



July 25, 2018

To Stevens Faculty and Staff and Alumni Residing in Hoboken:

Stevens has been working for the past three years to plan for campus rezoning that will allow us to construct a new University Center and student housing project, a state-of-the-art facility that will substantially increase the housing and function space available for students and the Stevens community and also benefit the City of Hoboken in many ways. Tonight, there is a very important hearing at the Hoboken City Council that will determine the outcome of the rezoning plan.

Stevens requests as many Hoboken residents as possible (colleagues, alumni and friends) to voice their support of the campus rezoning plan. Would you or someone you know be willing to speak for a minute or two in support of Stevens' plan at tonight's meeting? **If you are able to do so, please let Mercedes McKay know ASAP.** Mercedes may be contacted at Mercedes.McKay@stevens.edu or 201-216-8063.

Information for Tonight's City Council Meeting

Wednesday, July 25, 2018 at 7 pm at Hoboken City Hall, 94 Washington Street.

Speakers should sign up on a clipboard at the front of the room. Comments will be limited to somewhere between 1 and 3 minutes and should be focused not on what a great place Stevens is or all the good we do, but on the merits of the zoning ordinance.

A few key points that speakers could raise are summarized below and in the [Mayor's Memo of support](#).

- Commend Mayor Bhalla for publicly voicing his support for the ordinance and the members of City Council who are supportive
- Better for Stevens students and better for Hoboken residents to provide housing for students on campus rather than house ~650 students in 10 leased buildings. This will:
 - reduce the Stevens shuttle program by 63% based on current figures or 137 daily shuttle runs that congest streets in Hoboken and in particular adjacent neighborhoods
 - reduce tensions and noise impacts of students living in residential buildings next to families
- Stevens waterfront has been zoned per the Hoboken Master Plan as Waterfront-Open Space, with recreation being the primary permitted use. (Current uses are grandfathered until Stevens is able to reduce or otherwise accommodate the functions in the Griffith building or reduce the parking demand sufficiently through a Traffic Demand Management program)
- Commitment to include sustainability and resiliency features including green infrastructure in every new project Stevens plans to reduce stormwater impact and test new innovations in this area

- Building taller buildings in an area that has negligible visual impacts on Hoboken neighbors allows Stevens to accommodate its needs while preserving green space and park-like campus which many residents of Hoboken enjoy
- Commitment to nominate six buildings in addition to Edwin A. Stevens Hall to the national register of historic places and to work with the City on possible local designation for other buildings, as codified in the City's Master Plan adopted on June 25, 2018.
- Stevens did not always have a good relationship with the City of Hoboken and its neighbors. Stevens has operated in good faith and we believe this ordinance, including with the most recent changes, to provide protections for the view lines for residents of Castle Point Terrace and a reduction in height on the Edge Zone (other than the University Center/Student Housing project) to 160 feet is a good balance to enable Stevens to achieve its goals and continue to thrive and to protect and even improve the quality of life of Hoboken residents.

Thank you very much for your help.

Per aspera ad astra,


Nariman Farvardin
President

