

PRINCETON NURSERIES

General Development Plan

Township of Plainsboro
Planning Board

September 21, 2020

EXHIBIT A-1

INTRODUCTION

Richard S. Goldman, Esq.

Faegre Drinker Biddle & Reath LLP

The Trustees of Princeton University are seeking approval of a **General Development Plan** for the Princeton Nurseries site.

- Block 102, Lots 5 & 6 and Block 106, Lot 1
- ±109-acre tract within Princeton Forrestal Center in the northwestern portion of Plainsboro Township
- Located in PMUD Planned Unit Development Zone
- Designated “Integrated Mixed-Use Neighborhood Development” on the PMUD Use Location Map

SITE TIMELINE

Richard S. Goldman, Esq.

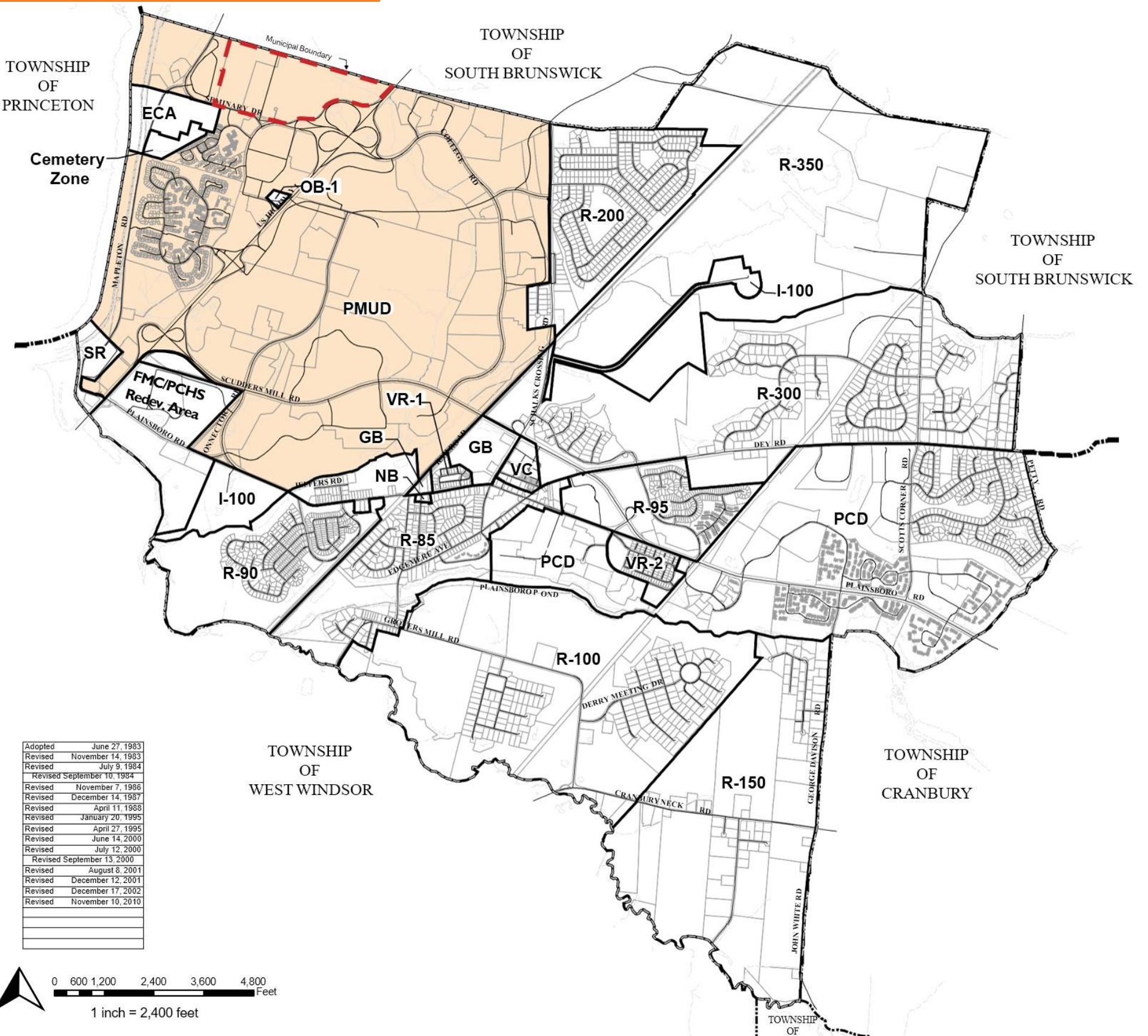
- **June 1999:** Prior GDP for Princeton Forrestal Center approved:
 - Allowed 2 million S.F. of commercial development (corporate office with max. 100k S.F. retail) + 221 residential units on Princeton Nurseries site
- **August 2019:** Vested GDP rights expired; 220 residential units constructed at Barclay Square & remainder of Nurseries site remains unbuilt
- **October 2019:** Princeton Forrestal Campus GDP approval
- **December 2019:** Planning Board adopts Master Plan Amendment recommending PMUD Zone to permit an **Integrated Mixed-Use Neighborhood Development**
- **March 2020:** Township Committee adopts Zoning Amendments as recommended by Planning Board
- **August 2020:** Princeton University applies for new GDP approval for Nurseries site in accordance with zoning and presents to the Planning Board's Master Plan Subcommittee

ZONING – PMUD

Curt Emmich

Picus Associates

General Manager, Princeton Forrestal Center



Township of PLAINSBORO

Middlesex County, New Jersey

ZONING MAP

- R-85 - Medium Density Residential
- R-90 - Planned Medium Density Residential
- R-95 - Planned Medium Density Residential
- R-100 - Rural Residential
- R-150 - Rural Residential
- R-200 - Low Density Residential
- R-300 - Low Density Residential
- R-350 - Low Density Residential
- VR-1 - Village Residential I
- VR-2 - Village Residential II
- VC - Village Center
- SR - Service Residential
- NB - Neighborhood Business
- GB - General Business
- OB-1 - Office Business
- ECA - Educational and Cultural Arts
- I-100 - Limited Industrial
- PCD - Planned Unit Development
- PMUD - Planned Unit Development

