

Pedestrian Friendly Projects are Underway for Downtown Newark

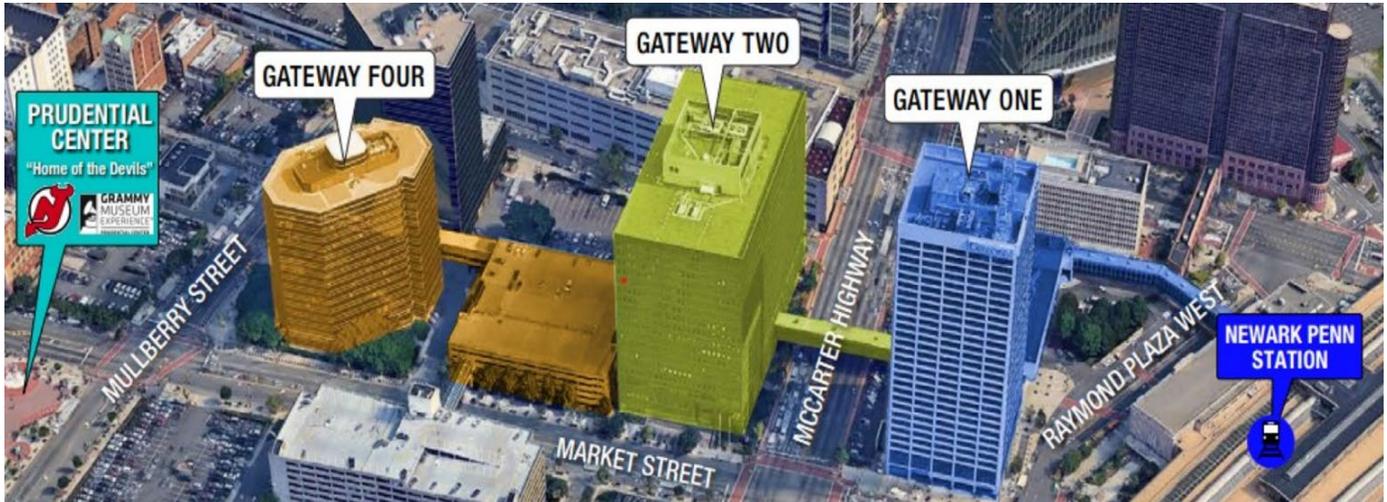


Table of Contents



Table of Contents

Executive Summary.....4

The Junction.....5

New Restaurants in Gateway.....6

The Jewel Box Entrance.....7

Internet Access at Gateway.....8

Pandemic Safety Measures.....9

Downtown’s Pedestrian Projects.....10

Mulberry Commons.....11

Apartments Around Penn Station.....12

Downtown Newark’s Neighborhood.....13

Cover Photos:

- Gateway Newark
- The Jewel Box Entrance
- Proposed Ironbound Bridge
- Ironside Newark
- 777 McCarter Under Construction

Photos to the Left:

- Newark Penn Station
- Gateway One & Two
- Prudential Center
- 196-198 Market Street

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, 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, Franklin Street and Hill Street to the south, and University Avenue to the west. The adjacent map shows the specific boundaries as defined by the NDD. Property statistics in this report



Executive Summary

Pedestrian Friendly Projects are Underway for Downtown Newark

- [Onyx Equities'](#) pedestrian-friendly construction project is underway at [Gateway Newark, NJ](#)
 - Pedestrian walkway connecting buildings has been closed and is set to reopen in late spring/early summer 2022
- 12/20: Governor Phil Murphy kicked off \$190 million renovation of [Newark Penn Station](#)
 - First phase for \$30 million is underway at the historically significant train station
- 10/21: Governor Murphy announced Newark as a "[Transit Village](#)," centered on the intersection of Broad and Market Streets – Newark’s historic Four Corners

Onyx is Reconfiguring Gateway Newark with a New Pedestrian Friendly Entrance!

