	134,000	0	117,600

District Area 4,451,887 102.20

Development

Area 2,053,164 47.13

***Open Space Block**

- Total Area 1,271,098 29.18

1,800 sf./MF unit

3,000 sf./TH unit

Non-Res.	Non-Res.	Total	Total	Parking			Surface	Parking	Lot Area
				sf.	FAR	sf.			
0	0.00	225,600	2.15	2	252	504	146,160	80,388	24,338
0	0.00	0		-	-	0	-	-	10,454
0	0.00	145,200	2.76	2	77	154	44,660	24,563	28,084
0	0.00	102,000	2.34	1	80	80	25,600	25,600	17,947
0	0.00	0	0.00	-	-	0	-	-	11,761
0	0.00	127,800	2.68	2	68	136	39,440	21,692	25,959
0	0.00	291,000	2.26	2	213	426	123,540	67,947	60,823
0	0.00	0	0.00	-	-	0	-	-	93,654
0	0.00	0	0.00	-	-	0	-	-	144,619
0	0.00	0	0.00	-	-	0	-	-	275,735
0	0.00	0	0.00	-	-	0	-	-	94,520
0	0.00	288,000	2.36	2	173	404	117,160	64,438	57,842
0	0.00	0	0.00	1	200	200	64,000	64,000	378,147
0	0.00	99,000	2.27	1	75	75	24,000	24,000	19,627
0	0.00	0	0.00	-	-	0			11,761
0	0.00	127,800	2.68	2	68	136	39,440	21,692	25,959
105,000	1.30	105,000	1.30	-	-	0	-		80,931
0	0.00	138,000	1.19	1	214	214	68,480	68,480	47,148
191,600	1.04	366,200	2.00	3	230	800	232,000	81,200	102,254
37,000	0.13	575,200	2.01	1	550	550	176,000	176,000	109,738
0	0.00	453,600	2.17	2	216	469	136,010	74,806	133,970
15,000	0.31	15,000	0.31	-	-	0	-		48,352
0	0.00	306,000	2.49	1	255	255	81,600	81,600	41,121
378,000	1.18	744,000	2.33	2	710	1420	411,800	226,490	93,454
25,000	0.17	256,000	1.76	1	255	255	81,600	81,600	63,474
0	0.00	-	0.00	-	-	0	-	-	74,052
0	0.00	-	0.00	-	-	0	-	-	47,045
0	0.00	-	0.00	-	-	0	-	-	16,998
751,600	0.83	4,365,400	1.31			6078	1,811,490	1,184,496	2,139,767

Alternative Overlay	HS-1	115,902
	HS-2	6,451
	HS-3	45,449
	HS-4	26,000
	HS-5	23,194
	HS-6	51,942
	HS-7.1	65,437
	HS-7.2	57,652
	HS-8	80,935
	HS-9	128,009
	HS-10	242,423
	HS-11	75,444
	HS-29	12,602
Total	517,529	

Harbor Station North Area Table (SF)
(Alternative Layout)

*290 sf./deck sp.
320 sf./sur. sp.

Bayonne Bay

Block No. (open space lot)	Lot Area sf	Area in Acres	Housing				Housing sf.	Hsg. FAR	Office sf.	Hotel rooms	Retail sf.	Cultural sf.	Civic sf.
			3	4	4+	Units							
B1*	119,354	2.74	0	0	0	0	-	-	-	-	-	-	-
B2*	74,488	1.71	0	0	0	0	-	-	-	-	-	-	-
B3	116,490	2.67	6	21	142	169	311,400	2.67	0	0	0	0	0
B4	128,550	2.95	9	19	140	168	313,200	2.44	0	0	0	0	0
B5	120,231	2.76	17	0	131	148	286,800	2.39	0	0	0	0	0
B6	115,557	2.65	17	0	126	143	277,800	2.40	0	0	0	0	0
B7	116,307	2.67	17	0	127	144	279,600	2.40	0	0	0	0	0
B8	157,007	3.60	9	0	177	186	345,600	2.20	0	0	0	0	0
B9	207,038	4.75	0	148	61	209	376,200	1.82	0	0	0	0	0
B10*	60,113	1.38	0	0	0	0	-	-	-	-	-	-	-
B11*	9,583	0.22	0	0	0	0	-	-	-	-	-	-	-
B12	77,989	1.79	0	0	82	82	147,600	1.89	0	0	0	0	0
B13	78,720	1.81	0	0	82	82	147,600	1.88	0	0	0	0	0
B14	80,750	1.85	0	0	82	82	147,600	1.83	0	0	0	0	0
B15	73,236	1.68	0	0	82	82	147,600	2.02	0	0	0	0	0
B16	72,156	1.66	0	0	82	82	147,600	2.05	0	0	0	0	0
B17	78,227	1.80	0	0	109	109	196,200	2.51	0	0	0	0	0
B18*	191,228	4.39	0	0	0	0	-	-	-	-	-	-	-
B19*	74,488	1.71	0	0	0	0	-	-	-	-	-	-	-
Total	1,951,512	44.80	75	188	1423	1686	3,124,800	2.19	0	0	0	0	0

