

December 20, 2022

REF: PRELIMINARY & FINAL MAJOR SITE PLAN
417 COMMUNIPAW AVENUE
BLOCK: 18901 LOTS: 23 & 29

ATT: Division of City Planning City of Jersey City
Matt Ward
Principal Planner

**Marchetto
Higgins
Stieve**

**Architecture
Planning
Urban Design**

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Marchetto, Higgins, and Stieve prepared documents in response to the Division of City Planning review meeting September 07, 2022 for the Preliminary and Final Major Site Plan and Preliminary & Final Major Subdivision application located at 417 Communipaw Avenue, known as case number **P-22-146**.

1. Sheet A15, A16, A17, A18 have been updated to reflect floor numbering per the requested stories variance. Building height remains compliant with the allowable total height of 190ft.
2. Sheet A15 has been updated to clarify material of columns along the Communipaw plaza colonnade. Columns to be exposed cast architectural concrete.
3. Sheet A2 has been updated to reflect a 5ft planted buffer between the parking area and the base of the building. See Civil for additional information.
4. Sheet A23 and Material look book updated to reflect modified Brick spec for Neighborhood commercial building.
5. Sheet A23 has been updated to show additional brick detailing of Neighborhood commercial building.
6. Sheet A19, A20 updated to indicate profile of metal frame projections
7. Sheet A2 updated, modified naming of Food and Beverage pavilion
8. Sheet A2 updated, labeling added for Garage door functions
9. Sheet A2, A24 updated to reflect Head House extension phasing. The extension of the Head House is intended to be a Second phase following the completion of the full buildout of the project. At Phase 1 the brick paving used at the plaza areas will extend to the existing headhouse including the future head house extension footprint.
10. Sheet A24 and Material book updated to reflect a revised purple color to the Food and Beverage building
11. Sheet A2 updated to reflect Residential parking ratio. Proposed residential parking ratio is 0.55
12. Sheets C1, A5-A9 updated to reflect updated affordable unit breakdown.
13. Sheets A2-A5 and A15-A18 and Sheet A22 have been in compliance with the programming comments received from the Division of Architecture and Planning Staff.

END OF COMMENTS



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