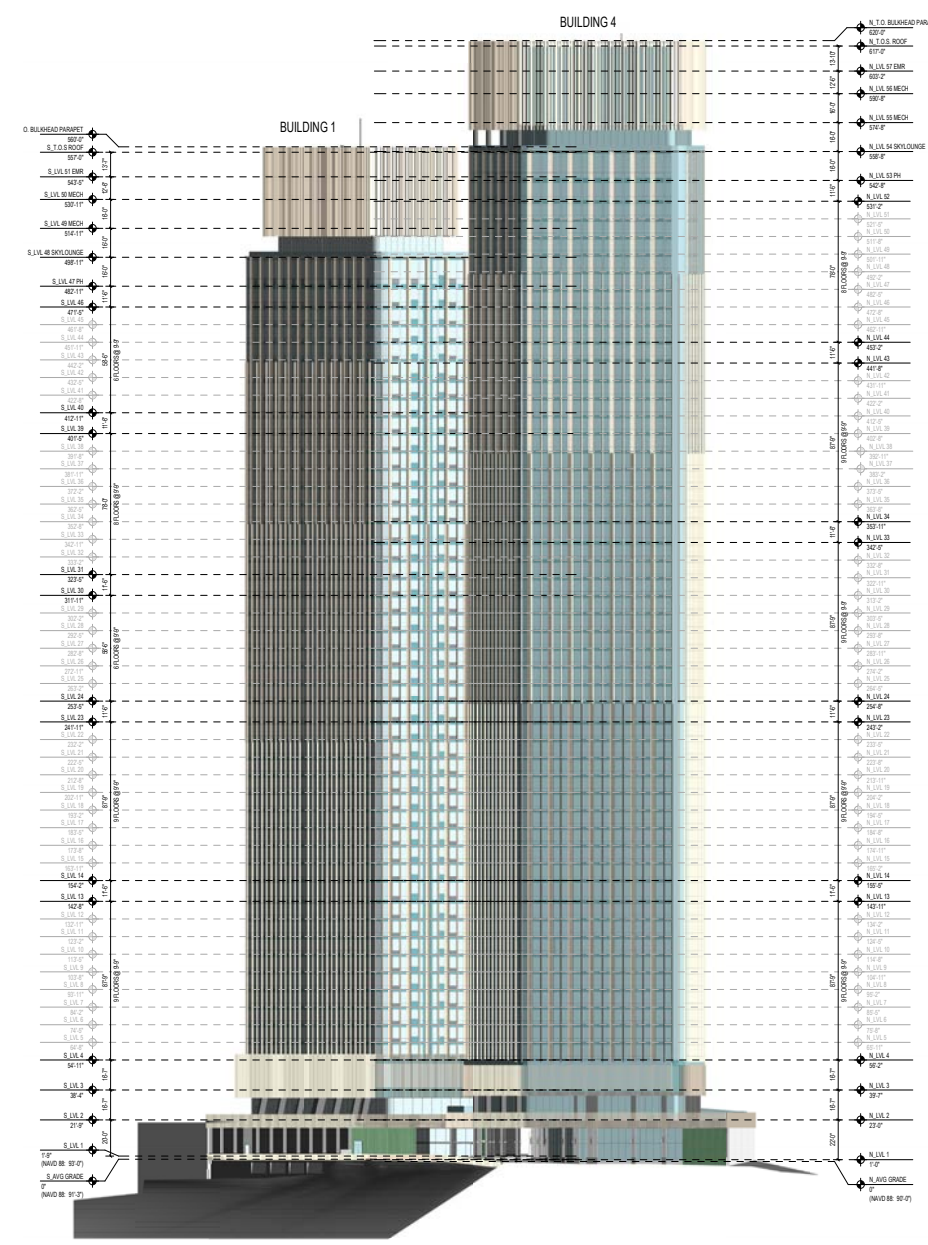
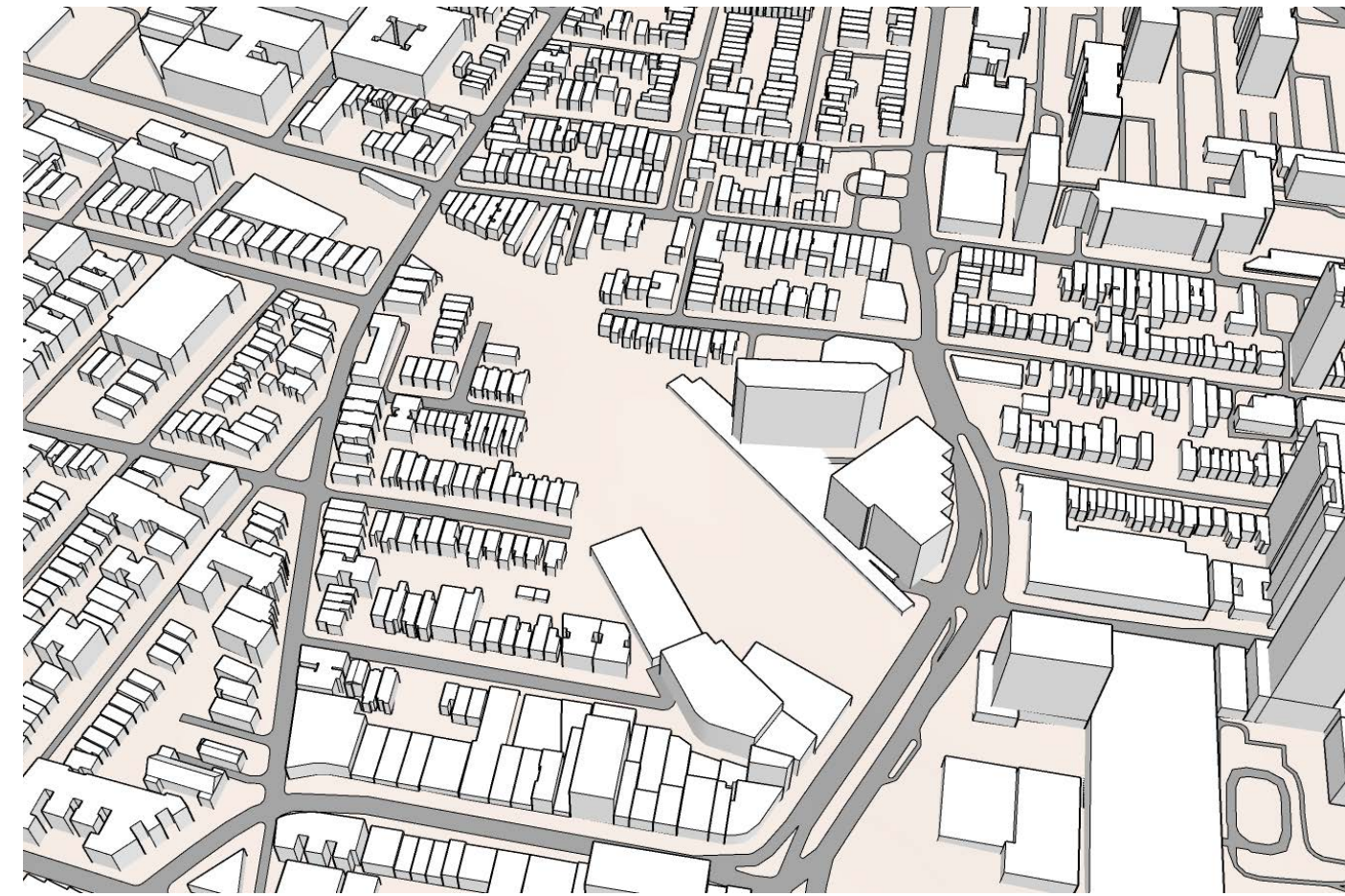


# 808 PAVONIA AVENUE: VISUAL IMPACT ASSESSMENT

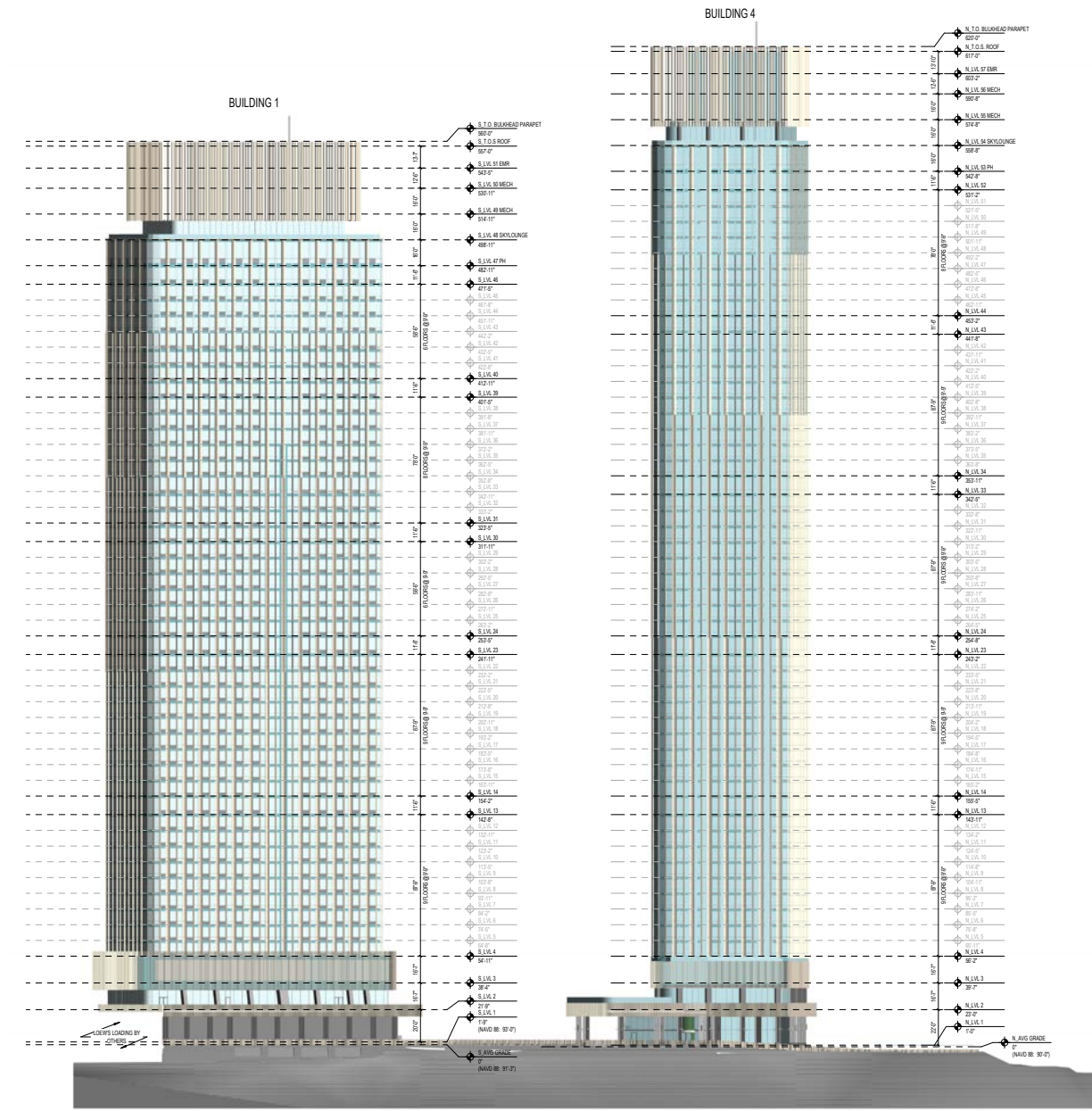
PROJECT DESCRIPTION:  
PROPOSED 49-STORY, 595-UNIT (PHASE I)  
AND 55-STORY, 594-UNIT (PHASE II)  
RESIDENTIAL BUILDINGS



