



# REBUILD BY DESIGN

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

## HUDSON RIVER

Hoboken Weehawken Jersey City

### COMMUNITY WORKSHOP WITH CAG SUMMARY

**DATE:** April 7, 2016  
**TIME:** 6:30 PM – 9:30 PM  
**LOCATION:** Multi-Service Center  
 124 Grand Street | Hoboken | NJ  
**PURPOSE:** Urban Design Ideas

### ATTENDANCE

Name of Attendee	✓	Organization
John Carey	✓	CAG: Hoboken Museum
Naomi Hsu	✓	CAG: Jersey City
LaTrenda Ross	✓	CAG: Hoboken
Francois Violet	✓	CAG: HFA
Edward Fisher	✓	Resident: Hudson Tea Condo Assn
Jule Cole	✓	Resident
Richard Weinstein	✓	CAG
Melissa Abernathy	✓	CAG: QLC
Ron Hine	✓	CAG

Tiffanie Fisher	✓	CAG
Carter Craft	✓	CAG
Tom Bruinn	✓	Resident
Eric Aldous	✓	Resident
Tom Jacobson	✓	Resident
Pat Caulfield	✓	PLS
Kevin Smith	✓	DRIPS, LLC
Vijay Chaudhuri	✓	Hoboken Mayor's Office
Ciro Scalena	✓	NJ Laborers
Tess Tomasi	✓	Bergen County VOAD/LTRC
Joseph Caulfield	✓	PLS
Tom Spalj	✓	DRIPS, LLC
Kevin Raaphorst	✓	
Amy Chester	✓	Rebuild by Design
Robert Sternlieb	✓	
Sally Gellat	✓	New Meadowlands Coalition
Marla Decker	✓	Resident
Joseph Calabrese	✓	Resident
Claire Lukas	✓	
Allen Kiatz	✓	Rebuild by Design
Harry Ahmed	✓	Resident
Luke Schray	✓	Resident
Vito Lanotte	✓	Resident
Sandra Smith	✓	Hoboken Housing Authority
Beatrix Inhulsen	✓	Resident
Paul Somerville	✓	CAG
Jessica Tribble	✓	CAG
Helene Graff	✓	Resident
John Corkery	✓	

Jeremy Vuolo	✓	CAG
Bray Ridenau	✓	Resident
Tom Himler	✓	Resident
Claire Duveinet	✓	
Ivan Schlachter	✓	Resident
Geoff Rockhill	✓	Resident
Dan Bryan	✓	Resident
Angela Yu	✓	Connell Foley
Noelle Thurlow	✓	CAG
Tim Troxler	✓	Liro Group
Rich Trimitiedi	✓	Hoboken Waterfront
Ned Delaney	✓	Resident
Jeannette Josue	✓	Hudson County Views
Mayor Zimmer	✓	Hoboken Mayor's Office
Mayor Turner	✓	Weehawken Mayor's Office
Gio Ahmad	✓	Weehawken Mayor's Office
Alyson Beha	✓	HUD
Alexis Taylor	✓	NJDEP
Dennis Reinknecht	✓	NJDEP
Helen Billson	✓	OMA
Laura Baird	✓	OMA
Timothy Ho	✓	OMA
Daniel Pittman	✓	OMA
Sunggi Park	✓	OMA
Frank Schwarz	✓	NJDEP
Dave Rosenblatt	✓	NJDEP
Alexis Landes	✓	SCAPE
Ken Spahn	✓	Dewberry
Cliff Moore	✓	Dewberry
Larry Smith	✓	Dewberry

Laura Sliker	✓	Dewberry
Jennifer Baer	✓	Dewberry
Zachary Eulo	✓	Dewberry
Will Guevara	✓	Dewberry
Bill Hamilton	✓	Dewberry
Sandri Lamo	✓	Dewberry
Steve Hodapp	✓	Dewberry
Zachary Davis	✓	Dewberry
Ryan Walsh	✓	FHI
Jessica Ortiz	✓	FHI

# SUMMARY OF DISCUSSION

## Welcome and Agenda

NJDEP David Rosenblatt made welcoming remarks and stressed that this meeting is not about the selection of a preferred alternative but is about urban design ideas, aesthetics, functionality and engineering. The design ideas discussed presently are a first step; there are also budgetary, schedule, regulatory and engineering concerns that will need to be evaluated as we seek to incorporate some of these ideas. The urban design ideas for each alternative will help us with the alternatives analysis. Ultimately the Preferred Alternative will involve further in-depth design and engineering work. Mayor Zimmer welcomed and thanked the community explained that the purpose of tonight's meeting is to generate ideas and involve the public in the design process.

## Project Status

Ken Spahn with Dewberry recapped the three alternatives that are currently being analyzed with the aid of ongoing modeling. He reminded the attendees that cost estimating is required and is still underway. He presented the planned short term schedule through July 2016.

