

REBUILD BY DESIGN  
**HUDSON RIVER**

JERSEY CITY HOBOKEN WEEHAWKEN | NEW JERSEY



**URBAN AMENITY DESIGN STRATEGY**  
**ZONE 3**

NOVEMBER 21, 2019

# PROJECT TIMELINE

## COMPETITION TO IMPLEMENTATION

**COMPETITION**

**FEASIBILITY**

**FINAL DESIGN  
+  
CONSTRUCTION**

**2013**

**2014**

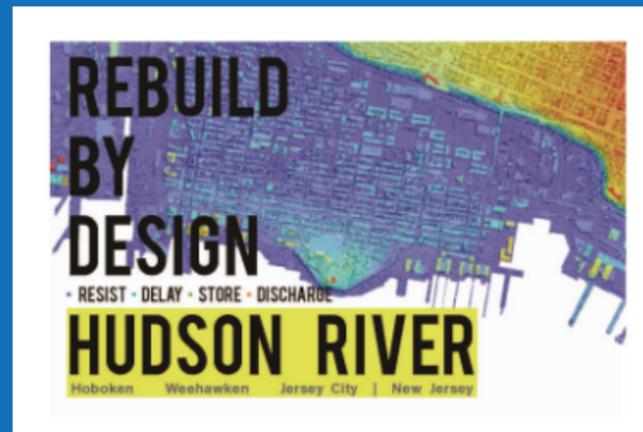
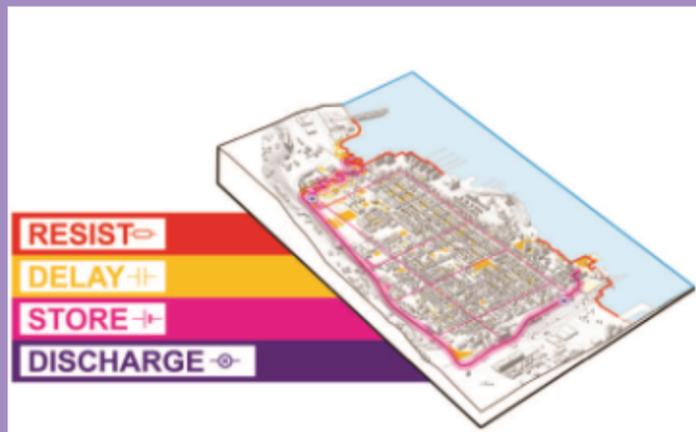
**2015**

**2016**

**2017**

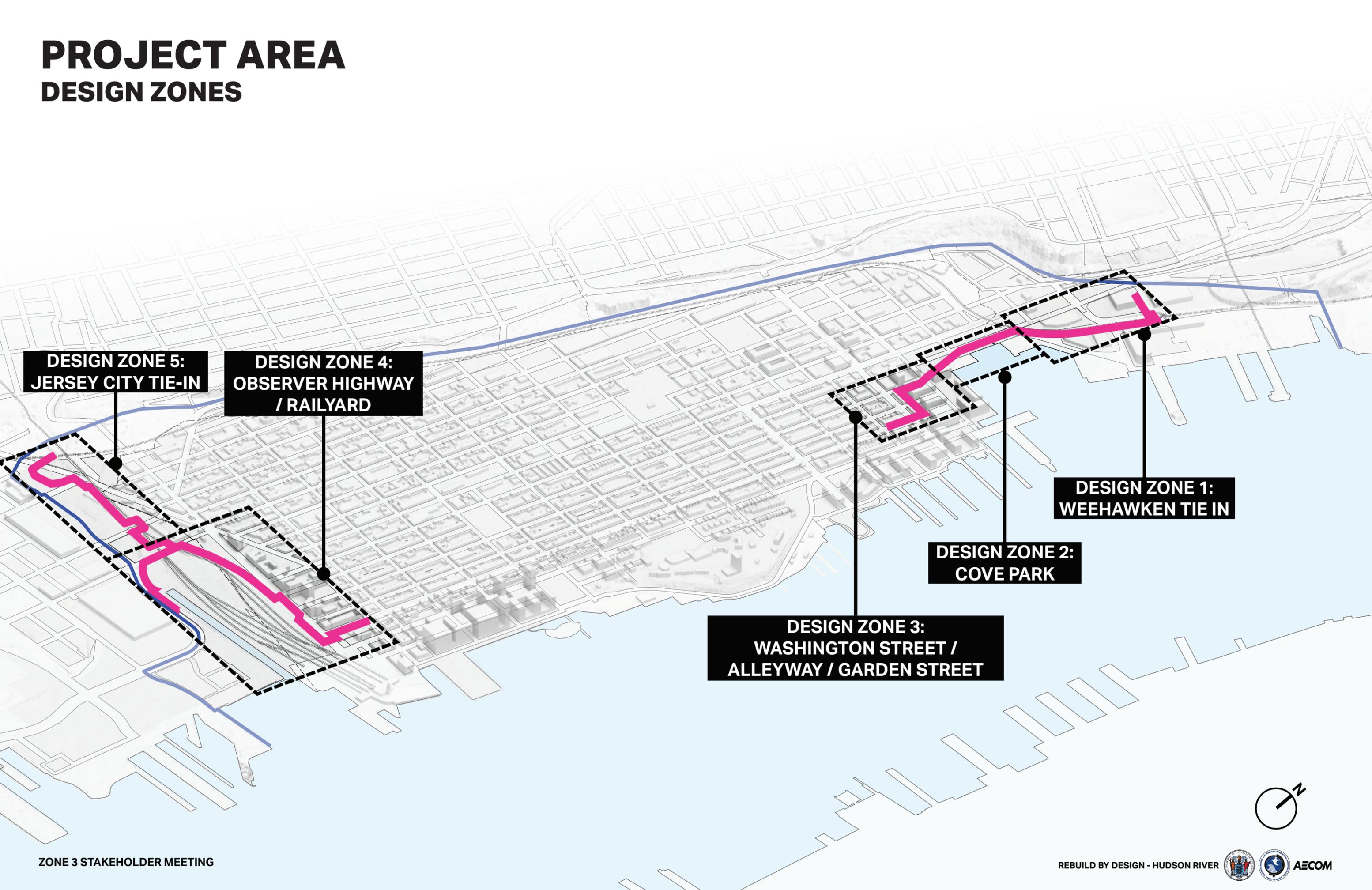
**2018**

**TODAY**



# PROJECT AREA

## DESIGN ZONES



**DESIGN ZONE 5:  
JERSEY CITY TIE-IN**

**DESIGN ZONE 4:  
OBSERVER HIGHWAY  
/ RAILYARD**

**DESIGN ZONE 1:  
WEEHAWKEN TIE IN**

**DESIGN ZONE 2:  
COVE PARK**

**DESIGN ZONE 3:  
WASHINGTON STREET /  
ALLEYWAY / GARDEN STREET**

ZONE 3 STAKEHOLDER MEETING



AECOM

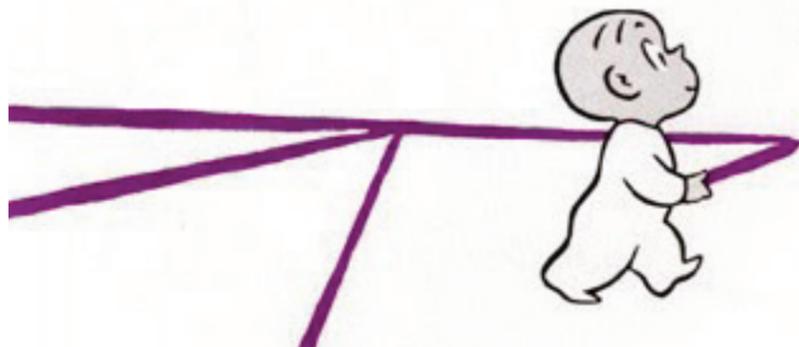
# PROJECT AREA UNIFIED ALIGNMENT



# PROJECT IDENTITY

## CONTINUOUS ELEMENTS

COLOR, PAVING, SYMBOL



# PROJECT IDENTITY

## A UNIQUE PROJECT

### ONE OF A KIND ALIGNMENT

*“This team grasped that Hoboken can be an example for a lot of cities, because it is so vulnerable to flooding. It’s very urban, and its permeable character is just about zero. So the plan encompasses how to keep water out, how to drain it off when it gets in and how to store it. It uses parks as water basins and installs a new pumping system.”*

Henk Ovink, HUD Senior Advisor, for *The New York Times*

**Hoboken Wins \$230M Funding for Flood Management Project**

June 2014

**UN names Hoboken 'role model city' for flood plans**

March 2015

*“Through a multi-layered approach to resiliency, we are on the cusp of solving a more than century-old flooding problem.”*

Mayor Dawn Zimmer of Hoboken

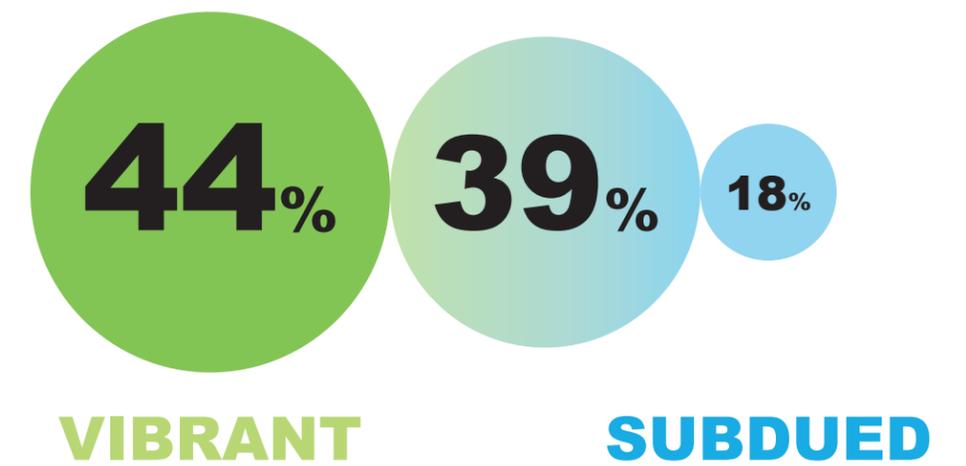
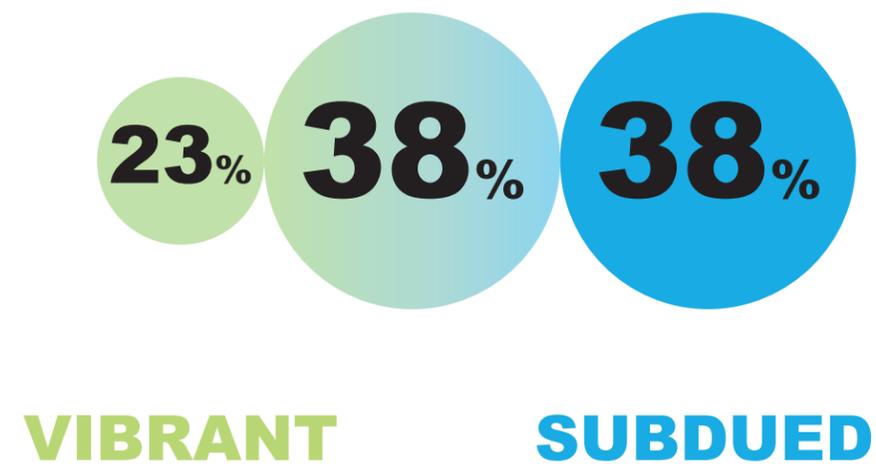
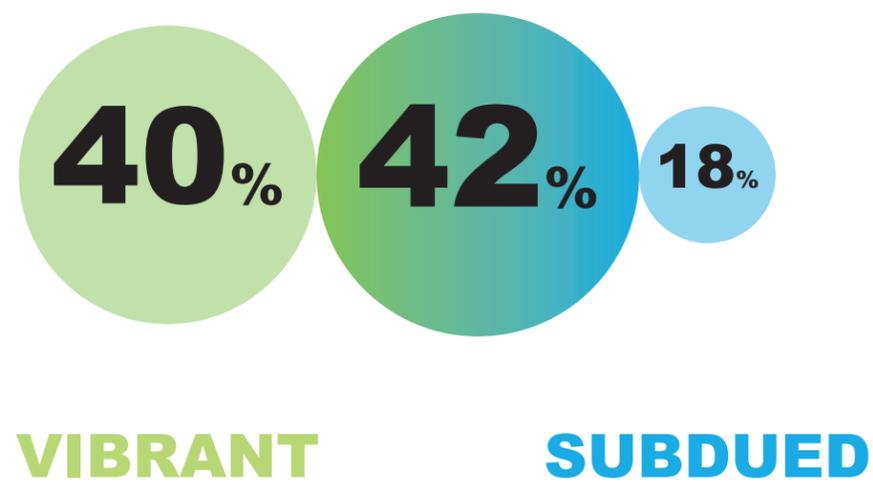
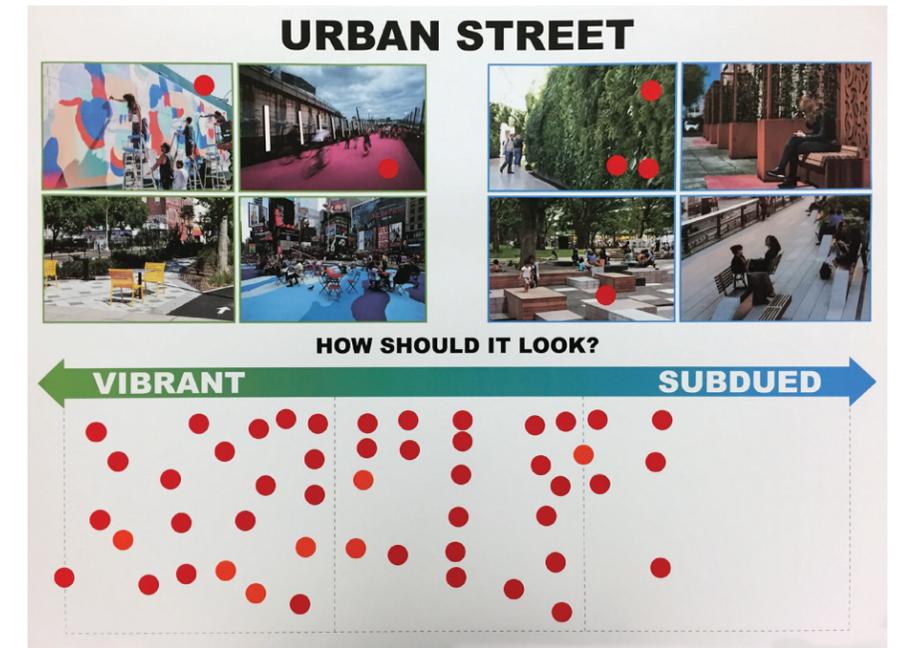
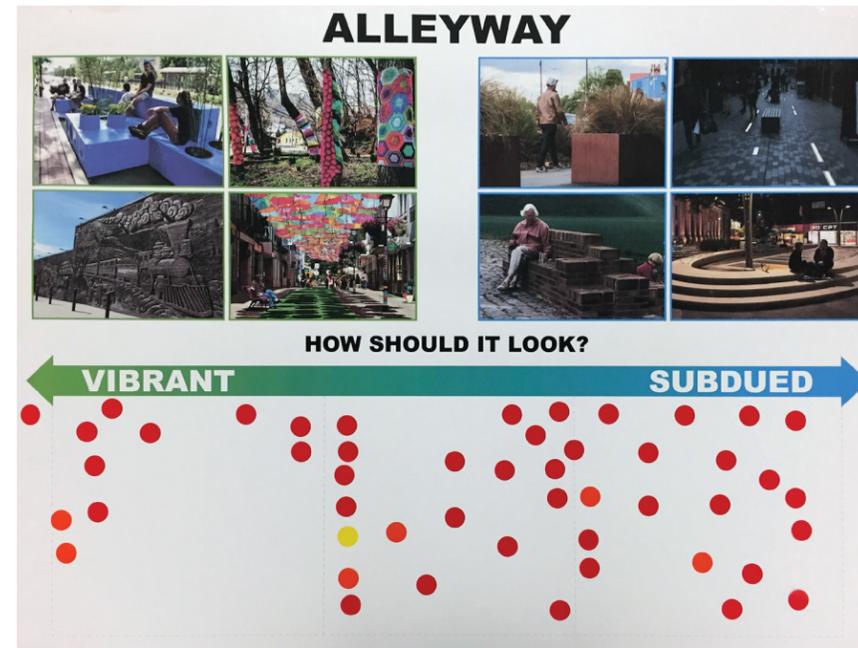
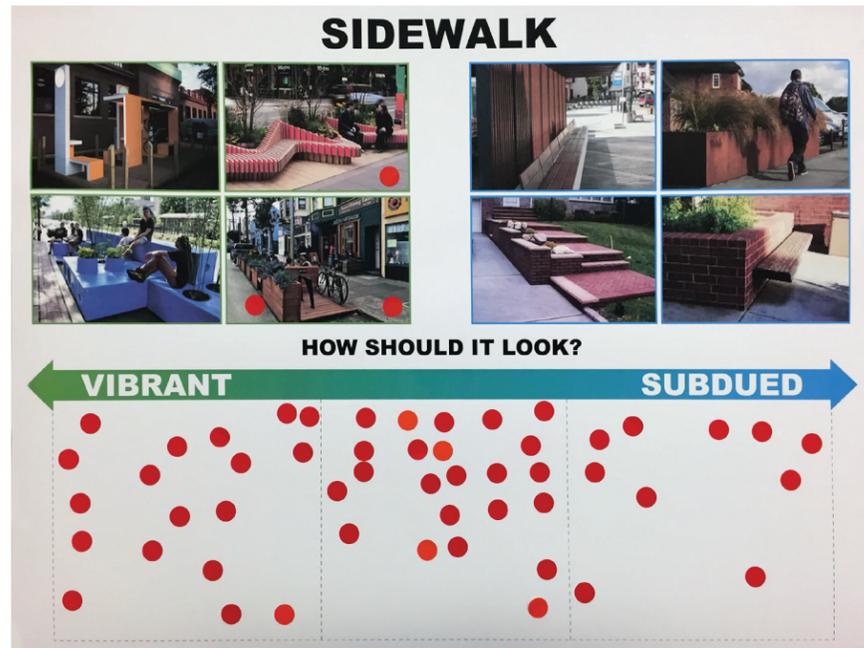
*“Hoboken’s residents and businesses must be protected from flooding and other residual effects of future storms. This alignment will help protect our city and support our economic goals. **We believe that Hoboken can truly become a national model for innovatively dealing with the impacts of global climate change.**”*

