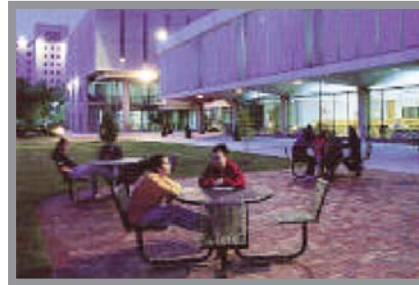
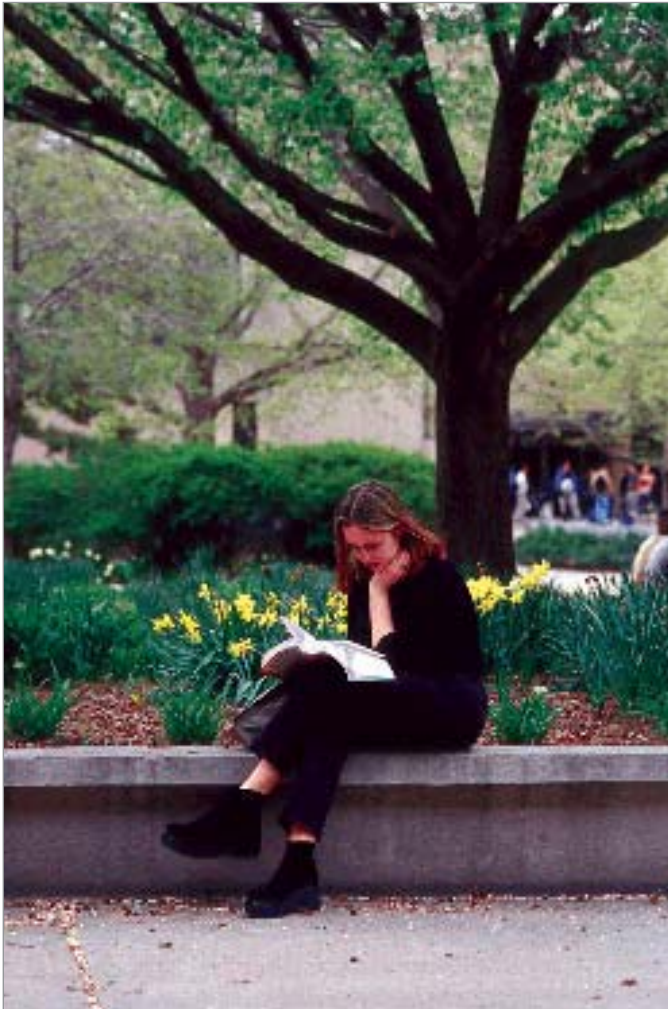


Newark Campus





Introduction

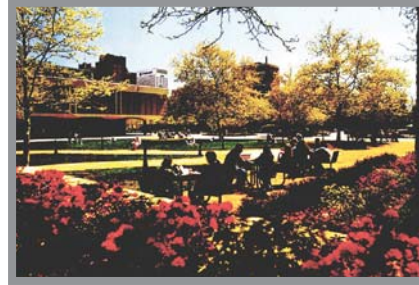
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newark - Introduction

Prior to the creation of this updated campus master plan, Rutgers University engaged Paulien Associates in a comprehensive study of facility needs. The study determined the Rutgers-Newark Campus to have a research space deficit of approximately 100,000 gross square feet (gsf). The study also concluded the need for additional teaching laboratories. At Market Enrollment Growth, overall deficiencies would increase to 300,000 gsf by 2011. In addition to academic space, Rutgers-Newark has significantly less on-campus housing than the national average. The lack of sufficient university housing contributes to the campus's parking problem and detracts from the quality of student life.

The physical master plan provides for the fulfillment of existing University needs and future growth. The plan also addresses the physical quality of the campus through the improvement and extension of campus open spaces. New buildings are located to strengthen existing academic relationships and to further reconnect the campus to the city and neighborhood institutions. Of primary importance is clarifying and extending the New Street Corridor, connecting the University with NJIT, Science Park, and UMDNJ to the west, and Military Park, the central business district, and future waterfront development to the east. The plan creates the physical framework necessary for Rutgers-Newark to achieve both its educational and civic goals.

History and Physical Context



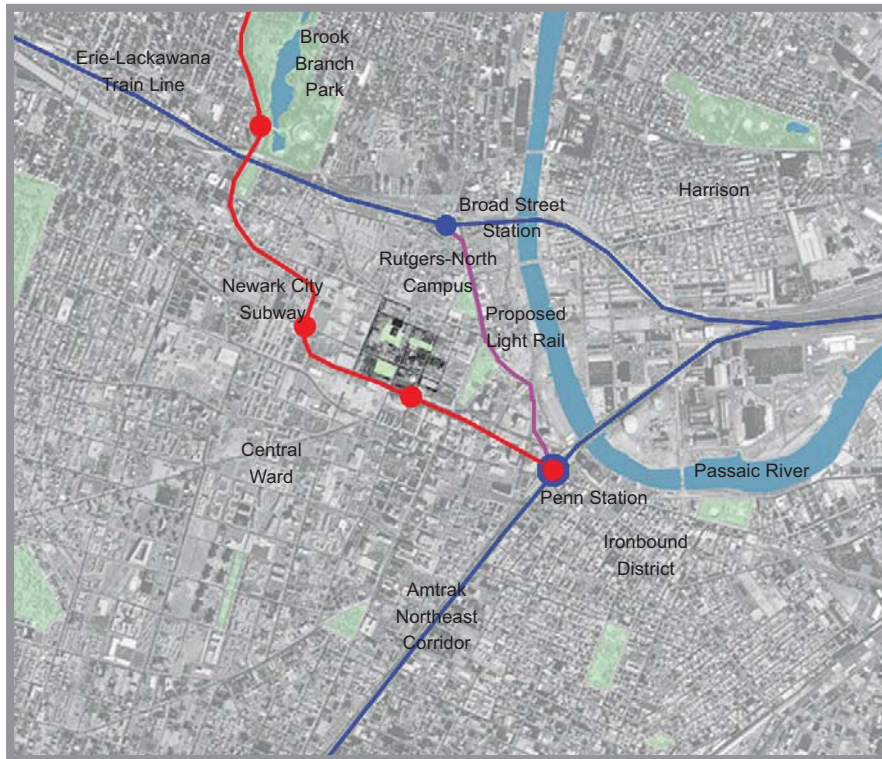


History

The current Rutgers-Newark began with the establishment of the College of Pharmacy in 1892. In 1935, five educational institutions in Newark - Dana College, the Newark Institute of Arts & Sciences, the Seth Boyden School of Business, the Mercer Beasley School of Law, and the New Jersey Law School united to become the University of Newark. The new University operated independently until 1946, when the New Jersey State Legislature voted to make the University of Newark part of Rutgers University.

