NJIT Campus Gateway Plan

Presented by: Newwork
NJIT Campus Gateway Plan

- Plan based on Newark’s designation as an area in need of rehabilitation
- NOT requesting area in need of redevelopment status
- Developer CANNOT request implementation of eminent domain
- NJIT WILL NOT exercise eminent domain
- NO CAMPUS EXPANSION as part of the proposed project
- Commitment to historic preservation
Development Plan Diagram

NJIT Campus Gateway Plan - Development Plan
Greek Village Concept

- Total Size: 3.5 Acres
- Total # of Units: 19 T.H. LOTS
- 60 KSF Loft Space
- Retail: 10 KSF
- Community Center: 5 KSF
MLK Boulevard “Sansom Row”

Program:
To be determined
Parking Options

Program:
To be determined
Old St. Michael’s Hospital Conversion

Total Size: 109,587
Total # of Units: 86
Retail: 15,000

NJIT Redevelopment Plan - Development Plan
NJIT Incubator Conversion

Program:
To be determined

NJIT Incubator Building

NJIT Redevelopment Plan - Development Plan
Future Sites

Program:
To be determined

NJIT Redevelopment Plan - Development Plan
Proposed Redevelopment Area

NJIT Redevelopment Plan - Redevelopment Strategy
Property Ownership

Ownership Legend
- Major Interests
  - NJIT Board of Trustees Schools for Industrial Education
  - St. Michaels Medical Center
  - Greek Fraternities
- Institutional
  - Churches
  - City of Newark
- Businesses
  - University Heights Property Inc.
  - Orange Street Realty
  - Clinton Management Group LLC
  - NJ Poultry Inc - DeMar Packing
  - Shyian LLC
- Private Owner
  - Individual Private Owners
  - Tanya Duran - 2826 (56, 59, 60)
  - James & Luverne Hollaway - 43 (27-29, 50)
  - Ernest Mueller - 2858 (18, 20)
  - Frederick Muller - 2828 (31, 35, 37)
  - Tomas & Denise Rivera - 2826 (51, 52)
  - Andrew Schiaper - 2829 (53, 54)
  - Mark & Cynthia Tronco - 2828 (21, 25)
  - Websir - 43 (19, 21, 22)
  - Barbara & Constantine Zois - 2826 (15, 22-24, 29)

NJIT Redevelopment Plan - Redevelopment Strategy
Steps

✔ Consensus of stakeholders to proceed

✔ Enter into an MOU with Newark designating NJIT as having “exclusive right to develop”

✔ Issue RFQ to hire a developer to write a Redevelopment Plan

• Stakeholder selection of developer

• Stakeholder input into Redevelopment Plan

• Financial options developed

• Enter into an RDA with Newark pursuant to the Redevelopment Plan

• Stakeholder determination to proceed
Professional Planner/Master Developer

- Selection for professional services done on basis of qualifications through RFQ
- RFQ solicits proposals detailing experience, team members, vision, outreach plans
- Stakeholder selection team selects limited number of respondents (4) for interviews
- Stakeholder team recommends one or two for selection
- NJIT enter into agreement with developer to develop RDA
- Financial/cost arrangements negotiated with the selected respondent
Capstone Development, Birmingham, AL

- Founded 1990 to serve colleges/universities with student housing needs

- Mixed-use residential
  - Johns Hopkins
  - Ballpark Properties/Bricktown Entertainment in Oklahoma City
  - Residential Tower/structured parking in College Park, MD

- Condominiums
  - Capstone Quarters in Tuscaloosa, AL

Google: Capstone Development
Jones Lang LaSalle Americas, Inc., New York, NY

• Formed in 1999 via merger of LaSalle Partners (Chicago) and Jones Lang Wootton (London)

• Bridge between the Georgia Tech campus and the Midtown business community
• Create a world-class gateway
• Create a vibrant “urban village”

Georgia Tech

Google: Jones Lang LaSalle Americas
WITHDREW FROM CONSIDERATION

Trammell Crow Company, Conshohocken, PA

• Formed in 1948 as a diversified commercial real estate services company

• Mixed-use redevelopment at New Jersey City University

• Adaptive re-use of historic buildings

Google: Trammell Crow
UniDev LLC, Bethesda, MD

- Formed in 1996 with a focus on planning and developing housing for universities and their cities

- Workforce housing and club, Newark

- Workforce & student housing and retail, Jackson State University

Google: UniDev LLC
Planner/Developer Services

- Review of proposed redevelopment Area
- Suggested mix of uses for the Area
- Design guidelines;
- Market and feasibility analyses as necessary
- Assure a smooth flow of design and uses with the surrounding community
- Outreach plan, including community meetings, and identification of key stakeholders
- Critical path identifying key decision points and the phasing
- Identification of financial resources
- Negotiation with the City of a Redevelopment Agreement
Planner/Developer Selection Criteria

• Qualifications/participation of the individuals
• Experience, references and reputation in the field
• Knowledge of the University and the surrounding area and the subject matter
• Ability to perform the services/tasks in a timely manner
• Availability to accommodate meetings
• Financial arrangements - including, but not limited to
  ✓ experience in similar projects
  ✓ proposed mechanisms to ensure financially viability
  ✓ planner/developer and stakeholder compensation mechanisms
  ✓ description of capital provisions made in similar projects
• Other factors as determined to be in the best interest of the University and Area stakeholders.