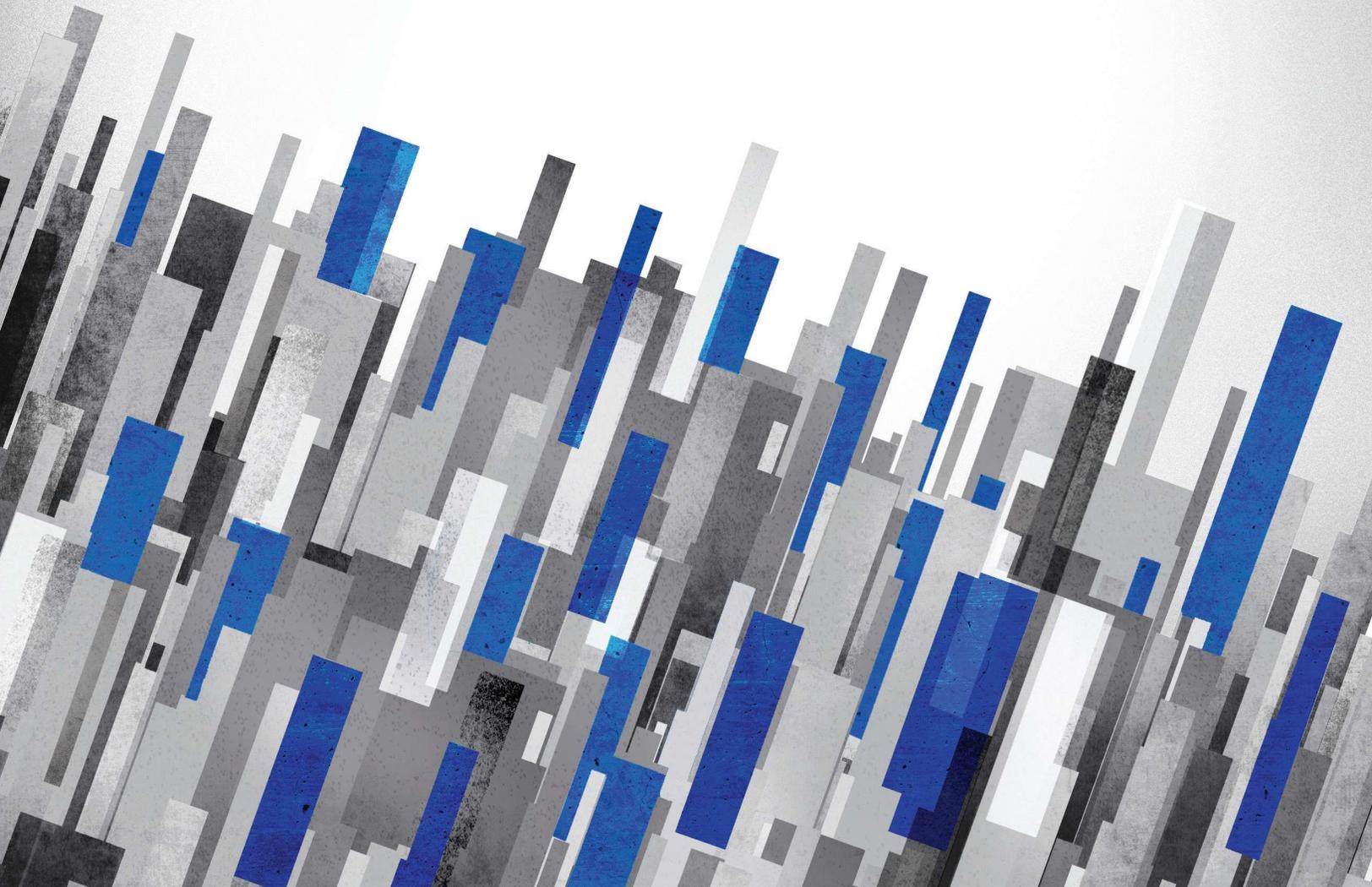


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Join the conversation!



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Large, stylized letters 'S', 'G', and 'A' in the background, filled with a geometric pattern of grey and white squares and rectangles.

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on the occasion of its
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Best wishes for a successful event!

WELCOME

DEAR FRIENDS,

Welcome to the 2023 Smart Growth Awards! We are thrilled to reconvene in person this year with all of you—the honorees and audience assembled tonight at the New Brunswick Performing Arts Center represent our best brainpower and know-how in addressing the multi-faceted challenges we face together in preparing New Jersey for the future.

Our award-winning projects this year demonstrate the best executed examples in the Garden State that foster inclusivity, inventive redevelopment, thoughtful planning, and, simply put, promote smart growth. Awardees this year exemplify how to utilize the opportunity when planning or developing to incorporate the best practices and most forward-thinking vision for their community.