In 1946, Rutgers-Newark was a collection of schools and buildings scattered throughout the city. In 1965, however, construction began at its current location as part of the first large-scale urban renewal project. During the next two decades, the school experienced marked growth in the sciences as well as other graduate and research programs. At the same time, the University has engaged the local community and encouraged growth and revival within the city.

Today, Rutgers-Newark is the most diverse national university in the country. Though originally planned as a small undergraduate branch of the University, it now offers a wide range of graduate programs and 14 doctorate degrees. Its partnerships and joint programs with the city and other institutions of higher learning have been an important part of the city's revival, particularly in the University Heights neighborhood.



Regional Context

Located in the largest metropolitan area in the country, Rutgers-Newark benefits from an unparalleled number of social, cultural, and commercial opportunities. Newark's location and mass transit hub are a gateway to area attractions: the Meadowlands, Liberty Science Center, and the Statue of Liberty. Just a few miles west of New York City, the Rutgers-Newark community is within reach of innumerable education, entertainment and business opportunities.

Rich in history, culture, and diversity, Newark is an education in its own right. It is home to a number of cultural institutions including the Newark Museum, Newark Symphony Hall, and the New Jersey Performing Arts Center. The city is also a center of business, law, and government with a number of Fortune 500 companies and a full range of federal, state, county and municipal courthouses. With the completion of Riverfront Stadium and the potential move of the Nets and Devils to the downtown, Newark will provide as much commercial, cultural, and entertainment opportunity as any city in the country.



City Context

The character and mission of Rutgers-Newark is shaped by three important relationships: its role as a public state university; its location within the city of Newark, a revitalizing urban center; and its partnerships with other Newark higher education institutions. As a statewide institution, the University pursues a mission of education, research, service, and economic development.

Located in the largest city in New Jersey, this mission has become specifically suited to addressing the needs of Newark and the surrounding metropolitan area. Rutgers achieves these goals by continuing to be diverse, politically responsive, and committed to serve the state and the region.

As part of the Council for Higher Education in Newark (CHEN), the University works closely with the New Jersey Institute of Technology, the University of Medicine and Dentistry of New Jersey, and Essex County College. The four institutions have partnered together to create Science Park, a mixed-use research park development within the University Heights neighborhood. A 40 million dollar research center focused on infectious diseases has just been completed. A technology incubator and startup facility by NJIT is under construction. More than 20 new units of residential housing have been completed. In addition to development partnerships, over 1,600 students cross register in over 20 joint programs established between the institutions.



Existing Conditions

Despite its many advances, Rutgers-Newark has become a victim of its own success. Small land resources and high real estate prices inhibit growth and expansion. A major challenge for the University over the next few decades will be to expand its range of developing and financing partnerships. This will allow the University to engage developers to create mixed-use housing and other projects. It will reduce the need for expensive and often difficult property acquisition. In addition, these partnerships allow the University to concentrate its resources on the acquisition of land for the construction of new academic facilities.

Rutgers-Newark is currently engaged in the design of a new science building; open space improvements; and is soon to enter a public-private partnership to build new University housing. Preliminary studies have been conducted and sites identified for the expansion of housing, athletics, the student center, and the library. The University is looking to expand to the east on New Street via more developer partnerships and selective acquisition. The maintenance, improvement, and expansion of parking facilities is also of great importance.

