



**PRESS RELEASE**  
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**Revised Redevelopment Plan for The Peninsula at Bayonne Harbor Approved by  
Bayonne City Council**

*Bayonne*, January 12, 2005 – The City Council recently voted to adopt a revised redevelopment plan for The Peninsula at Bayonne Harbor. The revised plan had been submitted by the BLRA to the City Council and Planning Board in response to the findings of the Transportation/Land Use Study commissioned by the BLRA using funds received from the North Jersey Transportation Planning Authority, County of Hudson, New Jersey Department of Transportation and Federal Highway Administration.

With the adoption of the Revised Redevelopment Plan, the Bayonne Local Redevelopment Authority has renewed its resolve to achieve its core objectives, which are to create jobs, increase the City's tax ratable base, and improve the quality of life of the people of Bayonne.

Development at the Peninsula will consist six districts, with each having its own varying land uses, density, and building heights. Uses within these districts will include a variety of residential, commercial, civic, entertainment, maritime, recreational, and public transit facilities. The Peninsula will be a vibrant mixed-use community offering a variety of employment, housing, recreation, and entertainment opportunities.

According to the plan, there could be as many as 6,700 housing units, 1.5 million sq. ft. of office space, 345,000 sq. ft. of retail space, 750 hotel rooms, 465,000 sq. ft. of entertainment and cultural space and up to 245,000 sq. ft. of civic space. Actual land use and density will be driven by market demand through several real estate cycles.

A tour of the Peninsula reveals a property with very different characteristics. The south side's attributes, include majestic views of the Verranzano Narrows Bridge, an 18-hole scottish links golf course that is currently under construction, and New York Harbor, making it an attractive location for housing, office, and retail development. In contrast, the north side of Peninsula has a strong industrial character with views and access to the Port Jersey Channel. The Port Jersey Channel is scheduled to be dredged to 50 feet, making it the only location on New York Harbor that can serve the next generation of deep draft container vessels. The Channel currently serves as a port for cruise ships, container ships and roll-on roll-off vessels. The BLRA intends to take advantage of this

deep-water channel to grow commercial maritime activities that will generate job opportunities, tax revenue, and regional commercial activity.

The redevelopment plan calls for the implementation of one of the largest segments of the Hudson River Waterfront Walkway. The walkway will improve public access to New York Harbor and lead people to recreational facilities on the waterfront. The plan also calls for improved and enhanced transportation and public transit for the mixed use portions of the development, consisting of a new internal street system to support automobile, streetcar, bus, local truck delivery, and pedestrian movements. A separate the transportation system consisting of road and railway systems will serve the Maritime Industrial District.

New and improved utility infrastructure systems will be put into place to support the proposed redevelopment, including sanitary and storm water systems, water supply, natural gas, electric, telephone, cable and other communication systems. Infrastructure improvements are anticipated to be built in phases as the redevelopment occurs in accordance with infrastructure capacities of the street and highway plan, and the provision of public utilities.

The Peninsula can be compared to a nearby example of urban redevelopment across New York Harbor, at Battery Park City in lower Manhattan. Both are large-scale plans designed to respond to both their location on the harbor and relationship to existing cityscapes. Construction began in Battery Park City in the late 1970's with initial occupancy taking place in 1983. The initial development phase at Battery Park City included it's first commercial building and four residential blocks around a neighborhood park. The first phase also included the first section of a public esplanade along the waterfront. Today, Battery Park City is a successful, stable mixed-use community that is 85% complete. It has generated a positive tax flow to New York since 1985.

Completion of development at the Peninsula at Bayonne Harbor will likely proceed in a similar fashion. The speed of development will depend upon market demand, the flow of real estate cycles and the degree of public and private investment.

Copies of the revised redevelopment plan will soon be available for free download at the BLRA's website at [www.bayannelra.com](http://www.bayannelra.com). Additionally, copies will be placed on file in the Bayonne City Clerk's Office and the Bayonne Public Library. Information regarding the purchase a copy of the plan will be announced later by the BLRA. For more information, please contact Jessica Barnes at (201) 451-3444.

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