

*417 COMMUNIPAW  
VISUAL IMPACT ASSESSMENT*

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*417 COMMUNIPAW*

*417 COMMUNIPAW AVE, JERSEY CITY, NEW JERSEY*

January 10, 2023

**Marchetto  
Higgins  
Stieve**

Architecture  
Planning  
Urban Design



SCALE: NTS

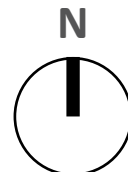
**417 Communipaw  
Proposed 17 Story Building**

**OVERALL SITE CONTEXT**

**417 COMMUNIPAW**

417 COMMUNIPAW AVE, JERSEY CITY, NEW JERSEY

January 10, 2023



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Verrazzano Narrows Bridge

Liberty Science Center

417 Communipaw  
Proposed 18 Story Building

The Beacon



**417 COMMUNIPAW**  
417 COMMUNIPAW AVE, JERSEY CITY, NEW JERSEY

**VIEW ALONG TURNPIKE TRAVELING SOUTH**

January 10, 2023

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Stieve**  
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Planning  
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**Salem Lafayette Apartment  
94 Union Street**

**417 Communipaw  
Proposed 18 Story Building**

**The Beacon**

**Journal Squared Towers**

**88 Regent  
at Liberty Harbor**



**417 COMMUNIPAW**

417 COMMUNIPAW AVE, JERSEY CITY, NEW JERSEY

**VIEW ALONG TURNPIKE TRAVELING NORTH**

January 10, 2023

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417 COMMUNIPAW  
 417 COMMUNIPAW AVE, JERSEY CITY, NEW JERSEY

CONTEXTUAL DIAGRAM

January 10, 2023

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 Higgins  
 Stieve**  
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VIEW AT COMMUNIPAW AVENUE PLAZA

## 417 COMMUNIPAW

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The proposed development is located at a previously active steel manufacturing facility, centrally located between the existing Lafayette Park and Berry Lane Park in the Bergen-Lafayette neighborhood. Multiple buildings have been oriented on the site to allow for the extension of Manning Avenue through the site, creating a new pedestrian mews linking the two parks. Along this pedestrian plaza is located a Public Market place, a rehabilitated Steel Tech Head House, Food and Beverage uses, public open space amenities, and a mixed-use Residential Development. The building massing and materials have been inspired by both the history of the Steel Tech manufacturing as well as the facades of the adjacent post-industrial masonry buildings.

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VIEW AT PUBLIC OPEN SPACE

## 417 COMMUNIPAW

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In line with the Morris-Canal Redevelopment Plan, the series of spaces and buildings within the project are all informed by the Post-Industrial fabric of the neighborhood. The most prominent of these spaces being a +39,000sf- public plaza and park which is envisioned to be activated through a mixture of uses including music and dance performances, holiday markets, fitness and wellness, and community sponsored art and cultural events.

