

Downtown Newark's Current & Planned Developments



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This report includes development applications filed with Newark’s Central Planning Board and Landmarks and Historic Preservation Commission for years 2021, 2022, and 2023. Our real estate reports are available at www.downtownnewark.com.

Cover Renderings:

- 930 McCarter Highway
- 756-762 Broad Street
- 1-43 Center Street (NJ PAC Development)
- 1072-1078 Broad Street
- 66-86 Branford Place (Essex County Wynona Family Courts Building)

Renderings to the Left:

- 40-44 Center Street (Cooperman Family Arts Education and Community Center)
- 33 Washington Street (Audible ground-floor renovation)
- 289-301 Washington Street (Halo Towers)

(See appendix for rendering credits.)

Executive Summary

This report includes a summary of applications filed by developers with Newark's Central Planning Board (CPB) and Landmarks and Historic Preservation Committee (LHPC) for years 2021, 2022, and 2023. Since the beginning of 2021, we are tracking applications for a total of 43 development projects that have been filed in the NDD's special improvement district (District).

We have tables with the property addresses followed by maps of their locations. We also have posted on our Internet site a worksheet with a summary of each project. Click [here](#) to access this file. Finally, in the appendix we have listed rendering credits along with links to the source of the renderings in the report.

Newark's downtown consists of a typical central business district (CBD) with office properties in the core downtown along with the Four Corners retail corridor centered on Market Street and Broad Street. Included in the CBD are three distinct neighborhoods, which include the northern downtown broadly centered along Harriet Tubman Square, Military Park, Broad Street, Halsey Street and the New Jersey Performing Arts Center (NJ PAC). The second neighborhood is concentrated at Newark Penn Station and Mulberry Commons. Finally, the third neighborhood is South of Market Street and west of Broad Street.

While Lincoln Park is very convenient to the CBD, we view it as a distinct neighborhood where the concentration of office and retail properties in the CBD gives way to an urban residential neighborhood. This neighborhood is centered around Lincoln Park and Newark Symphony Hall where development projects in the southern downtown are concentrated.

We have segmented the downtown into three regions, which include:

- Northern Downtown – Harriet Tubman Square/Military Park/Broad Street/Halsey Street and NJ PAC
- Central Downtown- Newark Penn Station and South of Market Street
- Southern Downtown – Lincoln Park and Newark Symphony Hall