This year's Cary Edwards Leadership Award winners are dynamic leaders who contribute every day to making New Jersey a better place. Barbara George Johnson has dedicated her career to combining academic and practical approaches to elevating health as a place-based issue. Her work with the Watson Institute aims to reduce public health disparities among urban and ethnic populations, and has been a vital lifeline between our state's urban communities and our state policy-makers. Nicole Miller has leveraged her Newark community work to uplift her local neighborhood and city, and to support statewide efforts, particularly on water and climate justice. Nicole serves as co-chair of the Jersey Water Works steering committee, where her dedication and vision have been crucial to realizing the expanded success of that collaborative effort to modernize our water infrastructure, while promoting equity.

We've introduced a new award this year—the Redevelopment Trailblazer. Our inaugural honoree is George Vallone, who has spent his four decade long career promoting redevelopment of small and large sites throughout New Jersey. George has been more than just a successful developer, however, and has dedicated himself to the important work of promoting best practices within his industry and advancing critical policies. Notably, George has promoted mixed-use development, brownfield remediation, and green infrastructure within his projects and industry, leading to their adoption throughout the state.

New Jersey is very fortunate to have leaders like Barabra, Nicole, and George — they have done their parts in ensuring a brighter future for our state.

There are many thank yous for tonight's event, starting with our staff, the jurors, and MudGirls Studios. We especially thank you for attending and for your support. And we thank our many sponsors. Their support makes not only tonight possible, but fuels our ongoing work to promote healthy, strong, and resilient communities throughout the state we share and love. We look forward to working together throughout the year to build a stronger and more equitable future.

Sincerely,



PETER KASABACH
Executive Director



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AWARDS PROGRAM

WELCOME

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*President & CEO, Emerald Cities Collaborative
Board Chair, New Jersey Future*

Peter Kasabach

Executive Director, New Jersey Future



NEW JERSEY FUTURE
SMART
GROWTH
AWARDS 2023

PRESENTATION OF 2023 SMART GROWTH AWARDS

PRESENTERS:

Tenisha Malcolm-Wint

*Director, Urban Mayors Policy Center, John S. Watson
Institute for Urban Policy and Research, Kean University
Trustee, New Jersey Future
Jury Member, 2023 Smart Growth Awards*

Alle Ries

*Vice President, Community Reinvestment Group,
M&T Bank
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HONOREES:

**Barclay Street Apartments
Clinton Hill Early Learning Center
Gant-Gilbert Arts Collective
Hinchliffe Stadium
Lord & Taylor/Train Station Redevelopment Plan
One Thompson Avenue
Somerset County Preservation Plan**

PRESENTATION OF 2023 CARY EDWARDS LEADERSHIP AWARD

PRESENTERS:

Paula Figueroa-Vega

*Director, Jersey Water Works Collaborative and
Organizational Development, New Jersey Future*

Deandrah Cameron

Policy Manager, New Jersey Future

HONOREES:

**Barbara George Johnson
Nicole Miller**

PRESENTATION OF 2023 REDEVELOPMENT TRAILBLAZER AWARD

PRESENTER:

Robert Goldsmith

*Co-Chair, Redevelopment and Land Use,
Greenbaum, Rowe, Smith & Davis LLP
Trustee, New Jersey Future*

HONOREE:

George Vallone

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Congratulations

Barbara George Johnson

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Cary Edwards Leadership Award Recipient**



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From Your Team at the Watson Institute!!

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**Barbara George
Johnson**

**Recipient of the 2023
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ABOUT THE SMART GROWTH AWARDS

New Jersey has long been at the cutting edge of smart and sustainable planning and redevelopment. Since 2002, New Jersey Future has honored the very best examples of this work through the annual Smart Growth Awards as part of our mission to promote sensible and equitable growth, redevelopment, and infrastructure investments to foster healthy, strong, and resilient communities.

Winning projects are evaluated based on the following smart growth criteria:

- ➔ Positively impacts the broader community.
- ➔ Is near existing development and infrastructure, ideally “redevelopment.”
- ➔ Creates or enhances connections to existing developments or plans.
- ➔ Creates or enhances a vibrant mix of uses (residential, retail, office).
- ➔ Demonstrates a commitment to justice, equity, diversity, and inclusion.
- ➔ Increases the range of housing options available (affordability, size, type). If residential, it should contain designated affordable housing units.
- ➔ Engages and involves the community throughout the planning, decision-making, and implementation processes.
- ➔ Protects, enhances, or connects to open space and natural features.
- ➔ Employs historic features of the community.
- ➔ Creates or enhances transportation choices that reduce the need to drive.
- ➔ Fosters walkability and activities at the street level that encourage personal interaction.
- ➔ Improves resilience to climate change and natural hazards.
- ➔ Utilizes green infrastructure or regenerative planning concepts.



ABOUT THE TILES: Our award tiles are designed and produced by MudGirls Studios in Atlantic City. This nonprofit organization empowers disadvantaged women through the creation of functional ceramic art. By providing training and employment, MudGirls Studios offers women an opportunity to earn supplemental income, helping them make the transition out of poverty and into a pathway toward self-sufficiency. MudGirls tiles can be found across the state, including Stockton University, Hard Rock Casino & Hotel, and tonight’s host, New Brunswick Performing Arts Center. The customized pieces they create for the Smart Growth Awards incorporate imagery that represents renewed cities, natural spaces, endurance, and regeneration. New Jersey Future is proud to partner with MudGirls on our awards as a way of supporting economic opportunities for all.

