NJIT Campus Gateway Plan

April 17, 2006

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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 holding series of meetings with various stakeholders (Greeks, community, St. Michael’s and interested parties including City, Newark Housing Authority, Rutgers, churches, etc.)
- Broad-based survey conducted on redevelopment project
- Survey results posted on web
- Draft Project Plan developed through meetings with “Stakeholders’ Group”
- Draft Plan being finalized by Master Developer/Planner and “Stakeholders’ Group” for presentation to City Council for approval
- Following approval continued stakeholder focus group input on implementation including:
  - Financial models
  - Parking arrangements
  - Phasing
  - Recruiting national retail chains
  - etc.
NJIT Campus Gateway Plan Objectives

• Grow the Greek community to levels above 1990 on a normalized basis
• Ensure viability of the Greek community

- 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