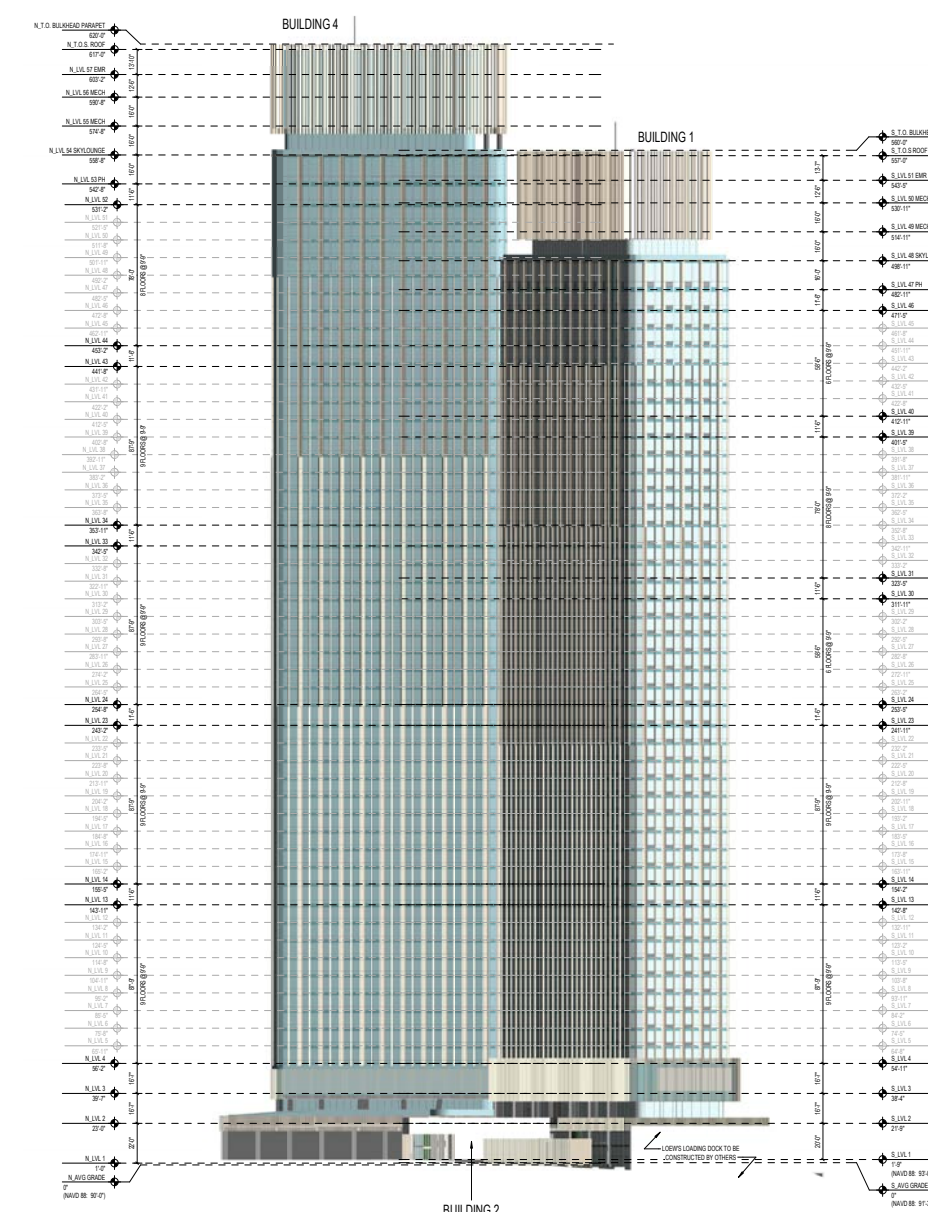
ELEVATIONS PREPARED BY HANDEL ARCHITECTS, LLP DATED 06-02-2022



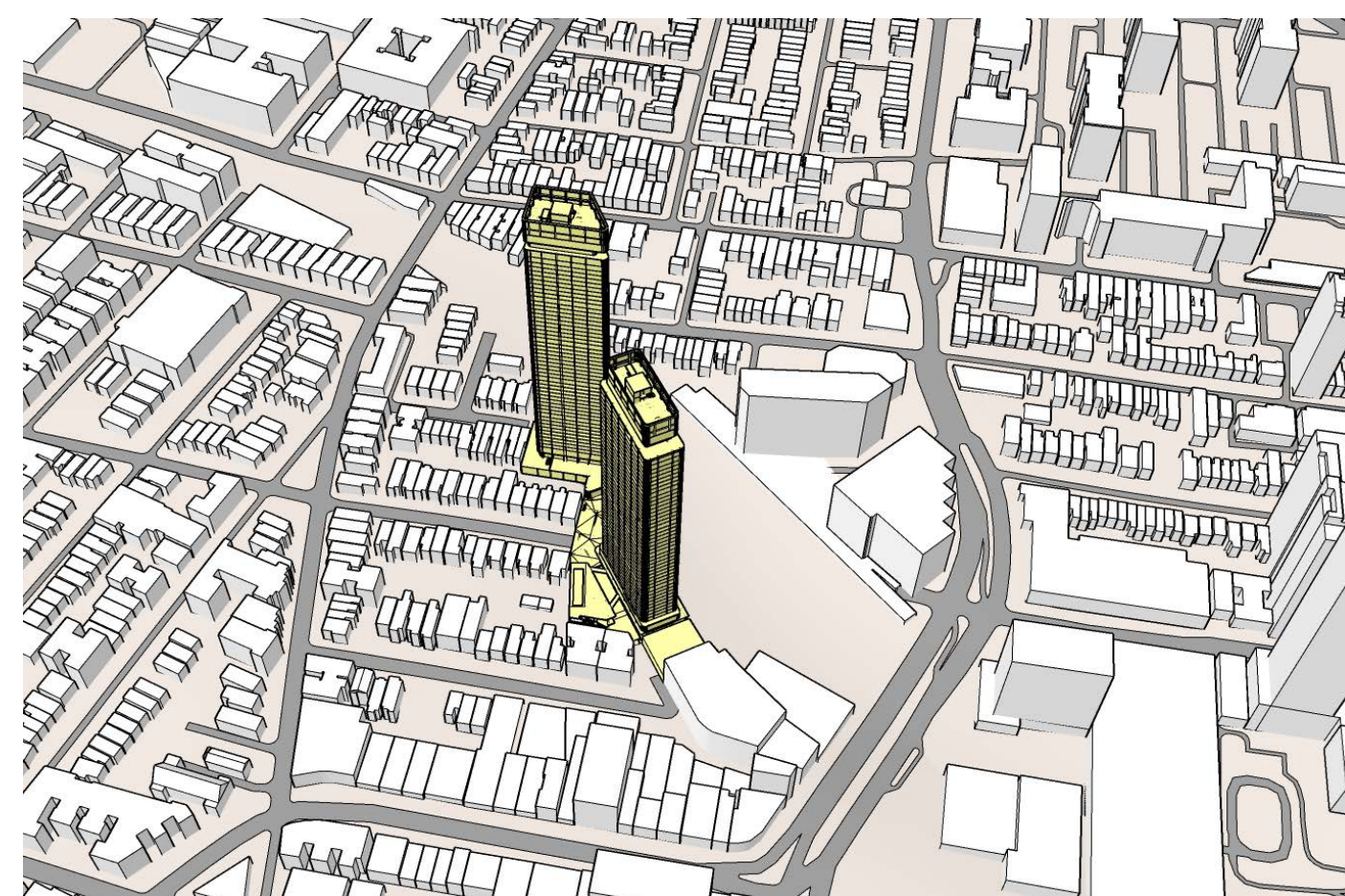
MASSING MODEL - EXISTING CONDITIONS



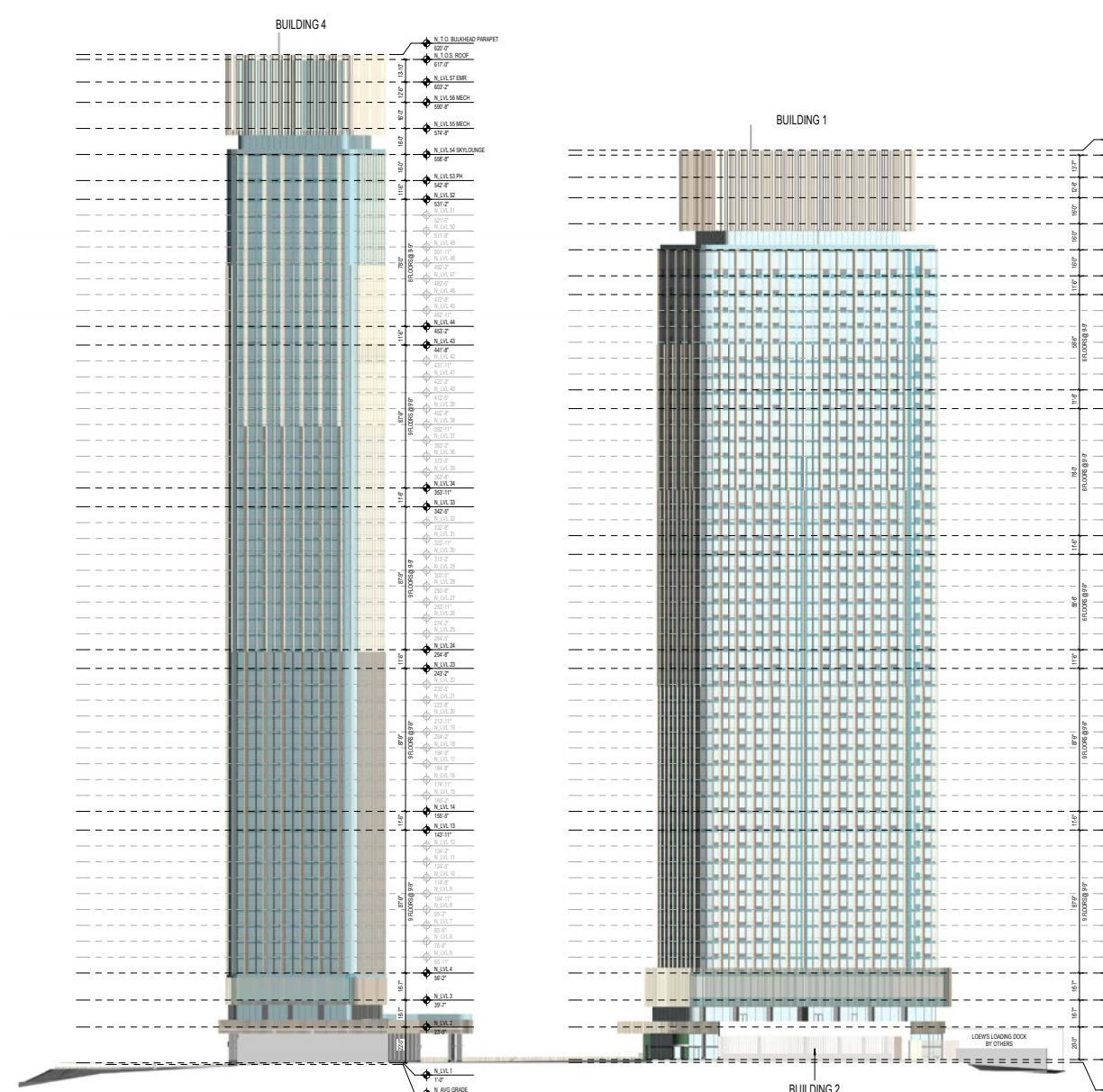
ELEVATIONS PREPARED BY HANDEL ARCHITECTS, LLP DATED 06-02-2022



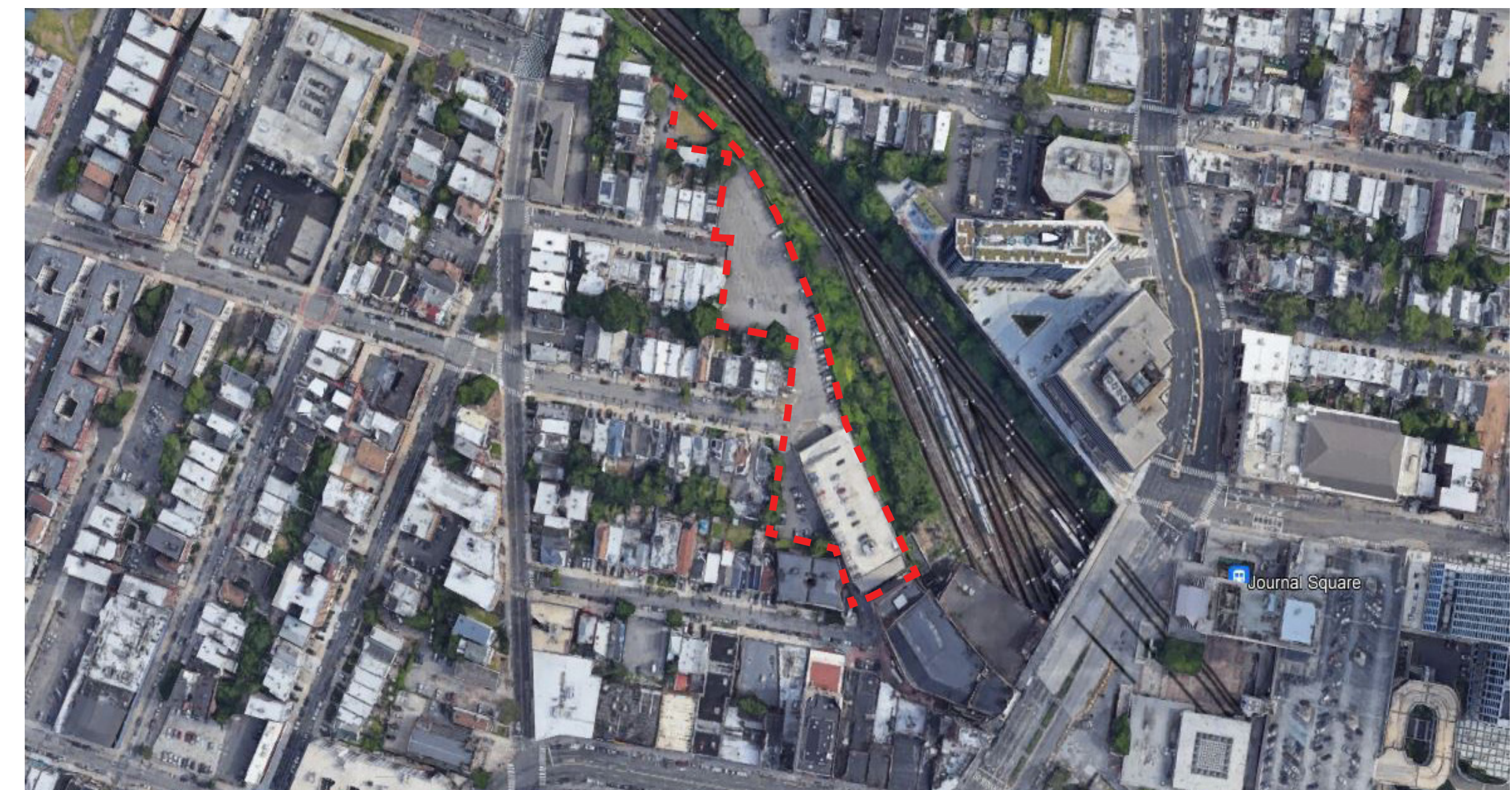
ELEVATIONS PREPARED BY HANDEL ARCHITECTS, LLP DATED 06-02-2022