Planning Principles and Strategies





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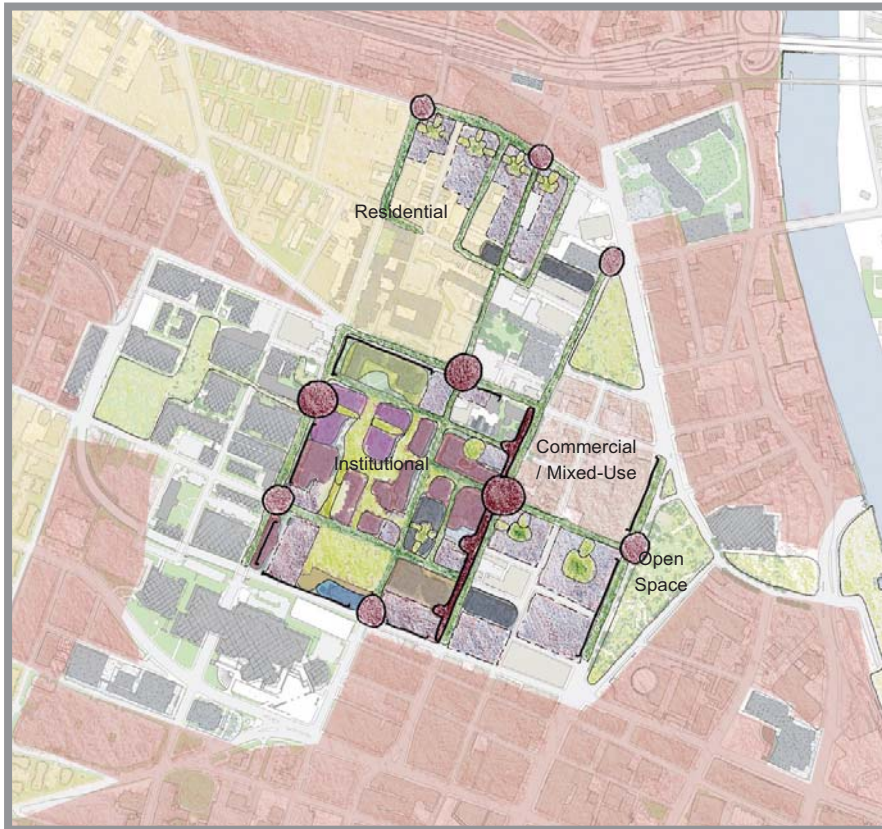
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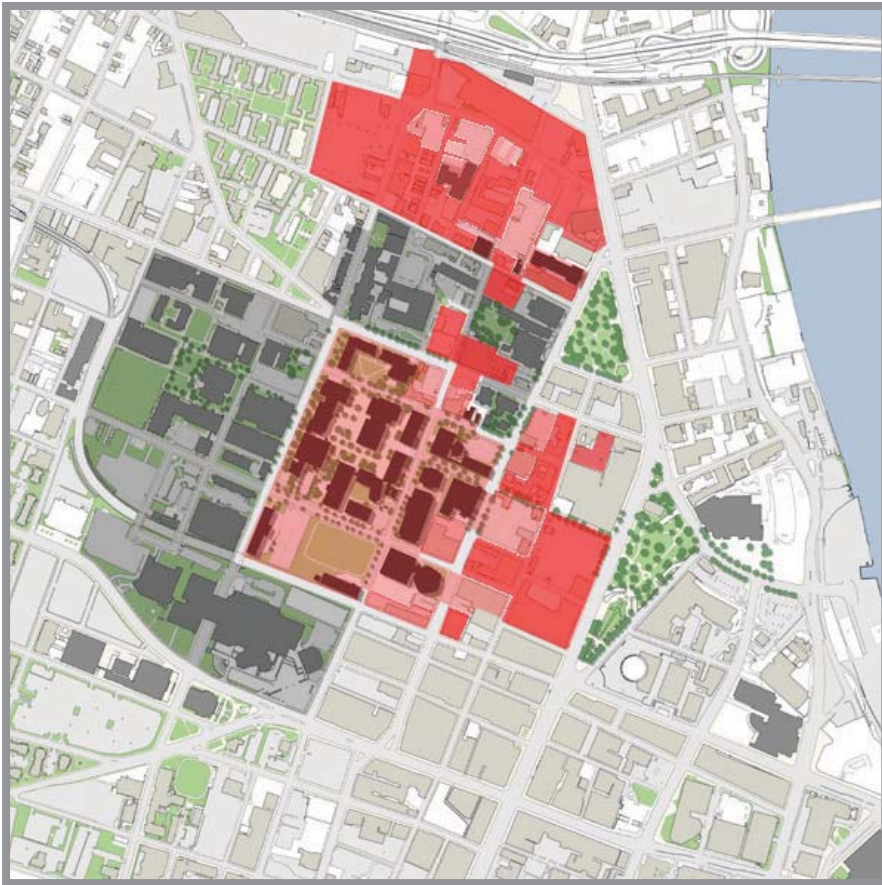
- 1 Use Zones
- 2 Expansion Zones
- 3 Open Space Connections
- 4 Edges and Gateways
- 5 Concept Plan

Concept Plan

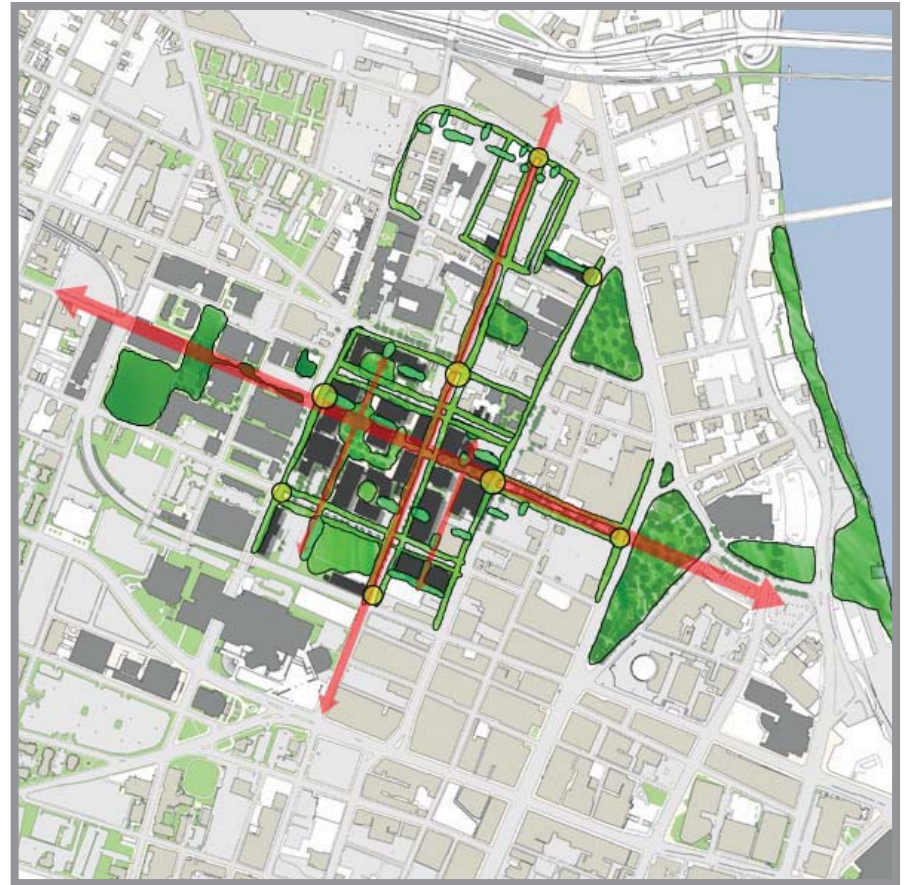
The Rutgers-Newark Campus Plan cultivates an environment of intellectual and community interaction between the University, adjacent institutions, downtown Newark, and the surrounding neighborhoods.

Specific initiatives include:

- Provide the necessary facilities and open space to grow the University in a handsome and efficient manner.
- Create distinct gateways, pedestrian connections, and 'outward' oriented architecture to strengthen connections to downtown and surrounding neighborhoods.
- Increase cooperation and connection with CHEN and other institutions through interdisciplinary programming, shared facilities, and shared support systems.
- Strengthen residential life in and around the University through public-private partnerships along New and Halsey Streets, in the James Street Historic District and Science Park.
- Improve and expand the campus open space with the creation of pleasant streetscapes, quadrangles, forecourts, inviting lobbies and atriums.
- Create a long-term parking plan that adds necessary resources and emphasizes shared parking opportunities with neighboring institutions in and around campus.
- Conserve valuable land resources through the future construction of taller, denser facilities.

