

# **Sip Avenue Gateway Redevelopment Plan**

**Adopted: March 10, 2004**

**Amended: October 27, 2004 Ord. 04-119**

**Update Block & Lot August 2, 2012**

**Amended: February 13, 2013 Ord. 13-004**

## TABLE OF CONTENTS

SECTION	TITLE	PAGE
I	Introduction	3
II	Boundaries	4
III	Redevelopment Objectives	4
IV	Proposed Redevelopment Actions	5
V	General Administrative Procedures	5
VI	General Design and Land Use Standards and Requirements	7
VII	Design Requirements	8
VIII	Land Use Regulations	11
IX	Acquisition Plan	12
X	Relocation Plan	12
XI	Circulation Plan	13
XII	Provisions Necessary to Meet State and Local Requirements	13
XIII	Procedures for Amending the Redevelopment Plan	13
XVI	Maps	15
	Map 1 - Local Setting Map	
	Map 2 - Boundary Map	
	Map 3 - Land Use Map	
	Map 4 - Acquisition Map	
	Map 5 - Circulation Map	

## **I. INTRODUCTION**

The Sip Avenue Gateway Redevelopment Plan (the Plan) will regulate development within the Sip Avenue Gateway Redevelopment Area (the Area). The Area is comprised of a mix of industrial, commercial and residential buildings, some of which are dilapidated and others that are in poor to good condition. The area is currently zoned HC, Highway Commercial, and R-3, Multi-Family Mid-rise. The surrounding area to the east is primarily residential in character, zoned R-1. To the north of the Study Area is the Marion Gardens complex, and to the south is Holy Name Cemetery, zoned R-3 and Cemetery respectively. The area to the west of the Study Area is industrial in character and is zoned "I."

The setting for the Sip Avenue Gateway Redevelopment Plan is an area of approximately 14 acres located in the Marion section on Jersey City's Westside, about a quarter mile west of Westside Avenue and adjacent to NJ Route 1&9. For many years, the area under study has been a mix of industrial, commercial and residential uses, mixed side-by-side. However, the immediate adjoining neighborhood is residential. This is typical of many older urban areas where residential homes were constructed immediately adjacent to industrial land uses

As far back as the 1960's, the character of the area began to change. Commercial use began to be developed along Route 1&9. Industrial uses are on the decline and residential uses are gaining ground.

It would appear that industrial development is no longer appropriate for this area. The area along Route 1&9 is much more suitable for commercial development, and the area immediately adjacent to the Study Area to the east, north and south is primarily residential in character. The majority of the structures are one and two family homes. For the most part, the homes are well maintained and the streets are narrow and tree lined. The proximity of the industrial uses in the Study Area are in stark contrast to the otherwise tranquil setting of this residential neighborhood.

## II. BOUNDARIES

The Sip Avenue Gateway Study Area consists of Tax Lots found on six Tax Blocks in the Marion section of Jersey City. The Block Numbers for these Tax Blocks are 11703, 10202, 10201, 11803, 11802, and 11801. The following are the Lot numbers on each of the Blocks which are to be included in the Study Area.

Block	Lots
10202	1 through 11
11703	3
10201	entire block
11803	entire block
11802	entire block
11801	1, 2, 3, 4

The boundary of the Study Area is also depicted on Map 2. In the event of a discrepancy between lots listed in the chart and the Map, the Map takes precedence.

## III. REDEVELOPMENT OBJECTIVES

The Redevelopment Plan is promulgated to:

- A. Promote the development of the Area as residential and commercial developments compatible with the surrounding neighborhood.
- B. Allow for the development of commercial facilities along Route 1&9 consistent with the development pattern in the area and recognizing the high volume of traffic along this major traffic corridor.
- C. Provide for the orderly phased conversion of industrial/commercial land and buildings within the redevelopment area to residential and/or commercial land uses consistent with the development pattern of nearby neighborhoods.
- D. Remove substandard and dilapidated structures and the other blighting influences.
- E. Improve the functional and physical layout of the project area for the contemplated new development to provide for improved traffic and pedestrian circulation.
- F. Provide site improvements for the beautification of the Redevelopment Area and surrounding areas.

#### **IV. PROPOSED REDEVELOPMENT ACTIONS**

It is proposed to substantially improve and upgrade the Sip Avenue Gateway Study Area through a combination of redevelopment actions which will provide a uniform and consistent attack on blight within the Study Area by systematically removing blighting influences in an orderly manner, starting with those structures and properties most deleterious to the Area.

- A. Demolition of structures determined to be impediments to sound and comprehensive redevelopment, starting with those most dilapidated.
- B. The consolidation and re-subdivision of land within the Area into suitable parcels for development for the new residential and commercial land uses.
- C. Provision for a full range of public infrastructure necessary to service and support the new development.
- D. Construction of new structures and complimentary facilities that are consistent with the land use pattern in the surrounding area.

