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LIBERTY SCIENCE CENTER SELECTS ALPINE RESIDENTIAL TO BUILD SCHOLARS VILLAGE AT SCITECH SCITY INNOVATION CAMPUS

State-of-The-Art Sustainable Housing in Jersey City for Entrepreneurs, Teachers, Students, Families, and Individuals Dedicated to Creating a Brighter Future Through Science

Jersey City, NJ – May 25, 2021: Liberty Science Center has selected Alpine Residential, a New York-based developer of residential housing nationwide, to create Scholars Village at SciTech Scity. Scholars Village is anticipated to consist of two state-of-the-art, sustainable 200,000-square-foot, 200-unit market-rate apartment buildings, as well as ground floor retail space and parking, for entrepreneurs, teachers, students, families, and individuals who want to be part of a community that is harnessing the power of science to create a better world.

SciTech Scity is the Center’s planned 30-acre “City of Tomorrow” that will launch and grow dozens of world-changing science and technology companies and reimagine public school science education. It will bring together entrepreneurs, scientists, academics, students, and other thinkers and doers who share renowned computer scientist Alan Kay’s prescription that “the best way to predict the future is to invent it.”

“The Scholars Village residential housing is essential to making SciTech Scity a 24/7 community, and we engaged a first-rate developer,” said Paul Hoffman, LSC President and CEO. “Alpine Residential shares our vision of invention and social impact and has deep knowledge of Jersey City. We are excited to be working with them, and look forward to getting started.”

Alpine Residential, which has significant experience in the Jersey City market, including 500 units in the Morris Canal Redevelopment Area adjacent to LSC, will incorporate innovative systems and sustainable technologies into Scholars Village. These may include greywater/stormwater recycling (integrated with the Center); solar energy collection and storage; AR and/or VR leasing and interior design; 3D printing set up in units; composting integrated into trash removal; smart HVAC/heating systems with ability for residents to monitor usage (with an awards program for the most energy-efficient tenants); upgraded package technology; managed Wi-Fi network throughout building; and EV charging stations.

The apartment units themselves will feature modern finishes and offer smart devices and conveniences to residents, which may include smart keyless entry locks, smart thermostats, doorbell cameras, voice and app-controlled lighting, speakers and window treatments, wireless charging built into countertops, and more. The residents at Scholars Village will be given the opportunity to test new products and services developed by the tech start-ups at SciTech Scity and other corporate partners.

Construction of Scholars Village is slated to begin in early 2022 and completion and grand opening set for mid 2024.

“We are extremely happy that LSC has chosen us as their residential developer at SciTech Scity, and we are honored that they have entrusted us with their vision and confidence to create Scholars Village.

We are excited to start and look forward to working with LSC and expanding our work in Jersey City and the LSC neighborhood,” said William Rosato of Alpine Residential, a venture comprised of Alpine Real Estate Group and Beachwold Residential, both of which are head-quartered in Manhattan, with management offices in Dallas, Texas and Jacksonville, Florida.

The announcement of the Scholars Village developer is the second significant milestone related to SciTech Scity in the past two months. In April, LSC received Jersey City and Hudson County approval for Liberty Science Center High School, a county-wide public magnet STEM academy that will be part of and operated by the Hudson County Schools of Technology. LSC also announced private funding for special programs for middle-school students in Jersey City and Hudson County who want to attend the new world-class high school but could use extra help getting their prerequisite skills (for example, math skills) up to the level needed for admission.

About SciTech Scity

SciTech Scity will be a “City of Tomorrow” where companies and researchers test — and residents and visitors experience — new high-tech products and services before they come to market.

In addition to Scholars Village and Liberty Science Center High School, the first phase of SciTech Scity includes the following new construction:

- **Edge Works:** An eight-story facility for innovation comprising two distinct hubs. **The Works** will house research and development labs, offices, and co-working areas for start-ups and entrepreneurs. The **Co-Creation Center** will be a state-of-the-art conference center and tech exhibition gallery.
- **Public Commons:** Five-acre outdoor park with activations that encourage exploration, creativity, collaboration, and innovation. An events plaza for concerts, farmers markets, art exhibitions, and food-truck festivals.

SciTech Scity is scheduled to open in late 2023.

About Liberty Science Center

Liberty Science Center ([LSC.org](https://www.lsc.org)) is a 300,000-square-foot, not-for-profit learning center located in Liberty State Park on the Jersey City bank of the Hudson near the Statue of Liberty. Dedicated to inspiring the next generation of scientists and engineers and bringing the power, promise, and pure fun of science and technology to learners of all ages, Liberty Science Center houses the largest planetarium in the Western Hemisphere, 12 museum exhibition halls, a live animal collection with 110 species, giant aquariums, a 3D theater, live simulcast surgeries, a tornado-force wind simulator, K-12 classrooms and labs, and teacher-development programs. Before Covid, more than 250,000 students visited the Science Center each year, and tens of thousands more participated in the Center’s off-site and online programs. Welcoming more than 750,000 visitors annually, LSC is the largest interactive science center in the NYC-NJ metropolitan area.

About Alpine Residential

Alpine Residential is a venture comprised of Alpine Real Estate Group and Beachwold Residential that are both headquartered in the same offices in Manhattan, with the management offices in Dallas, Texas, and Jacksonville, Florida. The principals of Alpine Real Estate Group ([alpine-re.com](https://www.alpine-re.com)) are Todd Scheffler and William Rosato. They have developed over 2,000 residential units, over 500,000 square feet of retail, parks and open space, and over 900,000 square feet of industrial and office: in excess of

\$2.0 billion in development over the last 30 years for large institutions including Tarragon (NASDAQ), Lennar (NYSE) and Catellus/TPG (a \$70 billion private equity firm).

Beachwold (beachwold.com) and its principals have built, owned, and managed multifamily properties for 40 years. Beachwold controls 57 properties and 15,000 multi-family units in Connecticut, Texas, Florida, Georgia, Virginia, Maryland, New Jersey, and Tennessee. The principals of Beachwold are Bill Friedman and Gideon Friedman.

The principals in Alpine Real Estate Group and Beachwold have been working together, in different capacities, for over 20 years, since January 2000.

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