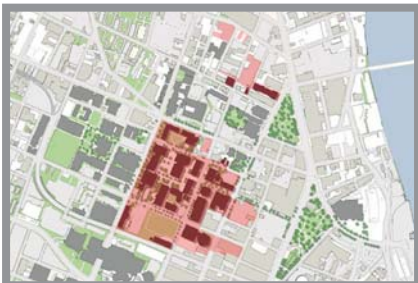


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Campus Districts and Open Space Connections



3

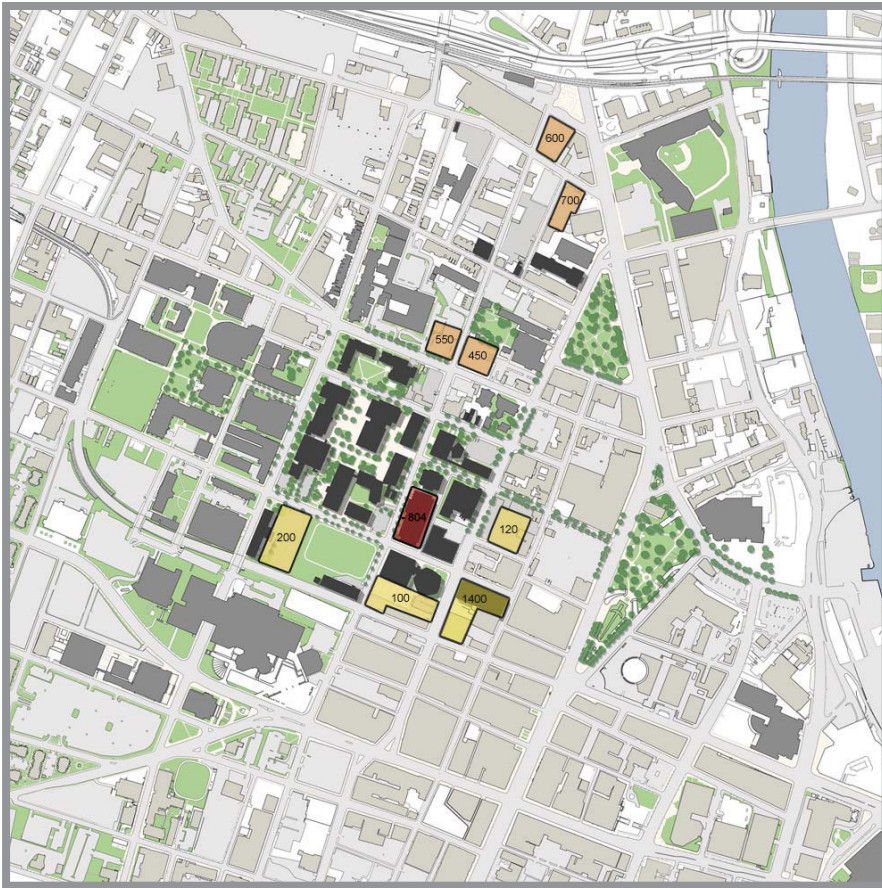
- 1 Property, Partnerships, and Zones of Interest
- 2 Proposed Open Space Network
- 3 Existing Campus Boundaries
- 4 Existing Open Space Network

- Zones of Interest
- Current Boundaries
- Adjacent Institutions

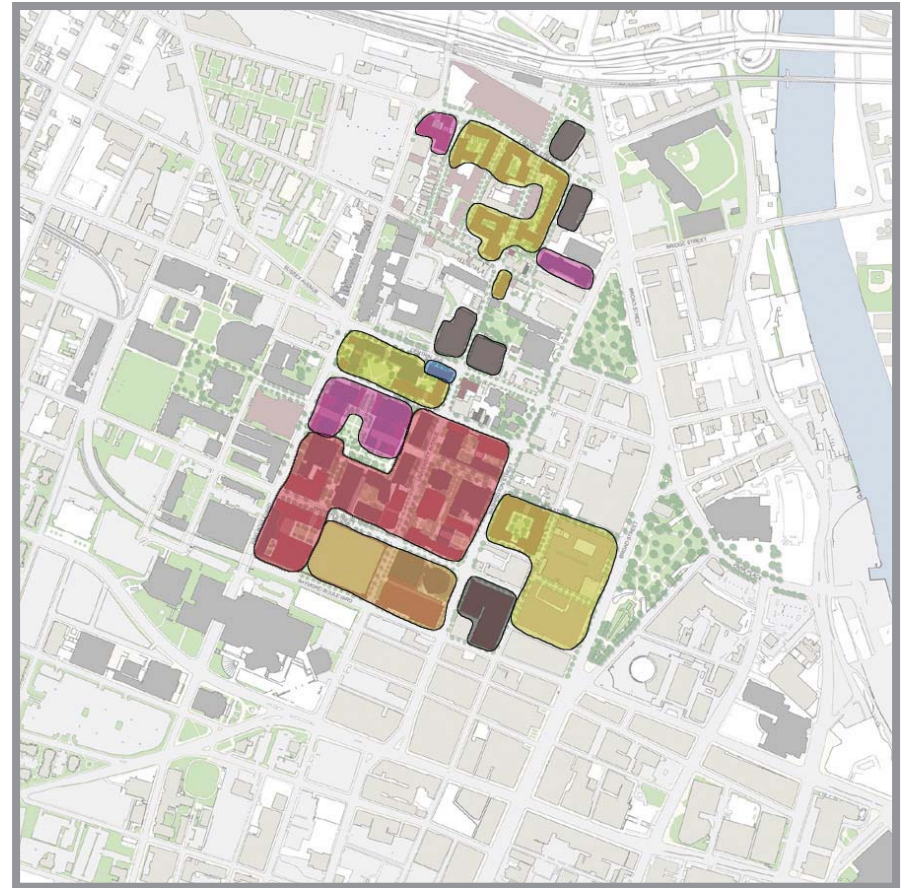


4

- Recent Open Space Implementation
- Recent Streetscape Improvements
- Unrealized Open Space
- Major Lobbies and Atriums
- Campus Gateways



1



2

Campus Parking and Program Distribution



3

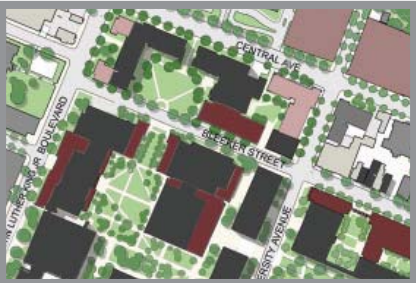
- 1 Proposed Campus Parking Plan
 - 2 Proposed Program Distribution
 - 3 Existing Parking Plan
 - 4 Existing Program Distribution
- Existing Parking Resources
 - Potential Shared Parking
 - Potential Garage Parking



