

**AMENDED ADDENDUM TO GENERAL DEVELOPMENT APPLICATION (changes are shown in bold italics and underlined)**

**4. Proposed Development: Name & Nature of Use (describe project)**

"Provost III" - The Applicant proposes amended final site plan approval to permit the development of Phase 3 of Provost Square, **which, if approved, will** ~~consist~~ of an approximately 79'-6" base building and an approximately 355'- 6" tower (including base flood elevation plus one foot) containing 259 residential units (including 11 live/work units and 1 artist in residence unit), approximately 6,458 square feet of permitted commercial space (including retail, restaurant, health club, bar, nightclub, and all other permitted commercial uses), approximately 17,673 of arts-related space, 24,051 square feet of performing arts theater space, the remaining 9,600 square feet of the 26,644 square foot public plaza, 218 parking spaces (including 18 compact spaces) and 48 parking spaces provided by 27 mechanical stackers.

**The attached three detailed amended memorandums from the project professionals summarize all of the proposed revisions to the previously approved plans.**

**In general, the amendment application arises primarily from:**

- i) revisions required to address concerns of the Jersey City Building Dept.;**
- ii) the enlargement, addition, or reconfiguration of interior and exterior amenity space at the tower and podium levels;**
- iii) revisions to theater (including the elimination of fixed seating) and theater support areas for more flexible usage and to allow for an enhanced HVAC system;**
- iv) a reduction in the number of steps at the theater entrance;**
- v) relocation of roof top mechanicals;**
- vi) relocation of utility service areas and associated landscaping;**
- vii) reconfiguration of certain work live units; and**
- viii) height adjustments to the building to accommodate the above revisions.**

**5. Variance/Deviation Notes: Section of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations)**

Section V.B of the Redevelopment Plan to permit relief from the requirement that screening of rooftop mechanicals shall not be visible from an elevation of 5' above the sidewalk on the opposite side of the public right of way, where mechanicals on the tower roof, ~~the 2<sup>nd</sup> floor Annex roof and the 6<sup>th</sup> floor Annex roof~~ are visible from an elevation of 5' above the sidewalk on the opposite side of Morgan Street and Marin Boulevard, ~~and Provost Square.~~

Section 345-60 of the Jersey City Land Development Ordinance to permit relief from the requirement that any rooftop structure or appurtenance covered by the section must be set back from any front façade by a distance of one foot one inch for every foot of rooftop structure or

appurtenance height, where the proposed rooftop structures are 20'-9 1/2" 33'-7 1/2" in height on the tower roof and such rooftop structures are set back a minimum of 5'-2" from the West façade, ~~where the proposed rooftop structures are 12'-0" in height on the 2<sup>nd</sup> floor Annex roof and such rooftop structures are set back a minimum of 1'-6" from the South façade, and where the proposed rooftop structures are 9'-3" in height on the 6<sup>th</sup> floor Annex roof and such rooftop structures are setback a minimum of 1'-5" from the South façade.~~

Section 345-60 of the Jersey City Land Development Ordinance to permit relief from the requirement that mechanical and other rooftop appurtenances and structures shall not exceed 20% of the roof area and shall be properly shielded, where the proposed mechanical and other rooftop appurtenances comprise 27.3% 55.9% of the tower roof. ~~and 88.4% of the 2<sup>nd</sup> floor Annex roof.~~