2023 SMART GROWTH AWARDS JURY

The Smart Growth Award winners are selected from a statewide public nomination process and are judged by an independent panel of experts from various facets of the planning and redevelopment fields. The jury evaluates each nomination against smart growth principles, as well as its contribution to the surrounding community and the state as a whole. The jury volunteers many hours, which are spent reviewing the nominations and deliberating to select the winners. We thank the jury for its effort and dedication to selecting some of the best smart growth projects in the state. Judging the 2023 Smart Growth Awards were:

Naeema Campbell

Former Program Officer, The Geraldine R. Dodge Foundation

Scott Dvorak

NJ State Director, Trust for Public Land

Todd Gomez

Market Executive – North Region Community Development Banking, Bank of America

Teri Jover

Business Administrator and Redevelopment Director, Borough of Highland Park

Tenisha Malcolm-Wint

Director, Urban Mayors Policy Center, John S. Watson Institute for Urban Policy and Research, Kean University

Michael McGuinness

CEO Emeritus, NAIOP NJ

Mahbubar Meenar

Professor, Rowan University

Jeff Monge

Managing Director, Monge Capital

Alle Reis

Vice President & NJ Regional CRA Officer, M&T Bank

Chris Watson

Director of Planning and Development Services, Murphy Schiller & Wilkes LLC

CARY EDWARDS LEADERSHIP AWARD

BARBARA GEORGE JOHNSON

Public policy professional combining academic and practical approaches to elevate health as a place-based issue, reduce healthcare disparities among urban and ethnic populations, and champion the sustainable revitalization of our cities.

THE CARY EDWARDS LEADERSHIP AWARD

recognizes individuals who have an outstanding commitment to improving quality of life and promoting smart growth in New Jersey through sustainable land-use policy and practice.

As executive director of the John S. Watson Institute for Urban Policy and Research at Kean University, Barbara George Johnson has leveraged her deep knowledge of public health and broad understanding of urban issues to serve as a uniquely effective leader in advancing policy formation and legislative change in New Jersey. New Jersey Future shares Johnson's commitment to public health, environmental justice, and redevelopment in New Jersey's urban centers, and is thrilled to honor Barbara George Johnson with a 2023 Cary Edwards Leadership Award.

Johnson began her career in public health in New York City, before returning to New Jersey to advocate for reproductive rights and HIV/AIDS education, which granted her a foray into both lobbying and citywide issues in Trenton. Johnson's passion for communities across New Jersey is evident through her dedication to the institute, her sprawling policy portfolio, and her character in forming positive relationships aimed at implementing meaningful solutions to address community needs.



“She’s raising the next generation because she is impressing upon them not only the important issues, but the fact that they can have an impact on the conditions and issues they think need to be addressed.”

— Rep. Bonnie Watson Coleman (NJ-12)

The mantra of the Watson Institute is to “link people to policy.” Johnson’s personal leadership has brought sustained attention to delivering the necessary resources to fostering urban resilience in the face of climate change, and meaningful addressing of long-standing, chronic issues that New Jersey’s urban communities are all too often saddled with.

“She has the capacity to guide you without pushing you. She gives you her very best all of the time. She expects that, because she prepares the people who work for her to do the same thing. She’s raising the next generation because she is impressing upon them not only the important issues, but the fact that they can have an impact on the conditions and issues they think need to be addressed, observed Rep. Bonnie Watson Coleman (NJ-12) in an interview.

“[We aim to think] strategically how we utilize federal, state, private, dollars in ways that interlock and leverage each other to be able to address the needs of our community,” remarked Barbara George Johnson. “There’s a lot of opportunity for the state of New Jersey to get it right and be a gold standard.”

CARY EDWARDS LEADERSHIP AWARD

NICOLE MILLER

Dedicated advocate and effective voice on intersectional equity in water infrastructure investment, transportation, and climate change who increases awareness and action at both the state and local levels.

THE CARY EDWARDS LEADERSHIP AWARD

recognizes individuals who have an outstanding commitment to improving quality of life and promoting smart growth in New Jersey through sustainable land-use policy and practice.

Nicole Miller is no stranger to New Jersey Future or Jersey Water Works audiences. Miller is incredibly generous with her time, which she balances across local and state advocacy efforts to improve the lives of her neighbors in Newark, as well as address environmental justice issues that impact all New Jerseyans. What makes Miller particularly adept in her advocacy is her deep understanding of the interconnectedness of air, water, transportation, and climate change within our broader environmental justice movement. New Jersey Future is proud to honor Nicole Miller with a 2023 Cary Edwards Leadership Award.

“Nicole is deserving of this award for her tireless efforts to fight for people who don’t often have anybody listening to their concerns. She is that individual that cares, that understands the issues, and she is the change maker we need in the environmental justice movement,” commented Kim Gaddy, Environmental Justice Organizer with Clean Water Action of NJ and founder and executive director of the South Ward Cultural Center.



“Nicole is deserving of this award for her tireless efforts to fight for people who don’t often have anybody listening to their concerns.”