Mayor Ravi Bhalla

# PROJECT IDENTITY

## COMMUNITY FEEDBACK

### GENERAL PREFERENCE TOWARDS VIBRANCY



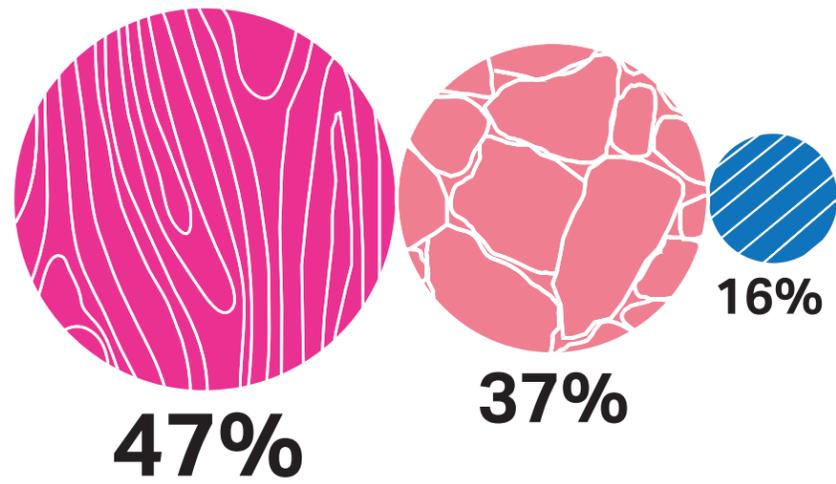
**MATERIALS**

# MATERIALS

## ZONE 3

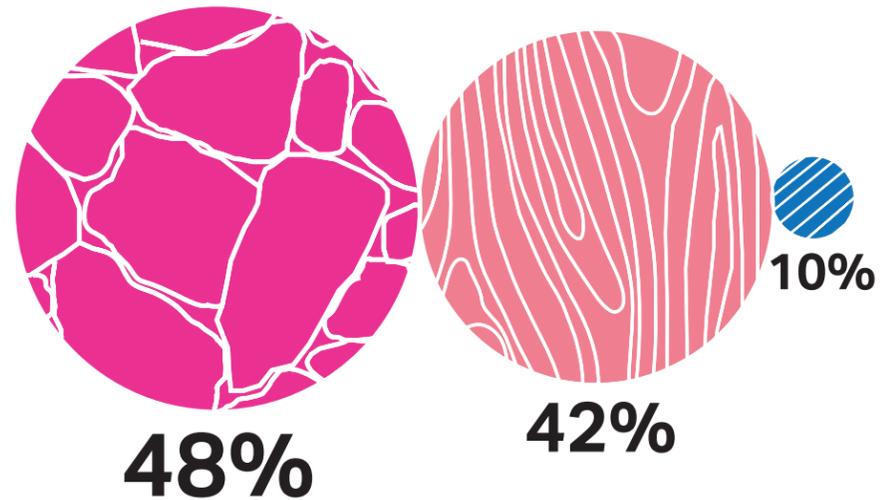
### 2/19 Pamphlet results

#### Washington Street



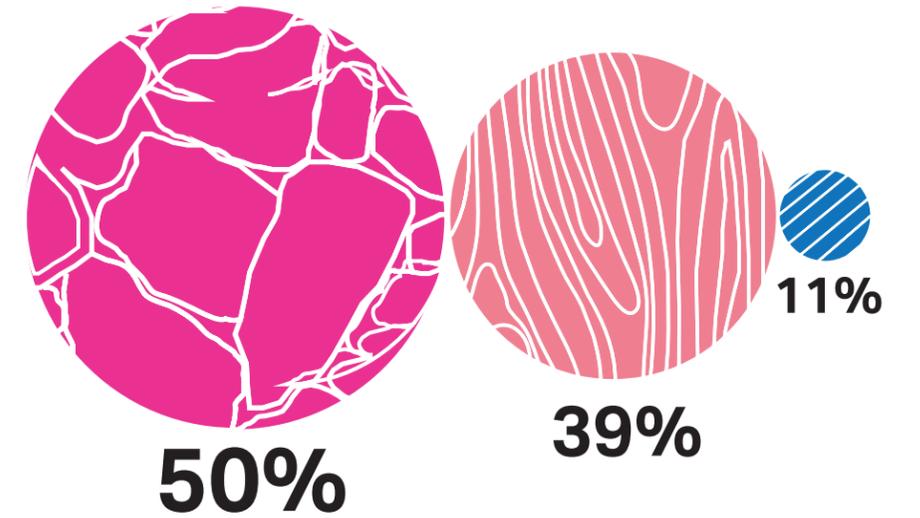
Wood (15)  
Stone (12)  
Metal (5)

#### The Alleyway



Stone (15)  
Wood (13)  
Metal (3)

#### Garden Street

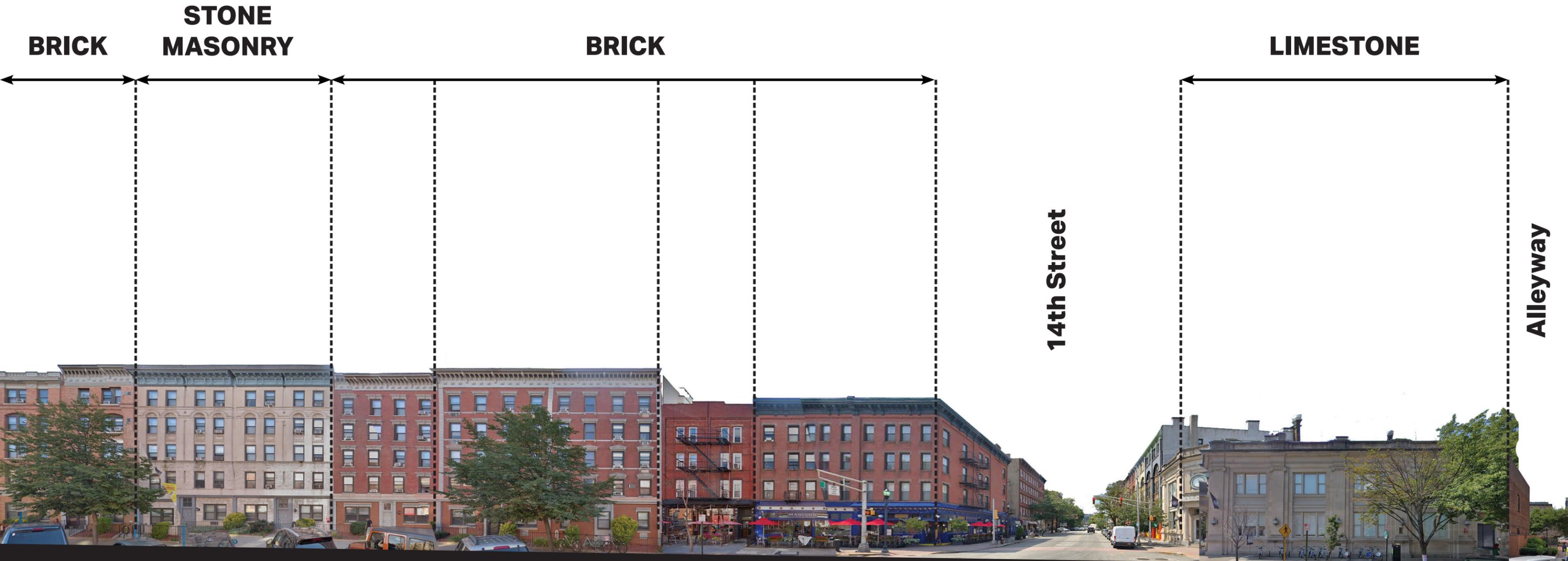


Stone (14)  
Wood (11)  
Metal (3)

# MATERIALS

## ZONE 3

### CONTEXT



# MATERIALS

## ZONE 3

### CONTEXT



# MATERIALS



**STONE**

**PRO**

- Durable**
- Natural look and feel**
- Contextual**
- Easy to maintain**

**CON**

- + Costly**
- + Structural increase**



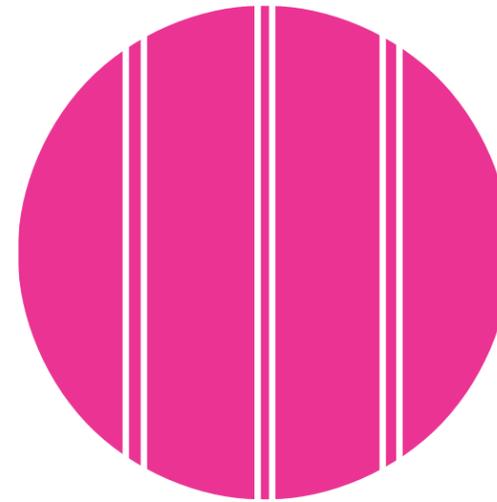
**WOOD**

**PRO**

- Eco-Friendly**
- Natural look and feel**

**CON**

- + Costly**
- + Maintenance**
- + Vulnerable to water damage**



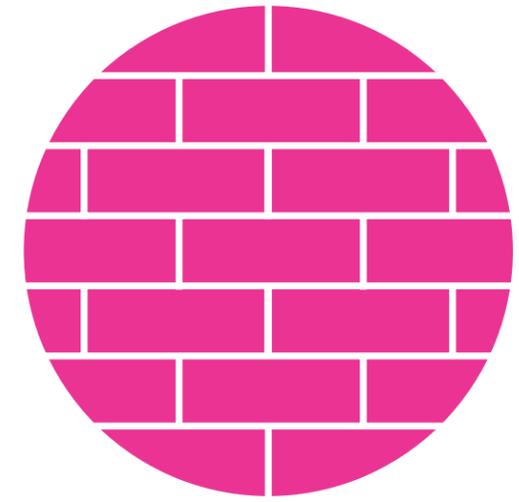
**FORMLINER**

**PRO**

- Durable**
- Minimal Maintenance**
- High Affordability**
- Versatility**

**CON**

- Generic**
- Highway Barrier**



**BRICK**

**PRO**

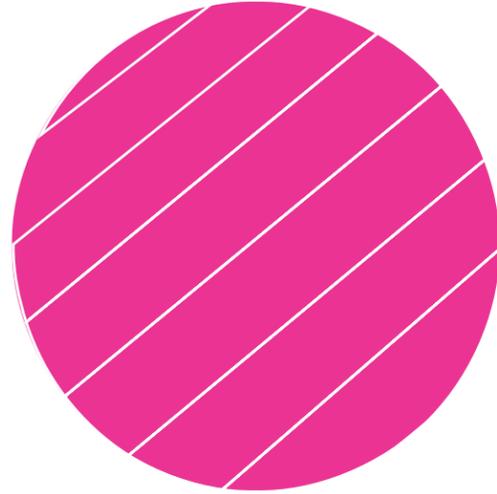
- Durable**
- Minimal Maintenance**
- Contextual**

**CON**

- + Costly**
- + Structural increase**

# MATERIALS

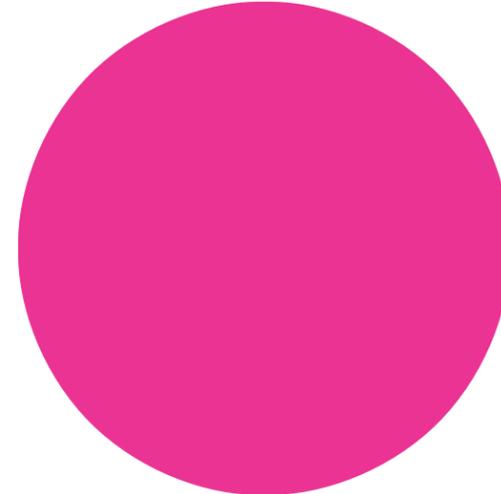
## Alternatives



**METAL**

**PRO**  
**Durable**  
**Minimal Maintenance**

**CON**  
**+ Costly**



**PAINTED CONCRETE**

**PRO**  
**Durable**  
**Minimal Maintenance**  
**High Affordability**  
**Visual identity**

**CON**  
**Superficial treatment**

# MATERIALS

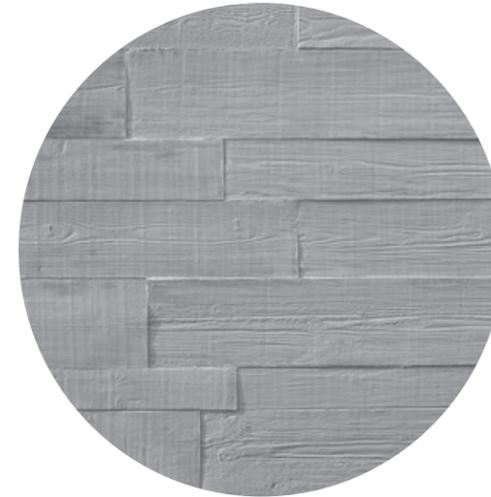
Formliner as a way of reinterpreting materials



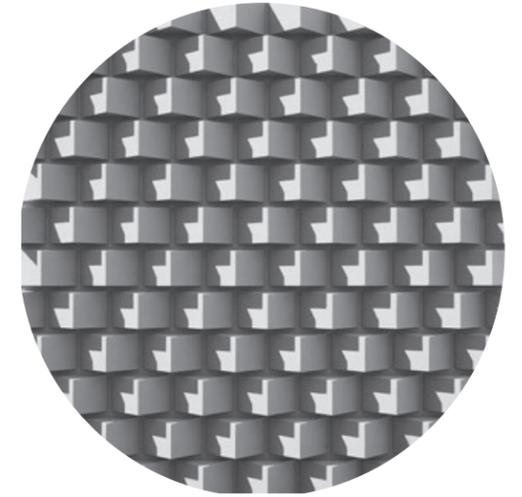
**STONE I**



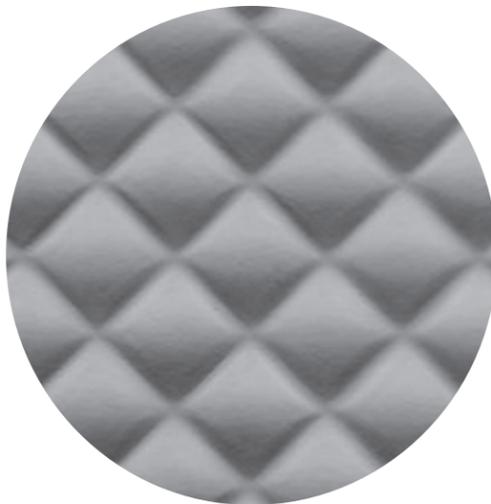
**STONE II**



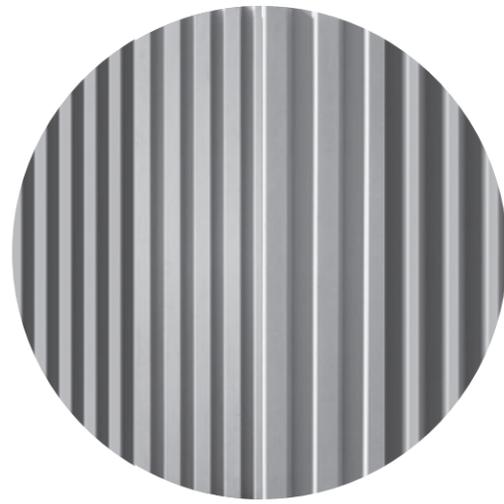
**WOOD I**



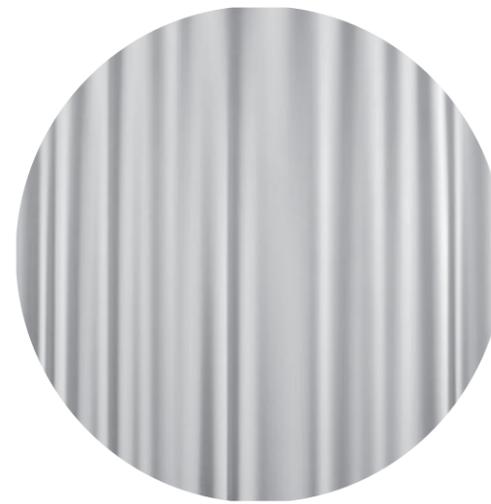
**BRICK**



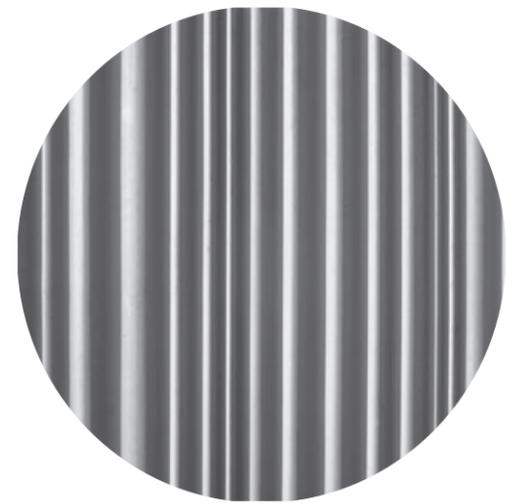
**PILLOW**



**RIB TYPE I/II/III/IV**



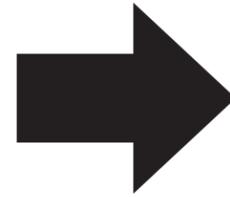
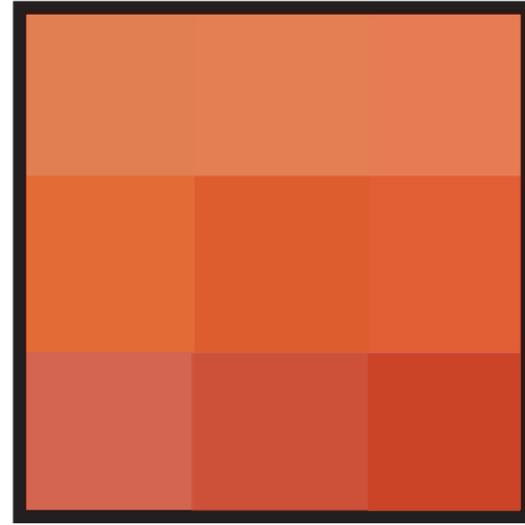
**NAUTICAL THEME**



**NAUTICAL THEME**

# MATERIALS CONTEXT

**BRICK**



**ORANGE**



**BRICK**

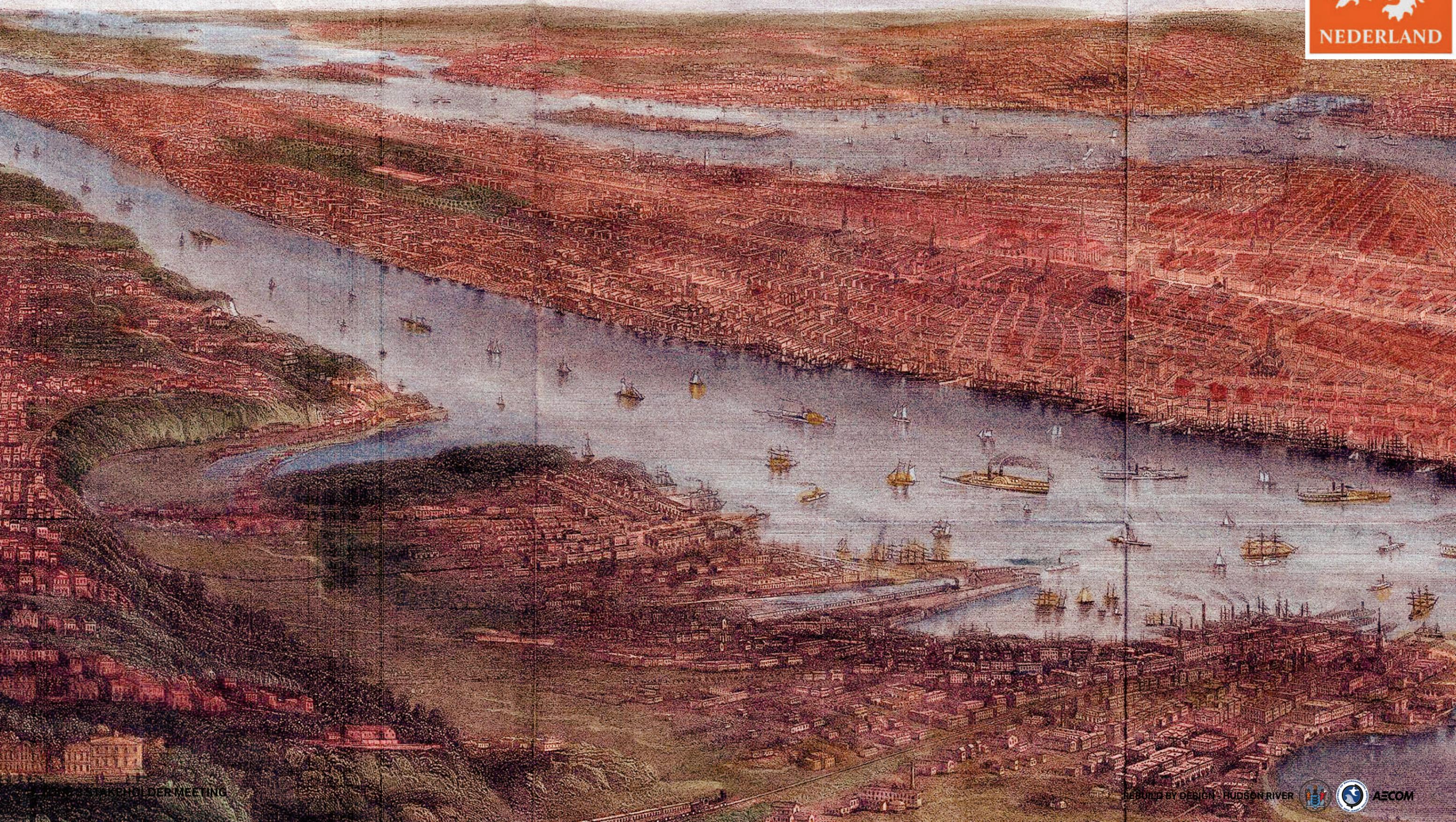
**STONE MASONRY**

**BRICK**



**14th Street**

# HOBOKEN'S DUTCH ORIGINS





“Orange  
is  
the  
happiest  
color.”

