

Statement of Principal Points  
Scholars Village - 225 Phillip Street (Block 21504, Lots 4.01 and 5)  
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 Major Site Plan approval; and approval of bulk deviations for maximum building coverage, maximum building height, minimum number of parking spaces, and maximum number of signs.

The subject property located at 225 Phillip Street is identified as Lots 4.01 and 5 on Block 21504 of Jersey City. The subject property is located on the north side of Phillip Street, with Liberty Science Center and Liberty State Park to the east. The subject property has a total lot size of 94,675 square feet (2.17 acres). The subject property is currently vacant. The subject property is in the Science and Technology District of the Liberty Harbor Redevelopment Plan ("Redevelopment Plan") area.

The purpose of this application is to construct a mixed-used building with a total of 500 residential units, divided between a 12-story East Building and 12-story West Building that are connected with a 1-story residential lobby in the center. The first floor of the West Building consists of 29 parking spaces, a 1,327-square-foot commercial space, commercial space back-of-house, amenity/library, and mechanical rooms. The second floor consists of the second level of the parking garage with providing 50 additional parking spaces. The 3<sup>rd</sup> to 12<sup>th</sup> floor consists of a total of 250 residential units, ranging from studios to three-bedrooms units. The roof consists of amenities for future residents, including a pool, pool deck, social space, game room, and a playground/games space. The first floor of the East Building consists of 26 parking spaces, a 1,969-square-foot commercial space, mechanical rooms, gym, yoga room, and leasing offices. The second floor consists of the second level of the parking garage providing 48 additional parking spaces. The 3<sup>rd</sup> to 12<sup>th</sup> floors consists of a total of 250 residential units, ranging from studios to three-bedroom units. The roof consists of amenities for future residents, including a co-working room and multipurpose space.

*Positive Criteria:* The requested bulk deviations can be granted where the purposes of the Redevelopment Plan would be advanced by a deviation from the strict requirements of the plan and the benefits of the deviations would outweigh any detriments.

*Maximum Building Coverage:* The project proposes a building coverage of 51.1%, where a maximum building coverage of 50% is permitted in the Science and Technology District. The project proposes a 12-story East Building and 12-story West Building that is connected by a 1-story building that serves as common lobby for both buildings. Between the East and West Buildings, the project proposes a landscape area that consists of a riparian forest area, grassland and pool area, and upland meadows areas. The roof of the 1-story lobby will be used as the upland meadows area, consisting of roof deck area, overlooking platform, and meadow area that is

integrated with the landscape area east of the proposed building through a series of ramps and stairs. Therefore, with the creative building and landscaping design the 1-story lobby will appear as part of the landscape when viewing from the west. The project is also proposing extensive landscape areas surrounding the building. The project proposes a lot coverage of 74.7%, which is below the maximum permitted lot coverage of 80%. In addition, the project is proposing several amenity areas to be located on the roof of the East and West Buildings. The roof of the East Building will consist of an observation garden, boardwalk, kitchen and lounge area, and other roof deck area. The roof of the West building will consist of a hangout area, lounge area, outdoor dining area, pool, and pool lounge. The building coverage would be mitigated with the proposed landscaping features on the subject property and the roofs of the proposed buildings will provide adequate open space.

*Maximum Building Height:* The project proposes a building height of 129.8 feet, where a maximum building height of 120 feet is permitted in the Science and Technology District. The Science and Technology does not have a requirement for maximum number of stories or minimum/maximum floor heights. The project proposes a 15-foot ground floor height, which is an appropriate height for ground floor commercial and residential lobby/amenity areas. The second floor will have a 11-foot, 8-inch floor height, including a 3-foot transfer deck above the 2<sup>nd</sup> floor parking level. The typical residential floor on the 3<sup>rd</sup> to 10<sup>th</sup> floors will be 9 feet, 10 inches, which is a common residential floor height for high-rise buildings. The 11<sup>th</sup> floor will have a floor height of 10 feet, 10 inches, including a 1-foot transfer deck. The 12<sup>th</sup> floor will have a floor height of 13 feet, 8 inches providing a “cap” element to the proposed residential buildings. As discussed, between the East and West Building is a 1-story common lobby that provides for a light and air gap between the two buildings. The project is proposing a 6-foot setback on the 12<sup>th</sup> floor complying with the urban design requirement of the Redevelopment Plan that any building exceeding 120 feet provides a setback. The proposed project also complies with all other setback requirements.

*Minimum number of parking spaces:* The project proposes a total of 150 parking spaces where a minimum total of 389 parking spaces are required. The project is proposing a total of 350 bike spaces, exceeding the minimum bicycle parking space requirement. The subject property is a 0.5-mile walking distance from the Liberty State Park Light Rail Station. Per the Jersey City Bicycle Master Plan, Phillip Street is planned to have a protected bike lane that will connect to the greater Jersey City bicycle network. The access to the light rail station and bicycle network promotes supports a reduced automobile dependency.

*Maximum number of signs:* The project proposes 8 signs where a maximum of 2 signs are permitted. The additional signage is proposed to provide proper identification and wayfinding to and through the site. The

signage is appropriately located and sized to identify each residential building, commercial space, and parking areas and is integrated into the overall design of the project.

*Negative Criteria:* The granting of the variances will advance the purposes of the Municipal Land Use Law and promote the general welfare. Granting the requested variances 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 development. The proposed development will provide a density that is consistent with the Redevelopment Plan, and therefore is promoting 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 project will provide sufficient space in an appropriate location for the proposed mixed use buildings consistent with N.J.S.A. 40:55D-2.g. 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 constructing appropriate mixed-use buildings on the undeveloped lot and improving the streetscape with various landscaping elements.

Granting of the variance will not result in a substantial detriment to the general welfare. The proposed building is consistent with the intent of the Science and Technology District. The proposed project meets the setback requirements, which will allow for adequate light, air, and open space between the adjacent properties.

Granting the variance will likewise not result in a substantial impairment to the intent and purpose zone plan or zoning ordinance. The proposed project is consistent with the objectives of the Redevelopment Plan by creating new residential development with ancillary retail and ancillary commercial development. The project will also advance the objective of creating a multi-function science and technology district. The proposed project advances the Jersey City Master Plan by developing the currently undeveloped property, which will provide unique, attractive, and high-quality residential area that will serve existing residents and attract new residents with a wide range of housing and life-style choices.

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