— Clean Water Action of NJ Environmental Justice Organizer Kim Gaddy

Miller’s affiliations include serving as a member of the Newark Environmental Commission advising the Mayor and City Council on sustainability issues, chair of the Newark Green Team, and co-chair of Newark DIG (Doing Infrastructure Green!). Through these three positions Miller works with local Newark communities to engage residents on green infrastructure as well as resilient, sustainable municipal stormwater management. Within New Jersey Future programs and campaigns, Miller serves on the Sewage-Free Streets and Rivers advisory board, and has been an invaluable co-chair of the Jersey Water Works steering committee.

“Our Black, Indigenous, Brown communities of color might be the

first to feel the effects, but truthfully these [environmental justice issues] are not isolated to Newark. There are suburban areas that deal with flooding, there are affluent communities that have lead service lines. Sometimes things can be complex, but that doesn’t mean that they’re insolvable,” observed Miller.

Kean University

&

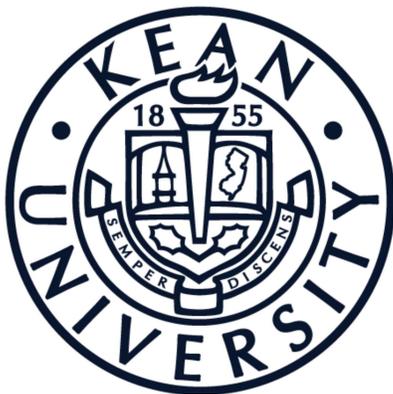
Kean University Foundation

congratulates

Barbara George Johnson

on being a recipient of the

Cary Edwards Leadership Award





2023 Smart Growth Award Winner
Barclay Place, Paterson, NJ



A first-of-its-kind partnership between local health care providers and developers to provide 56 affordable supportive housing units in Paterson to create healthy, stable living conditions.



2023 Smart Growth Award Winner
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- NICOLE MILLER
- GEORGE VALLONE
- BARCLAY STREET APARTMENTS
- CLINTON HILL EARLY LEARNING CENTER
- GANT-GILBERT ARTS COLLECTIVE
- HINCHLIFFE STADIUM
- LORD & TAYLOR/TRAIN STATION REDEVELOPMENT PLAN
- ONE THOMPSON AVENUE
- SOMERSET COUNTY PRESERVATION PLAN



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REDEVELOPMENT TRAILBLAZER AWARD

GEORGE VALLONE

Redeveloper with over four decades of commitment to repurposing sites and buildings and demonstrated industry leadership on green infrastructure, brownfield remediation, and mixed-used development bridging private, public, and nonprofit sectors.

THE REDEVELOPMENT TRAILBLAZER AWARD

recognizes an individual or organization that has demonstrated leadership and innovation in the field of redevelopment by executing projects that showcase how redevelopment can improve communities, respect the environment, advance societal goals, and be economically viable.

In naming our inaugural Redevelopment Trailblazer, New Jersey Future was in search of an individual who demonstrated throughout their career the positive impact they've made through redevelopment projects that don't shy away from challenges, instead embracing them, in turn leaving behind an inspirational example for others to follow.

After some deliberation, it became clear that George Vallone was deserving of this recognition, whose career has stretched from the 1980s through today and whose legacy can be found across metropolitan North Jersey. Vallone has been a visionary developer, restoring and rehabilitating brownstones in Hoboken and Jersey City as president of the Hoboken Brownstone Company. He has also redeveloped the former Maxwell House factory into Maxwell Place in Hoboken, adding housing units to the burgeoning and verdant Hudson River Promenade. His portfolio includes many more prominent buildings and projects throughout New Jersey, contributing to exceptional place-making and center-based town and city centers that foster walkability, connectivity, and community-building.

Vallone has not only been a successful businessman and developer, he's also dedicated himself to advancing important smart growth and sustainability principles among his colleagues and the development community. Notably, Vallone



“His immense impact in his own work and in his industry make us proud to honor George with our first-ever Redevelopment Trailblazer Award.”

— New Jersey Future
Executive Director Peter Kasabach

has not shied away from redevelopment projects that have required extensive and costly remediation. In New Jersey, where so much of the land we view as desirable and well-placed for redevelopment carries a former industrial legacy, remediation of brownfields is a thorny but necessary step in converting land from disuse to new use. As co-chair of the Developers Green Infrastructure Task Force, a collaborative effort between the NJ Builders Association and New Jersey Future, Vallone has championed and led the creation of the “New Jersey Developers Green Infrastructure Guide.” This guide has received national attention and has been adopted by the NJ Department of Environmental Protection as their Best Management Practices guide on how to use Green Infrastructure for stormwater management.

“One of the important things about George is that he's been ahead of the curve at numerous steps of the way. He was early to accept the necessity of brownfield remediation in redevelopment. He was early to adopt LEED certifications for his buildings. He's pushed mixed-use development for a long time and has encouraged others in his profession to install and promote green infrastructure in their projects. His immense impact in his own work and in his industry make us proud to honor George with our first-ever Redevelopment Trailblazer Award,” commented New Jersey Future Executive Director Peter Kasabach.