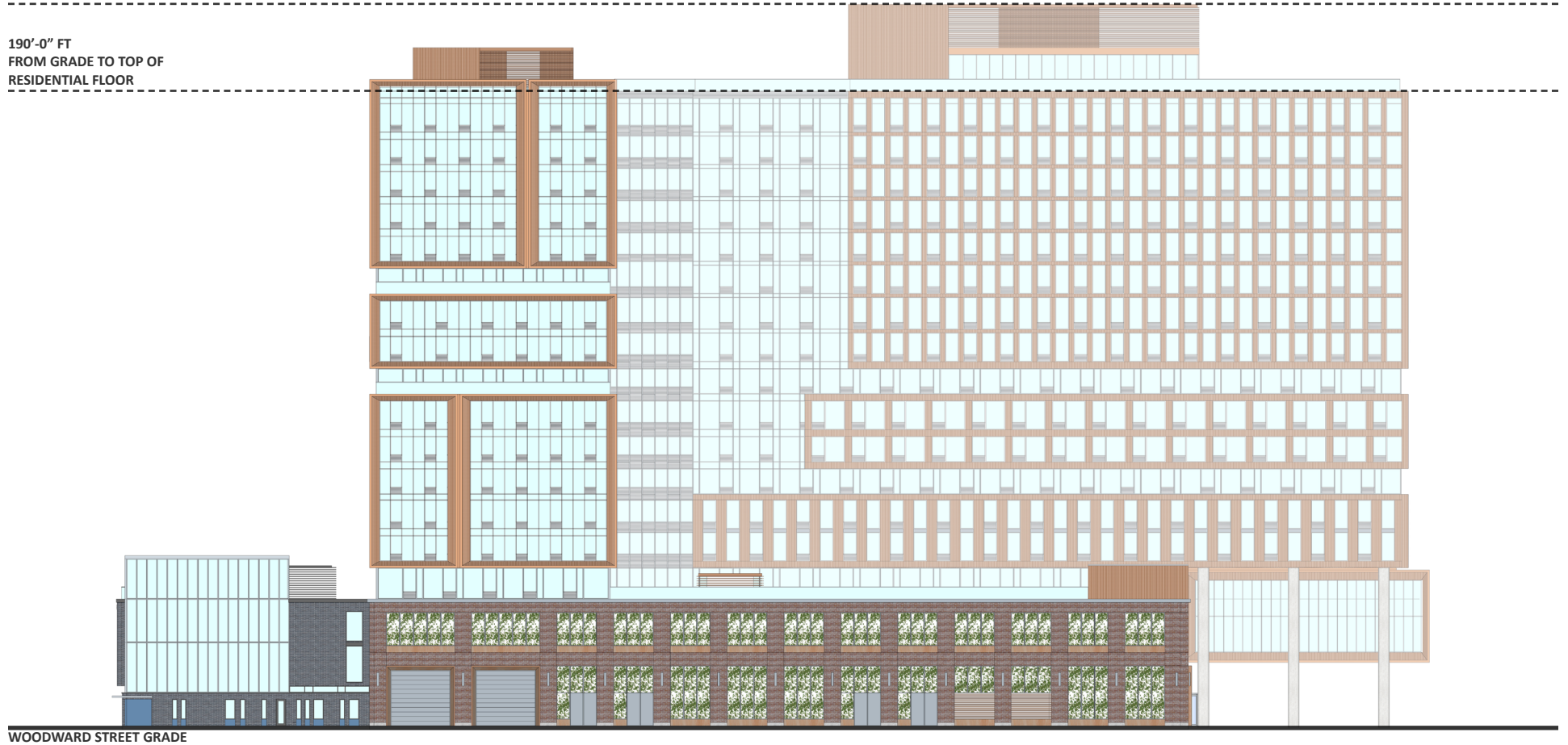
It is envisioned that these uses would further strengthen the fabric of the neighborhood, provide community amenities to Berry Lane Park, and foster the the goals of the Morris Canal Redevelopment plan.