—

*Frank Sinatra*

# Orange

The color of encouragement. The combination of yellow and red makes orange convey excitement, warmth, and enthusiasm. Social and inviting, this is the color of the extrovert, exuding happiness and joy, releasing inhibitions. Orange is a motivating and encouraging color that appeals to young people.

WAVELENGTH 635 - 590 nm

## EMOTION

Optimistic  
Independent  
Adventurous  
Creativity  
Fun

## USED TO

Stimulate  
Communicate fun  
Draw attention  
Express freedom  
Fascinate

## INDUSTRY

Art  
Entertainment  
Food  
Sports  
Transportation

BURNT OR.  
#964000

TANGERINE  
#CF9812A

TIGER  
#FD6A02

GOLD  
#F9A602

BR. AMBER  
#FFBF00

EXCITEMENT

ENERGETIC WARMTH

OPTIMISTIC CHEERFUL

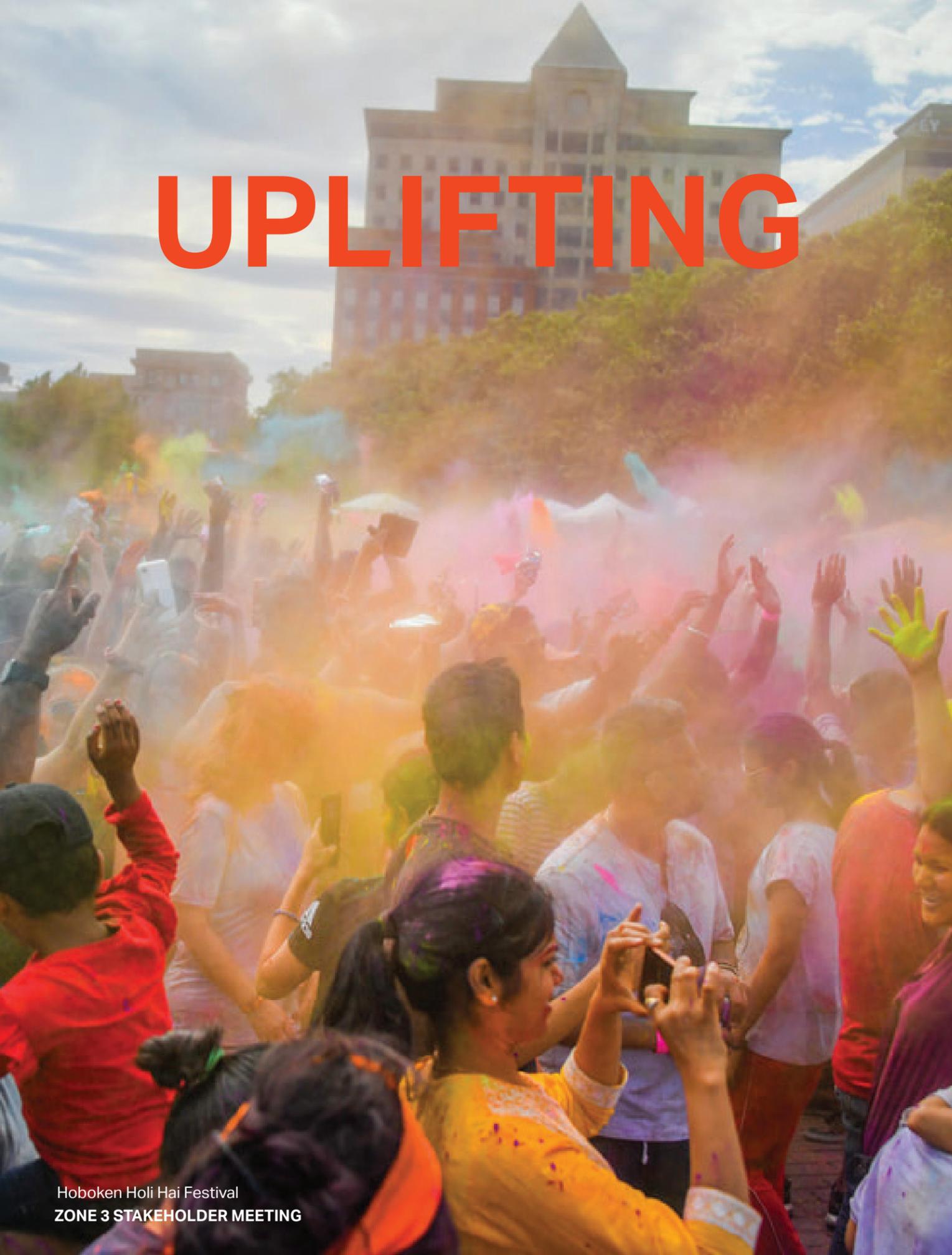
**ORANGE** ACTIVE

DYNAMIC ATTENTION-GRABBING

REFRESHING UPLIFTING

HAPPY SAFETY

# UPLIFTING



Hoboken Holi Hai Festival  
ZONE 3 STAKEHOLDER MEETING

# ALERTING



Washington Street

# MATERIALS

Formliner as a way of reinterpreting materials



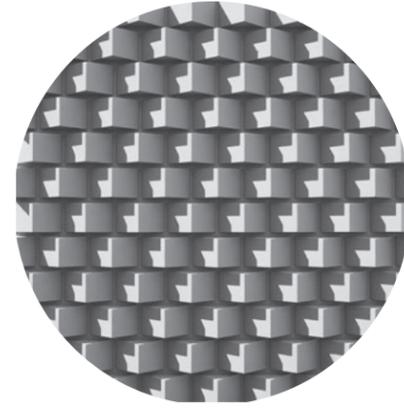
**STONE I**



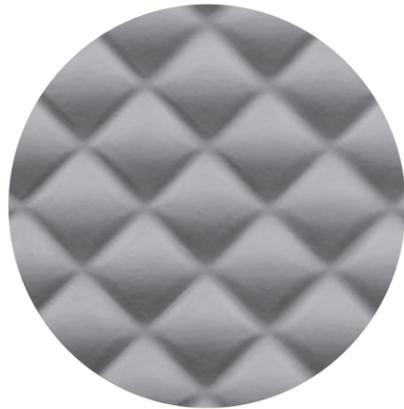
**STONE II**



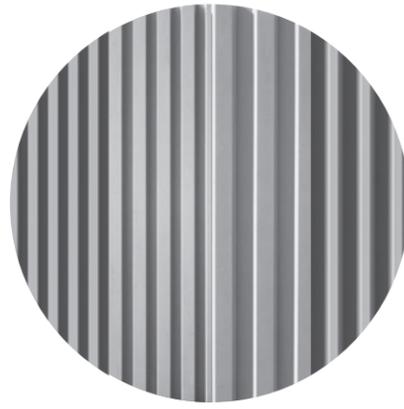
**WOOD I**



**BRICK**



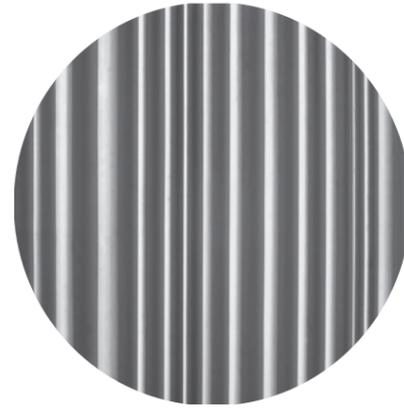
**PILLOW**



**RIB TYPE I/II/III/IV**



**NAUTICAL THEME**



**NAUTICAL THEME**

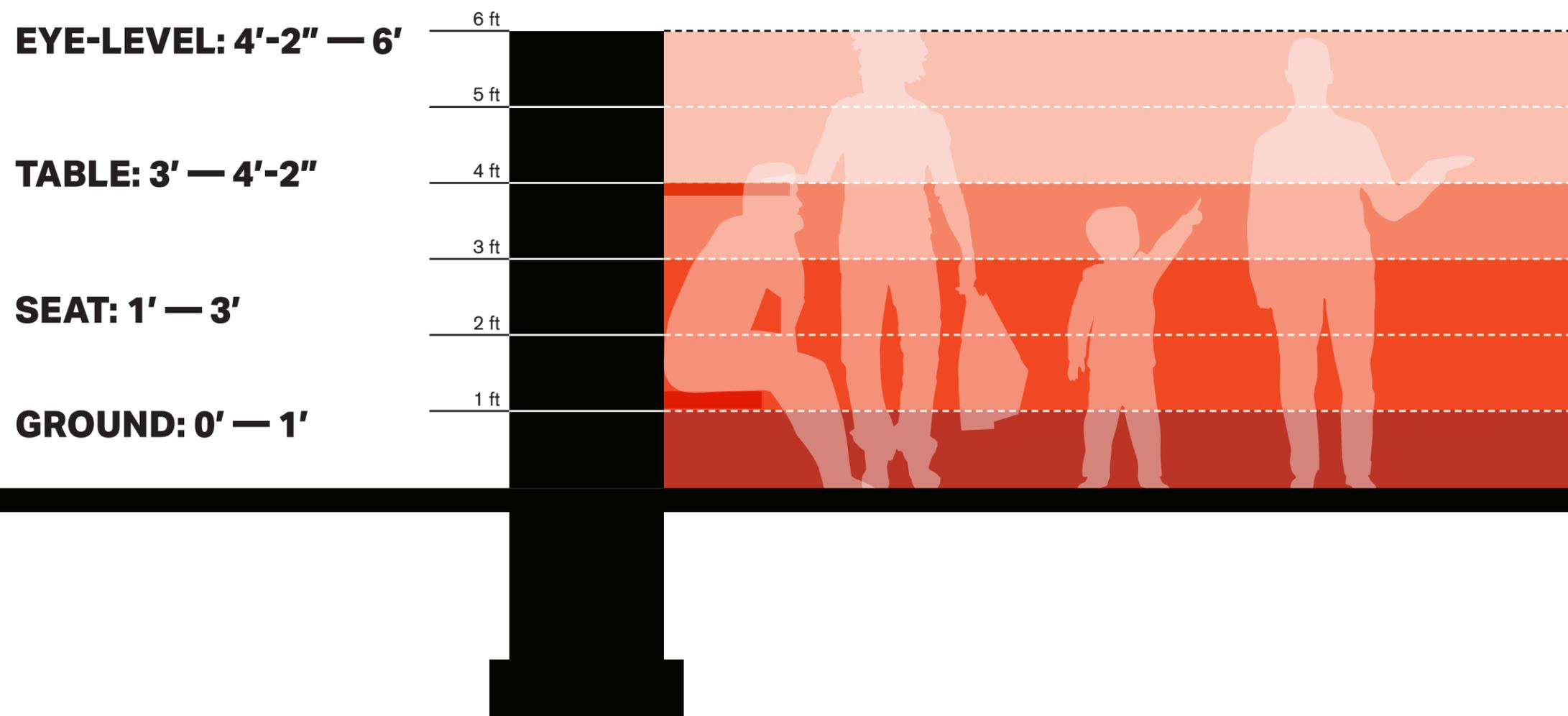


**ORANGE**



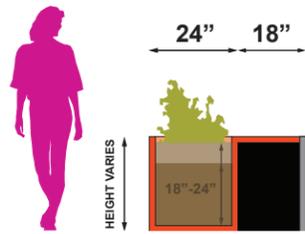
# RESIST STRUCTURE

## PROGRAMMATIC HEIGHT

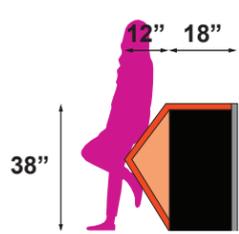


# TOOLKIT

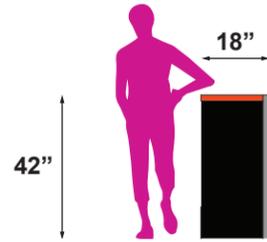
## DESIGN STRATEGY



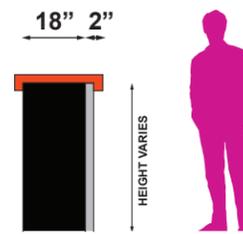
**PLANTING**



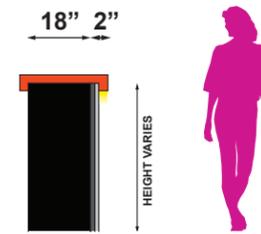
**LEANING WALL**



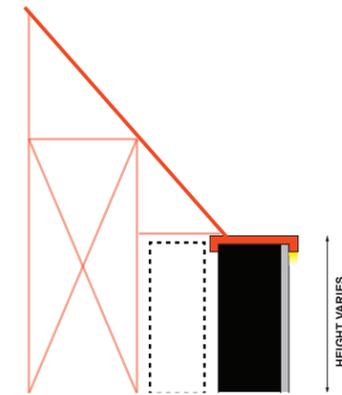
**STANDING COUNTER**



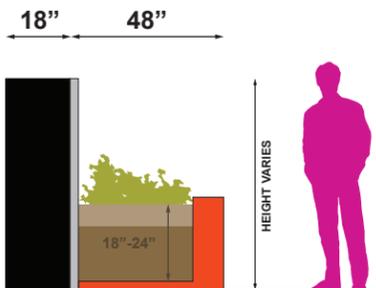
**FORMLINER WITH COLORED TOP**



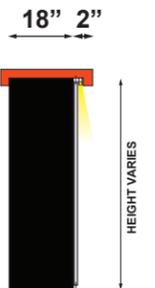
**FORMLINER WITH LIGHTING**



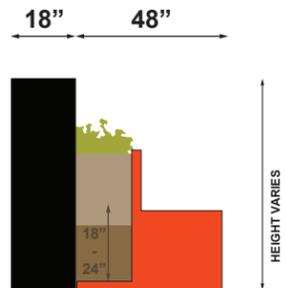
**SCREENING WITH LIGHTING**



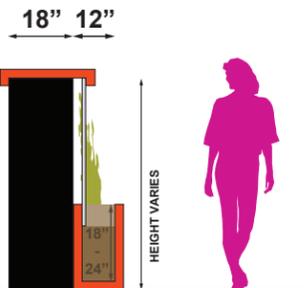
**PLANTING**



**HANGING PANEL**



**PLANTER+ SEATING**



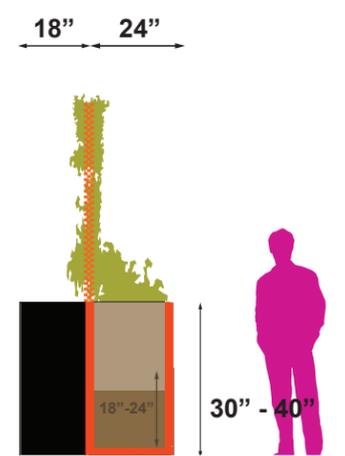
**VERTICAL PLANTER**



**SEATING**



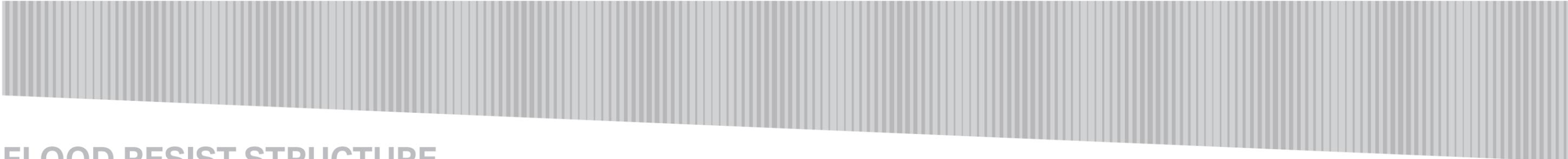
**SEATING WITH TRELLIS**



**PLANTING**

# CONCEPT DESIGN STRATEGY - ALIGNMENT

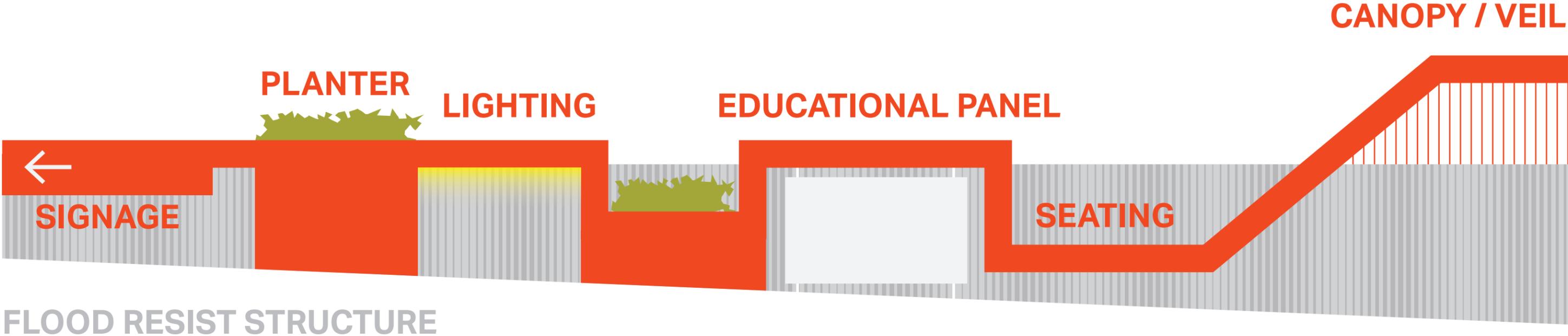
CONSTANT LINE OF PROTECTION WITH CONTEXTUAL FORMLINER



FLOOD RESIST STRUCTURE

# CONCEPT DESIGN STRATEGY - AMENITIES

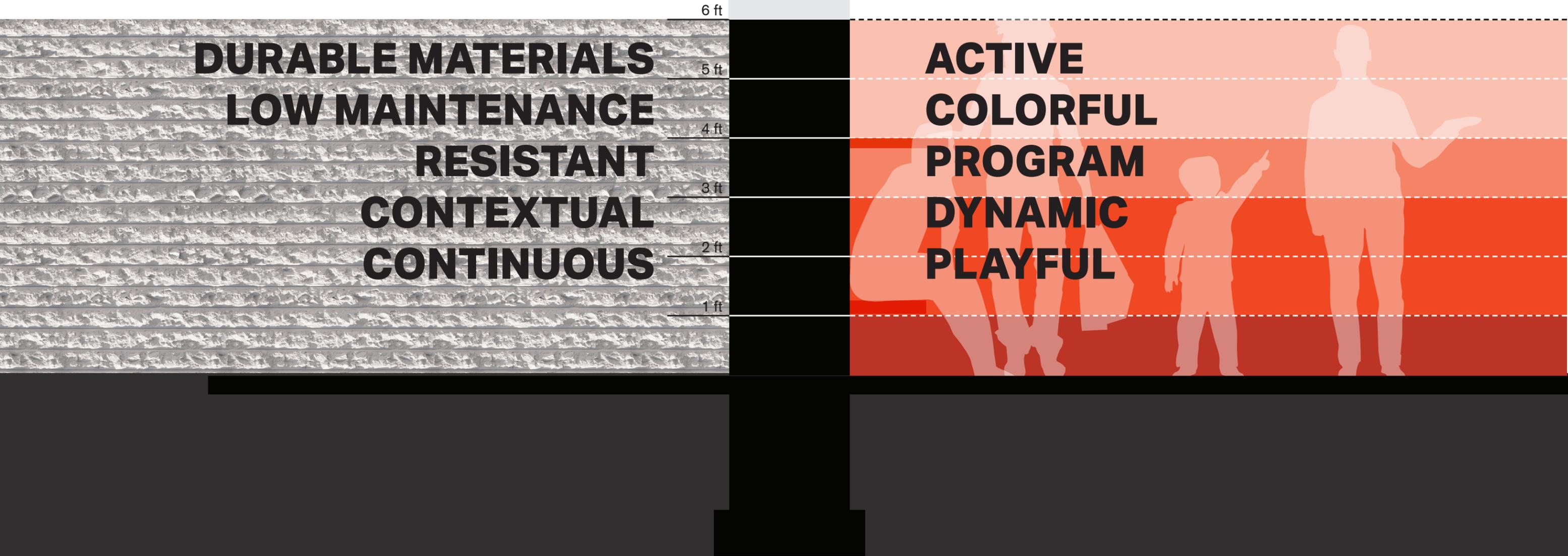
WEAVING LINE OF AMENITIES



# RESIST STRUCTURE DESIGN STRATEGY

## PASSIVE SIDE

## AMENITY SIDE



**ZONE 3  
DESIGN  
STRATEGY**

# ZONE 3 COMMUNITY FEEDBACK



**Public Meeting #1**

ZONE 3 STAKEHOLDER MEETING



**Design Zone Workshops Round 1**



1  
Map of overall design showing all 5 Zones.



2  
What is your interest in Hoboken, Jersey City, and Weehawken?

	Live here	Work here	Live and work here	Other
Hoboken	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Jersey City	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Weehawken	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3  
A number of meetings were held on the five major zones throughout Hoboken, Weehawken, and Jersey City. Which of the meetings have you attended? \*