#### **V. GENERAL ADMINISTRATIVE PROVISIONS**

The following provisions shall apply to all property located within the Sip Avenue Gateway Redevelopment Area:

- A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change to the interior floor plan of any structure, (e) any change in the use of any structure or parcel, or (f) any change in the intensity of use of any structure or parcel, a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No Building Permit shall be issued for any work associated with (a) through (f) above, without prior site plan review and approval of such work by the Planning Board.
- B. The provisions of this plan specifying the redevelopment of the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.
- C. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Submission of a site plan and site plan application shall conform with the requirements of the Jersey City Land Development Ordinance and this Plan. Applications may be submitted for an entire project or in phases. As part of site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53. Such performance guarantees shall be in favor of the City of Jersey City, and be in a form approved by the Jersey City Corporation Counsel or the Planning Board attorney. The amount of any such performance guarantees shall be

determined by the City Engineer and shall be sufficient to assure completion of site improvements within one (1) year of final Site Plan approval.

- D. Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with this Plan's requirements and the Jersey City Land Development Ordinance.
- E. No development or redevelopment of any parcel in the Plan Area that will result in an increase in wastewater from that parcel shall be permitted unless and until the planned project wastewater piping and systems for the removal of effluent and storm water are approved by the City of Jersey City Division of Engineering and the Municipal Utilities Authority; and the municipal wastewater piping and systems for the removal of effluent and storm water are certified by the City of Jersey City Division of Engineering and the Municipal Utilities Authority as being of sufficient capacity and good condition to accommodate uses that will occupy said parcel. Such approval may be contingent upon requisite improvements to the drainage system in the street, as determined by the Division of Engineering.
- F. Non-conforming uses and structures may continue to function within the redevelopment area, provided that once redeveloped for a permitted use, no property may be returned to any use not expressly permitted in this Redevelopment Plan, and further provided that no non-conforming use or structure may be expanded or made more non-conforming in nature.
- G. The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely effecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan. No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide

public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b.

- H. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

## **VI. GENERAL DESIGN AND LAND USE STANDARDS AND REQUIREMENTS**

The following standards and requirements shall apply to all zones:

- A. No junked motor vehicles, or parts thereof, shall be permitted to be stored on any lot within the Area. Outdoor parking of vehicles that are inoperable or unregistered shall be prohibited.
- B. All utility distribution lines; utility service connections from such lines to the project area's individual uses; and utility appliances, regulators and metering devices shall be located underground or within enclosed structures. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- C. Chain link fencing shall be prohibited along all street frontages within the Area, both residential and commercial, except during construction. Only tubular steel or mild steel, "wrought iron", decorative type fences will be permitted along Sip Avenue. Wooden board-on-board, or wooden picket fences may be permitted where the side yards of properties adjoin streets and/or where visual screening is appropriate, subject to review and approval by the Planning Board. Chain link fencing may be used along interior lot lines or along alleys subject to review and approval by the Planning Board. Chain link fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy. Barbed wire or razor wire shall be prohibited from all fencing.
- D. Billboards are expressly prohibited within the Area.
- E. Signs which include flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials are prohibited within the Plan Area.
- F. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the public right-of-way.
- G. All corner buildings shall have windows on both street frontages. When a building side faces a street it shall be decoratively appointed to complement the front entrance.
- H. All parts and components of cellular phone antennas, satellite dishes, and television and radio antennas shall be completely screened from view from all directions and elevations

on existing or planned structures, or shall be disguised within the architecture of a structure. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture. In all cases, creative placement of said equipment is strongly encouraged in order to minimize the need for screening. No antenna of any sort may be located on the front of any structure.

- I. In all cases, rooftop mechanical equipment shall be screened from view from all directions and elevations to minimize the negative aesthetic impact upon the view from neighboring residential zones and from street level. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the surrounding architecture and the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building.
- J. Upon demolition of any existing structures, the site shall be graded, planted, sodded, paved and and/or developed in accordance with this Plan.
- K. All trash receptacles shall be adequately secured and enclosed. All exterior dumpsters shall be encompassed by opaque perimeter screening that is greater in height than the height of the dumpster and shall utilize materials similar to those used in the construction of the building. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the architecture of the building,
- L. On-street parking of trucks, tractor-trailers, trailers of any type, and buses, mini-buses and jitneys shall be prohibited.
- M. All outdoor storage shall be prohibited. The storage, processing, separation, or transfer of garbage or waste materials shall be prohibited.
- N. All buildings within the Redevelopment Area must display the street address of the building such that it is clearly visible from the adjoining street right-of-way.
- O. Existing lots of record that are undersized by 10% or less shall be considered to be conforming lots.

