

RELEVANT EXPERIENCE

Midtown Commons

West Lake Avenue Revitalization Project

Neptune Township, NJ

SMART GROWTH
AWARD WINNER



*Historic Reuse &
Downtown
Redevelopment*



Facility Strategies was the project and construction component of CityWorks, a not-for-profit developer whose mission is to facilitate real estate projects in economically distressed neighborhoods throughout New Jersey. Midtown Commons was six block revitalization project to address Neptune Township's "gateway" areas with a particular focus on the West Lake Avenue section – which was, at one time, one of the premier commercial corridors. The initial phase of the Midtown Commons project is a 51,000-square-foot, \$18.5 million office/health center complex on West Lake Avenue.

Facility Strategies oversaw the environmental remediation of three parcels of brownfields to unrestricted use. West Lake Avenue in Neptune Township was, at one time, one of the premier commercial corridors of Neptune Township, but the area has declined substantially since the late 1960's. The initial phase of the project is a 50,000 SF commercial building that houses a 30,000 SF Family Health Center of Jersey Shore Medical Center and the NJ Division of Taxation occupies 15,000 SF on the building's 3rd floor.

It should be noted that this project was honored in 2010 with a New Jersey Futures Smart Growth Award as well as a State of New Jersey and Monmouth County Planning Awards.

- Program Development
- Pre-construction estimating
- Space Planning & Interior Design
- Project & Construction Management
- 51,000 SF of new Construction (Core & Shell)
- Interior Fit-outs for Hackensack Meridian Health Clinic
30,000 SF, NJ Tax Office 15,000 SF and 2,500 SF Spec Office
- Construction Cost (Core & Shell): \$18.5 Million

*Newly constructed 51,000 SF Core & Shell Building at the 'Gateway' of
West Lake Avenue, Neptune Township, NJ*

*This was a 6-block revitalization project to a corridor that was once a
premier commercial corridor and connected Neptune with Asbury Park*



Project Team:

- Developer: Cityworks, Neptune Economic Development Corp & Midtown Urban Renaissance Corp
- Planner: A. Nelesen Associates / KNTM Architects
- Architect: Cornerstone Architects
- Environmental Remediation: Brilliant Lewis
- Contractor: Hunter Roberts Construction Group

Project Management

Medical Office Building



Reference:

Thomas Clark, III, Executive Director – 908.591.2248
CityWorks
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