

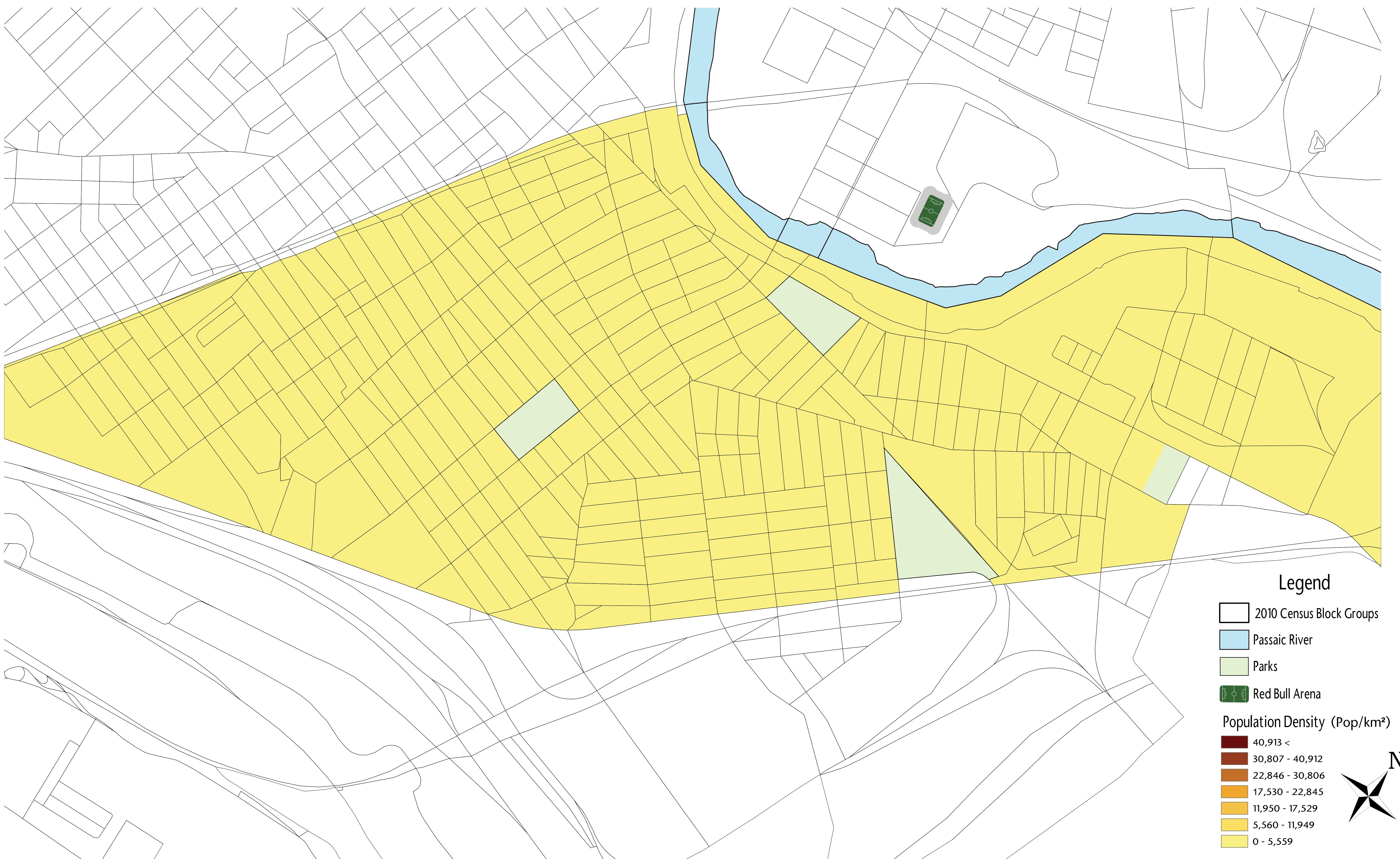
### Legend

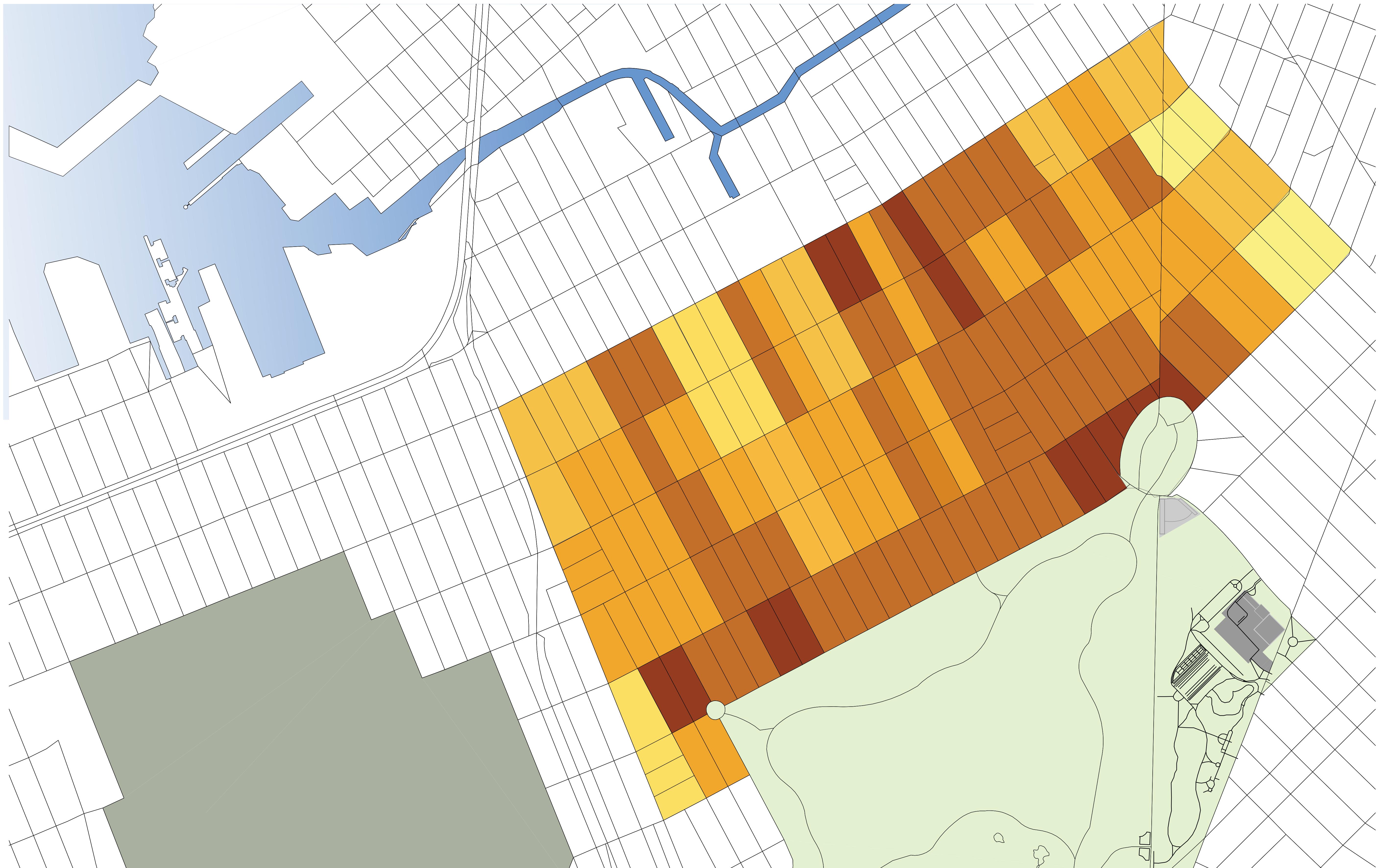
- 2010 Government Census Block Groups
- Hudson River
- Park

