

# PRINCETON NURSERY

Proposed Mixed Use Development

JANUARY 29, 2024

RESTAURANT

RESTAURANT

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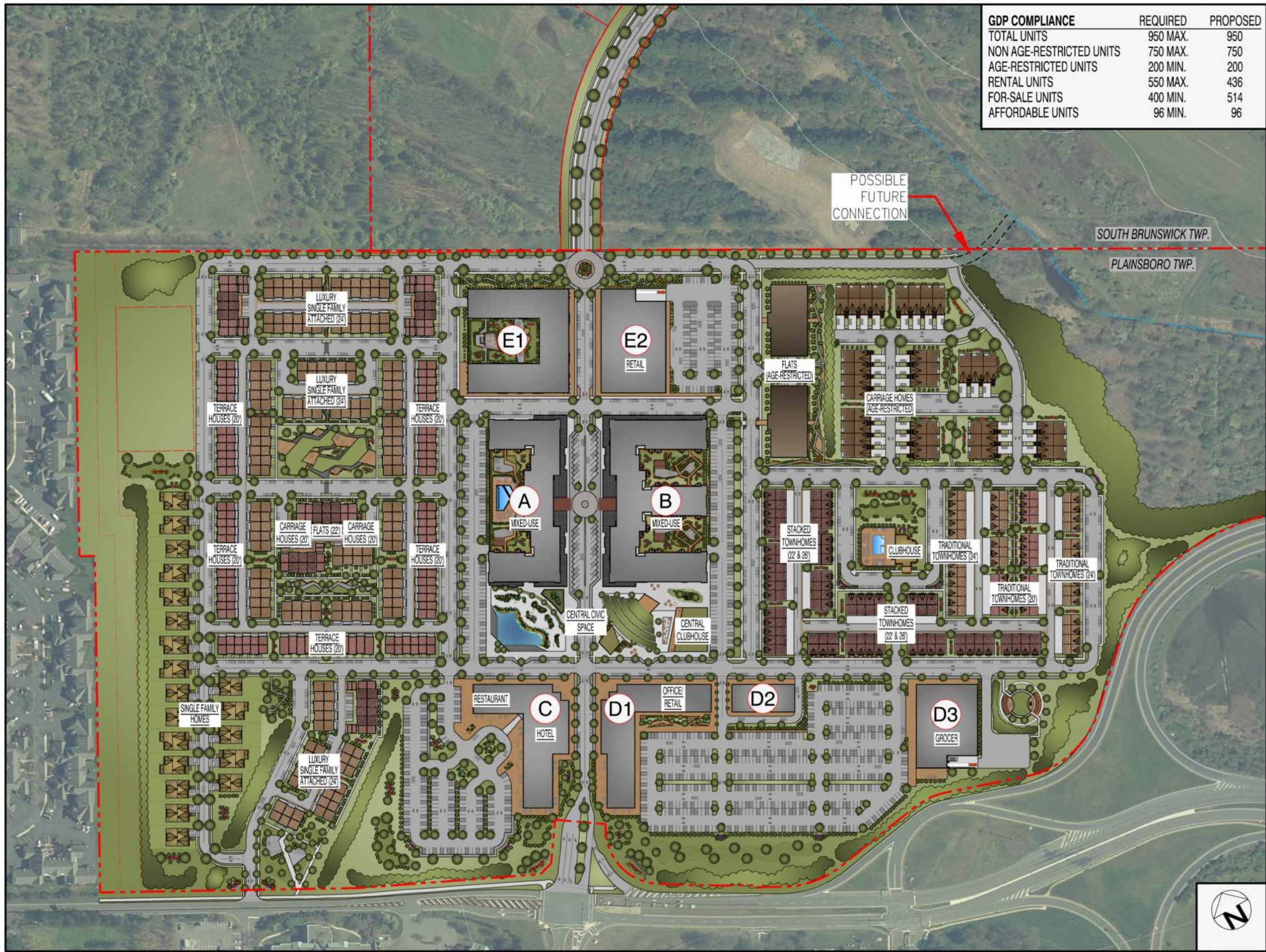
WOODMONT  
properties

R  
RUSSO  
DEVELOPMENT

VISION  
Real Estate Partners

APPENDIX 1





GDP COMPLIANCE	REQUIRED	PROPOSED
TOTAL UNITS	950 MAX.	950
NON AGE-RESTRICTED UNITS	750 MAX.	750
AGE-RESTRICTED UNITS	200 MIN.	200
RENTAL UNITS	550 MAX.	436
FOR-SALE UNITS	400 MIN.	514
AFFORDABLE UNITS	96 MIN.	96

