

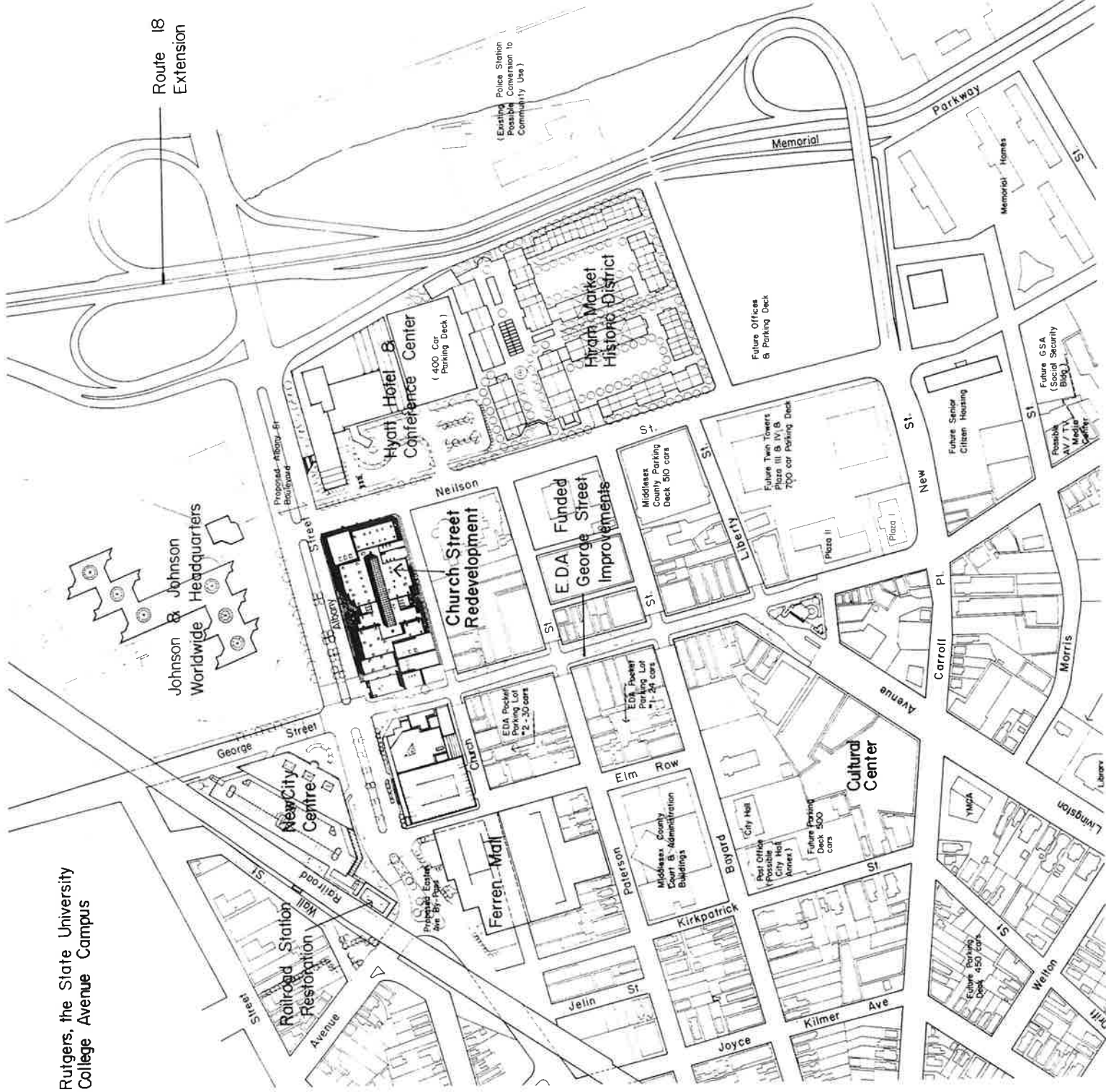
**Project:**  
**Church Street Redevelopment**  
 New Brunswick, NJ

**Owner:**  
**Church Street Development Group**  
 An Urban Renewal  
 Limited Partnership

**Architect:**  
**Gatarz-Venezia**  
**Architecture/Planning Associates**  
 104 Bayard Street  
 New Brunswick, NJ 08901

**Construction Manager:**  
**Epic, Inc.**  
 136 Eleventh Street  
 Piscataway, NJ 08554

Located within easy walking distance of the project are numerous public and private facilities providing an eager market for the retail establishments with space in the Church Street Redevelopment. Easy access to the site from surrounding communities is provided from Route 18 running east and west and Route 27 (Albany Street) running north and south.



