



GRO Architects, PLLC

Date: 13 March 2021

To: Mr. Dan Wrieden
Historic Preservation Officer
Division of City Planning
Jersey City, NJ 07305

From: Richard Garber, AIA
GRO Architects, PLLC
125 Maiden Lane, Suite 506
New York, NY 10038

Re: 593 Montgomery Street, itemized changes REV9

via e-mail

Dear Dan,

Per your request, please see below summary of updates REV07-09, from staff meetings and our appearance at HPC on 1/31/2022. The changes have been clouded and dated in the drawing set and itemized below:

1. REV09: (Response to 2022-07-14 meeting with staff)

- Glazing surface setback from building façade to emphasize proud brick panel per HPC comments.
- Clarified corner detail for beveled brick edge to better illustrate corner design intent.
- Renderings updated to show current design.

2. REV08: (Response to 2022-06-30 meeting with staff)

- Rear building wall at 15th-17th floor is stepped back 7'-10" to allow the top portion of the building to be symmetrical.
- Glass percentage comparison to Jones Hall clarified. Jones Hall Front façade void ratio updated from 34% to 35%. Jones Hall Front façade glass ratio updated from 24% to 25%.
- Construction of pre-cast brick panel and wall clarified. Dimensions and details have been added.
- Panel types rearranged to create continuous verticality of the middle section of the building. Elevations updated to emphasize this.
- Relative elevations for first floor and sea level clarified. 593 Montgomery's first floor is now at 0'-0", which is 46'-0" above sea level. All levels are now marked with both elevations relative to project 0'-0" and sea level.
- Figure ground is clarified to illustrate the level of the cut plane for each diagram.
- Solar study is provided in the set.

NEW YORK

JERSEY CITY

SHANGHAI

125 Maiden Lane, Suite 506 New York, NY 10038 • t212.346.0705 f212.346.0706

www.groarc.com

3. REV07: (Response to 2022-01-31 HPC Meeting and Public Hearing)

- Figure ground drawing is added. We have cut the plan at three levels to show the progression of the proposed massing as it relates to the existing buildings. The Lower Level Figure Diagram shows how similar the proposed footprint is relative to existing structures, and the close proximity of many of the existing structures to one another at this level. The Middle and Upper Level Figure Diagrams illustrate the progressive increase in distance and space between the buildings at the higher levels which is consistent with many of the existing structures.
- Updated renderings which show the revised design and how it is perceived from the vantage points previously requested by HPC.
- Added Solid-to-Void Comparison to Jones Hall in which we demonstrate through a void-to-solid diagram the relationship of masonry to glazing in Jones Hall and the proposed building.
- Elevations have all have been updated to focus on emphasizing the verticality of the middle section.
- Basement Level 1 Floor Plan which indicates a dedicated ambulance drop-off and access to dedicated elevator for medical use. The proposed project also provides 75 parking spaces. The project is located adjacent to senior housing at Jones Hall and housing in close walking distance, and is located on a major bus route. Bicycle parking is also provided.

Kindly let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Rms J Garber", with a stylized flourish at the end.

Richard Garber, AIA

NJ License No: 21A101735200