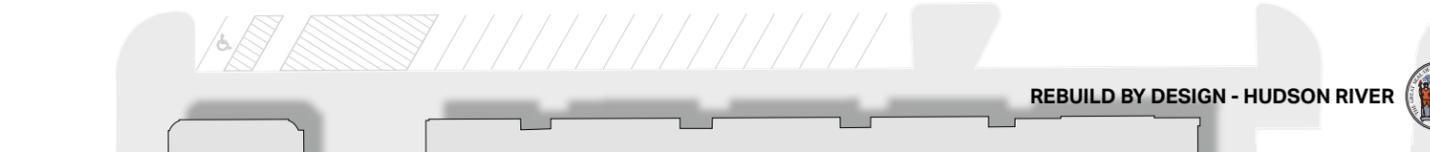
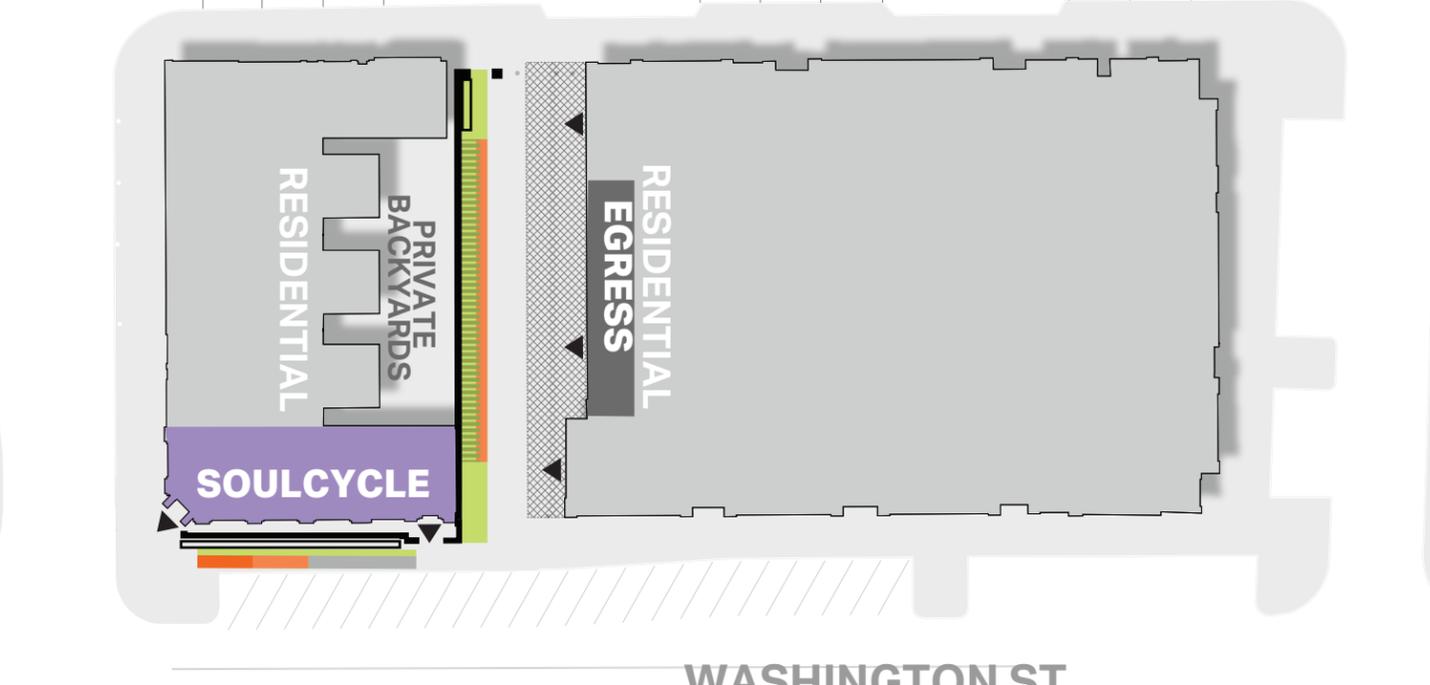
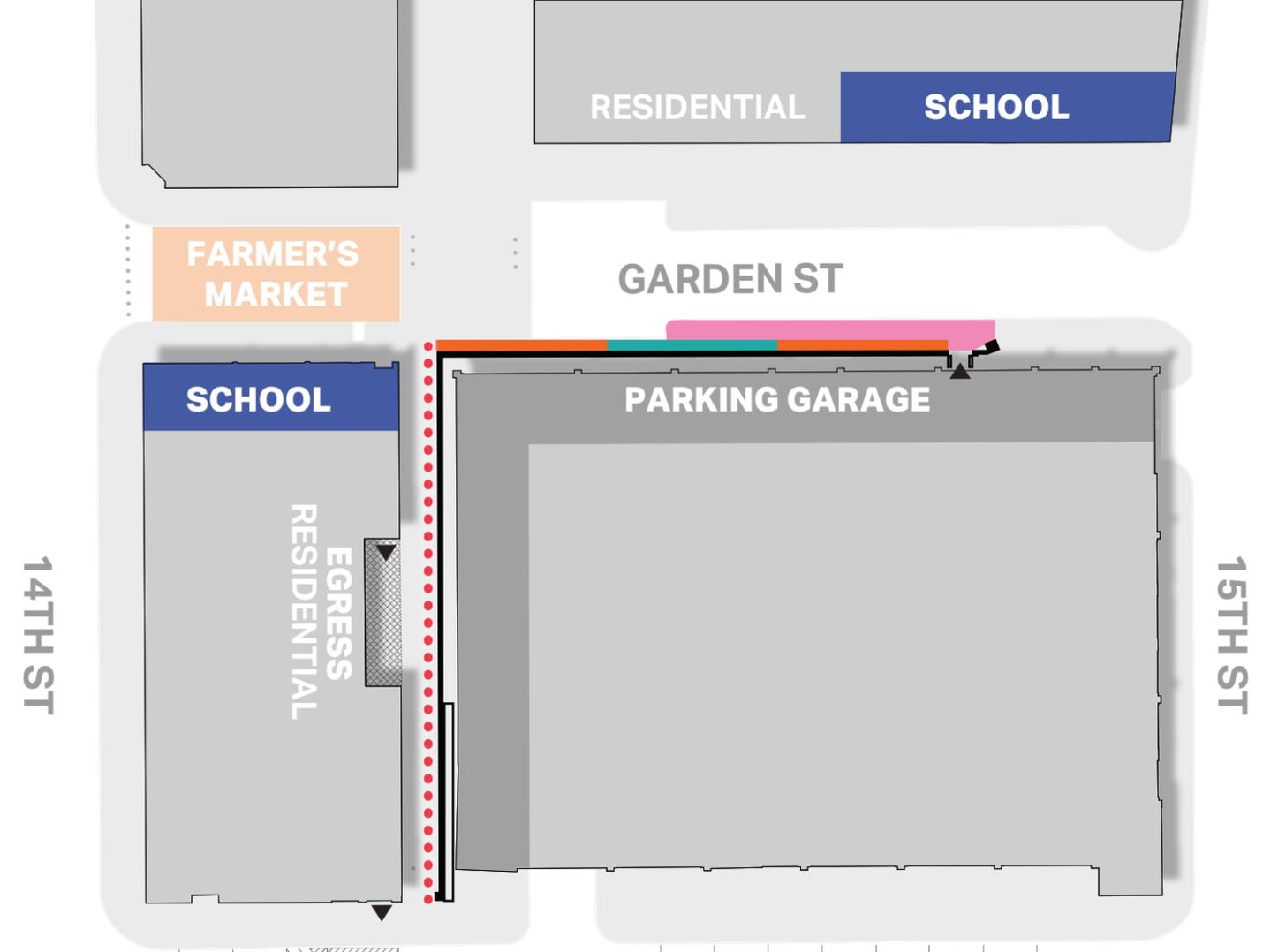
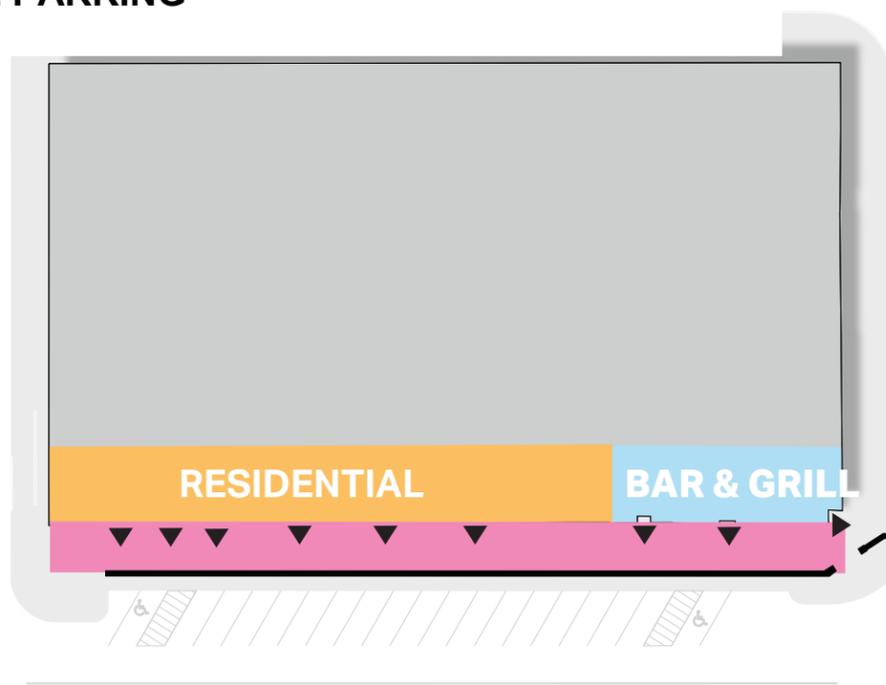
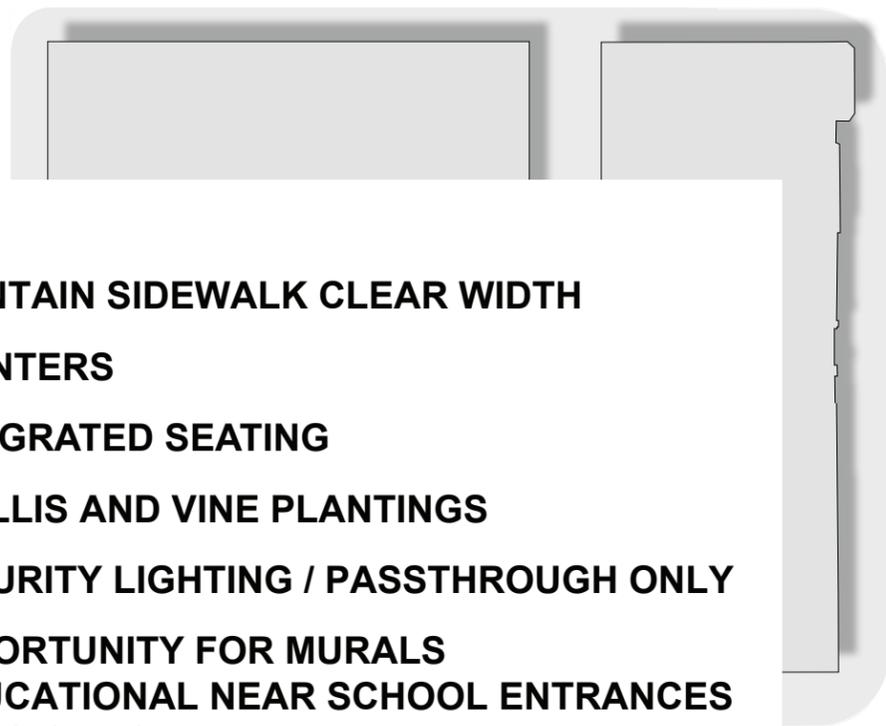
**Digital Survey**



# ZONE 3 PROGRAM STRATEGY

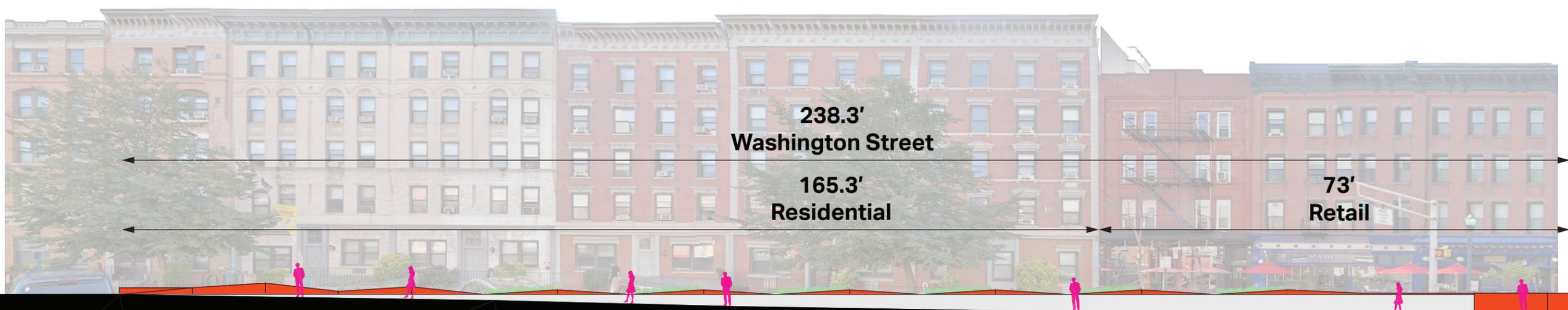
## LEGEND

-  MAINTAIN SIDEWALK CLEAR WIDTH
-  PLANTERS
-  INTEGRATED SEATING
-  TRELLIS AND VINE PLANTINGS
-  SECURITY LIGHTING / PASSTHROUGH ONLY
-  OPPORTUNITY FOR MURALS  
(EDUCATIONAL NEAR SCHOOL ENTRANCES  
AND SIGNAGE)
-  BIKE PARKING



**WASHINGTON STREET**

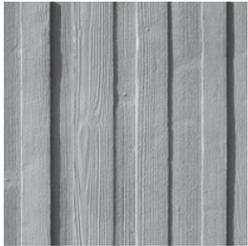
# ZONE 3 PLAN & STREET ELEVATION



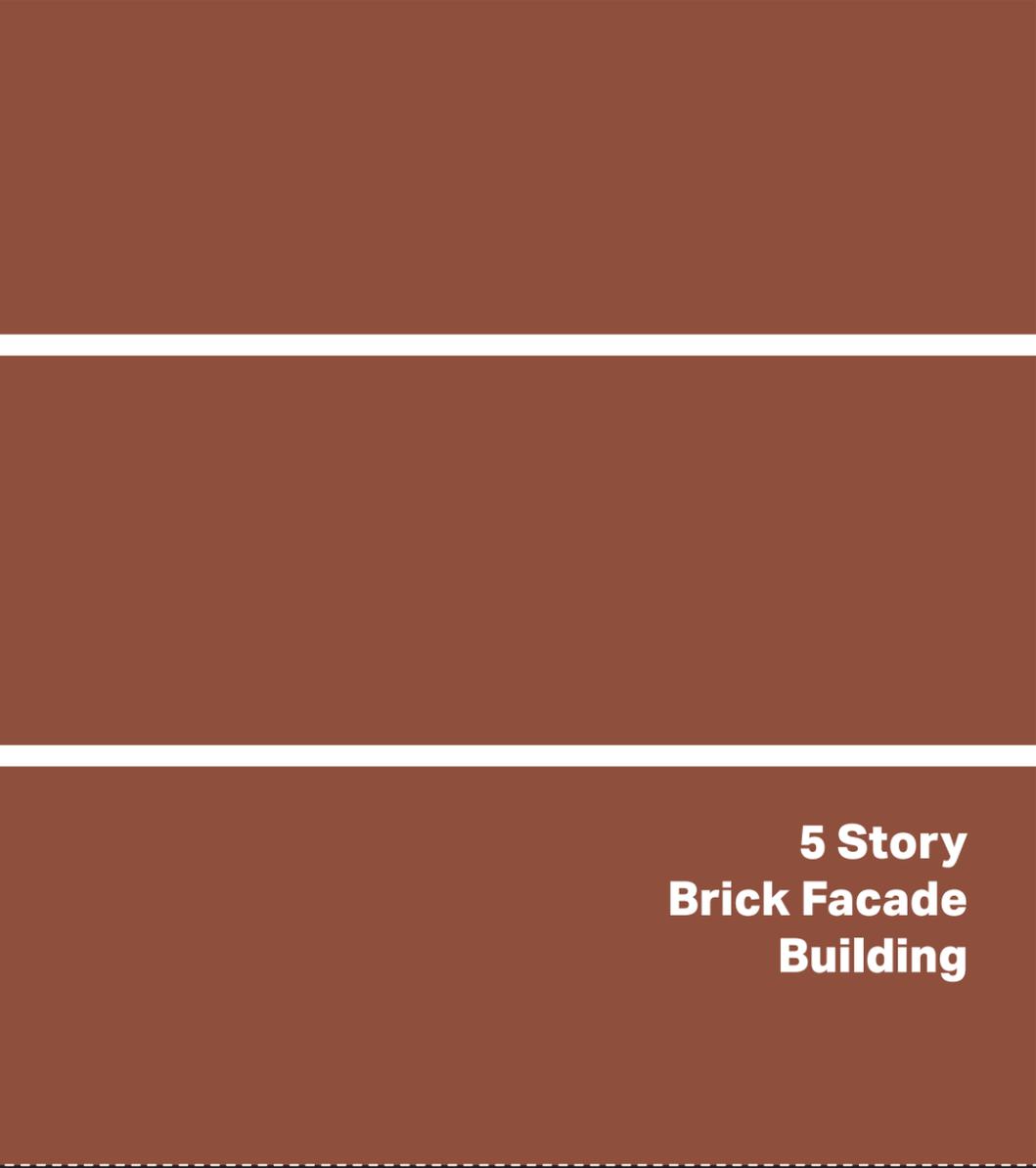
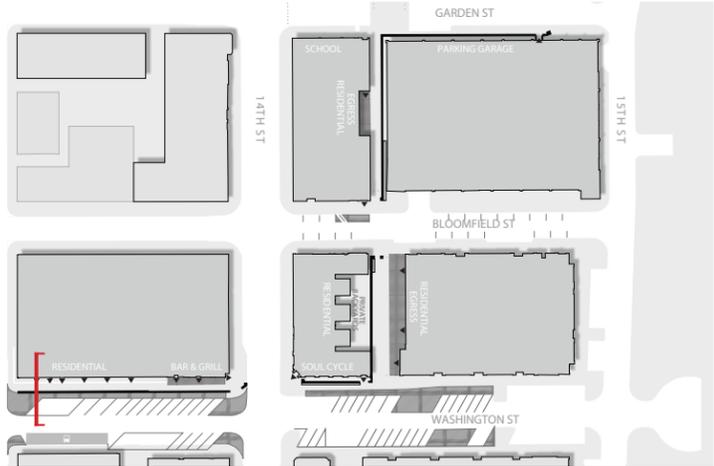
# ZONE 3 EXISTING CONDITION



