

KIMMERLE GROUP

KIMMERLE **NEWMAN** Architects

KIMMERLE **Urban Studio**

KIMMERLE **Workspace**

KIMMERLE **Project Management**

KIMMERLE **Branding Studio**

KIMMERLE **Real Estate Services**

Project Experience

REDEVELOPMENT

URBAN PLANNING

About Kimmerle

KIMMERLE GROUP excels at complex and multi-faceted engagements because we are experts in our profession and in the real estate and construction industry as a whole.

We offer excellence in design, architecture, interiors, planning and urban design with solutions tailored to the strategic goals of our clients.

We focus on the larger picture and are committed to being effective and relevant to our client's engagements, be they transactions, development programs, or leasing programs. Our numerous long-term relationships, many lasting over two decades, testify to our continuous relevance to our client's needs.

KIMMERLE GROUP's suite of services addresses a broad platform of client needs in a unique and personal approach, assuring direct principal contact in every assignment. Our thirty-two-year history of sustained growth has never belied our interest in a hands-on, face to face relationship with our client family. We believe this intimacy is one of the principal reasons the firm continues to thrive.

Our affiliated companies extend our client relationships with purchasing, project management, finance, and real estate & development expertise, supporting a truly full-service and turnkey experience for our clients. The same quality, efficiency, and ethical standards found in our professional engagements carries into all areas of service delivery.

KIMMERLE GROUP's leadership has a professional and academic interest in undertakings that engage at multiple levels, affecting corporations, communities, and institutions simultaneously. We are continually engaged in university and research undertakings that extend the depth of our practice and involve us in pressing issues: community health, sustainability, justice, and human empowerment. Examples include training and living environments for the disabled, and a decades-long commitment to the needs of juvenile victims. Our interest areas evolve solutions that have become new building types and national standards.

KIMMERLE GROUP maintains an important contributing presence in our community's health and sustainability.

We strive to advance the quality and effectiveness of our organization and the state of the art in design and our affiliated services sectors.



Kimmerle Group's Architectural and Interior Design Division:

Do you have an unusual assignment, a challenging project, or a unique vision for something unusual? At KNA we thrive on these types of engagements. As architects and real estate development professionals, we can work well outside the parameters of typical architecture firms, bringing together real estate development, planning, design, and so much more

With decades of experience in the planning and execution of a broad range of private, corporate, medical, and institutional facilities, our work has won numerous awards. The commercial and residential projects we have designed and executed are enjoyed by millions of people across the United States and around the world.

- Office buildings
- Multi-use corporate campuses and town centers
- Schools
- Hotels
- Hospitals and medical centers
- Single-family and multi-family homes

Medical Facility Specialists

KNA has an established architecture and design practice in the area of medical facilities. Our work includes architecture, interior design, master planning, and development advisory services. Our different practice specialties include:

- Hospital campus planning \
- Surgery centers
- Radiology/imaging/MRI centers
- Cardiology units and offices
- Dialysis centers
- Oncology/infusion centers

In addition to dozens of medical offices and health care centers, the firm has designed over a dozen regional hospitals/health care systems in the New York/New Jersey tri-state area.

Strategic Partner in Real Estate Development

For decades, development companies based in New York and New Jersey have relied on KNA as their building architect for on-call services. We have built close working relationships with some of New Jersey's leading office, industrial and warehouse owners, and have an extensive network of corporate, brokerage, and development partners. This professional network, coupled with our architecture expertise, make us a particularly effective strategic partner for market-focused opportunities including:

- Retrofits of existing multi-tenant buildings
- The design of new buildings and additions
- Development of plans for prospective tenants
- Creating strategies for leasing and build to suit potentials in the market

Historic Preservation and Restoration

At Kimmerle Newman Architects, historic preservation of residential and commercial structures is in our DNA. In fact, we are one of only a handful of firms statewide designated as preservation architects by the New Jersey Department of Building and Construction.

Our special affinity for preservation, sustainability, and expertise is evident in the redevelopment and conversion of historic sites as well as rehab and renovation projects. We take our focus on functional sustainability to heart and are proud that Kimmerle Group can claim dozens of a LEED-certified buildings as a part of our portfolio.

Giving Back to Non-Profits

New Jersey's non-profit organizations do important work in their communities, and KNA is proud to support them. Since its inception, KNA has provided architectural and planning services, largely on a pro bono basis, to a long list of New Jersey-based charitable organizations, non-profit agencies, and institutions. It has been immensely gratifying to help them reach their community outreach objectives and aid them in servicing their constituents.

- Food pantries
- Visitor's centers
- Teen centers
- Parks, recreation improvements
- New buildings
- Signage and graphics
- Honor walls

Kimmerle Urban Studio employs a research-based approach to planning and urban design that is informed by ongoing research and teaching at Rutgers and NYU, combined with insight drawn from 40 years of practice. Kimmerle implements theory through an expanded platform of planning and master planning services for universities, institutions, communities, community organizations, and municipalities.

Our insight is drawn from projects as small as assignments for neighborhood associations, in Detroit and Newark among other cities; to the largest-scale state-sponsored redevelopment programs, including Battery Park City from its inception.

Our clients have included:

- Healthcare Institutions (nonprofit and for-profit)
- Investment Funds (public and private)
- Neighborhood Associations
- Nonprofit Organizations (including community and family services)
- Municipalities and other government agencies and public entities.
- Private Educational Institutions
- Public Educational Systems
- Private Development Entities
- Real Estate Investment Trusts
- Transit Authorities

Bold and proven expertise in many applications:

- Planning & Redevelopment Planning
- Redevelopment & Property Repositioning
- Multi-Building complexes (up to and beyond 2.5 mil square feet)
- Mixed Use Development
- Residential Development (Public & Private, Infill & Mixed use)
- Hope VI Redevelopment Sites / Infill family housing plans
- Affordable housing under the current Mount Laurel Third & Fourth Round process
- Redevelopment of Industrial sites.
- Foreign Trade Zones
- Industrial Building Conversions
- Transit Village Planning & Design for urban & suburban sites
- National & State Parks (Including award winning designs for open space and wetlands applications)
- Infill pocket parks, recreation and & Green development

- Open Space and Infrastructure funding research efforts
- Linking theory to larger public policy goals and legislative implementations

Redevelopment Planning and Implementation:

Many times, our redevelopment activities generate zoning standards for redevelopment and overlay zones, involving our complete familiarity with zoning and planning processes, economic development initiatives, and tax incentives that become the actual tools for implementation.

Healthcare Industry Initiative

The firm has additionally launched a targeted effort in the healthcare sector, including direct implementation of reinvestment programs uniting local and regional healthcare systems with a lengthy roster of public investment funds (REITs), private funds, and development entities to realize large scale, unmet capitalizations and build-to-suit needs in the healthcare industry.

A list of current undertakings in master planning, practice repositioning and development / financing include:

- Brooklyn Hospital, Brooklyn, NY with Long Island University
- CentraState Healthcare System, Freehold, NJ
- Chilton Hospital, Pequannock, NJ
- Maimonides Medical Center, Brooklyn, NY
- Muhlenberg Regional Medical Center, Plainfield, NJ
- Peconic Bay Medical Center, Riverhead, NY
- Peninsula Hospital Center, Rockaway, NY
- Saint Mary's Hospital, Passaic, NJ
- SUNY Downstate Medical Center, Brooklyn, NY

With our unique position serving Brooklyn healthcare institutions, we are a central participant in the ongoing dialog on healthcare in the five boroughs, and our input as healthcare policy experts is sought at the New York State Department of Health.

Kimmerle Urban Studio's larger agenda is to provide thoughtful leadership in all engagements related to urban & institutional planning, city design, and public policy. We see no limits to the range of subjects that can benefit from our insight.

About Kimmerle

Project Team

Kimmerle Group is a multifaceted architectural design, real estate planning and development firm consisting of six affiliated divisions with complementary specialties.

Our headquarters is based in Harding Township, NJ, with offices in New York City and Stonington, CT.

Our affiliated subsidiaries represent a broad range of design and real estate service offerings:

KIMMERLE NEWMAN Architects

Thirty-year long architectural & interior design practice

KIMMERLE Workspace

Twenty-eight-year long product & equipment purchasing agent

KIMMERLE Urban Studio

Research based real estate, planning & urban design services

KIMMERLE Project Management

Services to corporate, medical & public entities

KG Real Estate Services

Real estate development & management company

KIMMERLE Branding

Branding & image creation for public & private entities

32 Years of proven track record

30+ Staff & support team members

Ongoing Projects nationally

AZ CA CT DC FL IL NJ NY WA

Int'l Projects

Canada, Costa Rica, Egypt, India,

Leadership



George J. Kimmerle,
President &
Sr. Partner



Paul Newman,
Vice President
& Sr. Partner

Architecture & Design



William Kimmerle
Principal & Partner



X. Cindy Cui
Partner



Manuel Sia
Associate
Quality control
officer



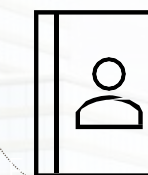
Taryn Petrela
Project Manager



Richard Jecmen
Project Director/
Manager



Ashley Sabuncu
Project Manager



Aditi Desai
Project Manger



Architects,
designers
& support
staff

Furniture and Equip.



Marleni Galindo
Account Manager

PM Services



Raquel DaSilva,
Project
Manager



Kimmerle Newman Arch.
Architecture and interior architecture for new or renovated requirements.

Design



Workspace:
Furniture, fixtures and furnishing standards and implementation, national contract negotiation

FFE



KG Project Management:
Project management for facility and property management.

