

Redevelop Journal Square

Section 7 Landscape



View of the Statue of Liberty from Liberty State Park



Cityscape view from Liberty State Park's River Walk.



Lincoln Park - Hudson County Park

The City of Jersey City has approximately 1,550 acres of parks and Open Space that includes State, County, and Municipal parks. In addition to Liberty State Park, a national and international tourist destination, there are over 50 municipal parks of all sizes spread throughout the city. In this highly urbanized area green space provides a much needed human connection with the natural environment. Preserving Open Space, providing connections between existing parks, and adding additional green space to the Area should be a priority.

Proposed Garden State Greenway connector routes identify linear connections between natural resource hubs. Any future development should take these routes into consideration in order to build upon a statewide vision to provide access to parks and natural areas, farmland, and historic places. Another possible green connection through the Area can be provided by utilizing portions of the Bergen Arches and the Embankment that are shown in orange on the map to the right. This route has been identified by East Coast Greenways as a connection across Jersey City from the waterfront to Secaucus. The City Center Greenway Connection, shown as orange circles on the map, will tie City Center Park to this East Coast Greenway Route to the waterfront.

The purpose and intent of this section is to provide landscape standards for the Area that will help maintain and protect property values, enhance the appearance of the development, protect the aesthetic assets of the community, reduce erosion and storm water run off, reduce the urban heat island effect, and provide screening where necessary. The landscape requirements of this section are minimum standards; additional landscaping is encouraged.

The map to the right shows how landscape improvements in the Journal Square Area will relate to the current regional park and open space system. Streetscaping improvements will connect Journal Square to existing parks. The City Center Park, will contribute approximately 9 acres of green space to this system. Public plazas and pocket parks will also be incorporated with new development to provide a comprehensive set of amenities to residents and visitors.



EXHIBIT O - GREEN REGIONAL CONNECTIONS





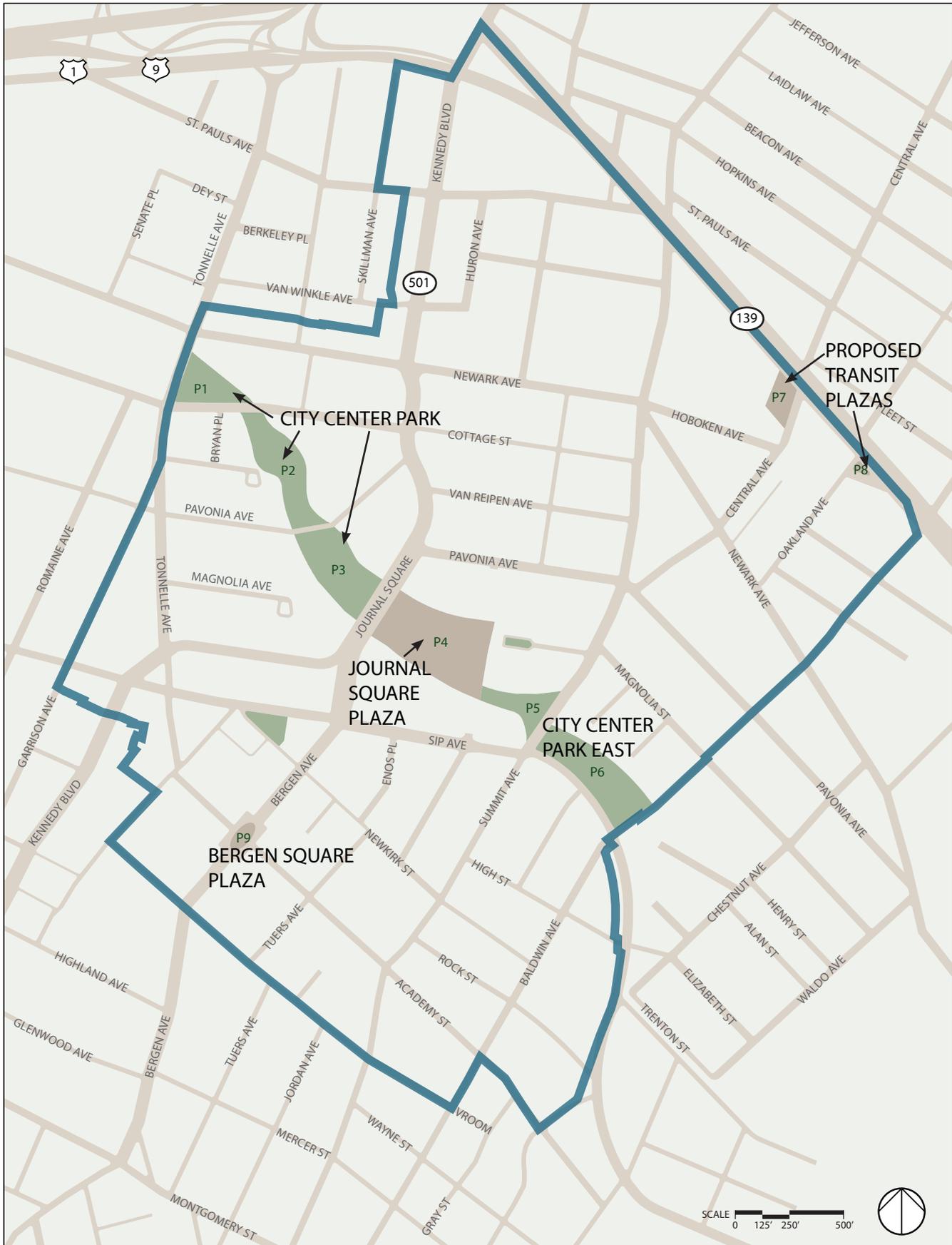
All Landscape Plans shall be subject to approval by the Planning Board. The Planning Board may forward the Plan to the City Engineer for review and comment. The Plan shall conform to the following requirements and guidelines:

