NJIT Campus Gateway Plan Objectives

• Grow the Greek community to levels above 1990 on a normalized basis, from the 2006 level of 18 members per Greek organization to over 30, the 1990 level

• Enhance the physical/social/recreational environment of the Greek community

• Develop a “college town” neighborhood with amenities for students, faculty, staff, community

• Ensure a development effort that enhances NJIT and the community
Figure 2.0: Plan Area Boundary
Broad Street Station District Redevelopment Plan

The Broad Street Station District Redevelopment Plan

C. Special Area Provisions

New Jersey Institute of Technology Gateway Plan
NJIT Campus Gateway Plan Evolution

- 2004-Alumni interest in Greek Village
- Visits by Greek community members and NJIT administration to Greek Villages at other universities
- Visit by Greek alumnus/NJIT Trustee and NJIT administration to Greek Village at U of Houston
- 2006-Development of a vision for Greek Village/MLK redevelopment
- Redevelopment would be an “area in need of rehabilitation” (no eminent domain) as opposed to an “area in need of redevelopment’ (eminent domain afforded)
- Meetings with James Street Commons Neighborhood Association, community neighbors, Greek organization representatives, St. Michael’s representatives
- Numerous presentations to campus and alumni communities
NJIT Campus Gateway Plan Evolution

• Greek organization survey concerning the Greek Village completed and posted on the web
• Exclusive “right to plan” agreement between NJIT and City of Newark
• Vision document posted on the web
• Town Hall meetings with the community and with Greek organizations
• Establishment of a “Stakeholders’ Group” to guide development of the project/make decisions
• Development of a Request for Qualifications for a Master Developer/Planner released in October 2006
• Eight responses received, two respondents (selected by “Stakeholders’ Group”) interviewed in Town Hall meetings with stakeholders
• 2007-Master Developer/Planner selection by “Stakeholders’ Group”
• Approval by Trustees for NJIT to proceed with Master Developer/Planner agreement
NJIT Campus Gateway Plan Evolution

- Master Developer/Planner holds series of meetings with various stakeholders
- Broad-based survey conducted on redevelopment project
- Survey results posted on web
- Draft Project Plan developed through meetings with “Stakeholders’ Group”
- September 2007-Draft Plan finalized by Master Developer/Planner and “Stakeholders’ Group”
- Plan becomes part of City’s Broad Street Station District Plan that includes Newark Housing Authority, City, Rutgers-Newark, NJIT
- Broad Street Plan complete Fall 08
- NJIT establish Greek Village Task Force to develop ownership/governance approach for Greek Village properties
NJIT Campus Gateway Plan Evolution

- City Council refers Broad Street Plan to Planning Board
- Planning Board approves Broad Street Plan
- January 2009-City Council Approves Broad Street Plan (and by way of inclusion)
- January 2009-City Council passes confirming resolution designating NJIT Redeveloper for the Gateway footprint
- January 2009-Drafting of MOU with Master Developer (Jones Lang LaSalle) and RDA with the City begin
- April 2009-MOU and RDA to be completed
- Process of identifying investors and developers begins
MLK Pedestrian “thread”
Greek Village
MLK Gateway
St. Michael’s
University Park
MLK Pedestrian “thread”
Business Incubator Proposal — Elevations

Proposed Elevation along MLK Boulevard

Proposed Renovation:

1. The existing window bays which face the street will be extended down to grade to create a series of glass store-fronts.

2. In order to create a visually accessible and functionally viable sales floor, the slab of the current 1st floor will be lowered to grade.

3. To provide access to an existing courtyard, the street-side loading dock will be expanded to connect the center of the building to the street.
AERIAL RENDERING

NJIT’s campus master plan will guide growth in a way that establishes a network of open spaces, buildings, and pedestrian paths that connect the core campus to neighboring institutions and downtown Newark. The master perspective shows that through careful planning and development strategies, parking lots, the physical character of campus will be dramatically improved.

MASTER PLANNING PRINCIPLES

The planning principles connect our strategic mission with our physical campus:

1. Establish a distinct presence and character
2. Define the edge of campus
3. Create inviting approaches and powerful gateways
4. Strengthen pedestrian connections to downtown and surrounding neighborhoods
5. Evaluate loading and service function on campus and within the campus as a whole

Create a strong central core

- Increase the green space on campus, maintain and develop an integrated system of significant open spaces
- Clarify the relationships between exiting outdoor recreation areas
- Create powerful view corridors
- Realize potential to create a pedestrian-friendly sequence off of New St. from Future University of NJIT, Blvd.

Develop a
- Mission
- Orientation
- Unity
- Develops

NJIT campuses and master plan in a way that establishes a network of open spaces, buildings, and pedestrian paths that connect the core campus to neighboring institutions and downtown Newark. The master perspective shows that through careful planning and development strategies, parking lots, the physical character of campus will be dramatically improved.