

J 7213

NEWARK URBAN RENEWAL AREAS

PREPARED BY DIVISION OF CITY PLANNING

DATA FROM NEWARK REDEVELOPMENT AGENCY

OCTOBER 1963

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State
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- ① BRANCH BROOK PROJECT, NJ 3-1
- ② BROAD STREET PROJECT, NJ 3-2
- ③ NEWARK COLLEGES EXPANSION PROJECT, NJR-46
- ④ ESSEX HEIGHTS PROJECT, NJR-62
- ⑤ HILL STREET PROJECT, NJR-49
- ⑥ SOUTH BROAD STREET, NJR-52
- ⑦ OLD THIRD WARD PROJECT, NJR-6

- ⑧ CENTRAL WARD PROJECT NJR-32
- ⑨ LOWER CLINTON HILL PROJECT, NJR-38
- ⑩ EDUCATIONAL CENTER, NJR-50
- ⑪ NEWARK PLAZA, NJR-58
- ⑫ FAIRMOUNT PROJECT, NJR-72
- ⑬ SAINT BENEDICT'S PROJECT NJR-123
- ⑭ INDUSTRIAL RIVER URBAN RENEWAL PROJECT, NJR 121

- DECLARED BLIGHTED
- PROPOSED
- APPROVED
- EXECUTION
- COMPLETED

The City of Newark is presently engaged in ambitious urban renewal activities for the revitalizing or rebuilding of existing deteriorating and blighted conditions.

During Newark's three hundred years of growth, physical residential and other facilities in many parts of the City have deteriorated to such an extent that they require either complete clearance and replacement of structures, or in some cases effective rehabilitation and restoration of basic minimum standards, in order to provide decent, safe and sanitary use and occupancy.

Creeping blight threatens every portion of Newark. Together with the existing severely substandard conditions, it has made imperative the establishment of a city-wide comprehensive renewal program in order to deal effectively with these problems. In addition, the comprehensive program is needed to assign priorities to the various individual renewal projects now under active consideration.

This booklet summarizes current information and data relative to each of the existing urban renewal projects and describes their present status. Since each of these projects are active, the information given must be related to the date of compilation. For further information or clarification contact either:

The Newark Housing Authority
57 Sussex Avenue
Newark, New Jersey
Tel. 622-1030

or

The Division of City Planning
Room 211
City Hall
Newark, New Jersey
Tel. 643-6300, Ext. 406

PROJECT AREA DATA SUMMARY AS OF OCTOBER 1, 1963

	<u>DECLARED BLIGHTED</u>	<u>DATE OF PLAN APPROVAL</u> <u>PLAN BD. MUN. COUNC.</u>		<u>STATUS</u>	<u>POPULATION</u>	<u>TOTAL AREA</u>	<u>ACRES TO BE CLEARED</u>	<u>TENTATIVE ACQUISITION</u>
• OLD 3RD WARD NJR-6 (RENEWED	8/20/58	1/12/60	6/15/60	EXECUTION	13,000	201.0	116.6	1960-1964
• CENTRAL WARD NJR-32	11/28/61	----	----	(IN LITIGATION)	17,554	240.9	N.A.	1965-1970
• NRK. COLLEGES EXP. NJR-45	7/10/61	11/27/61	1/3/62	EXECUTION	2,658	55.4	33.2	1963-1964
• HILL STREET NJR-49	5/3/61	11/27/61	1/3/62	EXECUTION	141	12.9	8.2	1962-1964
• SOUTH BROAD NJR-52	5/3/61	11/27/61	1/3/62	EXECUTION	1,380	35.6	24.1	1962-1964
• EDUCATIONAL CNTR. NJR-50	7/10/61	----	----	PART I	184	23.7	20.2	1964-1965
• NEWARK PLAZA NJR-58	7/10/61	----	----	PART I	91	50.7	31.9	1964-1965
• ESSEX HEIGHTS NJR-62	7/10/61	3/26/63	----	PART II	2,289	47.3	31.6	1964-1966
• FAIRMOUNT NJR-72	----	----	----	PART I	4,464	84.8	50.0	1965-1967
• LOWER CLINTON HILL NJR-38	6/7/61	10/18/61	12/20/61	EXECUTION	6,250	78.2	9.7	1963-1965
• SAINT BENEDICTS NJR-123	----	----	----	PART I	693	34.9	5.0 EST.	1965-1967
• INDUSTRIAL RIVER NJR-121	1/6/63	----	----	PART I	1,575	1,671.0	500 EST.	1966-1970