Rutgers, the State University  
 College Avenue Campus

Route 18  
 Extension

(Existing) Police Station  
 Possible Conversion to  
 Community Use

Future Offices  
 & Parking Deck

Future Town Towers  
 Floors II, III, IV & V  
 750 car Parking Deck

EDA Funded  
 George Street  
 Improvements

Middlesex  
 County Parking  
 Deck 50 cars

Hyatt Hotel &  
 Conference Center  
 (400 Car  
 Parking Deck)

Church Street  
 Redevelopment

EDA Power  
 Parking Lot  
 11-24 cars

EDA Power  
 Parking Lot  
 2-30 cars

Future Parking  
 Deck 500  
 cars

Future Parking  
 Deck 450 cars

Future Senior  
 Citizen Housing

Future GSA  
 (Social Security  
 Bldg.)

Future  
 Media  
 Center

Memorial - Homes

15

16

17

18

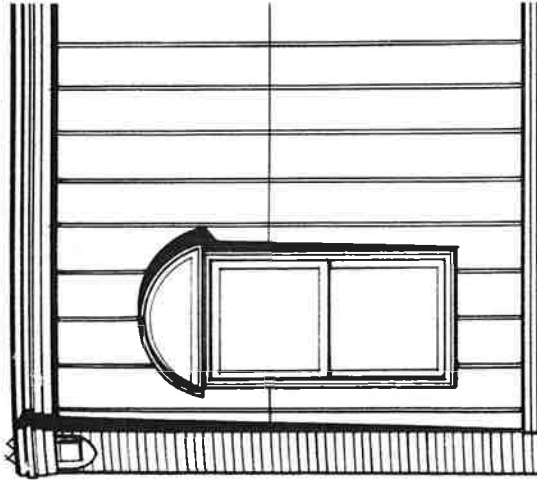
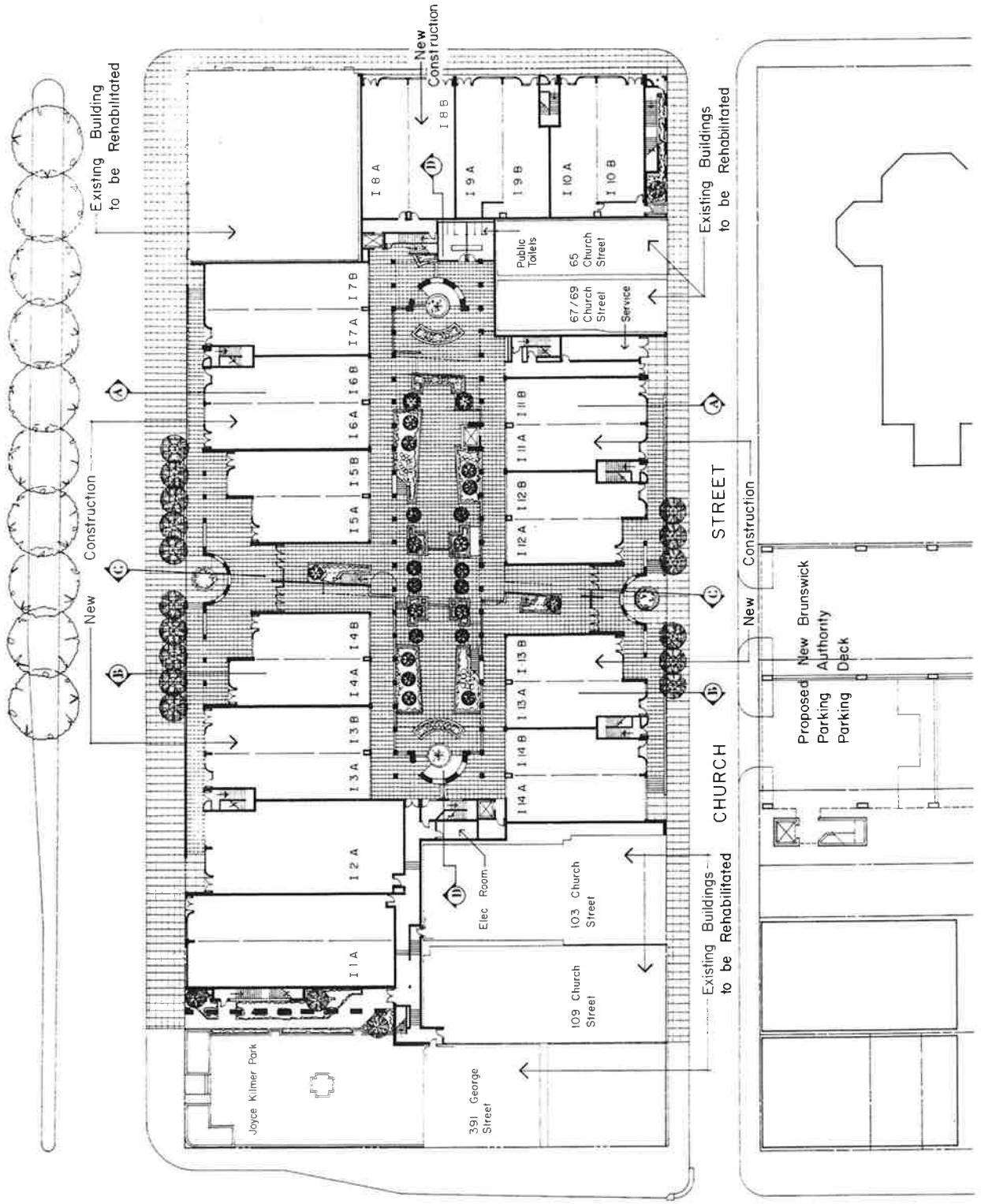
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20