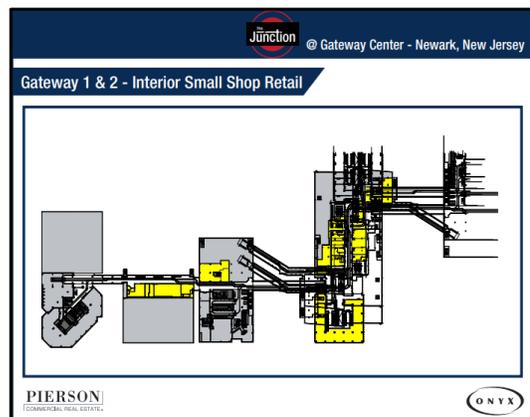
- Gateway Newark, NJ properties consist of Gateway One, Two, and Four, and [The Junction](#) – an enclosed walkway that connects the buildings.
- Onyx Equities’ entire assemblage totals approximately 2.1 million square feet of Class A office space with approximately 100,000 square feet of retail along the pedestrian corridor, lobbies, and on the street.
- Gateway draws over 75,000 weekly visitors from the New Jersey and New York metro area through its skybridges connecting Newark Penn Station, the adjacent One Riverfront Center, and Panasonic’s corporate headquarters.
- Onyx Equities’ multi-million-dollar redevelopment will include 10,000 square feet of street-facing retail and restaurant space for the first time in Gateway’s 50-year history.
- A key component of the project is the “Jewel Box”, which is adjacent to Newark Penn Station and will serve as the street level grand entrance to Gateway One and The Junction.



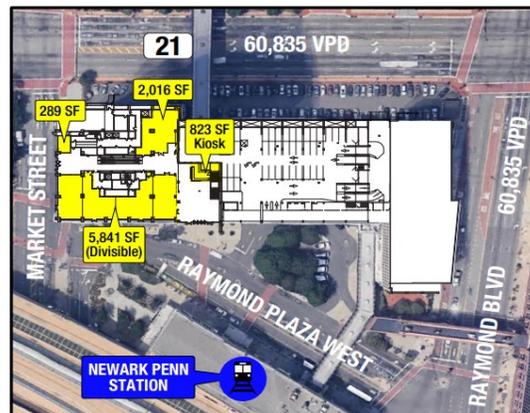
The Junction at Gateway Newark

- Gateway Newark includes both **exterior street space for the first time and interior retail, food and beverage, entertainment, and fitness** uses.
- Gateway Newark incorporates The Junction walkway that connects the four Gateway buildings.
- The following set of graphs are from Onyx Equities' retail leasing agent Pierson
- Commercial Real Estate's [leasing brochure](#) for The Junction.

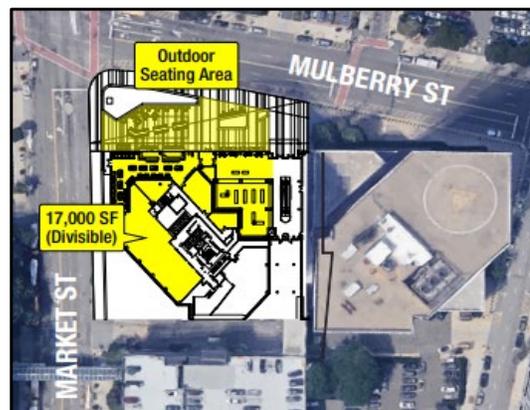
*The Junction walkway:
Indoor walkway connects Newark
Penn Station to the four Gateway
buildings; exits on Mulberry Street*



*Street retail in Gateway One
adjacent to Newark Penn Station and
Market Street*



*Planned indoor and outdoor use for
Gateway Four*



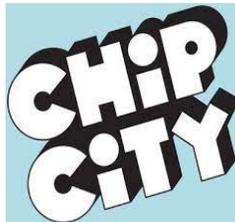
Restaurants at The Junction at Gateway Newark

Onyx has announced nine new restaurants that it will add to The Junction:

- Brooklyn Dumpling Shop
- Fresh & Co.
- Serafina
- Chip City Cookies
- The Brookdale
- 375° Chicken & Fries
- Farinella
- Greek from Greece Bakery
- Mokbar

Onyx has reserved one fully built-out restaurant space for a Newark-based restaurant owner, which it will allocate via [Gateway Newark Contest](#)

- The new lineup joins Jersey Mike's, Café Margherita, and Dunkin Donuts, all of which are already operating in The Junction.



