

Principal Points Statement
499 Summit Avenue (Block 9501, Lot 18)
Jersey City, Hudson County, New Jersey

An application has been filed for the above noted property with the Jersey City Planning Board for Preliminary and Final Site Plan approval; and approval of bulk deviations for minimum front yard tower setback, maximum non-residential first floor height within 30 feet of the rear lot line, maximum roof deck enclosed amenity space area, maximum height of floor to top of roof deck enclosed amenity space, minimum glazing of roof deck enclosed amenity space, minimum glass façade material for the storefront façade, maximum driveway width, maximum number of signs, maximum residential signage area, signage lighting, minimum screen planting for loading areas, minimum number of street trees, and minimum street tree spacing. The subject property is located within Zone 1: Core (“Zone 1”) of the Journal Square 2060 Redevelopment Plan (“Redevelopment Plan”).

The subject property is identified as Lot 18 on Block 9501 and is located midblock on Summit Avenue between Magnolia Avenue and Sip Avenue. The subject property has approximately 180 feet of frontage on Summit Avenue and a total lot area of approximately 30,515 square feet. The subject property is currently a surface parking lot.

The purpose of this application is to develop the property with a new 55-story, mixed-use building. The mixed-use building will consist of a total of 3,180 square feet of retail, 607 residential units, a variety of residential amenity spaces, 140 valet parking spaces, and 304 bicycle parking spaces. The ground floor will consist of a residential lobby and mailroom and a 3,180-square-foot retail space with access from Summit Avenue. The project is proposing a valet drop-off area with vehicular access from Summit Avenue. Loading and the vehicle lifts to the valet parking garage above will be in the rear of the building. A 304-space bicycle storage room and utility rooms are proposed in the cellar of the building. The 2nd through 53rd floors will contain 607 residential units with a mix of 107 studios, 117 junior one-bedroom units, 271 one-bedroom units, 100 two-bedroom units, and 12 three-bedroom units. The proposed building will also include residential amenity space on the 6th floor including a gym, spa, and lounge; residential amenity spaces on the 53rd floor including a 1,300 square-foot communal kitchen, 1,200 square-foot lounge/coworking space, and 130 square-foot music room, and an approximately 4,500-square-foot rooftop terrace. The 54th and 55th floors provide mechanical rooms.

The requested bulk “c” deviations can be granted pursuant to N.J.S.A. 40:55D-70.c.(2), wherein the benefits of the proposed project would substantially outweigh any detriments. The project is proposing a minimum front yard setback of 11’-10 ½” on the 46th to 52nd tower floors where a minimum 15-foot front yard tower setback is required. It should be noted that the 6th through 45th tower floors comply with the minimum 15-foot setback. In addition, the deviation only occurs at the southeast corner of the tower. The front yard setback of the tower increases substantially from approximately 12 feet in the southeast corner to approximately 50 feet in the northeast corner. The design of the building, which provides for a public plaza area along Summit Avenue, allows for greater light, air, and open

space. Therefore, although a technical deviation for front yard tower setback is required, the proposed setback from Summit Avenue is consistent with the “Tower on a Base” requirements and will not have any substantial detriments.

The project is proposing the enclosed amenity space to be 25% of the roof deck area where a maximum of 20% is permitted. The project is also proposing the height from the floor to the top of the enclosed amenity space to be 14 feet where a maximum height of 10 feet is permitted. In addition, the project is proposing the enclosed amenity space to have 46% glazing where a minimum of 80% is required. The proposed project complies with the maximum FAR in Zone 1 where 20 is permitted and 19.86 is proposed. Zone 1 does not have a maximum height requirement. The enclosed amenity space on the roof deck is counted in the FAR calculation. In addition, the proposed building provides for a variety of setbacks and stepbacks on the base and tower floors providing for terrace areas. Furthermore, the proposed enclosed roof deck amenity space is centered on the tower and on the property. The enclosed amenity space will have the same façade material as the rest of the building providing a harmonious building design. Therefore, the requested deviations for the enclosed roof deck amenity space are a better design alternative and the benefits would substantially outweigh any detriment.

The project is proposing a mixed-use building with residential and one retail space. The storefront façade is proposed to be 52% transparent glass where a minimum of 80% is required. The proposed storefront façade still allows for views into the retail spaces as well as out to the street. The other storefront façade materials are consistent with the façade of the upper floors of the building. The project is proposing a total of three signs including one for the proposed retail use and two for the proposed residential use where a maximum of one sign per use is permitted. In addition, the project is proposing the two residential signs to be 24 square feet, 48 square feet total, where the maximum permitted signage area is 8 square feet. The signage is also proposed to be internally lit channel letter box signage where internally illuminated box signs are prohibited. Residential signs stating the building address “499 Summit” are proposed at the building corner at the entrance to the valet drop-off area and on the east façade along Summit Avenue. The project is proposing a driveway with a valet drop-off area in front of the residential lobby on the south side of the building. The property is not a technical corner lot, however, the proposed driveway and drop-off area acts as a secondary frontage. The proposed additional building signage at the south façade corner will help provide wayfinding into the valet drop-off area. The residential signage is appropriately sized given the frontage along Summit Avenue and the overall scale of the proposed building. The signage is lit to provide for appropriate identification of the building. The proposed site lighting meets the Jersey City lighting standards.