# ZONE 3 PROPOSED CONDITION



# ZONE 3 EXISTING STREET SECTION



**5 Story  
Brick Facade  
Building**

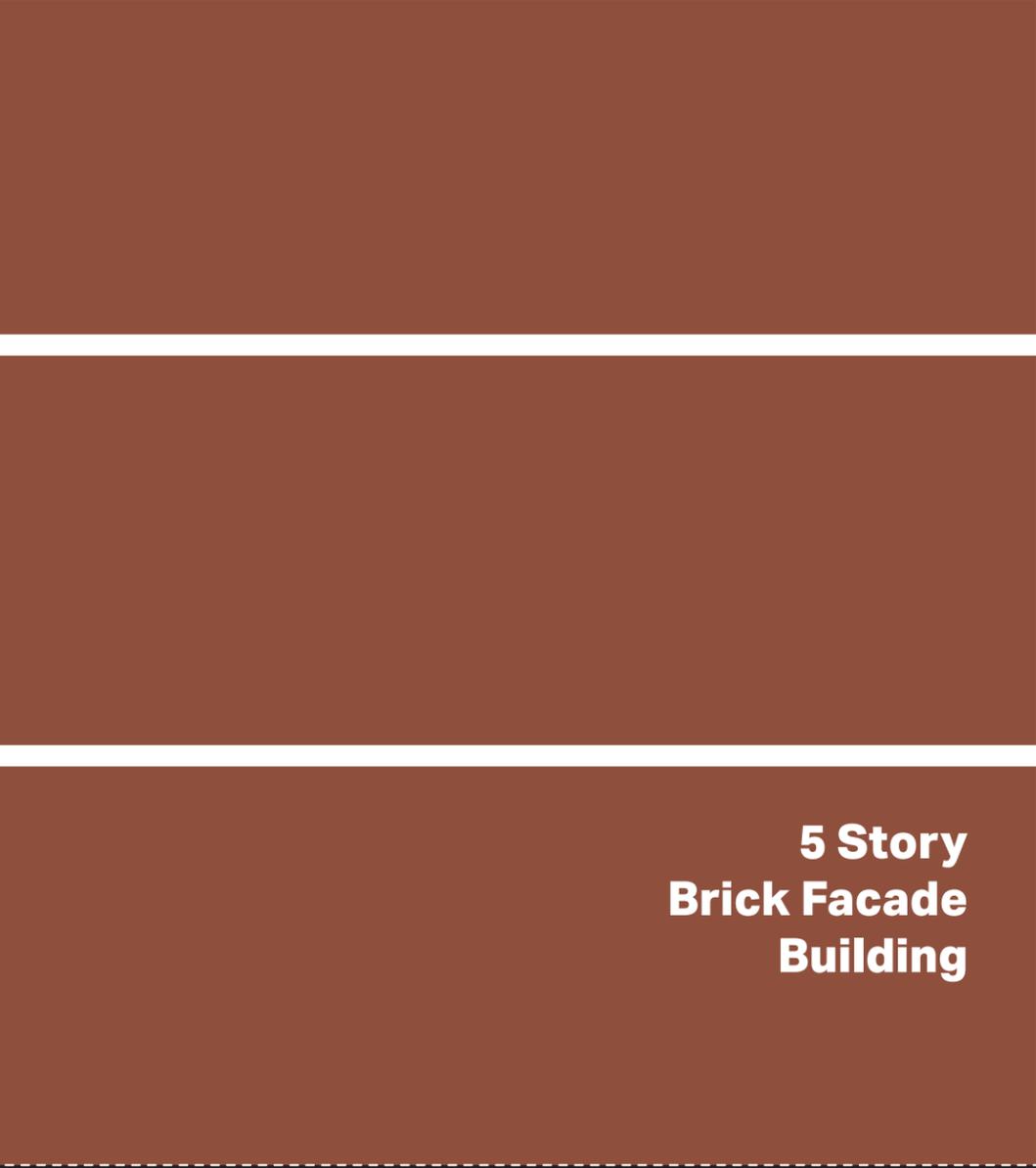
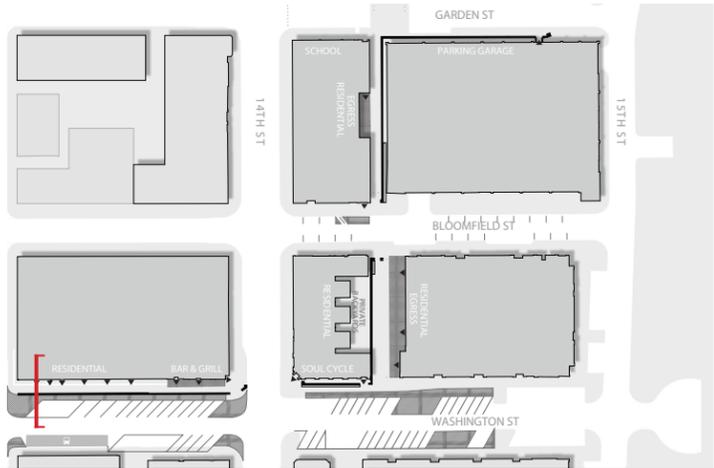


Planters - 6.5' Walkway - 7' Pavers - 4.6'

**Residential Building**

**Sidewalk - 18.1'**

# ZONE 3 PROPOSED STREET SECTION



**5 Story  
Brick Facade  
Building**



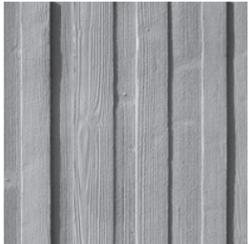
**Planters - 6.5'    Walkway - 8'    2'    Walkway - 5.1'**

**Residential Building      Sidewalk - 16.5'**

# ZONE 3 EXISTING CONDITION



# ZONE 3 PROPOSED CONDITION



# ZONE 3 EXISTING CONDITION



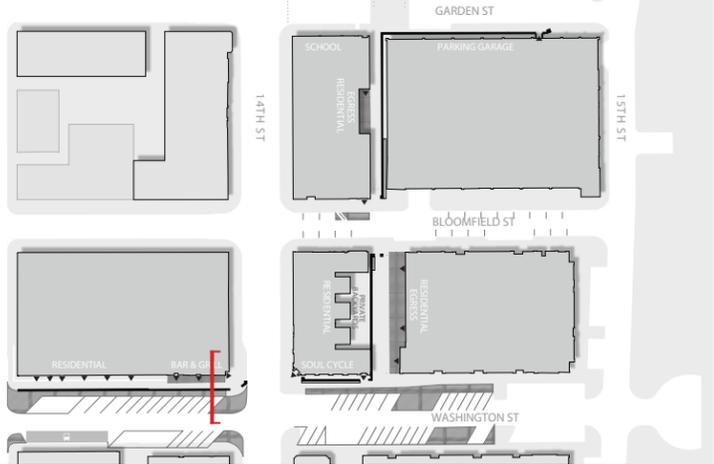
# ZONE 3 PROPOSED CONDITION



# ZONE 3 PROPOSED CONDITION

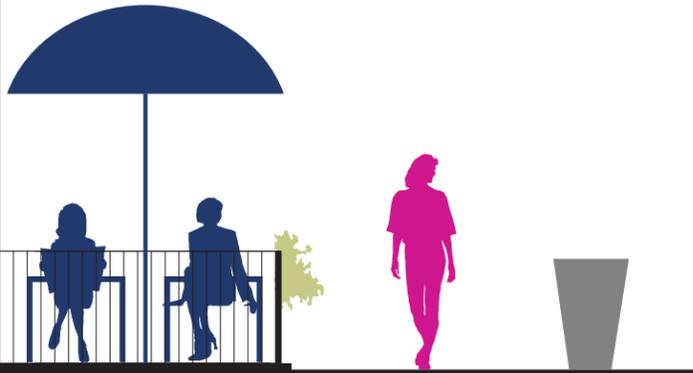


# ZONE 3 EXISTING STREET SECTION



**4 Story  
Brick Facade  
Building**

**Retail  
with outdoor seating**

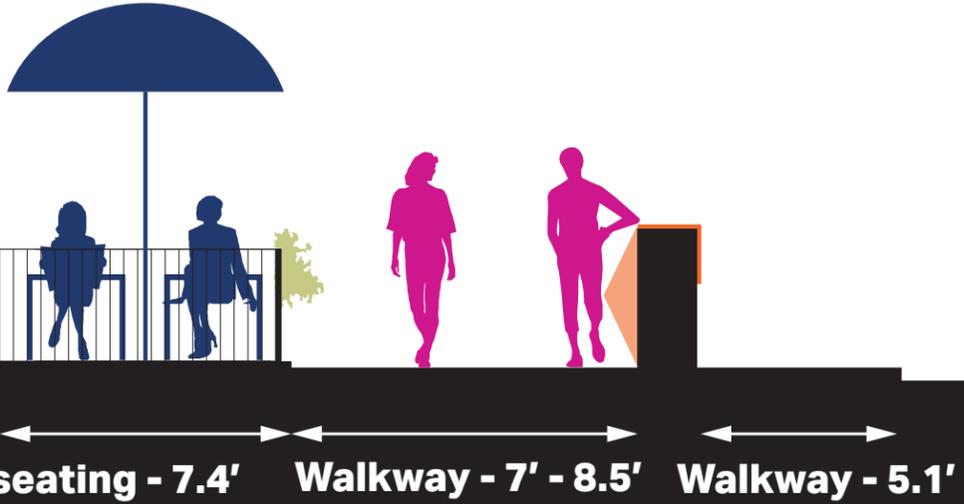
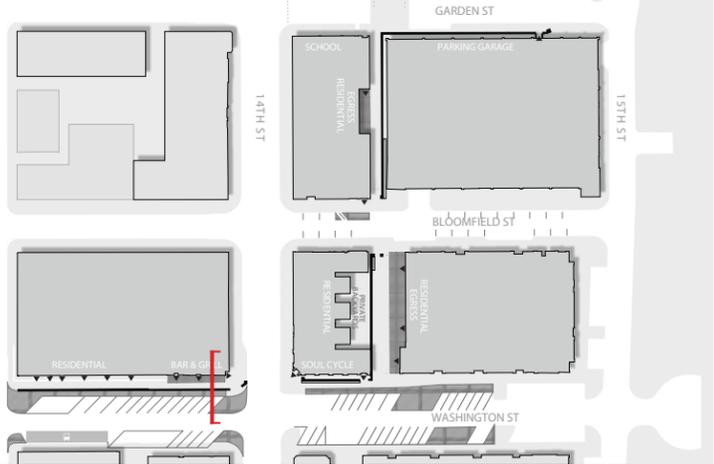


**Outdoor seating - 7.4' Walkway - 5.6' Pavers - 4.6'**

**Residential Building  
with Retail**

**Sidewalk - 17.6'**

# ZONE 3 PROPOSED STREET SECTION

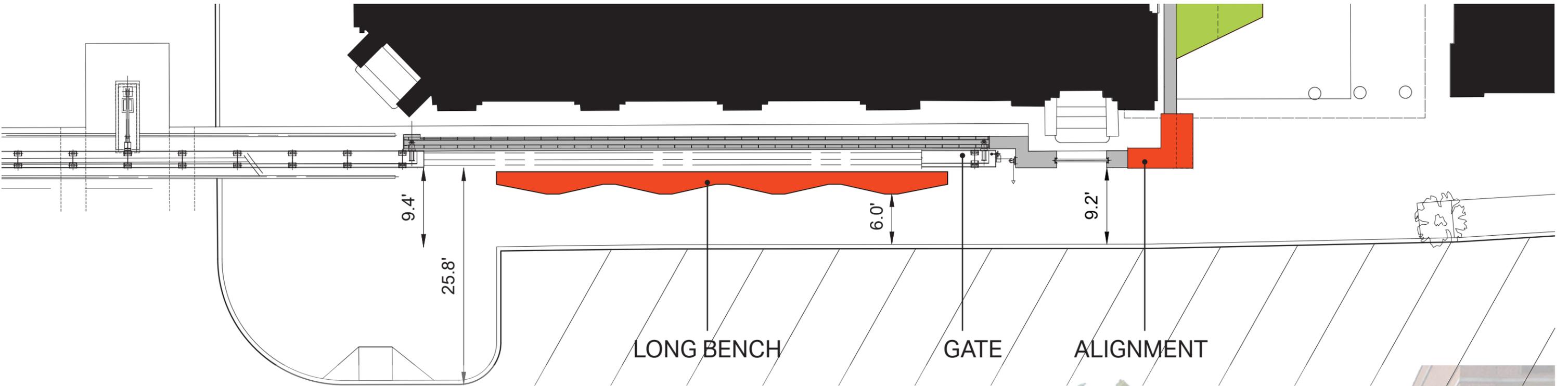
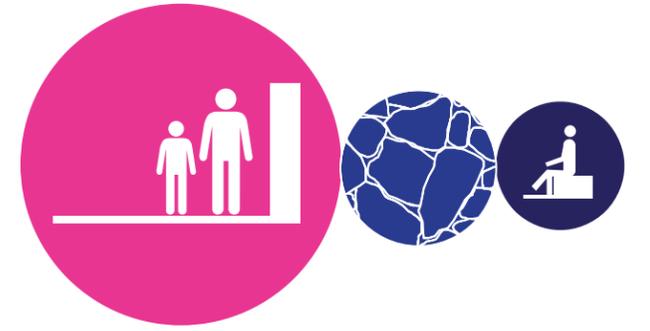


**Residential Building  
with Retail**

**Sidewalk - 16.2'**

**WASHINGTON STREET  
(SOUL CYCLE)**

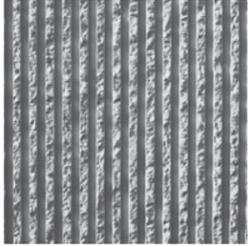
# ZONE 3 PROPOSED PLAN & ELEVATION



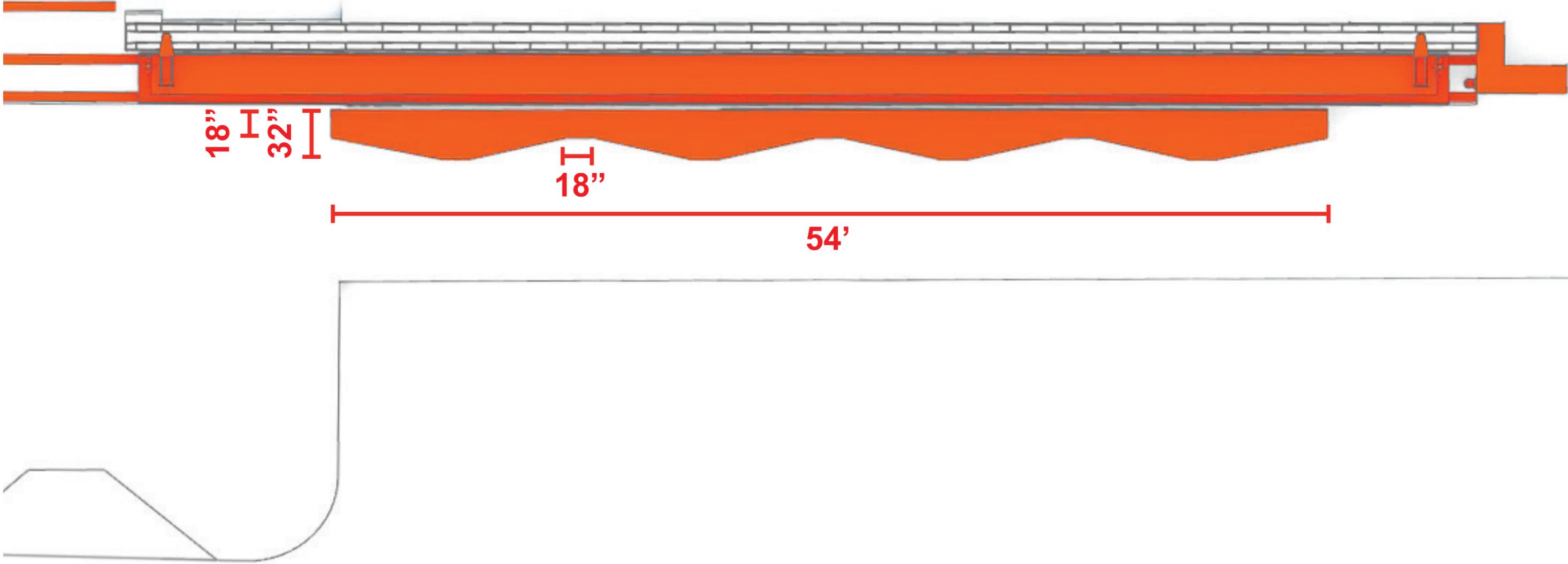
# ZONE 3 EXISTING CONDITION



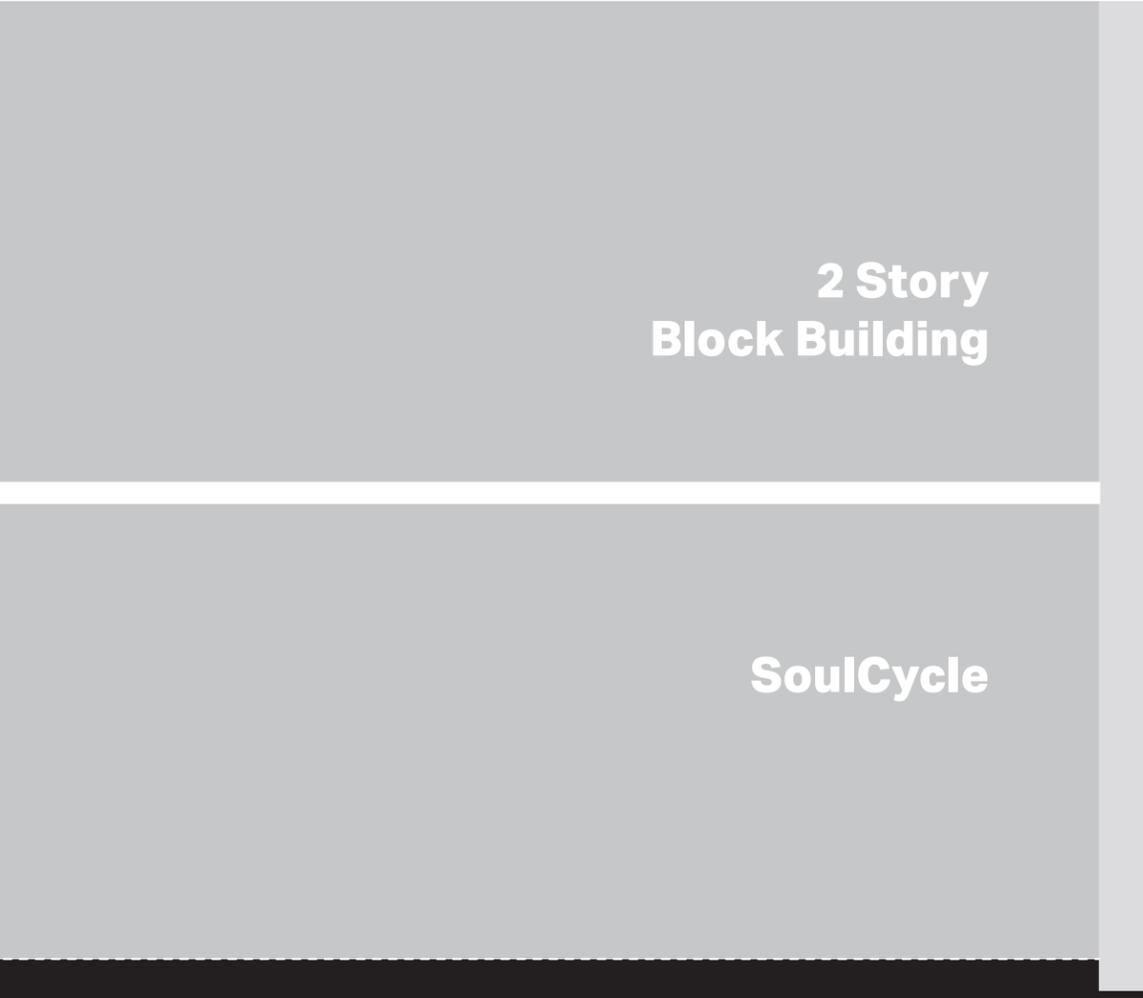
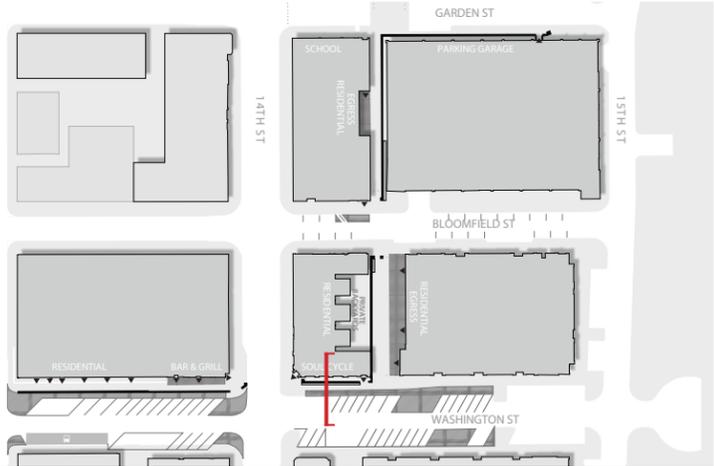
# ZONE 3 PROPOSED CONDITION