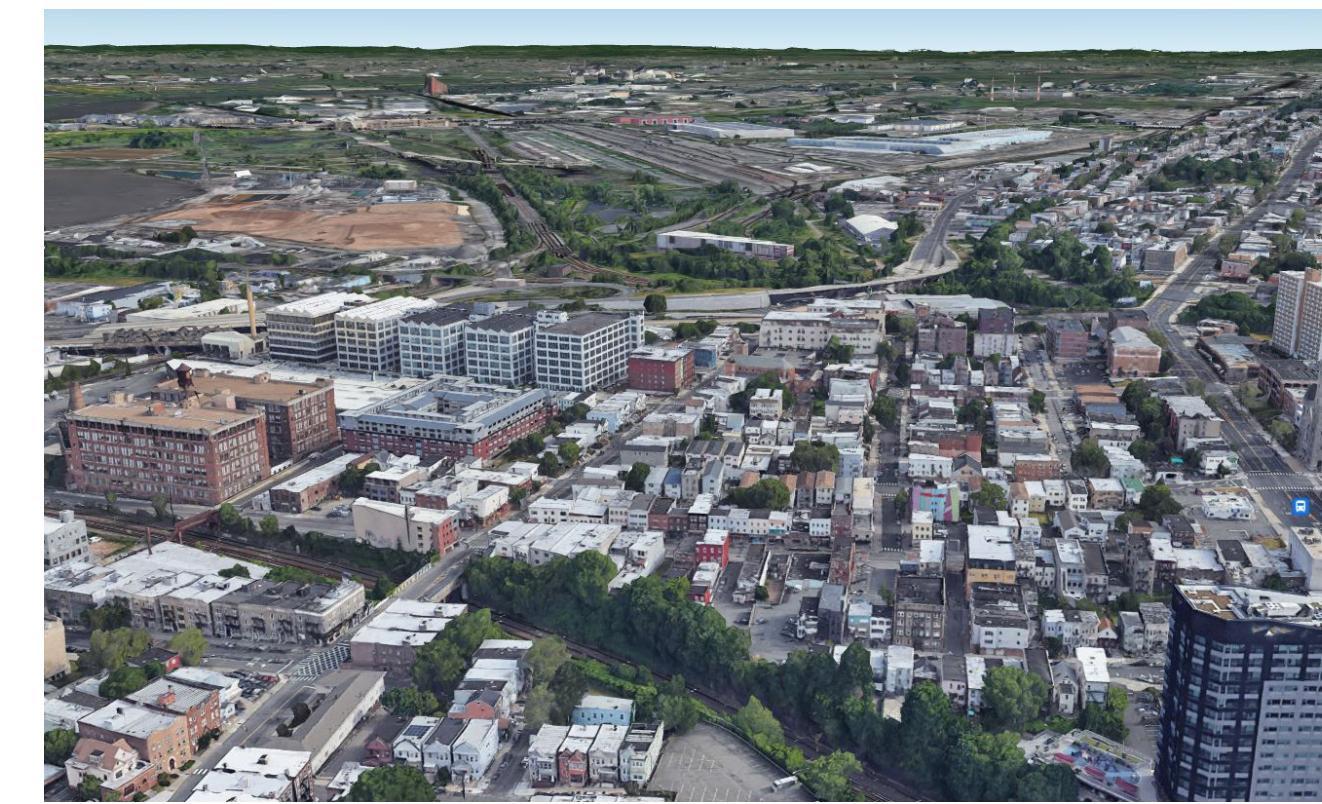
MASSING MODEL - PROPOSED BUILDING



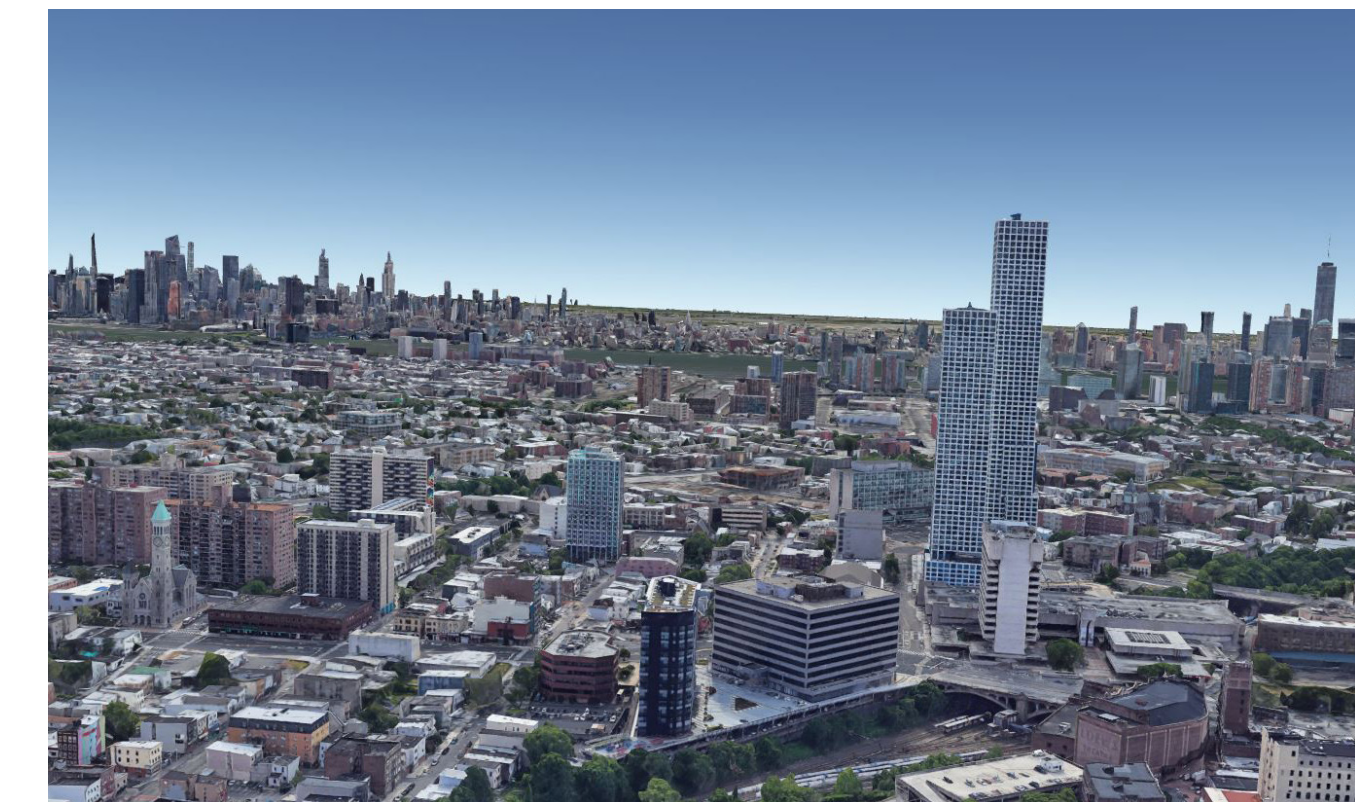
ELEVATIONS PREPARED BY HANDEL ARCHITECTS, LLP DATED 06-02-2022



**AERIAL IMAGE:** THE SUBJECT PROPERTY IS CURRENTLY IMPROVED WITH A PARKING GARAGE AND SURFACE PARKING LOT. THE SUBJECT PROPERTY DOES NOT HAVE ANY UNIQUE SCENIC FEATURES. SOURCE: GOOGLE EARTH



