



MEMO

DATE: August 9, 2022

TO: Matt Ward, JC Division of Planning

FROM: Tom Carman, Melillo | Bauer | Carman

RE: **55 Hudson – Submission Plans – Preliminary & Final Major Site Plan
MBA Job No. 22-110**

The following summary provides an overview of the revisions that have been made to the Landscape Submission Plans for 55 Hudson, dated 08.09.2022 – Preliminary & Final Major Site Plan, located in the Jersey City, NJ. See narrative below for a comprehensive list of changes. Recent comments from the 7/28/2022 GDA checklist have been identified in yellow within this memo and with a revision cloud, #3 within the corresponding plans. Planning comments have been *italicized* and Melillo | Bauer | Carman (MBC) responses are displayed in **Bold**.

GDA Checklist Comments

Dated: 06.24.2022 – updated 7/28/2022 – yellow highlight

Section V. ARCH AND CIVIL PLAN REQUIREMENTS

8. Zoning Table, section j. Landscaping and street trees

Planning Comment: Groundcovers/landscaped areas from GAR tables shall be listed (within) zoning table

MBC: A GAR Plan has been added to the set (L-10). This plan provides the area backup for the corresponding GAR table that has been added to the to aforementioned sheet. Civil to add the necessary information to the zoning table.

11. GAR details needed

Planning Comment: Green roof tray details needed. Not addressed in change memos.

MBC: GAR plans have been added to the set (L-10). The proposed greenroof tray detail has been added to the planting detail sheet. See detail 5/L-8.

MBC Response (Revision #3): The greenroof tray detail was added within the previous issuance response and reflected within the memo.



14. Materials used in paved areas and walks and all other surface treatments.

Planning Comment: Need colorized photo material booklet for plaza too. The sawcut pattern on both projects is not very clear.

MBC: Color rendered plans identifying the proposed materials have been added to the set (L-9) in place of a booklet.

MBC Response (Revision #3): An enlargement has been provided to better communicate the design intent for the plaza spaces and streetscape. See sheets L-2 & L-9 and pavement enlargement, detail 1/L-2.

16. Lighting; wattage, location, height, attachment details, areas of diffusion

Planning Comment: N/A

MBC: A lighting key has been added to the Streetscape Lighting Plan (L-3) with a key identifying the different fixture types. A note has been added to the lighting plans identifying, 'existing street light fixtures shall be reused if possible'. A note has been added to sheet L-6 identifying the fixtures that are to be supplied by PSE&G.

17. Fences/walls: height, materials, width of internal details (e.g.: pickets), spacing of internal details.

Planning Comment: Open spaces

MBC: Planter wall heights have been added to the site sections. Perspective views have been added to support the design and depict the vertical elements (L-7).

20. Recreation areas: location, square footage, materials, equipment, and lighting

Planning Comment: N/A

MBC: A table has been provided that indicates the recreation areas and identifies the lighting parameters that are intended to be utilized to illuminate the amenity terraces (L-4).

28. One illustrative site plan in color with legend (upon staff request).

Planning Comment: N/A

MBC: Color rendered plans identifying the proposed materials have been added to the set (L-9).



Plan Drawing Revisions:

- **Cover Sheet:** Typo in Dresdner Robin has been corrected. Changed dates, set status, and added new sheets. All sheets have been revised to reflect - 07.01.2022 – Preliminary & Final Major Site Plan. **All sheets have been revised to reflect – 08.08.2022 – Preliminary & Final Major Site Plan.**
- **L-1:** 50 Hudson Plaza sawcut pattern has been updated
- **L-2:** Note has been added to see Civil removals plan for scope of demolition. Trash receptacles have been added to the plan. A label has been added indicating the plaza pavement treatment as sawcut colored concrete. **Pavement enlargement detail has been added, see L-2 and detail 1/L-2.**
- **L-4:** Site furnishings have been added to the 57th Floor Amenity Materials & Landscape Plan on 2/L-4.
- **L-5:** See detail 4/L-5 for trash receptacle specification.
- **L-9:** Clarified colored concrete pavement to be Sawcut