4

- Academic
- Administration
- Housing
- Athletic
- Student Support
- Parking/Service

Rutgers-Newark Campus Plan





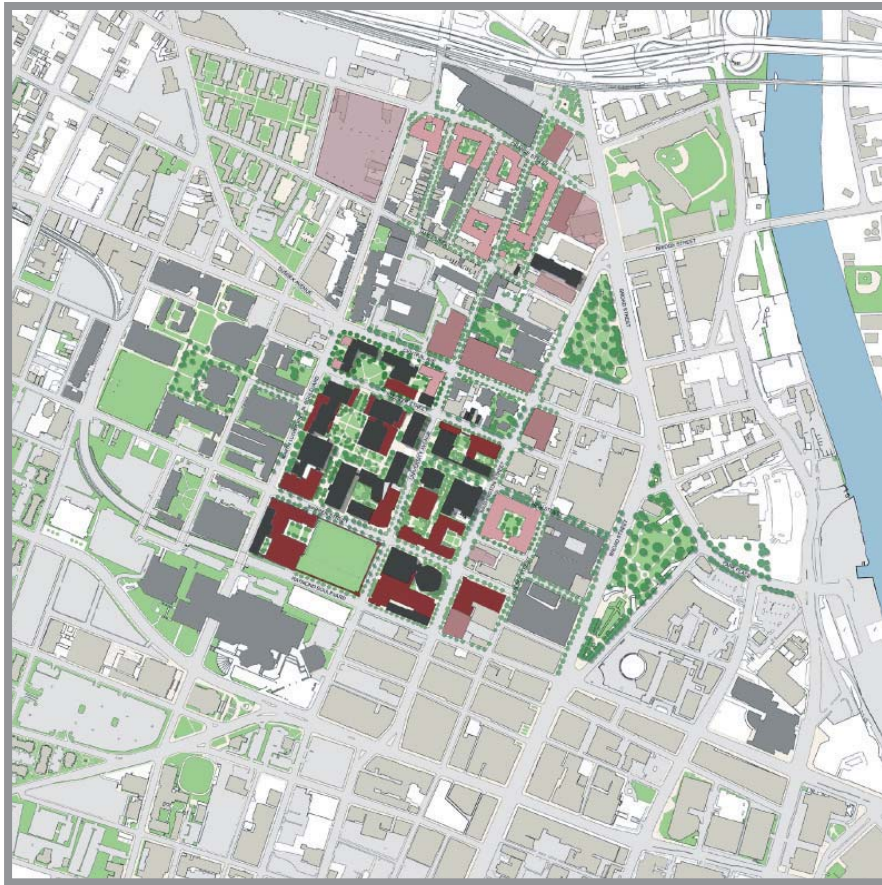
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Newark Campus

Located closest to downtown of Newark's four principal institutions of higher education, improvements to Rutgers-Newark has the responsibility to provide for the University's academic growth as well as to improve connections to downtown. The plan aims to achieve these goals by creating public private partnerships, improving adjacent and campus land use, and increasing the quantity and quality of campus open space. New Street becomes an even more critical corridor of open space through the campus. Improvements along Martin Luther King Jr. Boulevard will create a more open and inviting border to the campus. Additions and renovations to the Paul Robeson Student Center and Dana Library will complement the open space improvement already underway for Norman Samuels Plaza. New housing, parking, and retail development will be added between the campus and Military Park. The James Street Historic District will also be the focus of new housing development and shared parking facilities. The devolution of housing and support services from the campus's core not only bolsters the recovery of adjacent neighborhoods, but also allows room for the expansion of critical academic disciplines. New facilities for life sciences, economics, and other disciplines will provide new office, classroom, and laboratory space.

Identified Issues

- The campus lacks a robust open space network for students and faculty to casually interact
- Facility expansion is difficult due to the University's limited property and limited acquisition opportunities
- The existing character of campus edges and buildings is coherent, but often uninviting and 'institutional'
- Limited housing and parking options



2

- | | |
|-------------------------------------|-----------------|
| ● Existing University Buildings | 1 Existing Plan |
| ● Proposed University Buildings | 2 Proposed Plan |
| ● Proposed University Housing | |
| ● Proposed Parking Garages | |
| ● Partnership Projects | |
| ● Existing Non-University Buildings | |

Proposals

- Improve entries and edges through the addition and orientation of new buildings and open spaces to the surrounding community
- Continue renovations to Norman Samuels Plaza and other campus spaces to create increasingly attractive and functional campus spaces
- Work vigorously with the city, neighboring institutions, and private partners to build new housing and improve parking and transit opportunities
- Seek to acquire or influence the development of properties that reinforce the goals of academic growth and neighborhood improvement
- Construct new facilities of a quality and character that equals the achievements and aspirations of the academic mission
- Continue the strong heritage of outreach and interaction with the city of Newark. Improve the physical connections between the University and the city to support this interaction



Rutgers-Newark

Existing Conditions:

2,000,000 GSF

700 Beds

2,400 Parking Spaces

Phase 1 (2007) adds:

100,000 GSF

1,200 Beds

400 Parking Spaces

Phase 2 (2012) adds:

200,000 GSF

1,600 Beds

300 Parking Spaces

Remaining Capacity:

1,100,000 GSF

1,500 Beds

500 Parking Spaces

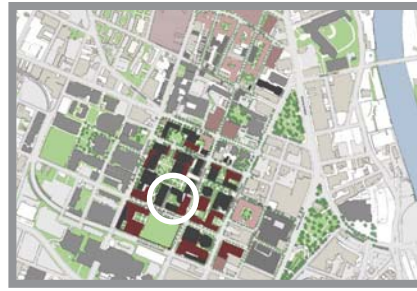
Master Plan Capacity:

3,400,000 GSF

5,000 Beds

3,600 Parking Spaces



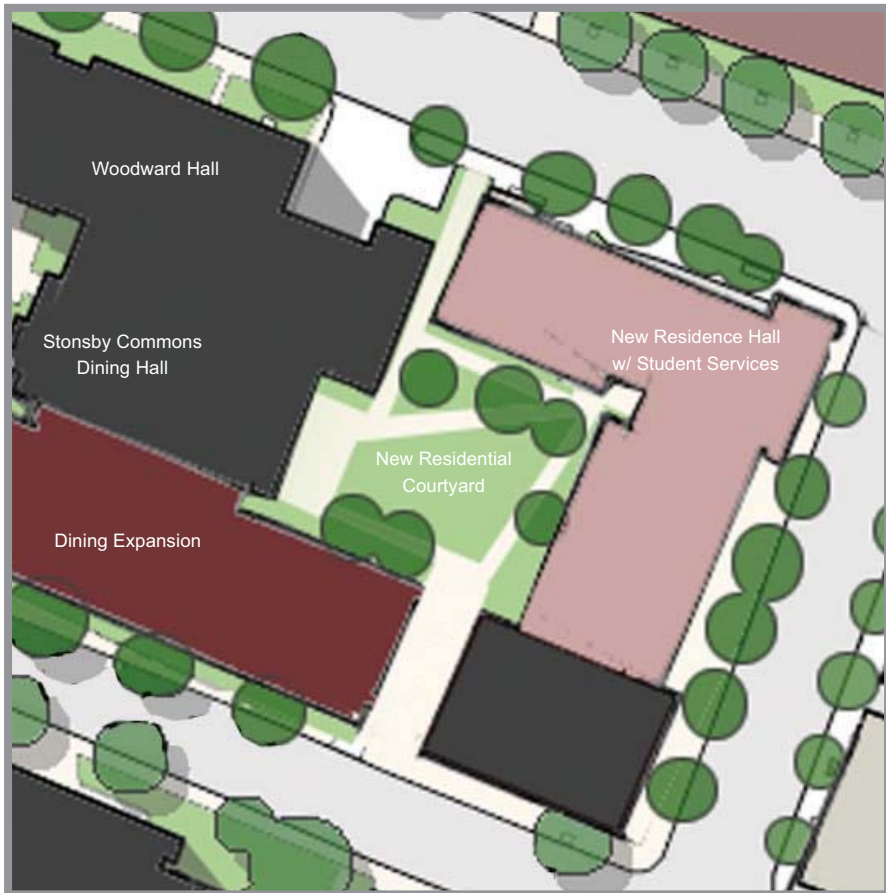


Life Sciences Building

The first phase of the Life Sciences Building is an addition to the eastern end of Olson Hall. The 60,000 gsf facility will include two teaching labs, 15 research labs and additional faculty office and conference space. Though the University will initially occupy only the basement and the first four floors, the building will be built to six stories in order to maximize the development potential of the site.

Upon the completion of the second and third phases, the Life Sciences Complex will complete an internal loop connection between all Rutgers-Newark science facilities. The atrium space at its center will serve as a gathering space for the scientific community. Prominent entries on both the Science Courtyard and University Avenue, will provide these programs with an appropriate front door and enhance the University's open space connections.

- Existing University Buildings
- Proposed University Buildings
- Proposed University Housing
- Proposed Parking Garages
- Partnership Projects
- Existing Non-University Buildings



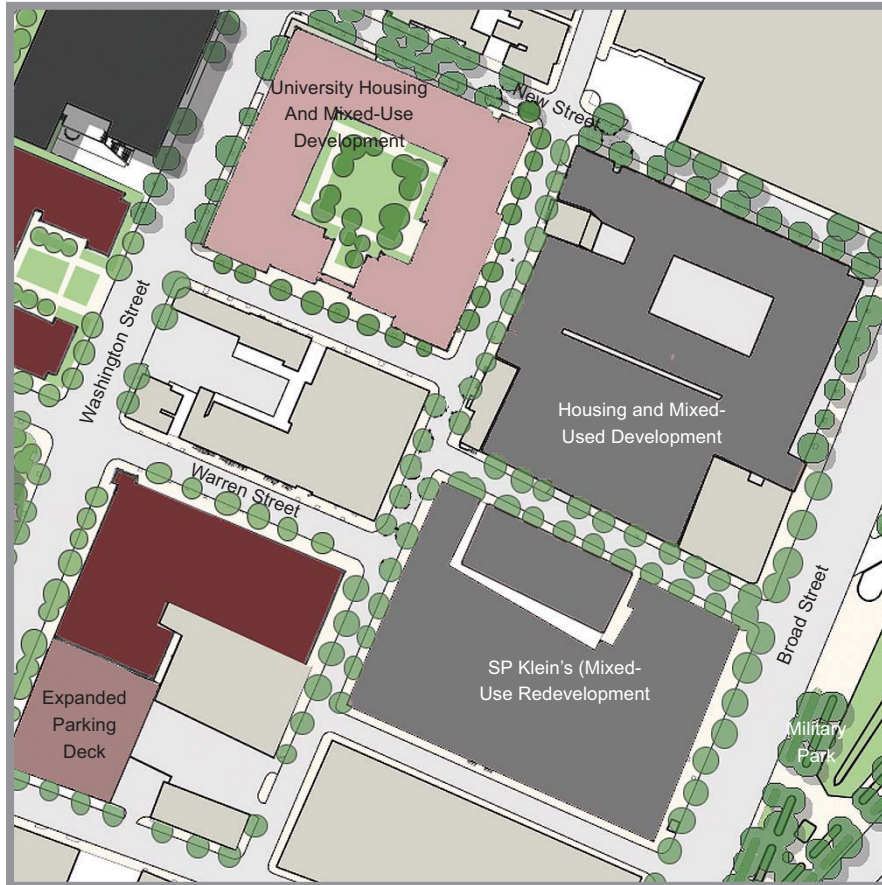
- Existing University Buildings
- Proposed University Buildings
- Proposed University Housing
- Proposed Parking Garages
- Partnership Projects
- Existing Non-University Buildings

Housing and Student Services

A major part of improving the quality of student life at Rutgers-Newark is the addition of University housing. The addition of a new residence hall will add over 600 beds to the existing University housing capacity. Adjacent to the Talbott and Woodward residence halls, the new building will solidify the University's existing residential neighborhood. The two halls define a small interior courtyard similar to that created by the additions to Talbott Hall.

The new residence hall frames a campus gateway at the corner of Central and University Avenues. The inclusion of 50,000 gsf of student service space makes these services easily accessible to students and increases pedestrian activity along University Avenue.