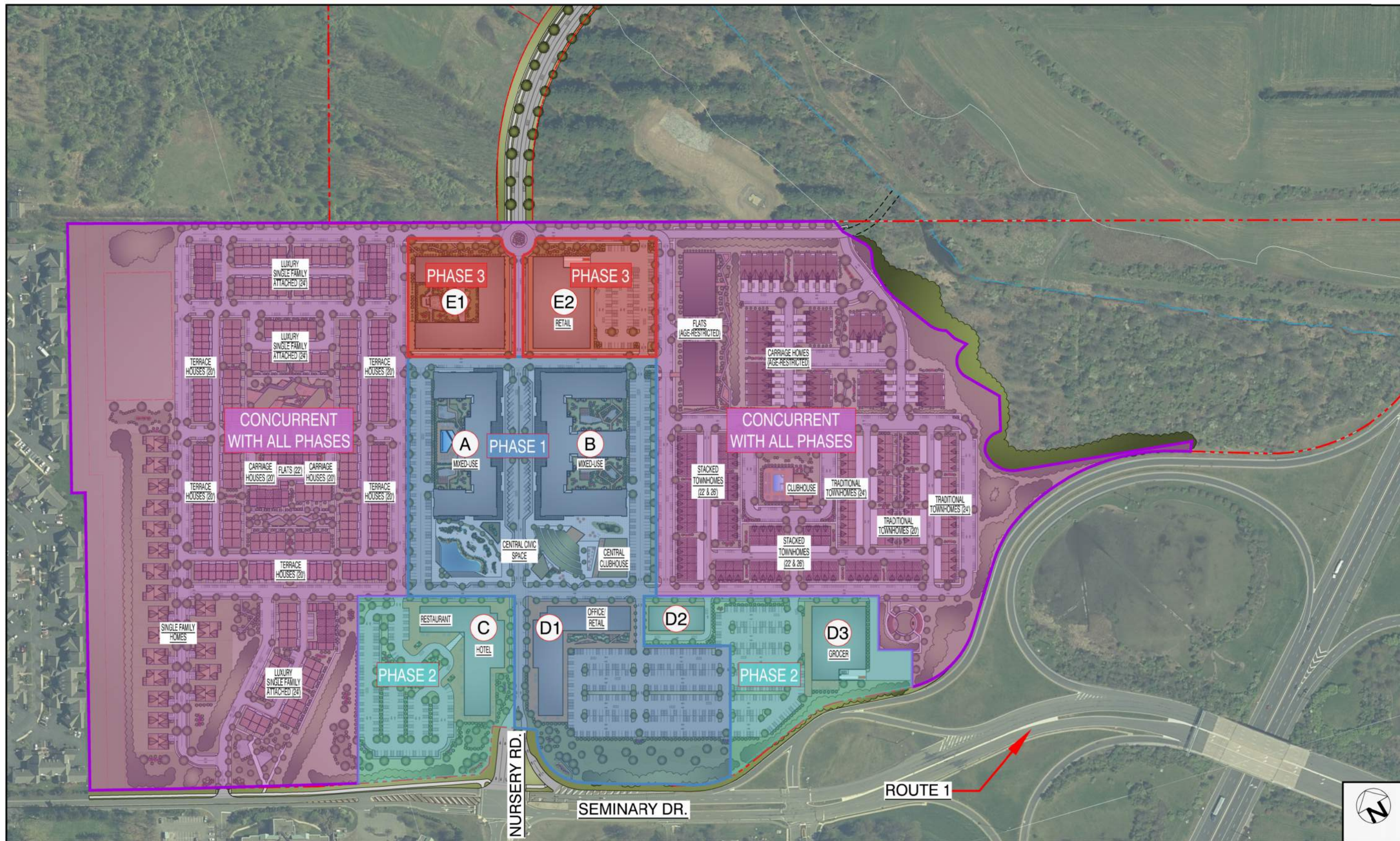
PROJECT DATA	
PROPERTY AREA: 4,724,744 S.F. 108.465 AC. BLOCK: 102 LOTS: 5 & 6 BLOCK: 106 LOT: 1	
RESIDENTIAL	
MULTI-FAMILY	
BLDG. "A" & "B" (MARKET-RATE)	295 UNITS
BLDG. "A" & "B" (AFFORDABLE)	44 UNITS
BLDG "E1" (AGE-RESTRICTED)	97 UNITS
TOTAL	436 UNITS
WEST SIDE	
LUXURY SINGLE FAMILY ATTACHED (24')	112 UNITS
TERRACE HOUSES (20')	74 UNITS
CARRIAGE HOUSES (20')	16 UNITS
FLATS (22') (AFFORDABLE)	32 UNITS
SINGLE FAMILY HOMES (FRONT LOADED)	20 UNITS
TOTAL	254 UNITS
EAST SIDE	
TRADITIONAL TOWNHOMES (20')	18 UNITS
TRADITIONAL TOWNHOMES (24')	33 UNITS
STACKED TOWNHOMES (26')	52 UNITS
STACKED TOWNHOMES (22')	34 UNITS
STACKED TOWNHOMES (22') (AFFORDABLE)	20 UNITS
FLATS (AGE-RESTRICTED)	72 UNITS
CARRIAGE HOMES (AGE-RESTRICTED)	31 UNITS
TOTAL	260 UNITS
TOTAL RESIDENTIAL UNITS	950 UNITS
TOTAL UNITS BY MARKET TYPE	
TOTAL MARKET RATE UNITS	654 UNITS
TOTAL AFFORDABLE UNITS	96 UNITS
TOTAL AGE-RESTRICTED UNITS	200 UNITS
NON-RESIDENTIAL	
RETAIL	
BUILDINGS "A" & "B"	52,770 S.F.
BUILDING "C"	6,660 S.F.
CLUBHOUSE	16,024 S.F.
BUILDING "D1"	36,504 S.F.
BUILDING "D2"	11,060 S.F.
BUILDING "D3" (GROCER)	30,000 S.F.
BUILDING "E1"	28,288 S.F.
BUILDING "E2"	40,000 S.F.
TOTAL RETAIL	221,306 S.F.
TOTAL WITH ADDITIONAL RETAIL 228,018 S.F. MIN. TO 246,148 S.F. MAX.*	
OFFICE - (BUILDING "D1")	73,008 S.F.
HOTEL - (BUILDING "C") (125 KEYS)	75,000 S.F.
*REFER TO A1.8 (BLOCK "E1" ALTERNATIVES) FOR OPPORTUNITIES FOR ADDITIONAL FUTURE POTENTIAL RETAIL	