Project Management



KG Branding:
Interior design and corporate branding and messaging assignments

Branding

Happy Client

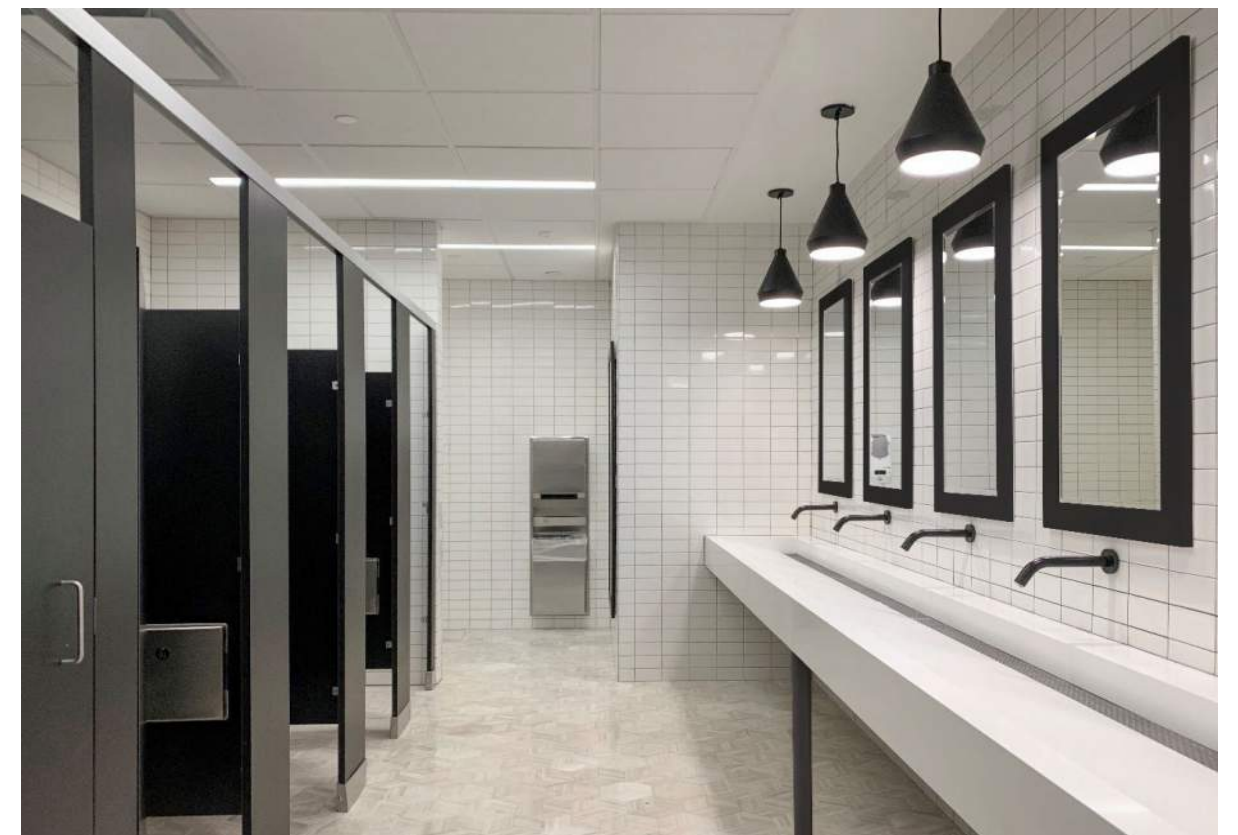






Corporate / Development re-positionings

Austell Place | Long Island City, NY





Corporate and Development re-positionings

111 Littleton Rd | Parsippany, NJ



*Good Neighbor
Award Winner*



Downtown planning and Infill redevelopment

North Park Place Block, CBD I Morristown, NJ

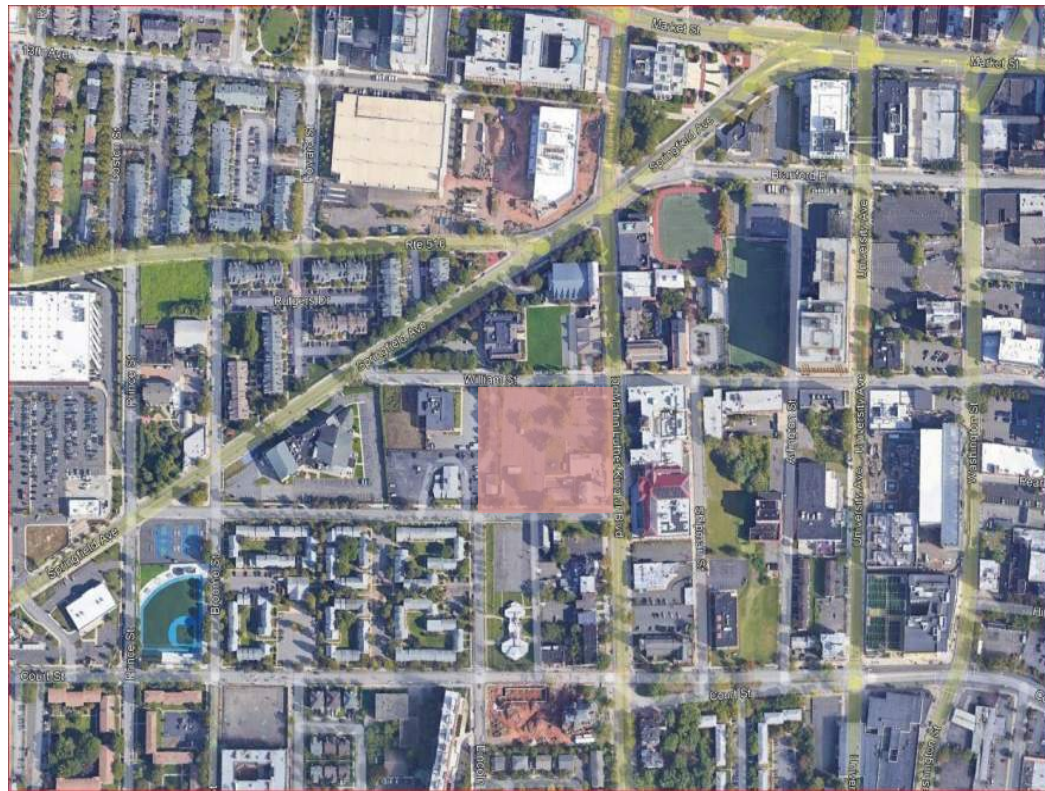


Downtown planning and Infill redevelopment

North Park Place Block, CBD I Morristown, NJ



Downtown planning / Infill redevelopment



Health, housing and education at the epicenter of Newark, NJ



Downtown planning / Infill redevelopment

Transit-oriented development | 125 units

Convent Station | Morris Township, NJ



Downtown planning / Infill redevelopment

Transit-oriented development | 125 units

Convent Station | Morris Township, NJ



Old Turnpike Road Elevation

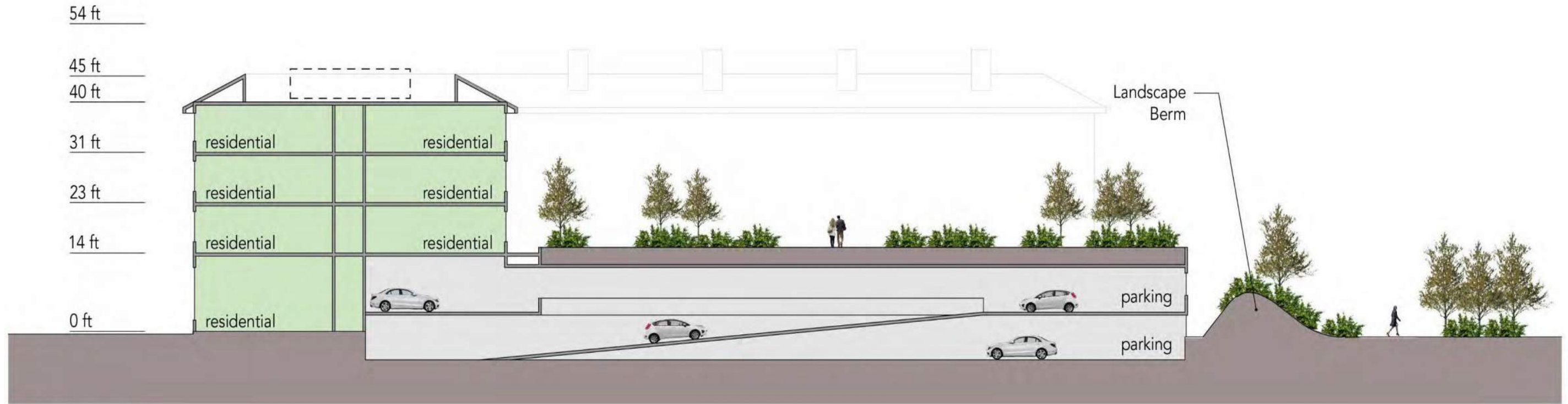


Convent Road Elevation

Downtown planning / Infill redevelopment

Transit-oriented development | 125 units

Convent Station | Morris Township, NJ



SECTION A - A'



SECTION B - B'