The building on Bleeker Street is an 8,000 gsf addition to the Stonsby Commons Dining Hall. It allows for movement between the street and the interior courtyard and frames the corner of the main residential quad in front of Talbott and Woodward Halls.



University Housing and Mixed-Use Development

When accessed via New Street, the downtown is only two blocks from the Rutgers-Newark campus. The street, however, benefits from only a small amount of retail activity. As a result, the perception is that the downtown is much more distant. These vacancies present a tremendous opportunity. The introduction of new housing and mixed-use development along this corridor will strengthen the connection between the University and the downtown. New residents will engage New, Halsey and Broad Streets and Military Park. These residents, part of a 24-hour community, will create both the perception and reality of safety to the neighborhood.

The first site to be developed is at the corner of Washington and New Streets. The ground floor will include retail shopping and potential University office space. Structured parking will be surmounted by an elevated courtyard with apartment units facing both the street and the courtyard on upper levels. Its proximity to the School of Law and the Business School makes it ideal housing for graduate students.

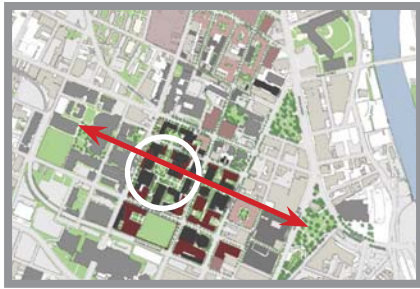


Executive Development Center

The addition of the Executive Development Center will provide expanded space for the Rutgers Business School. Its location at the corner of Bleeker and Washington Streets replaces a surface parking lot and improves the university's presence on the street. A forecourt announces a new entry and atrium space that connects the Executive Center with the Management Education Center. The space will serve as both a formal and informal gathering space for the Rutgers Business Community.

In addition to the Executive Development Center, Ackerson Hall will also undergo an addition and renovation. The linear addition along Bleeker Street will provide classroom space to replace that lost with the eventual removal of the Ackerson Auditorium. A new courtyard will complete a mid-block connection from Warren to Bleeker Streets

- Existing University Buildings
- Proposed University Buildings
- Proposed University Housing
- Proposed Parking Garages
- Partnership Projects
- Existing Non-University Buildings



Paul Robeson Campus Center and Dana Library

Expansion of and addition to the Paul Robeson Student Center and Dana Library presents a tremendous opportunity for the Rutgers-Newark Campus. With the creation of the New Street Plaza, the University has strengthened its most important physical connection to the downtown. Unfortunately, both the student center and the library currently disrupt the extension of the New Street Corridor from reaching the Norman Samuels Plaza and the NJIT campus. The location of the buildings, however, enables them to engage the corridor in a direct way. Programs located in these buildings will benefit greatly from the high volume of student traffic.

Additions to the west and east entrances of the student center will provide additional space and create open and inviting building facades. The introduction of a central lobby will strengthen connections between Samuels Plaza and Martin Luther King Jr. Boulevard and provide a prominent gathering space for faculty-student interaction.

Like the student center, the library will allow for public circulation on the ground floor. This interior 'street' would connect computer labs, study lounges, and other active student functions. The entrance to the library would be located in such a way as to control access to the reading room and stacks on the upper floors. This addition to the library will address short-term needs. Further research could explore the possibilities of a joint Rutgers/NJIT library to address long-term growth.



University and Market-Rate Housing/Parking

The James Street Historic District is one of Newark's oldest neighborhoods. Though it still contains many historic homes and prominent civic buildings, the majority of the neighborhood is composed of parking lots. Crumbling sidewalks and empty streets belie its recent history of urban decay.

The plan will aid the neighborhood's revival through support of University and market-rate housing. The construction of row houses on Burnett, Eagles, and Essex Streets will form the core of the residential neighborhood. Larger courtyard apartment buildings and small retail spaces will be located along the more busy Orange Street and University Avenue. New parking structures at the corners of Orange and University and Orange and Essex will accommodate lost surface parking adjacent to the intense business uses along Broad Street.

The inclusion of small institutional or academic functions at the corners of Orange and Martin Luther King Jr. Boulevard and Orange and University will encourage involvement of the Rutgers community in the neighborhood. The buildings also add a University presence at two important entries to campus.

- Existing University Buildings
- Proposed University Buildings
- Proposed University Housing
- Proposed Parking Garages
- Partnership Projects
- Existing Non-University Buildings

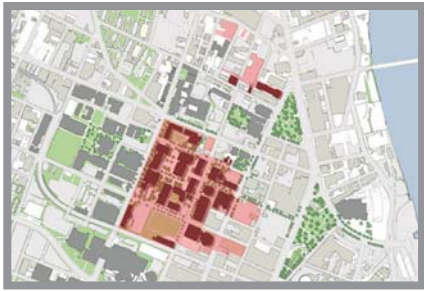


Shared Parking and Transportation

Even without further growth, Rutgers-Newark suffers from limited parking. As new buildings replace surface parking, this problem will become acute. In addition to continuing to develop its own parking infrastructure, the University will seek opportunities to share off-site parking in the surrounding neighborhood. The strategy will help preserve Rutgers-Newark's land resources and limit the adverse effects that could result from a parking plan of limited scope.

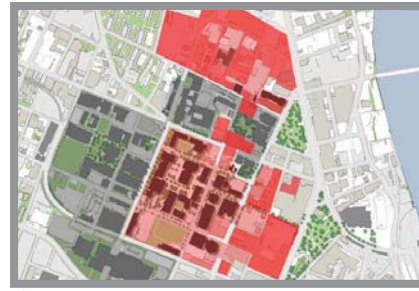
Both St. Michael's Medical Center and the Newark Museum have limited land resources and considerable parking demand. Structured parking at the corner of Central and University Avenues will serve the needs of all three institutions. Flexible office space on the ground floor will enliven the northern end of University Avenue and strengthen the connection to Broad Street Station. With a significant increase in parking spaces from these new facilities, Parking Deck 1 could become a potential site for academic expansion, if existing spaces can be replaced.

In addition to addressing short-term parking needs, the campus will also need to develop strategies to encourage public transit as an alternative. Several options include: transit incentives, park-and-ride facilities at the campus periphery, and more frequent shuttle service to train and subway stations. As the campus continues to grow, maintaining a pedestrian-oriented urban campus is a high priority.