PROPOSED MIXED-USE AT  
**PRINCETON NURSERIES**  
TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

CONCEPTUAL  
SITE PLAN  
**A1.1**  
Date: 1/29/24  
CSP 62





# PROPOSED MIXED-USE AT **PRINCETON NURSERIES**

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

PHASING  
 SITE PLAN  
**A1.2**

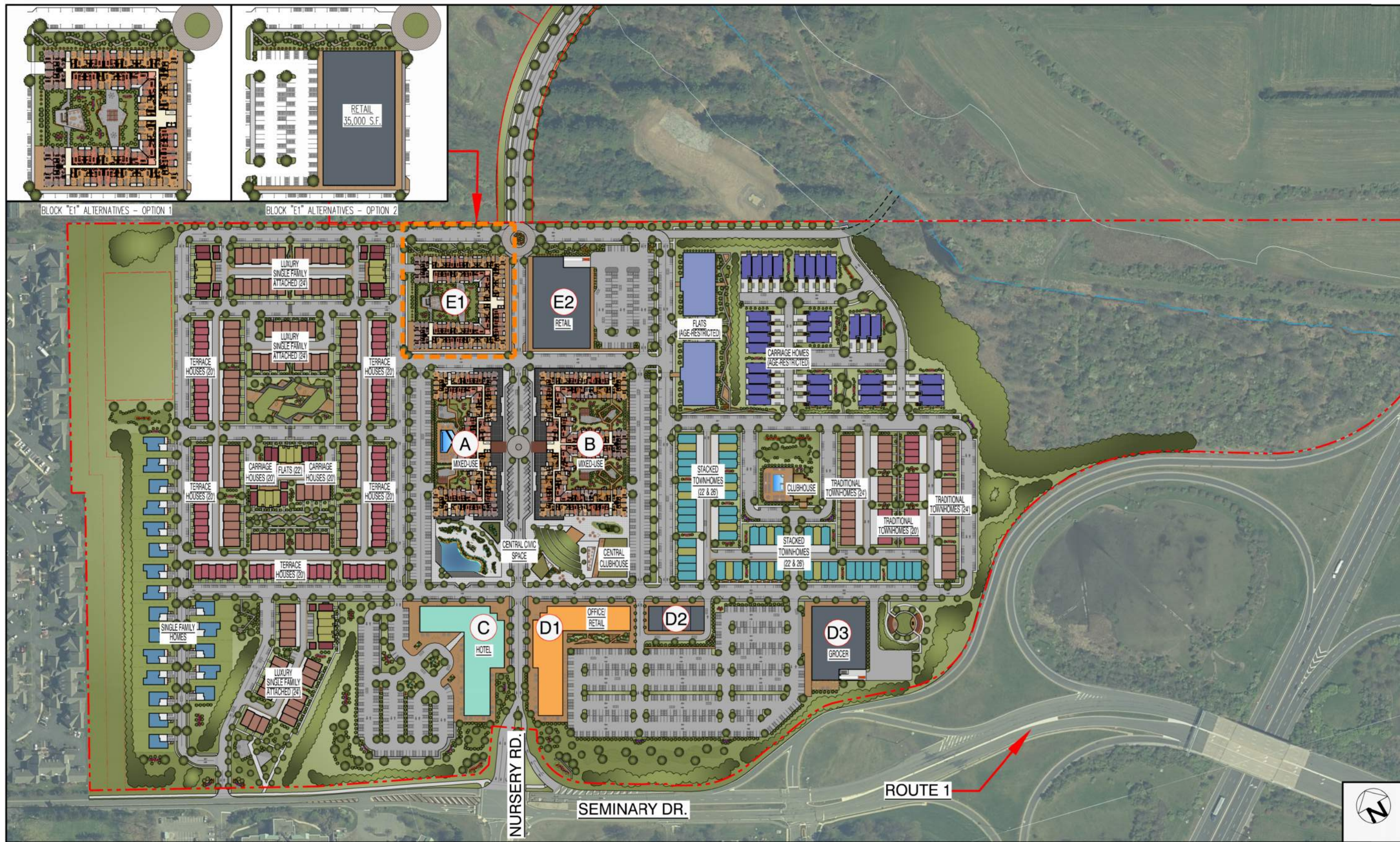
Date: 1/29/24

CSP 62









PROPOSED MIXED-USE AT  
**PRINCETON NURSERIES**

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

ABOVE GROUND  
FLOOR SITE PLAN  
**A1.4**

Date: 1/29/24

CSP 62





PARKING REQUIRED		
<b>BLOCK "A"</b>		
MULTI-FAMILY: R.S.I.S. X 138 UNITS		262 SPACES
RETAIL: 5.5 SPACES/ 1,000 S.F. X 25,420 S.F.		140 SPACES
<b>BLOCK "B"</b>		
MULTI-FAMILY: R.S.I.S. X 201 UNITS		360 SPACES
RETAIL: 5.5 SPACES/ 1,000 S.F. X 27,350 S.F.		151 SPACES
<b>BLOCK "C"</b>		
HOTEL: 1 SPACE/ KEY		125 SPACES
RESTAURANT: 5.5 SPACES/ 1,000 S.F. X 6,660 S.F.		37 SPACES
<b>BLOCK "D"</b>		
RETAIL: 5.5 SPACES/ 1,000 S.F. X 77,564 S.F.		427 SPACES
OFFICE: 2.5 SPACES/ 1,000 S.F. X 73,008 S.F.		183 SPACES
<b>BLOCK "E1"</b>		
AGE-RESTRICTED: R.S.I.S. X 97 UNITS		175 SPACES
RETAIL: 5.5 SPACES/ 1,000 S.F. X 28,288 S.F.		156 SPACES
<b>BLOCK "E2"</b>		
RETAIL: 5.5 SPACES/ 1,000 S.F. X 40,000 S.F.		220 SPACES
WEST RESIDENTIAL: R.S.I.S. X 254 UNITS		522 SPACES
EAST RESIDENTIAL: R.S.I.S. X 260 UNITS		533 SPACES
<b>TOTAL PARKING REQUIRED</b>		<b>3,291 SPACES</b>