Downtown planning / Infill redevelopment

Multi-Family, Multi-Story Infill

36 units | Morristown, NJ



Downtown planning / Infill redevelopment

Multi-Family, Multi-Story Infill

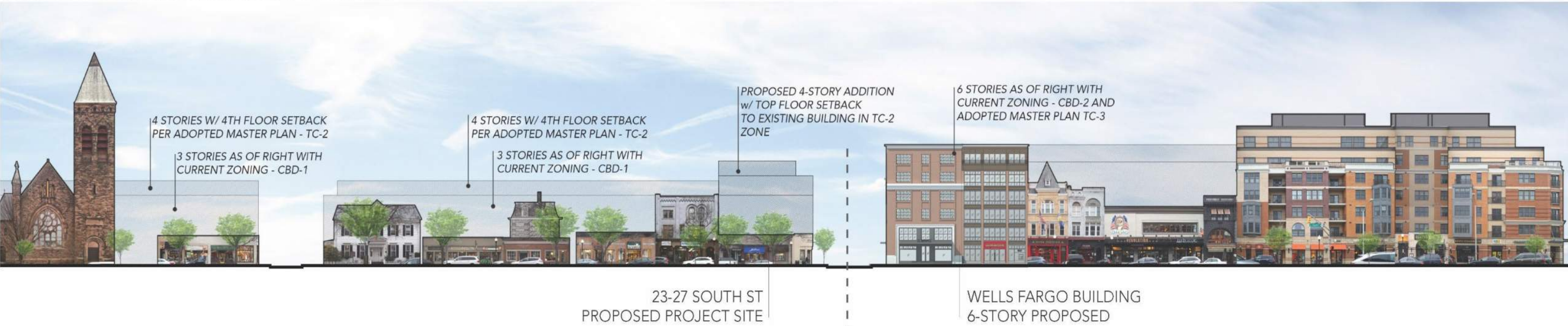
36 Units | Morristown, NJ



Downtown planning and Infill redevelopment

Multi-Family, Multi-Story Infill
36 Units | Morristown, NJ

STREET FRONTAGES ALONG SOUTH STREET - WEST



STREET FRONTAGES ALONG SOUTH STREET - EAST

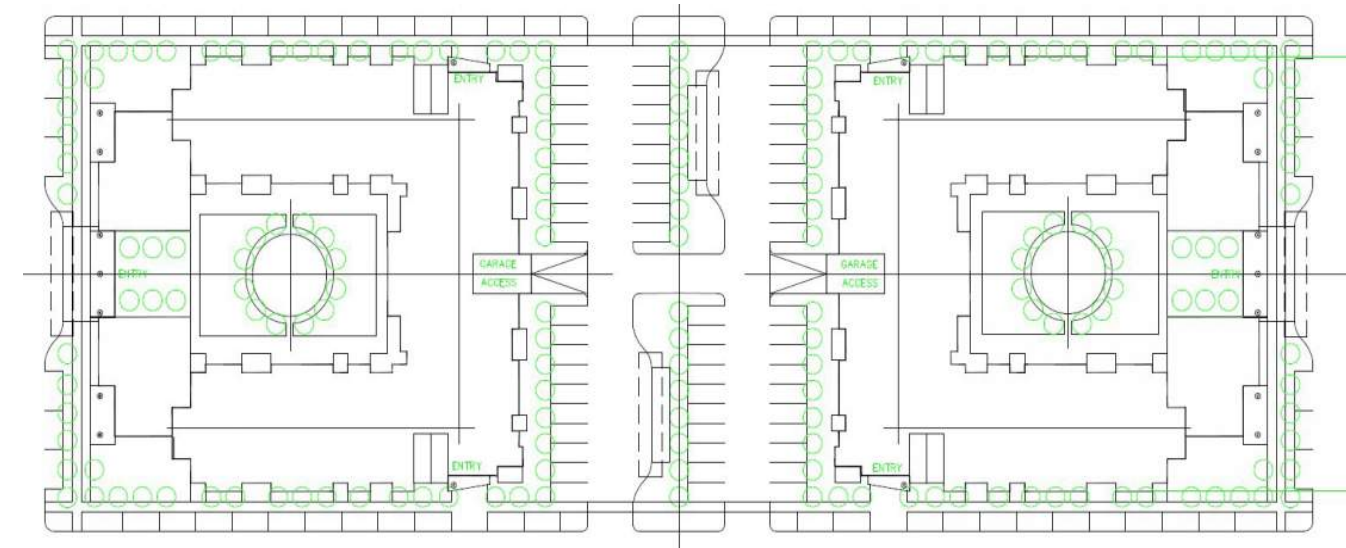


Downtown planning / Infill redevelopment

1,800 unit master plan | Parsippany, NJ
400 unit master plan | Hoboken, NJ



Site plan Urban cluster development alternates

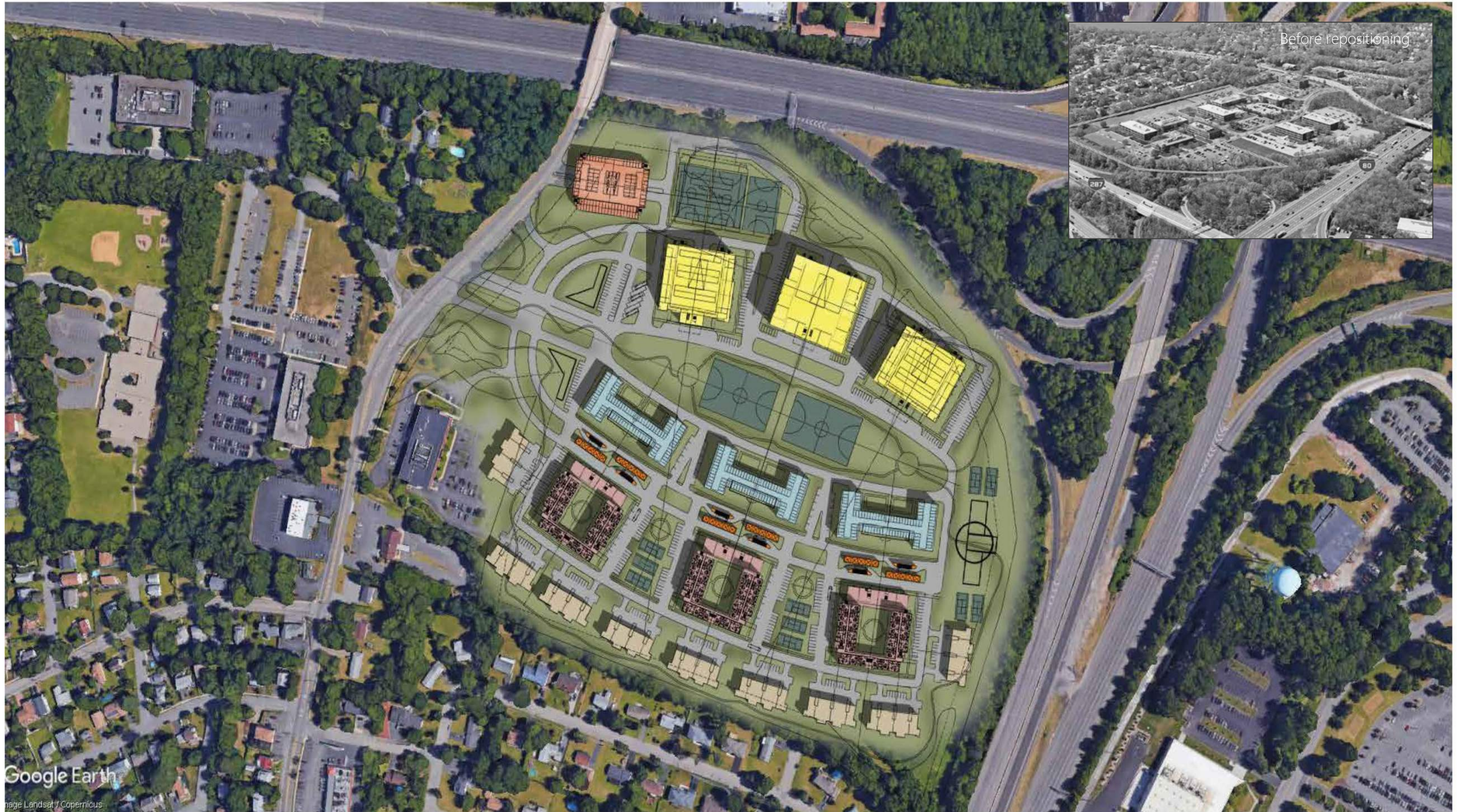


Site Plan Urban infill alternate

Downtown planning / Infill redevelopment

1,800 unit master plan – Parsippany, NJ

Market and affordable housing and recreation plan



Institutional and Health Campus Planning

Campus Redevelopment Plan – Chilton Hospital

Atlantic Health System | Pequannock, NJ



Institutional and Health Campus Planning

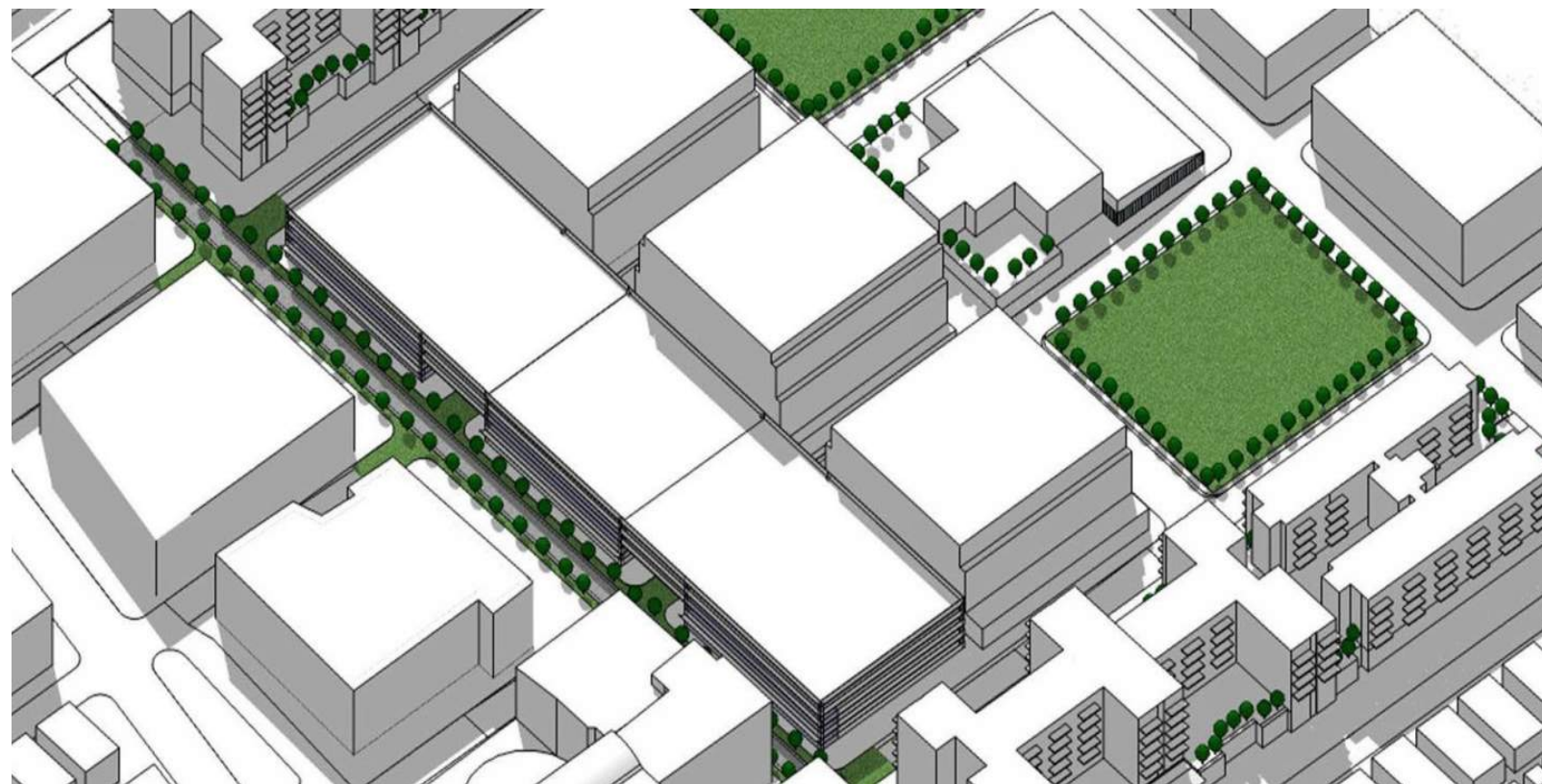
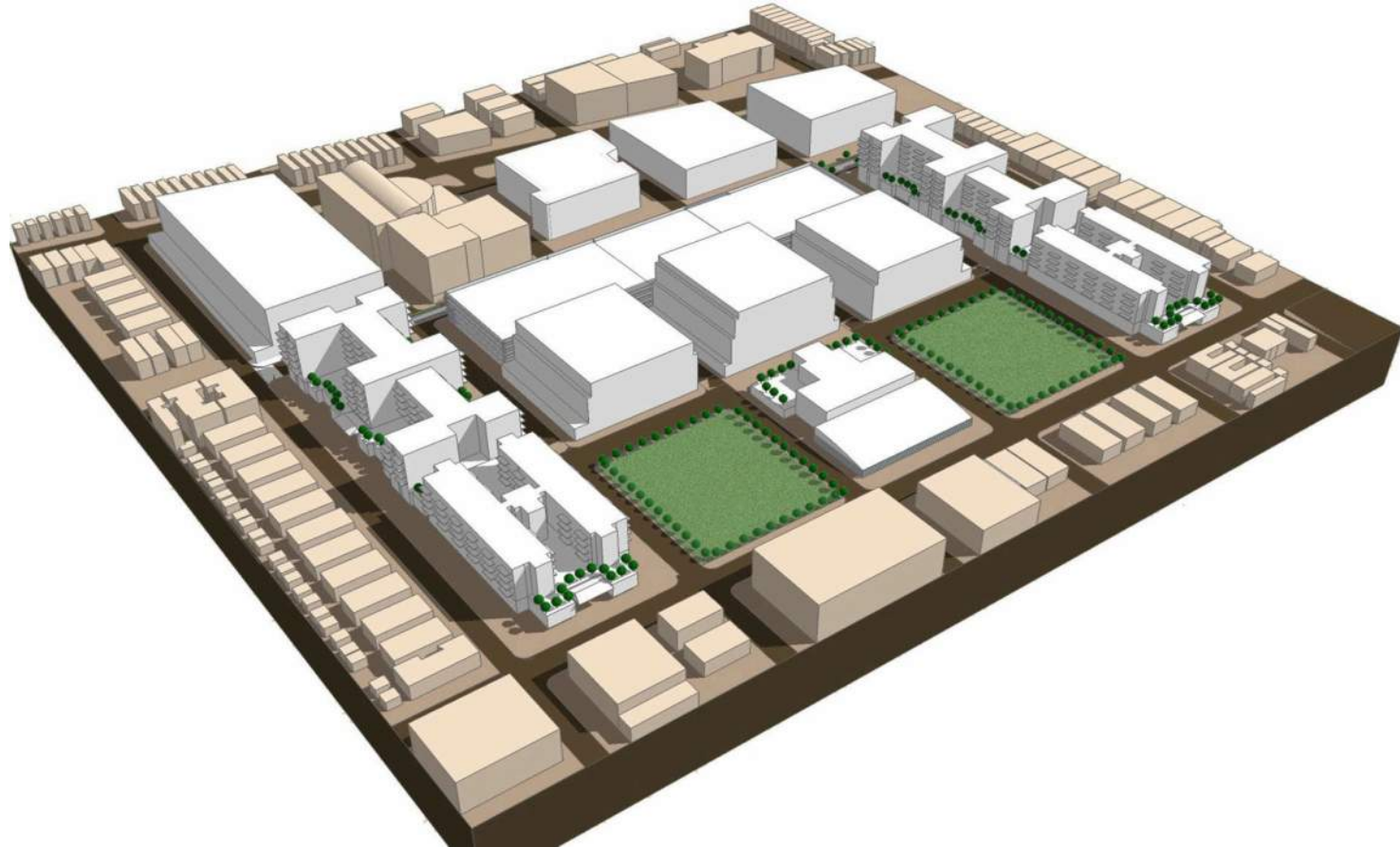
Campus Redevelopment Plan – Brooklyn Hospital

Brooklyn Hospital / Long Island University | Downtown Brooklyn, NJ



Institutional and Health Campus Planning

Campus Redevelopment Plan – Maimonides MC
Ambulatory Care Center and Center of Excellence | Boro Park, Brooklyn, NY



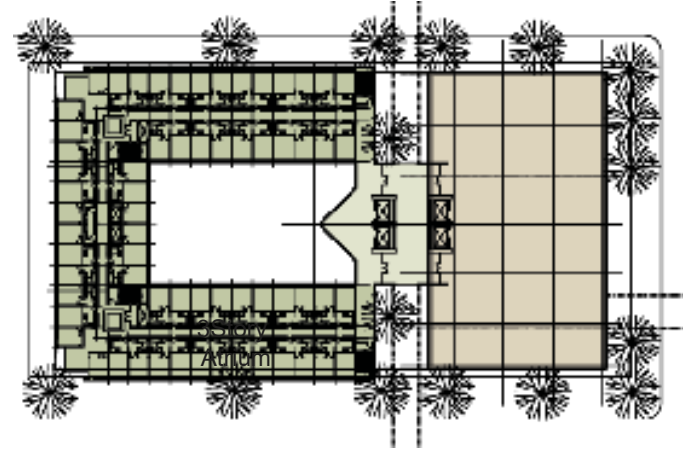
Institutional and Health Campus Planning