GENERAL LANDSCAPE STANDARDS

- A. A detailed Landscape Plan in accordance with the unified Streetscape Plan shall be prepared by a certified landscape architect for all Site Plan proposals.
- B. The landscape plan shall include the highest quality materials and, at minimum, specify type and color of pavers and other hardscape materials, type and quality of decorative lighting fixtures, specific color and material of decorative site furnishings, as well as locations and quantities of each. The landscape plan shall also include species, sizes, and planting plans for all vegetation.
- C. Native plants should be used before other alternatives. A list of examples is provided at the end of this section.
- D. Within an overall Landscape Plan, a Streetscape Plan shall be required. The Streetscape Plan shall be submitted to the Jersey City Planning Board for its review and approval in conjunction with the project Site Plan application and implemented contemporaneously with the construction of the redevelopment project. All streetscape and semipublic edge landscaping must be completed before certificate of occupancy can be granted.
- E. All parks, greens, plazas, and pedestrian ways must be dedicated in perpetuity as their defined use and shall be permanently maintained by the owners of adjacent buildings. These open spaces shall be designed to become a focal point of the Area and be accessible to residents within and adjacent to the Area.
- F. Rain water management shall be integrated into the site design. Rain water should be captured and stored for site irrigation wherever possible.
- G. Public spaces should accommodate a variety of activities for both individuals and large groups. Within these spaces a balance of shaded and open sun seating shall be provided. Sun exposure upon the plazas and courtyards must also be considered to ensure the comfort of users.
- H. Views to, within, and beyond these spaces must be addressed during their final planning and designed to aesthetically enhance and benefit the plazas as well as the surrounding areas.
- I. Appropriate area for recreation must be provided based on the city regulations.
- J. Park space is required on development blocks P1, P2, P3, P5, and P6 as designated in Exhibit 39 – Park and Plaza Block Designation shown to the Right. Plaza space is required on development blocks P4, P7, P8, and P9. Public Market Space must be provided on or adjacent to block P4.



EXHIBIT 39 - PARK AND PLAZA BLOCK DESIGNATION





PARK AND PLAZA DIMENSIONS

This map illustrates the location of the City Center Park and Journal Square Plaza. The edges of this spine are dimensioned and represent the minimum dimensions. The City Center Park space can be larger, but not smaller than what is dimensioned. Dimensions have been taken from the centerlines of adjacent streets. On block P6 must be continuous between Summit Avenue and Baldwin Avenue. The park space on block P6 shall be a minimum of 135 feet wide. The stated dimensions shall be met and shall not deviate more than 10 feet.

