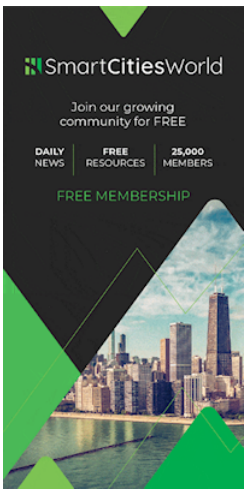

Super-connected innovation hub announced in New Jersey

Smart Cities News 20 Apr 2021 **by SmartCitiesWorld news team**

Intended to bridge disciplines, institutions and people, Cove JC is a super-connected live-work-play 'supercluster' just minutes from Manhattan in the heart of the East Coast life sciences/tech corridor.

Cove JC is located on the Hudson River. Image: Ennead Architects

The launch of a super-connected innovation community in Jersey City has been announced where innovators from across industries and the globe can convene to communicate and create.

The product of a joint venture between Argent Ventures and H&R Reit, the global hub for life science, tech and medicine, according to the partners, will offer an "unrivalled ecosystem" for discovery.

Called Cove JC, the hub located on the Hudson River at the mouth of New York Harbour, will be connected to NYC and New Jersey and served by three international airports.

Mixed-use campus

Cove's geographic location benefits from the largest concentration of biomedical engineers and scientists in the world, Argent claims. Upon completion, the mixed-use campus will encompass more than 13 acres, comprising 1.4 million square feet of lab/tech office and 1.6 million square feet of residences with ample room for parking.

It also includes a waterfront park that brings the outdoors in and the indoors out – for tenants, residents, and the Jersey City community alike. It will be filled with lush greenery and vertical gardens, biophilic design pieces, event spaces, and terraces. The ground-up development is being designed by Ennead Architects.

"The Cove epitomises our commitment to reigniting New Jersey's innovation economy as a global leader in technology and life sciences," said governor Phil Murphy. "With the most educated workforce in the country and unmatched location, New Jersey is uniquely positioned to innovate and build the companies of the future."

Intended to bridge disciplines, institutions and people, Cove JC is a super-connected live-work-play 'supercluster' just minutes from Manhattan in the heart of the East Coast life sciences/tech corridor.

This location is the centre of one of the world's largest STEM concentrations: colleges and universities, hospitals, healthcare companies, tech firms, data companies, accelerators, maker spaces, pharmaceutical companies, finance firms and more.

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"With the most educated workforce in the country and unmatched location, New Jersey is uniquely positioned to innovate and build the companies of the future"

The Cove seeks to reimagine city life by bringing people what they need and want closer together: flexible, state-of-the-art workspaces alongside residences, expansive parkland on the Hudson River, connections to multiple transit options, retail, restaurants and bars.

This high-design campus will benefit from 21st-century infrastructure, lightning-fast broadband, and convenient connections to its neighbours, including Liberty State Park, Liberty Science Centre and Scitech Scity (which will be home to a large conference centre, co-working spaces, and more).

Buildings will be designed to high standards of sustainability. Image: Ennead Architects

"We have worked to establish Jersey City as a sought-after destination for innovation, science and technology, igniting an untapped economic engine that is attracting jobs and countless other opportunities for our community," added Steven Fulop, mayor of Jersey City.

"The Cove is an exciting addition to Jersey City on this front, and, coupled with neighbouring SciTech Scity, will further strengthen Jersey City and the entire State of New Jersey as a leader in scientific and technological innovation."

Designed to leverage reclamation, renewal, and resiliency, Cove JC sits on a remediated brownfield. The site will be transformed from a polluted industrial waterfront into a thriving public asset that will help protect the shoreline from impacts of climate change. Combined sewer stormwater will be diverted from the harbour, stored, and treated.

"We have worked to establish Jersey City as a sought-after destination for innovation, science and technology, igniting an untapped economic engine that is attracting jobs and countless other opportunities for our community"

A restored wetland habitat with full public access and eco-education loop will connect to the Hudson River Waterfront Walkway. The wetlands will offer a protective system providing natural water filtration, ample wildlife habitat and a natural buffer protecting the shoreline from flooding and storm surge events.

Cove JC could also be among the first regenerative state-of-the-art carbon neutral neighbourhoods. Planning has begun to explore the possibility of heating and cooling all buildings through combustion-free heat exchange technology that extracts energy from municipal wastewater.

Carbon reduction goals

Power could also be provided by solar or other renewable means. Abundant public transportation, dedicated electric vehicle parking, bike lanes and storage will provide residents and workers full mobility and further contribute to the project's aggressive carbon reduction goals. All buildings will be designed to extremely high standards of sustainability and resiliency.

Groundbreaking is slated for 2022 and the campus will be developed in multiple phases.

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Founded in 1997 and headquartered in New York City, Argent Ventures is a vertically integrated real estate investment and development firm.

H&R REIT is one of Canada's largest real estate investment trusts with total assets of approximately $13.3bn at 30 September 2020.

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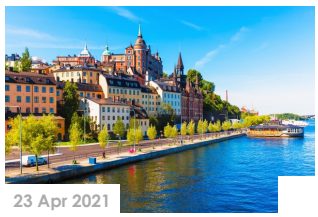

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