Campus Redevelopment Plan – SUNY Downstate MC

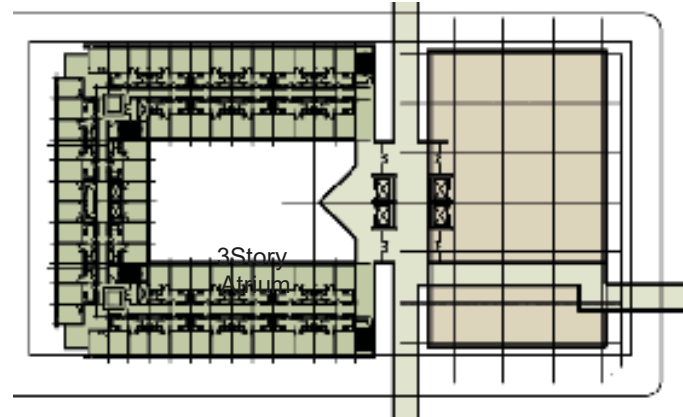
Medical office, clinical lab, housing, structured parking | Leffers Park, Brooklyn, NJ



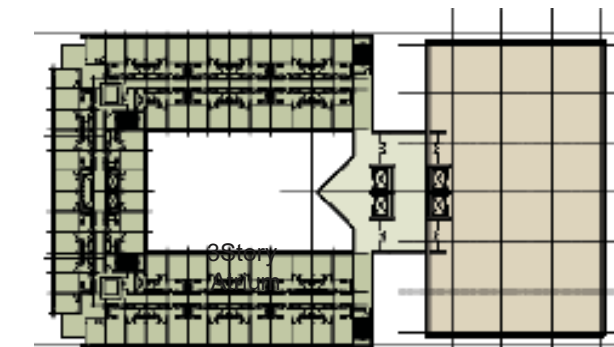
Level 1 Plan
20,000sf - office 28
residential units:
8 - 2 bedroomunits, 20 - 1 bedroomunits



Level 2 Plan
20,000sf - office 28
residential units:
8 - 2 bedroomunits, 20 - 1 bedroomunits

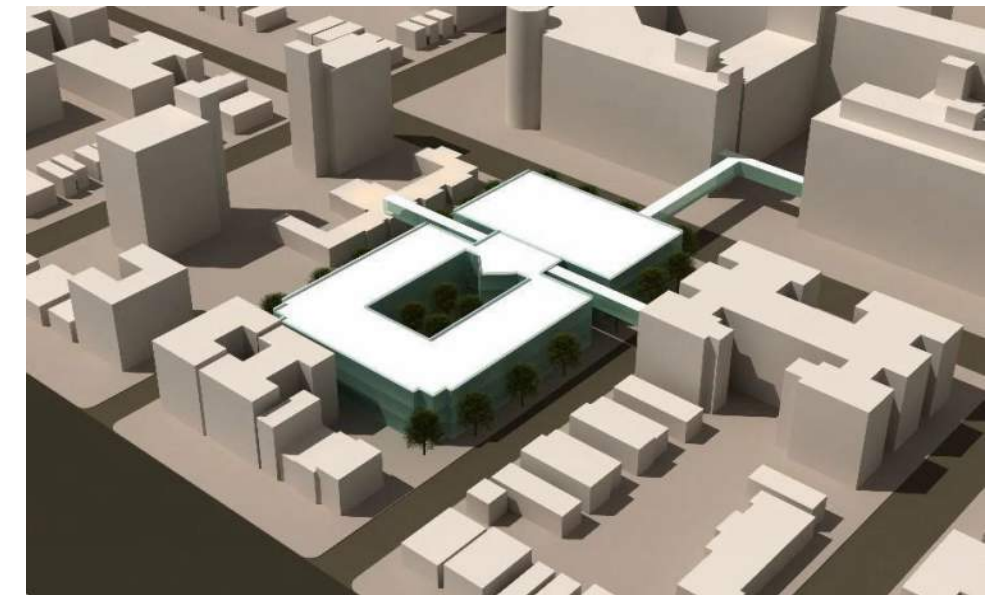


Level 3 Plan
20,000sf - office 28
residential units:
8 - 2 bedroomunits, 20 - 1 bedroomunits



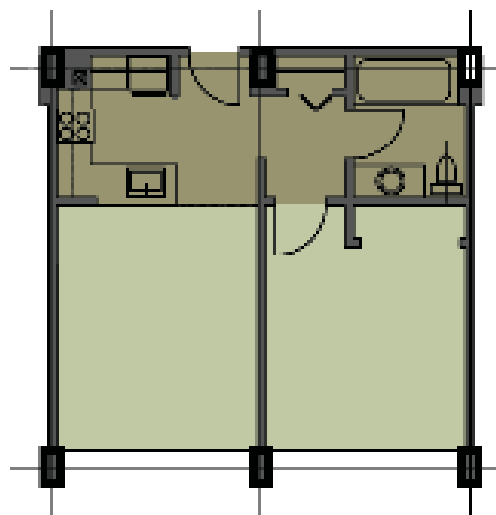
SUNY Downstate Student Housing Phase 3 Development Plan Brooklyn, NY

Basement & Sub-basement Plan only under office section
Two levels total 40,000 sf - Lab

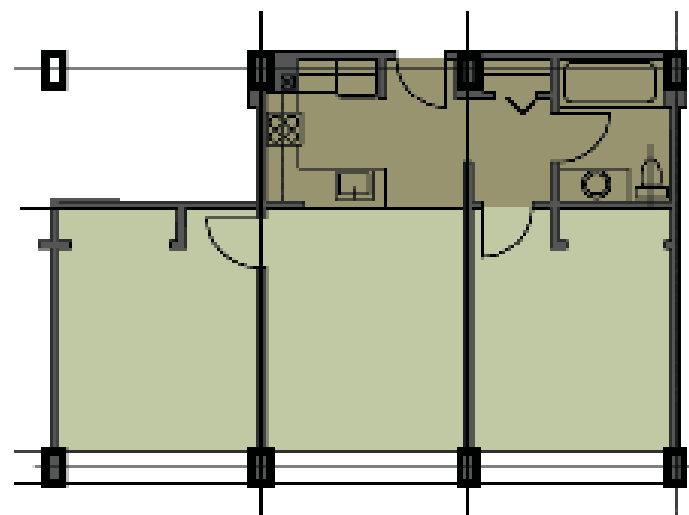


Student Housing Rendering

One Bed Room Plan: 645 SF



Resident Housing Plan: 845 SF

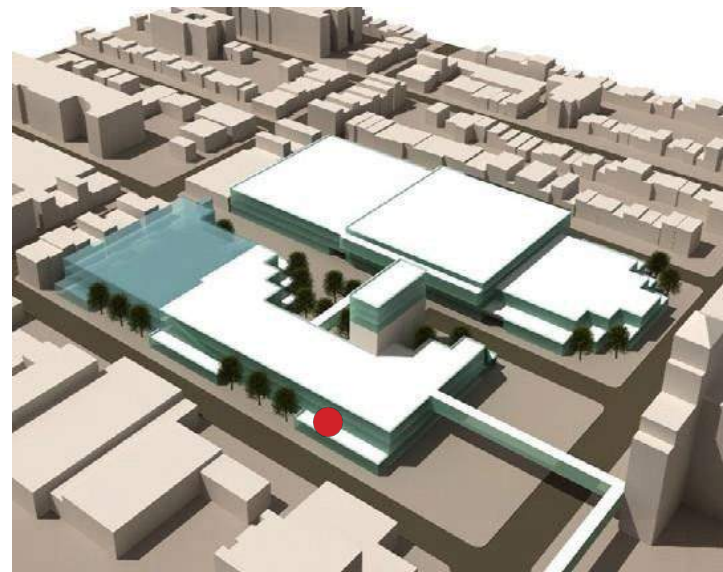


Institutional and Health Campus Planning

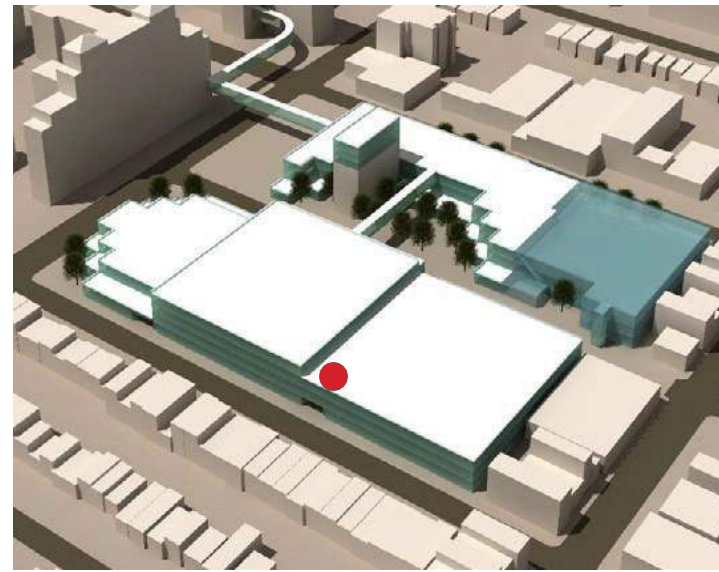
Campus Redevelopment Plan – SUNY Downstate MC

Medical office, clinical lab, housing, structured parking | Leffers Park, Brooklyn, NJ

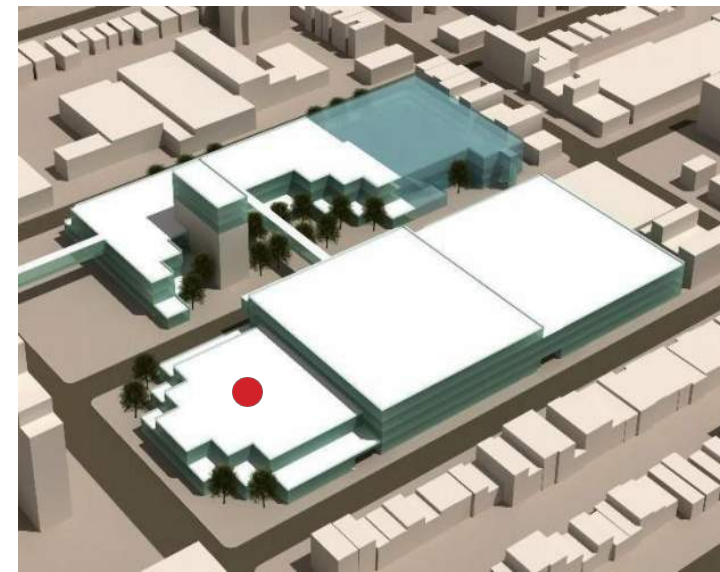
MOB/Clinical Lab



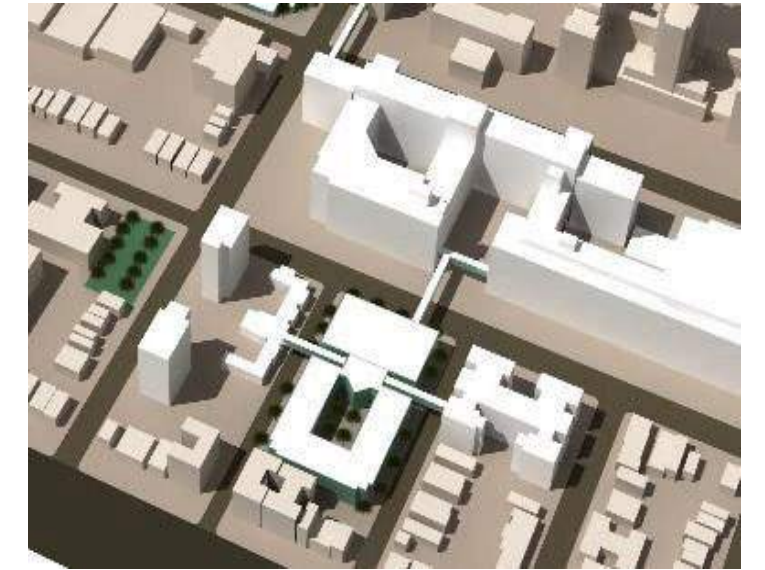
Master Plan Overview and Structured Parking