# ZONE 3 PROPOSED PLAN



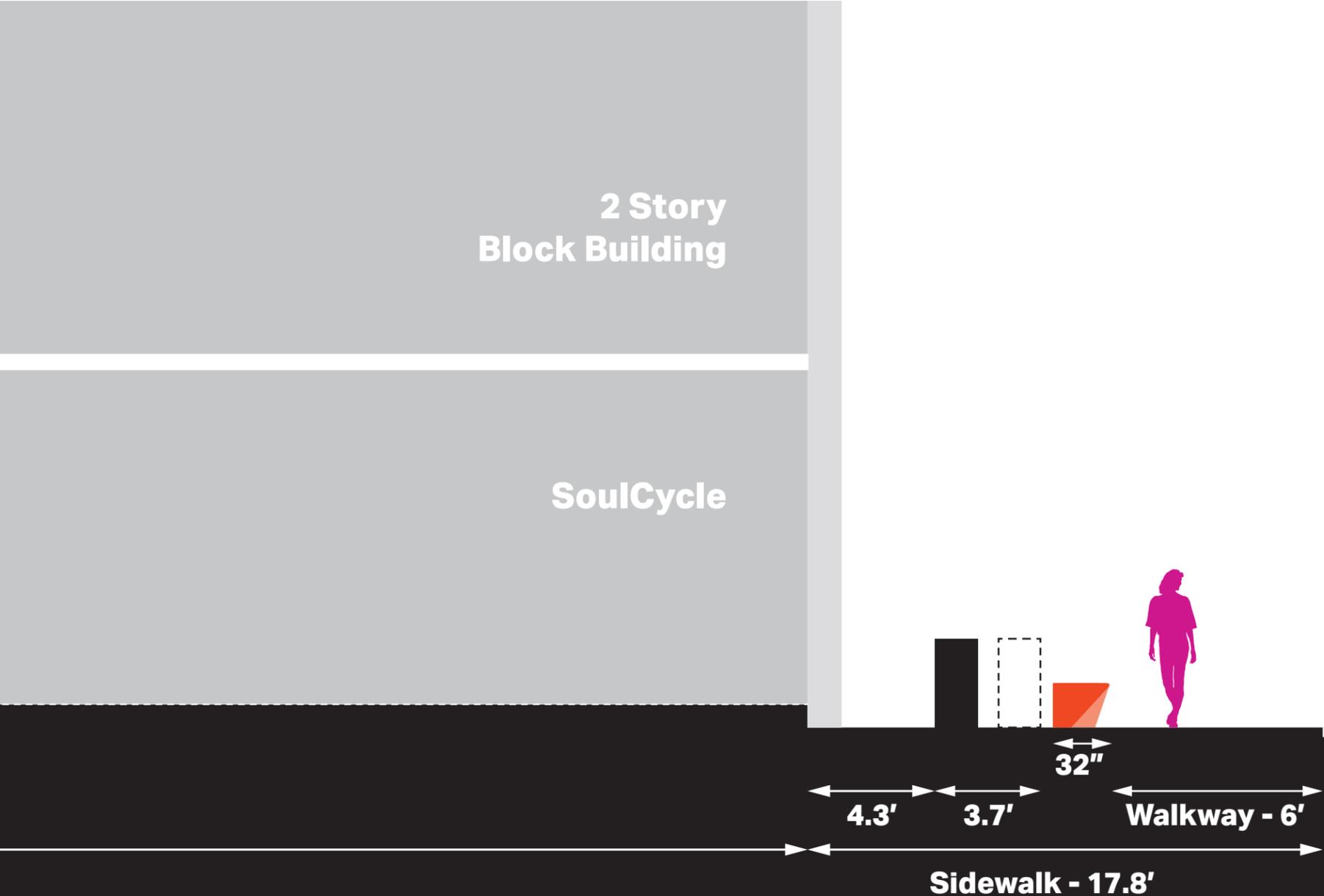
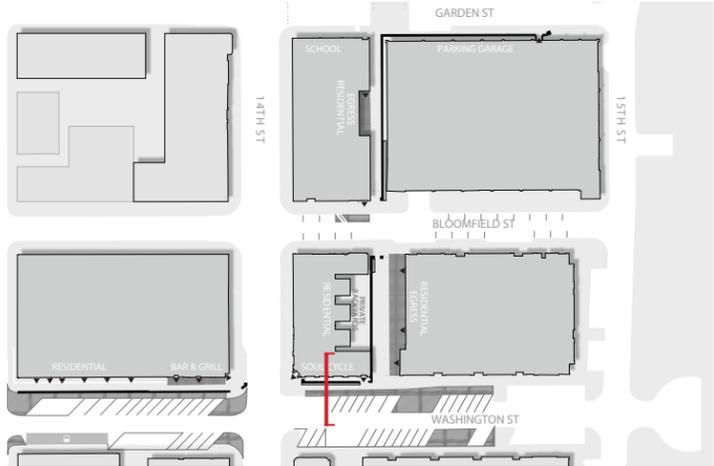
# ZONE 3 EXISTING STREET SECTION



Bike Share Dock - 6.7' - 7.9' Walkway - 5.2' Tree Pit - 4.7'

Sidewalk - 17.8'

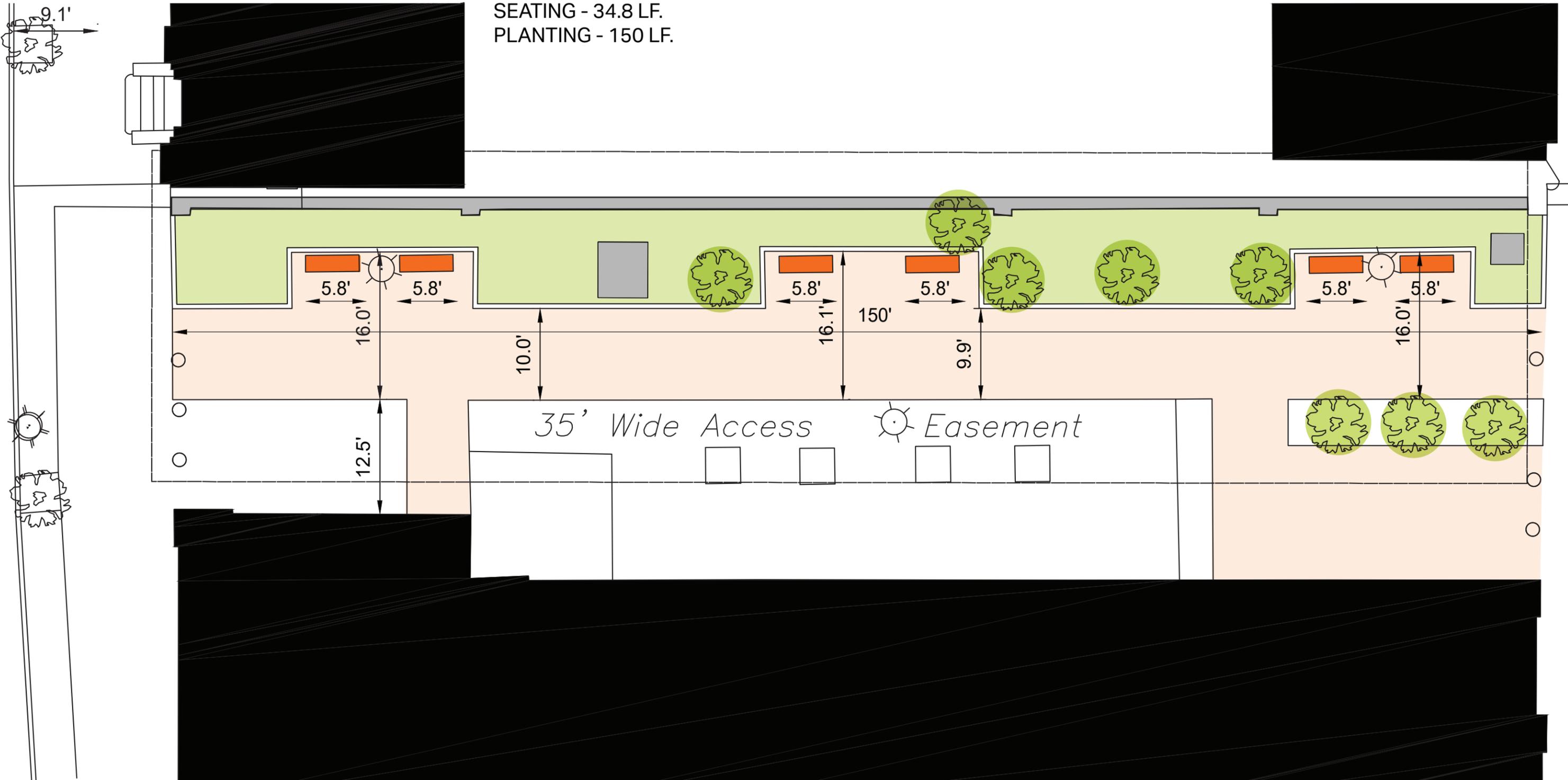
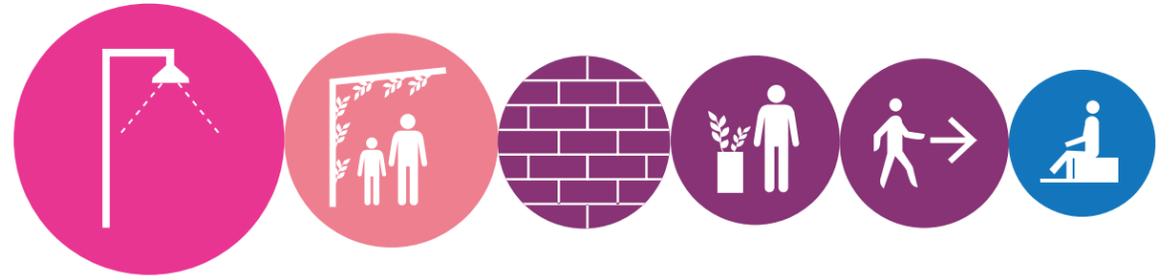
# ZONE 3 PROPOSED STREET SECTION



# **THE ALLEYWAY**

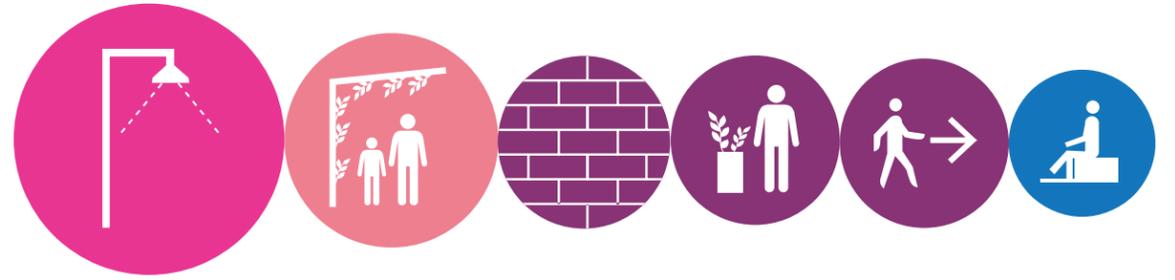
# ZONE 3 EXISTING PLAN

## ALLEYWAY EAST

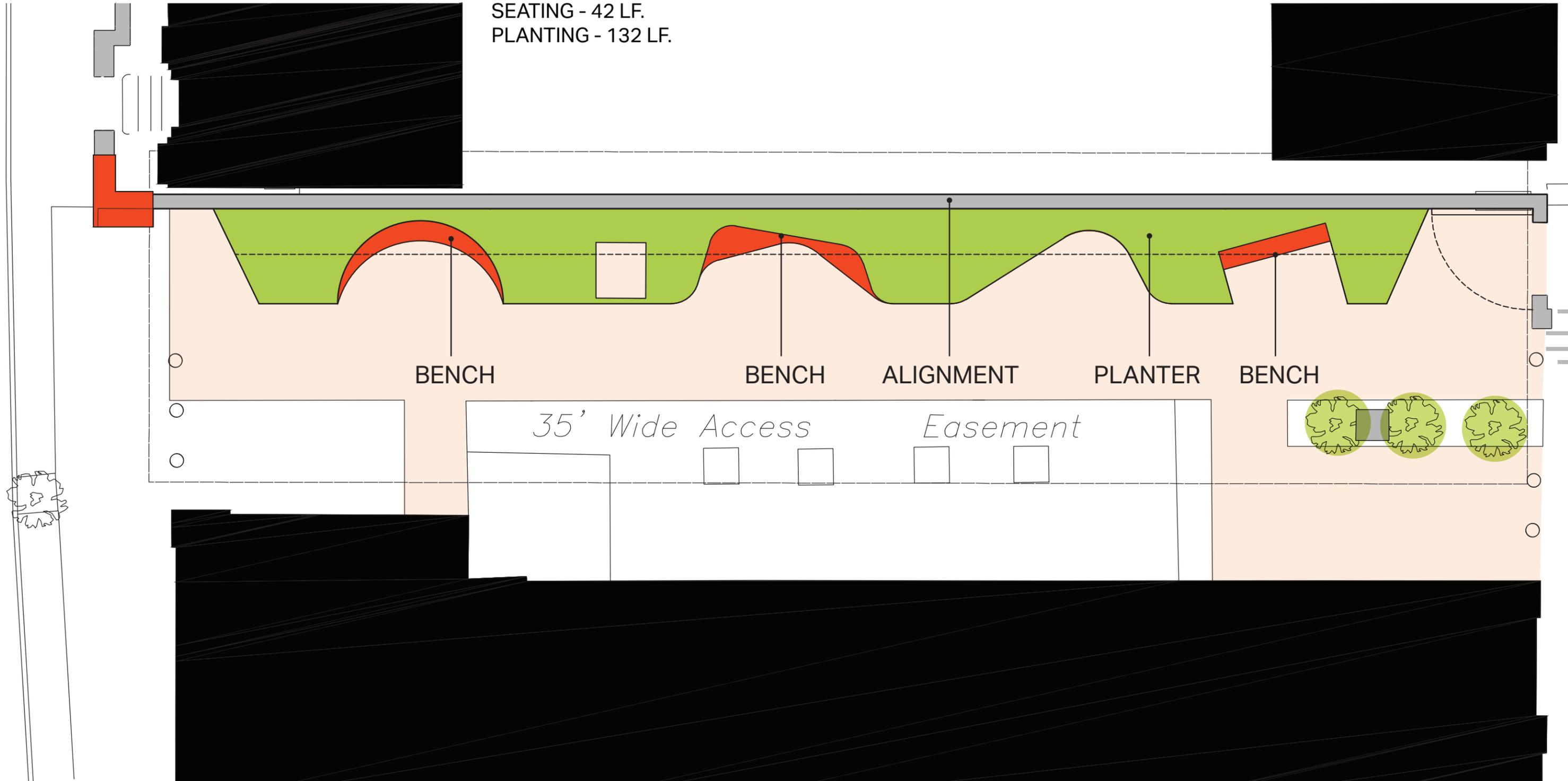


# ZONE 3 PROPOSED PLAN

## ALLEYWAY EAST



SEATING - 42 LF.  
PLANTING - 132 LF.



# ZONE 3 PROPOSED ELEVATION

## ALLEYWAY EAST

Residential Buildings

SoulCycle Building

132'  
Planter

6.0'  
Signage

18.0'  
Seating

18.0'  
Seating

12.0'  
Seating

Screen



# ZONE 3 EXISTING CONDITION

## ALLEYWAY EAST



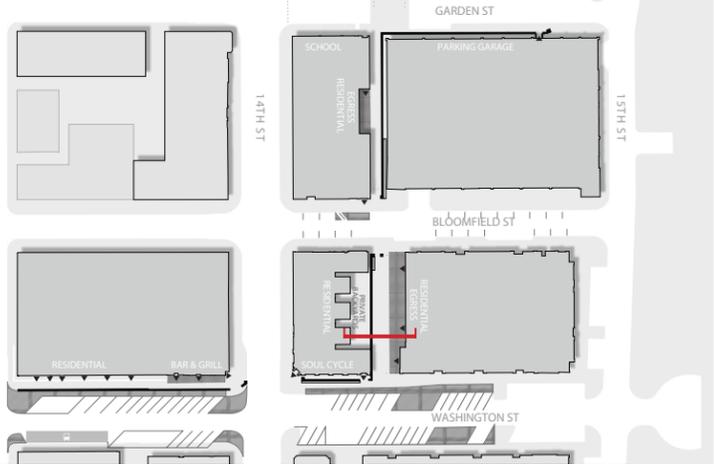
# ZONE 3 PROPOSED

## ALLEYWAY EAST



# ZONE 3 EXISTING STREET SECTION

## ALLEYWAY EAST



**Private Backyard**

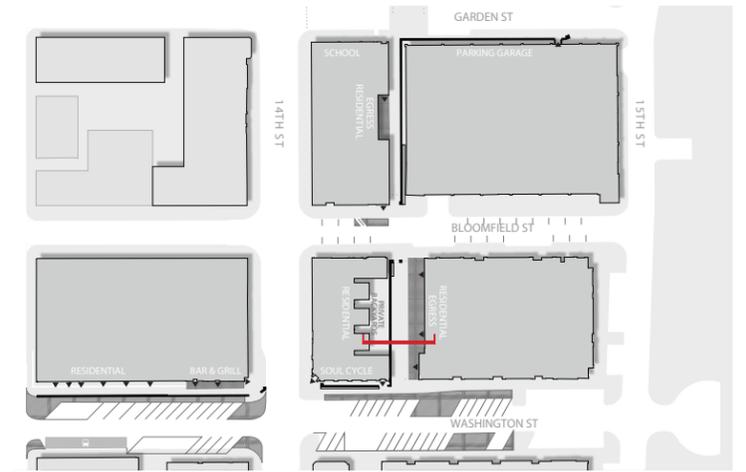
**6 Story Brick Building**



**Residential Building  
Private Backyard**

# ZONE 3 PROPOSED STREET SECTION

ALLEYWAY EAST



2' min - 10.8' max

Walkway - 10'

Planters - 9'

Walkway - 10.5'

Alleyway - 40.3'



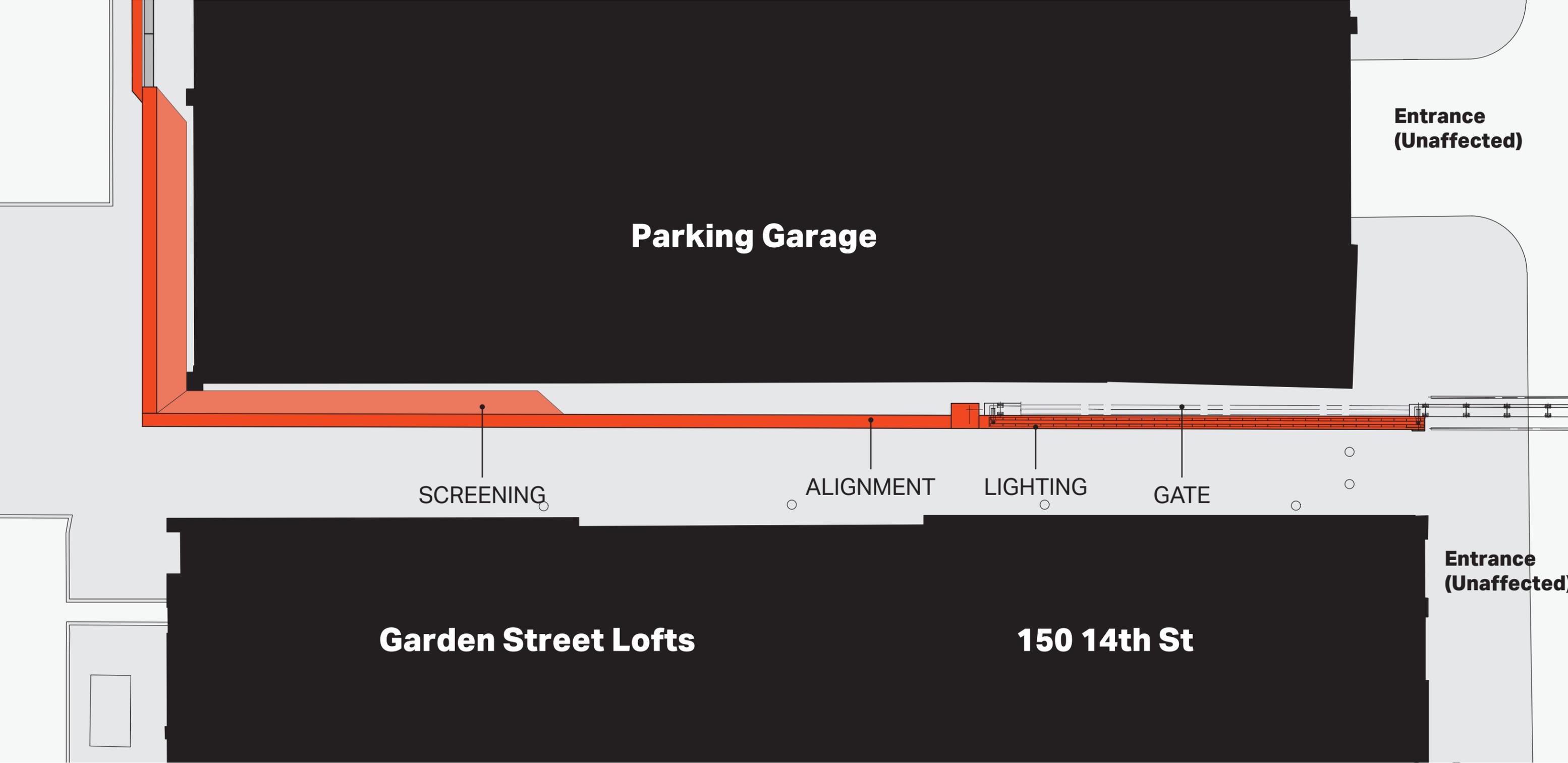
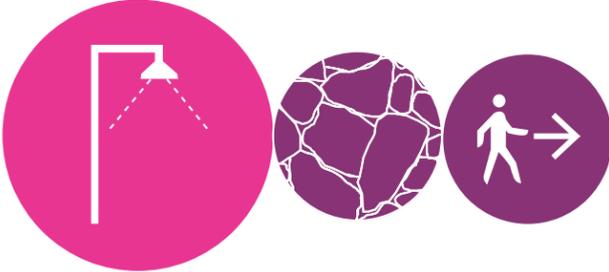
6 Story  
Brick Building

