Hackensack Meadowlands District Master Plan Update 2020

New Jersey Sports & Exposition Authority
September 10, 2019
Introduction

• New Jersey Sports and Exposition Authority
• Hackensack Meadowlands Agency Consolidation Act
• Hackensack Meadowlands District
• Mandates
History

- 50th Anniversary of 1970 Comprehensive Land Use Plan
- 2004 NJMC Master Plan
- 2020 Master Plan Update
2020 Master Plan Update

1. Introduction
2. Population & Economy
3. Land Use
4. Housing
5. Environment
6. Circulation
7. Systems Plan
8. Area Plans
Goals and Objectives

- Natural resources
- Land use
- Economy
- Housing
- Transportation
- Sustainability
Land Use

EXISTING LAND USE

EXISTING LAND USES WITHIN THE HACKENSACK MEADOWLANDS DISTRICT

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>ACRES</th>
<th>PERCENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetlands</td>
<td>6,212.1</td>
<td>32.0%</td>
</tr>
<tr>
<td>Transportation</td>
<td>3,974.4</td>
<td>20.5%</td>
</tr>
<tr>
<td>Industrial</td>
<td>3,151.0</td>
<td>16.2%</td>
</tr>
<tr>
<td>Water</td>
<td>1,397.5</td>
<td>7.2%</td>
</tr>
<tr>
<td>Altered Land</td>
<td>1,067.6</td>
<td>5.5%</td>
</tr>
<tr>
<td>Transitional Lands</td>
<td>748.7</td>
<td>3.9%</td>
</tr>
<tr>
<td>Utilities</td>
<td>580.3</td>
<td>3.0%</td>
</tr>
<tr>
<td>Meadowlands Sports Complex</td>
<td>580.0</td>
<td>3.0%</td>
</tr>
<tr>
<td>Residential</td>
<td>400.6</td>
<td>2.1%</td>
</tr>
<tr>
<td>Public/Quasi Public Services</td>
<td>335.2</td>
<td>1.7%</td>
</tr>
<tr>
<td>Commercial Retail</td>
<td>286.6</td>
<td>1.5%</td>
</tr>
<tr>
<td>Recreational Land</td>
<td>190.1</td>
<td>1.0%</td>
</tr>
<tr>
<td>Commercial Office</td>
<td>164.2</td>
<td>0.8%</td>
</tr>
<tr>
<td>Industrial &amp; Commercial Complex</td>
<td>163.0</td>
<td>0.8%</td>
</tr>
<tr>
<td>Hotels and Motels</td>
<td>86.9</td>
<td>0.4%</td>
</tr>
<tr>
<td>Vacant Land</td>
<td>57.7</td>
<td>0.3%</td>
</tr>
<tr>
<td><strong>TOTAL ACRES</strong></td>
<td>19,396.0</td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Sources: MERI GIS and NJSEA Staff Inspections
### DEVELOPMENT COMPLETED COMPARED TO 2004 MASTER PLAN ESTIMATE

<table>
<thead>
<tr>
<th>Development Type</th>
<th>2004 Master Plan Estimate (2029 Build-Out)</th>
<th>Completed through December 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>3,741 units</td>
<td>3,895 units</td>
</tr>
<tr>
<td>Commercial</td>
<td>4,493,326 sq. ft.</td>
<td>1,172,274 sq. ft.</td>
</tr>
<tr>
<td>Office</td>
<td>7,439,369 sq. ft.</td>
<td>165,550 sq. ft.</td>
</tr>
<tr>
<td>Industrial/Warehouse</td>
<td>12,106,359 sq. ft.</td>
<td>4,737,105 sq. ft.</td>
</tr>
<tr>
<td>Hotel</td>
<td>1,750 rooms</td>
<td>436 rooms</td>
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</tbody>
</table>

*Note: Excludes American Dream development at NJSEA-owned property in East Rutherford*
Housing

• NJSEA responsible to plan and zone for affordable housing in the District.

• A-500 requires 20% affordable set-aside in District

• NJSEA Interim Policies / Site Suitability

• Municipal Housing Plan Status
Wetlands

Anderson Creek Marsh, Secaucus

Map 7

WETLAND SITE CATEGORY

<table>
<thead>
<tr>
<th></th>
<th>PRE-2004* TOTAL ACRES</th>
<th>2019 TOTAL ACRES</th>
<th>ADDITIONAL WETLAND ACRES SINCE 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restoration/Mitigation Sites</td>
<td>499.7</td>
<td>600.8</td>
<td>101.1</td>
</tr>
<tr>
<td>Mitigation Banks</td>
<td>208.7</td>
<td>481.3</td>
<td>272.7</td>
</tr>
<tr>
<td>Preservation Sites</td>
<td>1,769.5</td>
<td>2,445.8</td>
<td>676.3</td>
</tr>
<tr>
<td>TOTAL ACRES</td>
<td>2,477.9</td>
<td>3,527.9</td>
<td>1,050.0</td>
</tr>
</tbody>
</table>
Flood Plain Management