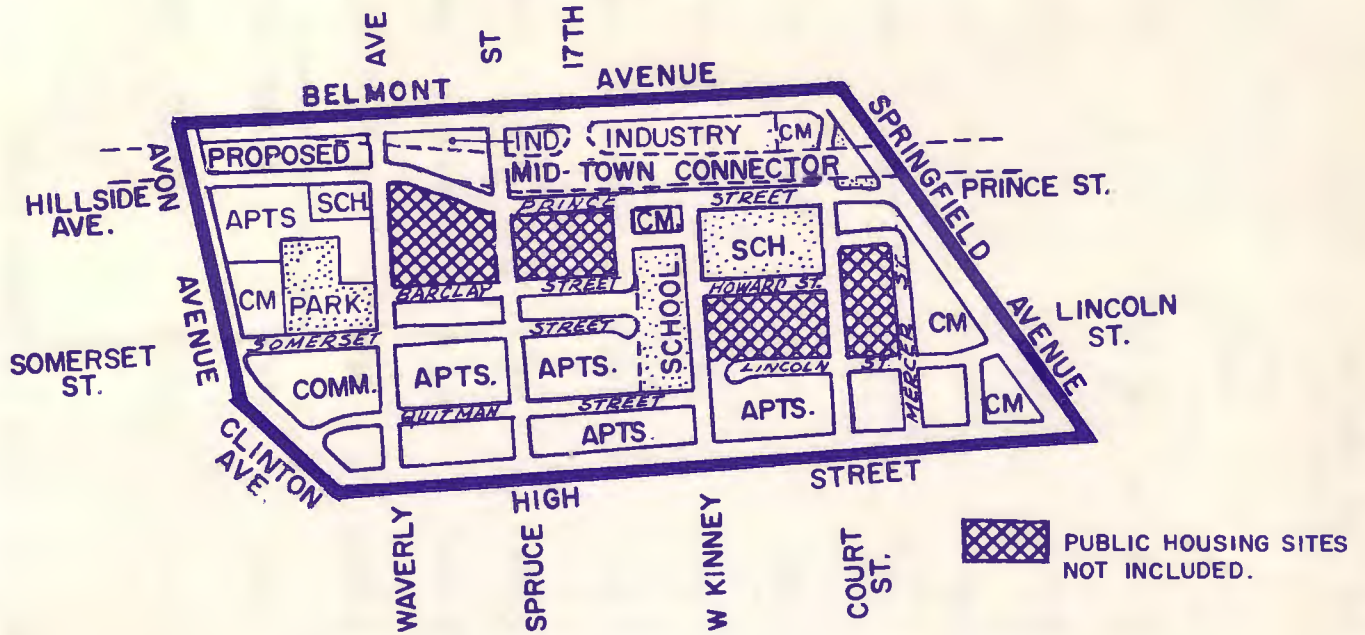
S & P - UNDERTAKING OF SURVEY AND PLANS PRIOR TO APPLICATION FOR FEDERAL FUNDS.

PART I PRELIMINARY APPLICATION FOR FEDERAL FUNDS.

PART II - FINAL APPLICATION FOR FEDERAL FUNDS.

EXECUTION - FEDERAL MONEY RELEASED, PROPERTY ACQUISITION, RELOCATION, DEMOLITION ACTIVITY, PARTIAL CONSTRUCTION OF DEVELOPMENT.

OLD 3RD WARD NJR-6



POPULATION IN PROJECT AREA 13,000
TOTAL AREA 201 ACRES

PROPOSED USES AND FACILITIES

- PUBLIC & PRIVATE APARTMENTS
- NEW SCHOOL, PLAYGROUND AND PARK FACILITIES
- SHOPPING CENTER AND COMMERCIAL FACILITIES
- OTHER MISC. USES
- INDUSTRY

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER*</u>	<u>STREETS</u>
EXISTING (PRIOR TO EXECUTION)	73.5	18.2	5.5	18.2	85.6
PROPOSED	50.5	20.2	12.2	37.2	80.9

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

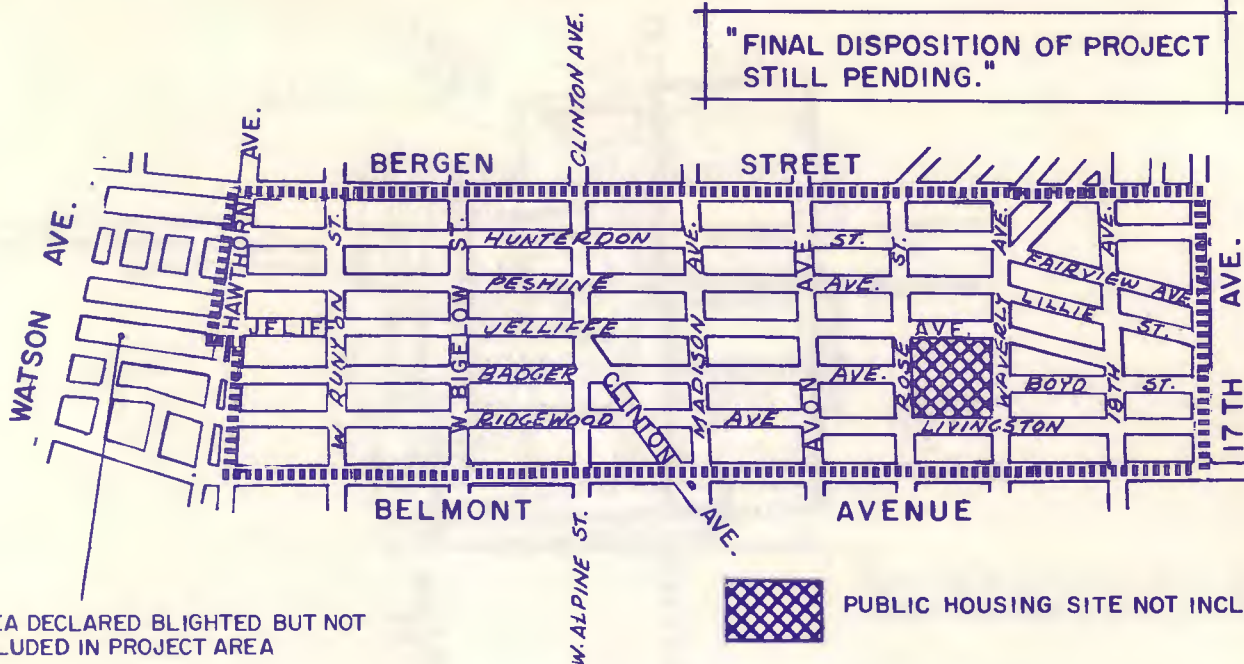
HOUSING CONDITIONS PRIOR TO EXECUTION

TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S PRIVATE
6559	4595	5366	1800
CURRENT HOUSING CONDITIONS 4935	3445	4216	
	FEDERAL CAPITAL GRANT	\$ 11,354,211	
	EST. INCREASE OF FEDERAL CAPITAL GRANT	\$ 6,418,794	

CENTRAL WARD

NJR-32

"FINAL DISPOSITION OF PROJECT STILL PENDING."