Northern Downtown

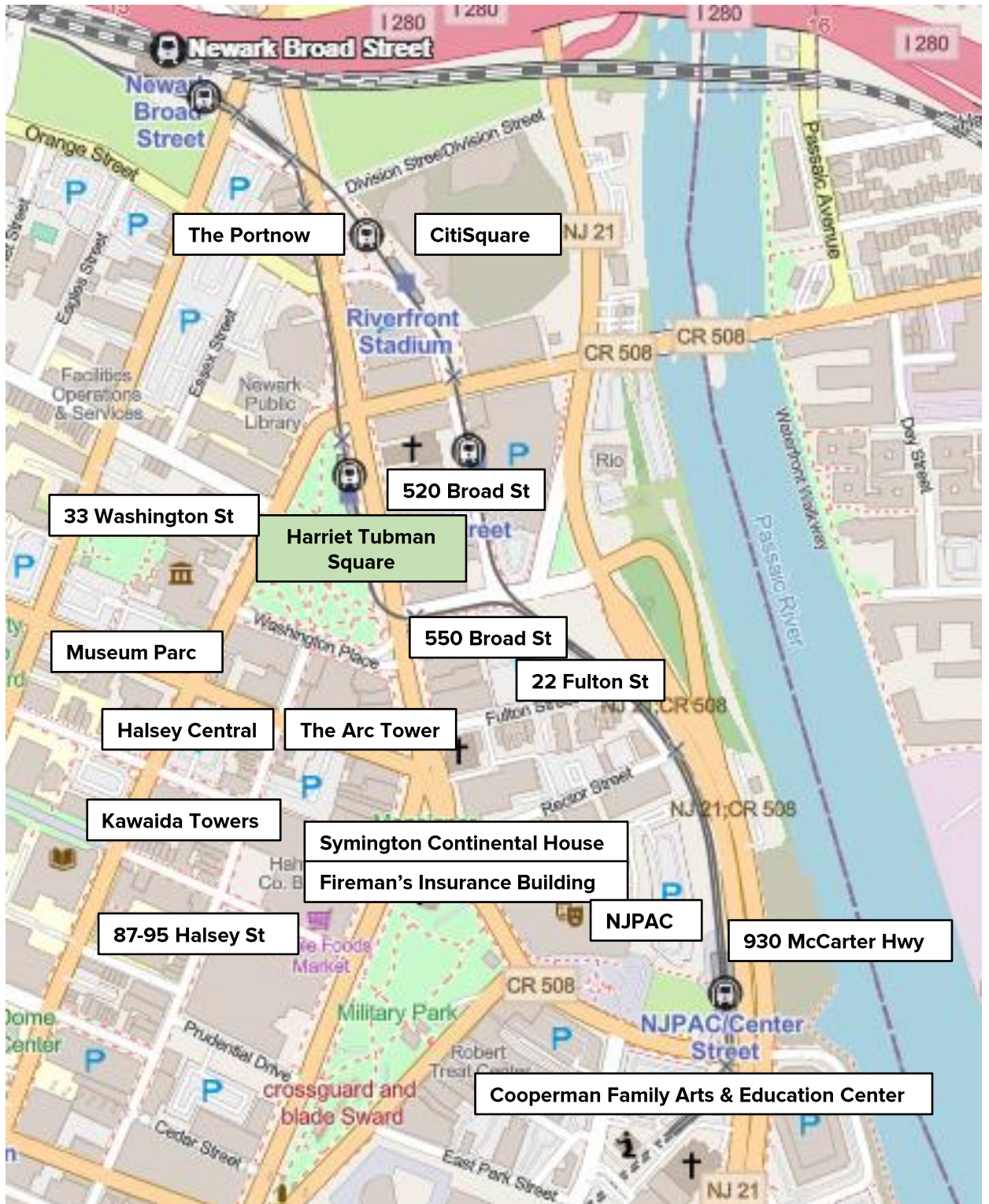
We are tracking a total of 16 development projects in the Northern Downtown. Of this number, 13 are multifamily projects that could include retail, commercial, and amenity space. 550 Broad Street is an office building and includes the renovation of the ground floor. 33 Washington Street also is an office building and includes the conversion of the ground floor into retail space. Finally, the developments include NJPAC's Cooperman Family Arts and Education Community Center.

The neighborhood is centered along Harriet Tubman Square, Military Park, Broad Street, and Halsey Street. In addition, the NJPAC serves as a distinct secondary anchor. What we see today in the northern downtown and what we expect it will look like in the future is different. Riverfront Park is under construction with sections in the downtown completed and the area across from NJPAC nearly complete. A total of nine development projects are west of Broad Street, which are in the immediate vicinity of Riverfront Park. The park in the not-too-distant future will serve as a major recreational area and pedestrian corridor and Newark's "front yard" connecting Penn Station to the NJPAC neighborhood. We featured 930 McCarter Highway on the cover of this report, which is Boraie Development's third project in the CBD. The property will be at Riverfront Park, and we expect that it will provide an anchor to Riverfront Park in downtown Newark.

