



New Jersey Institute of Technology

President, Campus Gateway Development, Inc.
Monique King-Viehlend

Location
Newark, New Jersey

With more than 9,558 students pursuing bachelors, masters and doctoral degrees in 120 programs, the New Jersey Institute of Technology (NJIT) strives to provide top-quality facilities to match its strong academic reputation. With this philosophy in mind, NJIT has begun work on the Warren Street Village, the first in the four-phase Campus Gateway Redevelopment Plan in Newark, New Jersey.

“Warren Street Village is the first phase of our Gateway Plan, and that plan is really in alignment with our strategic plan as a university,” says Monique King-Viehlend, President, Campus Gateway Development, Inc. “Our strategic plan focuses on things like growing our enrollment and attracting faculty, which tie in to maintaining our reputation as a premier educational institution.”

The Warren Street Village project will contribute to the university's overall goals by enhancing life on campus.

“In order for you to grow enrollment and attract high-achieving students and faculty, we have to

continue to improve the availability of amenities and services, which means building and improving our physical, social and recreational environment,” King-Viehlend says. “I think this project is right in line with that.”

CAMPUS GATEWAY

The Campus Gateway Development Project will cost an estimated \$1.3 billion and take approximately 10 years to complete. Warren Street Village marks the first step in that process, a LEED Silver \$80 million project that consists of a three-acre, mixed-use residential housing complex. Located in the University Heights Neighborhood, it will add a 214,000 square-foot complex with 600 beds of residential housing, student dining, a convenience store and a fitness center for the university community. The development will incorporate S.M.A.R.T technologies and many eco-sensitive components, such as solar water heating. NJIT broke ground in late March.

“We've been working on this plan for more than six years, and NJIT was designated a redeveloper by the City of Newark in 2009,” King-Viehlend



says. “The problems come when you’ve been having discussions about this type of community development initiative for so long, people are really skeptical about whether or not it will really come to fruition and whether or not NJIT will really take the lead and move this plan forward.”

Despite certain challenges, such as site remediation and the limited area for site development, King-Viehlend says that now that the project has been started, there is a sense of relief at the school and the community.

“Being able to put a stake in the ground and start the work on the Warren Street Village project will really signal our continuous commitment to the University Heights Neighborhood and the City of Newark,” she says. “It really sets the stage for being able to move the larger Gateway Project forward.”

SUPPORT STRUCTURE

While the slow start for the Warren Street Village and the Campus Gateway Plan may have caused

some initial skepticism, NJIT’s plan for the future has received a very positive reception, as parties and groups recognize the community focus of the project.

“The City of Newark has been incredibly supportive,” King-Viehlend says. “Mayor [Cory] Booker has been great and has talked about how excited he is about the project and about how it is really focused on bringing some high-quality housing choices and amenities to the city. The city really gets the need to expand on the notion of Newark being a college town, particularly University Heights being a college neighborhood and college area.”

In addition, the subcontractors have played a key role in the development. Barry Agnew, Principal at design consultant Adeptus Architecture summed up the role played by the team at large. “The project clearly addresses the challenges of the college’s needs while responding to the city and neighborhood’s goals for development,” he says. “What we are most of proud of while working on this



project is the successful implementation of ‘consensus building’, combining the goals of multiple user groups into one comprehensive design.”

However, support for the project doesn’t end with local governmental units and the core design and construction partners. It has also received positive feedback from the community.

“Most importantly, the community and our neighbors have really been supportive and took an active role early on in the development of this plan, King-Viehlend says. “This is not just an NJIT plan. This is really a community plan.”

According to King-Viehlend, the key to the establishment of this relationship is rooted in a policy to engage with the community at every available opportunity.

“With the planning stage, the challenge is really bringing all the stakeholders to the table and really making sure that our neighbors understand that this was not just about expanding NJIT’s campus or building, but it was really about building a stronger community and expanding on and building on the great assets that we already had at University Heights,” she says.

As NJIT moves forward with Warren Street Village and the Gateway project, the university hopes the construction on the development continues to progress as the overall four-phase project begins to take shape.

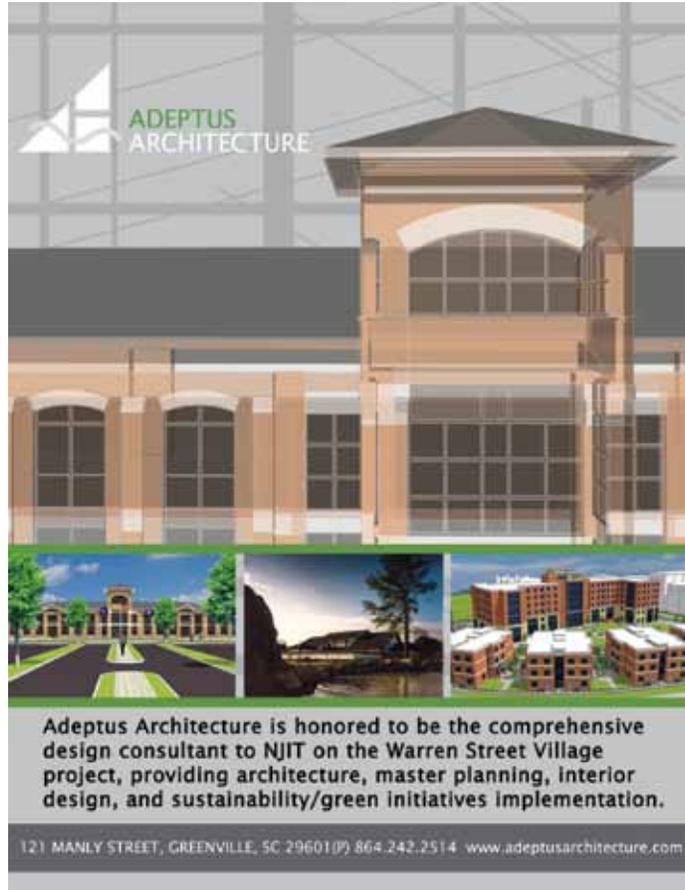
“What we hope is that this has built the momentum and we have begun moving forward and will continue to move forward at a rapid pace,” King-Viehlend says. “We hope that the Warren Street Village project is a catalyst, that it has a snowball effect. Over the next several years, I have no doubt the entire Campus Gateway Project will come to fruition.” **STR**

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