AREA DECLARED BLIGHTED BUT NOT INCLUDED IN PROJECT AREA



PUBLIC HOUSING SITE NOT INCLUDED.

POPULATION IN PROJECT AREA 17,554
TOTAL AREA 240.0 ACRES

PROPOSED USES AND FACILITIES

- LIGHT INDUSTRIAL PARK
- PARKS AND OPEN SPACE

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING	101.5	(-----)	---46.7---	----	92.7
PROPOSED	48.9	8.1	110.0	12.0	60.0

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

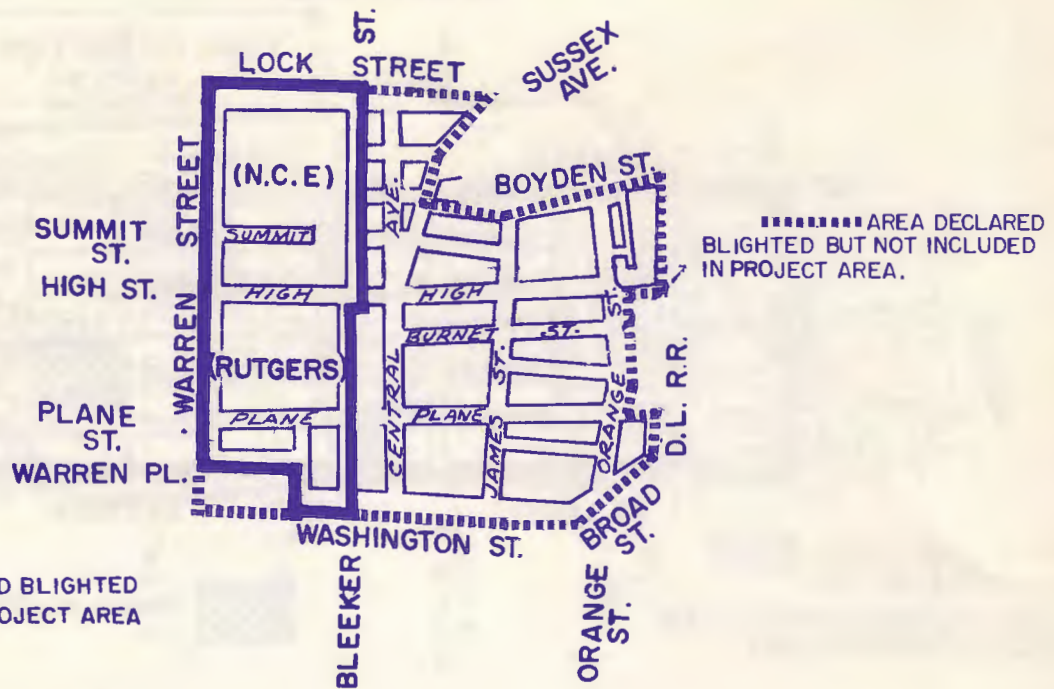
TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS		NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE D.U.'S
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S		
5076	2610	N.A.	N.A.

ESTIMATED FEDERAL CAPITAL GRANT \$ 9,937,032

NEWARK COLLEGES EXPANSION

NJR - 45



----- AREA DECLARED BLIGHTED BUT NOT INCLUDED IN PROJECT AREA

POPULATION IN PROJECT AREA 2658
TOTAL AREA 54.1 AC.

PROPOSED USES AND FACILITIES

- NEWARK CAMPUS FOR RUTGERS & NEWARK COLLEGE OF ENGINEERING
- EXPANSION OF SAINT MICHAEL'S HOSPITAL

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER*</u>	<u>STREETS</u>
EXISTING (PRIOR TO EXECUTION)	19.6	7.6	2.8	.4	23.7
PROPOSED	—	—	—	36.9	17.2

* INCLUDES PUBLIC & SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

HOUSING CONDITIONS PRIOR TO EXECUTION

TOTAL NO OF D.U.'S	NO OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S
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1172

814

1172

CURRENT HOUSING 1060
CONDITIONS

702

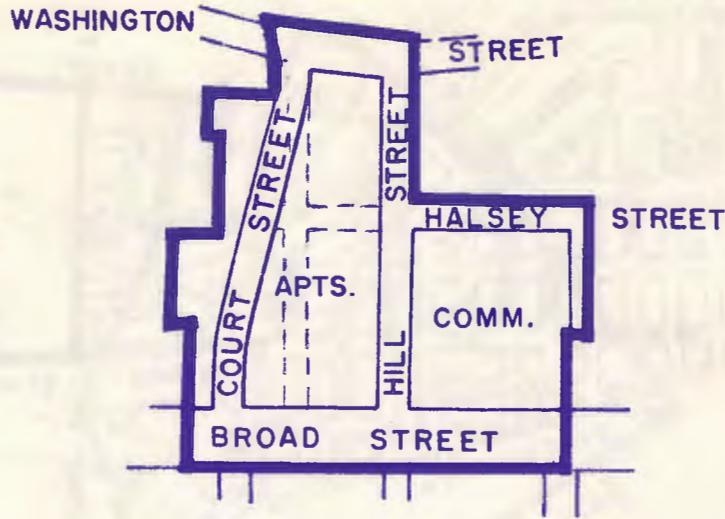
1060

FEDERAL CAPITAL GRANT

\$7,838,368

HILL STREET

NJR-49



POPULATION IN PROJECT AREA 141
TOTAL AREA 12.9 ACRES

PROPOSED USES AND FACILITIES

- HIGH RISE APARTMENTS AND COMMERCIAL BUILDINGS
- REALIGNMENT OF COURT STREET

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING (PRIOR TO EXECUTION)	1.0	5.4	.4	.4	5.7
PROPOSED	4.4	3.1	—	—	5.4