	Property Address	Name	Status	Developer	Units	Commercial/ Amenity Space (Sq. Ft.)	Application Link
1	450 Broad Street	CitiSquare	Planned	Accurate Builders & Developers	4,200	100,000	450 Link
2	520 Broad Street		Planned	520 Broad Street Propco, LLC	2,438	TBD	520 Link
3	550 Broad Street		Under Construction	Fidelco Realty Group	0	0	550 link
4	569-577 Broad Street	The Arc Tower	Planned	569-571 Broad Street, LLC	344	1,829	569-577 Link
5	1-43 Center Street		Planned	New Jersey Performing Arts Center Corp.	350	17,400	1-43 Link
6	40-44 Center Street	Cooperman Family Arts Education & Community Center	Planned	New Jersey Performing Arts Center Corp.	0	58,000	40-44 Link
7	31-43 Central Avenue	Halsey Central	Planned	L+M Development Partners	102	13,750	31-43 Link
8	61-83 Central Avenue	Museum Parc	Planned	LMXD and The Newark Museum of Art	258	11,017	61-83 Link
9	16-32 Fulton Street	22 Fulton Street	Planned	Berger Organization	396	4,800	16-32 Link
10	17-21 Halsey Street	Kawaida Towers	Planned	Omnia America, Mid-Atlantic Alliance, and National Action Network	66	5,620	17-21 Link
11	87-95 Halsey Street		Planned	Hanini Group	14	0	87-95 Link
12	930 McCarter Highway		Preliminary Site Work	Boraie Development	333	3,750	930 Link
13	81-93 Orange Street	The Portnow	Planned	81-93 Investments, LLC	350	8,513	81-93 Link
14	2-4 Park Place	Symington Continental House	Planned	Gordon Nelson, Jr	2	0	2-4 Link
15	8-12 Park Place	Fireman's Insurance Building	Planned	Fireman's Building, LLC	231	TBD	8-12 Link
16	33 Washington Street		Under Construction	Audible/Berger Organization	0	15,550	33 Link
Total					9,084	240,229	

* TBD - To be determined.

Northern Downtown



Central Downtown

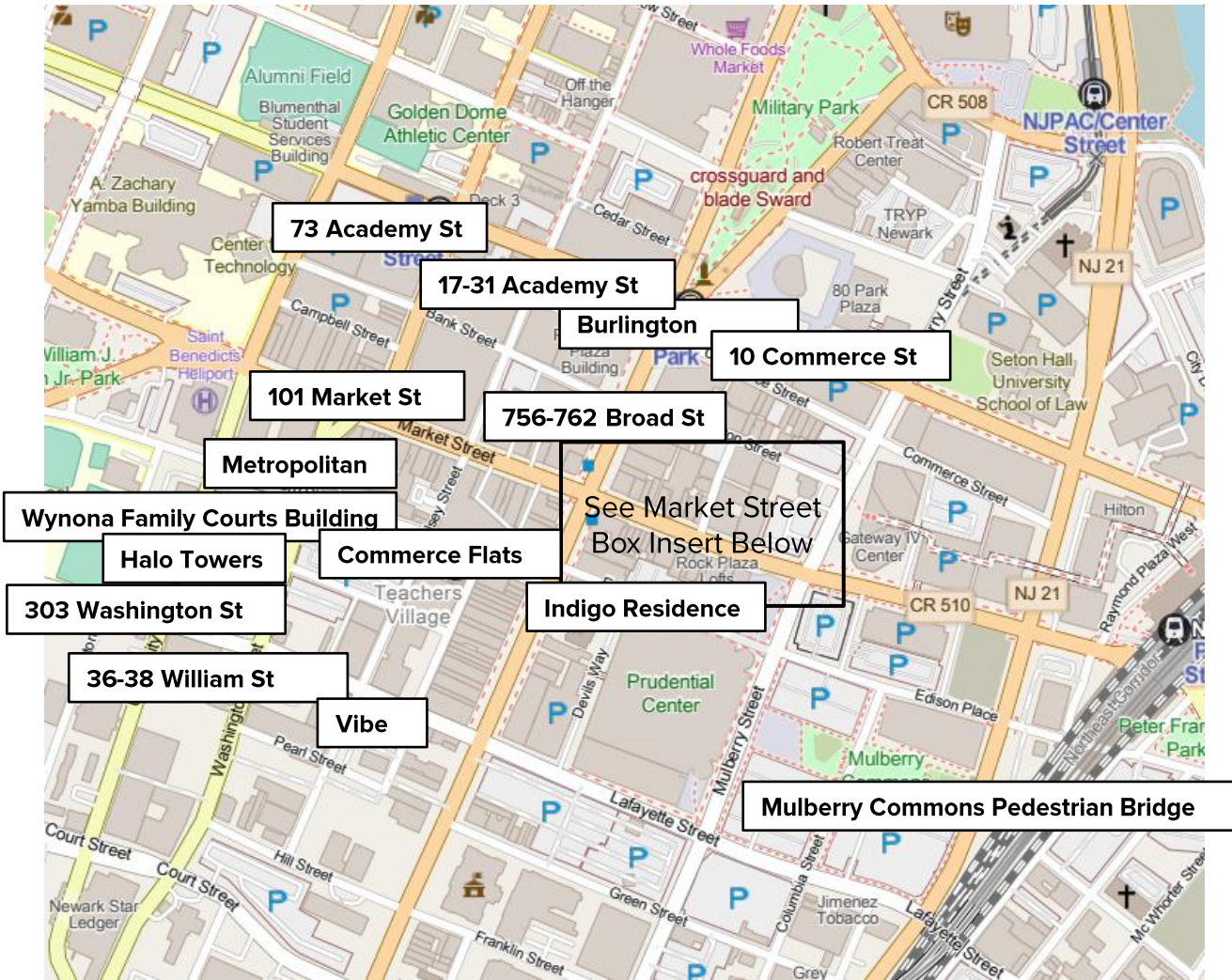
We are tracking a total of 19 development projects in the Central Downtown. Of this number, 16 are multifamily projects that could include retail, commercial, and amenity space. 729-737 Broad Street is the gut-renovation of the building for Burlington. 66-86 Branford Place is the construction of the Essex County Wynona Family Courts Building. The family court is moving from its current location at 212 Washington Street. Finally, 739-749 McCarter Highway is the Mulberry Commons Pedestrian Bridge, which will link the Ironbound community to the downtown and provide a new access point to Newark Penn Station with a 49,000 square foot train hall.