CONGRATULATIONS!

Barclay Street Apartments

New Jersey Future's 2023 Smart Growth Award Winner

Housing is Healthcare! St. Joseph's Health is a delighted partner of Barclay Place, the first hospital-based supportive housing unit in the Garden State — available for vulnerable families and individuals to rent affordable apartments and access supportive services provided by St. Joseph's Health.



St. Joseph's Health

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Valley Bank proudly supports New Jersey Future's mission to promote equitable growth that fosters healthy, resilient communities.

Congratulations to the 2023 Smart Growth Award Winners



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BARCLAY STREET APARTMENTS



PRIMARY PARTNER TEAM: *New Jersey Community Capital | New Jersey Community Development Corporation | New Jersey Housing and Mortgage Finance Agency | St. Joseph's University Medical Center | Thriven Design*



Barclay Street Apartments is the first affordable housing project completed under a new program that pairs developers with local health care providers, acknowledging that shelter is a primary detriment of health and wellness. It responds to two key community needs: affordable stable housing, and access to on-site medical care. The resulting project delivers 56 affordable housing units to Paterson to create healthy, stable living conditions, and offers high quality housing to the community.

Barclay Street Apartments is the first completed project as part of the new New Jersey Housing and Mortgage Finance Agency initiative, the Hospital Partnership Subsidy Program, which pairs developers with healthcare providers by matching funds for hospital construction projects that provide rental housing. With more than a quarter of Paterson residents living at or below the national poverty threshold, access to affordable shelter and care is a crucial local need.

The project is a result of a special collaboration between two of Paterson's most established community stakeholders: St. Joseph's University Medical Center and the New Jersey Community Development Corporation. The Barclay Street Apartments project, completed in Spring 2023, includes the

“The first floor of the site would be reserved for resident amenities and the integration of on-site case management, healthcare, and supportive services provided by St. Joseph’s University Medical Center.”

— St. Joseph’s University Medical Center &
New Jersey Community Development Corporation

construction of a six-story, 56-unit apartment building on a formerly vacant lot. According to the team: “The first floor of the site would be reserved for resident amenities and the integration of on-site case management, healthcare, and supportive services provided by St. Joseph’s University Medical Center,” with the top five stories dedicated to rental housing

of one to three-bedroom configurations. With approximately 40,000 low-income Paterson residents, this housing project stands to provide reliable shelter to a large population, and will serve as a model for future housing development aimed at providing social services and public good.

New Jersey Future is excited to honor the Barclay Street Apartments as a recipient of a Smart Growth Award for 2023. This project acknowledges the central truth that stable housing promotes individual and collective well-being, and determines subsequent health outcomes. This innovative program and unique partnership between funder, developer, designer, and healthcare provider demonstrates a commitment among all team members to building a vibrant future for Paterson, and sets a precedent for future affordable housing and healthcare partnerships statewide.

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CLINTON HILL EARLY LEARNING CENTER

PRIMARY PARTNER TEAM: *City of Newark | Clinton Hill Community Action | Clinton Hill Community & Early Childhood Center, Inc. | DIGroup Architecture | La Casa de Don Pedro | Maher Charitable Foundation*

The Clinton Hill Early Learning Center has transformed a long-vacant urban site in Newark into a thriving and vibrant destination for its youngest community members through the thoughtful design and construction of a welcoming learning center. The concept for the Center was created through the collaboration of four key local non-profit organizations, and delivers public services to one of the most distressed communities in the City of Newark and the State of New Jersey. The final result, which welcomed its first students in June 2022, adhered to city zoning and land-use requirements while still creating a visually appealing project that connects with the urban fabric of the South Ward. The project delivers a two-story learning center with Head Start and preschool offerings and is the product of extensive coordination between the team members and parents, educators, children, and local residents.

The scale of needs in the Clinton Hill neighborhood of Newark cannot be overstated. The neighborhood is defined as densely populated, with approximately 30% of households led by single mothers, a higher concentration than 99.5% of all neighborhoods nationwide. Nearly 60% of children in Clinton Hill are living in poverty, with local crime rates exceeding city and state standards. This neighborhood stands out in the state and nationwide as one where a compounding series of issues set our youth back, depriving them of access and opportunities. Providing public goods and services, particularly increased childhood education opportunities, in this community can serve as a foothold in creating new opportunities and improving neighborhood well-being.

The Clinton Hill Early Learning Center, designed by DIGroup Architecture, aligns with our state's policy priorities to increase early learning opportunities and creates a space that meets the needs of young people aged six months to four years old. The building, which converted a blighted land parcel into a ground-up



“indoor play areas, a family center, play-therapy suite and open circulation spaces wrapping the building perimeter. Large windows allow for abundant natural light and serve as a visual gateway to the sky, courtyards, and an adjacent community garden.”

— DIGroup Architecture

two-story construction, boasts six toddler rooms and ten Pre-K classrooms organized in pairs for connectivity to shared spaces. Additional features include: “indoor play areas, a family center, play-therapy suite, and open circulation spaces wrapping the building perimeter. Large windows allow for abundant natural light and serve as a visual gateway to the sky, courtyards, and an adjacent community garden.” La Casa de Don Pedro’s Early Head Start and Clinton Hill’s Pre-K programs are both now located in the Center.