**NORTH VIEW:** VIEWING NORTH AT A CAMERA ELEVATION OF APPROXIMATELY 560 FEET. SOURCE: GOOGLE EARTH



**EAST VIEW:** VIEWING EAST AT A CAMERA ELEVATION OF APPROXIMATELY 560 FEET. SOURCE: GOOGLE EARTH

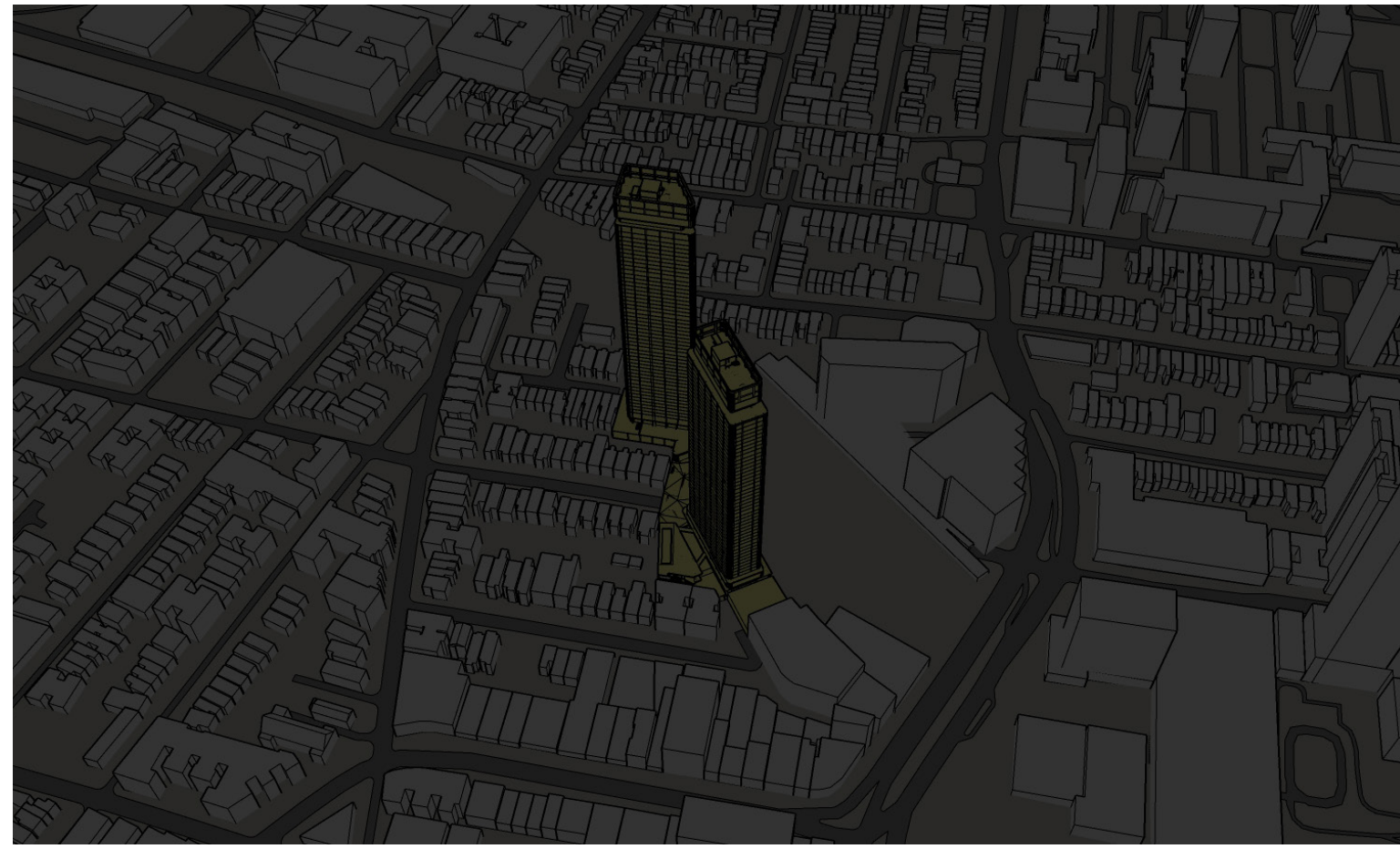


**SOUTH VIEW:** VIEWING SOUTH AT A CAMERA ELEVATION OF APPROXIMATELY 500 FEET. SOURCE: GOOGLE EARTH



**WEST VIEW:** VIEWING WEST AT A CAMERA ELEVATION OF APPROXIMATELY 500 FEET. SOURCE: GOOGLE EARTH

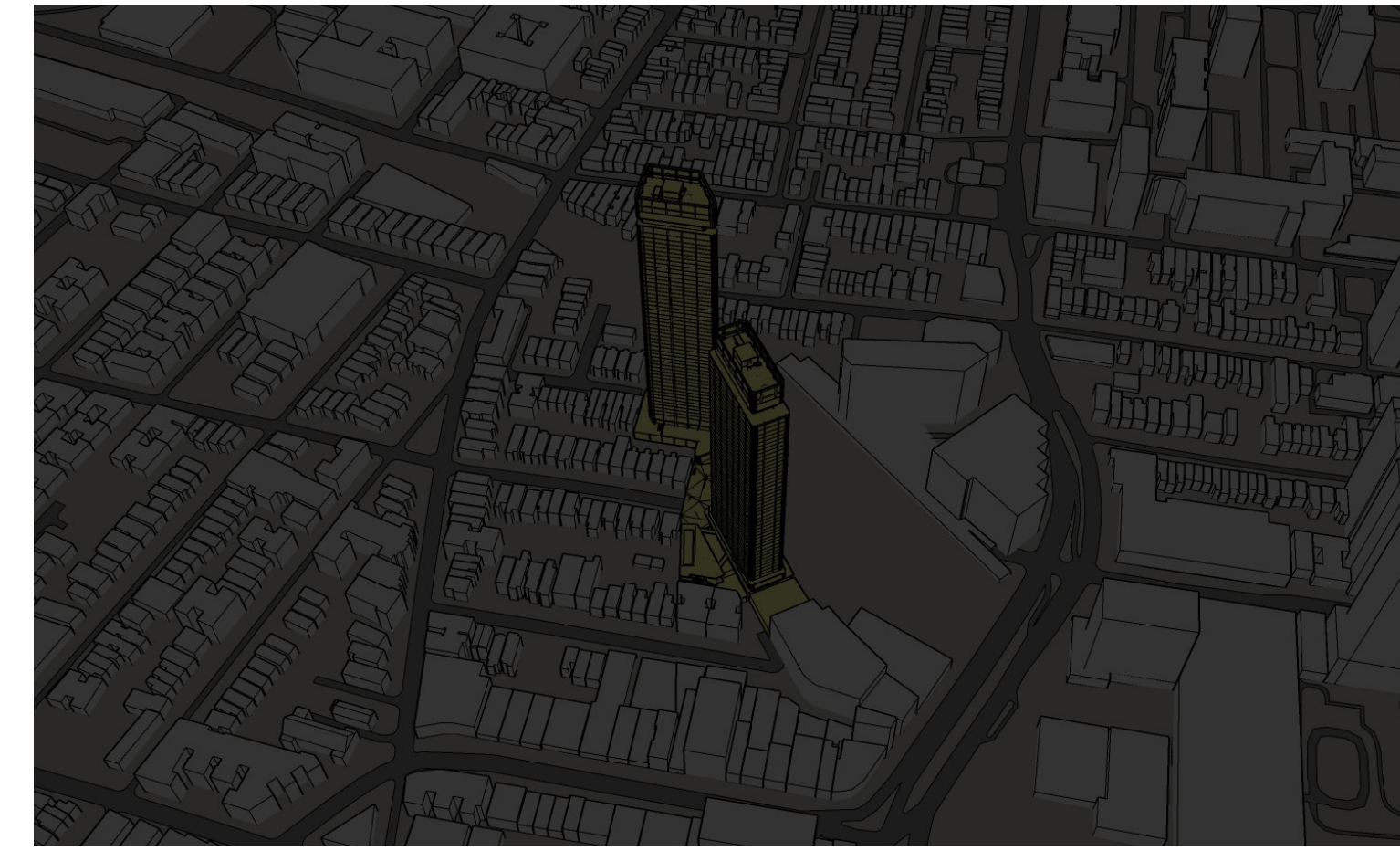
**VISUAL IMPACT:** THE PROPOSED PROJECT WILL NOT HAVE ANY IMPACT ON UNIQUE SCENIC FEATURES OR SCENIC CORRIDORS IDENTIFIED IN THE JERSEY CITY MASTER PLAN.