Development in the central downtown is concentrated in and around Newark Penn Station, on Market Street, and west of Broad Street which has seen ongoing development activity over the last several years.

	Property Address	Name	Status	Developer	Units	Commercial/ Amenity Space	Application Link	
						(Sq. Ft.)		
1	73 Academy Street		Planned	SSK Academy LLC	8	1,288	73 Link	
2	17-31 Academy Street		Planned	Paramount Assets	165	11,700	17-31 Link	
3	20-24 Branford Place	Commerce Flats	Preliminary Site Work	Paramount Assets	81	4,000	20-24 Link	
4	66-86 Branford Place	Essex County Wynona Family Courts Building	Under Construction	Essex County	0	266,432	66-86 Link	
5	810 Broad Street	Indigo Residence	Completed	Summit Assets/Winchester Equities	109	9,933	810 Link	
6	729-737 Broad Street	Burlington	Under Construction	729-737 LLC	0	TBD	729-737 Link	
7	756-762 Broad Street		Planned	Paramount Assets	72	12,000	756-762 Link	
8	10 Commerce Street		Preliminary Site Work	Hanini Group	110	4,400	10 Link	
9	101 Market Street		Planned	RBH Group	238	12,331	101 Link	
10	183 Market Street		Planned	Paramount Assets	6	2,991	183 Link	
11	186 Market Street		Planned	Paramount Assets	10	0	186 Link	
12	188 Market Street		Planned	Paramount Assets	4	0	188 Link	
13	193 Market Street		Planned	RBH Group	244	51,200	193 Link	
14	200-208 Market Street	The Newark Summit Tower	Planned	Prudential Pointe, LLC	579	11,537	200-208 Link	
15	739-749 McCarter Highway	Mulberry Commons Pedestrian Bridge	Preliminary Site Work	Station Plaza Newark Downtown Core Urban Renewal Company, LLC	0	49,000	739-449 Link	
16	260-272 Washington Street	Metropolitan	Preliminary Site Work	Hanini Group	207	10,293	260-272 Link	
17	289-301 Washington Street	Halo Towers	Under Construction	Acier Holdings	1,075	TBD	289-301 Link	
18	16-34 William Street	Vibe - The Tower at Halsey & William	Planned	The Tower at Halsey & William Urban Renewal, LLC	228	TBD	16-34 Link	
19	36-38 William Street	Halsey Street Lofts	Planned	Lettire Construction	30	2,412	36-38 Link	
					Total	3,166	449,517	

