

FINAL PLAN 8/7/13

Newark's River



Public Access & Redevelopment Plan
April 2013



City of Newark
Mayor Cory A. Booker
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7. Required Public Right-of-Way

7-A. Provisions

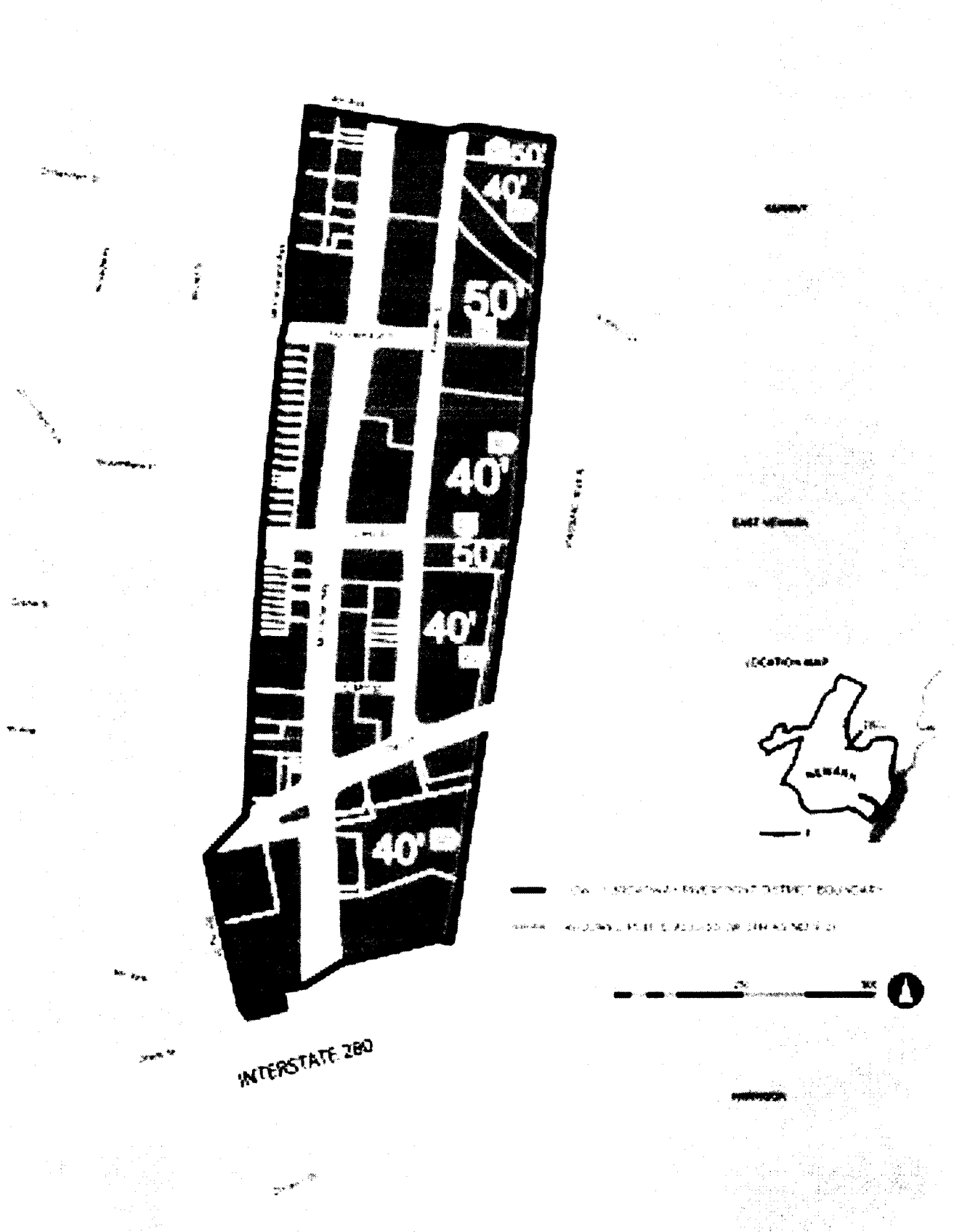
The following waterfront access requirements implement national, state, and city policy objectives including the federal 1972 Coastal Zone Management Act (CZMA), the Public Trust Doctrine, Waterfront Development Law (NJSA 12:5-3), and the Tidelands Act (NJSA 12:3).