## Urban Design

Laura Baird and Daniel Pittman with OMA presented design "notional ideas" to the attendees that can be considered for use in some of the Hoboken alternatives. They explained urban design concepts like urban identity, seasonality, materiality, place-making and activity potential and how these concepts are being incorporated into the design for the alternatives. OMA went through various ideas for designs of the three resist alternatives in the seven zones. DSD was briefly mentioned and attendees were directed to individual stations for more detailed information.

## Break-outs

Ryan Walsh with FHI recapped that we are still in the early stages and looking for input at this meeting. He explained the four stations:

1. Station: Zones 1, 2 and 3 (in adjacent room)
2. Station: Zones 4 and 5
3. Station: Zones 6 and 7
4. Station: DSD

Ryan explained where the stations were located and that the attendees could visit any station they liked for as long as they liked over the next hour. FHI would indicate when 30 minutes has passed so that attendees could move to a different station if they would like. He then presented the five questions that were posted at each of the stations and explained that there would be note-takers at each station to record public comments on sheets of paper posted on the wall:

1. What features/characteristics are important in this zone?
2. What features do you like about the design concept for this zone?

3. Do you have any concerns with the proposed design ideas?
4. What area within the zone is important to you?
5. What elements are missing from the design concept for this zone?

Mayor Zimmer thanked everyone again for their participation.

### **Stations**

Each station was equipped with aerial maps, tracing paper, post-it notes, markers and handouts. Handouts included a list of the FAQs, 11x17 versions of the alternatives by zone, and various images of urban design concepts provided by OMA. In the adjacent room for Zones 1, 2 and 3, OMA presented a scaled street model of some of the resist alternatives proposed for the Weehawken Cove area.

### **Community Feedback**

The following represents a summary of the input received during the presentations. Some comments were verbal while some comments were hand written by attendees themselves, and are meant to capture many inputs from the community while they visited the stations. These comments are not meant to capture one particular perspective.

### **Zones 1/2/3**

#### **1. Important Features of the Zone:**

- Simple walls in sheltered/low traffic areas
- Alignments kept away from 1<sup>st</sup> floor residents behind Harborside Park because it is 7-8 feet at that area
- Farmers Market at Garden Street Mews with spillover into the alley
- Sun exposure for Weehawken Cove Park
- Beach access
- Access to and the view of Weehawken Cove from the park at the end of Bloomfield (west of Tea Bldg)

#### **2. Concepts Liked for this Zone:**

- Flexible waterfront space
- Most protection is preferable alternative
- Use of native plants in any landscaping/parks
- Enjoy space on Market Days- alley
- Mural or green wall at Garden St Lofts
- Prefer alley wall location on opposite side of Garden St Lofts (not down middle of alley)
- Prefer low point of programming to be at water in Harborside Park
- Prefer the “water oriented” Harborside Park proposal - “urban oriented” does not make sense, people want to enjoy the water.

#### **3. Concerns re: Concepts for this Zone**

- Loss of parking
- How will this impact traffic on Washington St during rush hour
- Shop access on Washington St
- Cost of maintenance
- Existing and future trash concerns

- Lack of sunlight in alleyway- not conducive to park
- The waterfront lacks structural integrity to support a resist structure
- Need maintenance plan for programming
- Hydraulic impact on water side buildings during flood
- 15<sup>th</sup> St is too narrow
- Driveways will be blocked
- Safety concerns re: park in the middle of the road
- Boat access
- Please use native plants in landscaping
- Liability issue for structures in front of residences (Garden Street Lofts private property v. public space- what will differentiate?)
- Wall height and distance affecting 1<sup>st</sup> floor residents at 15<sup>th</sup> St and Garden St - where wall curves in at Harborside Park

#### 4. Important Locations in this Zone:

- Shade on alley
- Commercial access
- Garden Street Loft access back door - private property
- Weehawken Cove small boat/kayak access
- 16<sup>th</sup> and Park
- Access East→ West under Park Ave bridge
- Beaches including North end of Hudson Street

#### 5. Elements Missing from Concepts:

- Model of the gate
- Model of 15<sup>th</sup> St elements
- Model or designs that show Harborside Park space with the 7-8 ft elevations
- Clearly marked street identifications (on maps)
- Elevate Park Ave between 15<sup>th</sup> and 17<sup>th</sup> St to achieve flood protection
- Show site of city/county/ approved/funded boathouse
- Vision for the Park Avenue bridge area
- What about a basic medium running down Washington between 15<sup>th</sup> and 13<sup>th</sup>?
- How does the wall keep sewer backup from seeping underground and exiting inside the wall?