PLAZA AND OPEN SPACE STANDARDS

- A. Plaza spaces shall be paved with a combination of concrete, granite, brick, pavers, or bluestone. Asphalt is prohibited in plaza spaces and in the pedestrian priority areas.
- B. Pathways within the City Center Park are encouraged to be constructed of recycled materials and shall be no narrower than five feet in width.
- C. All plaza spaces shall have attractive drainage solutions that utilize clean runoff for irrigation.
- D. Site grading and permeable surfaces shall promote maximum return of clean rainwater within parkland and green spaces, with flat areas graded to a 2% minimum.
- E. Structures such as pergolas and awnings shall be incorporated to provide shade for visitors.
- F. A large water feature such as a reflecting pool is required on block P4.
- G. All street furniture shall be a consistent and uniform design vocabulary to establish visual continuity throughout the Area.
- H. Vending racks and sidewalk dining may encroach on the majority of the sidewalk providing that a clear aisle of five feet is maintained.
- I. Street Vendors are allowed in all parks and plazas with permission of the City.
- J. All Plaza space shall be lit with energy efficient lights that are dark sky compliant. The control of light pollution to surrounding areas shall be in accordance with the lighting requirements of the Jersey City Zoning Plan, Jersey City Ordinances, or Land Development Regulations.
- K. Low level lighting should be incorporated into plaza spaces that provides visual interest and addresses safety concerns at night.
- L. Metal Halide (or comparable light quality) lamps are strongly suggested because of their efficiency and light quality.
- M. Mercury Vapor and high pressure sodium lighting shall not be allowed.
- N. Cobra Head Light Fixtures are forbidden.
- O. A unified lighting standard must be used within each plaza and must be approved by the City.
- P. All open space areas in plazas and courtyards shall be landscaped with appropriate plant material including shade trees, flowering trees, evergreen and deciduous shrubs, and perennials and bulbs, unless said spaces are paved to allow for pedestrian activities.
- Q. The landscape plan for all parks and plazas shall consider sun exposure and provide adequate protection through year round vegetation.
- R. All landscaped areas within any park or plaza must be well maintained, cleared, clipped and pruned to provide a positive healthy visual character.
- S. All trees planted within parks and plazas shall be a minimum of 4 inches in caliper measured at 6 inches from ground level and have a minimum branch height of 8 feet at time of planting.



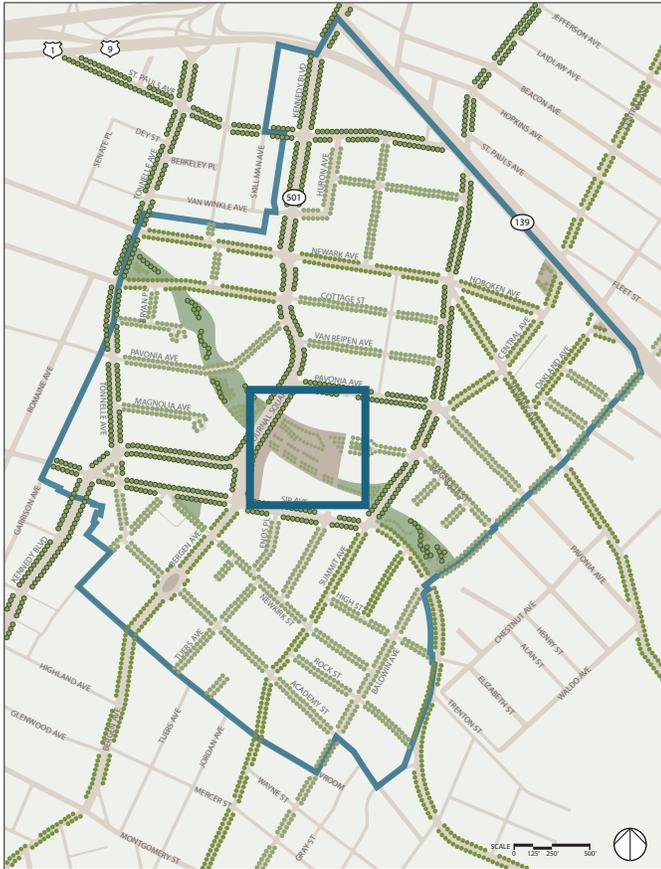
The illustrative landscape plan for the Area includes a large linear park, revitalized Journal Square Plaza, and an extensive streetscape network. Park space is required on development blocks P1, P2, P3, P5, and P6. Plaza space is required on development blocks P4, P7, P8, and P9. Appropriate area for recreation must be provided based on the city regulations. The Landscape Plan to the right illustrates the parks, plazas, and street trees located within the Rehabilitation Area. For streetscape requirements see Section 6 – Streets and - Plant Materials at the end of this section.