Site Specific Development Studies Out-Patient



Residential



Phase 1 and 2 Design Development Studies and 3D Visuals



Institutional and Health Campus Planning

Terrance Cardinal Cook Nursing Center

Transition to assisted living / nursing care | Fifth and Madison Avenues, NY, NY



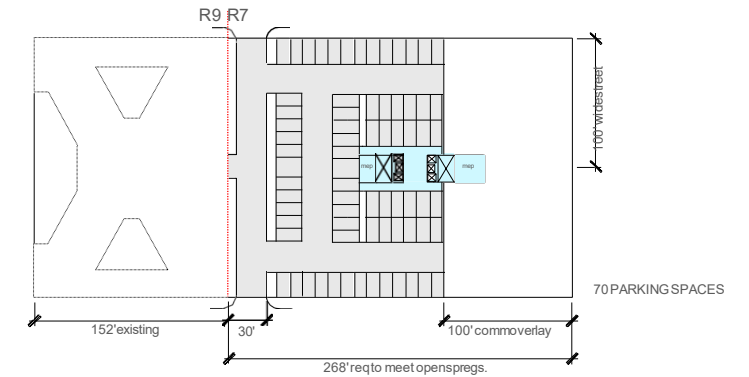
Institutional and Health Campus Planning

Terrance Cardinal Cook Nursing Center

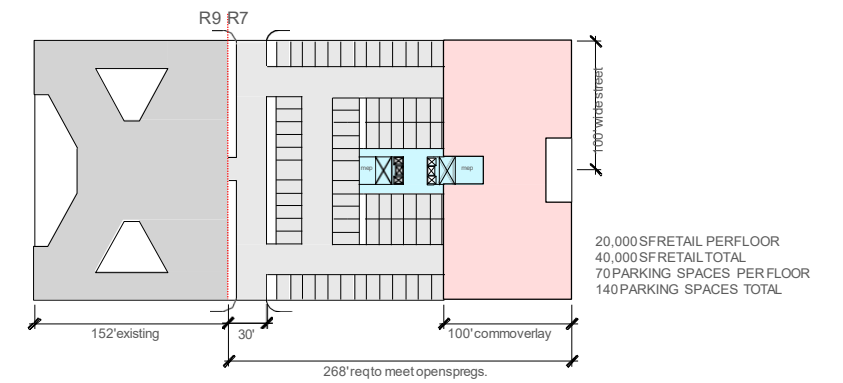
Transition to assisted living / nursing care | Fifth and Madison Avenues, NY, NY



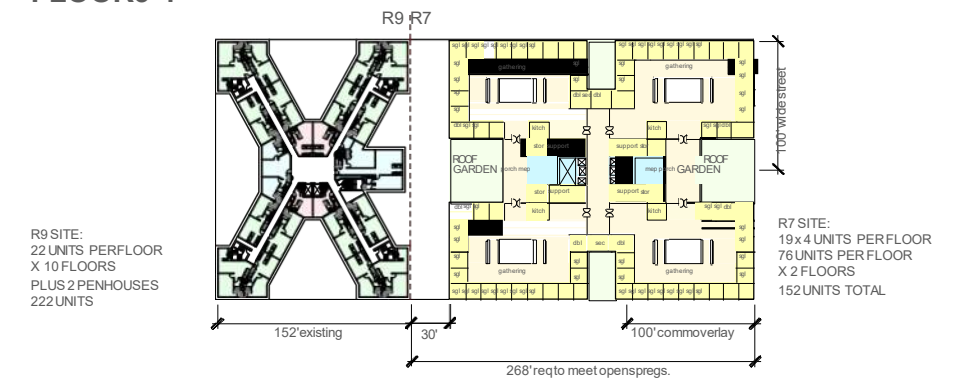
FLOOR B



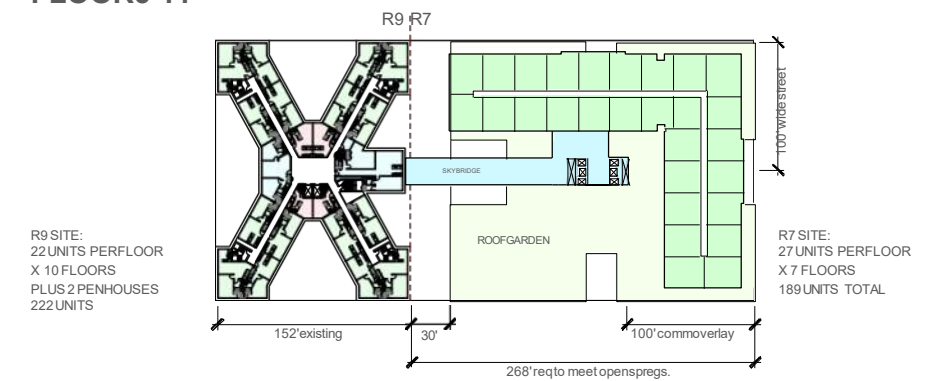
FLOOR 1-2



FLOOR 3-4



FLOOR 5-11



Institutional and Health Campus Planning

The Shrine Church of the Most Precious Blood

Air rights transfer / redevelopment plan Mulberry Street, NY, NY

Site Development

Existing Conditions

Lot Area	10,129.00 sf
Coverage @44%	4457.00 sf
Total GSF	19,307.00 sf
FAR Existing (Est.)	1.90



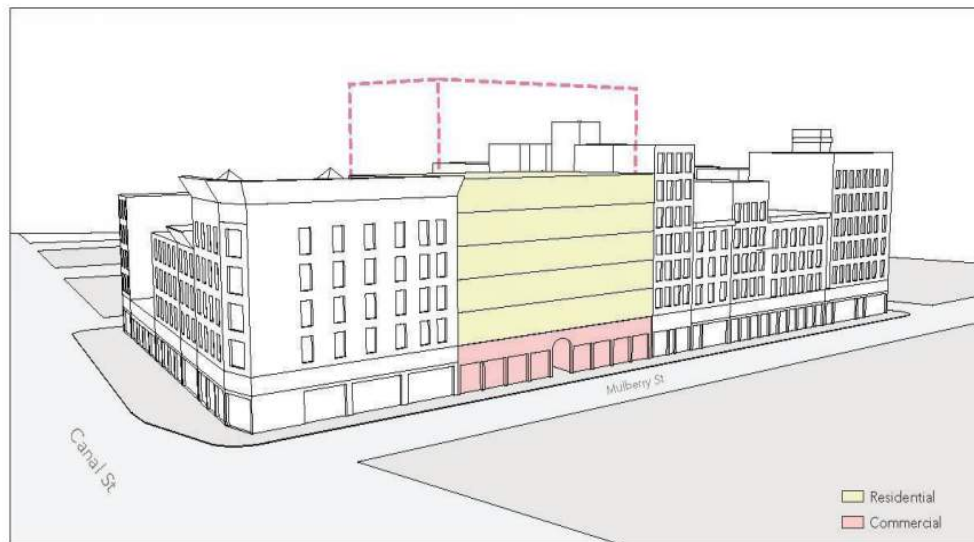
Without PB air right

Lot area	10,129.00 sf
Coverage @60%	6,077.40 sf

Residential GSF Total	
- 5 floors	29,374.10 sf
- 29.5 Units	

Commercial SF	6,077.40 sf
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Total GSF	35,451.50 sf
FAR	3.50



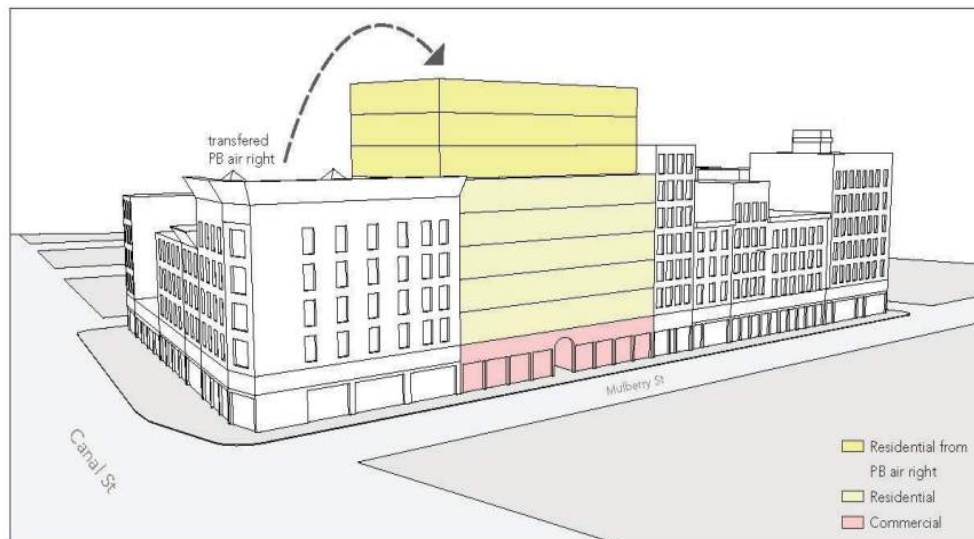
With PB air right

Lot area	10,129.00 sf
Coverage @60%	6,077.40 sf

Residential GSF Total	
- 8 floors	46,867.60 sf
- 47 Units	

Commercial SF	6,077.40 sf
---------------	-------------

Total GSF	52,945.00 sf
FAR	5.23



Site Analysis

Satellite



Zoning



Tax Map



District and Subdistrict



Municipal planning and zoning analysis

Centre Street District rezoning and master plan

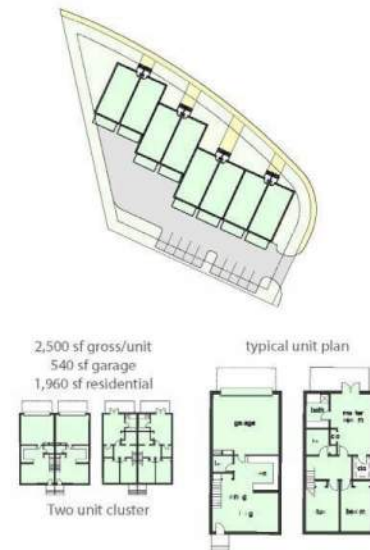
Planning Board for the Township of Nutley, NJ



Option 1 - Townhouse

Parcel 2
 Site Area: 0.75 acre
 Units: 8 units / residential
 Density: 10.66 units/acre

Gross Floor Area: 10,000 sf per floor
 20,000 sf residential 2,500 sf/unit (incl garage)
 Parking: 2 garage and 1 surface per unit, 24 spaces total