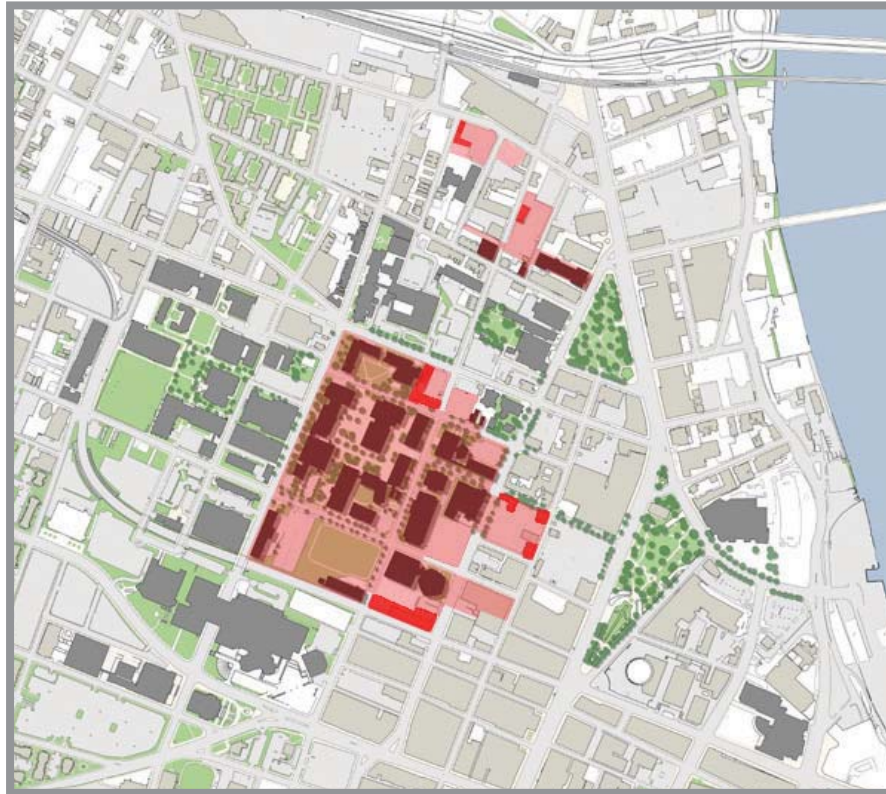


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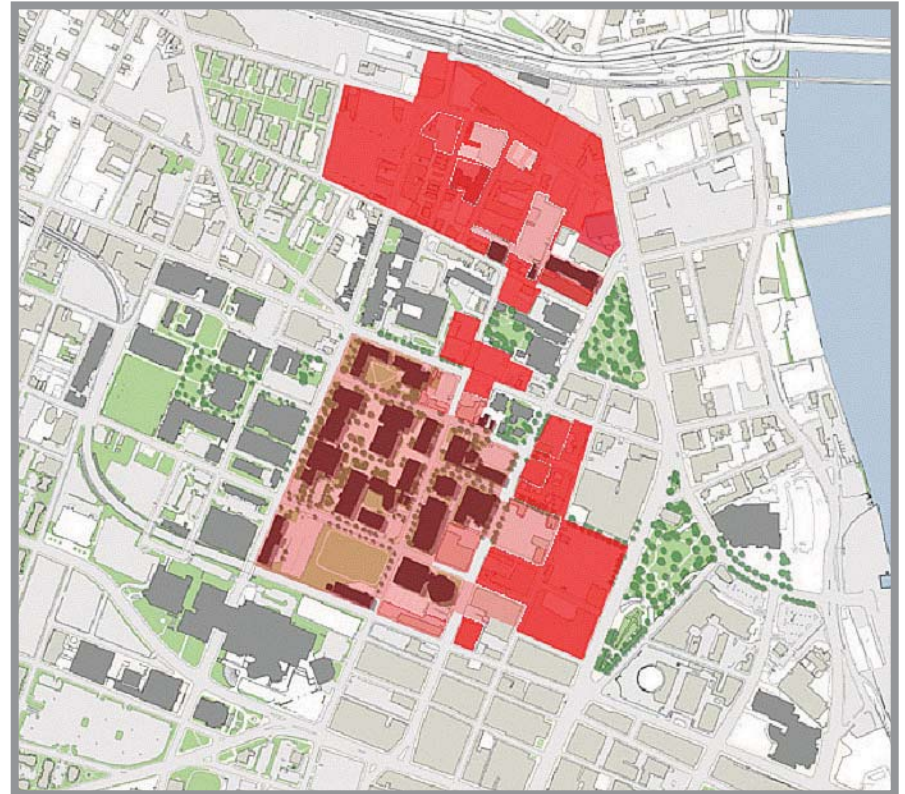
- 1 Existing Campus Boundaries
 - 2 Short-Term Acquisition
 - 3 Partnership Zones
 - 4 Long-Term Partnerships
- Desired Acquisitions / Zones of Interest
 - Current Boundaries
 - Adjacent Institutions



3



2



4

Acquisition/Partnership Plans

	2000	Facilities Needs 2000	2011 ³	Master Plan Capacity
Student Population	9,200	-	11,000	14,500
Building Area G.S. F. ¹	2 M	2.1 M ²	2.3 M	3.4 M
University Beds	700	1,900	3,500	5,000 ⁴
Parking Spaces	2,400	2,800	3,100	3,600 ⁴

1 Does not include housing

2 Base on normative peers

3 From 2001 Paulien Report

4 To be built on-campus and in Zones of Interest through public/private partnerships

The 2001 Paulien Report projected a population of 11,000 in the year 2011. However, based on the current growth enrollment pattern, the 2012 projected population should be revised to 14,000.

Long-Term Growth

In addition to academic space, recreation, fine arts, and the law school have been identified as potential programs with long-term growth needs. The long-term development of the Rutgers-Newark campus reflects a potential build-out of the University's property. Assuming the new campus buildings are added at a greater density than those of the existing campus core, the University can grow to 3.4 million gsf. Long-term projects account for over 1.1 million gsf of the new campus growth. At current student-area ratios, this would allow an increase of the University population to 14,500. Significant research expansion and the increase in the amount of space per student will alter this number significantly. Desired growth beyond the area indicated in the plan will require either the revision of the proposed FAR or the acquisition of new land.