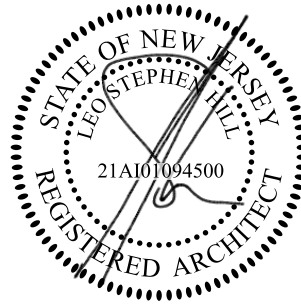




## **Shadow Analysis and Visual Impact Assessment Narrative**

(April 26, 2024)

NEWPORT SITE 8A  
20 Long Slip  
Jersey City, NJ 07310





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This Shadow Analysis and Visual Impact Assessment has been prepared in accordance with Section 345-18 and Ordinance 20-112 of the Land Development Ordinance of the City of Jersey City.

This redevelopment project is located at 20 Long Slip, Block 7302, Lot 3.18, in Jersey City, NJ 07310. The proposed redevelopment site is located at the intersection of Long Slip and Washington Blvd.

The following sections address the specific response requirements of the ordinance outlining the Shadow Analysis and Visual Impact Assessment.

## **A. Shadow Analysis**

### **1. Project description**

This project is in the Residential District of the Newport Redevelopment Plan.

This proposed redevelopment “Site” of approximately 3.3 acres (144,436 sq. ft.) is located at 20 Long Slip, Block 7302, Lot 3.18 in Jersey City, NJ 07310. The site is located at the northeast corner of Long Slip and Washington Blvd. The eastern edge of the site borders the Hudson River.

The proposed design consists of a 47-story residential tower with ground floor retail. The proposed total gross floor area is 659,125 sq. ft. with 2,335 sq. ft. of retail, 623,700 sq. ft. of residential use with a total number of 529 units.

The landscape improvements include areas surrounding the building at ground level with ornamental plantings and trees.

### **2. Documentation**

This Shadow Analysis and Visual Impact Assessment has been prepared based on the Architectural Plans prepared by Hill West Architects dated 04/26/2024.

### **3. Elevations of Proposed Building and Surrounding Buildings**



See SPA-011 for the Proposed Building and Surrounding Buildings within the Newport Redevelopment Plan. The proposed building elevations are provided on SPA-400 to SPA-423.

#### **4. Shadow Diagrams (Days of the Year)**

See SPA-011 for the diagrams of shadow cast by the proposed project on the following days of the year.

- Winter solstice (December 21) - midday sun is lowest and shadows are at their longest.
- Summer solstice (June 21) - midday sun is at its highest and shadows are at their shortest.
- Spring / Fall equinox (March 21/September 21) - shadows are midway through a period of lengthening.

#### **5. Shadow Diagrams (Hourly Basis)**

See SPA-011 for the diagrams of shadow cast by the proposed project on the following hourly basis at 9am, 12pm, and 3pm.

### **B. Visual Impact Assessment**

#### **1. Elevations**

See SPA-010 for the diagrams of visual impact. The proposed building is compliant with building elevation and height requirements per the Newport Redevelopment Plan. The proposed height from grade to top of bulkhead roof slab is 511'-8". The proposed building elevations are provided on SPA-400 to SPA-423.

#### **2. Scenic Features**

The site is located in the northern section of Newport Jersey City at the Hudson River waterfront. The Hoboken train yard is located to the north. Multiple Residential towers are located to the south. The west has retail and the elevated light rail.

Given the site location and proposed building height, the building will likely have views of Hoboken, Downtown Jersey City, the Hudson River, and New York City.



It should be noted that the Heights section of Jersey City to the west is situated on top of the Palisades at a significantly higher elevation than the site.

### **3. Visual impact**

See SPA-010 for the diagrams of visual impact. The proposed building is not anticipated to have any visual impact on any of the scenic corridors identified in the master plan. The 2021 Jersey City Master Plan does not have any references to scenic corridors or vistas. The 2000 Jersey City Master Plan (11-63) states,

*“In 1995, the Planning Board declared the vista along the New Jersey Turnpike – Hudson County Extension to be a “scenic corridor” meriting significant protections to match its significant contributions to the history and scenic values of our City, our State, and our Nation.”*

The site is located approximately 900 feet north of the New Jersey Turnpike – Hudson County Extension (NJ Turnpike Extension) where it enters and exits the Holland Tunnel. Given the location of the site, north of the NJ Turnpike Extension, the proposed building will not visually impact the vistas along the NJ Turnpike Extension to the Harbor, Manhattan Island, the Statue of Liberty, Ellis Island, Port Liberte, the downtown waterfront of Jersey City, the Jersey City Medical Center, and the historic neighborhoods.

### **4. Proposed Mitigations**

The proposed building may be visible from the NJ Turnpike Extension to the south of the site, however, as stated the proposed building does not have an impact on any scenic corridors. Consistent with the Master Plan, the proposed building will provide quality materials, adequate screening of rooftop equipment, and will not include any billboards.

Residences will connect to landscaped areas, improved open spaces and courts, which will contain major and minor pedestrian routes. The pedestrian routes will be separated from vehicular traffic. The improved open space areas may be expanded and developed for neighborhood recreational uses and community services. The pedestrian routes will all connect outward to the waterfront developing views and keeping close visual contact with the water.