New Jersey Future is pleased to announce the Clinton Hill Early Learning Center as an award winner for the Smart Growth Awards for 2023. This project is exemplary for its ability to tailor itself to vital community needs, in this case, early childhood access to education, and deliver a project that overcomes blight and instills pride while delivering its services.

CONGRATULATIONS
TO THE
*Clinton Hill
Early Learning Center Team*

AND ALL 2023 SMART GROWTH
AWARD WINNERS



Donnelly Construction

GANT-GILBERT ARTS COLLECTIVE

PRIMARY PARTNER TEAM: *City of Newark | Invest Newark | OCA Architects, Inc.*

Newark, NJ has a world renowned and long-established contribution to the arts. The Gant-Gilbert Arts Collective leverages this steep history of arts appreciation into new opportunities for rising artists by redeveloping an abandoned bank building into a mixed-use, community-oriented, artist-focused rental housing project in Clinton Hill. By redeveloping a vacant bank building into affordable housing units, Newark is adding 27 apartments into a site that promises to be a central hub of the neighborhood and is demonstrating the positive impact innovative redevelopment can have on a community.

Listening and understanding the needs of the local community shaped this development and its amenities. The bank sat vacant for 40 years, becoming a chronic eyesore before converting into a city property in 2005. City leaders saw the opportunity with this municipal property to transform it into something that contributed to the Clinton Hill neighborhood by housing artists affordably and establishing a hub for creativity in the neighborhood with exhibition space and a ground floor cafe. Invest Newark served as the lead developer. They prioritized including local businesses and the art community during the planning process. Their work, in tandem with the City of Newark and OCA Architects, Inc., ensured that the resulting project is responsive to community needs, seizes the opportunity of redevelopment, and provides ample space for community creativity and street life to flourish.

Public arts can increase civic pride and engagement, while the building itself serves to stabilize and shelter local Newark artists. With loft apartment units, on-site cafe, gallery space, and micro-office spaces, residents of the Gant-Gilbert Arts Collective (GGAC) project will be able to conceive, execute, and exhibit their works all on-site. Planned art exhibitions—including a unique partnership between GGAC and the Newark Symphony Hall to conduct satellite concerts at the on-site performing arts space—and programming will draw local and citywide community members to the building space, shops, gallery, and neighborhood.



Source: NJ.com, Photo Credit: Noah K. Murray

“City leaders saw the opportunity with this municipal property to transform it into something that contributed to the Clinton Hill neighborhood by housing artists affordably and establishing a hub for creativity in the neighborhood with exhibition space and a ground floor cafe.”

New Jersey Future is thrilled to honor the Gant-Gilbert Arts Collective project with a 2023 Smart Growth Award. This project’s innovative reuse of a vacant bank to house local artists and support their creative pursuits in a manner that invites public appreciation of arts at the local, neighborhood level is an example for other cities and developers to follow. These tandem pursuits—neighborhood improvement through adding housing and street life—embody smart growth principles and serve as an inspirational example for other developers and cities across the state.

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HINCHLIFFE STADIUM

PRIMARY PARTNER TEAM: *BAW Development LLC | City of Paterson | Clarke Caton Hintz Architects | New Jersey Department of Community Affairs | New Jersey Economic Development Authority | New Jersey Housing and Mortgage Finance Agency | RPM Development LLC*



“This project is the result of a concerted effort to preserve an important piece of Black and local history, and produce additional project benefits for future generations.”

Once a bustling community centerpiece, Hinchliffe Stadium has been left vacant for more than two decades. Redevelopment plans have restored this National Historic Landmark to its former glory, and serve to spur economic growth for residents and small business owners. The historic Art Deco stadium, designed by the Olmsted Brothers, holds a significant place in the history of Black baseball. The Hinchliffe Stadium redevelopment project—the largest historic preservation project in the state—includes a rehabilitation of the stadium and the return of a minor league baseball team, a new restaurant and museum, as well as affordable housing for seniors and a parking structure. Altogether these elements will give a boost to downtown Paterson and the city as a whole.

Built in 1932, the stadium is one of the two remaining structures that hosted Negro League Baseball teams between the 1930s and the 1950s. Historic preservation, and a boost from the state to provide additional funding for significant Black history sites, were important considerations taken into account throughout the redevelopment plan to elevate this rich and important history. This project also puts the city on solid ground in redeveloping its downtown and securing its future. With the median income below \$30,000, and an unemployment rate in Paterson double the national average, the project will provide valuable jobs in perpetuity at the museum, stadium, and

restaurant/event venue. Numerous Paterson residents live in homes over 50 years old which can be dangerous for seniors. This redevelopment project will create new safe and affordable housing options for vulnerable populations.

The redeveloped area will provide a 7,800-seat stadium, 75 units of affordable housing, and a 12,000 sq. ft. restaurant and event space. Paterson Public Schools will use the site for events such as sports games and graduations. The New Jersey Jackals, a minor league baseball team, have moved their home stadium to Paterson and returned baseball to Hinchliffe Stadium. The new use of the stadium as an event space will expand opportunities for jobs and community presence. The project will create affordable, age-friendly housing which will alleviate financial burdens, reduce homelessness, and promote housing stability.