EXHIBIT P - ILLUSTRATIVE LANDSCAPE PLAN





JOURNAL SQUARE PLAZA

A large public plaza space will be the centerpiece of the Journal Square Redevelopment Plan. This space will provide an attractive entrance and exit from a new day lit Journal Square PATH Station. Large walkways will accommodate high pedestrian flow from the PATH station and adjacent Port Authority Bus Terminal. A large water element is incorporated into the design that will consist of a reflecting pool and fountain features. The addition of green space and trees to the Area will create a more pedestrian friendly environment.

This space will serve as a central meeting place for the entire Rehabilitation Area. From this state of the art public space pedestrians can easily access a pedestrian priority shopping area and light rail connections to other neighborhoods in the Area. A large public park will branch off this revitalized plaza that residents and visitors will be able to enjoy.

This plan provides space for a public market within its central core. A successful public market can become a catalyst for improving the life and foot traffic of an area. Farmer’s Markets are real places that attract a broad diversity of people. The existing Journal Square market should be considered in any new development in the Area. The use should be preserved and space should be provided that appropriately serves the needs of the community.

Allee of trees leading out to main plaza

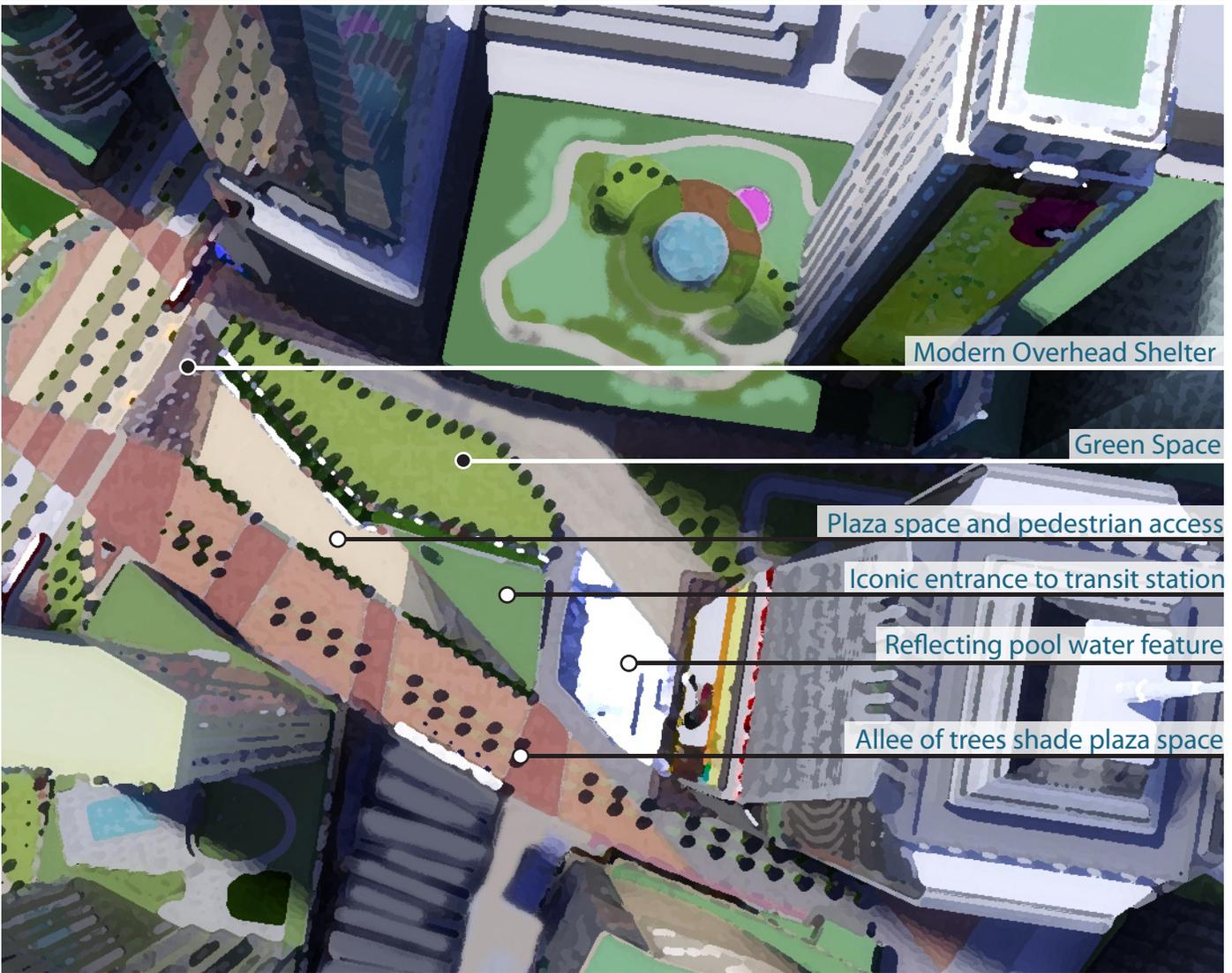


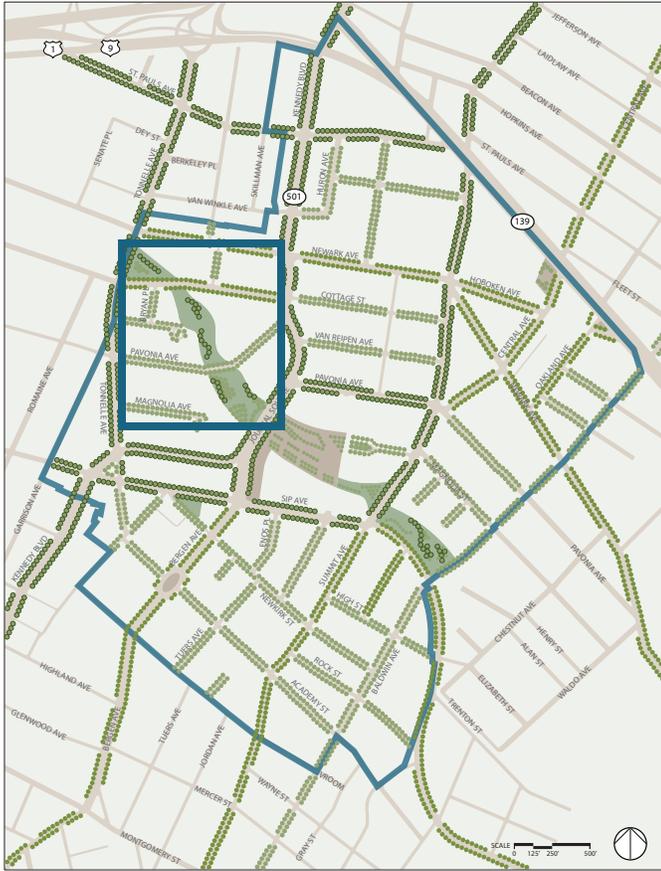
Modern Overhead Shelter in Journal Square Plaza





EXHIBIT Q - JOURNAL SQUARE PLAZA





CITY CENTER PARK

Reclaimed developable land that is currently rail tracks will be transformed into a beautiful public park. This new open space will provide residents and visitors with much needed green space in a highly urban environment. This linear space will also serve as a pedestrian connection to the PATH Station for residents of adjacent neighborhoods. The park will have a variety of pathways, seating, plantings, trees, and open lawn space that will be flexible to accommodate a diverse program of activities. The park will be framed by exciting new development consisting of residential towers, office space, and retail uses so there will be eyes on the space at all times. Residents, commuters, and visitors, will be able to enjoy this new park space that will be conveniently located near transit, offices, and a variety of shopping.

POCKET PARKS

The development of Pocket Parks is encouraged throughout the Area. Pocket parks are closely tied to the neighborhoods they serve. By nature, they tend to be scattered and disconnected because they are usually created opportunistically, but with some planning they can be connected to greenways or bike paths to attract more potential users. Pocket parks can meet a variety of needs such as small event space, play area for children, space for relaxing or meeting friends, taking lunch breaks, etc. Greenery within pocket parks can help regulate microclimates and act as the “lungs” of a city. Transforming a selection of vacant lots into pocket parks, and incorporating pocket parks into future development plans will help improve the character of the entire Area.

