TEACHERS VILLAGE
An urban model in education-driven development
How did the SoMa master plan and Teachers Village neighborhood evolve out of a vision for urban revitalization & education-driven development?
Downtown Newark Current and Planned Development

- Halsey Street Retail Initiative
- Prudential Tower Development Site
- Prudential Washington Building
- Prudential Parking Lot
- Prudential Headquarters Plaza Building
- Four Corners Millennium Project
- Hahne's/Whole Foods
- Prudential Center Development Site
- Prudential Building
- William Street
- Lafayette Street
- Broad Street
- New Street
- Washington Street
- Raymond Blvd
- Springfield Market Place
- Halsey Street
- Teachers Village
- Lincoln Park Condos
- Merit Prep School
- The Vibe
- Marriott Hotel
- Teachers Village
- Indigo Hotel
- New Restaurants
- Lofts Apartments
- Richardson Lofts
- Eleven80 Apartments
- Boraie Rector Street Site
- NJ PAC
- Sony Nicker Street Site
- PRUDENTIAL HEADQUARTERS PLAZA BUILDING
- Halsey Street
- PRUDENTIAL HEADQUARTERS
- 101 Market Street
THE DESIGN
How does the SoMa master plan weave a strong urban fabric for Newark?
What is the design approach to articulating Teachers Village at a neighborhood scale?
NEWARK LIVING DOWNTOWN PLAN: VISION FOR THE LIVING DOWNTOWN

- Encourage the creation of a more mixed use downtown filled with 24/7 activities
- Strengthen the downtown’s economic health
- Improve the image of downtown by promoting and implementing design excellence and sustainability in its buildings
- Attract new residents and encourage the creation of a variety of new housing opportunities for people of all income levels
- Promote an image of safety and vibrancy
TEACHERS VILLAGE
BUILDING 2

- 2 Schools
- Building Area: 104,000 sf
- 4 floors
- Ground Floor Retail
- Upper Floors Schools
- Completed: September 2013
How is Teachers Village a model for applying LEED for Neighborhood Development to multi-partner education-driven projects?
How does Teachers Village take a unique approach in mixing uses?
TEACHERS VILLAGE
WORKFORCE HOUSING
BUILDINGS 1, 6 & 7

DESIGN CONSIDERATIONS

Environmental
LEED ND and efficient DX split system for cooling and Hydroair system for heating for 40% energy savings over PTAC units

Balconies and Terraces
Break down building massing to provide better urban scale and add a physical connection to the street to afford sense of safety

Activate the Neighborhood
Retails on the ground floor level for streetscape life and shared community facilities to promote evening activities

Full Height Glazing
Provide natural height and views during the day and visual connection to the street throughout the day

Materials and Finishes
Provide variety of materials responding to the existing context
Great Oaks Legacy Charter School

Founded in 2011 as a middle school
- 130 students
- Incubated on 3rd floor of a 100-year-old Newark Public Schools building

Today
- 1,400 students
- 5 schools
- Pre-k through 12th grade

Our mission is to prepare our students for success in college
- Currently 5% of Newarkers age 24 have a college degree
- Our first two graduating classes have 100% college enrollment and 95% college persistence to date
Great Oaks Legacy as a School Tenant

Downtown Middle School
24 Maiden Lane
3rd, 4th & 5th floor
220 students
Grades 6-8

Advantages
- Downtown transportation options
- Custom-built new space
- More efficient to operate/use

Our school model requires larger classroom spaces, flexible tutorial spaces.
AmeriCorps program: 120 recent college graduates per year in Tutor Corps

Every student grades 3-10 receives intensive daily tutoring

We provide tutor housing to ensure service commitment remains affordable & safe.

Teachers Village provides us 36 apartment units.
How did the **financing** of the project support its vision?
Team: RBH Group works with a host of public and private partners such as:
THE IMPACT
What planning and design moves contribute to increased visibility of education in the neighborhood?
How has Teachers Village applied new approaches to shared resources?
What has been the impact of Teachers Village on the city of Newark and how is it a model for other communities nationwide?
Developer Ron Belt, CEO of RBH Group, Teachers Village received funding via a public-private partnership that included investments from major players like Goldman Sachs and Prudential Financial.

NEWARK, N.J. — If Ron Belt has his way, the next big thing in urban renewal won’t come from any of the political elite or...

Newark Project Aims to Link Living and Learning
NEWARK — Work has begun on an education-centered community featuring three charter schools and affordable housing for teachers in the city’s decayed downtown, with much...

Goldman, Richard Meier Boost $149 Million Newark Project
Newark, New Jersey, is home to one of the poorest downtowns in the U.S., a once-exuberant commercial retail corridor where many old movie palaces, ornate department...