District Area 2,836,333 65.11

1,800 sf./MF unit

3,000 sf./TH unit

Development 1,422,258 32.65

***Open Space Block**

- Total Area 529,254 12.15

Non-Res. sf.	Non-Res. FAR	Total sf.	Total FAR	Parking			Surface Area*	Parking Footprint	Lot Area -Parking
				Lev.	Sp./L.	Total			
0	0.00	0	0.00	-	-	0	0	0	119,354
0	0.00	0	0.00	-	-	0	0	0	74,488
0	0.00	311,400	2.67	1	259	259	82,880	82,880	33,610
0	0.00	313,200	2.44	1	295	295	94,400	94,400	34,150
0	0.00	286,800	2.39	1	275	275	88,000	88,000	32,231
0	0.00	277,800	2.40	1	263	263	84,160	84,160	31,397
0	0.00	279,600	2.40	1	265	265	84,800	84,800	31,507
0	0.00	345,600	2.20	1	331	331	105,920	105,920	51,087
0	0.00	376,200	1.82	1	356	356	113,920	113,920	93,118
0	0.00	0	0.00	-	-	0	0	0	60,113
0	0.00	0	0.00	-	-	0	0	0	9,583
0	0.00	147,600	1.89	1	134	134	42,880	42,880	35,109
0	0.00	147,600	1.88	1	134	134	42,880	42,880	35,840
0	0.00	147,600	1.83	1	134	134	42,880	42,880	37,870
0	0.00	147,600	2.02	1	134	134	42,880	42,880	30,356
0	0.00	147,600	2.05	1	134	134	42,880	42,880	29,276
0	0.00	196,200	2.51	1	195	195	62,400	62,400	15,827
0	0.00	0	0.00	-	-	0	0	0	191,228
0	0.00	0	0.00	-	-	0	0	0	74,488
0	0.00	3,124,800	1.60			2,909	930,880	930,880	1,020,632

*290 sf./deck sp.
320 sf./sur. sp.

The Landing

Block No.	Lot Area sf.	Area in Acres	Housing				Housing sf.	Hsg. FAR	Office sf.	Hotel rooms	Retail sf.	Cultural sf.	Civic sf.
			3	4	4+	Units							
LA1	65,983	1.51	0	0	0	0	-	-	0	0	0	0	0
LA2	47,055	1.08	0	46	0	46	82,800	1.76	0	0	0	0	0
LA3	71,038	1.63	6	92	0	98	183,600	2.58	0	0	0	0	0
LA4	106,381	2.44	0	54	312	366	658,800	6.19	0	0	0	0	0
LA5	124,580	2.86	0	0	0	0	-	-	0	150	70,000	0	0
LA6	26,674	0.61	0	0	0	0	-	-	0	0	22,400	0	0
LA7	22,539	0.52	0	0	0	0	-	-	0	0	22,400	0	0
LA8	37,693	0.87	0	0	0	0	-	-	0	6	0	0	0
LA9	66,678	1.53	0	0	0	0	-	-	0	0	35,000	15,000	5,000
LA10*	25,700	0.59	-	-	-	0	-	-	-	-	-	-	-
LA11*	86,249	1.98	-	-	-	0	-	-	-	-	-	-	-
Total	680,570	15.62	6	192	312	510	925,200	3.51	0	156	149,800	15,000	5,000

District Area 1,085,398 24.92

1,800 sf./MF unit
3,000 sf./TH unit

525 sf./room
4,000 sf./cottage (L8)