## **VII. DESIGN REQUIREMENTS**

### **A. Building Design Requirements**

- 1. All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk.
- 2. To the greatest extent possible, buildings should be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment. Commercial activities located along Sip Avenue should be oriented to the pedestrian sidewalk environment

3. Residential buildings within the Area should be designed such that the front facades do not create the appearance of a blank wall or a continuous row of garage doors along the street right-of-way. The use of design features such as, but not limited to stoops and porches, architectural fenestration, decorative window treatments, landscaping, and/or other architectural features and traditional front yards is required.
4. Commercial buildings within the project area shall be designed such that the front facades provide visual interest through the use of architectural elements such as window bays, cornices, pilasters, etc. and do not create the effect of a blank wall along the street frontage. The street level facade of stores in such buildings shall contain windows that are transparent between the height of three (3) feet and eight (8) feet. Back and side facades should contribute to the scale and appeal of the building by incorporating features characteristic to the front facade. All building facades that face on a public street shall comply with the requirements of the primary facade.
5. All dwellings shall be developed with a variety of materials including, but not limited to brick and vinyl siding. Decorative details shall be required on all such structures. Decorative features shall be incorporated to reflect the character of the surrounding residential neighborhoods. Monotony of form shall be avoided.
6. Porches shall not be enclosed or gated with metal, mesh wire or other railing material. Exterior window or door grills or bars are prohibited.
7. Signs shall be designed to complement the building's architecture. Lettering should be kept simple and clear and complement the style of the building. Illumination of all signs should be designed so as to avoid glare. Signs may not consist of more than three colors.
8. Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials. Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside the Area.
9. Window sills of dwellings shall not be less than five (5) feet above the elevation of the nearest sidewalk or pedestrian pathway.
10. A decorative wrought iron style fence shall enclose the front yard. The fence shall be at least three (3) feet in height, but not more than four (4) feet in height.

**B. Landscaping and Lighting Requirements**

1. Landscaping shall be required for any part of any parcel not used for buildings, off-street parking and/or loading spaces. All proposed site plans shall include plans for landscaping indicating the location, size and quantity of the various species to be used. A minimum of ten (10%) percent of any lot, site or parcel shall must be landscaped.

2. Parking lots for five (5) or more vehicles, and all loading areas, shall provide a planting area not less than five (5) feet wide along any street line. This five feet strip shall provide screening of the parked cars. All screen planting shall consist of evergreen material that at least three (3) feet high at the time of planting and is planted in order to achieve a solid screening effect within two years of planting. Within such parking areas, a minimum of one tree shall be planted for every 5 parking spaces. Street trees planted along the street right-of-way shall not be counted toward this requirement. Landscaping shall be maintained with shrubs no higher than three (3) feet and trees with branches no lower than ten (10) feet, and designed so that the landscaping is dispersed throughout the parking area.
3. All landscaping materials must be able to withstand the local environment. A planting and maintenance schedule shall be provided on all site plans. The Planning Board may require landscape buffering in addition to the minimum requirements herein to mitigate against blank walls and other such aesthetic impairments.
4. Shade trees shall be planted along all streets as part of any development or improvements. Spacing shall be determined by the mature spread of the trees used, such that spacing is no more than ten (10) feet wider than the width of the mature spread of the species planted. Each street shade tree shall be planted in a tree pit which shall contain either a decorative metal grate, decorative fence surround, or decorative paving treatment. Tree pits may be rectangular or square, depending on the width of the sidewalk.
5. Lighting within each site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset to prevent "dark corners". All lighting sources must be adequately shielded to avoid any glare. The area of illumination shall have a fairly uniform pattern of at least one-half (0.5) foot-candles and no greater than 2.0 foot-candles.

**C. Circulation and Off-street Parking Requirements**

1. Sidewalk areas must be provided along the all streets and shall be properly sized for the safe and convenient movement of pedestrians through and around the Area and shall be a minimum of ten (10) feet wide on Sip Avenue and Route 1 & 9, as measured from the face of the curb. Sidewalks along all other streets shall have an unobstructed width of at least five (5) feet. A planting strip at least three (3) feet in width as measured from the curb shall be in addition to the required sidewalk area. The planting strip shall be used to locate required street trees and street lights.
2. All required parking spaces shall be a minimum of 9-feet wide by 18-feet deep. All aisles shall be a minimum of 24-feet wide. Off-street parking and loading areas shall be coordinated with the public street system serving the project area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.

## **VIII. LAND USE REGULATIONS**

### **A. RESIDENTIAL A DISTRICT**

The Residential A zone shall consist of Blocks 10202 and 11803. On these blocks new housing shall be limited to one and two family homes, consistent with the character of the surrounding neighborhood.