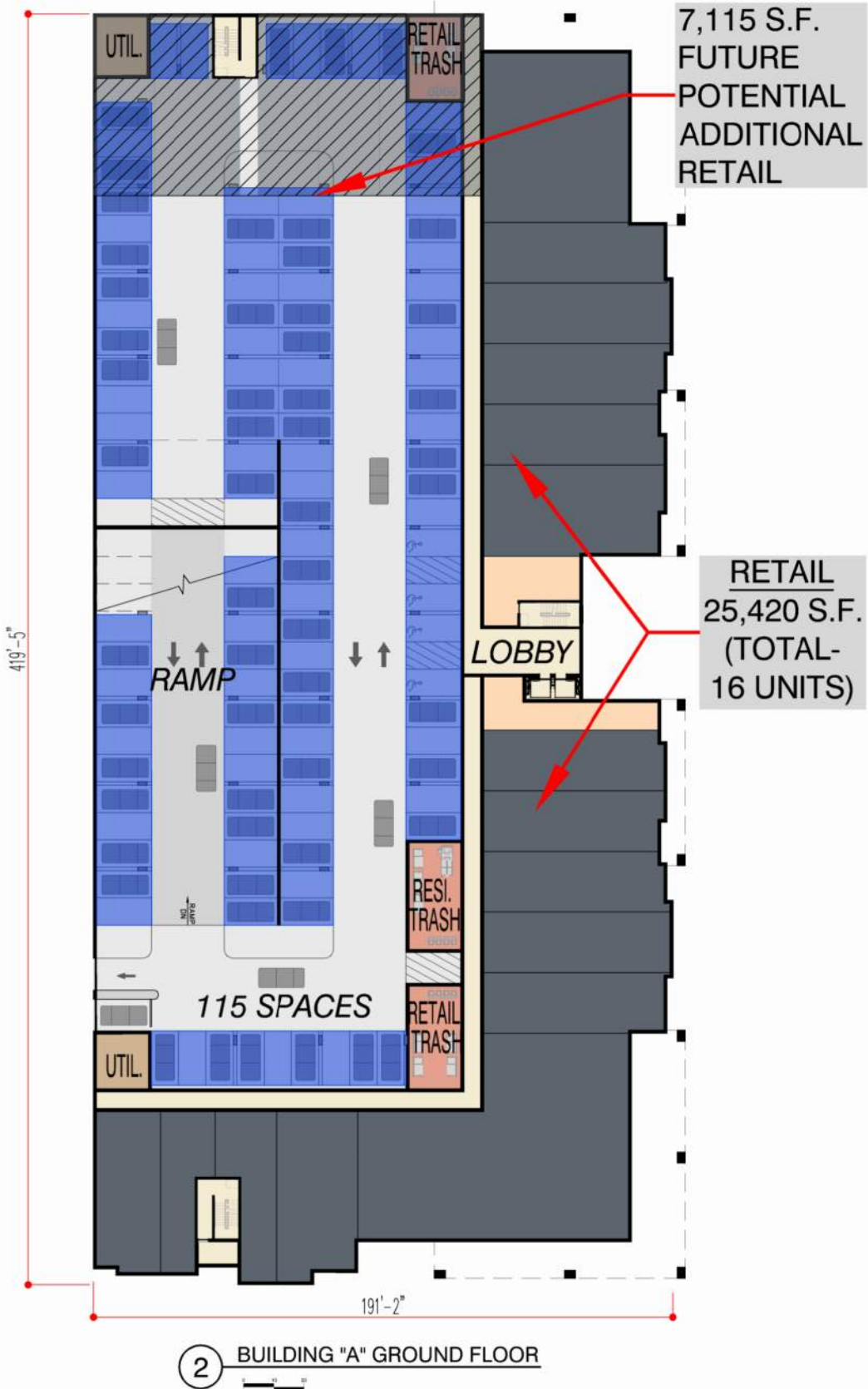
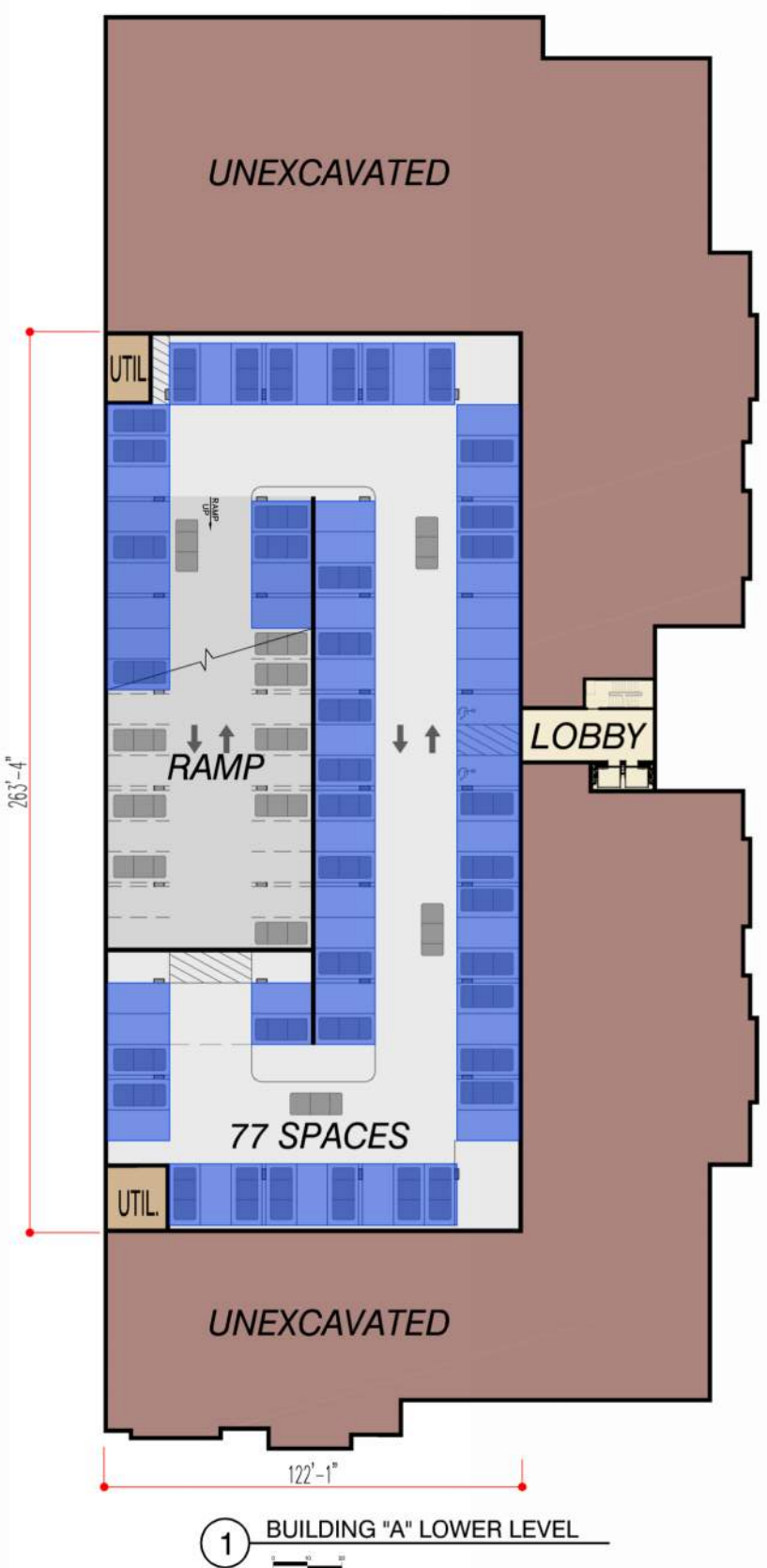
PARKING PROPOSED		
<b>BLOCK "A"</b>		
MULTI-FAMILY (COVERED)		
GROUND FLOOR		115 SPACES
LOWER LEVEL		77 SPACES
TOTAL		192 SPACES
		(1.39/ UNIT)
RETAIL (SURFACE)		102 SPACES
		(4.01/ 1,000 S.F.)
<b>BLOCK "B"</b>		
MULTI-FAMILY (COVERED)		
GROUND FLOOR		178 SPACES
LOWER LEVEL		108 SPACES
TOTAL		286 SPACES
		(1.42/ UNIT)
RETAIL (SURFACE)		156 SPACES
		(5.72/ 1,000 S.F.)
<b>BLOCK "C"</b>		
HOTEL		153 SPACES
		(1.22/ KEY)
RESTAURANT		37 SPACES
		(5.56/ 1,000 S.F.)
<b>BLOCK "D"</b>		
OFFICE		183 SPACES
		(2.50/ 1,000 S.F.)
RETAIL		405 SPACES
		(5.22/ 1,000 S.F.)
<b>BLOCK "E1"</b>		
AGE-RESTRICTED		132 SPACES
		(1.36/ UNIT)
RETAIL		113 SPACES
		(3.99/ 1,000 S.F.)
<b>BLOCK "E2"</b>		
RETAIL		170 SPACES
		(4.25/ 1,000 S.F.)
<b>WEST RESIDENTIAL</b>		
GARAGE		448 SPACES
SURFACE (INC. DRIVEWAY)		268 SPACES
TOTAL		716 SPACES
		(2.83/ UNIT)
<b>EAST RESIDENTIAL</b>		
GARAGE		311 SPACES
SURFACE (INC. DRIVEWAY)		390 SPACES
TOTAL		701 SPACES
		(2.74/ UNIT)
<b>TOTAL PARKING PROVIDED</b>		<b>3,346 SPACES</b>



