



Minervini Vandermark Melia Kelly

Architecture + Design

Date: 07/31/23

Re: 64-70 Oakland Ave
Block 6806, Lots 1-2 & 25-27
Jersey City, NJ 07306

The following are project amendments based on the feedback provided at the July 12th, 2023 meeting with the St Anthony's neighborhood group. The original filing set that was presented was dated March 3rd, 2023. The current filing reflecting the amendments listed below is dated July 28th, 2023.

- The original overall project height was predominantly 6-Stories at 66'-0" in height with a small portion of the structure at Fleet Street being 5-Stories at 56'-0". The proposed amended project has the entire frontage of Fleet Street reduced to 4-Stories at 44'-0" in height. The Oakland Avenue frontage has been reduced to 5-Stories and 53'-8" with only the Route 139 frontage remaining at 6-Stories at 63'-4". This results in a greatly reduced visual impact at Fleet Street intersection of Oakland Avenue. See project exterior elevations from heights.
- The overall project density has been reduced from 73 Residential Units to 66 Residential Units. The project program originally had (33) 1 Bedrooms, (20) 1 Bedrooms Plus Den, (12) 2 Bedrooms, (8) 3 Bedrooms. The new proposed project has (15) Studios, (28) 1 Bedrooms, (11) 1 Bedrooms Plus Den, (6) 2 Bedrooms, (6) 3 Bedrooms.
- The overall project parking count has increased from 47 parking spaces to 50 parking spaces (.75 per unit). The number of bicycle parking spaces has been reduced from 37 to 33 with is still fully compliant with ordinance (.5 per unit). There will also be 4 outdoor bicycle parking spaces for the building & retail / office spaces.
- The lot coverage on the originally filed project was 100% at the 1st floor, 78.4% at Floors 2 thru 5 and 69.7% at the 6th Floor. The concerns were the amount of pervious building coverage and lack of landscaping on the property. The existing site conditions have green space and they wanted it returned as part of this proposal. In addition, the neighborhood wanted to see the 1st floor setback to create covered walkways for pedestrians. The updated proposal has a 1st Floor coverage of 88.5%. The vacated areas at the 1st floor have been converted to landscaped areas and covered walkways predominately as you approach the corners of both Fleet Street and Route 139. The intent was to soften the base of the building by pulling it in and adding landscaping. In addition to the 9 new street trees being proposed, bioswales have been added connecting the tree pits at both Fleet Street and Oakland Avenue. The upper Floors 2 thru 4 remain at 78.4% with 5th Floor reduced to 51.9% and 6th Floor greatly reduced to 33.6%. Each stepping / tiered roof plane also has a series of landscaped planters at the perimeter to soften the building roof lines. The project also has added larger landscaped elements at the 2nd Floor roof deck / center courtyard for greater green visibility facing Route 139 and East of the property. In addition, extensive green roof areas have been added to the 2nd & 4th Floor roof areas to compliment the proposed stormwater detention system located below the garage floor.
- The curb cut and driveway access point to the garage have been moved further down Fleet Street for greater pedestrian safety. In addition, the actual garage door has been setback 18'-0" (car length) from the front façade.

This gives the driver & pedestrian greater time for visibility / reaction for safety. The setback garage entry begins the recessed walkway approach to the main lobby.

- The centrally located Oakland Avenue 1st Floor office spaces was reduced from 1,705 sf to 1,137 sf. The 1st floor corner retail / café at Route 139 has been reduced from 1,290 sf to 1,245 sf. These areas were amended as a result of the reduction of 1st Floor lot coverage to add the landscaping and covered walkways.
- The rooftop amenity space has been reduced from 1,223 sf to 957 sf in floor area. The upper rooftop deck area has been increased from 2,205 sf to 2,576 sf.
- All exterior elevations have been amended to reflect the height changes and garage door relocation. The project shadow & impact studies have been amended to reflect the reduced “tiered” building massing.
- The proposed project changes are significant resulting in a drastically reduced building volume and visual impact at the site location.

Please let us know if you have any questions or comments.

Thank you,

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