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

HOUSING CONDITIONS PRIOR TO EXECUTION

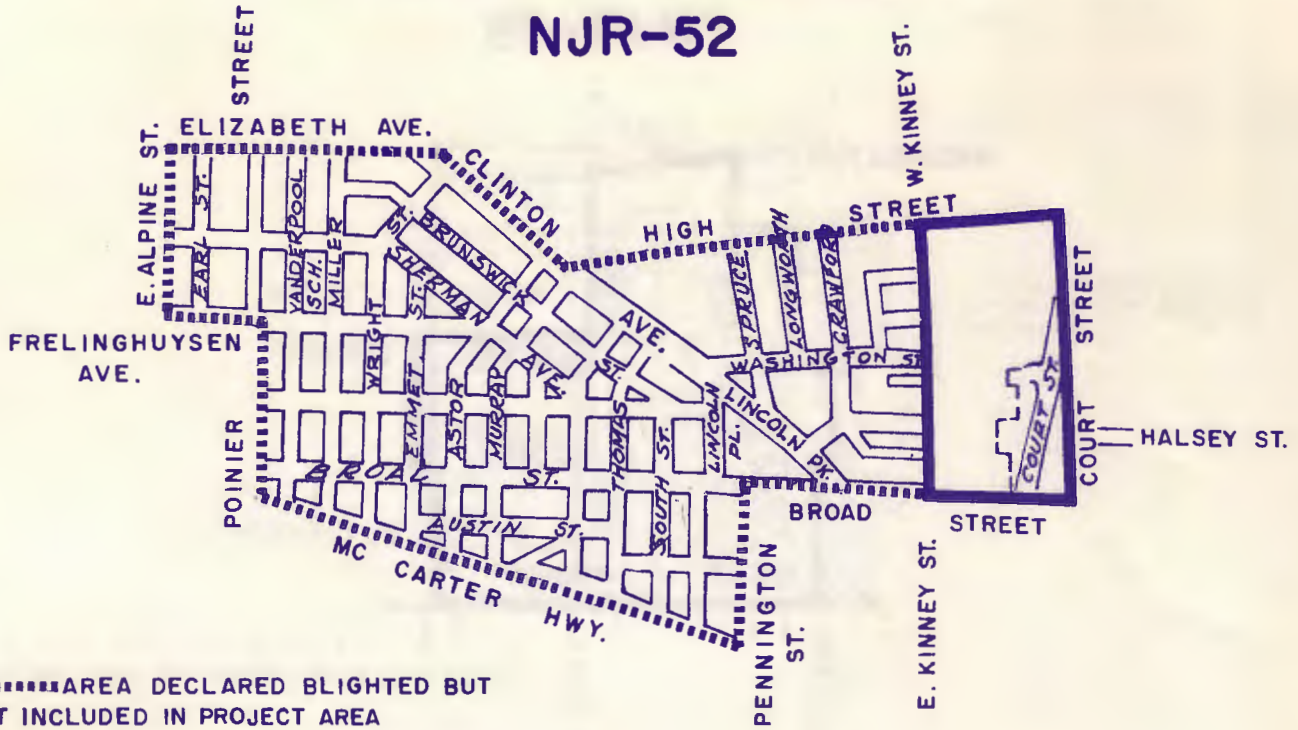
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.S TO BE DEMOLISHED	PROPOSED D.U.'S PRIVATE
62	59	62	440

CURRENT HOUSING COND. 0

FEDERAL CAPITAL GRANT

\$3,792,672

SOUTH BROAD NJR-52



POPULATION IN PROJECT AREA 1,380
TOTAL AREA 35.6 ACRES

PROPOSED USES AND FACILITIES

- PRIVATE APARTMENTS
- SHOPPING CENTER AND COMMERCIAL FACILITIES

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING PRIOR TO EXECUTION	8.8	12.6	0.7	1.2	12.3
PROPOSED	21.0	5.9	—	0.2	8.5

* INCLUDES PUBLIC & SEMI-PUBLIC USES.

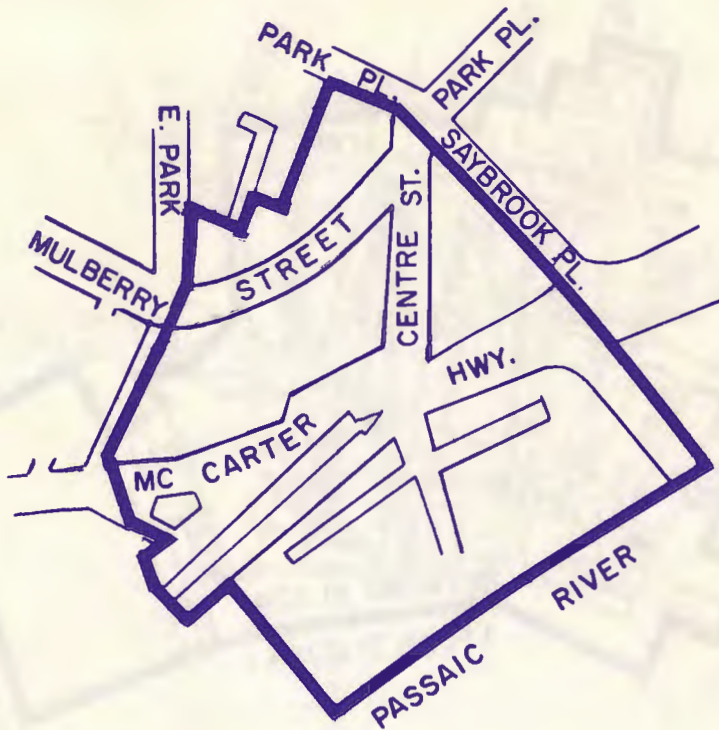
TREATMENT OF RESIDENTIAL AREA

HOUSING CONDITIONS PRIOR TO EXECUTION

	TOTAL NO OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S
CURRENT HOUSING CONDITIONS	496	243	389	1700
	212	66	105	—