PROPOSED MIXED-USE AT  
**PRINCETON NURSERIES**  
TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

PARKING ALLOCATION  
SITE PLAN  
**A1.5**  
Date: 1/29/24  
CSP 62





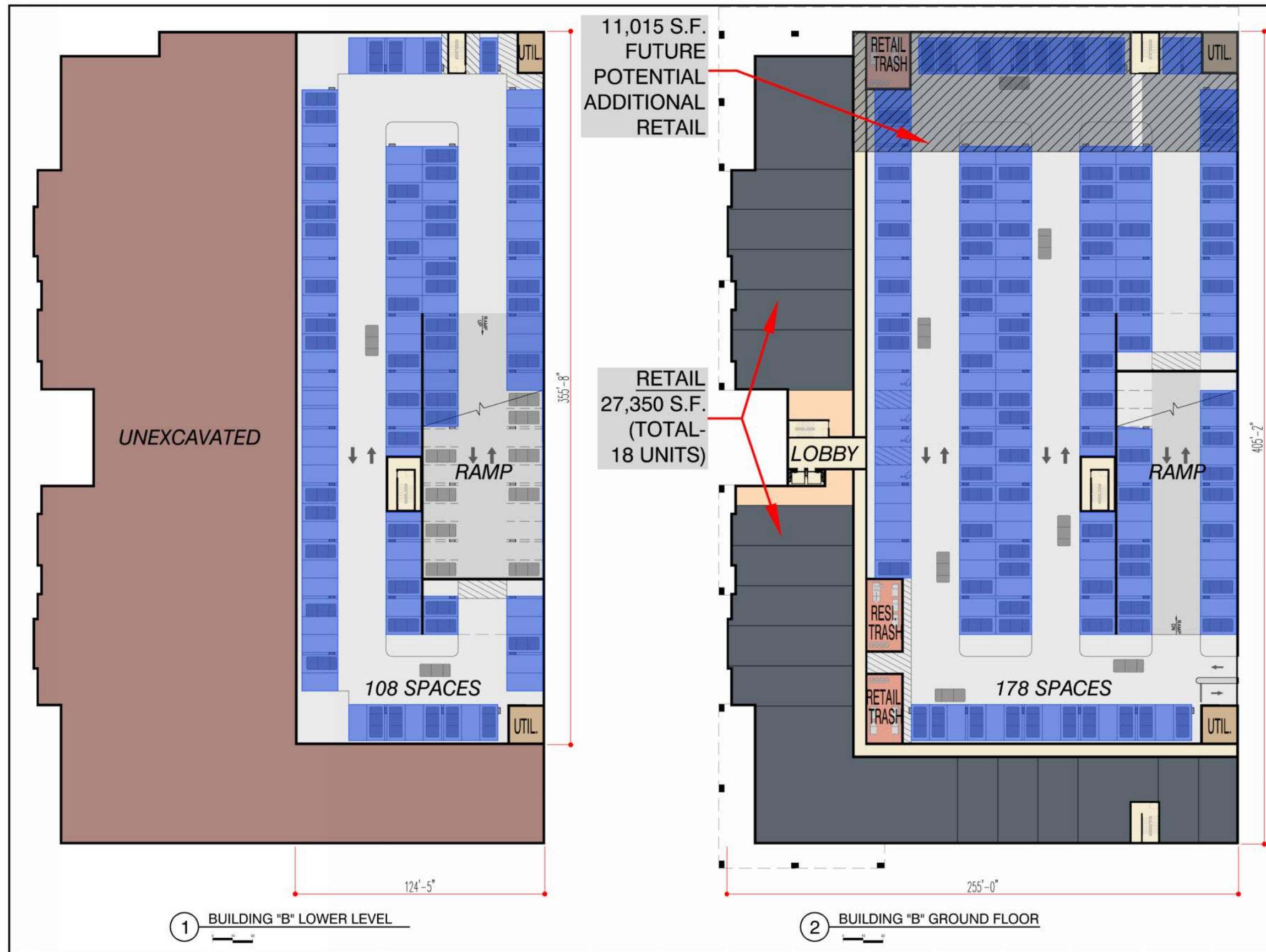
PARKING REQUIRED		
<b>BLOCK "A"</b>		
MULTI-FAMILY: R.S.I.S. X 138 UNITS		262 SPACES
RETAIL: 5.5 SPACES/ 1,000 S.F. X 25,420 S.F.		140 SPACES
<b>BLOCK "B"</b>		
MULTI-FAMILY: R.S.I.S. X 201 UNITS		360 SPACES
RETAIL: 5.5 SPACES/ 1,000 S.F. X 27,350 S.F.		151 SPACES
<b>BLOCK "C"</b>		
HOTEL: 1 SPACE/ KEY		125 SPACES
RESTAURANT: 5.5 SPACES/ 1,000 S.F. X 6,660 S.F.		37 SPACES
<b>BLOCK "D"</b>		
RETAIL: 5.5 SPACES/ 1,000 S.F. X 77,564 S.F.		427 SPACES
OFFICE: 2.5 SPACES/ 1,000 S.F. X 73,008 S.F.		183 SPACES
<b>BLOCK "E1"</b>		
AGE-RESTRICTED: R.S.I.S. X 97 UNITS		175 SPACES
RETAIL: 5.5 SPACES/ 1,000 S.F. X 28,288 S.F.		156 SPACES
<b>BLOCK "E2"</b>		
RETAIL: 5.5 SPACES/ 1,000 S.F. X 40,000 S.F.		220 SPACES
WEST RESIDENTIAL: R.S.I.S. X 254 UNITS		522 SPACES
EAST RESIDENTIAL: R.S.I.S. X 260 UNITS		533 SPACES
<b>TOTAL PARKING REQUIRED</b>		<b>3,291 SPACES</b>
<b>PARKING PROPOSED</b>		
<b>BLOCK "A"</b>		
MULTI-FAMILY (COVERED)		
GROUND FLOOR		115 SPACES
LOWER LEVEL		77 SPACES
TOTAL		192 SPACES
RETAIL (SURFACE)		(1.39/ UNIT)
		102 SPACES
		(4.01/ 1,000 S.F.)
<b>BLOCK "B"</b>		
MULTI-FAMILY (COVERED)		
GROUND FLOOR		178 SPACES
LOWER LEVEL		108 SPACES
TOTAL		286 SPACES
RETAIL (SURFACE)		(1.42/ UNIT)
		156 SPACES
		(5.72/ 1,000 S.F.)
<b>BLOCK "C"</b>		
HOTEL		153 SPACES
		(1.22/ KEY)
RESTAURANT		37 SPACES
		(5.56/ 1,000 S.F.)
<b>BLOCK "D"</b>		
OFFICE		183 SPACES
		(2.50/ 1,000 S.F.)
RETAIL		405 SPACES
		(5.22/ 1,000 S.F.)
<b>BLOCK "E1"</b>		
AGE-RESTRICTED		132 SPACES
		(1.36/ UNIT)
RETAIL		113 SPACES
		(3.99/ 1,000 S.F.)
<b>BLOCK "E2"</b>		
RETAIL		170 SPACES
		(4.25/ 1,000 S.F.)
<b>WEST RESIDENTIAL</b>		
GARAGE		448 SPACES
SURFACE (INC. DRIVEWAY)		268 SPACES
TOTAL		716 SPACES
		(2.83/ UNIT)
<b>EAST RESIDENTIAL</b>		
GARAGE		311 SPACES
SURFACE (INC. DRIVEWAY)		390 SPACES
TOTAL		701 SPACES
		(2.74/ UNIT)
<b>TOTAL PARKING PROVIDED</b>		<b>3,346 SPACES</b>



PROPOSED MIXED-USE AT  
**PRINCETON NURSERIES**  
TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

BUILDING "A"  
PARKING PLANS  
**A1.6**  
Date: 1/29/24  
CSP 62





PARKING REQUIRED		
<b>BLOCK "A"</b>		
MULTI-FAMILY: R.S.I.S. X 138 UNITS		262 SPACES
RETAIL: 5.5 SPACES/ 1,000 S.F. X 25,420 S.F.		140 SPACES
<b>BLOCK "B"</b>		
MULTI-FAMILY: R.S.I.S. X 201 UNITS		360 SPACES
RETAIL: 5.5 SPACES/ 1,000 S.F. X 27,350 S.F.		151 SPACES
<b>BLOCK "C"</b>		
HOTEL: 1 SPACE/ KEY		125 SPACES
RESTAURANT: 5.5 SPACES/ 1,000 S.F. X 6,660 S.F.		37 SPACES
<b>BLOCK "D"</b>		
RETAIL: 5.5 SPACES/ 1,000 S.F. X 77,564 S.F.		427 SPACES
OFFICE: 2.5 SPACES/ 1,000 S.F. X 73,008 S.F.		183 SPACES
<b>BLOCK "E1"</b>		
AGE-RESTRICTED: R.S.I.S. X 97 UNITS		175 SPACES
RETAIL: 5.5 SPACES/ 1,000 S.F. X 28,288 S.F.		156 SPACES
<b>BLOCK "E2"</b>		
RETAIL: 5.5 SPACES/ 1,000 S.F. X 40,000 S.F.		220 SPACES
<b>WEST RESIDENTIAL: R.S.I.S. X 254 UNITS</b>		
<b>EAST RESIDENTIAL: R.S.I.S. X 260 UNITS</b>		
<b>TOTAL PARKING REQUIRED</b>		<b>3,291 SPACES</b>

