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
NJIT Campus Gateway Plan

April 17, 2006
NJIT Campus Gateway Plan - Development Plan
Greek Village Concept

- Total Size: 3.5 Acres
- Total # of Units: 19 T.H. LOTS
- Retail: 60 KSF Loft Space
- Community Center: 10 KSF
- Community Center: 5 KSF

NJIT Campus Gateway Plan - Development Plan
MLK Boulevard “Sansom Row”

Program: To be determined
Parking Options

Program:
To be determined

NJIT Campus Gateway Plan - Development Plan
Old St. Michael’s Hospital Conversion

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

Key Map

NJIT Redevelopment Plan - Development Plan
NJIT Incubator Conversion

Program:
To be determined
Future Sites

Program:
To be determined

NJIT Redevelopment Plan - Development Plan
Proposed Redevelopment Area

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
• Enter into an RDA with Newark pursuant to the Redevelopment Plan
• Financial options developed
• Stakeholder determination to proceed
• 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 (about 3 to 6) for interviews

• Stakeholder team recommends one or two for selection

• Financial/cost arrangements negotiated with the selected respondent