The project is proposing a driveway width of 22 feet, where a maximum of 18 feet is permitted. The proposed driveway width will provide for adequate circulation for vehicles entering and leaving the site. The proposed two-way driveway provides access to the loading area in the rear of the building that allows trucks to maneuver for head-in and head-out loading as required by the Redevelopment Plan. The two-way driveway also allows reduces the need for additional curb cuts. In addition, waivers are requested for the minimum spacing from a streetlight or utility pole and the minimum distance between street trees. The project is proposing 3 street trees where 5 street trees are

required. The project is proposing to install a 5-foot screening fence for a portion of the rear yard adjacent to the loading area where a screen planting of dense evergreens is required along all property lines adjacent to loading areas. The project is proposing additional trees and planting areas within the proposed plaza area along Summit Avenue. In addition, the project will make a payment-in-lieu for the 2 street trees that are unable to be provided directly along the Summit Avenue Street frontage. The project also is proposing a ground floor height of 23'-11", where 12 feet is permitted within 30 feet of a rear yard. The rear of the building extends to approximately 29 feet within the rear yard. The project is proposing a building overhang of approximately 70 feet in the rear of the building. The proposed loading area will be in rear of the building under the building overhang of the base floors above. As such, will require sufficient floor-to-ceiling height for safe access. Lastly, the rear yard area is adjacent to the Journal Square Transportation Center. Therefore, there will be no substantial detriment on adjacent properties.

The granting of the deviations will advance the purposes of the Municipal Land Use Law and promote the general welfare. Granting the requested deviations will guide the appropriate use and development of the property in a manner that will promote the general welfare consistent with N.J.S.A. 40:55D-2.a. through the provision of an appropriate mixed-use building that is consistent with the intent of the Redevelopment Plan. The project is also proposing a density that is consistent with goals of the Redevelopment Plan and therefore promotes the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities; consistent with N.J.S.A. 40:55D-2.e. The proposed project will promote a more desirable visual environment through creative development techniques consistent with N.J.S.A. 40:55D-2.i. by developing the current surface parking lot with a new high-rise, mixed-use building and plaza along Summit Avenue that will activate the streetscape.

The granting of the deviations will not result in a substantial detriment to the general welfare. The proposed project will significantly improve the property by redeveloping the currently underutilized property and replacing an existing nonconforming surface parking lot with an appropriate mixed-use building. The proposed building complies with the maximum permitted FAR in Zone 1 and will not have any substantial detriment on adjacent properties and the surrounding area. The proposed project meets all setback requirements with the exception of the setback at the southeast corner of the tower from the front lot line, and therefore provides for light, air, and open space to all adjacent properties and buildings. The proposed project will also substantially improve the streetscape with a new public plaza along Summit Avenue, as well as new sidewalks, planting beds street trees and will manage stormwater runoff with a water retention tank.

Granting the deviations will likewise not result in a substantial detriment to the zoning ordinance or the zone plan. The requested deviations are for design alternatives that although not conforming are consistent with the intent of the Redevelopment Plan. The proposed project promotes the purpose of Zone 1 of the Redevelopment Plan,

“[T]o provide for high-density, high-rise construction on parcels immediately adjacent to the Journal Square Transportation Center. As the center of the Journal Square plan with the greatest access to both heavy rail and bus transportation systems, this block has the greatest potential to provide housing, office space, and other uses in a transit oriented manner.”

The proposed project will also advance several of the Redevelopment Plan Objectives including but not limited to,

Objective 1: *“Re-establish Journal Square as Jersey City’s primary central business district and activity center.”*

Objective 3: *“Integrate open space into the Area by incorporating a system of parks, plazas, and natural amenities.”*

Object 4: *“Promote a pattern of mixed and multiple-use development. New buildings within the Area should appropriately combine residential, commercial, and entertainment uses and encourage a balance of jobs-to-housing.”*

Objective 21: *“To promote the principles of “Smart Growth” and “Transit Village” development, including a variety of housing choices, providing wider sidewalks, minimize automobile use by maximizing the appeal of mass transit, encourage reduced parking and shared use parking solutions, and creating a livable community with convenient access to commercial facilities.”*

Objective 24: *“Utilize setbacks, architectural design elements, and building massing regulation to maintained light and air to the street and adjacent properties.”*

Objective 25: *“All structures within the project area shall be designed and maintained so as to improve the visual impact of the Jersey City skyline as viewed from within and beyond the City’s borders.”*

The proposed redevelopment of the property with a new mixed-use building advances several goals of the Jersey City Master Plan including,

Goal 1: *“Provide unique, attractive, and high-quality residential areas that will serve existing residents and attract new residents with a wide range of housing and life-style choices.”*

Goal 2: *“Concentrate cultural, entertainment, commercial, and institutional activities for residents and visitors within distinctive and highly accessible citywide and neighborhood-serving activity districts.”*

The Applicant reserves the right to supplement the foregoing reasons with expert testimony at the Planning Board Hearing.