

MEMORANDUM:

To: Division of City Planning
Jersey City

Project: Journal Squared Phase 2
Final Site Plan

Re: Changes since Site Plan Approval on
November 11th, 2018

From: Hollwich Kushner Architecture DPC &
Handel Architects LLP

Date: October 30th, 2020

1. Redesigned overall interior Lobby extent and changed Retail Area C to interim Mailroom with ceiling at 13'-1". – **Complies with Redevelopment Plan**
2. North Façade of Retail Area C has been changed to a shadow box. – **Complies with Redevelopment Plan**
3. Removed Metal Panel cladding and added 6 Antennas at Core Bulkhead in coordination with Port Authority requirements for PA Room. – **Requires Deviation from the Redevelopment Plan**
4. With the Construction of Phase 3 as an alternate to the previously approved Revised Site Plan Application, the street frontage for Phase 2 will decrease from 535.75' to 353.75' after Phase 3 is built. Non-permitted street frontage such as meter rooms, blank walls, garage doors, etc. remains the same at 140.6 and percentage of permitted use increased to 40% from previously approved 26%. – **Requires Deviation from the Redevelopment Plan**
5. With the Construction of Phase 3 as an alternate to the previously approved Revised Site Plan Application, the Ground Floor transparency of Phase 2 will increase to 60% from 59% with the reduction of street frontage. – **Deviation previously approved**
6. With the Construction of Phase 3 as an alternate to the previously approved Revised Site Plan Application, the drive aisle connection from Phase 2 to Phase 3 will remove 15 parking spots in Phase 2 which will reduce the overall parking spaces (including Valet Parking spaces) from originally approved count of 492 to 477 spaces in Phase 2. – **Complies with Redevelopment Plan**
7. The East Ground Floor Exterior Façade at Retail Area C (now interim Mailroom) has been revised to include an interim wall enclosure in preparation for future Phase 3 construction. – **Requires Deviation from the Redevelopment Plan**
8. Similar to Phase 1, a new Phase 2 building sign approximately 77 SF in area and 14% of Ground Floor portion of wall along Pavonia Avenue indicating the building name has been included. – **Requires Deviation from the Redevelopment Plan**
9. Added 2 bollards for security at Magnolia Avenue sidewalk with an aggregate dimension of 16'-5" clear width. Preliminary Site Plan Approval allowed deviation of 16'-0" at Magnolia for Phase 2. – **Deviation previously approved**
10. Residential Bike Storage Count in basement has been reduced from 675 to 670 which still meets the minimum requirement of 0.5 spaces per unit and 13 retail indoor bike parking spaces. Outdoor Retail bike parking has been increased from 8 to 14 spaces and is located in Porte Cochere. – **Complies with Redevelopment Plan**