



August 16, 2018

To the Stevens Community:

I am delighted to report that last night, the Hoboken City Council voted 7-1 to adopt an ordinance to rezone the Stevens campus. This is, quite literally, a watershed event for Stevens, providing the opportunity for Stevens to proceed with planning for an urgently needed, modern University Center and Student Housing project on the site of Jacobus and Hayden Halls.

The ordinance includes provisions that will benefit the Stevens community and the residents of Hoboken. Most importantly, by building this new university center and dormitory, Stevens will significantly increase its capacity of on-campus housing. This will enable Stevens to accommodate on-campus those students who opt-in to the Stevens housing program, based on recent trends, and to eliminate the portion of the shuttle program that currently services students in leased housing.

Designed as a pair of residence halls atop a state-of-the-art university center at a total of 21- and 19-stories, this project will accommodate approximately 1,000 beds, along with an approximately 75,000 s.f. university center. The university center will include a new fitness center, a conference center, student and faculty lounges, a new food service and dining venue, a C-store, new space for student organizations, and office space. Our plan is to open this new building in the fall of 2021.

While the University Center/Student Housing project was the catalyst for the rezoning effort, there are a number of important aspects to the new zoning. It will:

- Provide a future development opportunity at a site at 5th Street and Sinatra Drive. This building has the potential for additional academic, office, or student housing/student life space post-2024
- Reduce traffic and demand for parking through a comprehensive transportation demand management program
- Preserve and enhance view corridors and open space on campus
- Integrate innovative sustainability initiatives, including those based on faculty research, in every new construction project
- Preserve important buildings and maintain the character of the campus character through nomination of six buildings to the national historic register

As you have heard in my *Conversations with the President* updates each semester, and in various faculty and staff meetings over the last two years, this has been a long process, with many unexpected developments along the way. Stevens has worked collaboratively with the administration of the City of Hoboken, with members of the Hoboken City Council, and with many neighbors and activists in town to try to answer questions, address concerns, and be a good neighbor and positive contributor to the City of Hoboken. I particularly want to recognize the sponsors of the

ordinance, Councilman Michael DeFusco and Council President Ruben Ramos, as well as the support of the Sixth Ward Council representative (in which Stevens is located), Jen Giattino. I also wish to recognize and extend my appreciation to Mayor Ravi Bhalla, who wrote a strong statement in support of the ordinance to rezone the campus in late July, and to his team, who has worked tirelessly to help Stevens meet its timeline to move ahead with the University Center/Student Housing project.

Lastly, I want to recognize the efforts of the entire Stevens team who have been relentlessly working toward last night's achievement, in particular, Beth McGrath, Vice President for Government and Community Relations/Chief of Staff, and Bob Maffia, Vice President for Facilities and Campus Operations. In addition, though, many, many members of the Stevens community—faculty, staff, alumni, friends, neighbors, and partners—actively contributed to last night's success by writing to members of City Council, by attending Council meetings and speaking in support of the new zoning for the campus, and by learning about and being advocates for this effort. This was a shining example of one of the strategic priorities articulated in our strategic plan, *Through Collaboration, Impact*.

Last night's City Council vote to rezone the Stevens campus is a very significant event that will have a momentous impact on the future of this university for years and decades to come. It provides the opportunity to meet the evolving needs of a modern, technological university, and to ensure that our faculty and students have the benefit of a world-class educational environment.

We will have a celebration of this important milestone in the fall and will invite our elected representatives, the Stevens community, and Hoboken alumni and friends. Please stay tuned.

Per aspera ad astra,



Nariman Farvardin
President

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