PARKING PROPOSED		
<b>BLOCK "A"</b>		
MULTI-FAMILY (COVERED)		
GROUND FLOOR		115 SPACES
LOWER LEVEL		77 SPACES
TOTAL		192 SPACES
		(1.39/ UNIT)
RETAIL (SURFACE)		102 SPACES
		(4.01/ 1,000 S.F.)
<b>BLOCK "B"</b>		
MULTI-FAMILY (COVERED)		
GROUND FLOOR		178 SPACES
LOWER LEVEL		108 SPACES
TOTAL		286 SPACES
		(1.42/ UNIT)
RETAIL (SURFACE)		156 SPACES
		(5.72/ 1,000 S.F.)
<b>BLOCK "C"</b>		
HOTEL		153 SPACES
		(1.22/ KEY)
RESTAURANT		37 SPACES
		(5.56/ 1,000 S.F.)
<b>BLOCK "D"</b>		
OFFICE		183 SPACES
		(2.50/ 1,000 S.F.)
RETAIL		405 SPACES
		(5.22/ 1,000 S.F.)
<b>BLOCK "E1"</b>		
AGE-RESTRICTED		132 SPACES
		(1.36/ UNIT)
RETAIL		113 SPACES
		(3.99/ 1,000 S.F.)
<b>BLOCK "E2"</b>		
RETAIL		170 SPACES
		(4.25/ 1,000 S.F.)
<b>WEST RESIDENTIAL</b>		
GARAGE		448 SPACES
SURFACE (INC. DRIVEWAY)		268 SPACES
TOTAL		716 SPACES
		(2.83/ UNIT)
<b>EAST RESIDENTIAL</b>		
GARAGE		311 SPACES
SURFACE (INC. DRIVEWAY)		390 SPACES
TOTAL		701 SPACES
		(2.74/ UNIT)
<b>TOTAL PARKING PROVIDED</b>		<b>3,346 SPACES</b>



PROPOSED MIXED-USE AT

# PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

## BUILDING "B"

## PARKING PLANS

# A1.7

Date: 1/29/24

CSP 62





BLOCK "E1" ALTERNATIVES - OPTION 1



BLOCK "E1" ALTERNATIVES - OPTION 2

**RETAIL AREA**

BUILDINGS "A" & "B"	52,770 S.F.
BUILDING "C"	6,660 S.F.
CLUBHOUSE	16,024 S.F.
BUILDING "D1"	36,504 S.F.
BUILDING "D2"	11,060 S.F.
BUILDING "D3" (GROCER)	30,000 S.F.
BUILDING "E1"	28,288 S.F.
BUILDING "E2"	40,000 S.F.
TOTAL RETAIL	221,306 S.F.

BUILDINGS "A" & "B" ADDITIONAL RETAIL	7,000 S.F. MIN. TO 18,130 S.F. MAX.
TOTAL WITH ADDITIONAL RETAIL	228,306 S.F. MIN. TO 239,436 S.F. MAX.

**RETAIL AREA**

BUILDINGS "A" & "B"	52,770 S.F.
BUILDING "C"	6,660 S.F.
CLUBHOUSE	16,024 S.F.
BUILDING "D1"	36,504 S.F.
BUILDING "D2"	11,060 S.F.
BUILDING "D3" (GROCER)	30,000 S.F.
BUILDING "E1"	35,000 S.F.
BUILDING "E2"	40,000 S.F.
TOTAL RETAIL	228,018 S.F.

BUILDINGS "A" & "B" ADDITIONAL RETAIL	0 S.F. MIN. TO 18,130 S.F. MAX.
TOTAL WITH ADDITIONAL RETAIL	228,018 S.F. MIN. TO 246,148 S.F. MAX.

