

PATH & TRANSIT-ORIENTED DEVELOPMENT IN NJ

5.16.2024

Port Authority Trans-Hudson (PATH)

- 5th-busiest commuter railroad in the United States
- Serving country's second-densest region
- 13 stations system-wide, 7 in NJ including 4 in Jersey City
- Regulated by the Federal Railroad Administration
- System covers 13 miles of revenue service, 46 miles of track overall including rail yards
- PATH ridership rebounding, exceeding 200,000 on busiest weekdays



PATH's 116-Year Journey

- PATH began as the Hudson & Manhattan Railroad in 1908
- Established in 1962 as a subsidiary of the Port Authority
- PATH's first century saw ridership soar initially, decline as the motor vehicle entered its golden age, before rising again in recent decades
- Like other rail lines, PATH went from private ownership to public ownership during the 20th Century
- PATH's second century began with a Port Authority commitment to major reinvestment to improve the system and enhance riders' experience

2023-24 Highlights

- New modern fare system (TAPP) rolled out at PATH stations, starting in December 2023 at Journal Square, 33rd Street
- 9-car train service launched in March 2023 on Newark-World Trade Center line, increasing capacity and improving service
- New Harrison station house
- Expansion of rail fleet with additional 72 cars – a 20% increase – to be fully added this year
- Ridership bouncing back, to 65 percent of pre-pandemic numbers
- New customer service initiatives introduced