# J & J Worldwide Headquarters

ALBANY

STREET



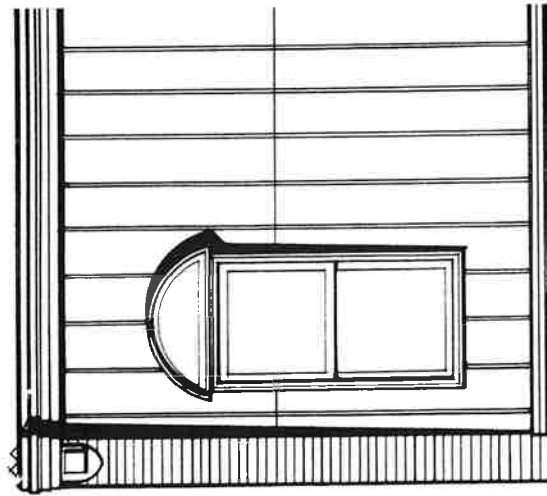
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The first level floor plan features a series of 40 ft. wide retail modules ranging in size from 1,000 gross square feet to 3,600 gross square feet surrounding a two story enclosed atrium. Most retail tenant spaces feature the option of fronting on the streetscape along Albany, Neilson or Church Streets as well as the atrium. The main entrances to the atrium from both Church and Albany Streets create a cross axis bringing the public into the atrium. This exciting public space will feature a barrel vault skylight, fountains and lush landscaping, all creating a space sure to be sought out for both business/retail activities and special events.



