James Street Commons Historic District Presentation
15 September 2016

“Revolutionizing Honors, Cultivating Talent, Engaging Community”
Agenda

1. Design Principles
2. Architectural Program
3. Historical Context
4. Façade Design
5. Street Elevations
DESIGN PRINCIPLES

• Identity for Rutgers, HLLC in a building that is of Newark.

• Reflect the Rutgers-Newark HLLC Mission’s unique program.

• Create a Safe, Healthy, Supportive Environment for students faculty and staff.

• Balance Socialization and Privacy for uniquely diverse students and cultures.

• Strengthen New, Halsey, Linden and Washington Street corridors.

• Maximize the potential of the signature Global Piazza.

• Honor and respect the historic architectural vocabulary of the James Street Commons Historic District.
FINAL PROGRAM FLOOR PLANS | Ground Floor

WASHINGTON STREET

LINDEN STREET

NEW STREET

HALSEY STREET

LEVEL 1
Establish a uniform identity for the HLLC that resonates as one building
Use brick as the primary material to establish compatibility with the context and history of the James Street Historic District and the immediate context.
Employ a panelized facade system for speed of construction.
Picking up on the **Townhouse Bay** module.
Picking up elements from the *James Street Historic District*

James Street Commons Historic District

Hahne & Co. Building
Resulting Façade Module as a composite from existing context
Draw on a sophisticated **design vocabulary** to reinforce the urbanity of HLLC's mission and goals.
Washington Street Facade

- Big scale with no setbacks
- Long block broken up into regular townhome bays (picking up on context)
- Campus-facing Façade providing HLLC identity
- “Social Spine” an icon for RU-N
- Strong retail base
Washington Street Façade

- Big scale with no setbacks
- Long block broken up into regular bays (picking up on context)
- Campus-facing Façade providing HLLC identity
- “Social Spine” an icon for RU-N
- Strong retail base
Linden Street

- Treat garage facade like a residential building
- Organize the long expanse of the garage elevation into bays similar in scale to the townhouses on the opposite side of the street
- Devote ground level to street-oriented retail
Halsey Street Facade

- Step back massing to match the lower scale on Halsey Street
- Active retail at base to provide continuity along the Halsey Street retail corridor
New Street

- Step back massing to match New Street’s lower, more intimate scale
- Provide visual continuity to the Global Piazza from the street
- Create a high-quality entrance and street presence, distinguished from HLLC’s neighbors
New Street Elevation
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