Grove of trees along the historic Loews Theater

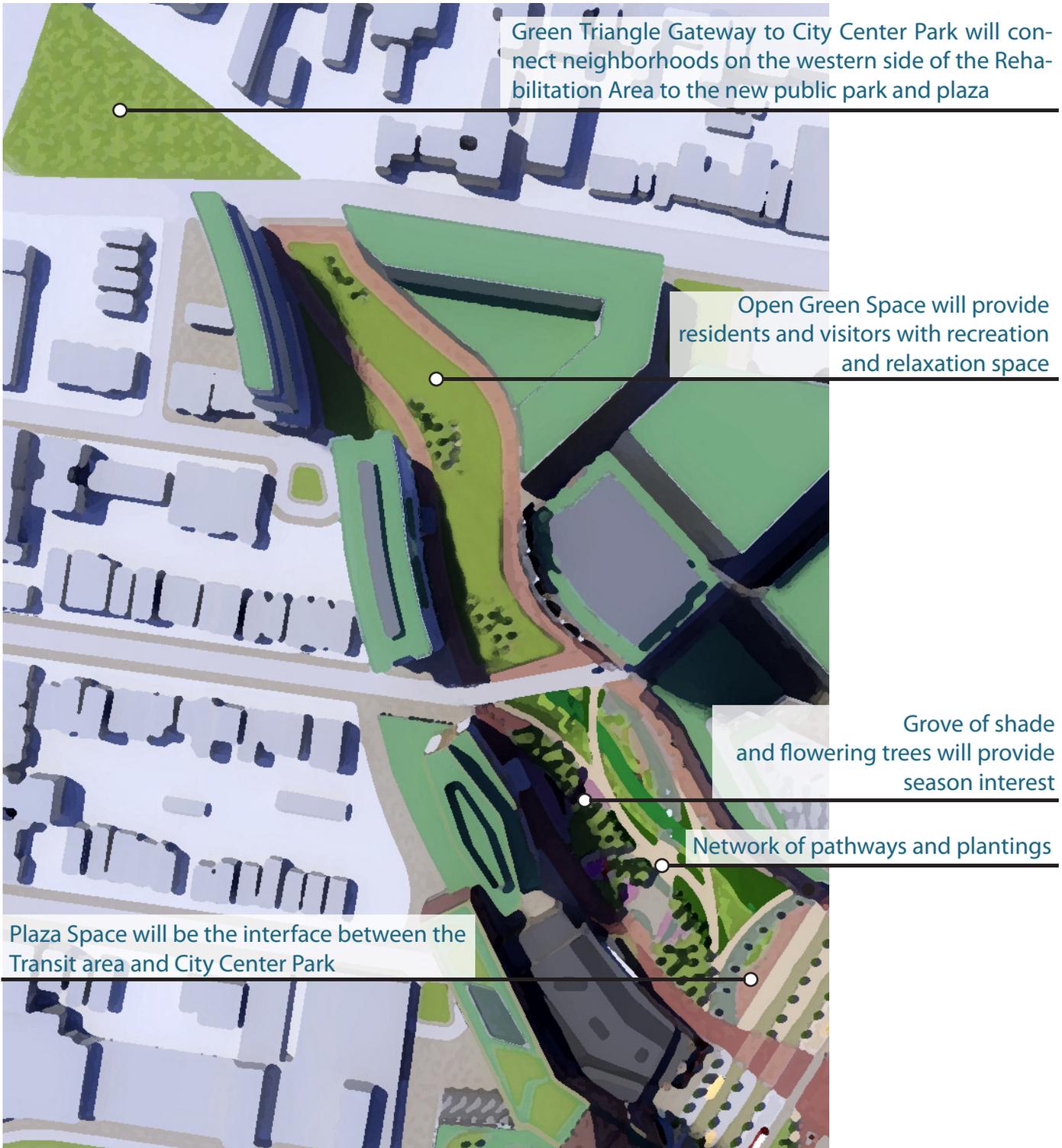


A series of pathways, plantings, and lawn space in City Center Park





EXHIBIT R - CITY CENTER PARK



Native tree species with proven success in urban areas shall be thoroughly searched by a plant broker before consideration of alternate species. Plants should be chosen that provide a variety of seasonal interests since these public spaces will be used year round. Larger tree species should be planted on Primary Streets, medium size trees should be planted on Secondary Streets, and smaller trees should be planted on Tertiary Streets. Street tree species shall be consistent within each block. See Exhibit 41 – Plant List Below and Exhibit 42 – Street Tree Plan (to the right) for planting locations and planting details, all trees must be planted in accordance with the Standards found in Section 6 – Streets, and the Landscape Standards found in this section.