**Marchetto  
Higgins  
Stieve**

Architecture  
Planning  
Urban Design

216'-0" FT  
FROM GRADE TO TOP OF  
MECHANICAL SCREENING

190'-0" FT  
FROM GRADE TO TOP OF  
RESIDENTIAL FLOOR



WOODWARD STREET GRADE

**EAST ELEVATION**

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January 10, 2023



216'-0" FT  
FROM GRADE TO TOP OF  
MECHANICAL SCREENING

190'-0" FT  
FROM GRADE TO TOP OF  
RESIDENTIAL FLOOR



GRADE

WEST ELEVATION

*417 COMMUNIPAW*

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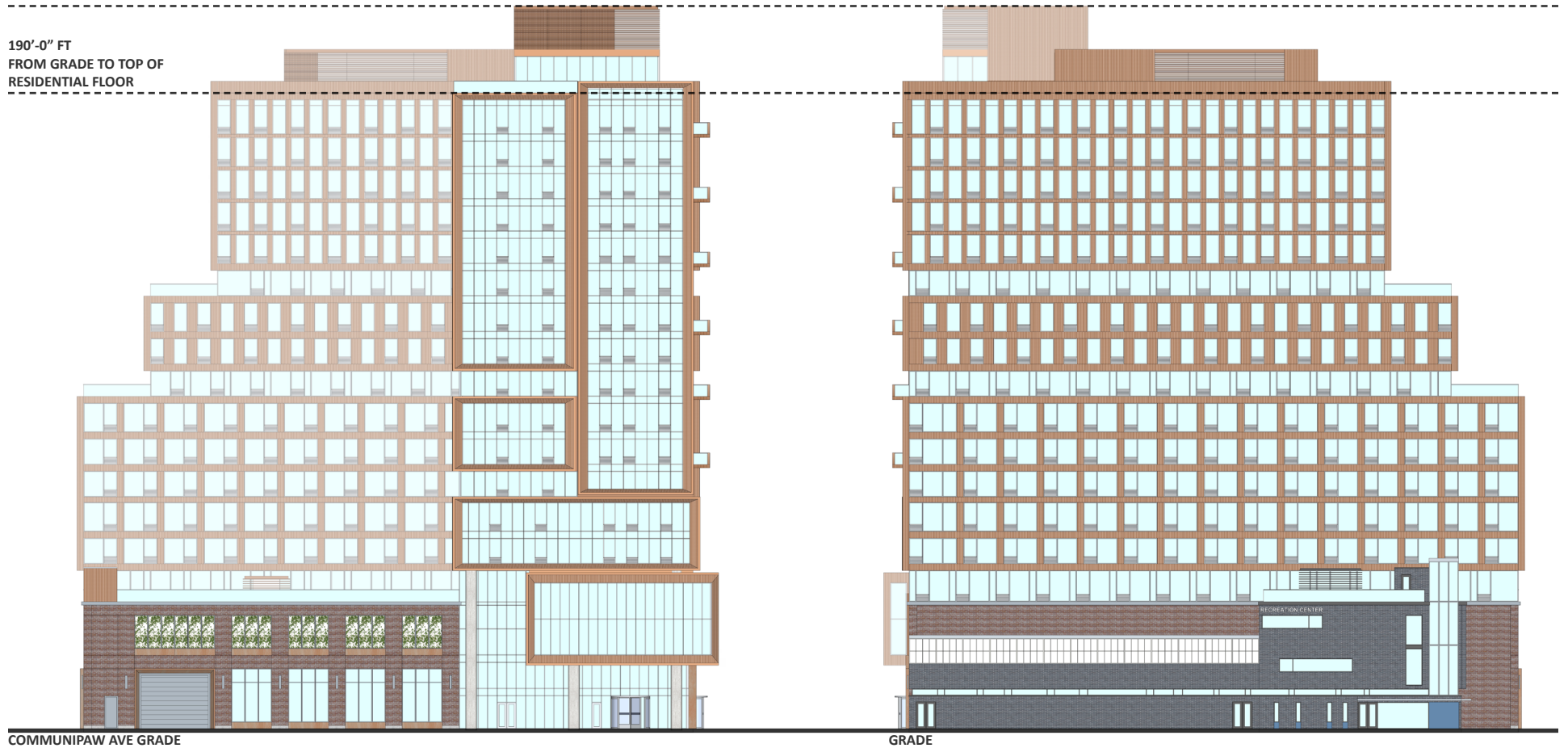
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**Marchetto  
Higgins  
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Architecture  
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Urban Design

216'-0" FT  
FROM GRADE TO TOP OF  
MECHANICAL SCREENING

190'-0" FT  
FROM GRADE TO TOP OF  
RESIDENTIAL FLOOR



NORTH ELEVATION

SOUTH ELEVATION

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