Development within this zone shall follow standards for the R-1 zone in the Jersey City Land Development Ordinance with the exception of mortuaries which are prohibited. Houses of worship are permitted under section E below.

### **B. RESIDENTIAL B DISTRICT**

The Residential B zone shall consist of Block 10201. This district may employ the standards of the R-1, R-2 or R-3 zones of the Jersey City Land Development Ordinance, with the exception of mortuaries which are prohibited. Any site plan must choose between the R-1 or R-2 or R-3 standards, in its entirety. Houses of worship are permitted under section E below.

### **C. COMMERCIAL DISTRICT**

The purpose of the Commercial district is to provide a suitable area along Route 1& 9 for the development of commercial land uses that are compatible with the area's highway location.

1. Permitted Principal Uses and Buildings:
  - a. Shopping Centers
  - b. Retail sales of goods and services
  - c. Restaurants
  - d. Offices and Financial Institutions
2. Permitted Accessory Uses, Buildings and Structures:
  - a. Off-street parking
  - b. Fences and walls
3. Minimum Off-Street Parking Requirements
  - a. Commercial uses shall provide a minimum of one parking space per 250 square feet of gross floor area
4. Sign Requirements

Total exterior sign area shall not exceed the equivalent of twenty (20%) percent of the first story portion of the wall to which it is attached. Each use shall be permitted one (1) identification sign for each street frontage. Buildings with multiple uses shall have not more than one sign per use, provided that the aggregate area of all signs does not exceed the maximum area permitted for each street frontage. For purposes of calculating

permitted sign area, the first story portion of the building shall not be considered to be any taller than fifteen (15) feet in height.

5. Bulk standards shall be the same as stated in the commercial district of the Water Street Redevelopment Plan.

#### **D. TRANSITION DISTRICT**

The Transition district shall consist of Block 11802. On this block redevelopment may use the provisions of either the Residential A with the exception of houses of worship and mortuaries which are prohibited; or the Commercial district, provided that commercial development shall be contiguous with the Commercial district.

#### **E. HOUSE OF WORSHIP OVERLAY**

A house of worship shall be a permitted use within Sip Avenue Gateway Redevelopment Area, except on block 11703. Development standards shall be as follows: (1) the minimum lot area for a House of Worship shall be sixty thousand (60,000) square feet; (2) the minimum parking requirement shall be one space for each eight (8) seats or seat equivalent; (3) the maximum height as measured to the roof of the structure shall be sixty (60) feet, exclusive of spires, towers and other ornamental features; (4) the maximum height of spires, towers and other ornamental features shall not exceed eighty five (85) feet; (5) the maximum building coverage shall be 50%; (6) the maximum lot coverage shall be 85%; (6) all building set back lines shall be contextual so as to line up to adjacent buildings; and (7) all surface parking areas shall include curbed landscape buffers a minimum of 4 feet wide and 8 inches high between all parking areas and public rights-of-way.

#### **IX. ACQUISITION PLAN**

The Sip Avenue Gateway Redevelopment Area is comprised of a compact and defined area within the City of Jersey City. The Area is important to the community as an area of residential and commercial development compatible with the surrounding land uses and development pattern. Incompatible land uses, vacant land, dilapidated buildings and other impediments to proper development must be removed in an orderly, planned and phased manner. As such, the following properties within the Study Area are proposed to be acquired:

Block 10202, lots 1, 2, 3, 4, 5, 6, 7, 8, 9;  
Block 11703, lots 3;  
Block 10201, lots 1, 2, 3, 4, 15, 18, 30;  
Block 11803, lots 1, 2, 3, 4, 5, 12, 13, 14, 15, 16;  
Block 11802, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 (entire block);  
Block 11801, lots 1, 2, 3, 4 (entire block).

The above lots are shown on Map 4, "Acquisition Map," and where the map and the above list disagree, the map shall take precedence.

## **X. RELOCATION PLAN**

The process of relocating the affected persons and businesses will receive the careful attention of local officials and the Jersey City Redevelopment Agency, and be conducted in accordance with the requirements of all applicable Federal, State and Local laws.

## **XI. CIRCULATION PLAN**

The existing street pattern and traffic circulation pattern will remain the same, with the exception of new curb cuts along Route 1&9 and Sip Avenue. The functioning of the vehicular and pedestrian circulation systems will be improved through the construction of new curbs and sidewalks within the Area by the designated developer as the Redevelopment Plan is implemented. Currently, many streets within the Area are lacking curbing, sidewalks or both. The provision of these new sidewalks and curbs will allow for the proper separation of pedestrian and vehicular traffic, improved traffic safety, the provision of on street parking and overall improved traffic flow and control in the area.