To provide parallel and perpendicular access to Newark's Passaic Riverfront, the development and conservation of appropriate public riverfront access is required for riverfront properties within *Newark's River: Public Access & Redevelopment Plan*. To create secure and accessible riverfront access, perpendicular access points have been located so that distances between access points is no greater than 300-400 feet, the length of a typical city block. Where possible, these perpendicular rights-of-way have been located along existing parcel lines.

All applications to the Newark Central Planning Board for project affected by this plan shall comply with the public access requirements depicted in the following maps and described in the following Design Standards. Draft conservation easements shall be included in the application to the Central Planning Board. A form easement may be found in Appendix D. A final recorded conservation easement must be presented for final Central Planning Board approval. Upon project completion, the performance bond shall only be released upon completion of required public access and submission of as-built drawings. As for sidewalks in the public right-of-way, it shall remain the responsibility of the property owner to maintain adjacent riverfront walkway.

Z-R Maps

LOWER BROADWAY REQUIRED PUBLIC RIGHT-OF-WAY MAP



7-C. Newark Riverfront Walkway Design Standards

These standards accompany the *Newark Riverfront Design Standards for Open Spaces, Walkways, and Bikeways*, first published by the City of Newark in September 2010, and amended from time-to-time thereafter.

1.0 Dimensions

1.1 The width of the Riverfront Walkway easement shall be as indicated on the accompanying maps.

1.11 The minimum width of pavement free of obstructions shall be 16'-0" (no maximum).

1.2 The width of the easement for perpendicular connectors from public rights of way to the Riverfront Walkway shall be as indicated on the accompany maps.

1.3 When a separate bicycle path is provided, the minimum width shall be 10' to allow for two-way traffic.

2.0 Grading

2.01 For the purpose of discussion, the grading of the walkway is regulated by cross-sectional controls perpendicular to the water's edge and longitudinal controls parallel to the water's edge.

2.1 Cross-Sectional Grading Regulations

2.11 The minimum slope of the 16' wide pavement shall be one and one-half (1-1/2) percent to allow for positive drainage.

2.12 The maximum slope of 16' wide pavement shall be three (3) percent to reduce the hazard of slipping.

2.13 Steps are not permitted within the cross-sectional 16' paved area of the easement to reduce the hazard of tripping and to allow handicapped access.

2.14 Steps are permissible in the remaining portion of the easement if ADA access is also provided as an integral part of the design, to allow for design expression which accommodates ADA access.

2.15 Steps shall have a maximum riser height of 6" and a minimum tread width of 14".

2.2 Longitudinal Grading Controls

Grade changes are permissible along the length of the Walkway as noted below:

2.21 Ramps shall be provided for ADA access according to Universal Construction Code.

2.22 Steps are permitted only if ADA access is provided. Steps shall have a maximum riser height of 6" and a minimum tread width of 14".

2.3 Code Requirements

2.31 All construction shall conform to local building codes.

3.0 Paving

3.1 All paving excluding the bicycle path should consist primarily of modular paving units.

3.11 Recommended materials are modular units of pressed concrete, bituminous concrete, brick, stone, or wood or plastic lumber decking, subject to 3.3 below.

3.12 Masonry units shall be a minimum of 2" thick and a maximum of 4 square feet in area.

3.13 Concrete may be considered for edging of modular units and/or accents.

3.14 Linear wood units shall be a minimum of 3" thick (nominal dimension).

3.15 The direction of wood paving shall not be parallel to the direction of traffic.

3.16 Wood which is not naturally decay-resistant shall be pressure-treated with appropriate preservatives according to American Wood Preservation Association standards.

3.17 If a separate path is provided, the bicycle path should be paved with bituminous concrete.

3.2 The surface of all paving materials shall be a non-skid texture safe for outdoor application.

3.3 Where appropriate, the walkway shall be designed to support the maximum load anticipated for vehicular traffic, including maintenance vehicles or fire equipment.

4.0 Planting

4.1 Plant species shall be selected for tolerance of the specific conditions in which they are to be planted. Plants should be hardy in Zone 6 or colder.

4.2 Plants shall be grown and installed according to standards set forth by the American Association of Nurserymen.

4.3 The trunk caliper of shade trees shall be 3 - 3-1/2" minimum at the time of planting.

4.4 Limbs on trees adjacent to the Walkway, bicycle path or streets shall be pruned from the trunk to a minimum height of 7'-0".