• Flood plain management planning

• New regulations and map

• Community Rating System
  • Assessment of flooding incidents
  • Water level monitoring (with MERI)
  • Flood warning systems (with MERI)
  • Regional drainage improvements and tide gate installations
  • Drainage system maintenance
  • Wetland acquisition (with MCT)
Biota

• Water Quality

• Increased species diversity
  • 470 species of vascular plants
  • 114 species of benthic macroinvertebrates
  • 4 species of amphibians
  • 12 species of reptiles
  • > 50 species of fish
  • 288 species of birds
  • 27 species of mammals

• Several T&E species
Energy

• 2008 Energy Master Plan

• 50 MW approved in District through June 2019

• 42.25 MW installed
Solid Waste

- Solid Waste Management District
- Landfill closure
Circulation

• Roadway

• Mass Transit

• Goods Movement

• Pedestrian/Cyclist

• Air Transportation
Circulation (cont’d)

• Hackensack Meadowlands Transportation Planning Act (2005/2015)

• Hackensack Meadowlands District Transportation Plan (2007)

• Transportation Mitigation Assessments

• Meadowlands Adaptive Signal System for Traffic Reduction (MASSTR)
Systems Plan

- Natural Environment
- Economic Development
- Transportation
- Housing
- Community Facilities
- Historic Resources
Area Plans

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preserve</td>
<td>7,533.1</td>
<td>38.8%</td>
</tr>
<tr>
<td>Employment Center</td>
<td>3,234.3</td>
<td>16.7%</td>
</tr>
<tr>
<td>Transportation</td>
<td>2,846.5</td>
<td>14.7%</td>
</tr>
<tr>
<td>Logistics/Industrial Center</td>
<td>2,158.1</td>
<td>11.1%</td>
</tr>
<tr>
<td>Sustainable Uplands Reserve</td>
<td>1,075.0</td>
<td>5.5%</td>
</tr>
<tr>
<td>Airport</td>
<td>660.4</td>
<td>3.4%</td>
</tr>
<tr>
<td>Sports and Entertainment Center</td>
<td>584.9</td>
<td>3.0%</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>407.8</td>
<td>2.1%</td>
</tr>
<tr>
<td>Commercial Center</td>
<td>391.4</td>
<td>2.0%</td>
</tr>
<tr>
<td>Secaucus Transit Center</td>
<td>174.0</td>
<td>0.9%</td>
</tr>
<tr>
<td>Paterson Plank Road Corridor</td>
<td>172.7</td>
<td>0.9%</td>
</tr>
<tr>
<td>Waterfront Development</td>
<td>157.8</td>
<td>0.8%</td>
</tr>
<tr>
<td><strong>Total Area</strong></td>
<td>19,396.0</td>
<td>100.0%</td>
</tr>
</tbody>
</table>
Sustainable Meadowlands

• New resiliency-focused plan to achieve a sustainable Meadowlands

• Agency has been implementing resiliency initiatives for decades through policy initiatives, zoning regulations, and environmental stewardship

• Initiatives include:
  • Finished floor elevation requirements for structures, FEMA CRS participation resulting in flood insurance rate discounts, floodplain management activities, and wetlands acquisition and management
Superstorm Sandy

- Superstorm Sandy Inundation
- Rebuild by Design Meadowlands
  - Stormwater improvements
    (gray and green infrastructure)
  - Construction to begin in 2020
Sea Level Rise

• Sea level is rising in NJ and globally

• Projections based on data from New Jersey Climate Adaptation Alliance, Science and Technology Advisory Panel (STAP) 2016 report, containing sea level rise projections for NJ

• Consistent with NJDEP
# Sea Level Rise (SLR) Projections for NJ

<table>
<thead>
<tr>
<th>YEAR</th>
<th>CENTRAL ESTIMATE</th>
<th>LIKELY RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50% probability SLR meets or exceeds:</td>
<td>67% probability SLR is between:</td>
</tr>
<tr>
<td>2030</td>
<td>0.8 ft.</td>
<td>0.6 – 1.0 ft.</td>
</tr>
<tr>
<td>2050</td>
<td>1.4 ft.</td>
<td>1.0 – 1.8 ft.</td>
</tr>
<tr>
<td>2100</td>
<td>2.3 ft.</td>
<td>1.7 – 3.1 ft.</td>
</tr>
<tr>
<td>Low emissions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2100</td>
<td>3.4 ft.</td>
<td>2.4 – 4.5 ft.</td>
</tr>
<tr>
<td>High emissions</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Source: Assessing New Jersey’s Exposure to Sea-Level Rise and Coastal Storms: Report of the New Jersey Climate Adaptation Alliance Science and Technical Advisory Panel (STAP Report), 2016. Estimates are based on (Kopp et al., 2014)*
Potential Resiliency Strategies

- Comprehensive planning
- Zoning and overlay zones
- Building codes and resilient design
- Setbacks and buffers
- Conditional development and exactions
- Restrictions on Rebuilding
- Hard/Soft Armoring
- Acquisitions
- Conservation Easements
- Rolling Conservation Easements
Schedule

• Public Comment Period
  • 6 weeks (August 5 – September 16)

• HMMC Comment Period
  • 120 days

• Board of Commissioners Vote
  • January 2020

• Final adoption by February 5, 2020
Public Comment

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• Public Hearing