Development

Area 568,621 13.05

*Open Space Block

- **Total Area** 111,949 2.57

Non-Res. sf.	Non-Res. FAR	Total sf.	Total FAR	Parking			Surface Area*	Parking Footprint	Lot Area - Parking
				Lev.	Sp./L.	Total			
0		0	0.00	2.5	165	412	131,840	59,328	6,655
0		82,800	1.76	1	102	102	32,640	32,640	14,415
0		183,600	2.58	2	148	296	94,720	52,096	18,942
0		658,800	6.19	3	225	675	216,000	75,600	30,781
148,750	1.19	148,750	1.19	0	0	0	0	0	124,580
22,400	0.84	22,400	0.84	0	0	0	0	0	26,674
22,400	0.99	22,400	0.99	0	0	0	0	0	22,539
24,000	0.64	24,000	0.64	0	0	0	0	0	37,693
55,000	0.82	55,000	0.82	0	0	0	0	0	66,678
-	-	-	0.00	-	-	0	-	-	25,700
-	-	-	0.00	-	-	0	-	-	86,249
272,550	0.90	1,197,750	1.76			1485	475,200	475,200	348,957

*290 sf./deck sp.
320 sf./sur. sp.

Alternative Overlay	LA-1	67,258
	LA-2	48,468
	LA-3	104,056
	LA-4	122,387
	LA-5	54,015
	LA-6	121,345
	Total	517,529

The Landing District Block Area Table (SF)
(Alternative Layout)

The Loft District

Block No.	Lot Area sf.	Area in Acres	Housing				Housing sf.	Hsg. FAR	Office sf.	Hotel rooms	Retail sf.	Cultural sf.	Civic sf.
			3	4	4+	Units							
LO1	128,853	2.96	16	0	202	218	411,600	3.19	0	0	0	0	0
LO2	128,887	2.96	16	0	202	218	411,600	3.19	0	0	0	0	0
LO3	128,853	2.96	16	0	202	218	411,600	3.19	0	0	0	0	0
LO4	127,185	2.92	16	0	301	317	589,800	4.64	0	0	0	0	0
LO5	14,824	0.34	24	0	0	24	72,000	4.86	0	0	0	0	0
LO6*	7,841	0.18	0	0	0	-	-	-	-	-	-	-	-
LO7	14,901	0.34	24	0	0	24	72,000	4.83	0	0	0	0	0
LO8*	12,632	0.29	0	0	0	-	-	-	-	-	-	-	-
LO9	15,047	0.35	24	0	0	24	72,000	4.79	0	0	0	0	0
LO10*	18,295	0.42	0	0	0	-	-	-	-	-	-	-	-
LO11	18,011	0.41	27	0	0	27	81,000	4.50	0	0	0	0	0
LO12*	63,162	1.45	0	0	0	-	-	-	-	-	-	-	-
Total	563,976	15.58	166	0	907	1,070	2,121,600	4.15	0	0	0	0	0

District Area 1,148,483 26.37

1,800 sf./MF unit
3,000 sf./TH unit

Development

Area 462,046 10.61

***Open Space Block**

- Total Area 101,930 2.34

Non-Res. sf.	Non-Res. FAR	Total sf.	Total FAR	Parking			Surface Area*	Parking Footprint	Lot Area -Parking
				Lev.	Sp./L.	Total			
0	-	411,600	3.19	2	164	335	97,150	53,433	75,421
0	-	411,600	3.19	2	164	335	97,150	53,433	75,455
0	-	411,600	3.19	2	164	335	97,150	53,433	75,421
0	-	589,800	4.64	4	112	484	140,215	37,858	89,327
0	-	72,000	4.86	1	48	48	13,920	13,920	904
0	-	0	0.00	-	-	0	0	0	7,841
0	-	72,000	4.83	1	48	48	13,920	7,656	7,245
0	-	0	0.00	-	-	0	0	0	12,632
0	-	72,000	4.79	1	48	48	13,920	7,656	7,391
0	-	0	0.00	-	-	0	0	0	18,295
0	-	81,000	4.50	1	54	54	15,660	8,613	9,398
0	-	0	0.00	-	-	0	0	0	63,162
0	-	2,121,600	3.76			1585	489,085	236,001	442,490

*290 sf./deck sp.
320 sf./sur. sp.

