

Marchetto
Higgins
Stieve

Architecture
Planning
Urban Design

Park + Garden Hoboken, NJ



Completed in 2015, this new 212-unit mixed-use residential building, located in a former industrial district of Hoboken within walking distance of the Manhattan ferry, features two 9-story towers above a 3-story podium which contains an automated parking garage; A 30,000 square foot charter school occupies the second and third floors. Retail uses wrap the perimeter of the ground floor. The garage roof between the towers is a recreation deck, and a green roof tops the towers. A composition of black and white brick and large windows create an exciting modern look. Mixed-use, Transit Oriented Development, and sustainable design make this building a true example of smart growth.