Cemetery Zone

PRINCETON NURSERIES

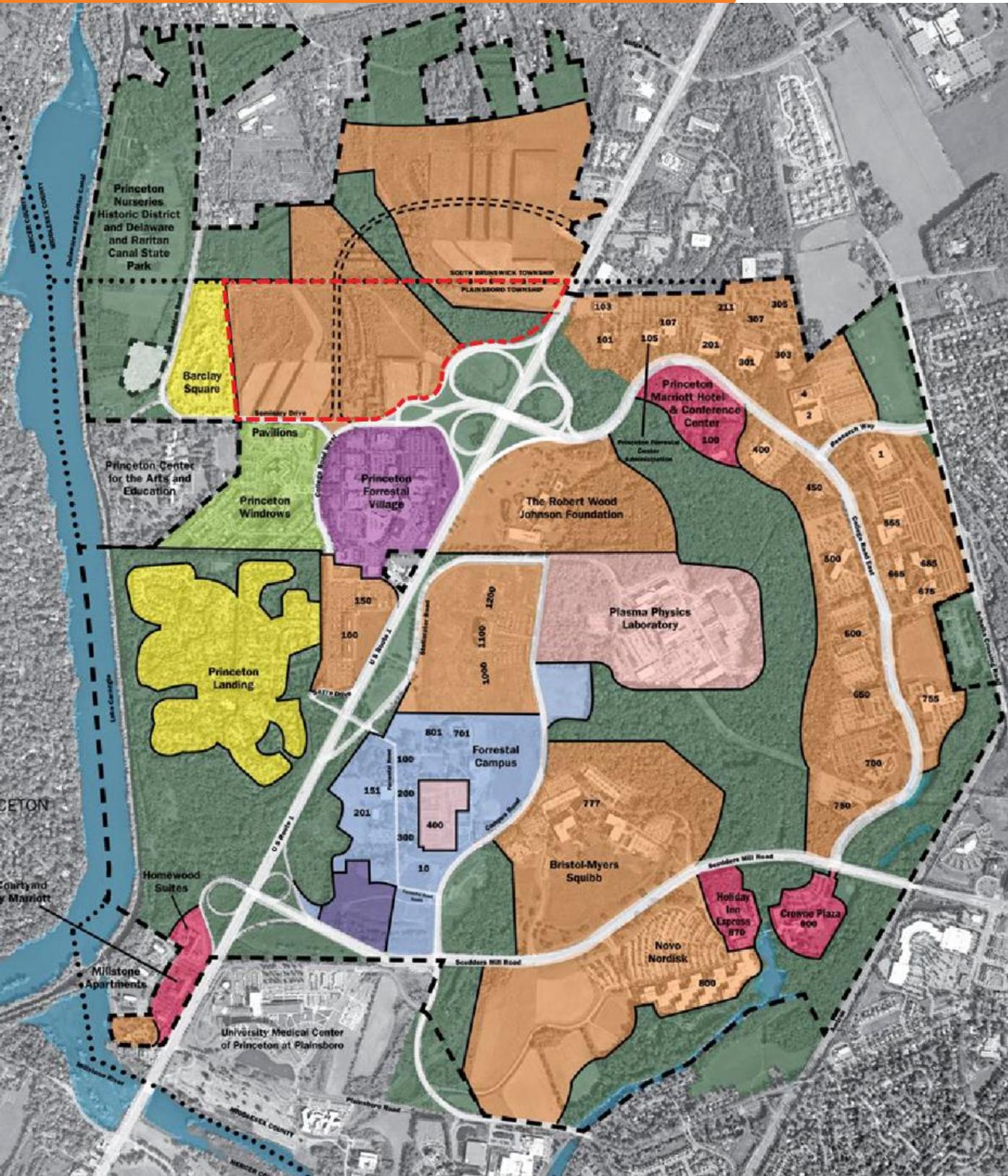


Prepared By:
David J. Samuel, P.E.
Township Engineer

SUBJECT PROPERTY

Curt Emmich





Building upon 40 years of success at Princeton Forrestal Center, Princeton University's Corporate Office and Research Campus.

- 2,200 acres within Plainsboro & South Brunswick Townships
- Plainsboro lands include:
 - 1,804 acres
 - 10+ million square feet of built development
 - 225+ companies & organizations with \pm 15,000 employees
 - \$7.3 billion economic impact
 - Over 500 acres of managed open space
- Princeton Nurseries site (\pm 109 acres) represents major remaining undeveloped tract in Princeton Forrestal Center.

PROJECT TEAM

Curt Emmich

▪ Princeton University	Owner
▪ Picus Associates	Land Manager
▪ Elkus Manfredi Architects	Master Plan Design Lead
▪ Streetsense	Retail Planning
▪ Derck & Edson	Residential Planning
▪ Dumont Janks	Landscape Architects
▪ Van Note-Harvey	Civil Engineering, Wetlands & Environmental
▪ Ransom Environmental	Environmental Consulting
▪ Langan Engineering	Traffic Engineering
▪ HR&A Advisors	Market & Case Studies, Development Advisors
▪ Jeffrey Green Associates	Market Studies
▪ Hoffman Group	Market Studies
▪ Phillips Preiss Grygiel Leheny Hughes LLC	Professional Planner
▪ Faegre Drinker Biddle & Reath	Attorneys at Law

PRINCETON NURSERIES VISION

David P. Manfredi, FAIA, LEED AP

Elkus Manfredi Architects

Master Plan Design Lead

A walkable and pedestrian-friendly mixed-use development, curated through thoughtful planning & design to create a high-quality environment and foster a sense of place.



GUIDING CORE PRINCIPLES

David P. Manfredi, FAIA, LEED AP

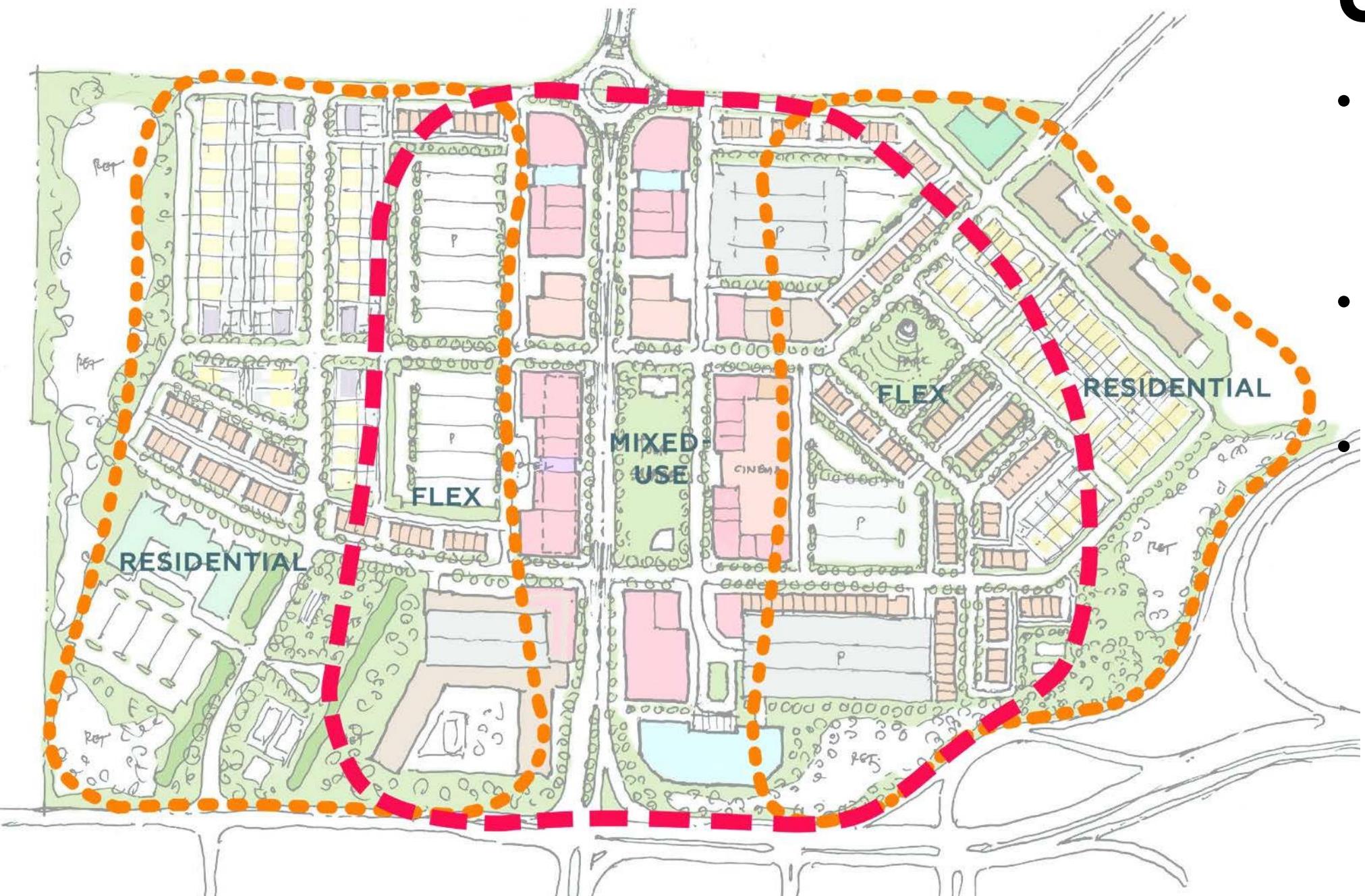


Guiding Core Principles developed in collaboration with the Township:

- **Main Street**
- **Civic Space**
- **Street Walls/Public Realm**
- **Residential Neighborhood Orientation**
- **Strategic Open Spaces**
- **Parking Zones**
- **Two Crossings into South Brunswick**