FEDERAL CAPITAL GRANT \$ 6,639,960

EDUCATIONAL CENTER NJR-50



POPULATION IN PROJECT AREA 184
TOTAL AREA 23.7 ACRES

PROPOSED USES AND FACILITIES

- DOWNTOWN CAMPUS FOR SETON HALL UNIVERSITY & HIGH RISE APARTMENTS
- REALIGNMENT OF MULBERRY ST. & MC CARTER HWY.
- COMMERCIAL

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING	1.2	(-----)	14.4	(-----)	8.1
PROPOSED	—	-----	17.9	-----	5.8

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

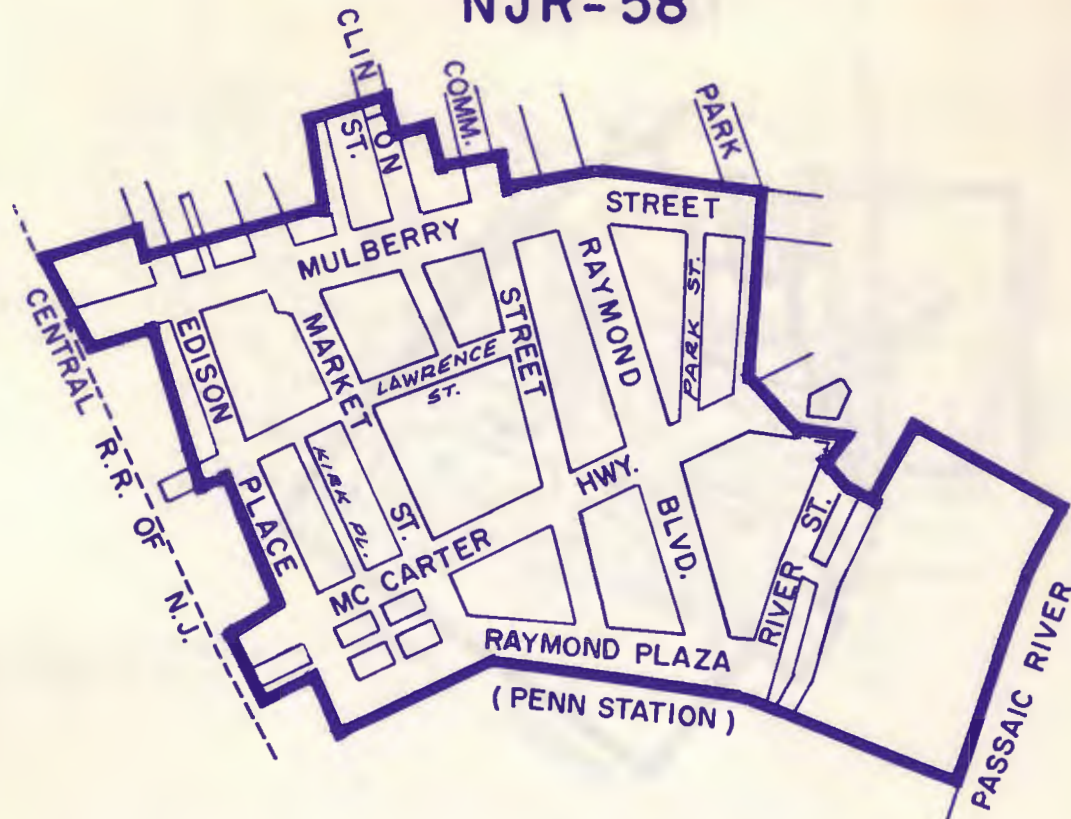
TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS		NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S	
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S		PRIVATE	PUBLIC
36	17	36	—	—

ESTIMATED FEDERAL CAPITAL GRANT \$ 3,180,094

NEWARK PLAZA

NJR-58



POPULATION IN PROJECT AREA 91
TOTAL AREA 50.7 ACRES

PROPOSED USES AND FACILITIES

- HIGH RISE APARTMENTS AND COMMERCIAL OFFICE BUILDINGS
- REALIGNMENT OF MC CARTER HWY.
- CAMPUS FOR SETON HALL

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING	0.7	(-----	30.6	-----)	19.4
PROPOSED	2.1	-----	27.7	-----	20.9