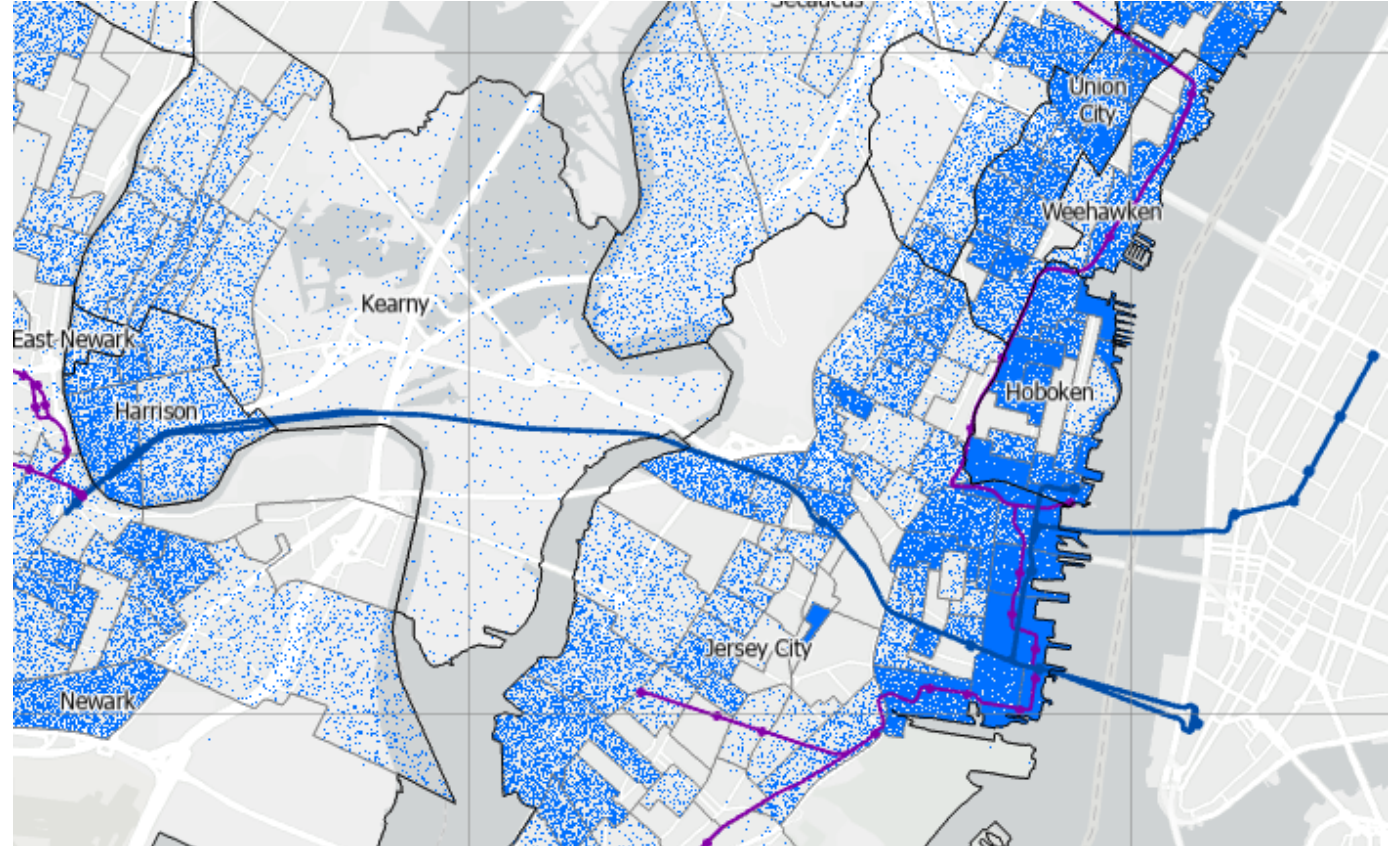


Population Changes Affecting PATH

Population Growth in PATH-Served Communities

City	1980	2020
Harrison	12,242	19,450 (+60%)
Jersey City	223,532	292,449 (+76%)
Hoboken	42,460	60,419 (+70%)

Source: U.S. Decennial Census 1980 - 2020



Population Change, 1980-2020

Redevelopment Along PATH

605-Unit Pathside Tower in Jersey City Secures \$193M Financing as Work Begins

By **Chris Fry** - August 30, 2023



Latest rendering of Pathside Tower. Image courtesy of HLW International.

Advance Realty Breaks Ground on 399-Unit Development in Harrison

By **Chris Fry** - November 19, 2021



Groundbreaking for "Block D" at 1100 South 5th Street in Harrison, N.J. Photo courtesy Advance Realty.

New Plans Released as Redevelopment of Hoboken Terminal Moved Forward

By **Chris Fry** - March 16, 2022



The project, dubbed Hoboken Connect, focuses on Hoboken Terminal, Lackawanna Plaza, and three properties just north of NJ Transit's rail tracks. Image courtesy of LCOR.