The Hinchliffe Stadium Redevelopment Project has captured the imagination of so many throughout New Jersey. This project is the result of a concerted effort to preserve an important piece of Black and local history, and produce additional project benefits for future generations. For these reasons and more, the Hinchliffe Stadium Redevelopment Project is a worthy winner of a 2023 Smart Growth Award, and should serve as a model to towns and cities throughout New Jersey who can look at preservation as a pathway to downtown revitalization.

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We're honored to be recognized
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LORD & TAYLOR/TRAIN STATION REDEVELOPMENT PLAN

PRIMARY PARTNER TEAM: *EJ Economic Development Advisors | Greenbaum, Rowe, Smith & Davis LLP | HBC Streetworks Development | Topology | Town of Westfield*

At the heart of downtown Westfield, NJ, a shuttered Lord & Taylor sits at the center of a 14-acre redevelopment plan for the town center that transforms it from an auto-centric shopping center into a vibrant, mixed-use development with pedestrian-oriented design and an exciting reuse of the former department store. A concerted effort from a private-public partnership will develop the property, and the North and South Avenue municipal parking lots, into One Westfield Place and add 205 housing units to downtown Westfield.

While malls and department stores once served towns well, promoting commerce and economic activity, global economic changes have left many abandoned, as in the case of Westfield, in prominent central locations to the towns they once served. As municipalities across NJ seek to redevelop their downtowns, they must reevaluate underutilized vacant sites and municipal parking lots. Reimagining the usage of these sites to convert them into transit-oriented and mixed-use developments adds density to downtowns and brings a boost in foot traffic to the town center. The Lord & Taylor/Train Station Redevelopment Plan project will produce \$54 million in public improvements while meeting local demand for diverse housing types (such as affordable and age-friendly housing), office spaces to increase foot traffic, retail and public spaces for gathering, and promises a projected \$210 million in revenue for the town over 30 years.

Through community input, the 2019 Master Plan Reexamination elevates key priorities such as increased walkability, economic activity, and downtown density. The development is intended to use the Town's train station to increase accessibility for residents and visitors. Transforming the downtown area to a mobility hub involves improving its streetscapes with 150,000 sq. ft. sidewalk upgrades and ten intersection revisions to encourage linkages between neighborhoods and promote safe connectivity. Over two acres of public and retail spaces like Town Square, Town Garden, and a pedestrian-friendly Quimby Street will advance and invite commercial activity and welcome walking wallets. The addition of 100,000 sq. ft. of office space, 138 age-restricted housing units, 33 affordable housing units, and modern parking facilities is aimed to improve population and employee density



“Westfield’s visionary plan to reuse assets, and link new investment and people-oriented infrastructure to an existing NJ Transit train station, serves as a positive model for towns seeking to add residents and businesses to spur downtown revitalization without congesting their core with automobiles.”

Westfield’s visionary plan to reuse assets, and link new investment and people-oriented infrastructure to an existing NJ Transit train station, serves as a positive model for towns seeking to add residents and businesses to spur downtown revitalization without congesting their core with automobiles. The Lord & Taylor Train Station Redevelopment Plan utilizes community input and evolves existing spaces to suit present demands which creates a flourishing community and ensures a strong future for Westfield.



Your passion for our community makes a world of difference.

At PNC, we're proud to celebrate New Jersey Future for making our community an even better place to be. Thank you for all you've done and all that we know you plan to do.

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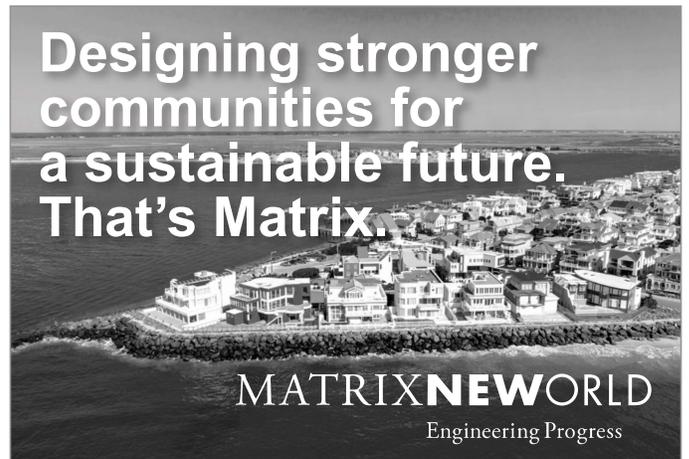
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ONE THOMPSON AVENUE

PRIMARY PARTNER TEAM: *MidAtlantic Engineering | NJ Transit | Pennrose, LLC | Thriven Design | Town of Dover*

It's imperative that our municipalities reevaluate their public assets, especially underutilized parking lots. This is all the more crucial in smaller towns that lack the wealth of major urban centers, creating a pressure to be particularly thoughtful in redeveloping the municipality to improve economic conditions while serving existing communities.

