



GRO ARCHITECTS, PLLC

**Date:** 9 June 2023

**To:** Mr. Dan Wrieden, Historic Preservation Officer  
Jersey City Planning Office  
1 Jackson Square  
Jersey City, NJ 07304

**From:** Richard Garber, AIA  
GRO Architects, PLLC  
125 Maiden Lane, 506  
New York, NY 10038

**Re:** **List of updates to HPC set** : Block 13601, Lot 1; 593 Montgomery Street, Jersey City

*via e-mail*

Dear Mr. Wrieden,

We have made adjustments to our design based on the feedback from HPC Meeting held on March 13, 2023 and response to the comments from the council members. Below is the list of changes in response.

- The overall building massing has adjusted in consistency to the existing building paradigm at the Medical Center Complex. While the previous proposal has “Square shape” ground floor footprint and a smaller “square shape” upper floor. The current design has the ground floor footprint remains as a “square shape”, transit to a “U-shape” on the 4<sup>th</sup> and 5<sup>th</sup> floor, and transit to a “Bar shape” on the upper floors in consistency to existing building paradigm massing strategies.
- The front yard setback at Cornelison Avenue changed from 126’-8” to 129’-11”. The distance between the proposed building and the Jones Hall changed from 17’-2” to 20’-5 ½”. In response to the comments: “Too close to the Jones Hall building.” At the meantime, windows sizes facing the Jones Hall building has largely decreased and designed to avoid the direct facing from the Jones Hall’s windows. In response to the comments:” More privacy for Jones Hall’s tenants.”
- The rear yard setback at the South facing side changed from 15’-3” to 25’-0”. Which helps the building massing stays further distance from the Medical Center Complex. At the meantime, removed a rear yard setback variance on the ground floor. In addition, 4<sup>th</sup> - 5<sup>th</sup> floor rear setback changed from 22’-0” to 32’-0” and a further setback in the middle portion from 22’-0” to 50’-0”. 6<sup>th</sup> – 14<sup>th</sup> floor rear setback changed from 22’-0” to 50’-0”. 15<sup>th</sup> to 18<sup>th</sup> floor rear setback changed from 29’-10” to 54’-6”. In response to the comments:” Too close to the Medical Center Complex.”

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- Building stories changed from 17 stories (191'-0" from Montgomery Street level) to 18 stories (202'-0" from Montgomery Street level).
- Building coverage at the Ground floor changed from 37% to 33%. The ground floor area changed from 10,399 SF to 9,438 SF.
- Medical use was reduced from three stories to one story. Area of Medical use reduced from 27,102 SF to 7,1084 SF. In response to a public comment" Causing too much traffic as a three-story medical use program on Montgomery Street."
- Total building area reduced from 208,315sf to 182,754 SF.
- Corners of the building changed from glass to solid from 3<sup>rd</sup> to 12<sup>th</sup> floor.

Kindly let me know if you have any questions regarding these changes, I would be happy to further discuss with you. Thank you again.

Sincerely,



Richard Garber, AIA