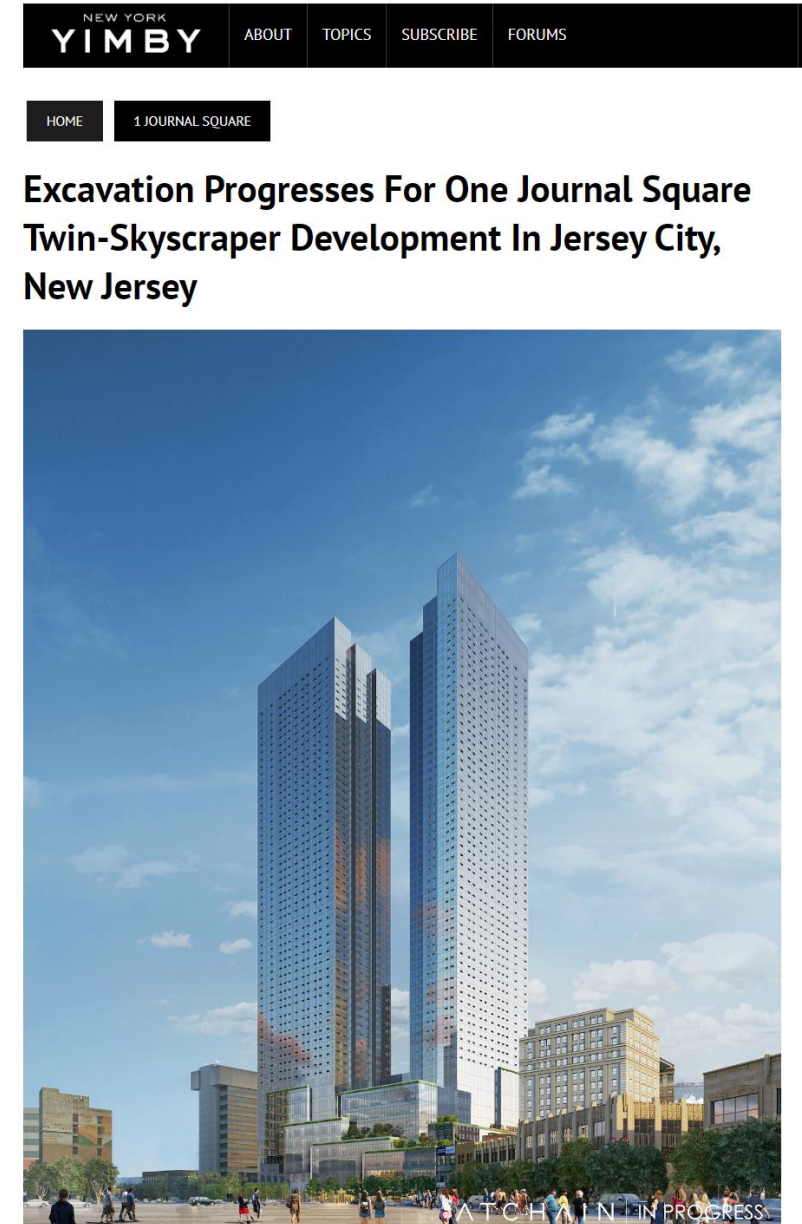
Challenges & Opportunities

How PATH Has Responded

- ❖ Lengthening and rebuilding platforms at Grove Street and Exchange Place to handle 9-car train sets, and reduce crowding
- ❖ \$16.7M in station platforms, new lighting and electrical systems at Grove Street
- ❖ Station rehabilitation continuing at Newport, with significant new work planned as part over the next two years
- ❖ New vertical circulation installed at Exchange Street
- ❖ Hardening and adapting facilities in severe flood-prone areas to assure greater reliability and mitigation against future Sandy-level flood impacts

PATH & Journal Square

- Developers advertise transit access to Manhattan and Newark
- Major residential expansion in and around Journal Square
- Economic development across JSQ, including cultural/commercial projects such as the Pompidou and renovation of Loew's Theater



JOURNAL SQUARE

ONGOING & PLANNED DEVELOPMENT

AS OF MARCH 2023



808 Pavonia | 52 stories | 1,200 units
(KRE/Silverstein)
Multiphase project
Phase 1: estimated construction starts 1st Qtr 2023, completion estimated end of 2025



Loew's Theater | \$72M renovations
3,330 seat performing arts center
Anticipated opening: 2026



1 Journal Square | Two 64 story towers | 900 units
(Kushner)
Multiphase project
Phase 1: broke ground June 2022, completion est. end of 2024



Pompidou x Jersey City
World class museum
Anticipated opening: 2026



425 Summit Ave | 26 stories | 400 units
(Spitzer Enterprises)
Under construction
Completion estimated end of 2024



499 Summit | 53 stories | 600 units
(Panepinto Properties)
Construction to start early 2023
Completion estimated end of 2025



Journal Squared | 54,70,60 stories
1,200 units (KRE)
Multiphase project
Towers 1+2 completed
Tower 3 completion est. 2023



80 Journal Square | 28 stories | 400 units
BH3 Management and Hope Street Capital



Homestead Place | 20-30 stories | ~3,000 units
(Namdar Group, Lions Group, Oestricher/Nasser)
Multiphase project
2 phases estimated complete in 2023



Hudson County Courthouse + Park
Multiphase project
Courthouse: under construction, completion estimated end of 2024
Park: Design started summer 2022



532 Summit | 25 stories | 340 units
(Urby)
Under construction
Completion estimated end of 2023

PATH Harrison Redevelopment

\$256M Investment in Modern Transit Hub

Modernization program launched in 2012; four new station houses, each ADA-compliant with elevator access and the potential for 10-car platforms

- October 2018: Harrison Northeast headhouse and platform opens to public.
- September 2019: Harrison Southeast headhouse and platform opens to public
- February 2024: Harrison Southwest completed
- Northwest station house in planning stages

Retaining station's rich history and legacy critical to redevelopment

- Harrison Station opened to public in 1936
- Two station houses, space limited to 8-car trainsets
- Artifacts from original station preserved and on display at new facility

New Harrison Station House

- FTA-funded Superstorm Sandy project
- Opened February 2024
- Key addition to growing Harrison transit hub complex
- Meets rising ridership demands in Harrison and adjoining communities
- \$47.2M investment in modern new, ADA-compliant facility



Major 2024-25 Station, Rail Initiatives

PATH Forward

- New initiative rolled out in March 2024 to address renovation needs and comprehensive modernization of aging PATH system
- \$430M invested in program to rehabilitate and upgrade stations, infrastructure and rail cars. Key components are:
 - Track replacement throughout system
 - Grove Street Station rehabilitation
 - Newport Station finishes, flood-proofing work
 - Hoboken Station track repair-replacement, interlocking work
 - Rehabilitation of PATH rail fleet

Thank You!