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

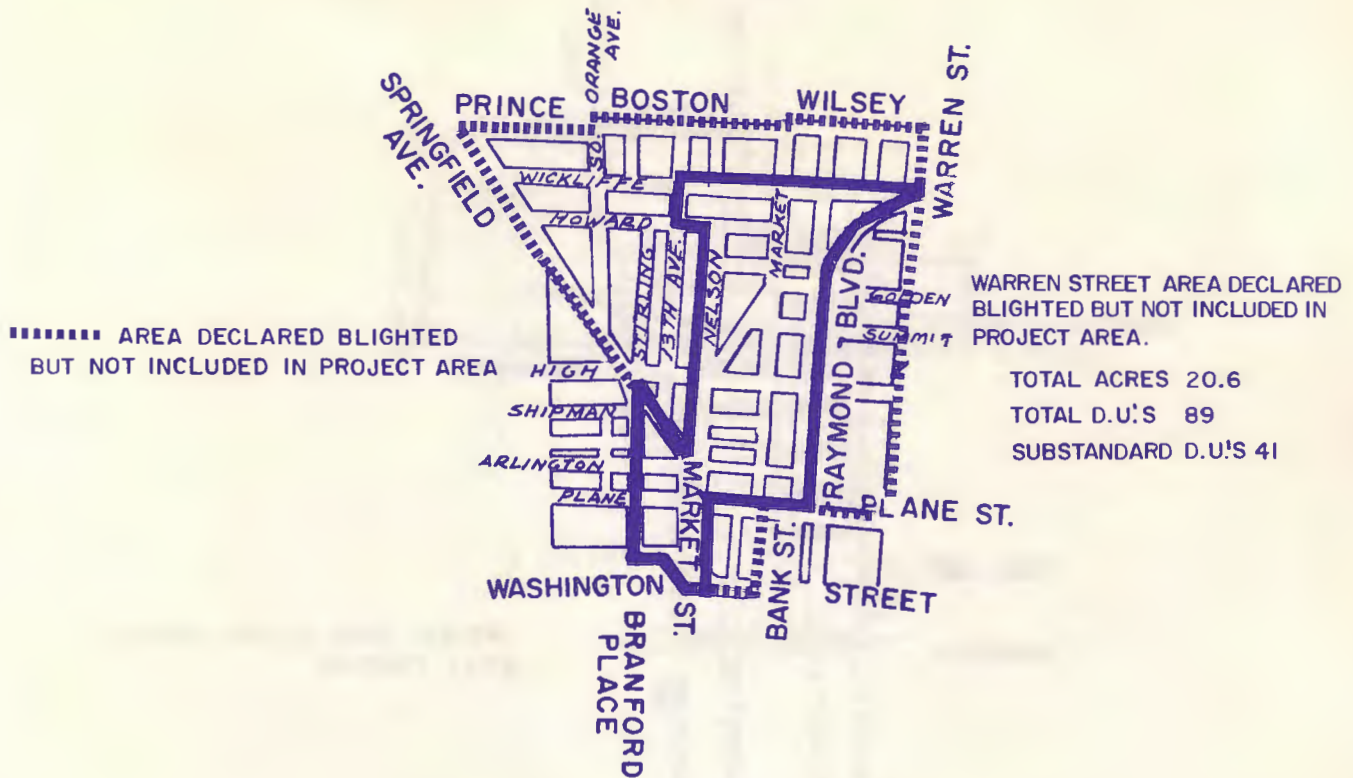
EXISTING HOUSING CONDITIONS

TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
28	26	28	600 EST.	—

ESTIMATED FEDERAL CAPITAL GRANT \$ 9,948,138

ESSEX HEIGHTS

NJR-62



POPULATION IN PROJECT AREA 2,289
 TOTAL AREA 47.3 AC.

PROPOSED USES AND FACILITIES

- PRIVATE APARTMENTS
- SHOPPING CENTER
- NEW SCHOOL, PLAYGROUND AND PARK FACILITIES
- OFFICE BUILDINGS
- OTHER COMMERCIAL FACILITIES

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING	11.2	11.6	1.6	1.9	21.0
	22.8	(-----)	12.4 N.A.	(-----)	16.0
PROPOSED	12.0	14.0	—	3.5	17.8

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

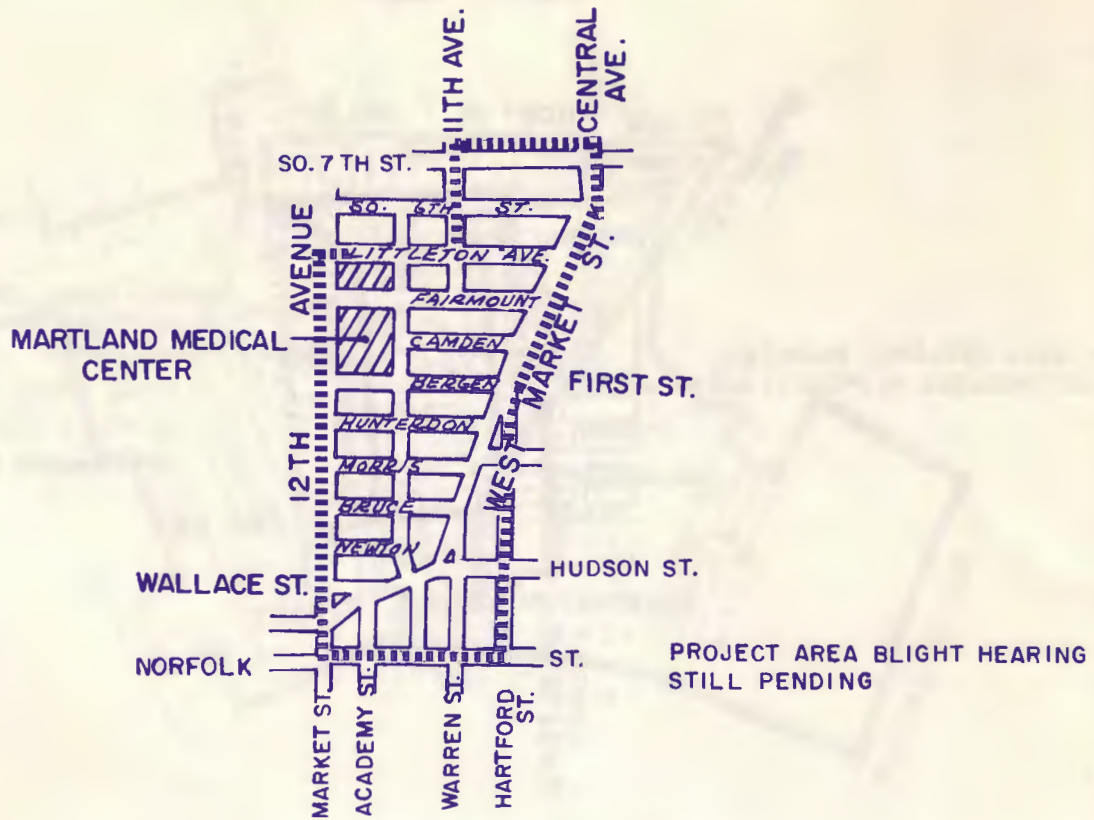
TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS		NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S		
786	726	784	1300
			N.A.