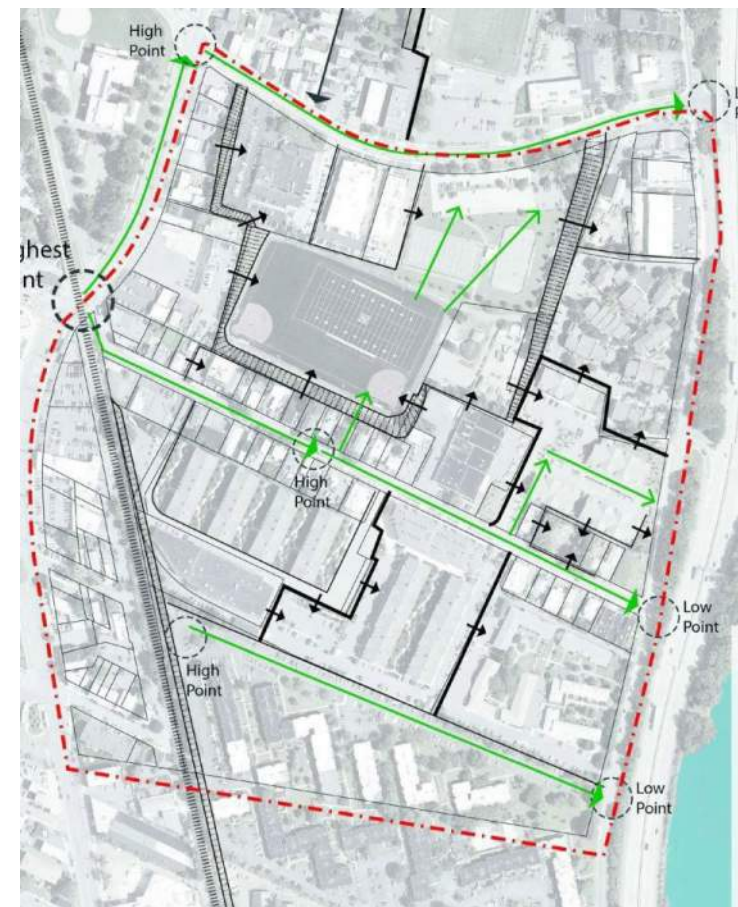
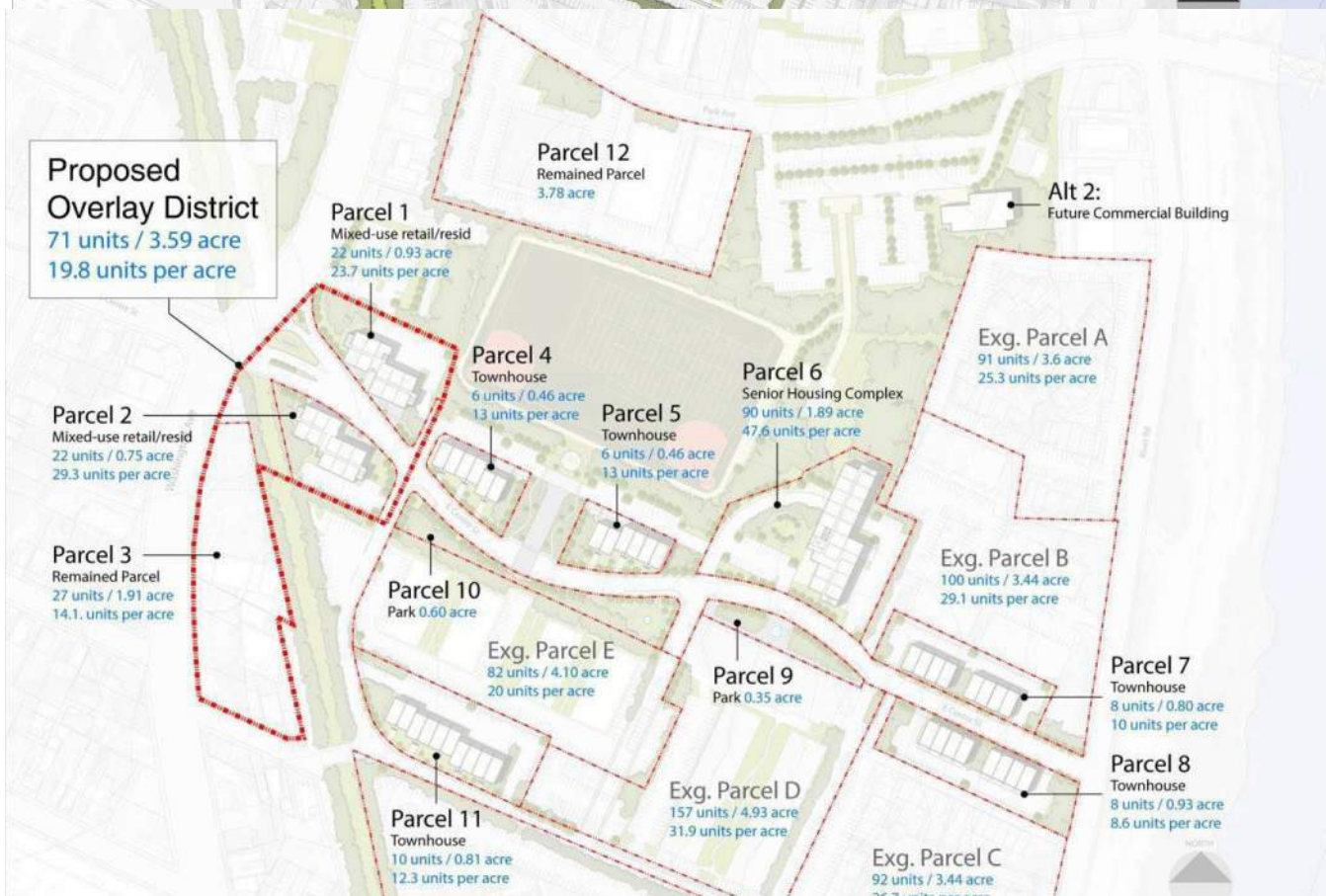
Option 2 - Mixed-use with retail and apts

Parcel 2
 Site Area: 0.75 acre
 Units: 22 units / residential
 Density: 29.33 units/acre

Gross Floor Area: 10,000 sf per floor
 5 retail units @ 1,570 sf, 7,850 sf total
 23,700 sf residential, 1,077 sf/unit
 Parking: 25 spaces, 1/apt, plus 3

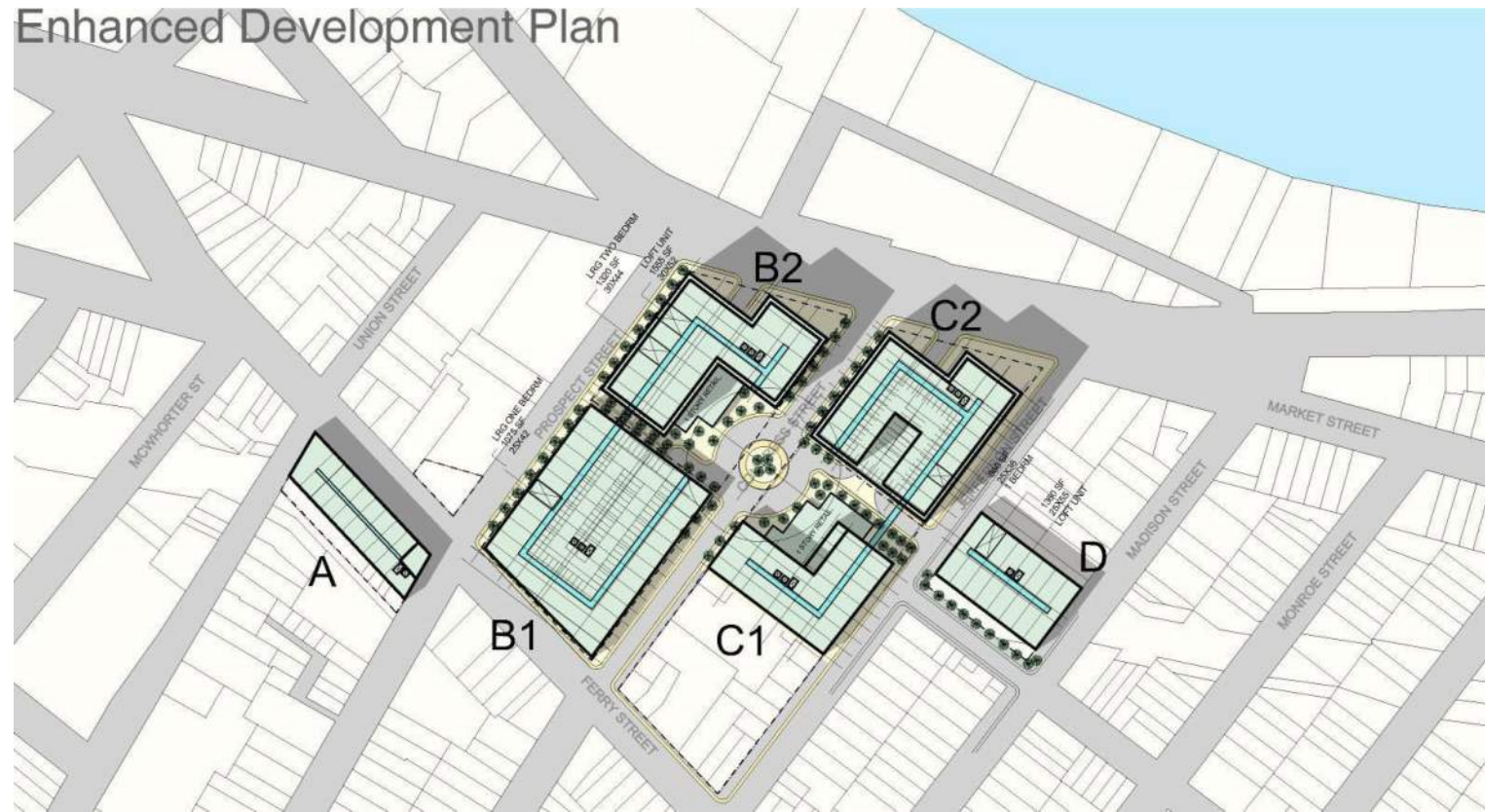
Parcel 6
 Site Area: 1.89 acre
 Units: 90 units / senior housing complex
 Density: 47.6 units/acre
 Story: 4 story