Residential Building  
Private Backyard

**ALLEYWAY WEST**

# ZONE 3 PROPOSED PLAN

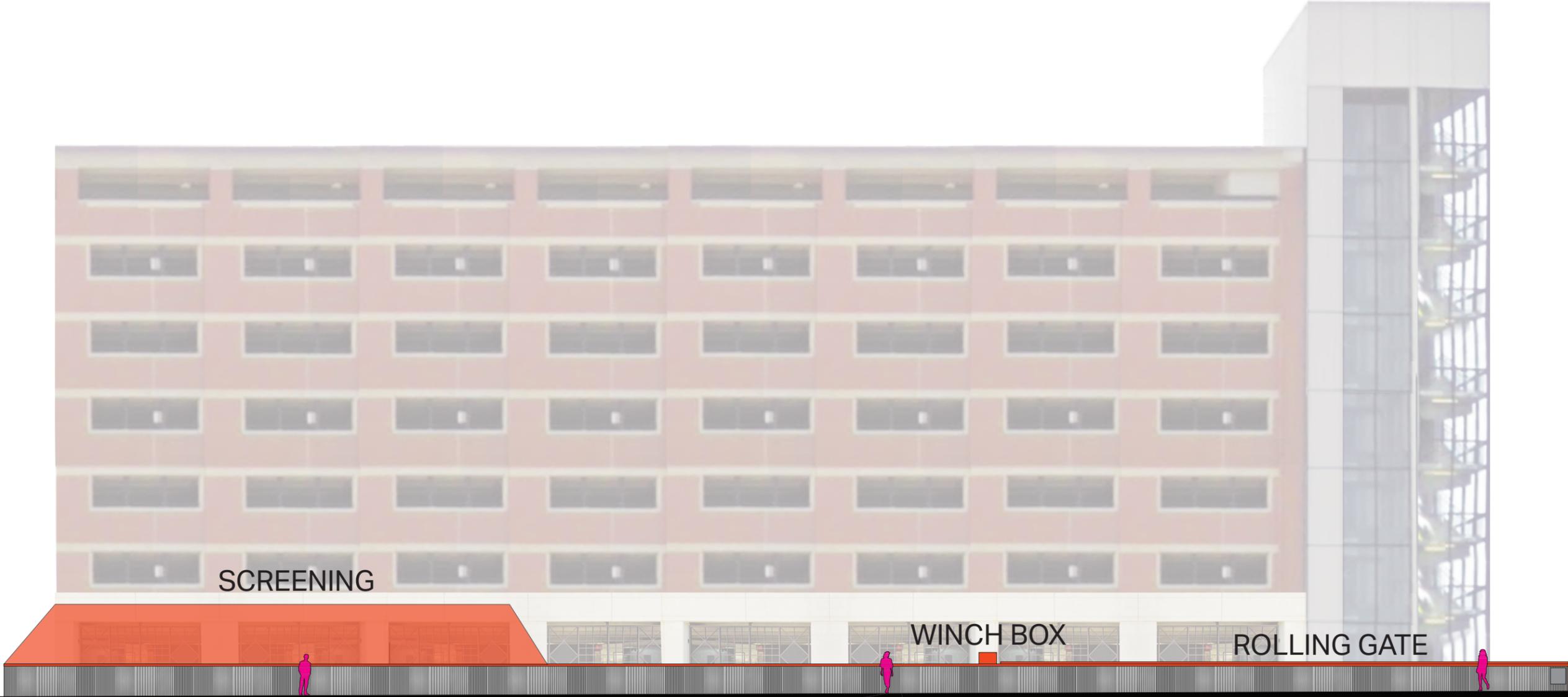
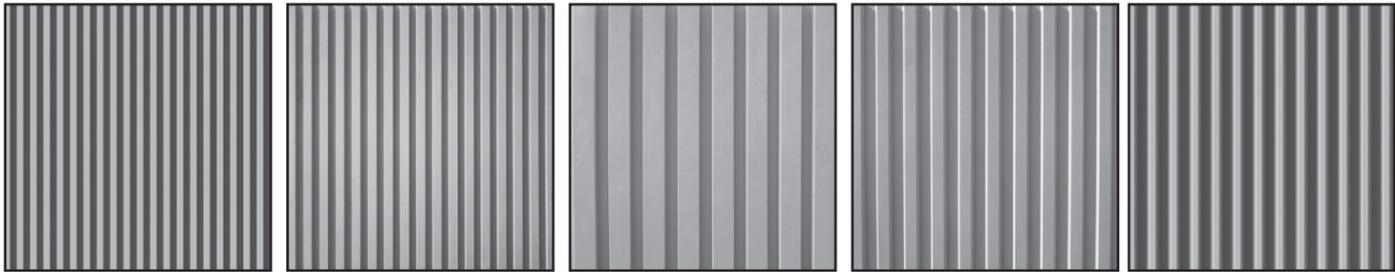
ALLEYWAY WEST



# ZONE 3 PROPOSED STREET ELEVATION

ALLEYWAY WEST

MIXED FORMLINER PATTERN



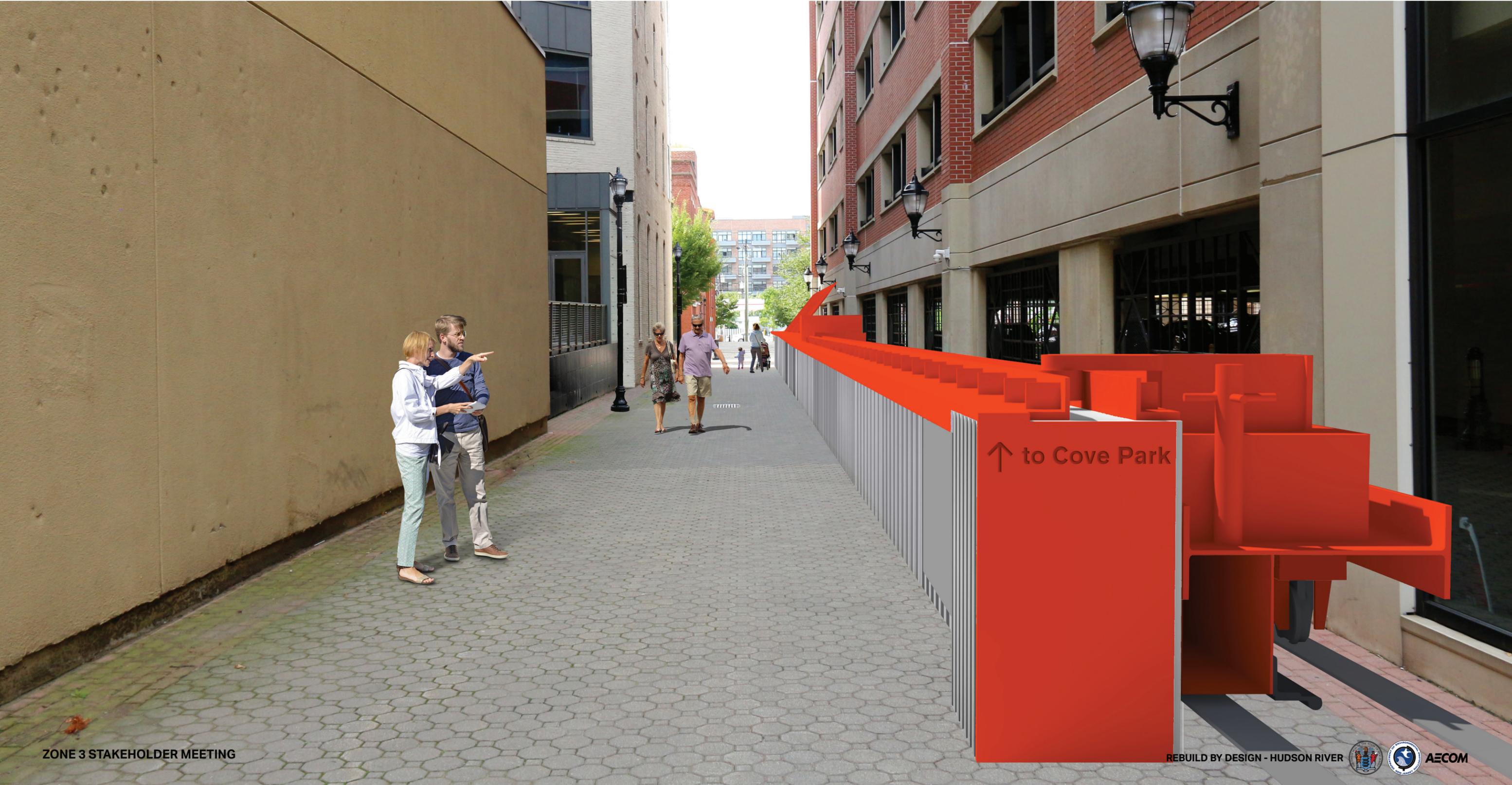
# ZONE 3 EXISTING CONDITION

ALLEYWAY WEST



# ZONE 3 PROPOSED

## ALLEYWAY WEST



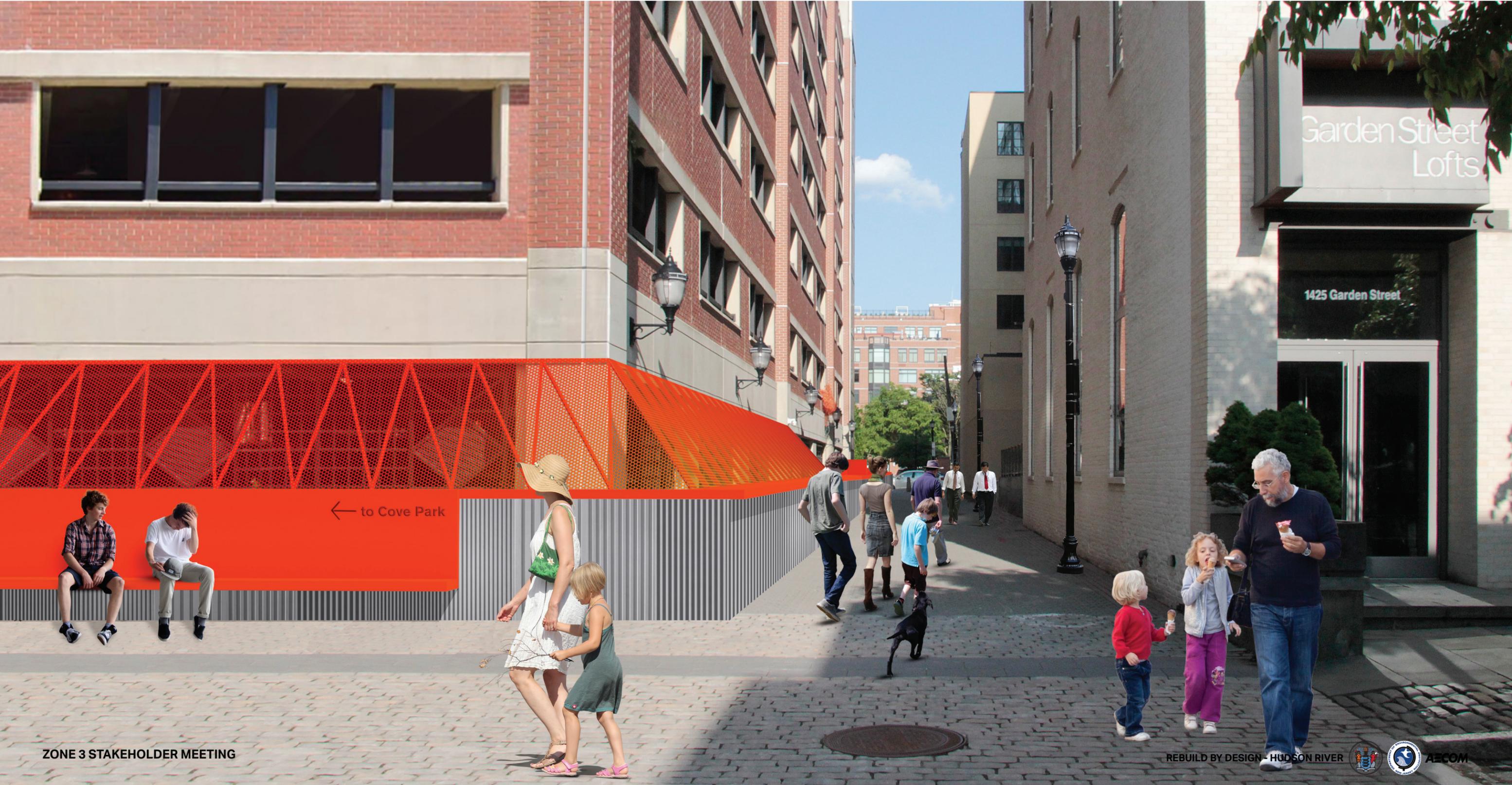
# ZONE 3 PROPOSED

## ALLEYWAY WEST



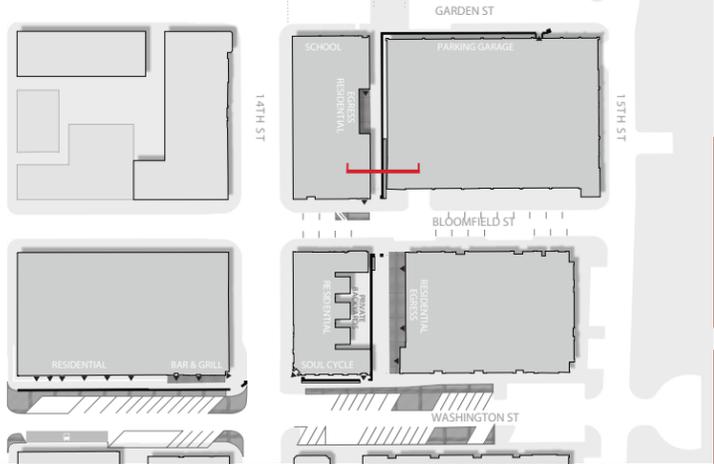
# ZONE 3 PROPOSED

GARDEN STREET



# ZONE 3 EXISTING STREET SECTION

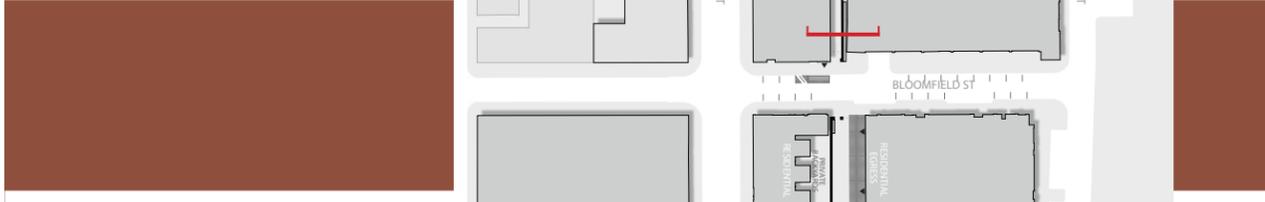
ALLEYWAY WEST



**6 Story  
Brick Building**



Alleyway - 21.2'



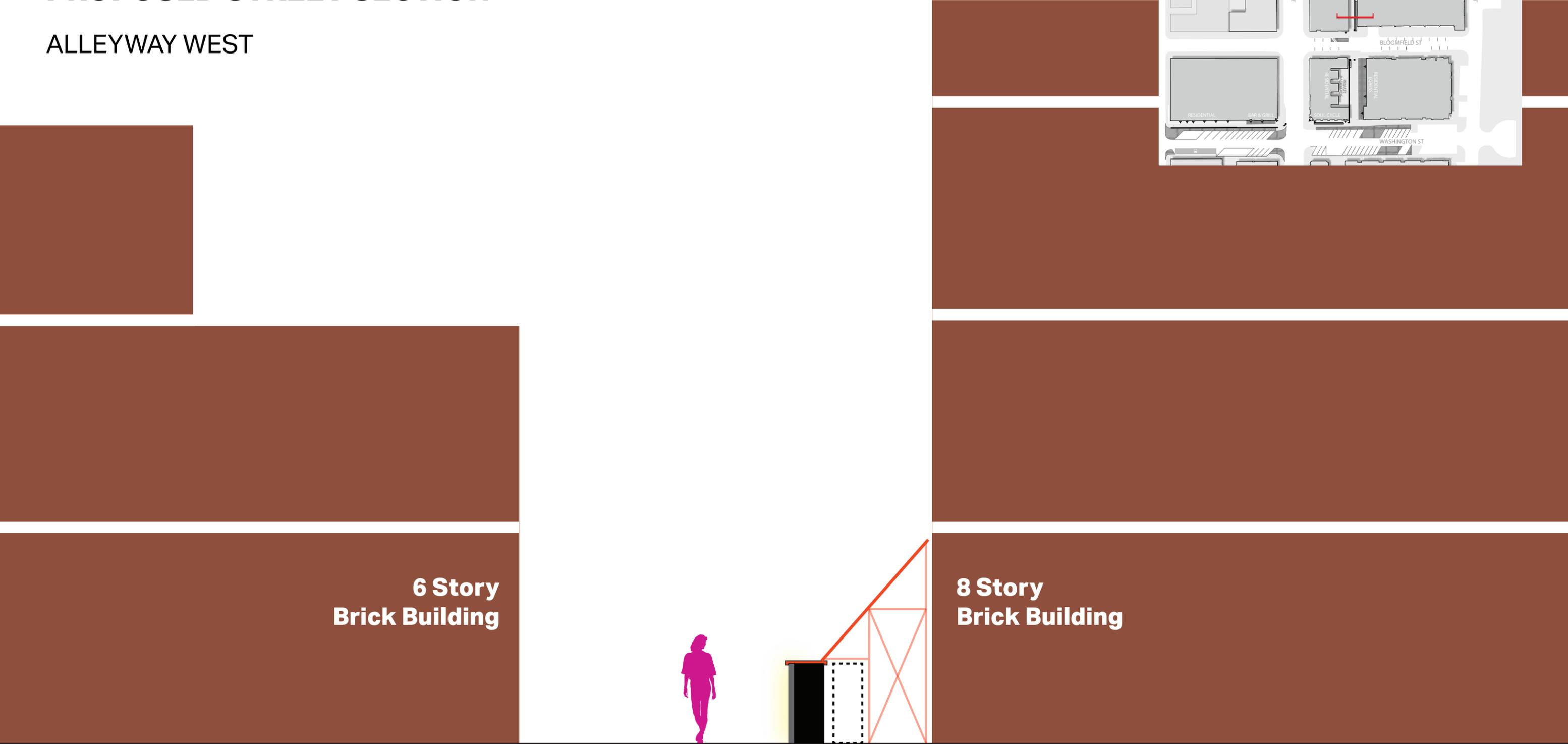
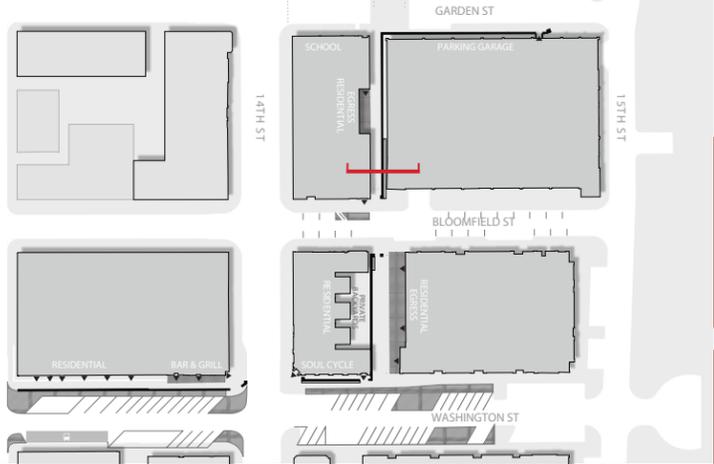
**8 Story  
Brick Building**