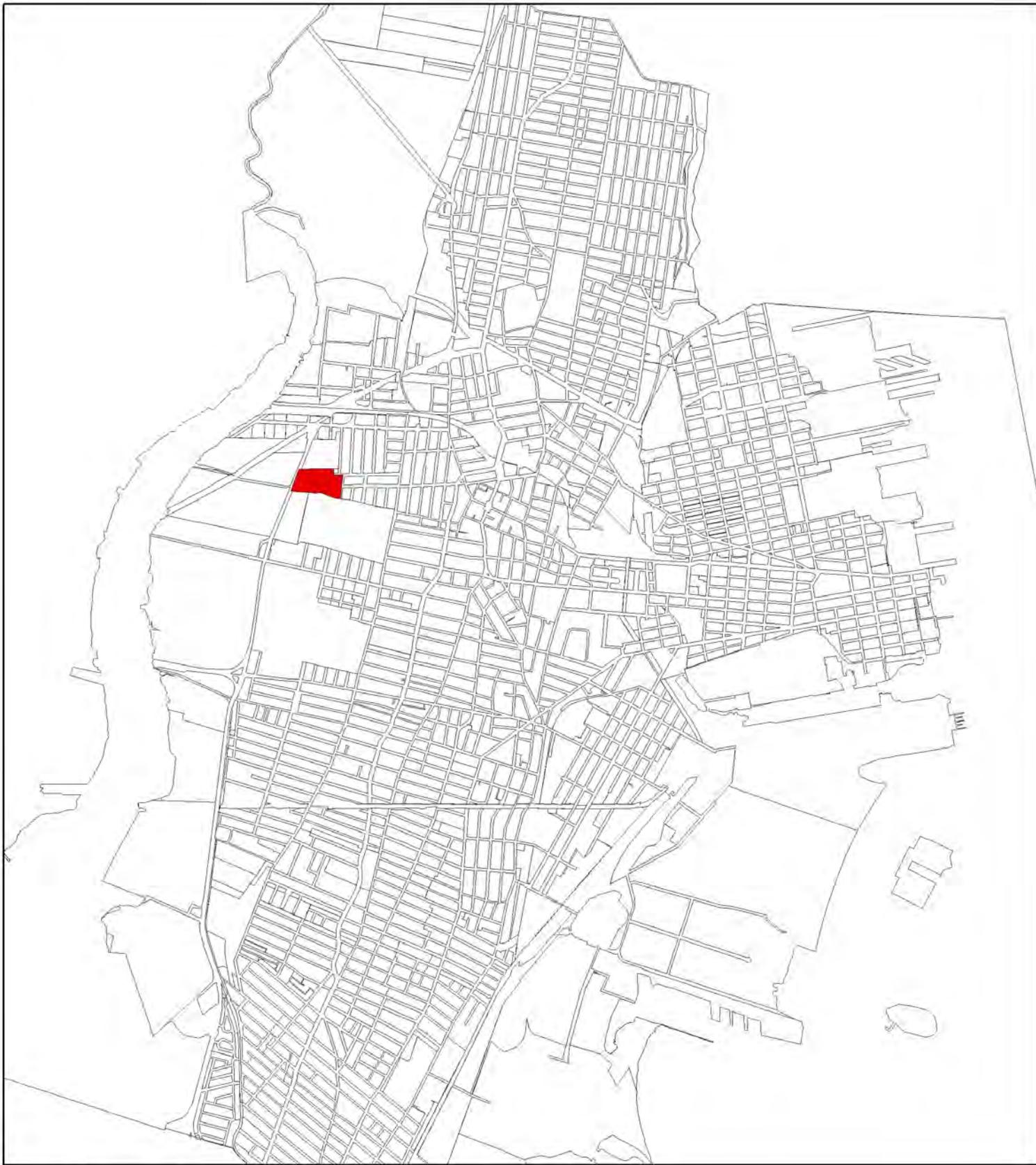
## **XII. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS**

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this plan.
- C. The Plan has given proposed land uses and building requirements for the redevelopment area.
- D. The Acquisition Map and Acquisition Plan (Section IX), which are a part of this Plan, indicate which properties are to be acquired as a result of this Plan.
- E. The Plan is in compliance with the Jersey City Master Plan. The Master Plan of the County of Hudson is not contrary to the goals and objectives of the Jersey City Master Plan. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land.
- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the area covered by this Plan as the Water Street Redevelopment Area, and all underlying zoning will be voided.

### **XIII. PROCEDURE FOR AMENDING THE PLAN**

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A fee of one thousand dollars (\$1,000), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan. If there is a designated developer, as provided for under NJSA 40A: 12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all costs.
  
- B. No amendment to this Plan shall be approved without a public hearing by the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.



