

April 20, 2015

Columbus Corner

New Residential Community

Jersey City, Hudson County, New Jersey

BNE Real Estate Group and Minno & Wasko Architects and Planners look forward to the next Neighborhood Association meeting, where they will present their collaborative, conceptual design for a new, mixed-use luxury rental building located at the intersection of Columbus Drive and Barrow Street on the south-east corner. The site is uniquely situated along Columbus Drive, which has become a key gateway entrance leading to the Grove Street and revitalizing waterfront area.

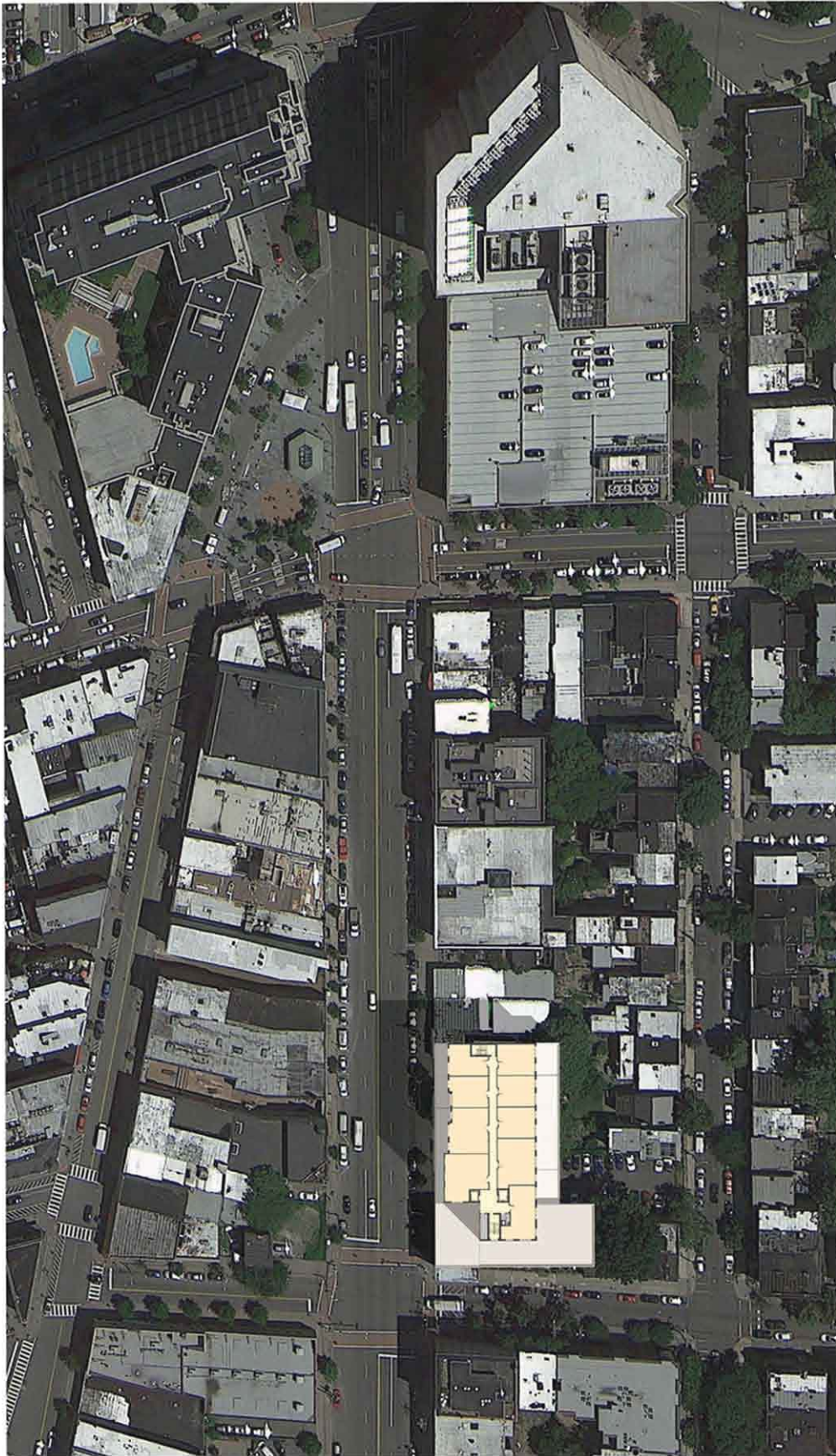
As proposed this new mixed-use redevelopment would improve this important corridor, providing commercial retail space fronting on Columbus Drive where a commercial, surface parking lot presently exists. The former industrial, four story masonry structure located at the corner of the lot will be preserved and re-used as a new boutique style lobby at the first level with residences located on the upper levels. Compatible with the surrounding neighborhood scale, the building is proposed as four stories along the historic Barrow street and frontage of Columbus Drive. The upper levels of the building step back along Columbus Drive and rise to eighteen varying levels of residential residences above. Visually the massing and scale of the building will help to connect the border of the neighborhood with the adjacent Grove Street Development and will seek to have minimal visual impact from the Historic Van Vorst Park area to the South.

The structure as designed will be flat plate concrete construction. The exterior materials for the project are to include brick-veneer, cast stone-veneer, precast sills and bands, fiber cement siding panels, and aluminum and glass windows. While these materials reflect a neutral pallet that complement its surrounds, contemporary architectural elements can be seen in the design of the entrance canopies, varied cornice lines, balcony features, lighting and the overall detailing of the façades. The design also allows for a common amenity space, fitness studio, and common roof deck area.

This new luxury rental building will deliver a distinctive mix comprised of 2 studios, 80 one-bedrooms, and 61 two-bedroom dwelling units totaling 143 new residences. Ample private parking will be provided, and approximately 4,500sf of retail space along Columbus Ave. This new redevelopment will provide for new commercial and residential

uses that are consistent with the goals of the City and the Jersey City Master Plan.

The design, building heights, and architectural character will be compatible with both the low-rise historic district to the South as well as the Mid-Rise and High-Rise commercial and residential areas found along the Columbus Drive corridor and greater Grove Street area to the East. The upper level step backs from the one-hundred foot wide Columbus Drive will set the standard for the remaining lots to the east and the retail block directly to the north. This step back at the fourth level holds the scale of the surrounding Historic District while allowing denser development in an area with an easy pedestrian connection to Mass Transit. It will also provide for new residences that can support the city's new and existing businesses found within the adjacent neighborhoods. Finally this project will help complete the pedestrian link along Columbus Drive allowing for a more connected experience.



SITE PLAN

SCALE: NTS



CONCEPT BUILDING PLANS

DATE: 04/10/2015