4.5 Unless otherwise prohibited by design constraints, shade trees shall be placed at 20' maximum intervals along entire length of Walkway.

4.6 Plant material should be planted at grade so that the top of the root ball is level with the adjacent ground level or paved surface. The planting of shade trees in above-ground containers is discouraged.

4.7 Due to the proximity of the river and its fluctuating tides and flood levels, the design of tree planting areas should take into account salt water infiltration and saturation levels of the soil.

4.8 To lessen potential future problems of rampant species-specific disease and insect infestation attendant upon monocultural tree plantings, an effort should be made to plant a variety of species along the length of the Walkway.

5.0 Lighting

5.1 Lighting levels along the paved portion of the Walkway shall be an average of no less than 1/2 foot candle at ground level.

5.2 Average to minimum uniformity ratio shall be no greater than 4 to 1 within the paved area.

5.3 Supplementary lights such as bollards, uprights, and decorative strings of lights are permissible.

5.4 Light standards for each development shall be placed within the easement at a consistent position relative to the edge of the Walkway.

5.5 The light center of the fixture shall be mounted at a height of 12'-0" to 14' above the adjacent surface of the Walkway.

5.6 The light center may be higher at plazas and important points along the Walkway, where supplemental fixtures may be installed.

5.7 The light poles shall be spaced at a maximum of 60' on center.

6.0 Handrail

6.1 All handrails shall conform to Newark building codes.

6.2 The top of the handrail shall be 42" from the adjacent paved surface of the Walkway.

6.3 The use of alternative Walkway edge definitions such as bollards and chains should be limited to areas of revetment with slopes of 3:1 or flatter, or at working bulkheads where use by boats precluded a permanent fixed railing.

7.0 Seating

7.1 Seating areas should be provided at a minimum ratio of 15 linear feet of seating per 100 linear feet of Walkway.

7.2 At least 50% of all seating shall have backs. A maximum of 50% of required seating may be alternative seating, such as steps specifically design for seating or seat walls.

7.3 Some groupings of benches should be placed at right angles to each other to allow for group conversations.

7.4 Recommended dimensions for benches and chairs:

7.4.1 Minimum seat depth: 14"

7.42 Minimum back height: 12"

7.43 Angle of seat back: 8 to 12 degrees from vertical

7.44 Angle of seat from front to back: minimum of 0 degrees and maximum 10 degrees from horizontal

7.5 Recommended dimensions for seat walls:

7.51 Maximum height" 36"

7.52 Minimum height: 15"

7.53 Minimum width: 14" (28" allows for use on each side of a freestanding wall)

7.6 Movable chairs are strongly encouraged at plaza areas.

8.0 Fencing

8.1 Fences abutting all walkways shall have a maximum height of three (3) feet. See Section 8-I for additional fencing design requirements.

9.0 Signage

9.1 All perpendicular walkways shall be posted with a Newark Riverfront signage as provided by the City of Newark.

10.0 Miscellaneous

10.1 Trash receptacles should be provided at the rate of one per 250 linear feet of Walkway.

10.2 The Applicant shall provide a coordinated site furnishing plan with illustrations as necessary to depict the design, and referencing the standards of this plan and the *Newark Riverfront Design Standards for Open Spaces, Walkways, and Bikeways*.

11.0 Color

The recommended choice of colors for Walkway elements is as follows:

11.1 Light poles and fixtures: black or silver.

Note: Low value, high chroma hues are generally prone to fading in sunlight. Light-valued hues of low chroma do not show bleaching as readily, but do show rust and discoloration more readily.

11.2 Wood surfaces should be unpainted and allowed to weather, or should be stained so as to reduce maintenance requirements.

12.0 Quality

The quality of the design, materials, and construction of the Newark Riverfront Walkway should be of the highest possible order, in recognition of the site's new civic function, its prominent maritime location, its diverse historic legacy, and its extremes of climate.

13.0 Basis for Modifying Standards

The Newark Central Planning Board will consider project-specific modifications of the Design Standards in the following circumstances:

1. If the applicant proposes a design in a unique circumstance, such as an historic location.
2. If the applicant can demonstrate extraordinary hardship in the implementation of the standards.

In both of the above circumstances, the applicant shall submit plans which demonstrate that the proposed modifications are part of a unified design concept and satisfy the spirit of the standards in public commitment and design. The burden of the demonstration of the need for change shall be the responsibility of the applicant.