## SIP AVENUE GATEWAY REDEVELOPMENT PLAN AREA MAP 1: LOCAL SETTING MAP

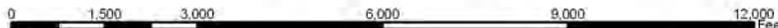


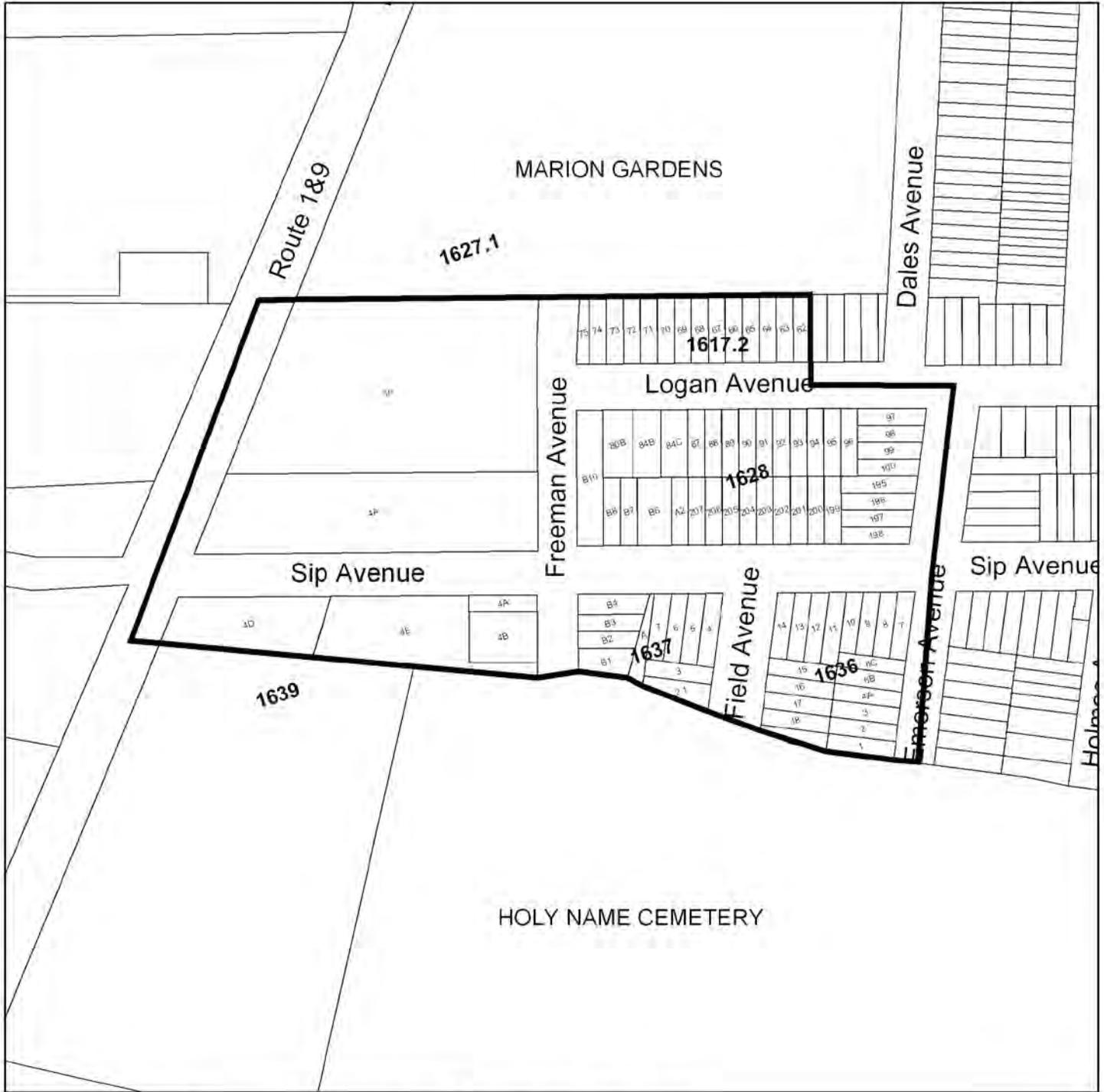
Glenn D. Cunningham, Mayor  
Department of Housing Economic Development and Commerce  
MARK MUNLEY, DIRECTOR  
DIVISION OF CITY PLANNING  
ROBERT D. COTTER, PP. AICP, DIRECTOR

1 inch equals 3,000 feet



February 24, 2004





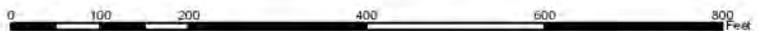
**SIP AVENUE GATEWAY REDEVELOPMENT PLAN AREA  
MAP 2: BOUNDARY MAP**



Glenn D. Cunningham, Mayor  
 Department of Housing Economic Development and Commerce  
 MARK MUNLEY, DIRECTOR  
 DIVISION OF CITY PLANNING  
 ROBERT D. COTTER, PP, AICP, DIRECTOR



