

RE: Jersey City Review Agent Sets - P2023-0012 Harborside Plaza 9: Harborside Plaza; 242 Hudson Street; 3 Second Street (Rear) Block 11603, Lots 18.02; 18.03; 22 & 27 ("Property")

Lyndsey Scofield <LScofield@jcnj.org>

Tue 4/30/2024 12:59 PM

To: Golden, Thomas <tgolden@verisresidential.com>

Cc: Michael Manzella <MManzella@jcnj.org>; Jennifer Wong <JWong@jcnj.org>; Matt Ward <MWard@jcnj.org>; CHarrington <CHarrington@connellfoley.com>

Hi Thomas,

I apologize for the delayed response. Please see in line below.

Thank you!



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From: Golden, Thomas <tgolden@verisresidential.com>

Sent: Tuesday, April 9, 2024 11:23 AM

To: Lyndsey Scofield <LScofield@jcnj.org>

Cc: Michael Manzella <MManzella@jcnj.org>; Jennifer Wong <JWong@jcnj.org>; Matt Ward <MWard@jcnj.org>; CHarrington <CHarrington@connellfoley.com>

Subject: Jersey City Review Agent Sets - P2023-0012 Harborside Plaza 9: Harborside Plaza; 242 Hudson Street; 3 Second Street (Rear) Block 11603, Lots 18.02; 18.03; 22 & 27 ("Property")

CAUTION: This email originated from outside our organization. Use caution when clicking links or opening attachments.

Please find for your review the notes below (in concert with the highlighted landscape plan attached) in response to the JC Transportation and Traffic Engineering comments on the Harborside 9 site plan application.

If the proposed revisions are acceptable, we will reference them in our testimony before the Planning Board.

Let me know if you have any questions or comments.

New Road and Hudson Street: New Road is intended to be right-in, right-out only, assuming HBLRT / 21st Century Rail/NJDOT Diagnostic Group agrees with the recommendation to install delineators in the gore striped area on Hudson Street to physically prevent drivers from making left turns at this location. **No additional comment.**

Pedestrian Crossings: (a) We currently show pavers at all the new crosswalks connecting Harborside 9 (H9) to Harborside 8 (H8) and Harborside 10 (H10). We would like to keep these proposed crosswalks at the interior road between H8 + H9 and H9 and H10 as pavers in lieu of retroreflective striping in keeping with the design aesthetic of the hardscape. These crossings will have de minimis vehicular traffic and the proposed distinctive paver pattern that will well serve the pedestrians crossing at these locations. Our landscape architect and

civil engineer will coordinate the design of all the other pedestrian crossing locations with retroreflective striping and other detailing. All crossings will be shown on the landscape plan and site plan. **This is acceptable.**

(b) As recommended, the sidewalk will continue across the loading dock at the same grade/slopes as the adjoining pedestrian sidewalks to the north and south of the dock area. The landscape architect and civil engineer will coordinate the requested sidewalk revisions. Landscape Plans will be updated as required. **No additional comment.**

(c) The landscape architect and civil engineer will coordinate to add an additional ADA ramp and pedestrian crossing across 2nd Street at the intersection of 2nd Street and service drive. Appropriate crosswalk detailing will be applied as requested. **No additional comment.**

Bicycle Parking: (a) Outdoor bicycle parking to accommodate short-term visits to the retail spaces will be added to the landscape plans. (b) Residents are assigned a bicycle parking space within the building upon request. They do not have to search each location for available space. **This is acceptable. No additional comment.**

Vehicular Parking: (a) Parking spaces will be assigned to residents. (b) The plans will be revised to remove parking spots indicated and provide a back-out area for adjacent perpendicular parking spots. (c) 5% of EVSE spaces must be for HC parking – that requires 1 EVSE spot for Plaza 10 office / H9 retail and 1 EVSE spot for Residents. **No additional comment.**

Electric Vehicles: Below is the applicant's calculation for minimum EV distribution based on the Model Ordinance:

15% Make Ready;
1/3 shall be EVSE ;
5% of EVSE shall be for HC

Parking for Plaza 10 and H9 retail:

324 spaces @ 15% Min. Make Ready = $48.6/3 = 16.2 = 17$ EVSE spaces
Accessible 5% Min. : $17(5\% .05) = .85 = 1$ HC Space (To be located on Level 2)
Total = 17 Spaces

Residential:

232 spaces @ 15% Min. Make Ready = $34.8/3 = 11.6 = 12$ EVSE spaces
Accessible 5% Min. : $12(5\%) = .60 = 1$ HC space (To be placed on Level 6)
Total = 12 Residential Spaces

No additional comment.

Citi Bike: There is already an existing large Citi Bike station on Hudson Street in front of Harborside 5 / Urby 2 just south of this site. **While there is an existing Citi Bike dock south of the site, our office has received a request on behalf of tenants of 3 2nd Street for another station closer to this development area. In general, we have found that an increase in station density helps to boost ridership, as there is greater reliability of available bikes and docks. We believe this location is worth consideration.**



Thomas Golden

VICE PRESIDENT, DEVELOPMENT

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