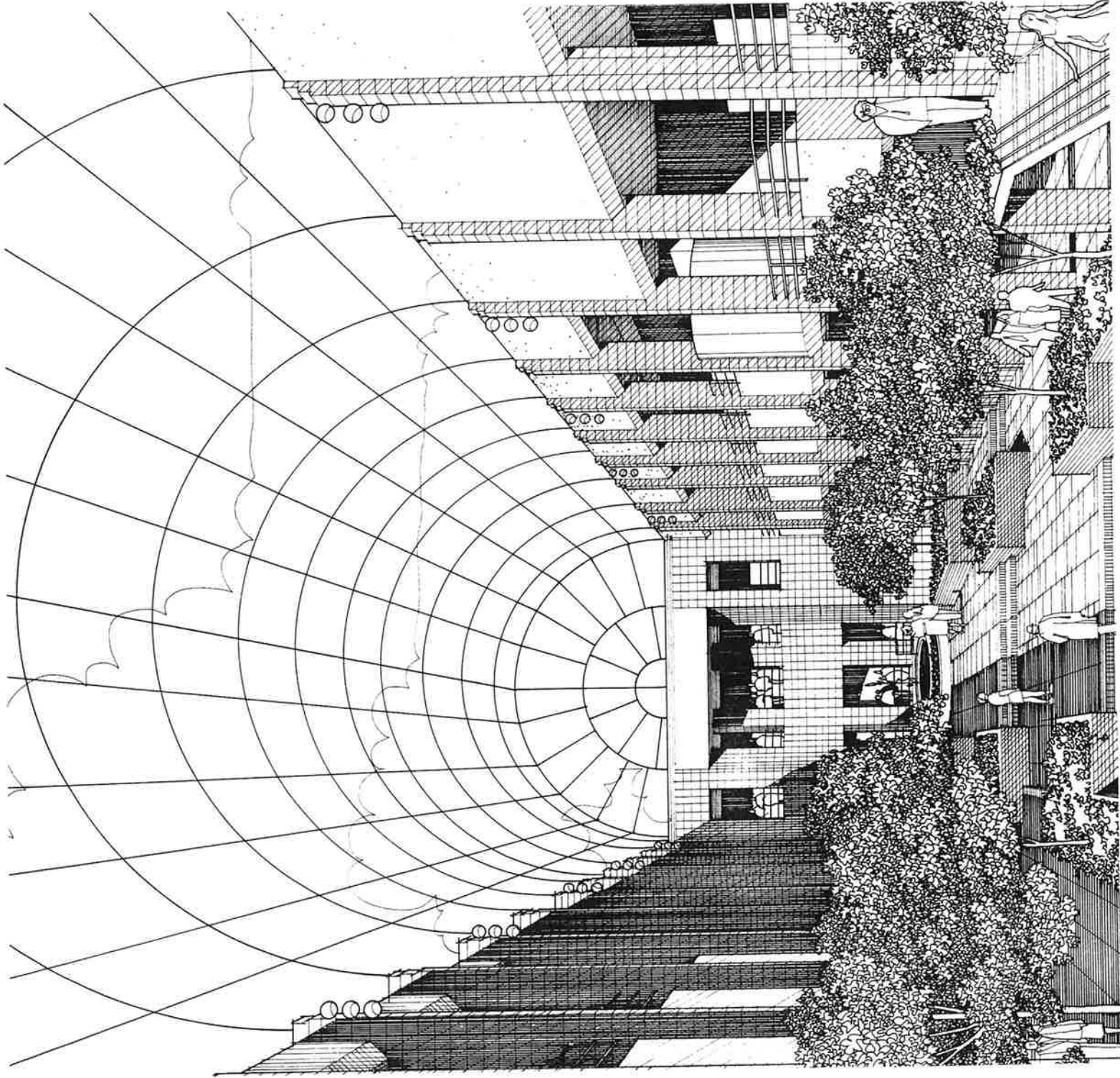
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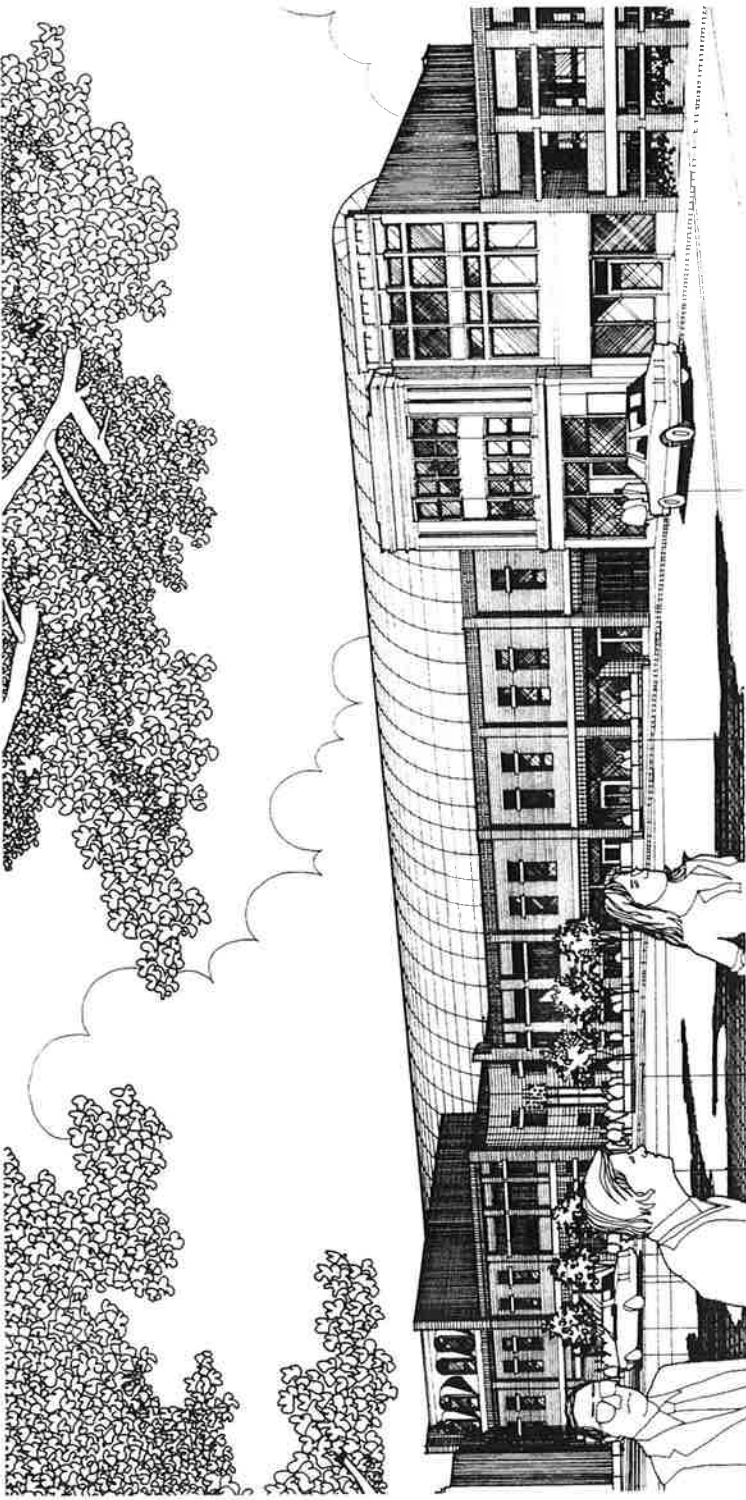
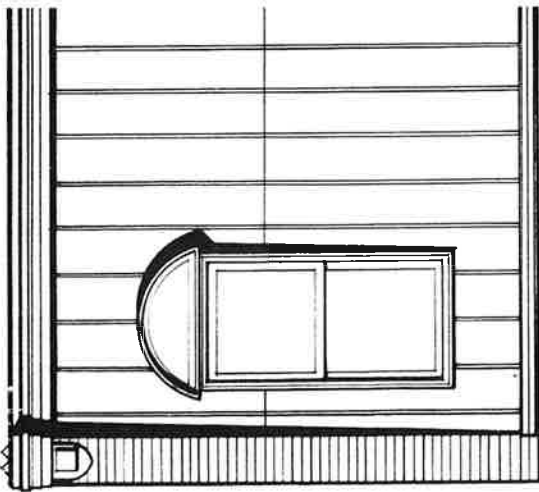
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The focal point of the project is the two story atrium shown in this perspective. Both ends of the atrium feature fountains with a semi-circular masonry screen similar to those at the main entry. The central portion of the atrium will contain plantings, colorful railings and stairs as well as a scenic elevator and pedestrian bridge. The entire space will be topped off by a barrel vaulted skylight adding to the visual impact of the atrium.





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The facades demonstrate design sensitivity to appropriately provide an urban scale for the project in modules that resemble the building facades that previously occupied the site as well as those buildings remaining in the adjacent Central Business District.