#### Small sticky notes on map:

- Important to maintain access to the water for recreation (grassy knoll)
- How about a floating pool? (Cove)
- Note the beach on 15<sup>th</sup> Street at Hudson/Shipyard
- Sun exposure is key (Harborside Park)
- Could the road be elevated 15-16<sup>th</sup> Street and south?

### Zones 4, 5

#### 1. Important features of this zone

- NJ Transit property owned by State
- Boat access
- 11<sup>th</sup> Street and Sinatra Drive Node
- Sinatra Drive “behind” or “of” the flood barrier
- Walkways along Tea building
- Potential Boathouse
- A solution that doesn’t place 7-8 ft. high structures too close to the Harborside Loft building’s west side w/ the Harborside Park proposals

#### 2. Concepts liked in this zone

- Beach concept at Weehawken Cove
- Covered parking
- Consider “DRIPS” portable/temp “walls” ...for emergency deployment

### 3. Concerns re: Concepts for this Zone

- Solutions are very complex
- Designs are very modern and not in keeping w/ historic nature of the city
- Need to protect historic properties throughout the community
- 15<sup>th</sup> street agreement (Monarch) needs to be honored
- Needs to recognize existing public/private partnership along waterfront (per state waterfront law)
- Need to protect existing aquatic life (shading may be a concern)
- Why are glass walls now being proposed when past guidance was concrete walls being required
- Viewshed impacts
- Access with Kayak
- Proposals come very close to residential units on 1<sup>st</sup> floor at Harborside park, where they are proposed to be 7-8 ft. high (especially with the “Urban” and “Water” proposals)

### 4. Important Locations w/in Zone

- No comments recorded on this sheet

### 5. Elements missing from concepts

- Storm water storage at waterfront

## Zones 6, 7

### 1. Important Features in this Zone

- Observer Highway is the fastest street in Hoboken and the general atmosphere makes it unpleasant for pedestrians.
  - Is there a way to make walking down Observer Hwy. more pleasant? Landscaping? Lighting?
- Aesthetics help as current area not pleasant to walk down- but does not need to be overly complicated. Needs to be functional and easy to maintain

### 2. Concepts Liked in this Zone

- Light at sunset
- Wide public off way

### 3. Concerns re: Concepts for this Zone

- NJ Transit intentions not clear
- Path/NJ stations not protected
- Impact to traffic
- What happens if the deployable barriers fail? Does all the water from a surge power through?
- Protect new development zone via right choice of alternative

### 4. Important Locations w/in Zone

- Washington Street Terminus
- Municipal garage- present and future

### 5. Elements Missing from Concepts

- What will these structures provide against sound/visual coming from the rail yard?
  - Unpleasant eye sore and source of noise pollution



## Small Sticky Notes

- How constructible is an alignment through an active rail yard?
- When does NJ transit lay their cards on the table?
- Wall on Observer Hwy. would be a challenge

## DSD

### 1. Important Features for this Zone

- BASF- like destination and recreation options. Want play spaces for children
- If the subsurface tanks are precast that seems to be a plus- are there pics of these from other cities?

### 2. Concepts Liked in this Zone

- Passive Use
- Park amenities in Block 10- community is underserved
- More green is better for air quality and reduces local heat island impacts

### 3. Concerns re: Concepts for this Zone

- ROW- stroller circulation
- Simpler is better- Puree Park\*
- Vegetation\* plus trees, grass- London plane trees\*
- Need active recreation- good for your gov. generation
- ROW- trees
- Want more metrics- water retention information from volume reductions

### 4. Important Locations w/in Zone

- Hoboken Housing Authority
- Adjacent to community facilities especially schools

### 5. Elements Missing from Concepts

- Use Ball Field near HHA. (change its use)
- Discussion/ideas for O&M stewardship
- Reality of Utility + Subsurface issues- green infrastructure reducing urban heat island
- Trenches/pipes from J.C./Weehawken heights to direct water flow from heights out to Weehawken Cove *before* it joins the water flowing to SW Hoboken

## Other

Additional public comments received:

1. In favor of Alternative 1 regardless of impact to sightlines.
  - a. Commenter notes opposition to the project is from “transient”/short term residents and feels their opposition is not in the best interest of the community
  - b. Three or four foot walls are not assumed to be adequate to offset the surge of floodwater.
2. Commenter would like to see visuals for the area between Toll Garage and the Park and Garden building on Garden Street.
  - a. Commenter does not see the alleyway as a desirable location to park space.
  - b. Commenter would like to see more solutions for Harborside Park area and suggests a berm on western edge of park as well as walking paths and plantings and avoidance of blank open space
  - c. Requests any bathrooms to be placed near a commercial element and away from

residential property.

- d. Commenter provided visual examples of park space incorporated into green space, context sensitive, rather than just primary colored playground equipment