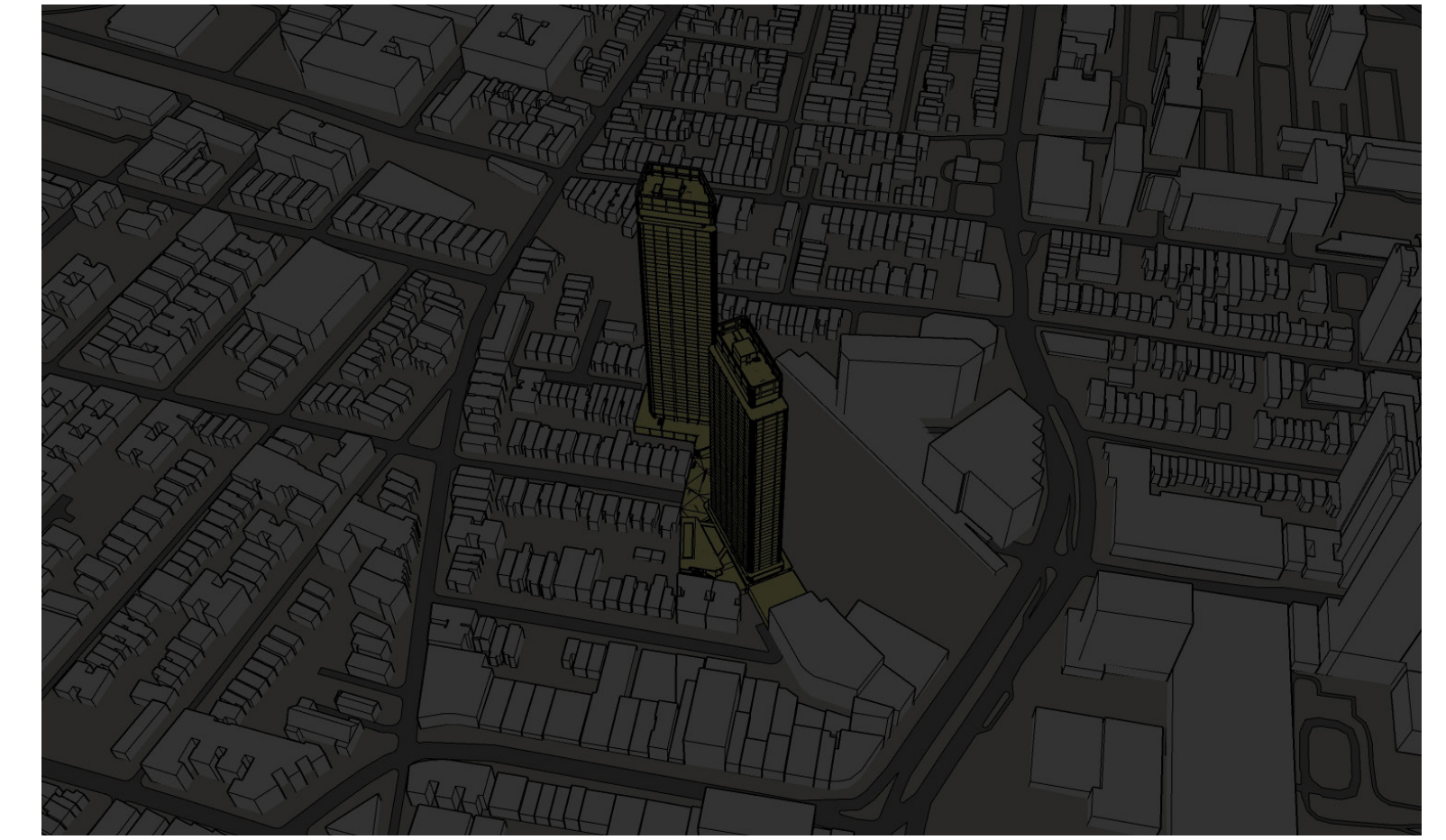
A1. SUNRISE AT 6:58 AM - MARCH 21ST



B1. 6:25 AM (ONE HOUR AFTER SUNRISE) - JUNE 21ST



C1. SUNRISE AT 6:43 AM - SEPTEMBER 21ST



D1. SUNRISE AT 7:17 AM - DECEMBER 21ST



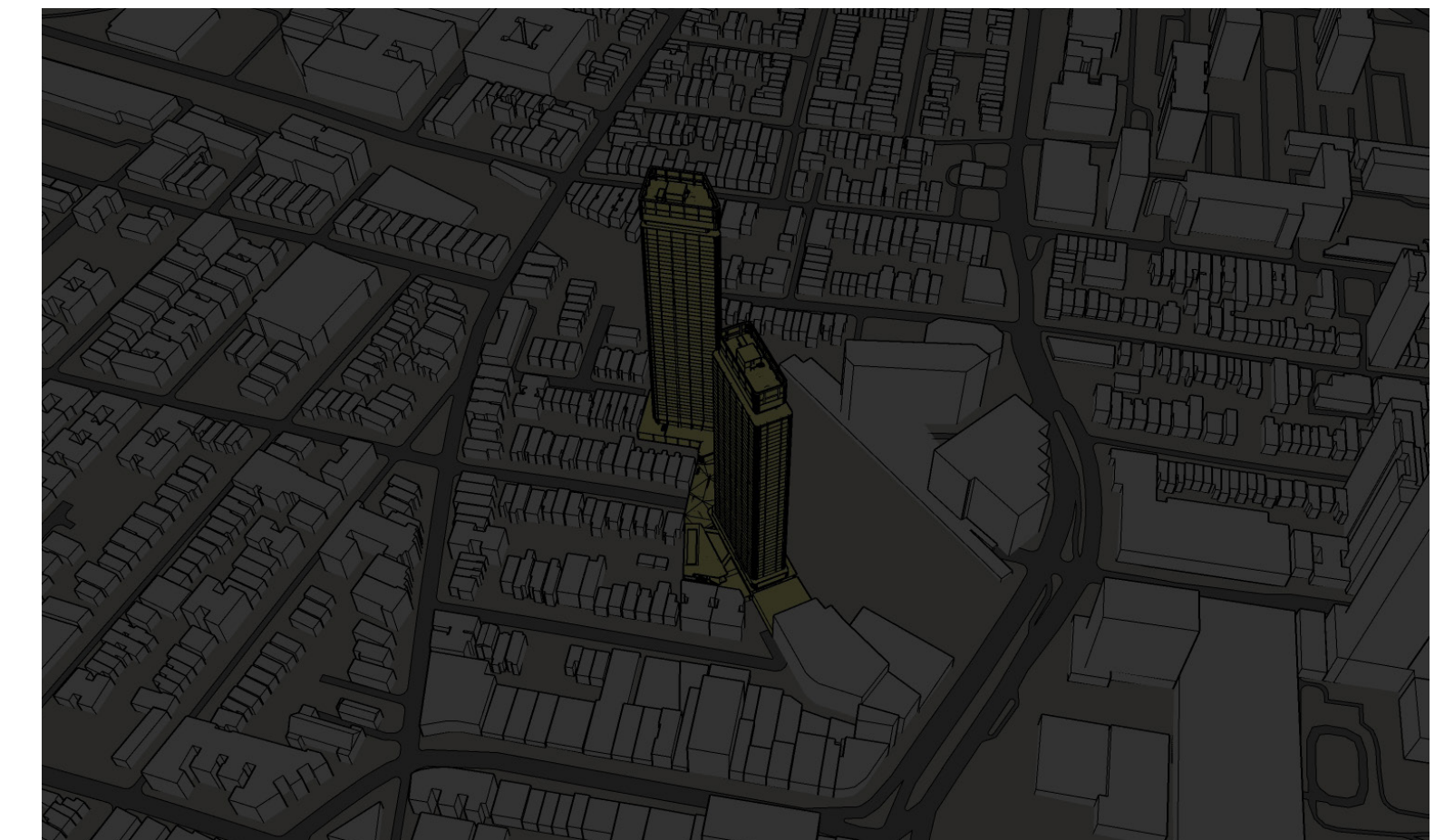
A2. 7:58 AM (ONE HOUR AFTER SUNRISE) - MARCH 21ST



B2. 7 AM - JUNE 21ST



C2. 7:43 AM (ONE HOUR AFTER SUNRISE) - SEPTEMBER 21ST



D2. SUNRISE AT 7:17 AM - DECEMBER 21ST



A3. 8 AM - MARCH 21ST





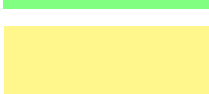
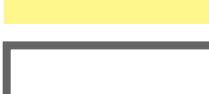
B3. 8 AM - JUNE 21ST



C3. 8 AM - SEPTEMBER 21ST




D3. 8:17 AM (ONE HOUR AFTER SUNRISE) - DECEMBER 21ST

|   |                                      |
|---|--------------------------------------|
|  | Shadows Cast from Existing Buildings |
|  | Shadow Cast from Proposed Building   |
|  | Proposed Building                    |
|  | Existing Buildings                   |

|  |  |
|--|--|
| <b>SPRING EQUINOX: MARCH 21ST</b><br>SUNRISE: 6:58 AM<br>SUNSET: 7:09 PM | <b>FALL EQUINOX: SEPTEMBER 21ST</b><br>SUNRISE: 6:43 AM<br>SUNSET: 6:55 PM   |
| <b>SUMMER SOLSTICE: JUNE 21ST</b><br>SUNRISE: 5:25 AM<br>SUNSET: 8:31 PM | <b>WINTER SOLSTICE: DECEMBER 21ST</b><br>SUNRISE: 7:17 AM<br>SUNSET: 4:47 PM |

PROJECT:  
 PROPOSED 49-STORY, 595-UNIT (PHASE I)  
 AND 55-STORY, 594-UNIT (PHASE II)  
 RESIDENTIAL BUILDINGS

LOCATION:  
 808 PAVONIA AVENUE  
 (BLOCK 9404, LOTS 34, 35, 41)  
 (BLOCK 10601, LOTS 38,29, 41)  
 JERSEY CITY, HUDSON COUNTY, NEW JERSEY

|  |                        |                              |
|--|------------------------|------------------------------|
| DRAWING TITLE:<br>VISUAL IMPACT ASSESSMENT<br>SHADOW STUDY ANALYSIS  |                        | JOB NUMBER:<br>00419-117     |
| DATE:<br>06/30/2022  | SCALE:<br>NOT PROVIDED | DRAWN BY:<br>SB              |
| <br><small>ONE EVERTRUST PLAZA<br/>SUITE 901<br/>JERSEY CITY, NJ 07302<br/>(201) 217 - 9200</small> |                        | CHECKED BY:<br>CH            |
|  |                        | DRAWING NUMBER:<br><b>1A</b> |

SOURCE: SKETCHUP PLACEMAKER OSM AND MICROSOFT BUILDINGS. EDITS MADE BY DRESDNER ROBIN BASED ON ASSESSMENT OF DATA.





A4. 9 AM - MARCH 21ST



B4. 9 AM - JUNE 21ST



C4. 9 AM - SEPTEMBER 21ST



D4. 9 AM - DECEMBER 21ST



A5. 10 AM - MARCH 21ST



B5. 10 AM - JUNE 21ST



C5. 10 AM - SEPTEMBER 21ST



D5. 10 AM - DECEMBER 21ST



A6. 11 AM - MARCH 21ST



B6. 11 AM - JUNE 21ST



C6. 11 AM - SEPTEMBER 21ST



D6. 11 AM - DECEMBER 21ST

Shadows Cast from Existing Buildings  
 Shadow Cast from Proposed Building  
 Proposed Building  
 Existing Buildings

**SPRING EQUINOX: MARCH 21ST**  
 SUNRISE: 6:58 AM  
 SUNSET: 7:09 PM

**FALL EQUINOX: SEPTEMBER 21ST**  
 SUNRISE: 6:43 AM  
 SUNSET: 6:55 PM

**SUMMER SOLSTICE: JUNE 21ST**  
 SUNRISE: 5:25 AM  
 SUNSET: 8:31 PM

**WINTER SOLSTICE: DECEMBER 21ST**  
 SUNRISE: 7:17 AM  
 SUNSET: 4:47 PM



**PROJECT:**  
 PROPOSED 49-STORY, 595-UNIT (PHASE I)  
 AND 55-STORY, 594-UNIT (PHASE II)  
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**LOCATION:**  
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 JERSEY CITY, HUDSON COUNTY, NEW JERSEY

