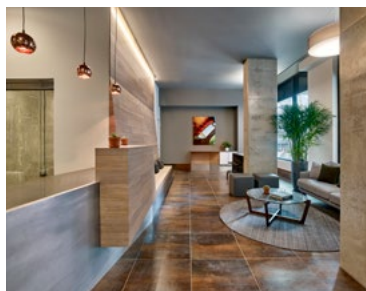


Marchetto  
Higgins  
Stieve

Architecture  
Planning  
Urban Design

# VINE

Hoboken, NJ



This 135 unit mixed-use residential building is located directly on a light rail stop along the western edge of Hoboken. The 11-story transit oriented development creates corner views for the units over Hoboken to Manhattan with a stepping form that also delivers a corner plaza at grade. The base of the building contains 15,000 square feet of retail space, including a restaurant and day care center, activated by the light rail. The building also includes a fully automated robotic parking system. The roof of the garage has a large outdoor landscaped deck for the residents' use.