* TBD - To be determined.

Central Downtown



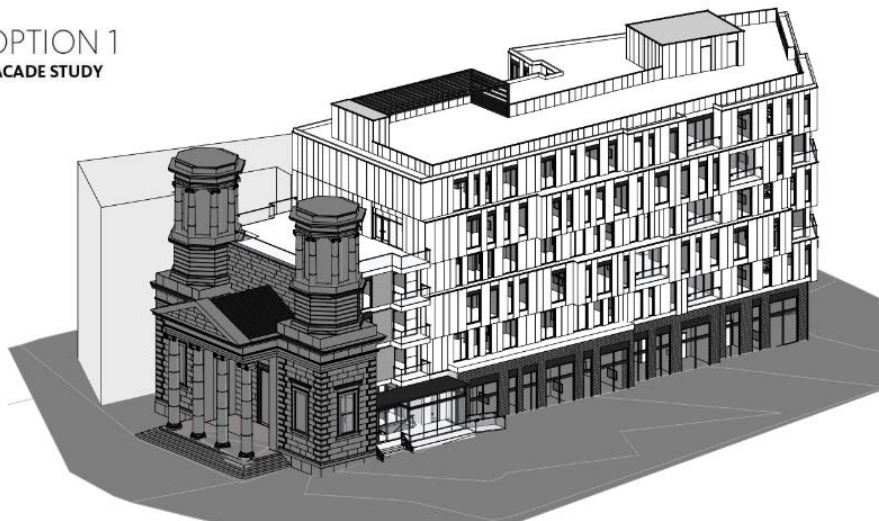
Southern Downtown

We are tracking a total of eight development projects in the southern Downtown. All of the projects here are multifamily that could include retail, commercial, and amenity space.

The projects are centered around Newark Symphony Hall and Lincoln Park, which anchor the southern downtown. Newark Symphony Hall also is a rehabilitation project underway in the southern downtown and is undergoing a \$75 million four-phase renovation. It recently completed phase one that included renovation and upgrading the 15,000 square foot Terrace Hall Ballroom. The next phase includes the rehabilitation and restoration of the fourth-floor Arts & Education Lab and the Hall's theaters.

	Property Address	Name	Status	Developer	Units	Commercial/ Amenity Space (Sq. Ft.)	Application Link
1	1033 Broad Street		Planned	Baldwin Equities	70	TBD	1033 Link
2	1007-1009 Broad Street		Planned	Center City Housing Co 9	56	1,975	1007-1009 Link
3	1010-1018 Broad Street	Symphony Flats	Preliminary Site Work	Paramount Assets	111	6,390	1010-1018 Link
4	1072-1078 Broad Street		Planned	Essex Plaza II Urban Renewal Co., LLC	68	0	1072-1078 Link
5	1117 Broad Street		Planned	AD at Broad Street Mgt., LLC	3	2,245	1117 Link
6	88-90 Walnut Street		Planned	Walnut Homes Realty, LLC	40	0	88-90 Link
7	442-448 Washington Street		Planned	Center City Housing Co 9	63	1,200	442-448 Link
8	496-506 Washington Street		Planned	496-506 Washington, LLC	21	0	496-506 Link
				Total	432	11,810	