1 inch equals 200 feet



February 24, 2004



**SIP AVENUE GATEWAY REDEVELOPMENT PLAN AREA  
MAP 3: LAND USE MAP**

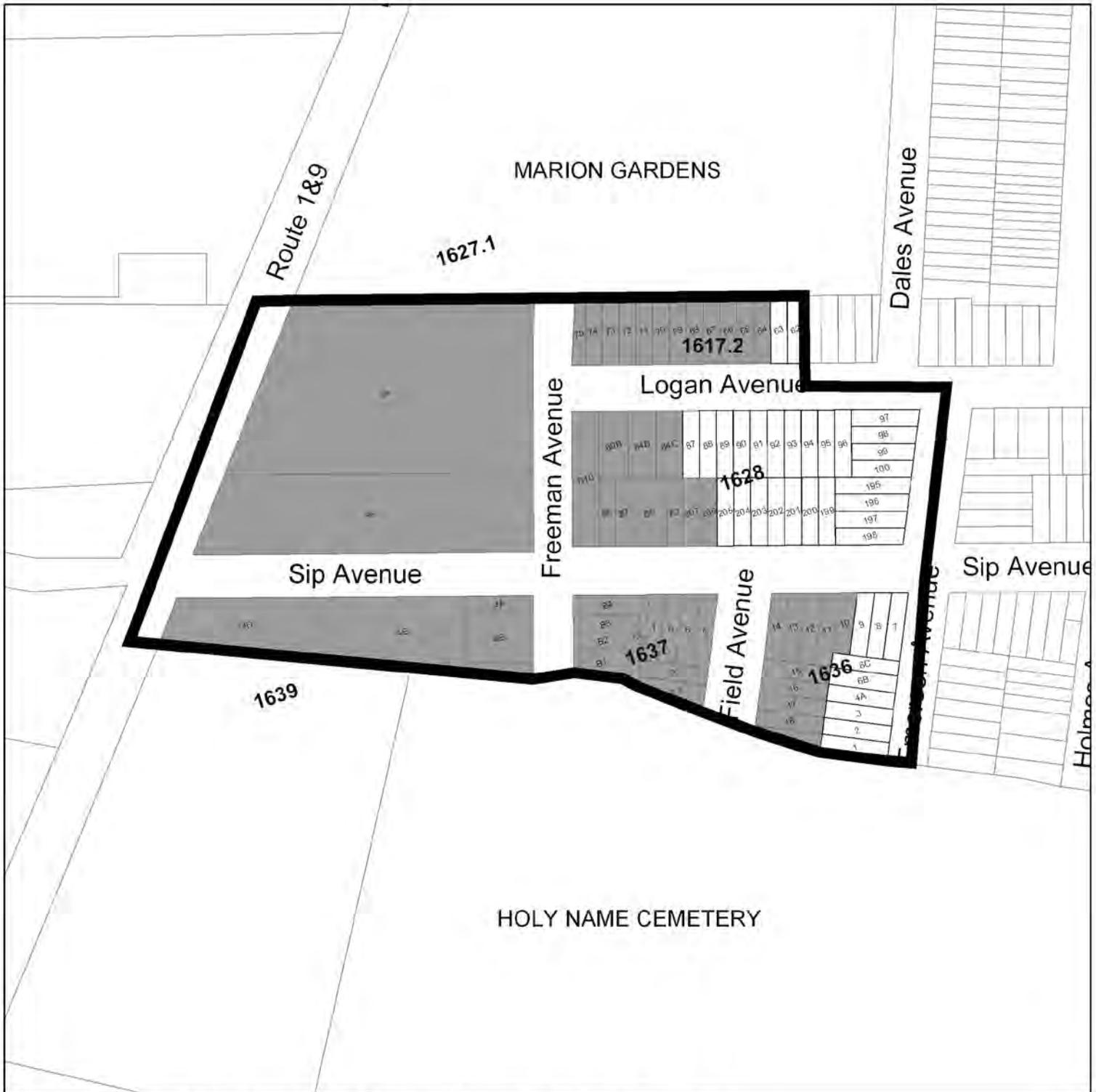


Glenn D. Cunningham, Mayor  
 Department of Housing Economic Development and Commerce  
 MARK MUNLEY, DIRECTOR  
 DIVISION OF CITY PLANNING  
 ROBERT D. COTTER, PP, AICP, DIRECTOR