Since the adoption of their master plan in 2018, the Town of Dover has been looking for opportunities to add density to downtown. Dover has since executed an ambitious development of a new 70-unit family building on a former parking lot, adding density and providing the first affordable housing development in town in years, all in accordance with the town's master plan. Dover seized the opportunity to complete its streets and connect blocks, helping to recreate the neighborhood, thereby reducing auto-dependency, complementing neighborhood commercial uses, and creating a walkable downtown.

One major initial hurdle in redeveloping this site was the existing, underutilized parking lot that carried a deed restriction to remain public parking in support of the NJ Transit station located half a mile away. The restriction granted ownership to the Town, but stymied the redevelopment potential of the lot. The developer, Town of Dover, and NJ Transit were ultimately able to come to an agreement whereby some of the parking for the new development would be shared during the day to allow for public parking, with other parking replaced with on- and off-street parking spaces around the town as a method for compensation for "lost" parking spaces. This agreement was beneficial to all parties, unlocking the redevelopment potential of the site and creating a blueprint for future redevelopment on lots with NJ Transit involvement.

Of particular note, this 100% affordable housing project takes special care to house community members in need, providing preference in housing units to military veterans and setting aside units to house formerly unsheltered residents. With



“With architecture that mirrors the character of existing buildings, and by adding density to their downtown, Dover is taking a leap forward with this fully-leased affordable housing project while upholding their local character and housing local residents.”

architecture that mirrors the character of existing buildings, and by adding density to their downtown, Dover is taking a leap forward with this fully-leased affordable housing project while upholding their local character and housing local residents.

New Jersey Future is excited to award One Thompson Avenue with a Smart Growth Award in 2023. Their innovative reuse of an underutilized parking lot, and creative strategies and collaboration between entities, ensures that the final product provides affordable housing in a walkable downtown. Their care and attention to their community's character and needs through design and housing accessibility are exemplary efforts, worthy alone of commendation. With many more towns like Dover throughout New Jersey, One Thompson Avenue provides a sterling example for other municipalities to follow.



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SOMERSET COUNTY PRESERVATION PLAN

PRIMARY PARTNER TEAM: *Barton Ross & Partners LLC | County of Somerset | Heritage Strategies | Land Stewardship Solutions, LLC | New Jersey Conservation Foundation*

Somerset County may be the “greenest” county in the Garden State. Long admired for its rural farmlands, the county has fought to balance the pressures of development and preservation. While some towns or counties treat their planning process as a formality, Somerset County seized the opportunity to adopt a holistic and engaging approach. In doing so, Somerset County has developed the first of its kind plan in NJ that combines open space, farmland, and historic preservation plans to provide funding and partnerships, and balance reuse opportunities with economic development to attract business and tourism.

Acknowledging a host of 21st century issues facing Somerset County, leaders knew the importance of properly balancing preservation and development in planning for its future. Specifically, the Somerset County Preservation Plan updates the Somerset County Parks, Recreation and Open Space Master Plan from 2000 and the Comprehensive Farmland Preservation Plan from 2008. It also develops a new County Historic Preservation Plan, linking the three preservation programs, and incorporating climate change mitigation, economic development, and tourism strategies.

Somerset County has a rich American Revolutionary tradition, and is already preparing for the 250th anniversary of the nation in 2026. The Historic Preservation Plan has four goals that include: identify, protect, and promote Somerset County’s unique historic resources; promote coordination and consensus in the preservation of historic resources; pursue additional measures and incentive programs; and, position the County and prepare its historic sites to be part of the 250th anniversary of the American Revolution and increased attention. Tourism is vital to Somerset County’s economy and was severely impacted

by COVID-19. This plan contains numerous strategies to promote eco-tourism, heritage tourism, and agritourism opportunities. Preserved farms, open space, and historic resources are heavily featured in Somerset County’s Sip & See Somerset initiative, conducted as a joint effort with the Somerset County Business Partnership.



“By considering the intersecting impacts of history, economic development, and climate change, Somerset County took the opportunity through developing this plan to address all of them in tandem, and found some interesting areas where one approach could support a second priority or goal.”

By considering the intersecting impacts of history, economic development, and climate change, Somerset County took the opportunity through developing this plan to address all of them in tandem, and found some interesting areas where one approach could support a second priority or goal. By focusing on properly preserving farmland and open spaces, the County has an eye to mitigating the impacts of climate change. Specifically, the County’s open space inventory is approaching 15,000 acres, and now carries a new goal of 24,000 acres. The County also has close to 9,000 acres of farmland preserved with a new goal of 16,000 acres, carrying on the tradition of agriculture in New Jersey that earned us the nickname “The Garden State.”

New Jersey Future is pleased to announce the Somerset County Preservation Plan as an award winner for the Smart Growth Awards for 2023. The plan combines three supporting plans into one holistic approach, allowing for all components of otherwise separate plans to interact, and become greater than the sum of its parts. Looking forward, this plan will be instrumental in facilitating the preservation of lands and development of Somerset County’s economy, ensuring its municipalities are on a sure footing for the opportunities and challenges to come.

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