Use Districts Concept

- Provides for context-sensitive development within existing conditions
 - Differentiated by location, allowable uses, physical form
- Exact boundaries to be determined at time of site plan approval



DESIGN GUIDELINES

David P. Manfredi, FAIA, LEED AP

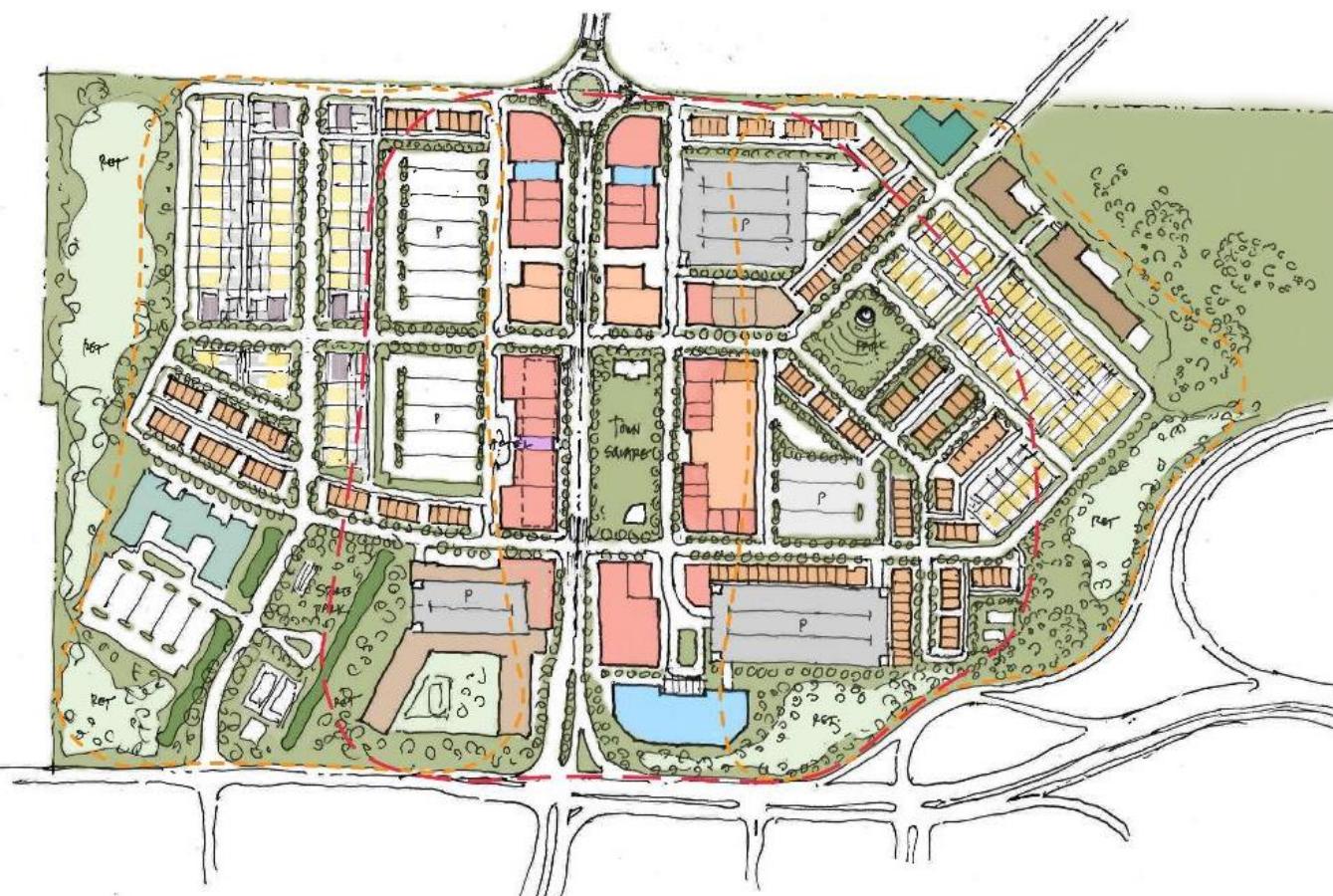


- Submitted as part of GDP application to guide all development in accordance with Vision & Guiding Core Principles
- Developed in collaboration with Township staff and consultants
- Provides details and examples of building typologies, architecture, circulation, open space, signage, et al.



ILLUSTRATIVE EXAMPLES

David P. Manfredi, FAIA, LEED AP



- Prepared in accordance with Zoning, Vision, Guiding Core Principles & Design Guidelines
- Other planning alternatives considered if designed in accordance with the above
- May consider variations to the orientation, location, design of development blocks, street network & hierarchy, land uses, parking, stormwater management



General Development Plan approval is requested to realize this vision.

A General Development Plan allows the Planning Board to approve large-scale planned development.

- Authorized by the Municipal Land Use Law at N.J.S.A 40:55D-45.1 et seq. & the Township Code at Chapter 85, Article XVI
- Extends vested rights up to 20 years to account for complex, multi-phased development that will require multiple site plan/subdivision applications and large-scale infrastructure improvements
- Requires specific contents per Township Code at §85-70.4
- Design Guidelines submitted as part of application
- Terms of approval set forth in Developer's Agreement

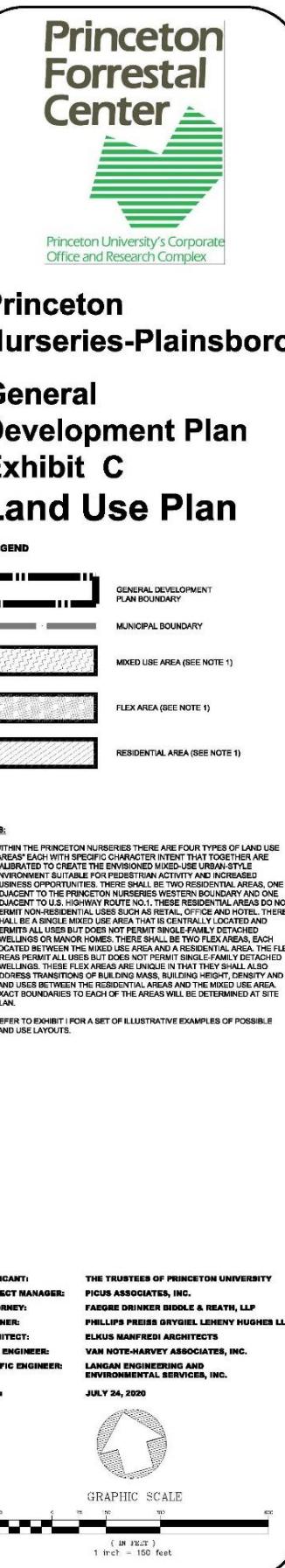
Components of a GDP Application

Specific Information is required per Township Code at §85-70 et seq.:

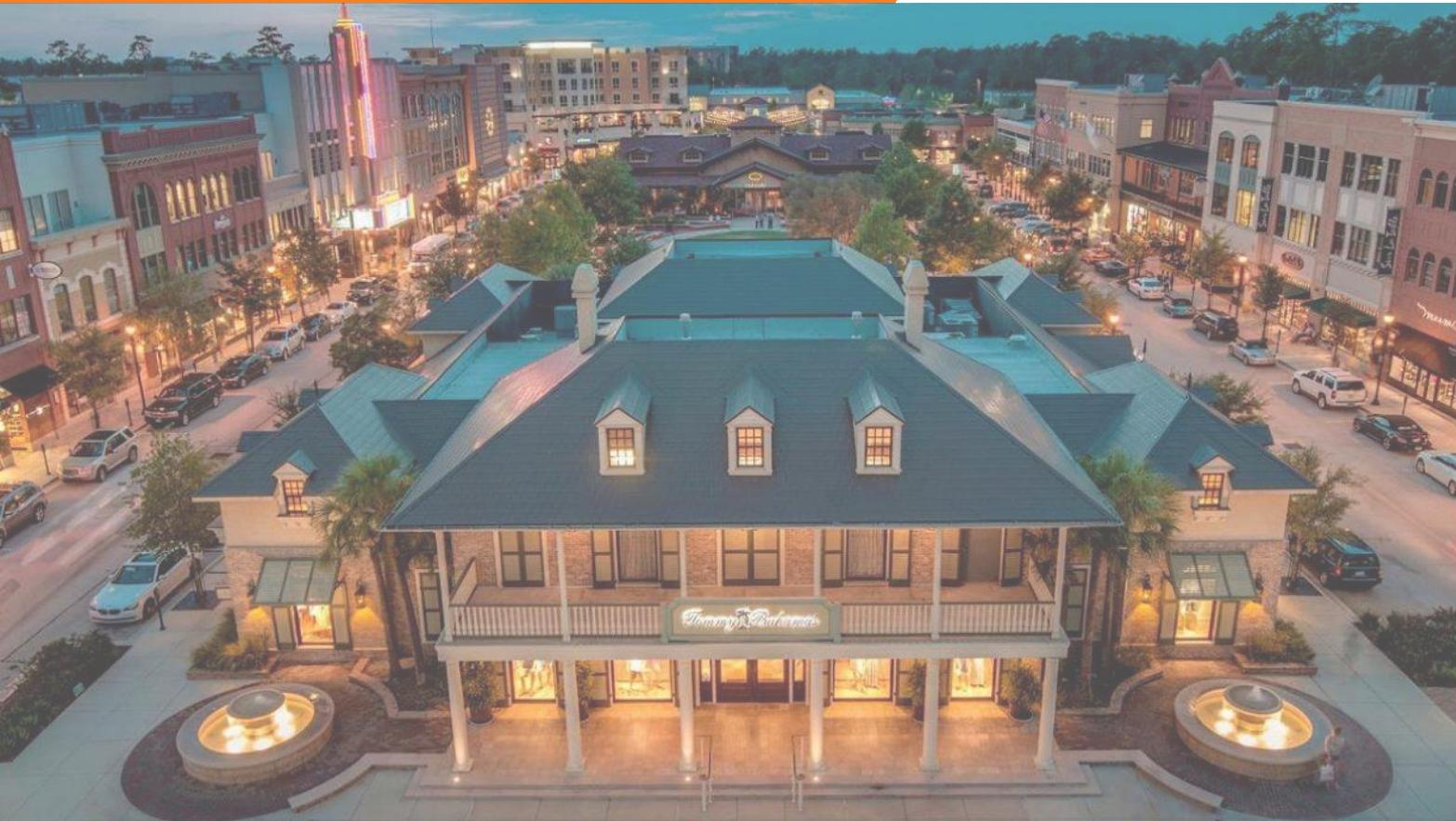
- General Land Use Plan
- Circulation Plan
- Open Space Plan
- Utility & Local Service Plan
- Stormwater Management Plan
- Environmental Inventory
- Community Facilities Plan
- Housing Plan
- Fiscal Impact Report
- Timing Schedule

GENERAL LAND USE PLAN

Kate Keller, AICP, PP



Non-Residential Baseline



605,000 square feet

Maximum non-residential floor area

220,000 square feet

Maximum office floor area

310,000 square feet

Maximum retail floor area

75,000 square feet / 125 Rooms

Maximum hotel use

Option to increase per §101-140C(2) of Township Code:
Planning Board may permit increase in maximum non-residential floor area at the time of site plan approval to 745k square feet (300k square feet office, 370k square feet retail, no change to hotel)



Residential Program

950 units

Maximum residential yield

750 units*

Maximum residential yield (non age-restricted), of which a maximum of *31 units* may be single-family detached dwellings

200 units

Maximum residential yield (age-restricted)

*12.7% set-aside provides **96 units** of affordable housing at maximum yield

Varied dwelling types to include...

- Townhouse
- Single-family
- Multi-family over retail
- Rental apartments
- Condominiums
- Manor house



Open Space

30 percent

Minimum Open Space set-aside

1 acre

Minimum size of central civic space

2 acres

Minimum aggregate area of neighborhood parks

Open Space Features:

- Civic space
- Neighborhood parks
- Pocket parks
- Linear parks
- Conservation areas



Off-Site Road Improvements

- College Road West & Seminary Drive
- Multi-purpose bike/walk paths
- Updated traffic agreement

Open Space

- Increase PFC open space to 560+ acres
- Serve residents, visitors, employees
- Connect to regional open space network

Transportation Opportunities

- Trial shuttle to Princeton Junction NJT
- Bike sharing
- Connect to existing bicycle infrastructure

FISCAL IMPACT ANALYSIS

Keenan Hughes, AICP, PP, CRE

Phillips Preiss

Professional Planner

Per §85-70.4J, **Fiscal Report** provides:

- Estimated new population and any anticipated impacts
- Analysis of resulting benefits to the Township in relation to anticipated cost generation.

Methodology & Results

- Evaluated impacts on budgetary finances of Township and School District
- Compared tax revenue generated by development to costs of services
- Used local data to project population and per capita costs
- Reviewed and deemed acceptable by Township's fiscal impact consultant
- Development yields an annual net fiscal benefit to the Township and School District at each phase of build-out