### Population Density (Pop/km<sup>2</sup>)

40,913 - 70,351
30,807 - 40,912
22,846 - 30,806
17,530 - 22,845
11,950 - 17,529
5,560 - 11,949
0 - 5,559

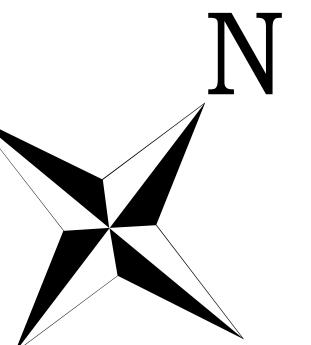


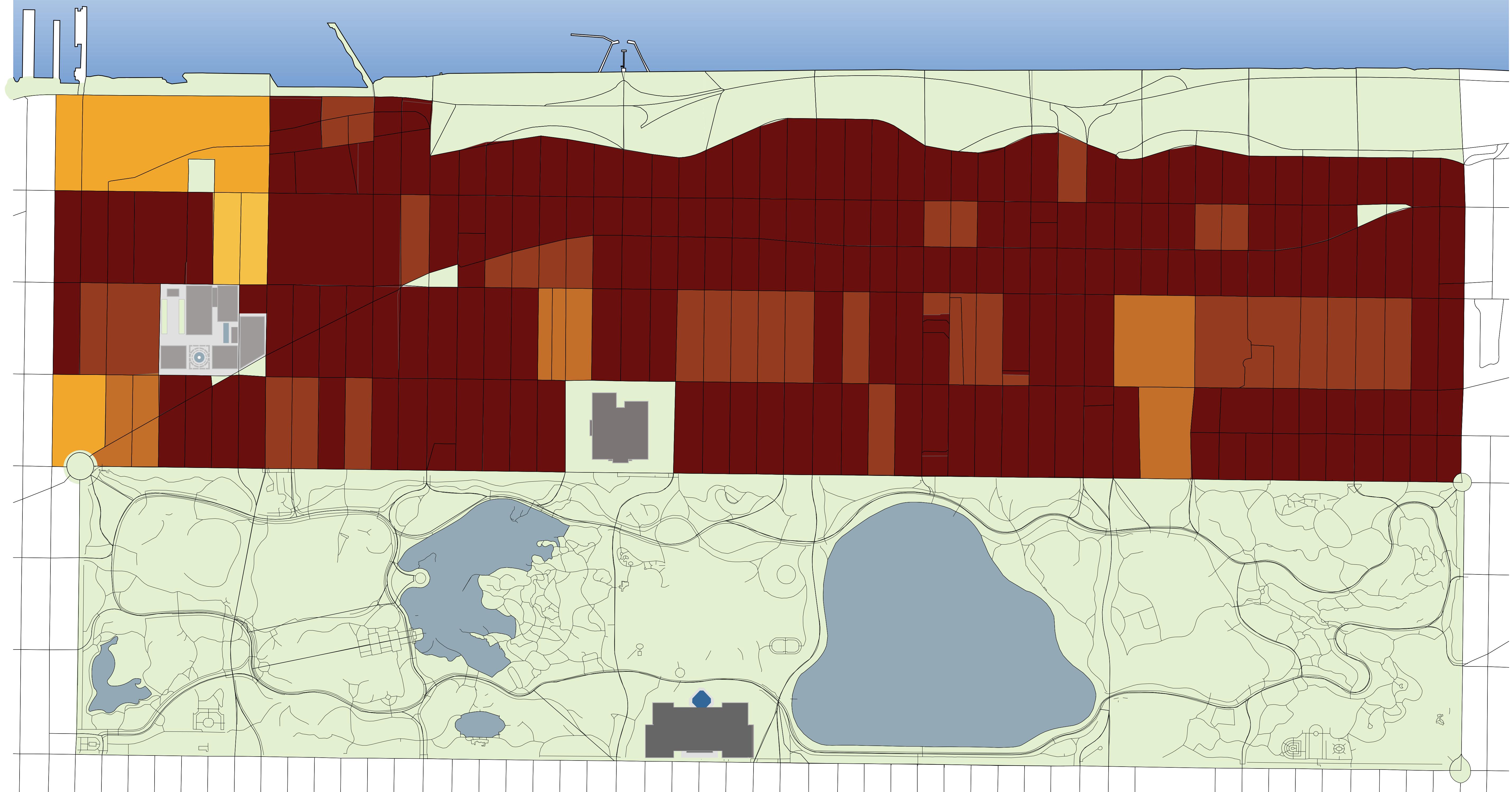


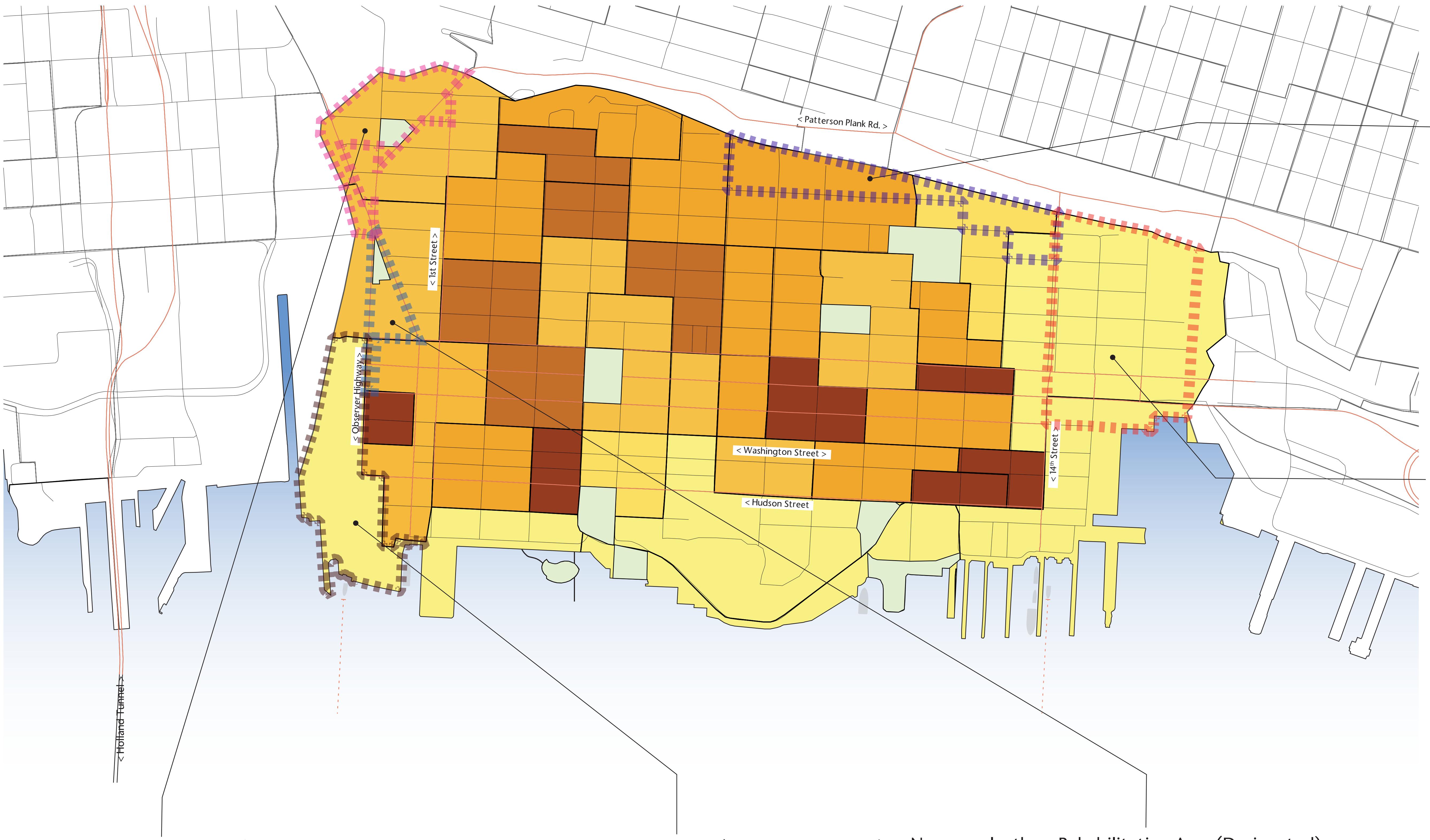


Legend

2010 Census Block Groups
Gowanus Canal
Prospect Park
Brooklyn Museum
Brooklyn Public Library
Green-Wood Cemetery
Population Density (Pop/km <sup>2</sup> )
40,913 <
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#### Southwest Rehabilitation Area (Designated)

Potential Units: 600  
Estimated Population Growth: 1,380

Aims to keep small business, industrial flavor, some of the industrial businesses, traffic guards, and residential areas, while abandoning flooding issues, unused buildings, surface parking lots, crumbling facades, dilapidated buildings, loading and unloading in the steets. This rehabilitation will invent retail destinations, entertainment, restaurants, bars and more housing, all while fusing industrial and residential. This rehabilitation area aims to reinvent parking facilities, traffic patterns, access to recycling plants, zoning that will be built by the property owners.

#### Hoboken Yard Redevelopment Area (Designated w. Plan)

Potential Units: 392  
Estimated Population Growth: 901