Parking: ground and underground parking



Municipal planning and zoning analysis

Enhanced Development Plan



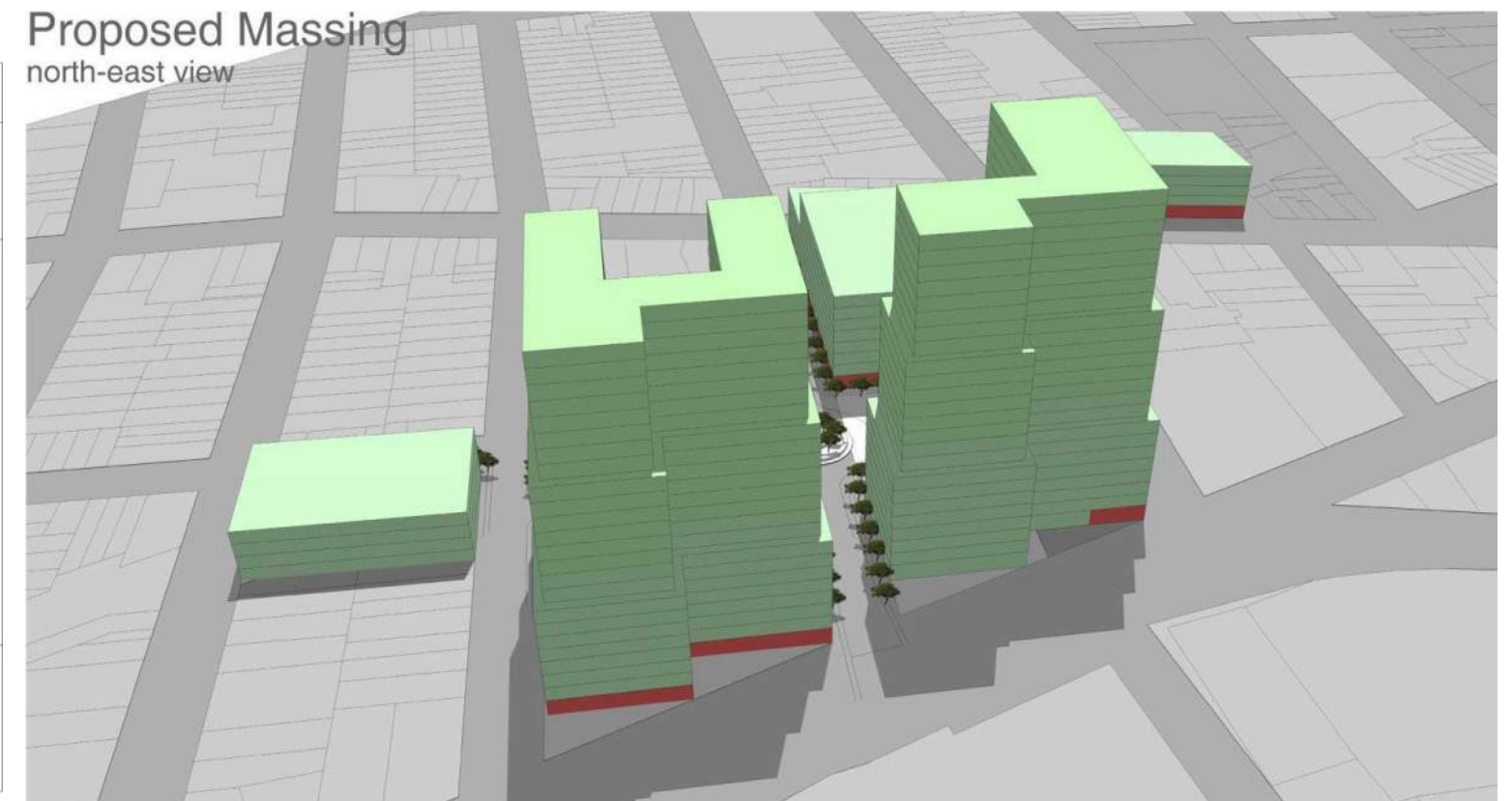
Proposed Massing south-east view



Enhanced, complete assemblage

A	B1	B2	C1	C2	D
<p>Floor B1</p> <p>Floor 1</p> <p>Floor 2-5</p>	<p>Floor B1-B2 and P1/P2</p> <p>Floor 1</p> <p>Floor 2</p> <p>Floor 3, 4 and 5</p> <p>Floor 6, 7 and 8</p>	<p>Floor B1</p> <p>Floor 1</p> <p>Floor 2-6</p> <p>Floor 9-16</p> <p>Floor 17-24</p>	<p>Floor B1</p> <p>Floor 1</p> <p>Floor 2-5</p>	<p>Floor B1</p> <p>Floor 1</p> <p>Floor 2-4</p> <p>Floor 5-8</p> <p>Floor 9-16 and 17-24</p>	<p>Floor B1</p> <p>Floor 1-5</p>
<p>20,800 sf of 19 units</p> <p>83,200 sf of 75 units</p>	<p>71,175 sf of 88 parking sp/1,213 of 39,962 misc/ctor</p> <p>71,175 sf of 88 parking sp/1,213 of 39,962 commercial</p> <p>71,175 sf of 36 units - 39,962 residential</p> <p>82,115 sf of 96.5 units</p> <p>Total 186,340 sf of 169.5 units</p> <p>46,545 sf of 42 units</p> <p>Total 139,895 sf of 126 units of terrace</p>	<p>43,935 sf of misc/ctor</p> <p>43,156 sf of retail & lobby</p> <p>44,325 sf of residential 40 units</p> <p>310,275 sf of residential 280 units</p> <p>36,105 sf of residential 33 units</p> <p>289,840 sf of residential 264 units</p> <p>29,805 sf of residential 26 units</p> <p>230,440 sf of residential 208 units</p>	<p>28,690 sf of misc/ctor</p> <p>21,200 sf of retail 17,895 sf of residential 16 units</p> <p>28,960 sf of residential 25 units</p> <p>144,000 sf of residential 164 units</p>	<p>51,200 sf of 66 parking sp/1,362 of 29,838 misc/ctor</p> <p>51,200 sf of 66 parking sp/1,362 of 29,838 residential 27 units</p> <p>51,200 sf of 66 parking sp/1,362 of 29,838 retail</p> <p>89,514 residential 81 units</p> <p>44,135 sf of 40 units</p> <p>176,540 residential 160 units</p> <p>34,811 sf of 32 units</p> <p>25,975 sf of 24 units</p> <p>488,288 residential 448 units</p>	<p>24,201 sf of misc/ctor</p> <p>24,000 sf of residential 22 units</p> <p>120,000 sf of residential 110 units</p>

Proposed Massing north-east view



Academic research studies and engagements

Transit hub connectivity studies

NJ Transit and the Borough of Chatham, NJ

Transit hubs and bus mall demonstration project with recreation and retail/housing component.

Connecting multiple modes of movement, from train, to bus, to jitney, to auto, to bicycles.

Model includes:

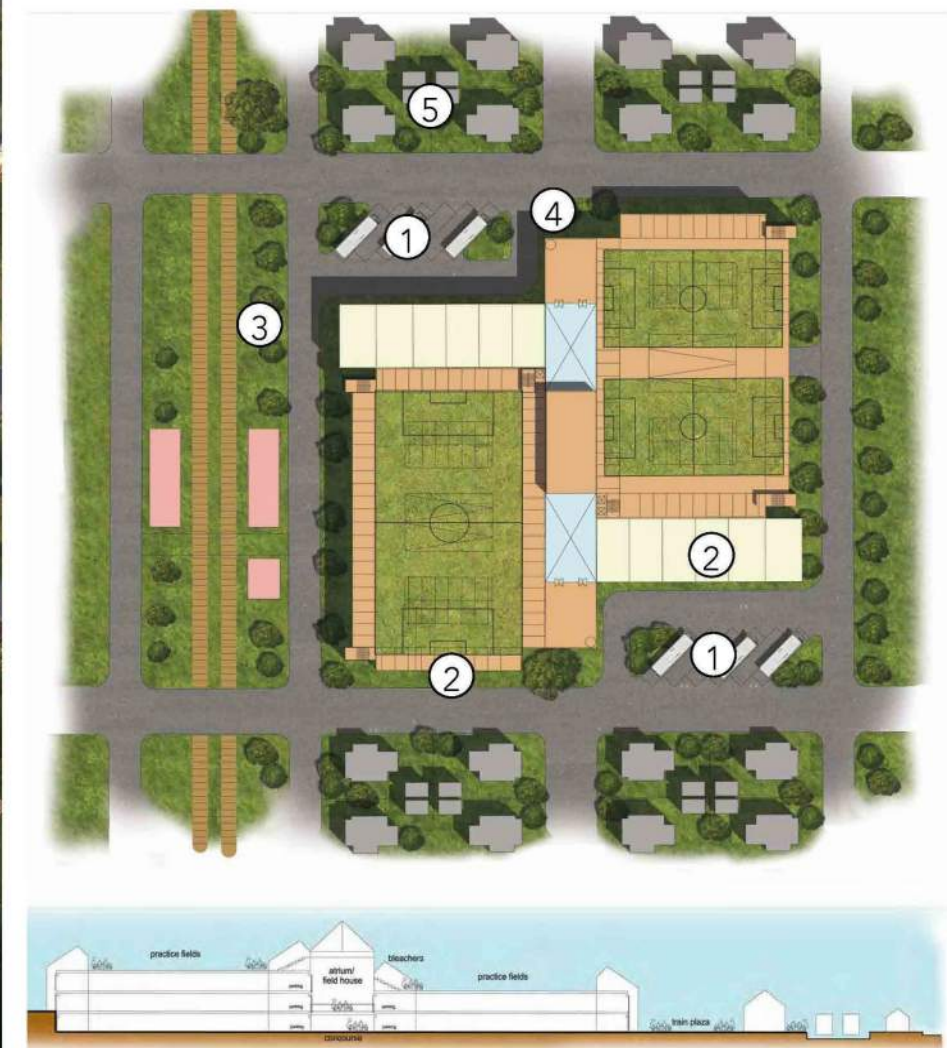
1. A 450-car parking facility at rail, bus mall, and bicycle storage.

2. Junior and senior soccer fields and field house.

3. Police substation and convenience retail.

4. Public arcade and exhibit space.

5. Affordable/special needs stand-alone housing.



Excerpt from slide deck - United States Congress of Mayors, NJ Chapter - May 2022 Presentation.

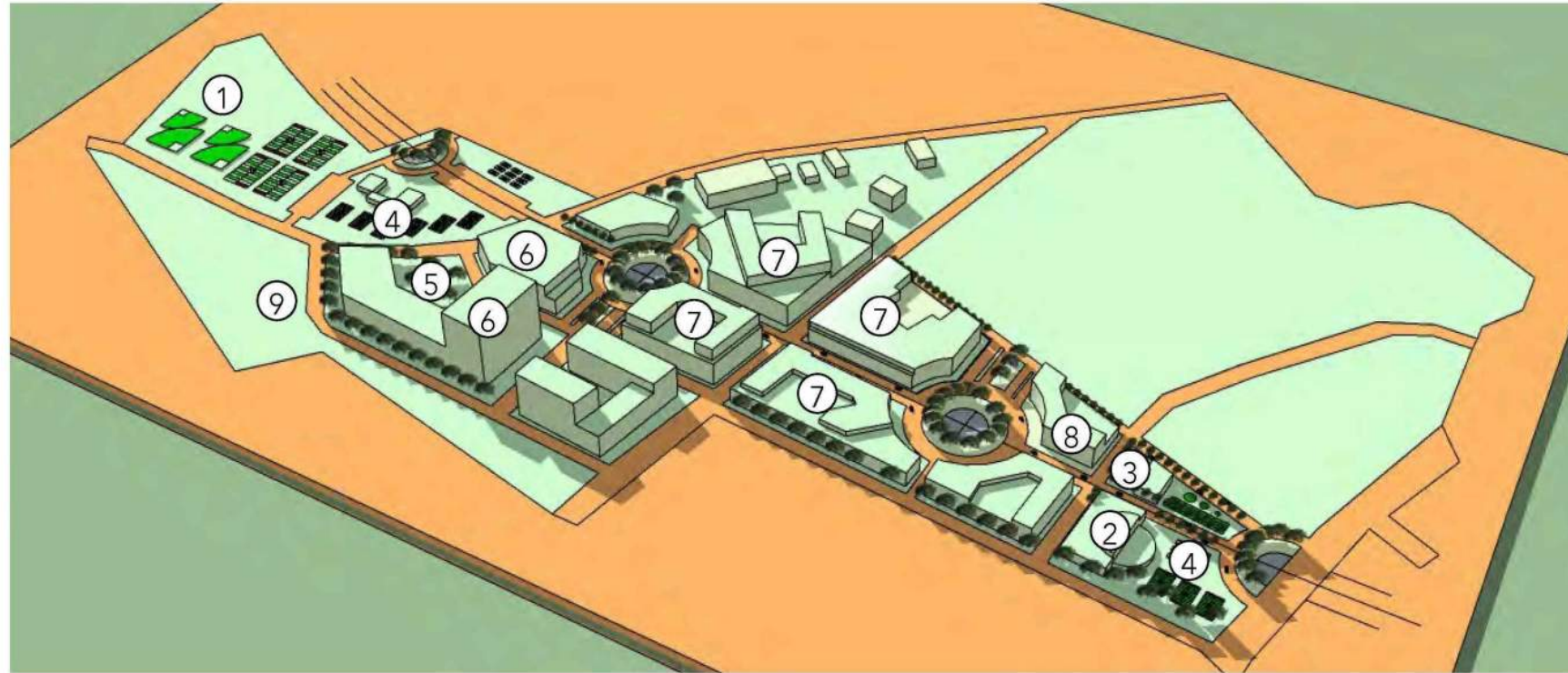
Academic research studies and engagements

Freeway cap and redevelopment strategies

Interstate 287 at Madison Avenue and South Street, Morristown, NJ

Provides a means to restore valuable open and green space while adding redevelopment area to the town's master plan.