**DRAWING TITLE:**  
 VISUAL IMPACT ASSESSMENT  
 SHADOW STUDY ANALYSIS

**DATE:** 06/30/2022      **SCALE:** NOT PROVIDED

**JOB NUMBER:** 00419-117  
**DRAWN BY:** SB  
**CHECKED BY:** CH  
**DRAWING NUMBER:** 1B



A7. 12 PM - MARCH 21ST



B7. 12 PM - JUNE 21ST



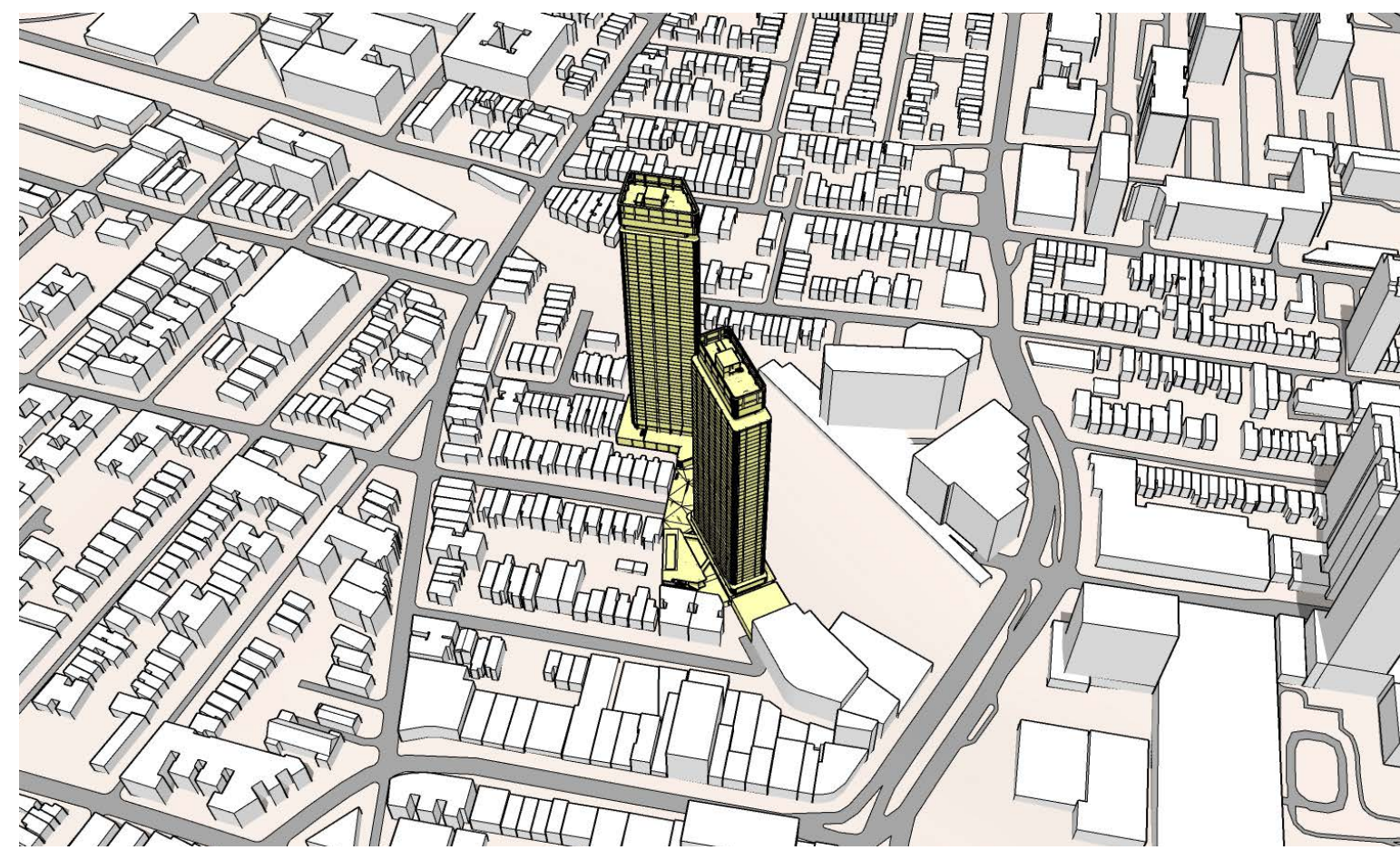
C7. 12 PM - SEPTEMBER 21ST



D7. 12 PM - DECEMBER 21ST



A8. 1 PM - MARCH 21ST



B8. 1 PM - JUNE 21ST



C8. 1 PM - SEPTEMBER 21ST



D8. 1 PM - DECEMBER 21ST



A9. 2 PM - MARCH 21ST







B9. 2 PM - JUNE 21ST



C9. 2 PM - SEPTEMBER 21ST



D9. 2 PM - DECEMBER 21ST

-  Shadows Cast from Existing Buildings
-  Shadow Cast from Proposed Building
-  Proposed Building
-  Existing Buildings

**SPRING EQUINOX: MARCH 21ST**  
 SUNRISE: 6:58 AM  
 SUNSET: 7:09 PM

**FALL EQUINOX: SEPTEMBER 21ST**  
 SUNRISE: 6:43 AM  
 SUNSET: 6:55 PM

**SUMMER SOLSTICE: JUNE 21ST**  
 SUNRISE: 5:25 AM  
 SUNSET: 8:31 PM

**WINTER SOLSTICE: DECEMBER 21ST**  
 SUNRISE: 7:17 AM  
 SUNSET: 4:47 PM



**PROJECT:**  
 PROPOSED 49-STORY, 595-UNIT (PHASE I)  
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**LOCATION:**  
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 JERSEY CITY, HUDSON COUNTY, NEW JERSEY

**DRAWING TITLE:**  
 VISUAL IMPACT ASSESSMENT  
 SHADOW STUDY ANALYSIS

**DATE:**  
 06/30/2022

**SCALE:**  
 NOT PROVIDED

**JOB NUMBER:**  
 00419-117  
**DRAWN BY:**  
 SB

**CHECKED BY:**  
 CH

**DRESDNER  
 ROBIN**

ONE EVERTRUST PLAZA  
 SUITE 901  
 JERSEY CITY, NJ 07302  
 (201) 217 - 9200

**DRAWING  
 NUMBER:**  
 1C



A10. 3 PM - MARCH 21ST



B10. 3 PM - JUNE 21ST



C10. 3 PM - SEPTEMBER 21ST



D10. 3 PM - DECEMBER 21ST



A11. 4 PM - MARCH 21ST



B11. 4 PM - JUNE 21ST



C11. 4 PM - SEPTEMBER 21ST



D11. 3:47 PM (ONE HOUR BEFORE SUNSET) - DECEMBER 21ST



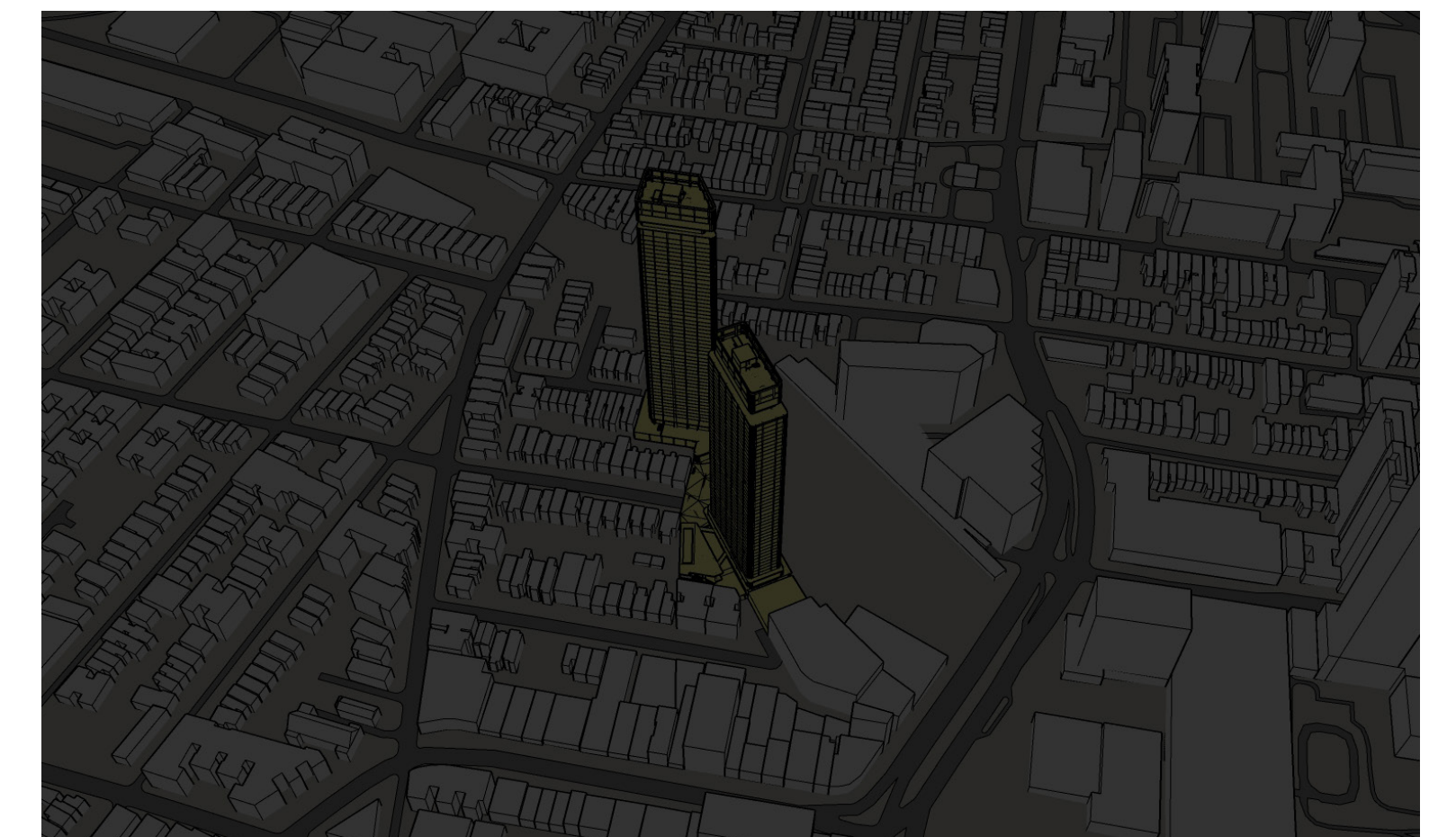
A12. 5 PM - MARCH 21ST



B12. 5 PM - JUNE 21ST



C12. 5 PM - SEPTEMBER 21ST



D12. SUNSET AT 4:47 PM - DECEMBER 21ST

- Shadows Cast from Existing Buildings
- Shadow Cast from Proposed Building
- Proposed Building
- Existing Buildings

**SPRING EQUINOX: MARCH 21ST**

SUNRISE: 6:58 AM  
SUNSET: 7:09 PM

**FALL EQUINOX: SEPTEMBER 21ST**

SUNRISE: 6:43 AM  
SUNSET: 6:55 PM

**SUMMER SOLSTICE: JUNE 21ST**

SUNRISE: 5:25 AM  
SUNSET: 8:31 PM

**WINTER SOLSTICE: DECEMBER 21ST**

SUNRISE: 7:17 AM  
SUNSET: 4:47 PM



SOURCE: SKETCHUP PLACEMAKER OSM AND MICROSOFT BUILDINGS. EDITS MADE BY DRESDNER ROBIN BASED ON ASSESSMENT OF DATA.