The Junction at Gateway Newark The New Jewel Box Entrance and Market Hall

- The diagram below from Onyx and its leasing agent JLL's [leasing brochure](#) for Gateway Newark illustrates the reconfiguration of The Junction Newark.
- The Jewel Box will provide a new entrance to The Junction with direct street-level access to and from Penn Station.
- Previously, Skybridge 1 was the legacy access point to and from Penn Station; travelers in and out of Newark Penn Station will now have two access points to Gateway Newark.
 - Onyx has reconfigured the enclosed walkway to include Market Hall (across the street from the station), which will offer commuters:
 - Alternative food choices
 - Attractive lighting, heating, A/C, Wi-Fi
 - New street retail

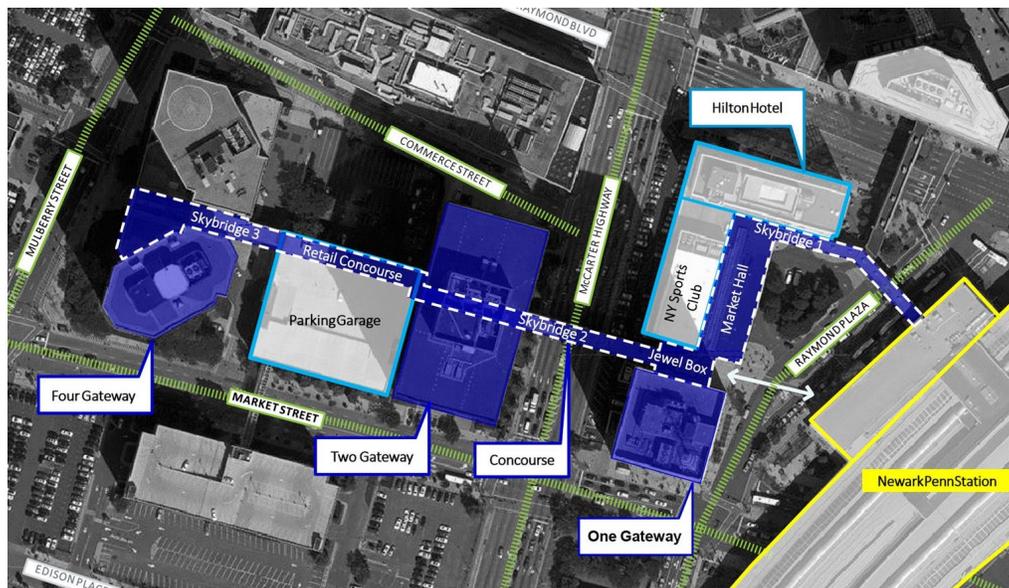


Photo (right) shows Market Hall under renovation; note attractive new brick work, flooring, and lighting throughout The Junction.



Gateway Newark Has High-Speed Internet Access

- Along with excellent commuter transportation, Newark also has ample “dark fiber” or unutilized high-speed fiber-optic cable.
- [Newark Fiber](#) spearheads the effort to connect office and residential buildings with the fastest Internet service available today with the entire Gateway Newark complex connected.
- The service has not gone unnoticed by prospective tenants with [Internet Brands](#) leasing over 100,000 square feet of office space at Gateway Two.
 - Internet Brands will use the space for several of its business lines including its [WebMD](#) operations