GDP EXHIBITS

Brian Perry, PE, CME, LEED AP

Van Note-Harvey

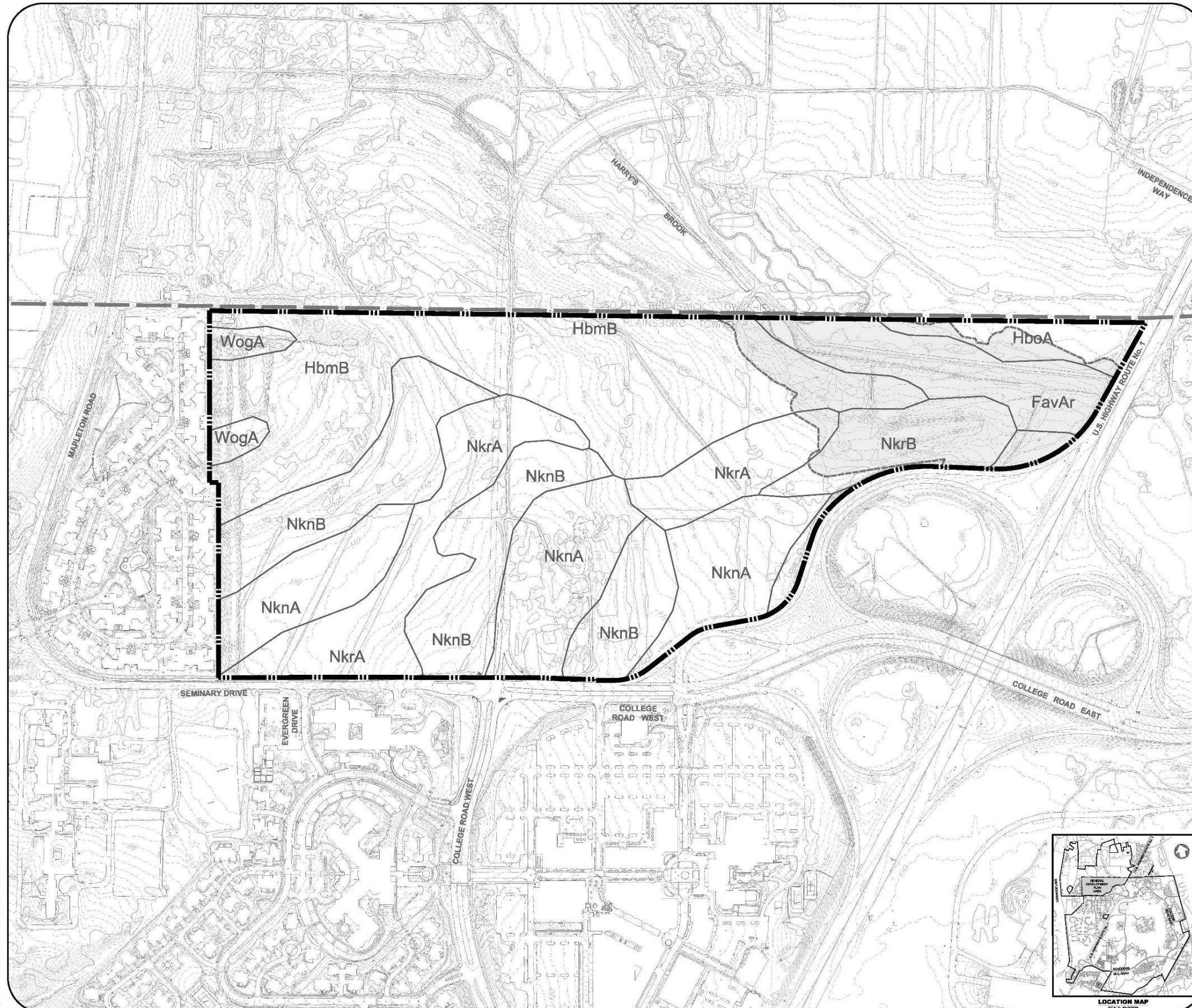
Civil Engineering

- Environmental Inventory
- Open Space Plan
- Utility & Local Service Plan
- Stormwater Management Plan
- Circulation Plan

Exhibits provide a high-level plan for the site, with details to be determined during site plan review process.

ENVIRONMENTAL INVENTORY

Brian Perry, PE, CME, LEED AP



Princeton Forrestal Center



Princeton University's Corporate Office and Research Complex

Princeton Nurseries-Plainsboro

General Development Plan Exhibit H

Environmental Inventory Plan

LEGEND

	GENERAL DEVELOPMENT PLAN BOUNDARY
	ENVIRONMENTAL CONSTRAINTS BOUNDARY (SEE NOTE 1)
	MUNICIPAL BOUNDARY
	SOILS BOUNDARY
	SOILS TYPE

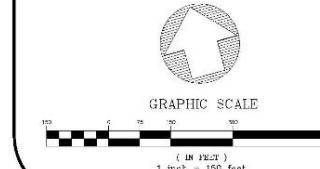
SOILS LEGEND:

SOIL	SOIL NAME
FAV	FALLINGTON BEDROCK SUBSTRATE VARIANT LOAM, 0 TO 2 PERCENT SLOPES
HbmB	HAMMONTON LOAMY SAND, 0 TO 5 PERCENT SLOPES
NkrA	NIXON LOAM, 0 TO 2 PERCENT SLOPES
NkrB	NIXON LOAM, 2 TO 5 PERCENT SLOPES
NkrA	NIXON MODERATELY WELL DRAINED VARIANT LOAM, 0 TO 2 PERCENT SLOPES
WogA	WOODSTOWN LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN COASTAL PLAIN

NOTES:

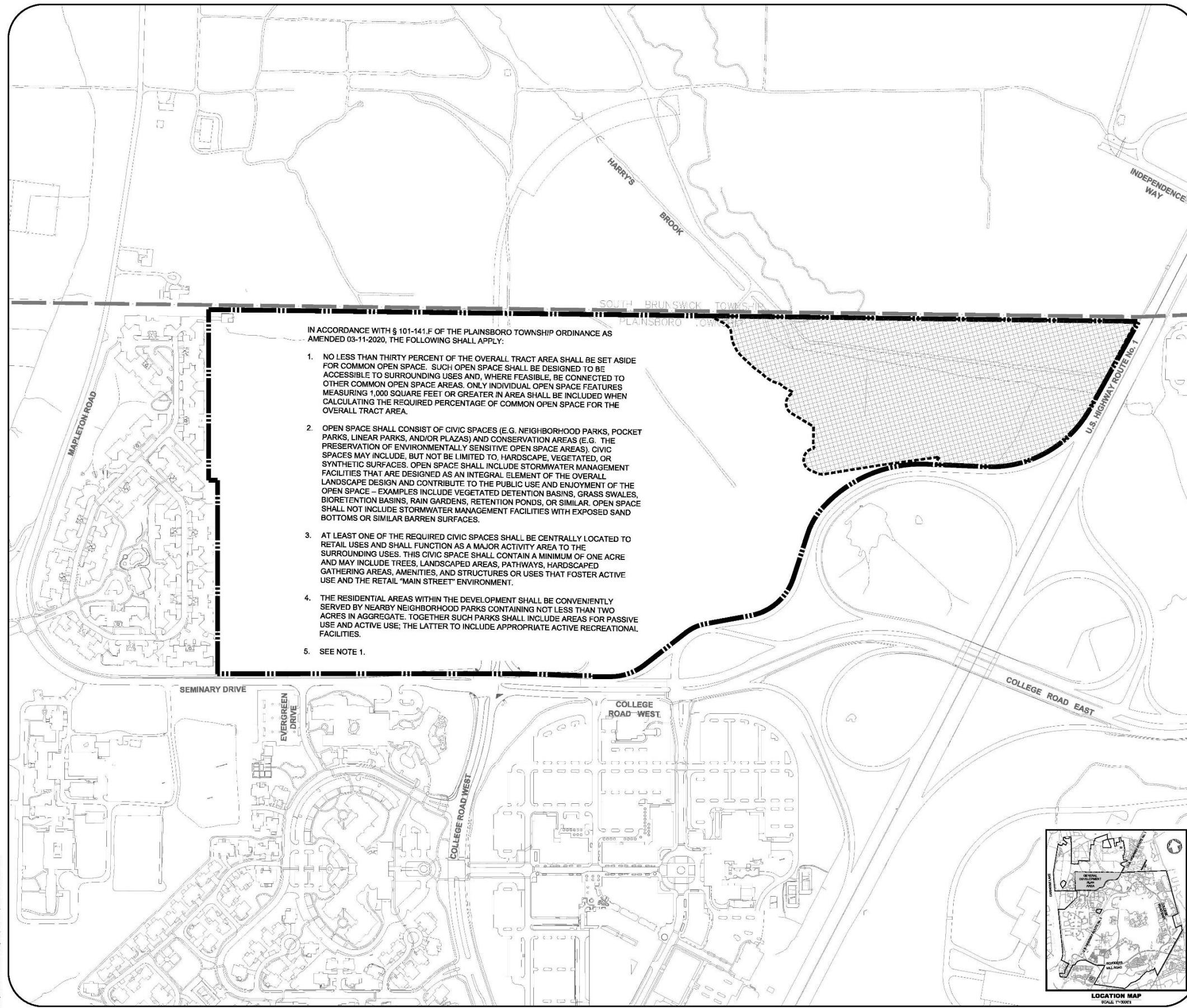
1. ENVIRONMENTAL CONSTRAINTS BOUNDARY INCLUSIVE OF FRESHWATER WETLANDS, WETLAND TRANSITION AREAS, RIPARIAN ZONE, 100-YR FLOODPLAIN, NEW JERSEY FLOOD HAZARD AREA AND DELAWARE & RARITAN CANAL COMMISSION STREAM CORRIDOR BOUNDARIES.
2. ENVIRONMENTAL CONSTRAINTS BOUNDARIES ARE SUBJECT TO VERIFICATION DURING SITE PLAN OR REGULATORY REVIEW.