OPTION 1
FACADE STUDY



1033 Broad Street Rendering

Southern Downtown



442-448 Washington St

1007-1009 Broad St

88-90 Walnut St

Symphony Flats

496-506 Washington St

1033 Broad St

1072-1078 Broad Washington St

1117 Broad St



Symphony Flats Rendering

Select Renderings

*450 Broad Street
(CitiSquare)
Developer: Accurate
Builders & Developers
Architect: Ian Bader
Architect*



*1073 McCarter Highway
8-36 Atlantic Street
Developer: 520 Broad
Street Propco, LLC
Architect: Architectura*



*566-579 Broad Street
(The Arc Tower)
Developer: 569-571
Broad Steet, LLC
Architect: Inoa
Architecture*



Select Renderings (continued)

*81-93 Orange Street
(The Portnow)
Developer: 81-93
Investments, LLC
Architect: BKV Group*



*33 Washington Street
Lessee: Audible
Architect: Comito
Associates*



Select Renderings (continued)

101 Market Street
Developer: RBH Group
Consultant: Zakalak
Associates Historic
Preservation
Consultants



193 Market Street
Developer: RBH Group
Architect: Skidmore,
Owings & Merrill

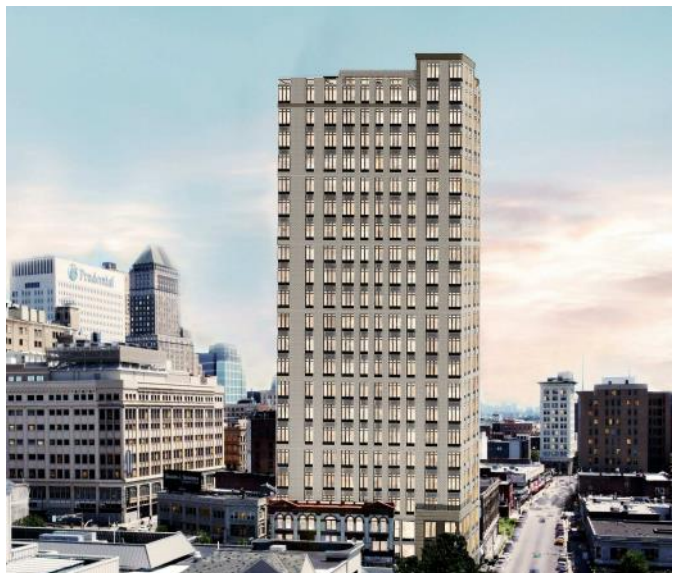


Select Renderings (continued)

*200-208 Market Street
(The Newark Summit Tower)
Developer: Prudential Pointe, LLC
Architect: Inoa Architecture*



*260-272 Washington Street
(Metropolitan)
Developer: Hanini Group
Architect: Brick Studios*



Select Renderings (continued)

739-749 McCarter Highway
(Mulberry Commons
Pedestrian Bridge)
Developer: Station Plaza
Newark Downtown Core
Urban Renewal Co., LLC
Architect: Sage and
Coombe Architects



Newark Penn Station
entrance from Mulberry
Commons park



Newark Penn Station
Mulberry Commons train
hall with direct access to
Mulberry Commons from
Newark Penn Station



Appendix – Renderings Credits

Cover (Left Column)

- 930 McCarter Highway – Architect - Marchetto Higgins Stieve
Link: <https://www.mhsarchitecture.com/project/930-mccarter-hwy>
- 756-762 Broad Street – Paramount Assets
Link: <https://paramountassets.com/projects/756-broad-street/>

Cover (Right Column)

- 1-43 Center Street – NJPAC CPB application. Architect: Skidmore, Owings, Merrill
Link: <https://drive.google.com/drive/folders/1eldy9n58dUtsamCH4ywxR1BRrBQ1c0wW>
- 1072-1078 Broad Street – Essex Plaza II Urban Renewal CPB application. Architect: Ingles Architecture & Engineering
Link: https://drive.google.com/drive/folders/1LaSpeukmCEMZ_kFqjltpj_1g8B16WVuS
- 66-86 Branford Place – Comito Associates
Link: <https://www.comitoassociates.com/2023/04/13/the-essex-county-family-courthouse/>