ESTIMATED FEDERAL CAPITAL GRANT \$ 6,806,615 -

FAIRMOUNT

NJR-72



POPULATION IN PROJECT AREA 4,464
TOTAL AREA 84.8 ACRES

PROPOSED USES AND FACILITIES

- MODERATE INCOME HOUSING
- COMMERCIAL FACILITIES
- INDUSTRIAL EXPANSION

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING	40.1	(-----12.6-----)			32.1
PROPOSED	33.9	-	8.5	24.3	18.1

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

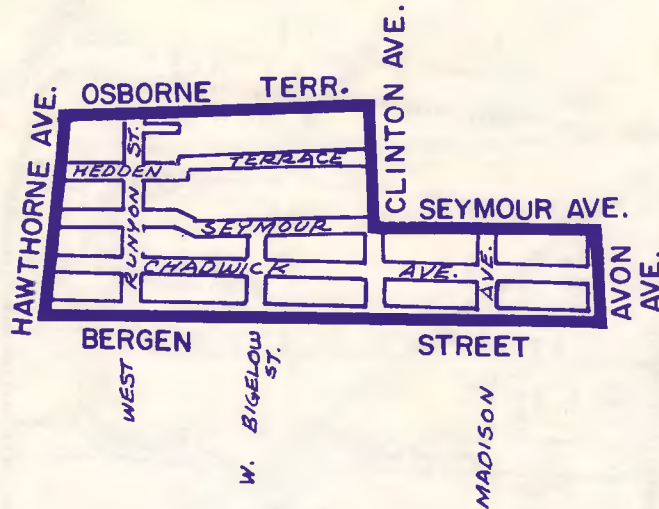
TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS		TREATMENT OF RESIDENTIAL AREA		
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
1399	969	1399	875 EST.	-

ESTIMATED FEDERAL CAPITAL GRANT \$8,650,973

CLINTON HILL

NJR-38



POPULATION IN PROJECT AREA 6,250
TOTAL AREA 78.2 ACRES

PROPOSED USES AND FACILITIES

- NEW APARTMENTS
- NEW SHOPPING FACILITIES
- REHABILITATION OF EXISTING HOUSING
- NEW SCHOOL ADDITION COMPLETED
- NEW PARK

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING	43.9	4.6	.2	6.9	22.6
PROPOSED	43.4	6.1	.1	6.9	21.7

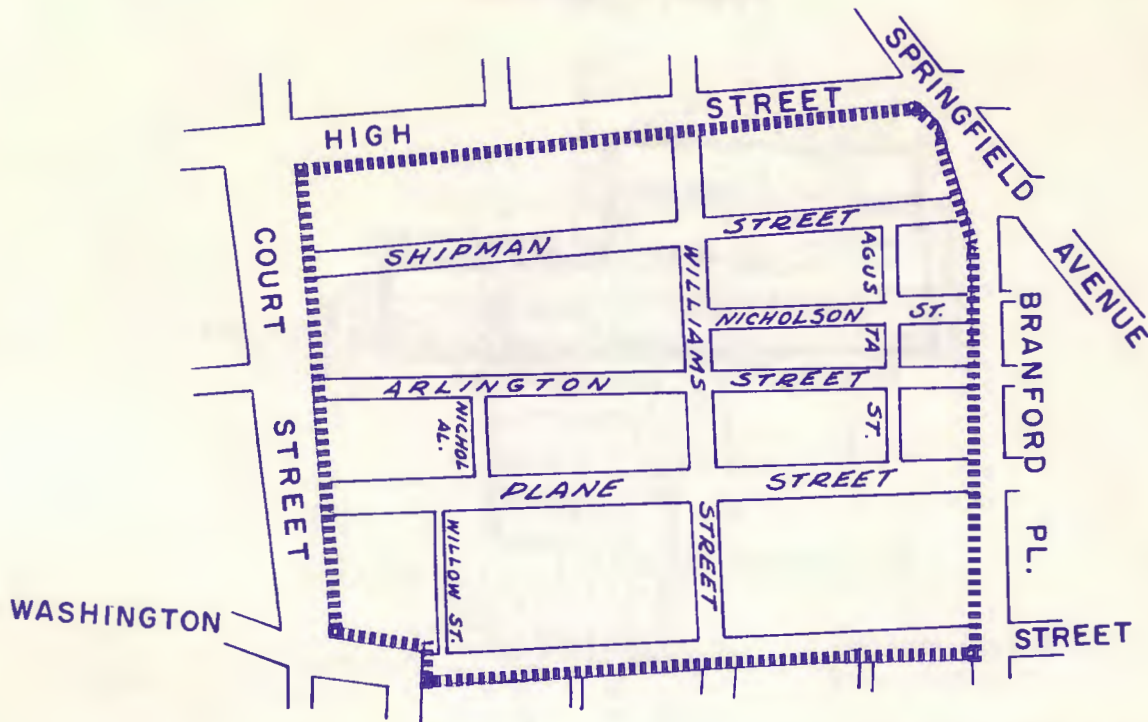
* INCLUDES PUBLIC AND SEM-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS				
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S	
1910	442	323	300	-----

FEDERAL CAPITAL GRANT \$1,611,252

SAINT BENEDICT'S PROJECT NJR-123



PROJECT AREA BLIGHT HEARING STILL PENDING.

