

# WARREN STREET VILLAGE BREAKS GROUND



*A conceptual view of the completed Warren Street Village at NJIT.*

NJIT'S WARREN STREET VILLAGE WILL PROVIDE MUCH-NEEDED RESIDENTIAL SPACE FOR STUDENTS AND FURTHER ENERGIZE REDEVELOPMENT IN NEWARK.

Construction is once again under way at NJIT. In February, the university's Board of Trustees gave the green light for the Warren Street Village project – a three-acre mixed-use housing complex bounded by Colden Street to the east, Warren Street to the north and Raymond Boulevard to the southwest.

Trustee Kathleen Wielkopolski said that the approval followed a comprehensive process involving members of NJIT's Greek organizations, the Albert Dorman Honors College Board of Visitors, the College of Architecture and Design, students and staff, and due diligence by the university's administration and Board of Trustees.

When completed in 2013, the project will add 600 beds to NJIT's residential housing, now filled to capacity. Housing will then top 2,200 beds, an increase of some 35 percent. The \$80-million project will also feature dining services, a convenience store and fitness center. Financing will be provided through tax-exempt bonds issued by NJIT to be repaid over a 30-year-term from rental income. The new residences and amenities are timely additions as the university's enrollment is expected to exceed 10,000 students by the fall of 2013.

NJIT President Joel S. Bloom, founding dean of Albert Dorman Honors College, has long been an advocate of the project, which will provide new, dedicated space for the honors college. With nearly 700 students, the college is one of NJIT's most successful learning communities. The residential honors college will include 360 beds, computer labs, project studios, a library, student lounges, student-government offices and guest apartments.

There will be five duplex houses for fraternities and sororities in the Village. "Along with our honors students, members of Greek organizations are among the most involved groups on campus," Bloom says. "These two groups are typically the most committed to community service."

"This type of community development benefits the building trades and creates a neighborhood that encourages 24/7 public, bicycle and pedestrian transit, in short a place where everyone would want to live, with the added value of proximity to NJIT and other schools," says Philip Beachem, NJIT trustee and president of the New Jersey Alliance for Action. "We say it often, but maybe not often enough – Newark is a college town with over

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*—Mayor Cory Booker*

As even more of NJIT’s students and faculty live and study in close proximity to the university, this will create a dynamic community that will pay dividends for Newark in the coming decades.” ■

*Author: Sheryl Weinstein is public relations director at NJIT.*

45,000 students. People want to take advantage of such an environment and we aim to help them do it. It’s good for NJIT. It’s good for Newark.”

### **GATEWAY’S FIRST PHASE**

The Warren Street Village is the first of the four-phase 23-acre Campus Gateway Development Project, an initiative led by NJIT that also involves organizations such as the James Street Historic District Association and St. Michael’s Medical Center. “This larger community development effort is not just NJIT’s plan, but a community plan,” says Bloom. “To grow enrollment, attract high-achieving students and faculty and sustain private support, we must continue to enhance the quality of campus life, the availability of amenities and services, and the physical, social and recreational environment. Enhancing the surrounding community as well as campus life is key to NJIT’s growth and prosperity. This is what the Gateway and Warren Street Village projects are all about.”

Objectives of the Gateway project are to create residential and retail space that attracts new residents, encourages more new housing and promotes the restoration and adaptive re-use of historic buildings. In addition to the Warren Street Village, there will be an “MLK Gateway” section featuring larger-scale retail and residential offerings and a multi-level parking structure at Orange Street. Restaurants, office and academic space, plus a potential spot for a hotel/conference center will be the hallmarks of the “University Park” section at Central Avenue. The fourth area of development is St. Michael’s

Medical Center, which is completing various improvements and planning adaptive re-use of its original historic hospital building.

The Gateway project is a public/private partnership in which private-sector investment drives the development. Jones Lang LaSalle was selected by NJIT and the Gateway Project Steering Committee to complete the plan and serve as master developer.

Speaking about the Gateway Project and the start of the first phase, Mayor Cory Booker said, “Newark is New Jersey’s top college town and I am ecstatic that the Warren Street Village will bring even more high-quality housing choices, amenities and services to the students, scientists, engineers and inventors connected to NJIT. This new project represents an impressive commitment by NJIT leadership to the University Heights neighborhood and the city overall.