APPLICANT: THE TRUSTEES OF PRINCETON UNIVERSITY
PROJECT MANAGER: FICUS ASSOCIATES, INC.
ATTORNEY: FAEGRE DRINKER BIDDLE & REATH, LLP
PLANNER: PHILLIP PREISS GRYGIEL LENHENY HUGHES LLC
ARCHITECT: ELKUS MANFREDI ARCHITECTS
CIVIL ENGINEER: VAN NOTE-HARVEY ASSOCIATES, INC.
TRAFFIC ENGINEER: LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
DATE: JULY 24, 2020

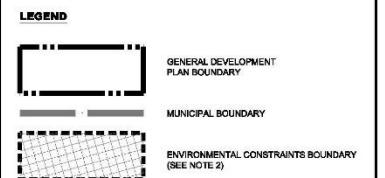


OPEN SPACE PLAN

Brian Perry, PE, CME, LEED AP

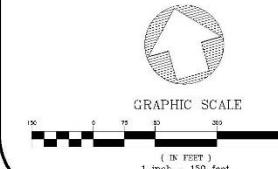


Princeton Nurseries-Plainsboro General Development Plan Exhibit E Open Space Plan



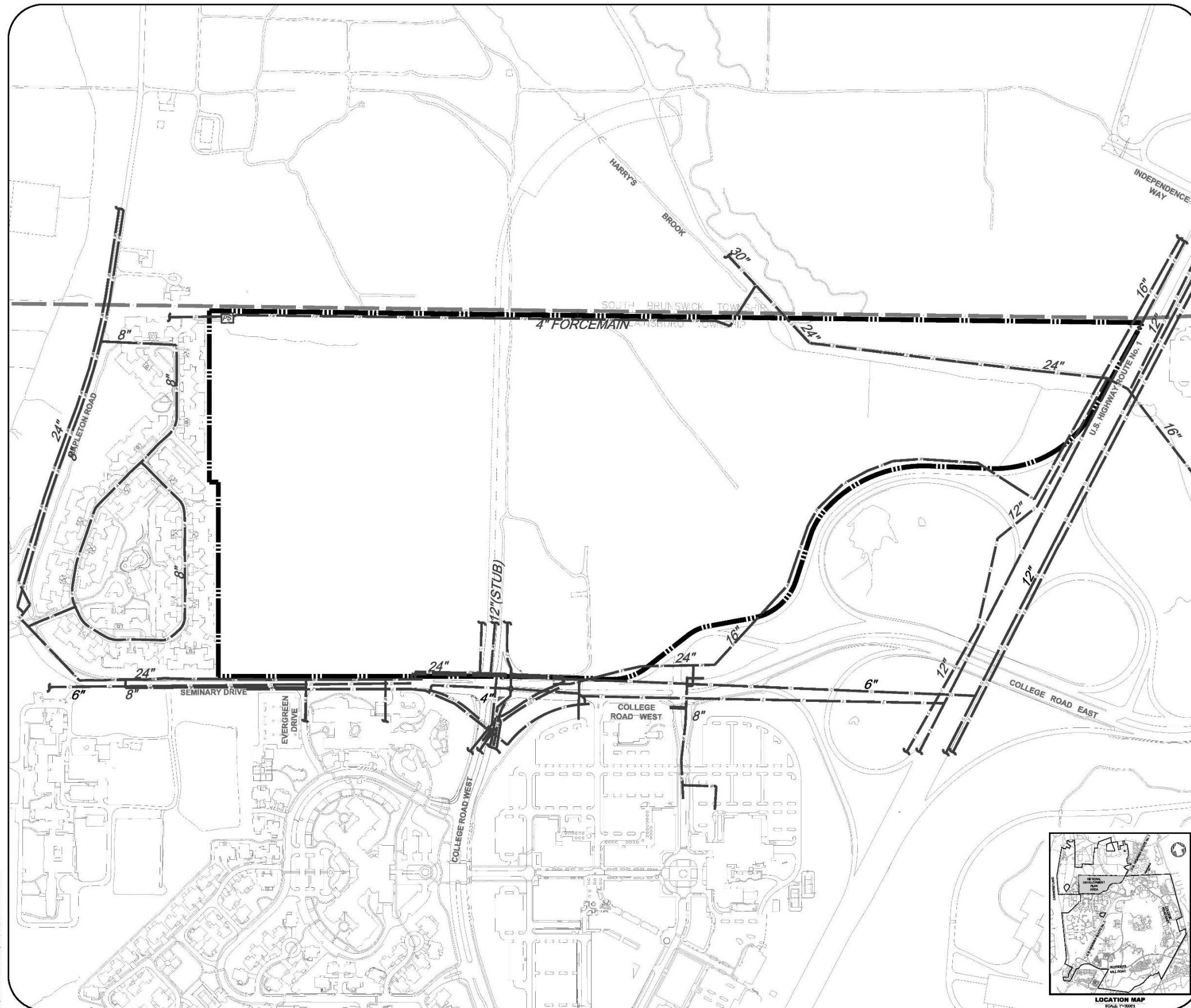
- NOTES:
1. REFER TO EXHIBIT I, FOR A SET OF ILLUSTRATIVE EXAMPLES OF POSSIBLE OPEN SPACE LAYOUTS.
 2. ENVIRONMENTAL CONSTRAINTS BOUNDARY IS INCLUSIVE OF FRESHWATER WETLANDS, WETLAND TRANSITION AREAS, RIPARIAN ZONE, FEMA FLOOD HAZARD AREAS AND FLOODWAYS, AND D&R CANAL COMMISSION STREAM CORRIDOR BOUNDARIES. ENVIRONMENTAL CONSTRAINTS BOUNDARIES ARE SUBJECT TO VERIFICATION DURING SITE PLAN OR REGULATORY REVIEW.

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TRAFFIC ENGINEER: LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
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UTILITY & LOCAL SERVICE PLAN

Brian Perry, PE, CME, LEED AP



Princeton Forrestal Center



Princeton University's Corporate Office and Research Complex

Princeton Nurseries-Plainsboro

General Development Plan Exhibit F

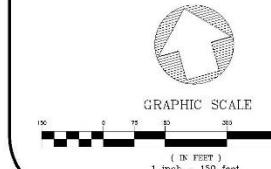
Utility Plan

LEGEND

	GENERAL DEVELOPMENT PLAN BOUNDARY
	MUNICIPAL BOUNDARY
	EXISTING TELEPHONE
	EXISTING WATER MAIN
	EXISTING GAS
	EXISTING ELECTRIC
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER FORCE MAIN
	EXISTING SANITARY SEWER PUMP STATION
	PIPE CONTINUATION