1 inch equals 200 feet

February 24, 2004





**SIP AVENUE GATEWAY REDEVELOPMENT PLAN AREA  
MAP 4: ACQUISITION MAP**

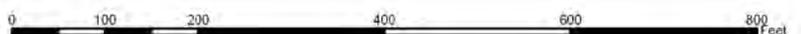
 TO BE ACQUIRED

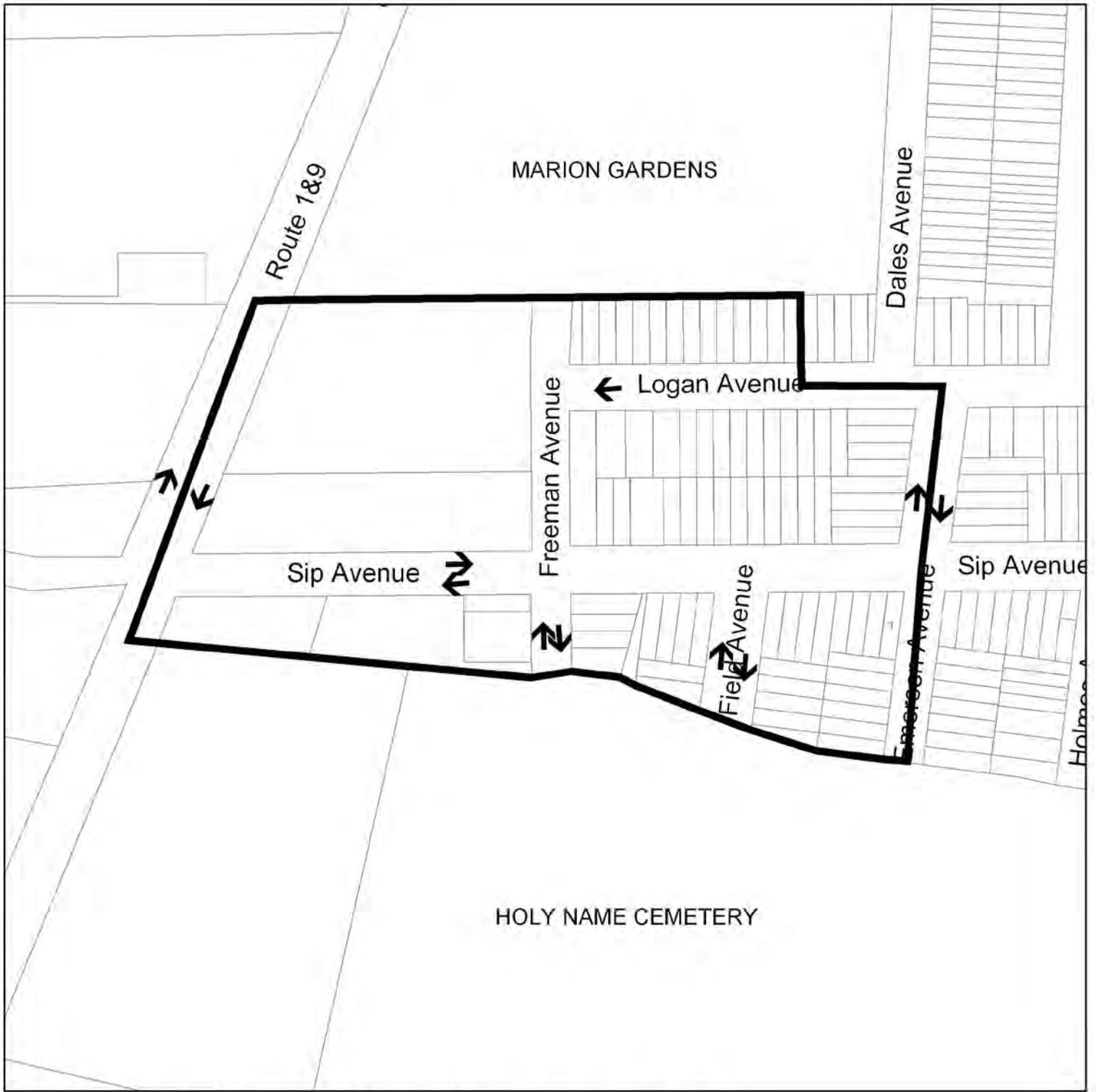


Glenn D. Cunningham, Mayor  
 Department of Housing Economic Development and Commerce  
 MARK MUNLEY, DIRECTOR  
 DIVISION OF CITY PLANNING  
 ROBERT D. COTTER, PP, AICP, DIRECTOR

1 inch equals 200 feet

February 24, 2004





**SIP AVENUE GATEWAY REDEVELOPMENT PLAN AREA  
MAP 5: CIRCULATION MAP**



Glenn D. Cunningham, Mayor  
 Department of Housing Economic Development and Commerce  
 MARK MUNLEY, DIRECTOR  
 DIVISION OF CITY PLANNING  
 ROBERT D. COTTER, PP, AICP, DIRECTOR

February 24, 2004

1 inch equals 200 feet