1. Park/recreation/ball fields/field house
2. Community/teen center
3. Nutrition center/community gardens
4. Tennis courts
5. Green space/public park
6. Office
7. Retail/residential
8. Daycare/Pre-K
9. Surface parking



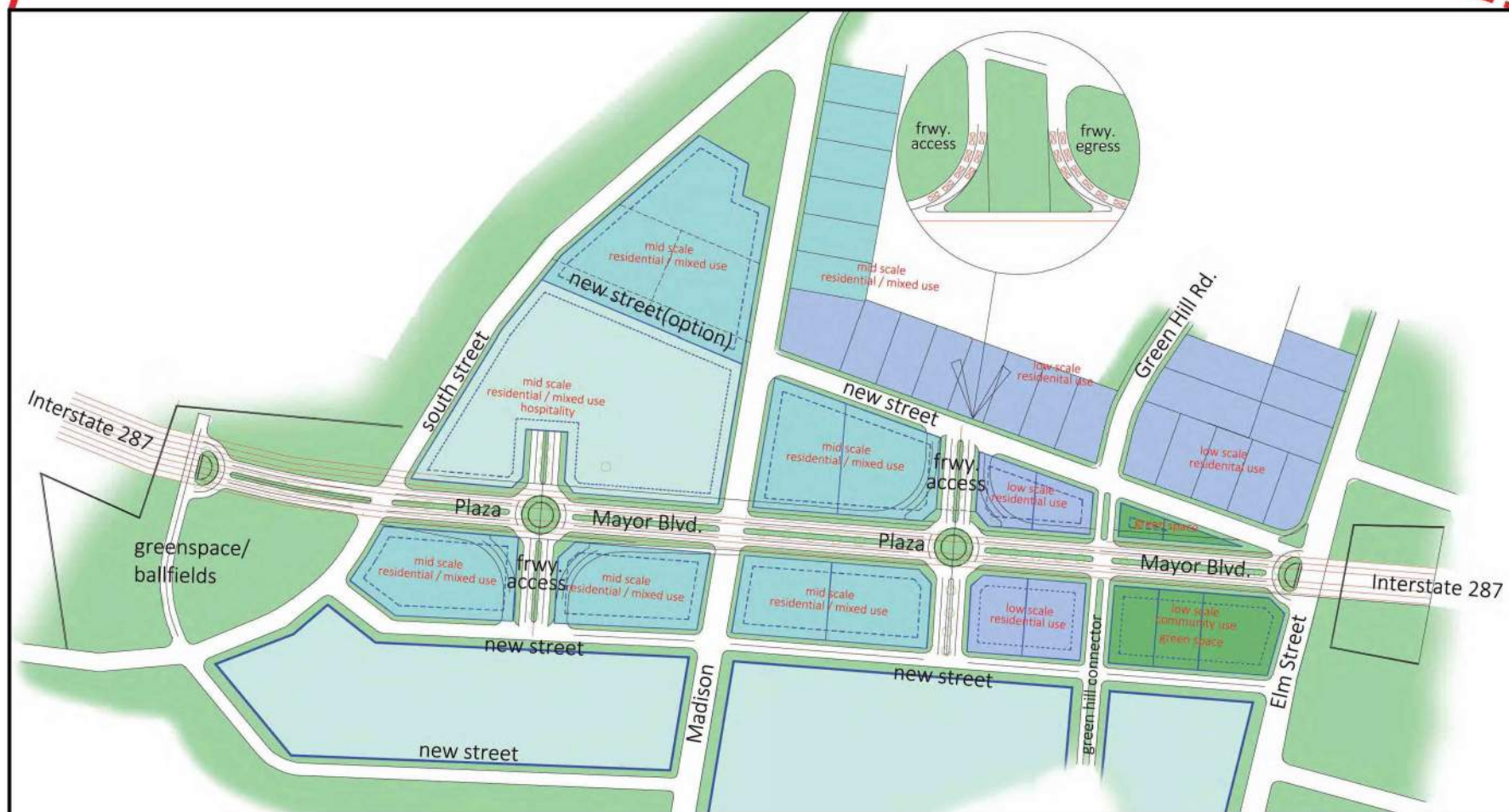
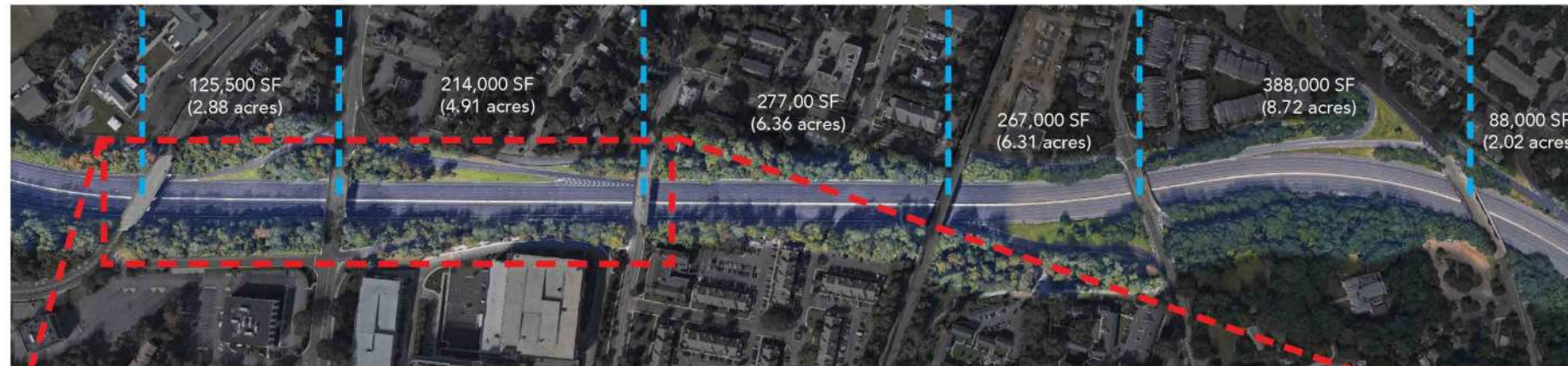
Excerpt from slide deck - United States Congress of Mayors, NJ Chapter - May 2022 Presentation.

Academic research studies and engagements

Freeway cap and redevelopment strategies

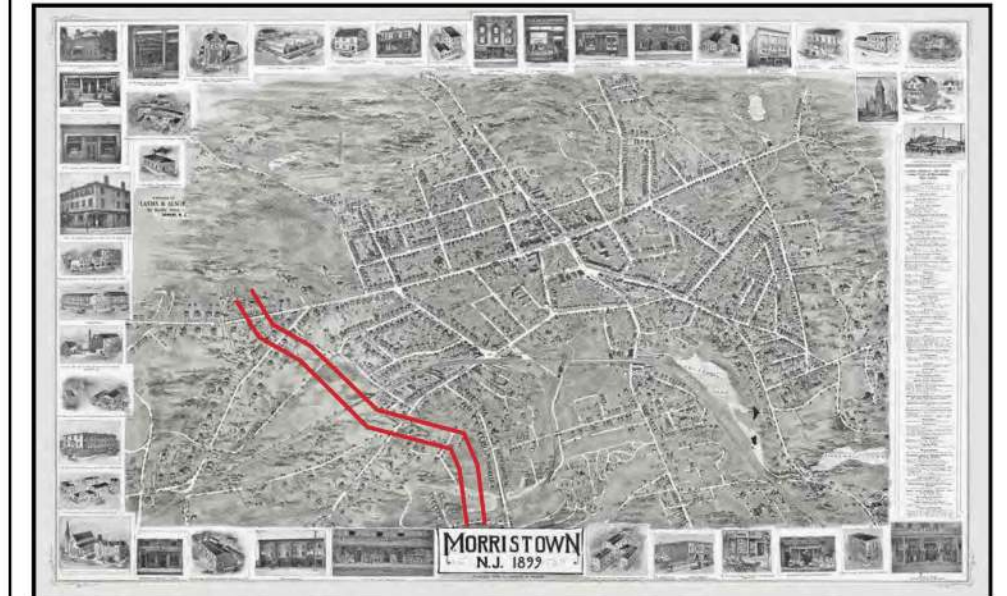
Interstate 287 at Madison Avenue and South Street, Morristown, NJ

- Segment 1: South Street south
- Segment 2: South St. to Madison Ave.
- Segment 3: Madison Ave. to Franklin St.
- Segment 4: Franklin St. to DLW ROW
- Segment 5: DLW ROW to Morris Ave.
- Segment 6: Morris Ave. to Lafayette Ave.
- Segment 7: Lafayette Ave north

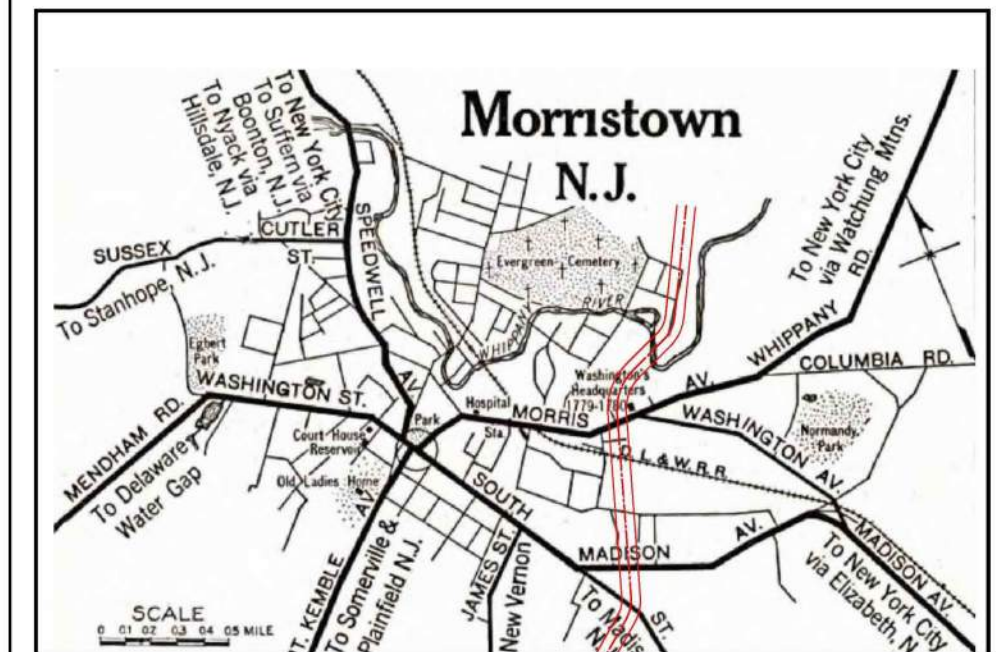


Study Area 1: South Street to Franklin Street

Recovering what was lost



1899 Aerial Map



1920 Aerial Map

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Academic research studies and engagements

Models for market, affordable and senior housing

Multiple site locations in Morris and Essex Counties, NJ

Case studies of housing solutions for affordable rental housing, special needs housing and housing in conjunction with transit and medical uses.



Senior, special needs, and dormitory housing plans



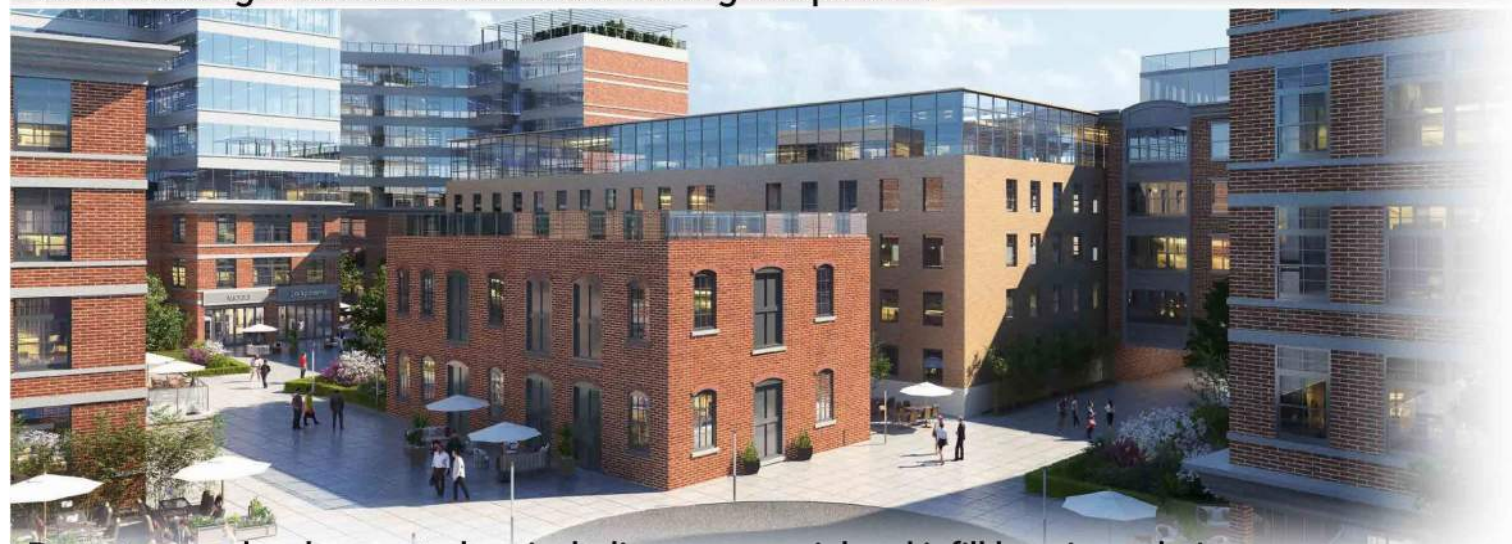
Healthcare villages and urban infill solutions



Rental Housing models with affordable housing components



Transit village and mixed-use redevelopment plans



Downtown redevelopment plans including commercial and infill housing solutions



On-campus housing for educational and healthcare institutions

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