POPULATION IN PROJECT AREA 693
TOTAL AREA 34.9 ACRES

PROPOSED USES AND FACILITIES

- SEMI-PUBLIC (INSTITUTIONAL)
- COMMERCIAL
- OTHER MISC. USES

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INSTITUTION</u>	<u>OTHER*</u>	<u>STREETS</u>
EXISTING	5.6	(-----20.5-----)			8.8
PROPOSED	—		—N.A.—		—

* REMAINING 21.9 ACRES INCLUDED WITHIN COMMERCIAL AND OTHER USE CATEGORY

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS

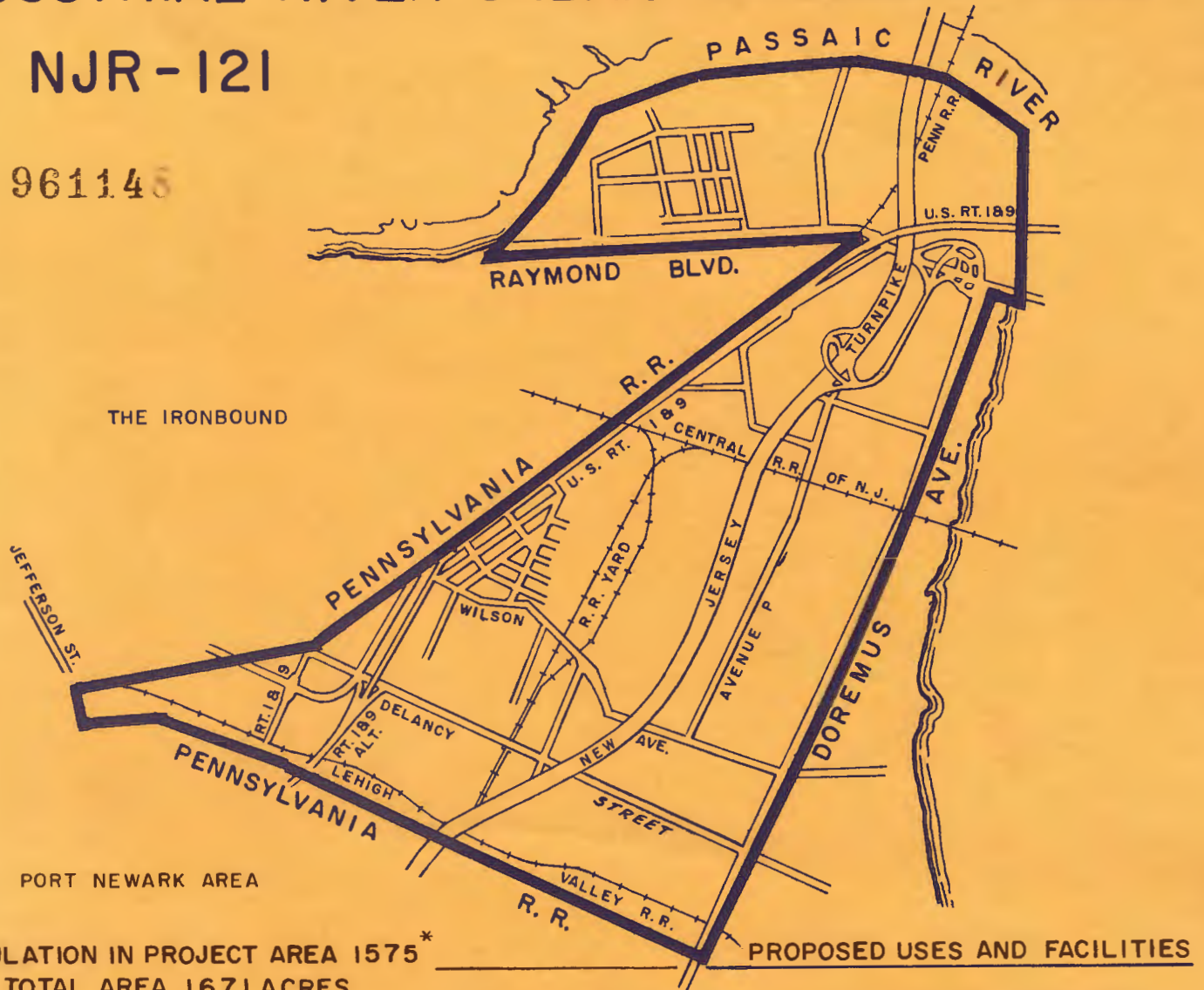
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
228	139	228	—	—

ESTIMATED FEDERAL CAPITAL GRANT \$1,679,993

INDUSTRIAL RIVER URBAN RENEWAL PROJECT

NJR-121

961148



POPULATION IN PROJECT AREA 1575*
TOTAL AREA 1671 ACRES

* POPULATION IN PUBLIC HOUSING 955

- MAJOR STREET AND UTILITY LINE CHANGES
- LIGHT AND HEAVY INDUSTRY AND RELATED COMMERCIAL USES
- LIMITED RESIDENTIAL

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING	24.0	(-----)	1322.0	(-----)	325.0
PROPOSED	—	—	N.A.	—	—

* INCLUDES PUBLIC & SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS			
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	RETAINED D.U.'S
199	125	N.A.	—

ESTIMATED FEDERAL CAPITAL GRANT \$7,919,671