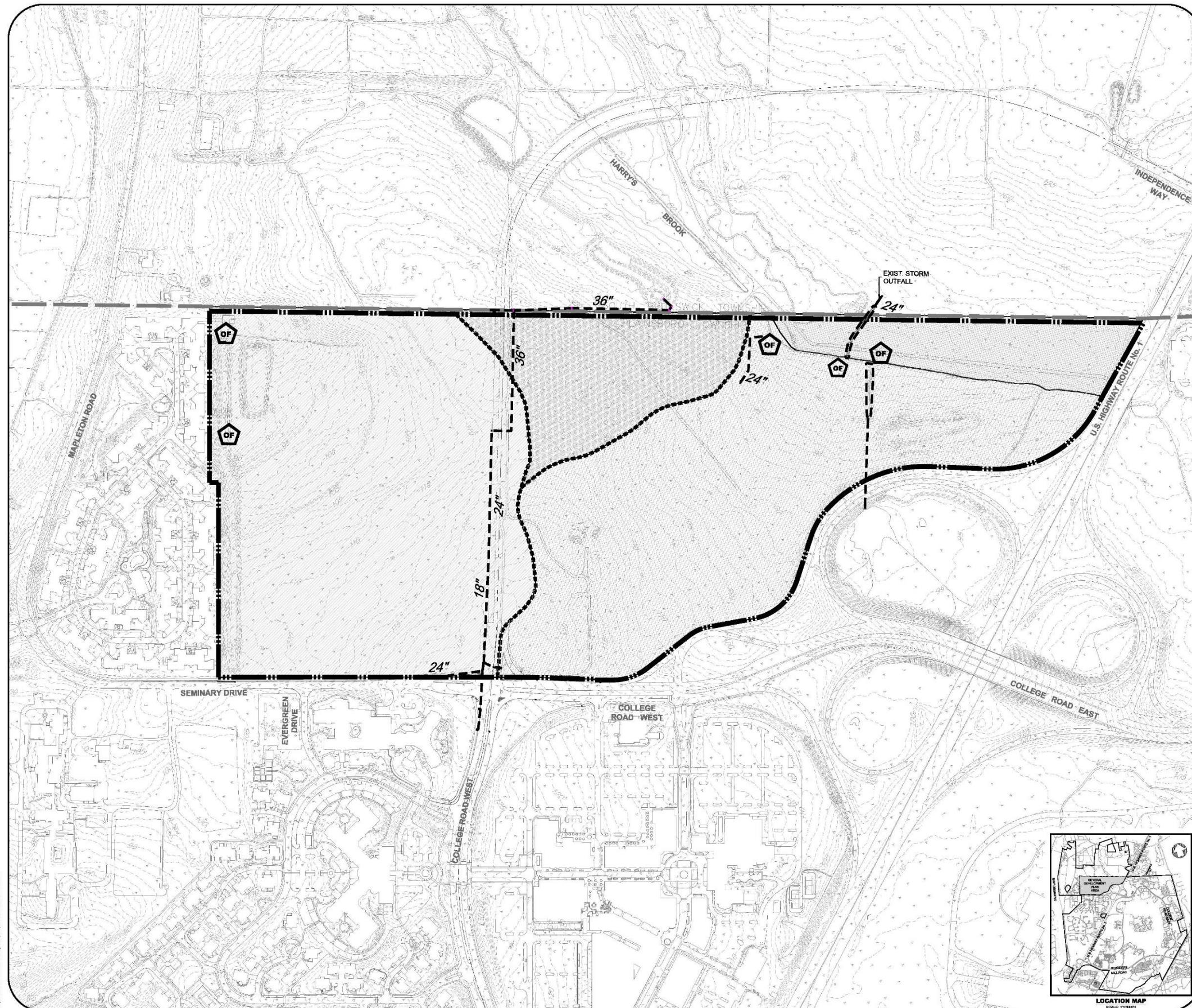
NOTE: ALL PIPE SIZES SHOWN HEREIN FOR UTILITIES ARE BASED UPON BEST AVAILABLE INFORMATION AT THE TIME OF THE GDP APPLICATION. ALL UTILITY MAIN/CONDUIT SYSTEM SIZES AND CAPACITIES SHALL BE VERIFIED AT TIME OF APPLICATION FOR INDIVIDUAL SITE PLAN APPROVAL.

APPLICANT: THE TRUSTEES OF PRINCETON UNIVERSITY
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CIVIL ENGINEER: VAN NOTE-HARVEY ASSOCIATES, INC.
TRAFFIC ENGINEER: LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
DATE: JULY 24, 2020



STORMWATER MANAGEMENT

Brian Perry, PE, CME, LEED AP



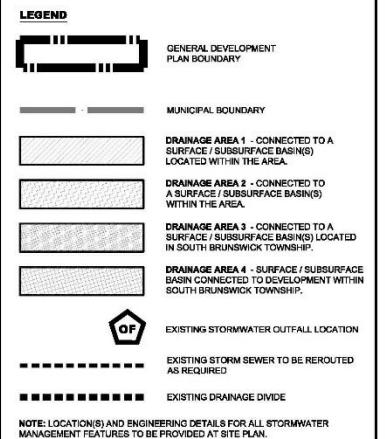
Princeton Forrestal Center



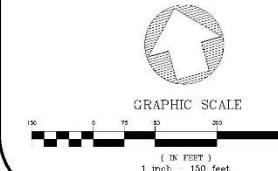
Princeton University's Corporate Office and Research Complex

Princeton Nurseries-Plainsboro

General Development Plan Exhibit G Stormwater Management Plan

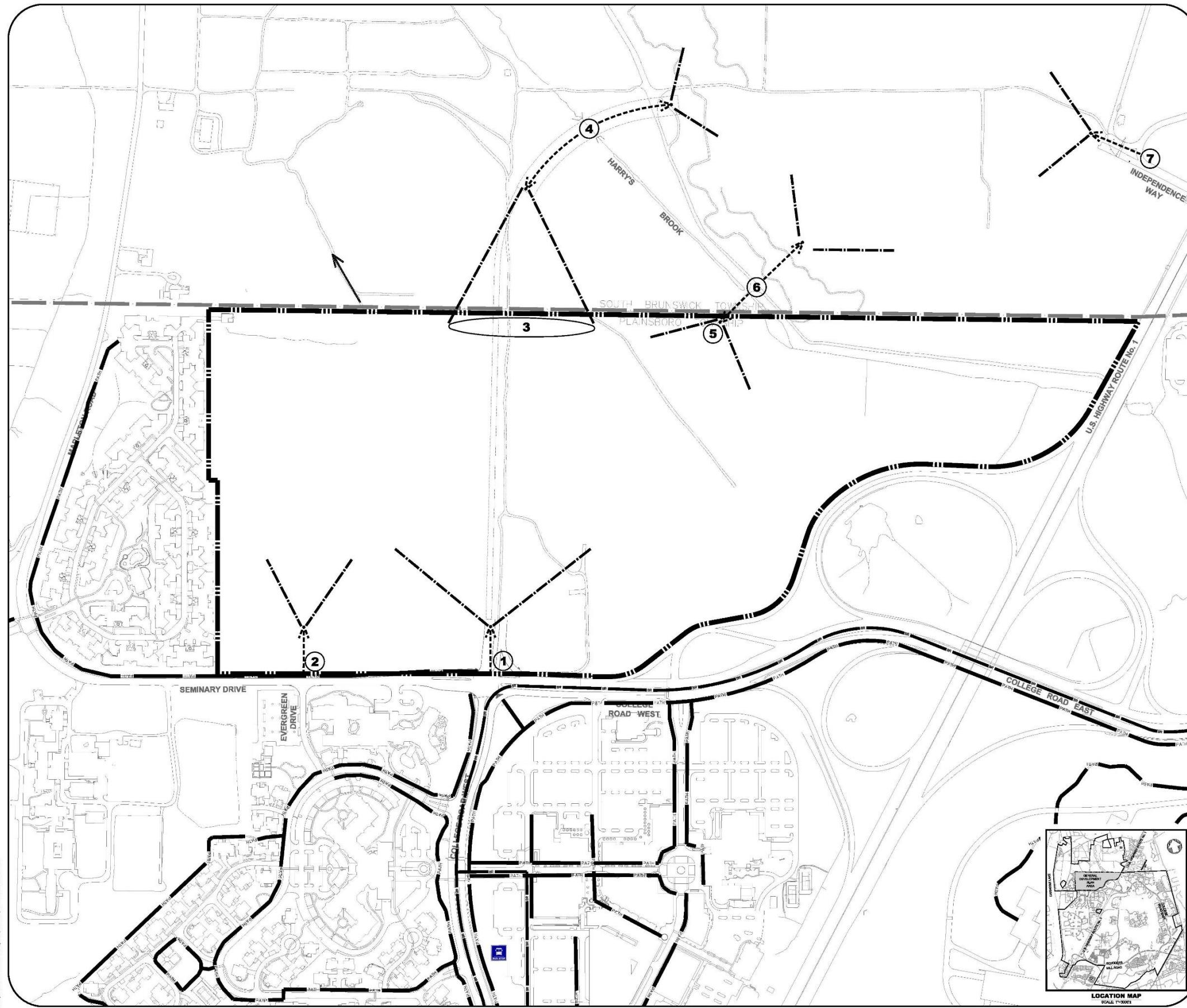


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DATE: JULY 24, 2020



CIRCULATION PLAN

Brian Perry, PE, CME, LEED AP



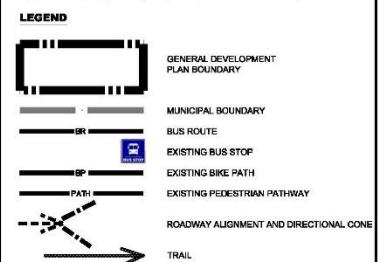
Princeton Forrestal Center



Princeton University's Corporate Office and Research Complex

Princeton Nurseries-Plainsboro

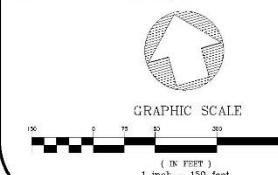
General Development Plan Exhibit D Circulation Plan