Alternative Overlay	LO-1	67,258
	LO-2	48,468
	LO-3	104,056
	LO-4	122,387
	Total	791,331

The Loff District Block Area Table (SF)
(Alternative Layout)

Bayonne Point

Block No.	Lot Area sf	Area in Acres	Housing				Housing sf.	Hsg. FAR	Office sf.	Hotel rooms	Retail sf.	Cultural sf.	Terminal sf.
			3	4	4+	Units							
P1	730,251	16.76	0	0	0	0	-	-	0	340	0	0	120,000
P2*	164,221	3.77	0	0	0	0	-	-	-	-	-	-	-
P3	119,952	2.75	0	0	200	200	360,000	3.00	-	-	-	-	-
P4	61,765	1.42	0	0	56	56	100,800	1.63	0	0	15,000	0	0
P5	43,059	0.99	0	0	56	56	100,800	2.34	0	0	10,000	-	0
P6	99,608	2.29	0	0	0	0	-	-	0	260	35,000	0	0
P7*	9,148	0.21	0	0	0	0	-	-	0	0	0	0	0
P8	98,807	2.27	0	0	0	0	-	-	0	0	0	200,000	0
P9*	69,696	1.60	0	0	0	0	-	-	-	-	-	-	-
P10	86,885	1.99	0	39	216	255	459,000	5.28	0	0	0	0	0
P11	73,061	1.68	0	57	140	197	354,600	4.85	0	0	0	0	0
P12	187,847	4.31	0	0	0	0	-	-	1,000,000	0	0	0	0
P13	141,702	3.25	0	0	0	0	-	-	0	0	0	150,000	0
P14	108,449	2.49	0	0	0	0	-	-	0	0	0	100,000	0
P15*	131,551	3.02	0	0	0	0	-	-	-	-	-	-	-
P16	73,114	1.68	0	0	197	197	354,600	4.85	0	0	0	0	0
P17	109,749	2.52	0	0	314	314	565,200	5.15	0	0	0	0	0
P18	131,407	3.02	0	54	346	400	720,000	5.48	0	0	0	0	0
P19*	212,573	4.88	0	0	0	0	-	-	-	-	-	-	-
Total	2,652,845	60.90	0	150	1525	1675	3,015,000	4.07	1,000,000	600	60,000	450,000	120,000

District Area 3,390,521 77.84

1,800 sf./MF unit
3,000 sf./TH unit

525 sf./room

Development

Area 2,065,656 47.42

*Open Space Block

- Total Area 587,189 13.48

Non-Res. sf.	Non-Res. FAR	Total sf.	Total FAR	Parking			Surface Area*	Parking Footprint	Lot Area - Parking
				Lev.	Sp./L.	Total			
298,500	0.41	298,500	0.41	4	1,197	4788	1,388,520	374,900	355,351
0	0.00	0	0.00	-	-	0	0	0	164,221
0	0.00	360,000	3.00	3	211	633	183,570	100,964	18,989
15,000	0.24	115,800	1.87	2	131	262	75,980	41,789	19,976
10,000	0.23	110,800	2.57	2	131	262	75,980	41,789	1,270
171,500	1.72	171,500	1.72	2	194	388	112,520	61,886	37,722
-	0.00	0	0.00	0	0	0	0	0	9,148
200,000	2.02	200,000	2.02	0	0	0	0	0	98,807
0	0.00	0	0.00	0	0	0	0	0	69,696
0	0.00	459,000	5.28	3	156	468	135,720	47,502	39,383
0	0.00	354,600	4.85	3	121	363	105,270	36,845	36,217
1,000,000	5.32	1,000,000	5.32	3	581	1743	505,470	176,915	10,933
150,000	1.06	150,000	1.06	0	0	0	0		141,702
100,000	0.92	100,000	0.92	0	0	0	0	0	108,449
0	0.00	0	0.00	0	0	0	0		131,551
0	0.00	354,600	4.85	2	177	354	102,660	56,463	16,651
0	0.00	565,200	5.15	3	190	570	165,300	57,855	51,894
0	0.00	720,000	5.48	3	255	765	221,850	122,018	9,389
0	0.00	0	0.00	-	-	0	0	0	212,573
1,945,000	1.49	4,960,000	3.18			10,596	3,072,840	1,118,924	1,321,348

*290 sf./deck sp.
320 sf./sur. sp.