Residential Building

Garage Building

# ZONE 3 PROPOSED STREET SECTION

## ALLEYWAY WEST



Residential Building

Alleyway - varies  
(13.5' to 15.7')

Behind Gate - 3.5'

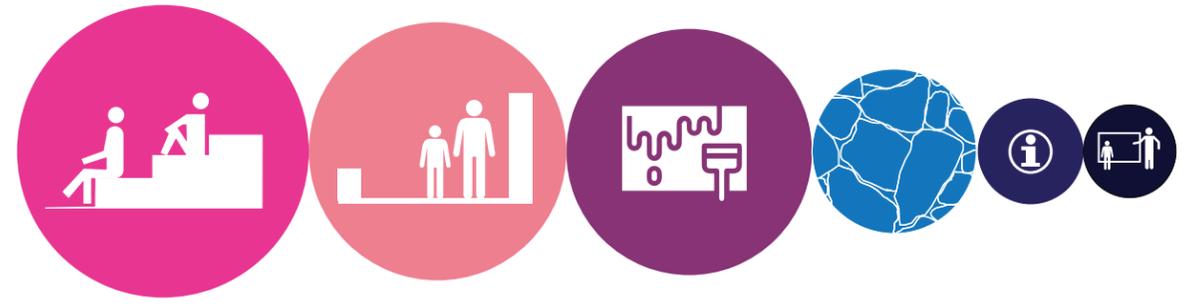
Garage Building

Behind  
Structure- 5.6'

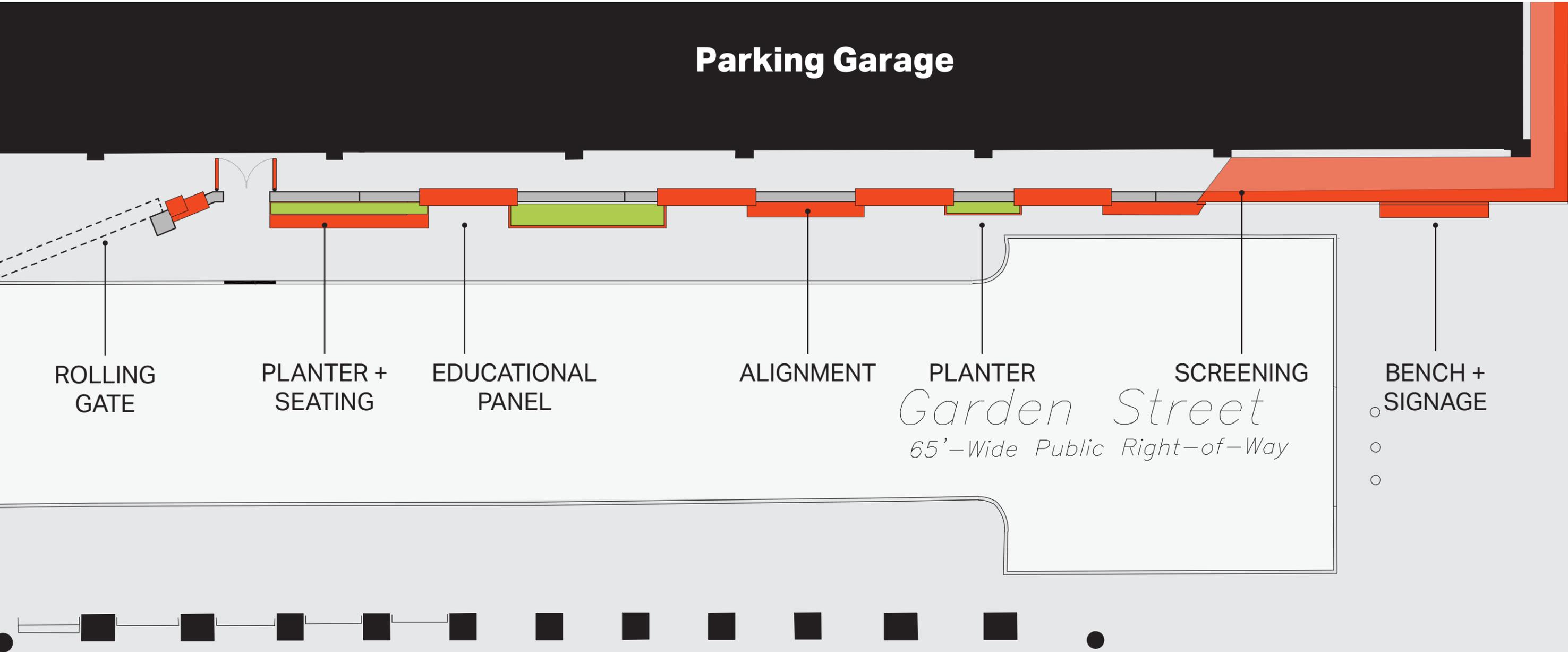
**GARDEN STREET**

# ZONE 3 PROPOSED PLAN

GARDEN STREET



## Parking Garage



ROLLING  
GATE

PLANTER +  
SEATING

EDUCATIONAL  
PANEL

ALIGNMENT

PLANTER

SCREENING

BENCH +  
SIGNAGE

*Garden Street*  
65'-Wide Public Right-of-Way

- 
- 
- 
- 

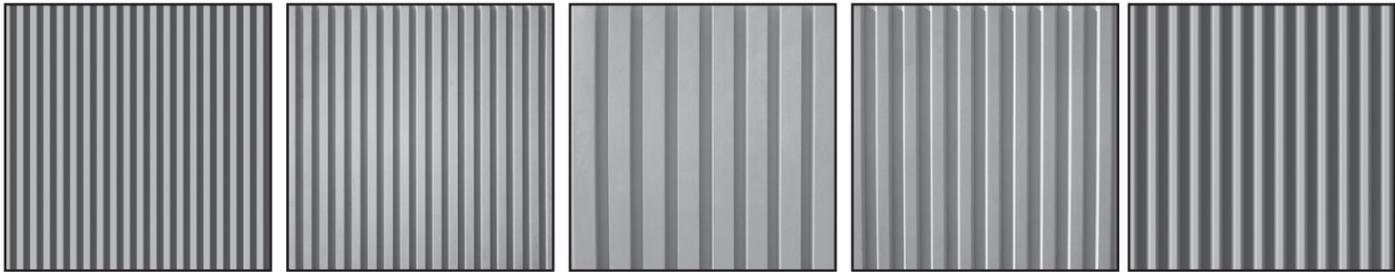
**Elysian Charter School**

**Residential**

# ZONE 3 PROPOSED STREET ELEVATION

GARDEN STREET

MIXED FORMLINER PATTERN



**Alleyway**

# ZONE 3 EXISTING CONDITION

GARDEN STREET



# ZONE 3 PROPOSED

## GARDEN STREET



# ZONE 3 EXISTING CONDITION

GARDEN STREET



# ZONE 3 PROPOSED

## GARDEN STREET



### HISTORIC HOBOKEN

Hoboken's modern history begins when Henry Hudson's navigator made note of the area's green-walled hills during the 17th century, at the time that now bears the explorer's name. The men on the ship Half-Hutten were the first European to see the island.

The Dutch landed on the island on the island, and were not permanent residents. They called the area "Hoboken" after the Dutch word for "serpentine" or "winding". The name "Hoboken" was used to describe the area's green-walled hills. The name "Hoboken" was used to describe the area's green-walled hills.

The name "Hoboken" was used to describe the area's green-walled hills. The name "Hoboken" was used to describe the area's green-walled hills.

WEEHAWKEN  
UNION CITY  
HOBOKEN  
JERSEY CITY



# ZONE 3 PROPOSED - ELYSIAN SCHOOL PANEL

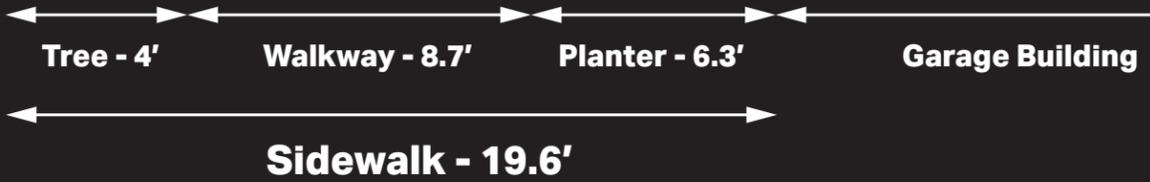
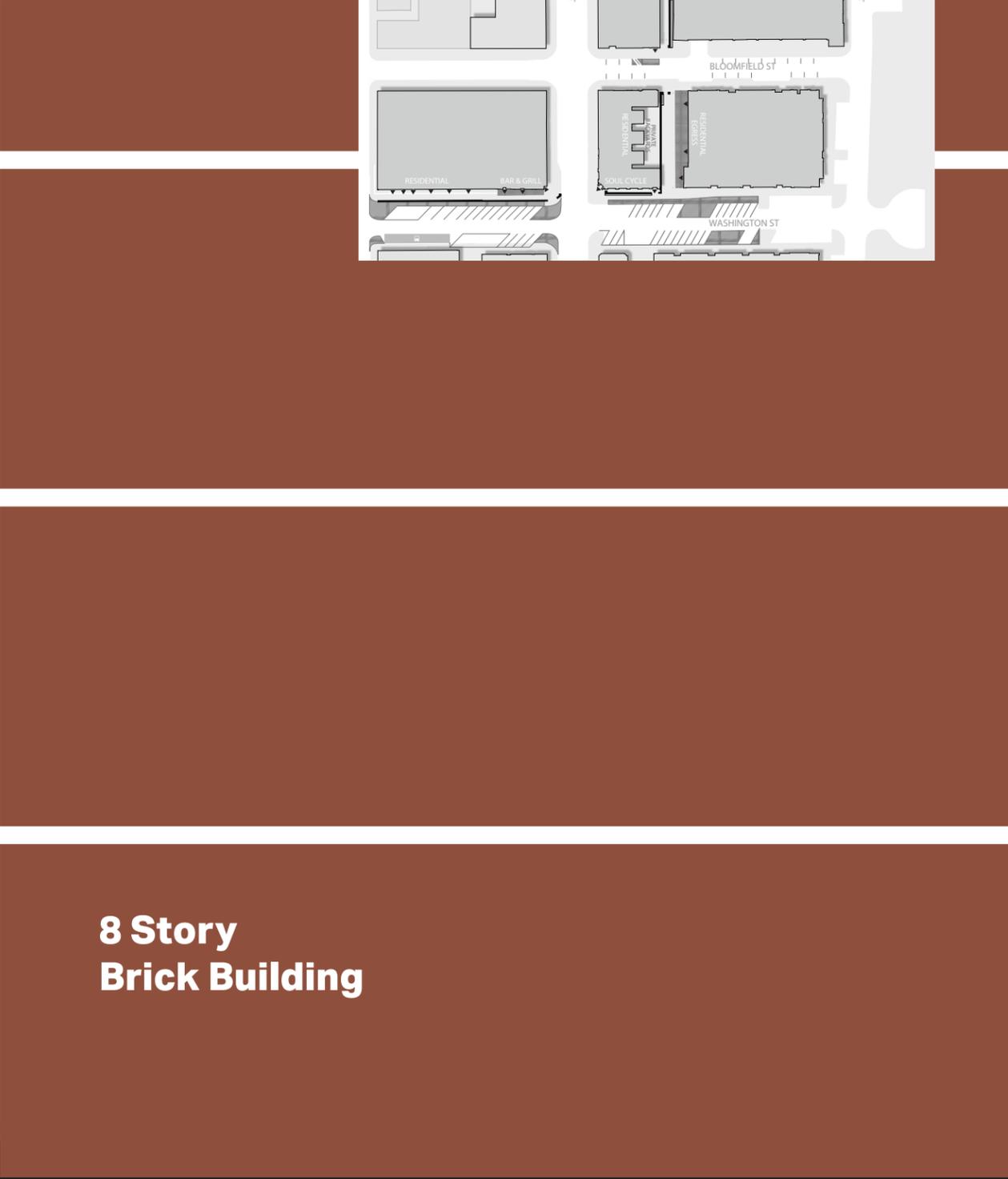
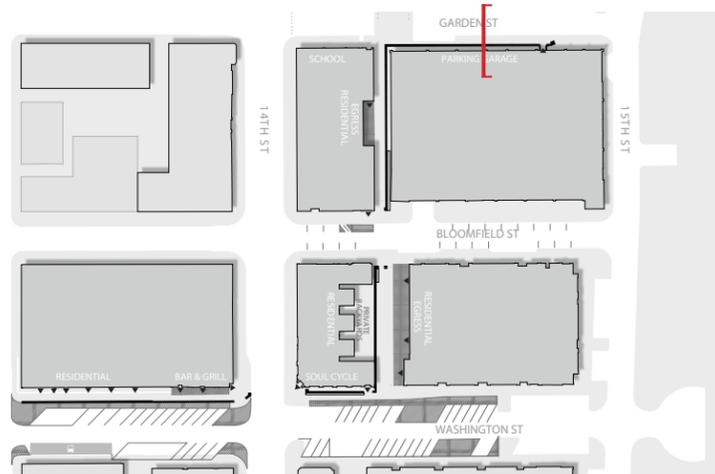
GARDEN STREET





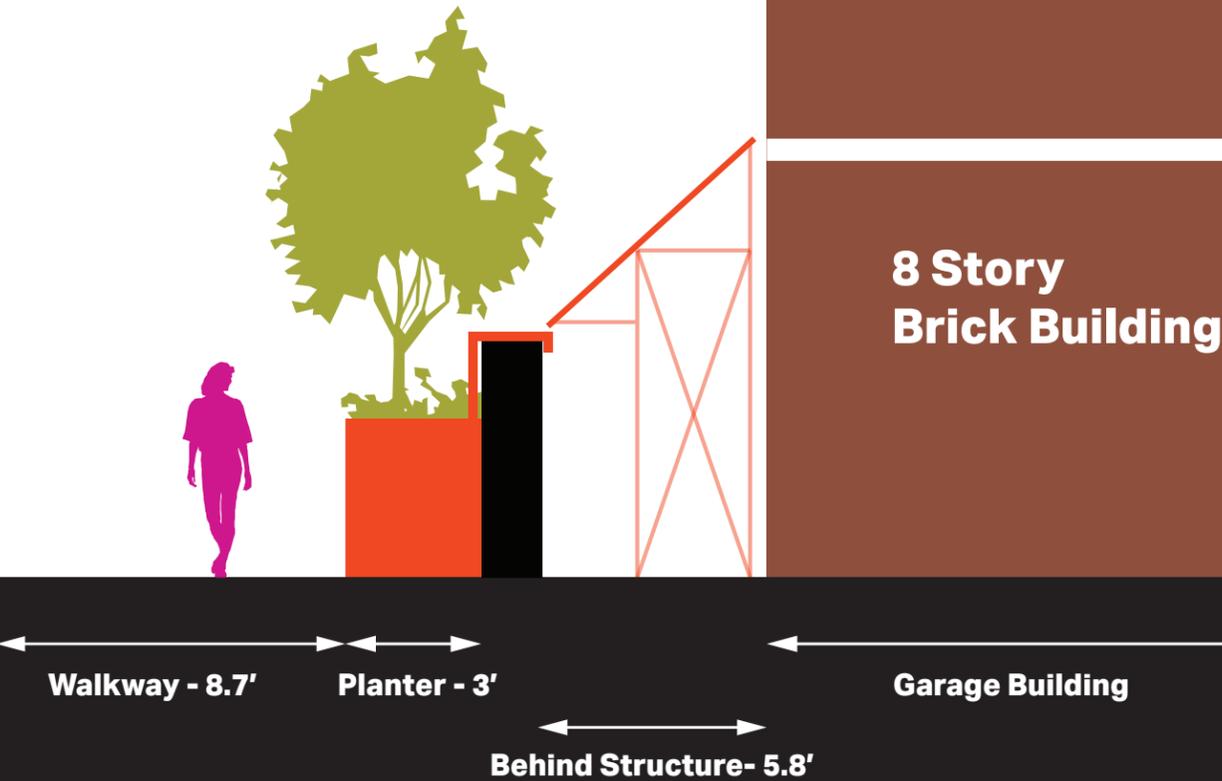
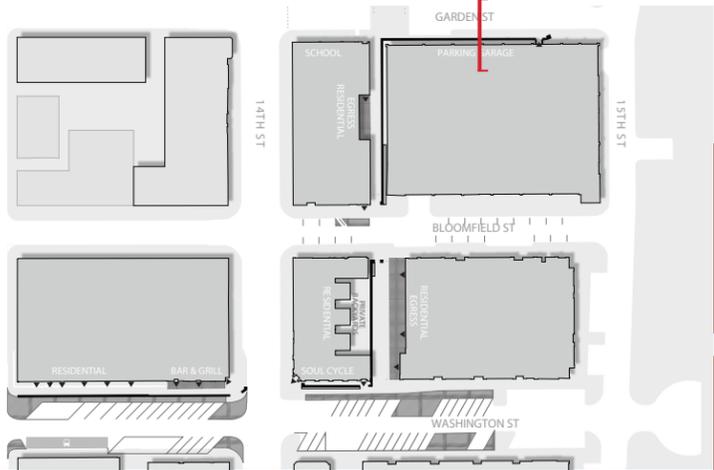
# ZONE 3 EXISTING STREET SECTION

GARDEN STREET



# ZONE 3 PROPOSED STREET SECTION

GARDEN STREET



# FEEDBACK FORM

## FRONT

STAKEHOLDER DESIGN ZONE WORKSHOP FEEDBACK FORM

North Design Zone

November 21, 2019  
Elysian Charter School



What are your thoughts about...

**WASHINGTON STREET**

**THE ALLEYWAY**

**GARDEN STREET**

Additional space on the back

## BACK

Any additional comments?

Thank you for your feedback!

# THE TEAM

## WHO YOU WILL SEE TONIGHT FROM THE AECOM PROJECT TEAM



Presenter

**CHRISTY CHENG, OMA**  
Urban Design / Community Engagement



**GONZALO CRUZ**  
Landscape Architecture &  
Urban Design Principal



**KAREN APPELL PE, CPESC**  
Project Manager



**TOM VARGO PE, CCM**  
Senior Design / Construction  
Engineer



**TIMOTHY HO, OMA**  
Urban Design / Community  
Engagement



**CLAUDIA DA COSTA, OMA**  
Urban Design / Community  
Engagement



**PATO FERNANDEZ, OMA**  
Urban Design / Community Engagement



**BEN VAN SCHAAYK, OMA**  
Urban Design / Community Engagement



**RAN WEI**  
Landscape Designer

# **NEXT STEPS + KEY DATES**

## **UPCOMING ENGAGEMENT OPPORTUNITIES**

- **PUBLIC MEETING #4**  
- DECEMBER 2019

- **Questions & Comments:**

[rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- **Mail**

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Bureau of Flood Resilience  
501 East State Street,  
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Trenton, NJ 08625-0420

- **Website:**

[www.rbd-hudsonriver.nj.gov](http://www.rbd-hudsonriver.nj.gov)

**END**