



## MEMO

DATE: August 9, 2022

TO: Matt Ward, JC Division of Planning

FROM: Tom Carman, Melillo | Bauer | Carman

RE: **50 Hudson – Submission Plans – Preliminary & Final Major Site Plan  
MBA Job No. 22-110**

---

The following summary provides an overview of the revisions that have been made to the Landscape Submission Plans for 50 Hudson, dated 08.09.2022 – Preliminary & Final Major Site Plan, located in the Jersey City, NJ. See narrative below for a comprehensive list of changes. Recent comments from the 7/27/2022 GDA checklist have been identified in yellow within this memo and with a revision cloud, #3 within the corresponding plans. Planning comments have been *italicized* and Melillo | Bauer | Carman (MBC) responses are displayed in **Bold**.

### **GDA Checklist Comments**

Dated: 06.15.2022 - updated 7/27/2022 – see yellow

#### Section V. ARCH AND CIVIL PLAN REQUIREMENTS

8. Zoning Table, section j. Landscaping and street trees

*Planning Comment: Groundcovers/landscaped areas from GAR tables shall be listed (within) zoning table*

**MBC: A GAR Plan has been added to the set (L-11). This plan provides the area backup for the corresponding GAR table that has been added to the to aforementioned sheet. Civil to add the necessary information to the zoning table.**

9. Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.,

*Planning Comment: C-301 – Sussex st, 4 bollards do not appear to fully restrict car access near your neighbor to the north. Especially with flush curbing. A maintenance agreement should be conditioned for the applicant to maintain this treatment to the end of Sussex – need answer in writing. See marked up plans for LA plan comments. I would like to talk a bit more about the plaza design. L-10 needs more labels for materials. Not all stairs are specified. Also the Stadium seats*



facing the water should be lengthened to the north. That stair north of the stadium seats is unnecessary.

**MBC: Additional Bollards have been added at the terminus' of Sussex Street and Morris street to fully restrict vehicle access. See sheet L-2.**

**MBC Response (Revision #3):**

**Maintenance agreement comment to be addressed by others.**

**Additional Key references have been added to sheet L-10 to clarify the stair material and any others missing materials. The eastern stadium seating steps have been expanded to the north. A small 5' wide access stair remains to eliminate a 'dead end' condition.**

#### 10. Demolition Plan

*Planning Comment: There is no removals related to your utility connections? You aren't removing and reconstructing the sidewalk along Hudson Street. If so, I want photo log to make sure no repairs or maintenance is needed. I will be conducting a site visit. So the planter with mature locust trees is getting fully removed? Or is it partial? If partial, can you redraw the removals plan to be more accurate? Is there an interim parking plan for the Goldman Sachs building during construction?*

**MBC: The Hudson Street sidewalk is proposed to be replaced. The planter with mature Honey Locust Trees is proposed to be fully removed and replaced to facilitate the modifications required to create the terraced public plaza, walkway, and seating. The existing fountain north of the Morris Street waterfront walkway access stairs shall remain just south of the planter.**

#### 11. GAR details needed

*Planning Comment: Green roof tray details needed.*

**MBC: GAR plans have been added to the set (L-11). The proposed greenroof tray detail has been added to the planting detail sheet. See detail 5/L-9.**

#### 14. Materials used in paved areas and walks and all other surface treatments.

*Planning Comment: ~~See marked up plans. Need colorized photo material booklet for plaza too.~~ The sawcut pattern on both projects is not very clear.*

**MBC: Color rendered plans identifying the proposed materials have been added to the set (L-10) in place of a booklet.**



**MELILLO·BAUER·CARMAN**  
LANDSCAPE ARCHITECTURE

**MBC Response (Revision #3): Sawcut pattern has been modified to better communicate the design intent throughout the plaza space. See sheets L-2 & L-10 and pavement enlargement, detail 1/L-2.**

16. Lighting; wattage, location, height, attachment details, areas of diffusion

*Planning Comment: Does the lighting details show(n) reflect the site plans or the existing fixtures of the area? Specifically, the PSEG ones?*

**MBC: A lighting key has been added to the Streetscape Lighting Plan (L-3) with a key identifying the different fixture types as well as those that are existing/proposed. A note has been added to sheet L-8 identifying the fixtures that are to be supplied by PSE&G.**

17. Fences/walls: height, materials, width of internal details (e.g.: pickets), spacing of internal details.

*Planning Comment: Open spaces*

**MBC: Planter wall heights are indicated on sheet L-6. Perspective views have been added to support the design and depict the vertical elements.**

20. Recreation areas: location, square footage, materials, equipment, and lighting

*Planning Comment: N/A*

**MBC: A table has been provided that indicates the recreation areas and identifies the lighting parameters that are intended to be utilized to illuminate the amenity terraces.**

28. One illustrative site plan in color with legend (upon staff request).

*Planning Comment: N/A*

**MBC: Color rendered plans identifying the proposed materials have been added to the set (L-10).**

### **Plan Drawing Revisions:**

Cover Sheet

*Planning Comment: Typo extra "e" in dresdner*



**MELILLO·BAUER·CARMAN**  
LANDSCAPE ARCHITECTURE

**MBC: Typo has been corrected. Changed dates, set status, and added new sheets. All sheets have been revised to reflect - 07.01.2022 – Preliminary & Final Major Site Plan.**