**PROJECT:**

PROPOSED 49-STORY, 595-UNIT (PHASE I)  
AND 55-STORY, 594-UNIT (PHASE II)  
RESIDENTIAL BUILDINGS

**LOCATION:**

808 PAVONIA AVENUE  
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(BLOCK 10601, LOTS 38,29, 41)  
JERSEY CITY, HUDSON COUNTY, NEW JERSEY

**DRAWING TITLE:**

VISUAL IMPACT ASSESSMENT  
SHADOW STUDY ANALYSIS

**DATE:**

06/30/2022

**SCALE:**

NOT PROVIDED

**JOB NUMBER:**

00419-117

**DRAWN BY:**

SB

**CHECKED BY:**

CH

**DRESDNER  
ROBIN**

ONE EVERTRUST PLAZA  
SUITE 901  
JERSEY CITY, NJ 07302  
(201) 217 - 9200

**DRAWING  
NUMBER:**

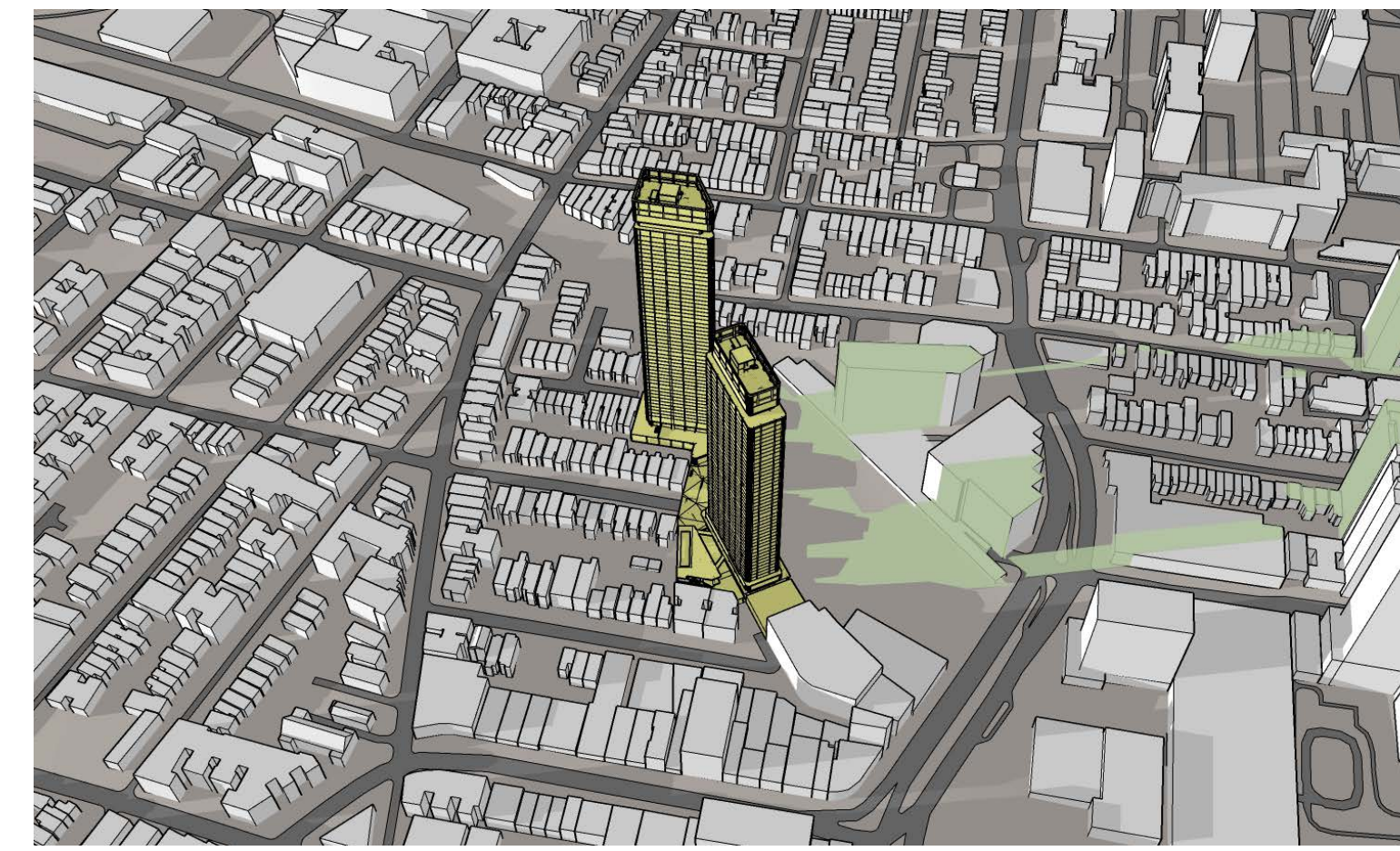
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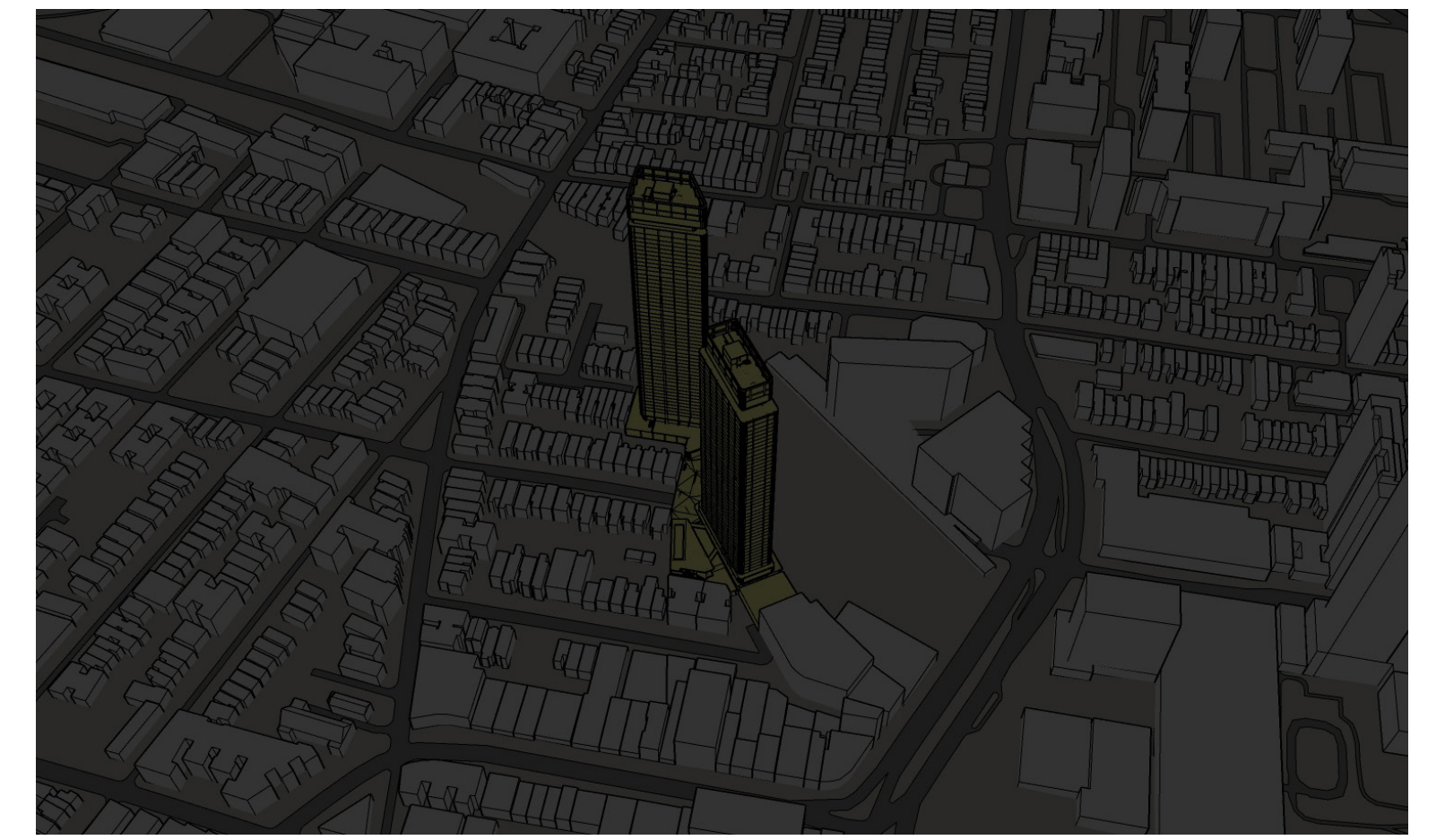
A13. 6 PM - MARCH 21ST



