

The Babbio Garage Expansion Project

Stevens Institute of Technology is moving forward to complete the Babbio Garage on Frank Sinatra Drive between 5th and 6th Streets with the goal of starting construction in 2016 and completing the garage expansion in 2017.

The Babbio Garage was originally approved by the Hoboken Zoning Board of Adjustment in 2009. The 2009 approval included a parking garage and an “academic wrap-around” building that encloses the garage on its eastern elevation (Frank Sinatra Drive). In October 2015, Stevens applied to the ZBA for the *sole purpose of staging the project* in two phases: Phase I (the garage expansion) is expected to be completed in 2017; Phase II (the academic wraparound building) is expected to begin in 2020 and be completed in 2022.

Expediting Phase I will:

- Expand parking capacity in the Babbio Garage by 266 parking spaces beyond the currently available 170 spaces, thereby reducing neighborhood parking impact, and
- Substantially improve the aesthetic appearance of the Babbio Garage from Sinatra Drive, a long-standing issue in the Hoboken community.

Construction of the 62,400 s.f. addition to the existing garage, an attractive façade, and a staircase and view landing, would commence upon ZBA approval and acquisition of all permits. Construction is expected to take 10 months or less.



View of Phase I looking northwest from Sinatra Drive.

The façade is made of perforated printed graphic fabric screens evoking the building's location on the banks of the Hudson River.

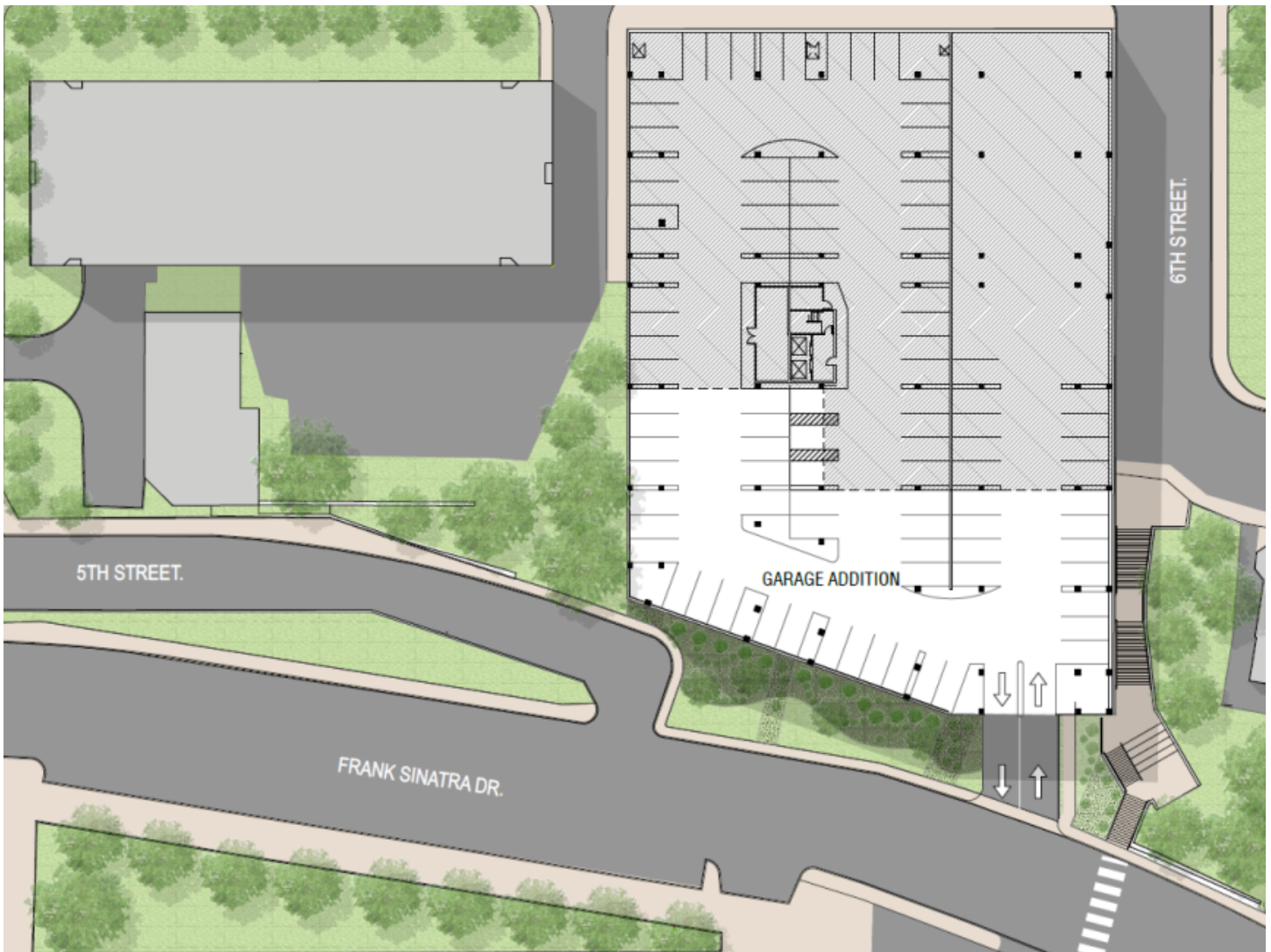
To reduce its scale, the screen wall has been designed as smaller sections which are lifted above the sidewalk. A louvered metal screen at ground level also shields cars from view.



View looking southwest. A generously wide staircase with a view landing and seating area improves access between Sixth Street and Sinatra Drive.

A bike ramp alongside the stairs will facilitate cyclists' access to Sinatra Drive.

Trees and landscaping enhance street-level perspectives. A green roof terrace above the parking structure will also be accessible to the public.



Site Plan: The Babbio Garage entrance and exit will remain on Sinatra Drive in Phase I. The crosswalk has been moved approximately 60 feet from its current location, improving driver and pedestrian visibility and safety. This graphic shows an interior floor of the four-story addition.

Traffic, Transportation, and Safety

The Babbio Garage Expansion improves safety and will have a negligible impact on vehicular delays on Sinatra Drive. The design:

- will separate the Babbio Garage driveway from Fifth Street by approximately 120 feet. This change allows for improved vehicular and pedestrian safety and for simplified circulation patterns.
- would not significantly increase vehicular delay along Sinatra Drive from Fourth to Eleventh Street.
- maintains the entrance on Sinatra Drive; upon completion of the academic wraparound building, a new entrance will be created via a new access road to the south of the structure.

In addition, Stevens will work with the City and other community stakeholder groups to integrate the garage access point with the streetscape plan that is ultimately selected as part of the Sinatra Drive Visioning Project.

Fast Facts

Capacity: A total of 436 parking spaces will be available in the Babbio Garage upon completion of the project: 266 new spaces added to 170 existing parking spaces.

Approval: The Babbio Garage Project was granted preliminary approval by the Zoning Board of Adjustment in 2009. This application seeks only to amend the phasing of the approved project.

Construction: Construction will commence as early as possible after approval by the Zoning Board of Adjustment and acquisition of permits, with a duration of 10 months or less. Construction is expected to commence in 2016 and be completed in 2017. Phase II is expected to commence in 2020 and be completed in 2022.

Architect: Wallace Roberts Todd, Philadelphia, PA

Cost: Approximately \$12 million, to be financed by the University.

Public Use: 50 spaces in the Babbio Garage or Griffith lot will be available to groups using the Little League and soccer fields per the terms of the ZBA resolution.