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- 40-44 Center Street – NJPAC
Link: <https://www.njpac.org/about/the-cooperman-center/>
- 33 Washington Street – Comito Associates
Link: <https://www.comitoassociates.com/2021/10/18/audible-campus/>
- 289-301 Washington Street (Halo) – Inoa Architecture
Link: <https://in-oa.com/project/halo-newark/>

Page 8 (Southern Downtown)

- 1033 Broad Street – Baldwin Equities LHPC application. Architect: Gensler
Link: https://drive.google.com/drive/folders/1v_onleoQwmJVBEWuw1Nuqfz-282LDil

Page 9 (Southern Downtown)

- 1010 Broad Street – Paramount Assets
Link: <https://paramountassets.com/projects/symphony-flats-1010-broad-street/>

Page 10 (Select Renderings)

- 450 Broad Street – Accurate Builders & Developers application.
Architect: Ian Bader Architect
Link: https://drive.google.com/drive/folders/1c2pl45LxtqN5wkuqbzgpJ1_388JGAK9T
- 1073 McCarter Highway – 520 Broad Street Propco, LLC application.
Architect: Architectura
Link: <https://drive.google.com/drive/folders/1NWVRCIAVicKkFvKi9eyf7ezPPYuVQ2p->

Appendix – Renderings Credits

Page 11 (Select Renderings)

- 81-93 Orange Street – 81-93 Investments, LLC application. Architect: BKV Group
Link: <https://drive.google.com/drive/folders/1FBHT0mZ4XG3GHC2Xh-2sK5ZYWx6U670y>
- 33 Washington Street – Architect: Comito Associates
Link: <https://www.comitoassociates.com/2021/10/18/audible-campus/>

Page 12 (Select Renderings)

- 101 Market Street – RBH Group application. Consultant: Zakalak Associates
Historic Preservation Consultants
Link: <https://drive.google.com/drive/folders/1iYT5MUNjsC6YsGRoSJ4bKOfutVcbHu0n>
- 193 Market Street – RBH Group application. Architect: Skidmore, Owings & Merrill
Link: <https://drive.google.com/drive/folders/146jHR8nZp9b3c8RHTAW53OUA9bTX3jqP>

Page 13 (Select Renderings)

- 200-208 Market Street – Architect: Inoa Architecture
Link: <https://in-oa.com/project/the-summit-tower/>
- 260-272 Washington Street – Hanini Group application
Link: https://drive.google.com/drive/folders/1LX_Qo-98BHCXfw3rdspt1y1aHLcOs-2S

Page 14 (Select Renderings)

- 739-749 McCarter Highway
Architect: Sage and Coombe Architects
Link: <https://drive.google.com/drive/folders/1heYCyzzHsg1Bo9fo-ZcPH-IVMiFPI0yV>

Newark Downtown District

About the NDD:

The Newark Downtown District (NDD), Newark's special improvement district (SID) of the central business area, is a privately funded 501(c)(3) non-profit organization, dedicated to enhancing cleanliness, safety, and beautification in Downtown Newark, while preserving and enriching culture, commerce, and community.

NDD works hard to enrich the quality of life for those who live, labor, and leisure in Newark by providing supplemental cleaning and quality of life services, as well as physical improvements, horticulture, marketing, and event programs. These efforts make downtown Newark attractive to residents, businesses, students, tourists, and shoppers.

The NDD is funded through a special assessment on district commercial and residential properties and is overseen by a Board of Trustees consisting of business and property owners within the District, representatives of non-profit organizations, as well as municipal officials and staff.

The NDD defines downtown Newark as the area generally bounded by I280 to the north, the Passaic River and the New Jersey Transit and AMTRAK rail to the east, Poinier Street to the south, and University Avenue, Washington Street, and Pennsylvania Avenue to the west. The adjacent map shows the specific boundaries as defined by the NDD. Property statistics in this report represent properties in the NDD special improvement district.