**MBC Response (Revision #3): All sheets have been revised to reflect – 08.08.2022 – Preliminary & Final Major Site Plan.**

L-1 Overall Streetscape Site Plan

**MBC: Updated plaza sawcut pattern.**

L-2 Streetscape Landscape and Materials Plan

*Planning Comment: Need a removals Plan*

**MBC: Note has been added to see Civil removals plan for scope of demolition. Trash receptacles have been added to the plan.**

**MBC Response (Revision #3): Plaza pavement sawcut pattern and stadium seating has been modified on plan. Enlargement detail has been added to clarify pavement intent, see L-2 and detail 1/L-2.**

*Planning Comment: No repairs or maintenance is needed to the Waterfront Walkway?*

**MBC: A note has been added to the 'waterfront walkway label' that states, 'Any waterfront walkway that is damaged during construction shall be restored.'**

*Planning Comment: Need handrail detail. typ.*

**MBC: A handrail detail has been added to the streetscape site details. See detail 1/L-6.**

*Planning Comment: You could achieve the programming you seem to want in this area by changing the materiality on the ground instead of playing with elevation. Perhaps there could be two large sections of compacted gravel, similar to grove area in Lutze biergarten or Hoboken's Pier A park. You could even break away from the rigidity of the planters a bit here as well.*

**MBC: The terraced design has been implemented to minimize the plaza edge wall height relationships to Hudson Street, the Morris Ave 'right of way' and eastern waterfront walkway. The grade change creates a sub-space within the overall plaza and transitions to the required flood elevations stated within the Goldman Sachs Development Guidelines. Because of the below grade parking garage, the use of hardscape within these spaces is preferred over a compacted gravel.**



*Planning Comment: Need elevations or details about ramp/planter walls and curbing. How tall are the normal curbing areas with landscaping? What is that made of? Is there a colorized photo of the granite steps to be used which can indicate color and texture? Typ comment. Same comment for plaza pavement? Is it pavement, pavers, poured, granite. This there any variation in the "plaza pavement"?*

**MBC: See Civil grading plans for elevations. See Site Details sheets for sections and added perspectives depicting the vertical relationships for the elements noted within the planning comments (L-6). Color rendered plans identifying the proposed materials have been added to the set (L-10). A label has been added indicating the plaza pavement treatment as sawcut colored concrete (L-2).**

*Planning Comment: What is this gray line?*

**MBC: Residual linework has been resolved within the latest plans.**

*Planning Comment: Bench details*

**MBC: Proposed Furnishing details have been added to the site details. See details 8-11/L-7.**

*Planning Comment: Where are the details for this furniture outside of the tenant seating areas?*

**MBC: All year-round furnishings that are located outside of the tenant area have been detailed. The areas which are anticipated to have a multi-season uses are depicted open to provide the required flexibility.**

*Planning Comment: Is there a reason for this area with extra elevation? Adds an unnecessary amount of ramps. Can't you evoke separation/isolation/quiet but just keeping the extra planters and trees?*

**MBC: The terraced design has been implemented to minimize the plaza edge wall height relationships to Hudson Street and the Morris Ave 'right of way'. The grade change creates a sub-space within the overall plaza and transitions to the required flood elevations stated within the Goldman Sachs Development Guidelines. This mid-level does not create the need for additional ramps, rather it provides a gentle transition.**

*Planning Comment: Specify. Is this a sculpture or a fountain?*

**MBC: This element has been removed to maximize flexibility of the plaza for seasonal use.**



**MELILLO-BAUER-CARMAN**  
LANDSCAPE ARCHITECTURE

*Planning Comment: Want to understand what is going on here with the bollards, planting bed and minimum clearances. I find it hard to believe that there isn't work necessitated on the waterfront walkway due to these improvements*

**MBC: The area at the terminus of Sussex Street has been revised to provide a continuous line of bollards to prevent vehicular access. All disturbed pavements shall be restored to match those that exist. See Streetscape Landscape and Materials Plan (L-2) and revised bollard specification on 8/L-7.**

#### L-3 Streetscape Lighting Plan

**MBC Response (Revision #3): Recessed wall lights have been modified in response to revised stadium seating layout.**

#### L-4 3<sup>rd</sup> & 41<sup>st</sup> Floor Landscape & Materials Plan

*Planning Comment: Is the trellis decorative or is the roof being amenitized? (A-107)*

**MBC: Site furnishings have been added to the 41<sup>st</sup> Floor Amenity Materials & Landscape Plan on 2/L-4.**

#### L-6 Streetscape Site Details

*Planning Comment: Need +/-4 trash cans on plans and need detail.*

**MBC: Trash receptacles have been added to the Streetscape Landscape and Materials Plan (L-2). See detail 9/L-7 for trash receptacle specification.**

**MBC Response (Revision #3): Modified perspective view in response to stadium seating step modification. See detail 5/L-6.**

#### L-10 Streetscape, 3<sup>rd</sup> & 41<sup>st</sup> Floor Materials Key Plan

**MBC Response (Revision #3): Clarified colored concrete pavement to be Sawcut.**