EXHIBIT 41 - PLANT LIST			
LARGE TREES - Mature height greater than 50 feet tall			
TREE SPECIES		SHAPE	NOTES
SCIENTIFIC NAME	COMMON NAME		
<i>Faxinus pennsylvanica</i>	Green Ash	Pyramidal	
<i>Ginkgo biloba</i>	Ginkgo	Upright	Plant Male Only
<i>Gleditsia triacanthos inermis</i>	Honey locust	Irregular	
<i>Quercus phellos</i>	Willow Oak	Rounded	Plant Spring Only
<i>Styphnolobium japonicum</i>	Scholar tree	Rounded	
<i>Tilia x euchlora</i>	Crimean Linden	Rounded	Pest Resistant
<i>Zelkova serrata</i>	Japanese Zelkova	Vase-Like	
MEDIUM TREES - Mature height between 35 feet and 50 feet tall			
TREE SPECIES		SHAPE	NOTES
SCIENTIFIC NAME	COMMON NAME		
<i>Carpinus caroliniana</i>	American Hornbeam	Rounded	Plant Spring Only
<i>Ostrya virginiana</i>	American Hophornbeam	Rounded	Plant Spring Only
<i>Pyrus calleryana</i>	Callery Pear	Rounded	Do not plant 'Brandford' Cultivars 'Cleveland Select' is Structurally Superior
SMALL TREES - Mature height less than 35 feet tall			
TREE SPECIES		SHAPE	NOTES
SCIENTIFIC NAME	COMMON NAME		
<i>Amelanchier canadensis</i>	Serviceberry	Rounded	'Autumn Sunset,' 'Cumulus,' and 'White Pillar' are particularly suited for street trees
<i>Cercis canadensis</i>	Eastern Redbud	Irregular	
<i>Prunus cerasifera</i>	Purpleleaf Plum	Rounded	'Atropurpurea' and 'Thundercloud' Recommended
<i>Prunus virginiana</i> 'Schubert'	Schubert Cherry	Pyramidal	Leaves are Maroon Most of Summer
<i>Syringa reticulata</i>	Japanese Tree Lilac	Rounded	Disease-resistant, fragrant flowers
SHRUBS AND GRASSES - Parks, Plazas, Open Spaces			
SPECIES		Type	NOTES
SCIENTIFIC NAME	COMMON NAME		
<i>Aronia melanocarpa</i>	Black Chokeberry	Shrub	Native Species
<i>Calamagrostis canadensis</i>	Blue Joint Grass	Grass	Native Species
<i>Gaultheria procumbens</i>	Wintergreen	Shrub	Native Species
<i>Illex verticillata</i>	Winter Berry	Shrub	Native Species
<i>Illex opaca</i>	American Holly	Shrub	Native Species
<i>Schizachyrium scoparium</i>	Little Blue Stem Grass	Grass	Native Species
<i>Viburnum acerifolium</i>	Maple Leaf Viburnum	Shrub	Native Species
<i>Viburnum nudem</i>	Possumhaw Viburnum	Shrub	Native Species
<i>Viburnum trilobum</i>	Cranberry Bush	Shrub	Native Species



EXHIBIT 42 - STREET TREE PLAN



7.6 Soil Handling and Compaction Standards



- A. All areas to be landscaped should receive topsoil that is friable, fertile, natural loam, free of subsoil, stone, roots, noxious plants and extraneous matter to a depth of 5 feet from finished grade as a subsoil cap and new planting root growth zone.
- B. Soil must be loosely compacted and protected from heavy compaction by equipment and stockpiling of materials by barriers during construction.
- C. An expanded slate soil admixture can be added to the sub-base for modular paving over planting trenches between trees in plaza space to compensate for compaction and promote root growth.
- D. The soil shall be thoroughly watered and lightly tamped as back filling progresses.
- E. A minimum depth of 6 feet of structure free zone must be provided for all trees planted in the Rehabilitation Area.
- F. Where heavy pedestrian circulation is expected, a concrete slab covered with decorative paving that bridges over a planting trench is required to provide a suitable pedestrian surface while preventing soil compaction in the tree trench.
- G. No planting well or strip shall be left exposed in order to prevent damage to tree and to prevent soil compaction.
- H. Where tree pits will be mulched, mulch must be 2"-4" deep. Mulch shall be kept 6" from the trunk of the tree.