WebMD



Gateway Newark Offers Pandemic Safety Measures

- In order to assure the safety of its tenants, employees, and customers, Onyx Equities participates in [Hackensack Meridian Health's Reopening America](#) program. Hackensack Meridian has outlined the following program protocols:
 - Virtual meetings: Dedicated time with Hackensack Meridian Health experts
 - Online learning module: Information on the role and responsibilities associated with proper COVID-19 screening and symptom checking
 - Integrative health and well-being support services (non-clinical): expert consultations and virtual sessions, such as guided meditation, nutritional counseling, and group health coaching
 - Compliance partnering: Assistance with sustaining a clean environment
 - On-site visit: Personalized assessment, guidance, and suggestions
 - Policy and procedure review: Detailed analysis citing requirements and recommendation



Gateway Offers Convenient Access to Downtown Newark

Development projects completed and underway in the Gateway Newark vicinity:

- **Ironside Newark** and **Mulberry Commons** to the south
- **Clinton Flats** to the west
- **Boraie Development's** 33-story, 370-unit **777 McCarter Highway** is underway
 - Dubbed Shaq II Tower after Newark native Shaquille O'Neal's affiliation with the development partnership
 - Immediately across from Gateway Two and in very close proximity to Mulberry Commons and Prudential Center
 - This large tower will provide an additional anchor to the key Market Street corridor in the downtown



Mulberry Commons and Ironbound Bridge

- Completed in 2019, Mulberry Commons provides a key corridor into downtown Newark
- Mulberry Commons links Newark Penn Station to Prudential Center and Downtown
- City of Newark also plans to move ahead with a pedestrian bridge that will significantly improve accessibility between the Ironbound community and the Downtown District
- In his State of the City address, Newark Mayor Ras Baraka specifically referenced this project and announced that the State Local Finance Board approved a \$110 million construction bond
- Onyx Equities' Gateway Newark upgrades will improve pedestrian access in downtown Newark to the west, south, and north
- Mulberry Commons bridge should improve access to the east
- In a separate project, City of Newark's Riverfront Revival Plan should improve pedestrian access along the Passaic River from Penn Station



Apartment Communities in Close Proximity to Newark Penn Station

- Total of 14 apartment buildings with 753 units in Gateway/Newark Penn Station area, bounded by Raymond Blvd to north, Prudential Center and Mulberry Commons to south, Broad Street to west and Newark Penn Station/rail corridor to east
- Area encompasses Gateway and Arena/Mulberry Street District in Newark’s Living Downtown Redevelopment Plan
- 777 McCarter Highway will add 370 units, increasing the apartment count by 49%!
- Proposed 193 Market Street (Paramount Theatre development site) would add additional 244 apartments
- Given the size of downtown Newark and its easy access throughout metropolitan NY and NJ, NDD expects ongoing construction of downtown apartment communities
- The takeaway: New development projects include large projects that will increase the apartment stock and promote downtown Newark as a “Transit Village”

Newark Gateway & Arena/Mulberry Street District			
Number	Name/Link	Property Address	Units
1	Clinton Street Lofts	11-15 Clinton St	63
2	Clinton Flats	30 Clinton St	20
3	Clinton Flats	40 Clinton St	27
4	Richardson Lofts	50 Columbia St	67
5	35 - 37 Edison Pl	35-37 Edison Pl	4
6	The Bower	189-191 Market St	12
7	192 Market St	192 Market St	13
8	194 Market St	194 Market St	3
9	196-198 Market St	196-198 Market St	19
10	The Madison	216 Market St	48
11	The Columbian	224 Market St	8
12	Renaissance Towers	111 Mulberry St	138
13	35 Mulberry St	35 Mulberry St	15
14	Eleven80	1180 Raymond Blvd	<u>316</u>
Existing			753
Under Development/Planned			
15	777 McCarter Hwy	777 McCarter Hwy	370
16	193 Market St	193 Market St	<u>244</u>
Total			1,367

Neighborhoods in Newark's Living Downtown Redevelopment Plan