- KNOWN CONNECTIONS:**
1. PRIMARY (MAIN COMMERCIAL ROADWAY) TOWNSHIP ROADWAY CONNECTION (SEE NOTES 1 & 2)
 2. SECONDARY TOWNSHIP ROADWAY CONNECTION (SEE NOTE 2)
 3. PRIMARY (MAIN COMMERCIAL ROADWAY) SOUTH BRUNSWICK TOWNSHIP ROADWAY CONNECTION (SEE NOTE 2)
 4. SOUTH BRUNSWICK - PRIMARY CROSSING OF HARRY'S BROOK (SEE NOTE 1)
 5. SECONDARY SOUTH BRUNSWICK TOWNSHIP CONNECTION (SEE NOTE 2)
 6. SOUTH BRUNSWICK - SECONDARY CROSSING OF HARRY'S BROOK
 7. SOUTH BRUNSWICK CONNECTION TO U.S. ROUTE 1 (SEE NOTE 1)

- NOTES:**
1. BUILT.
 2. REFER TO 10-142.5.01 OF THE PLAINSBORO TOWNSHIP ORDINANCE AS AMENDED 05-11-2020 FOR ROADWAY AND PEDESTRIAN CIRCULATION REQUIREMENTS.
 3. REFER TO THE DESIGN GUIDELINES ATTACHED AS EXHIBIT F OF THIS GDP APPLICATION FOR ADDITIONAL GUIDANCE AND CONTEXT PERTAINING TO THE DEVELOPMENT OF THE STREET NETWORKS AND A STREET HIERARCHY.
 4. REFER TO 8-22 OF THE PLAINSBORO TOWNSHIP ORDINANCE AS AMENDED 05-12-2019 FOR SIDEWALK, WALKWAY, AND MULTI-USE PATHWAY REQUIREMENTS.
 5. REFER TO 8-22 OF THE PLAINSBORO TOWNSHIP ORDINANCE AS AMENDED 05-12-2019 FOR SIDEWALK, WALKWAY, AND MULTI-USE PATHWAY REQUIREMENTS.
 6. REFER TO EXHIBIT I FOR A SET OF ILLUSTRATIVE EXAMPLES OF POSSIBLE CIRCULATION NETWORK LAYOUTS.

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CIVIL ENGINEER: VAN NOTE-HARVEY ASSOCIATES, INC.
TRAFFIC ENGINEER: LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
DATE: JULY 24, 2020



CIRCULATION PLAN

Karl Pehnke, PE, PTOE

Langan

Traffic Engineering

- Traffic Impact Study
- Existing public roadway improvements completed by Applicant
- Parking in accordance with §101-143 of the Township Code
- Updates to prior Traffic Agreement

PROJECT SUMMARY

David P. Manfredi, FAIA, LEED AP



© ELKUS MANFREDI ARCHITECTS

PROJECT SUMMARY

David P. Manfredi, FAIA, LEED AP



© ELKUS MANFREDI ARCHITECTS

Revised Phasing Schedule

The intent of the Princeton Nurseries development is the creation of a highly amenitized walkable neighborhood that is anchored by a commercial main-street destination retail environment inclusive of vertically and horizontally mixed-uses. This new neighborhood will support a diverse range of shopping opportunities, modern innovative-collaborative office spaces, dining and entertainment options, integrated and activated open space, new and varied housing choices, including affordable housing, and vibrant gathering places for events. To achieve this environment, the following phasing will be followed after the initial site plan approval:

- ❖ **Initial Phase** – Forecasted build-out 1 to 3 years (following first Certificate of Occupancy). The project's intent will be met during the Initial Phase by development of both residential and non-residential components which shall include: (i) a non-residential component consisting of a minimum of 100,000 square feet, of which a minimum of 50,000 square feet of retail shall adjoin the central civic square defined in §101-141.F.(3) of the Plainsboro Township Ordinance as amended March 11, 2020; and (ii) a residential component consisting of a minimum of 250 and a maximum of 450 non-age restricted units, which shall include 30 affordable units. The affordable units shall be provided in accordance with the provisions of Paragraph 7 of this 2020 Developer's Agreement for the Princeton Nurseries General Development Plan. The residential component may utilize any of the approved residential typologies. As part of the Initial Phase, no less than 60% of the linear street frontage of any development adjoining the central civic square shall consist of buildings with at least one upper floor of active uses whether residential and/or nonresidential uses. In addition, a minimum of 40% of the central civic square shall be constructed. Together, the non-residential component, residential component and partial construction of the central civic square represents the "Initial Phase Base Development Program". If during the forecasted build-out time period for the Initial Phase, the applicant pursues non-residential development (office, retail, hotel) in excess of the Initial Base Development Program, additional residential units would be permitted in a ratio to nonresidential development equivalent to the Initial Phase Base Development Program. Age-restricted residential units are exempt from the above Initial Phase development criteria and may occur at any time without restriction.

Revised Phasing Schedule (Cont.)

- ❖ **Second Phase** – Forecasted build-out 5 to 8 years following initial site plan approval. The Second Phase shall include completion of construction of the central civic square and development of residential and non-residential components, including: (i) a minimum of 150,000 square feet; and, (ii) a residential component consisting of a minimum of 200 and a maximum of 275 non-age restricted units, which shall include 28 affordable units, which shall be set aside as affordable units in accordance with the provisions of Paragraph 7 of this 2020 Developer's Agreement for the Princeton Nurseries General Development Plan. The residential component may utilize any of the approved typologies. Together, the non-residential component and residential component inclusive of the affordable units represents the “Second Phase Base Development Program”. Construction can commence at any time. If during the forecasted build-out time period for the Second Phase, the applicant pursues non-residential development (office, retail, hotel) in excess of the Second Phase Base Development Program, additional residential units would be permitted in a ratio to nonresidential development equivalent to the Second Phase Base Development Program. Age-restricted residential units are exempt from the above Second Phase development criteria and may occur at any time without restriction.
- ❖ **Final Phase** – Forecasted build-out 8 to 19 years following the initial site plan approval. The Final Phase of the project shall include any mix of residential and non-residential development to complete the project as approved by the Princeton Nurseries General Development Plan and subsequent site plan approvals, including a sufficient number of affordable units such that the total number of affordable units in the Project (all three phases) equals 12.7 percent of the total number of non-age restricted residential units in the Project in accordance with the provisions of Paragraph 7 of this 2020 Developer's Agreement for the Princeton Nurseries General Development Plan. Construction can commence at any time.

Revised Phasing Schedule

- Purpose of the integrated schedule is to promote the goal of vibrant mixed-use development.
- Clarified to provide a minimum number of residential units in each phase:
 - **First Phase:** Minimum of 250 non-age restricted units including 30 affordable housing units; 100,000 square feet of commercial development
 - **Second Phase:** Minimum of 200 non-age restricted residential units including 28 affordable housing units; 150,000 square feet of commercial development
 - **Third Phase:** Balance of the residential units (including affordable housing) and commercial development

Developer's Agreement

Binding agreement between Applicant and Township specifying the conditions of the GDP Approval, including:

- Allocations of Uses
- Densities & Maximum Floor Area
- Traffic Agreement & Infrastructure
- Affordable Housing Obligation
- Design Guidelines
- Phasing

Approvals Requested

- GDP setting forth conceptual framework for development, meeting all requirements of the Township Code
- 20-year vesting period due to complex nature of the proposed development and associated infrastructure
- Waiver from time requirements of §85-70.9(C) of the Township Code, where the first preliminary approval under this GDP may be permitted past the 5-year period following a GDP approval

PROJECT SUMMARY

Richard S. Goldman, Esq.

Thank you.