7.7 Planting Standards

- A. Existing trees in the Area must be evaluated by an arborist and proper maintenance performed to ensure long term health of the tree.
- B. All plants shall be drought tolerant in order to reduce the need for irrigation.
- C. All landscape materials must have a one year maintenance guarantee. If any planting material dies within one year of planting, they must be replaced during the following planting season according to the planting guidelines called for in this Plan.
- D. All boulevard street tree plantings shall have surface watering/fertilizing access pipes and subsurface drainage outlets.
- E. All sodded areas, planting beds, and street tree planting strips shall have in ground irrigation systems.
- F. All plants within rooftop gardens can experience a high evaporation rate due to the drying effects of wind and sun. Irrigation, mulches and moisture-holding soil additives shall be added to help reduce this moisture loss.
- G. Trees should only be planted during appropriate spring and fall planting seasons to the highest arboricultural industry standards; appropriate root barriers shall be installed at the time of planting.
- H. All trees shall be monitored and treated annually by the developer for potential disease or decline in physical condition.
- I. Street tree planting should be strategically phased to ensure procurement of large quantities of uniform and consistently sized specimens of specifically selected species.
- J. Native tree species with proven success in urban areas shall be thoroughly searched by a plant broker before consideration of alternate species. (Suggested native tree species can be found at the end of this section.)
- K. Street tree species shall be consistent within each block.
- L. Suggested shrubs and grasses should be used in conjunction with other native, non invasive, vegetation.
- M. Trees in the suggested plant list have been categorized into small medium and large tree types that shall be located in accordance with the Street Tree Map, Street Tree Chart, and standards set forth in Section 6 - Streets.

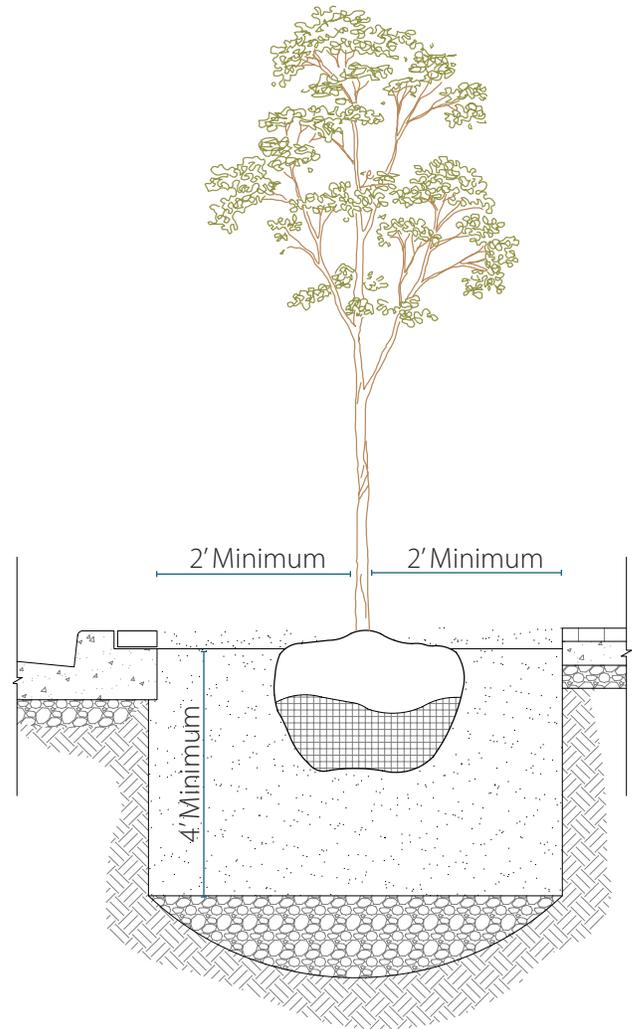


EXHIBIT 43- TREE PLANTING DIAGRAM