B13. 6 PM - JUNE 21ST



C13. 5:55 PM (ONE HOUR BEFORE SUNSET) - SEPTEMBER 21ST



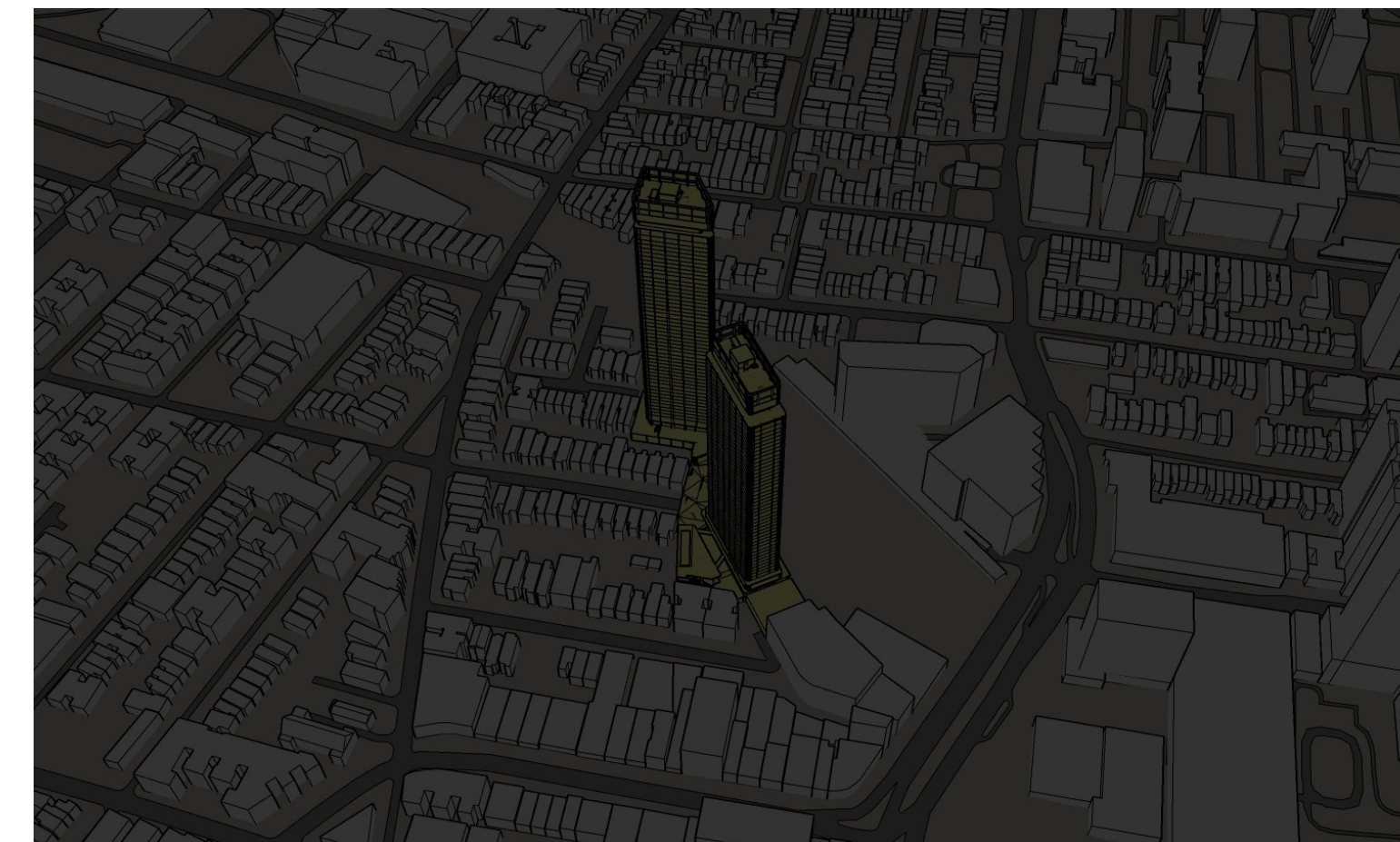
D13. SUNSET AT 4:47 PM - DECEMBER 21ST



A14. 6:09 PM (ONE HOUR BEFORE SUNSET) - MARCH 21ST



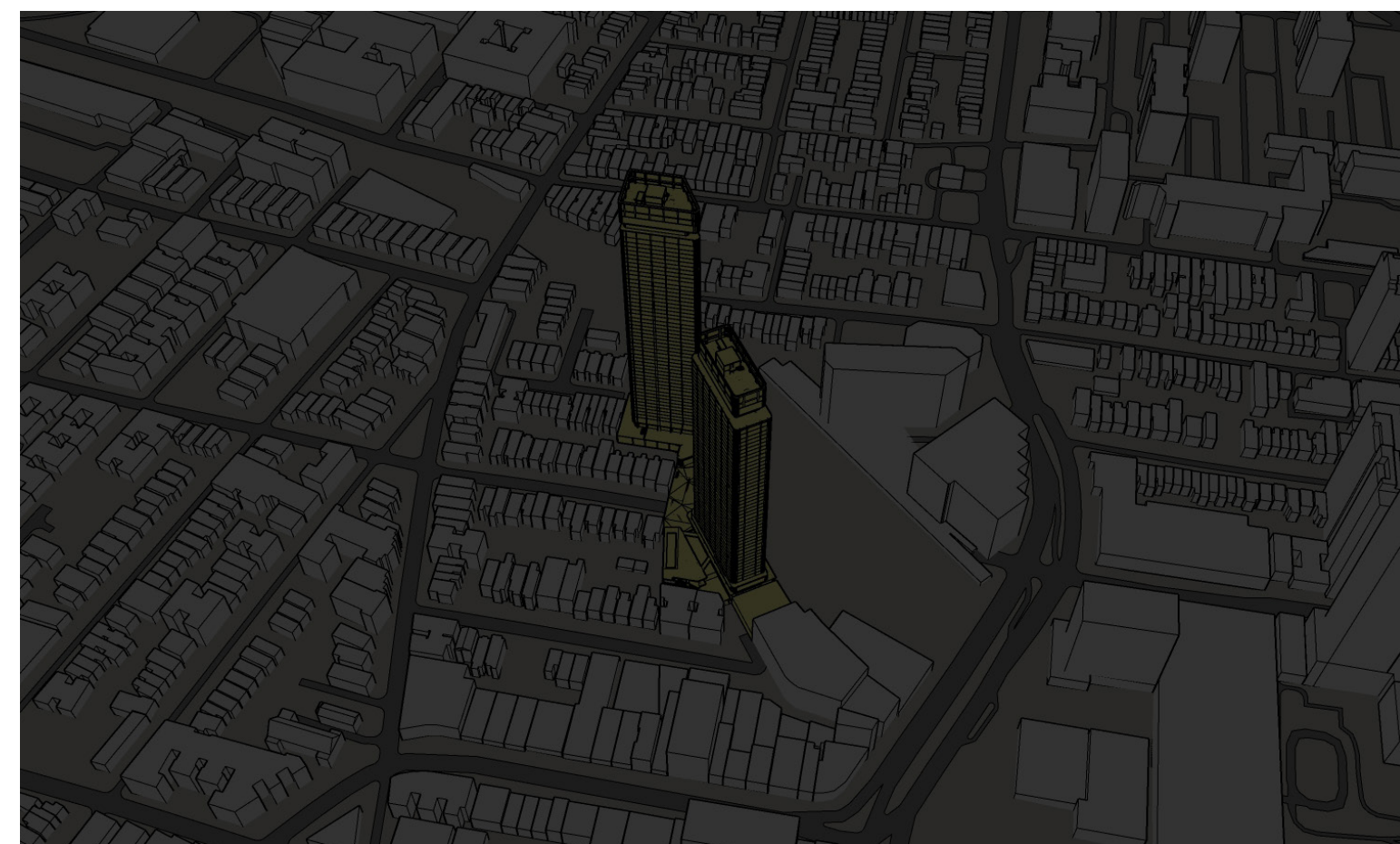
B14. 7 PM - JUNE 21ST



C14. SUNSET AT 6:55 PM - SEPTEMBER 21ST



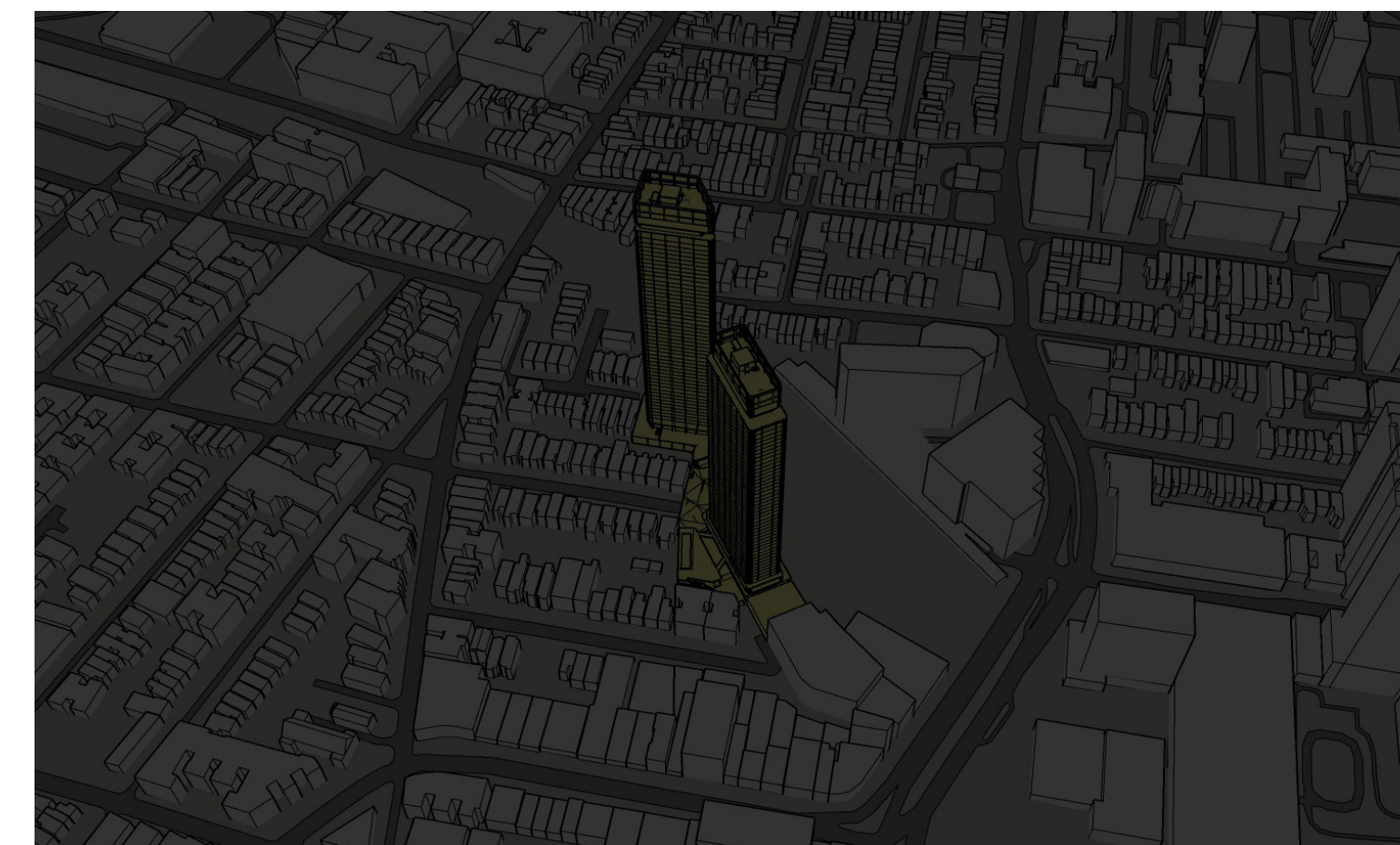
D14. SUNSET AT 4:47 PM - DECEMBER 21ST



A15. SUNSET AT 7:09 PM - MARCH 21ST







B15. 7:31 PM (ONE HOUR BEFORE SUNSET) - JUNE 21ST



C15. SUNSET AT 6:55 PM - SEPTEMBER 21ST



D15. SUNSET AT 4:47 PM - DECEMBER 21ST

|  |                                      |
|--|--------------------------------------|
|  | Shadows Cast from Existing Buildings |
|  | Shadow Cast from Proposed Building   |
|  | Proposed Building                    |
|  | Existing Buildings                   |

|  |  |
|--|--|
| <b>SPRING EQUINOX: MARCH 21ST</b><br>SUNRISE: 6:58 AM<br>SUNSET: 7:09 PM | <b>FALL EQUINOX: SEPTEMBER 21ST</b><br>SUNRISE: 6:43 AM<br>SUNSET: 6:55 PM   |
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**PROJECT:**  
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|  |                               |                                     |
|--|-------------------------------|-------------------------------------|
| <b>DRAWING TITLE:</b><br>VISUAL IMPACT ASSESSMENT<br>SHADOW STUDY ANALYSIS   |                               | <b>JOB NUMBER:</b><br>00419-117     |
| <b>DATE:</b><br>06/30/2022   | <b>SCALE:</b><br>NOT PROVIDED | <b>DRAWN BY:</b><br>SB              |
| <b>DRESDNER<br/>ROBIN</b><br><small>ONE EVERTRUST PLAZA<br/>SUITE 901<br/>JERSEY CITY, NJ 07302<br/>(201) 217 - 9200</small> |                               | <b>CHECKED BY:</b><br>CH            |
|  |                               | <b>DRAWING NUMBER:</b><br><b>1E</b> |

SOURCE: SKETCHUP PLACEMAKER OSM AND MICROSOFT BUILDINGS. EDITS MADE BY DRESDNER ROBIN BASED ON ASSESSMENT OF DATA.