Aims to amplify Hoboken's sense of community, enhance Hoboken's unique setting as an urban enclave facing New York harbor, improve the appearance of Hoboken's streets, maintain Hoboken's urbane mix of uses, enhance its walkability and pedestrian amenities, and provide additional open space and recreational facilities. This redevelopment area encourages future development of existing public buildings for public, cultural, and civic uses, and requires buildings to be oriented to the street. All of this will be done while promoting and enhancing Hoboken's historic character and design image.

#### Neumann leathers Rehabilitation Area (Designated)

Potential Units: 235  
Estimated Population Growth: 540

Aims to preserve and revitalize the Neumann Leather property and to utilize its existing characteristics and elements and integrate them with progressive planning and designing techniques while incorporating the communities needs. Planners aim to preserve not only the historic buildings, but the industrial arts uses that have been integral to the community and site. The Neumann Leathers Rehabilitation Area will be integrated into the immediate neighborhood as a "hub" and will provide public space on the ground level within the interior of the complex, while encouraging pedestrian-orientated streetscape. The rehabilitation area also falls in Hoboken's most vulnerable flood zone, and the plan envisions improvements and remediation of the site to meet environmental standards.

#### Western Edge Redevelopment Area (Designated w. Plan)

Potential Units: 560  
Estimated Population Growth: 1,288

The Western Edge Redevelopment Area possesses many underutilized industrial buildings as well as vacant lands; these last vestiges of the City's industrial past provide great opportunity to start anew with a focus on green technology, sustainability and climate change mitigation. In recent years, the western portion of Hoboken has evolved from an industrial, manufacturing oriented area to an area that includes some residential and commercial development. The Western Edge Redevelopment Plan aims to increase the economic base of the area, to provide a pedestrian friendly streetscape, to provide a suitable corridor for the "green circuit," to provide for climate change mitigation, to promote sustainability in the built environment, and to maximize open space and the greening of the city.

#### North End Rehabilitation Area (Designated)

Potential Units: 400  
Estimated Population Growth: 900

The most recently declared rehabilitation area, the North End Rehabilitation Area presents an opportunity to develop a mixed use district that will allow Hoboken to: maintain and grow a diversified tax base, significantly upgrade its aging municipal and educational structures, create and support a vibrant local economy, identify and reserve locations for future public transportation expansion, optimize peak period traffic and flow, incorporate resiliency infrastructure to protect the City from the devastation of flooding, ensure sufficient open space and recreation and encourage more affordable housing.

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