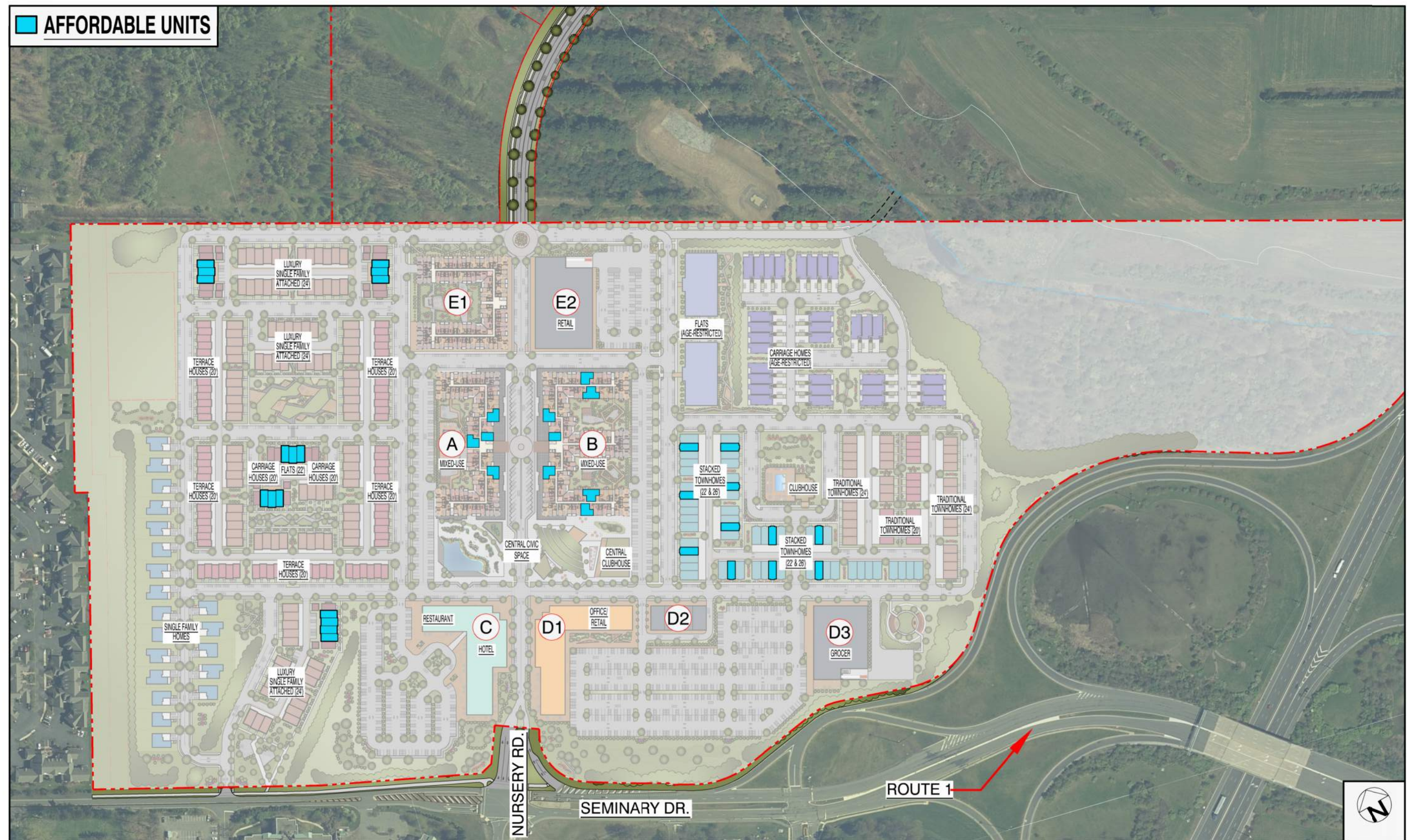


PROPOSED MIXED-USE AT  
**PRINCETON NURSERIES**  
TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

BLOCK "E1" ALTERNATIVES-  
RETAIL SITE PLAN  
**A1.8**  
Date: 1/29/24  
CSP 62



 AFFORDABLE UNITS



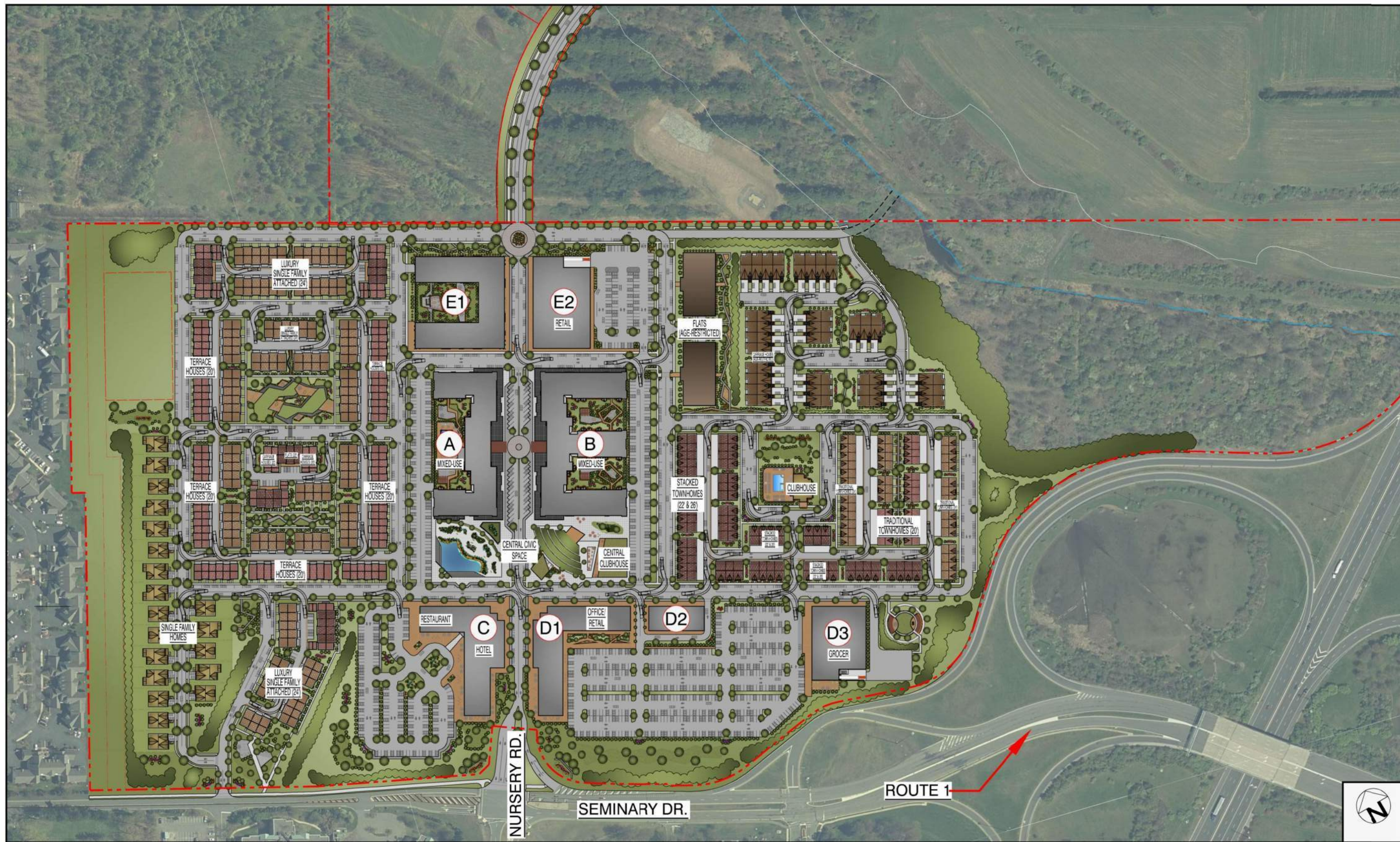
PROPOSED MIXED-USE AT  
**PRINCETON NURSERIES**  
TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

AFFORDABLE HOUSING DISPERSION  
SITE PLAN  
**A1.9**  
Date: 1/29/24  
CSP 62









PROPOSED MIXED-USE AT  
**PRINCETON NURSERIES**

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

FIRE TRUCK TURNING RADIUS  
SITE PLAN  
**A1.11**

Date: 1/29/24

CSP 62





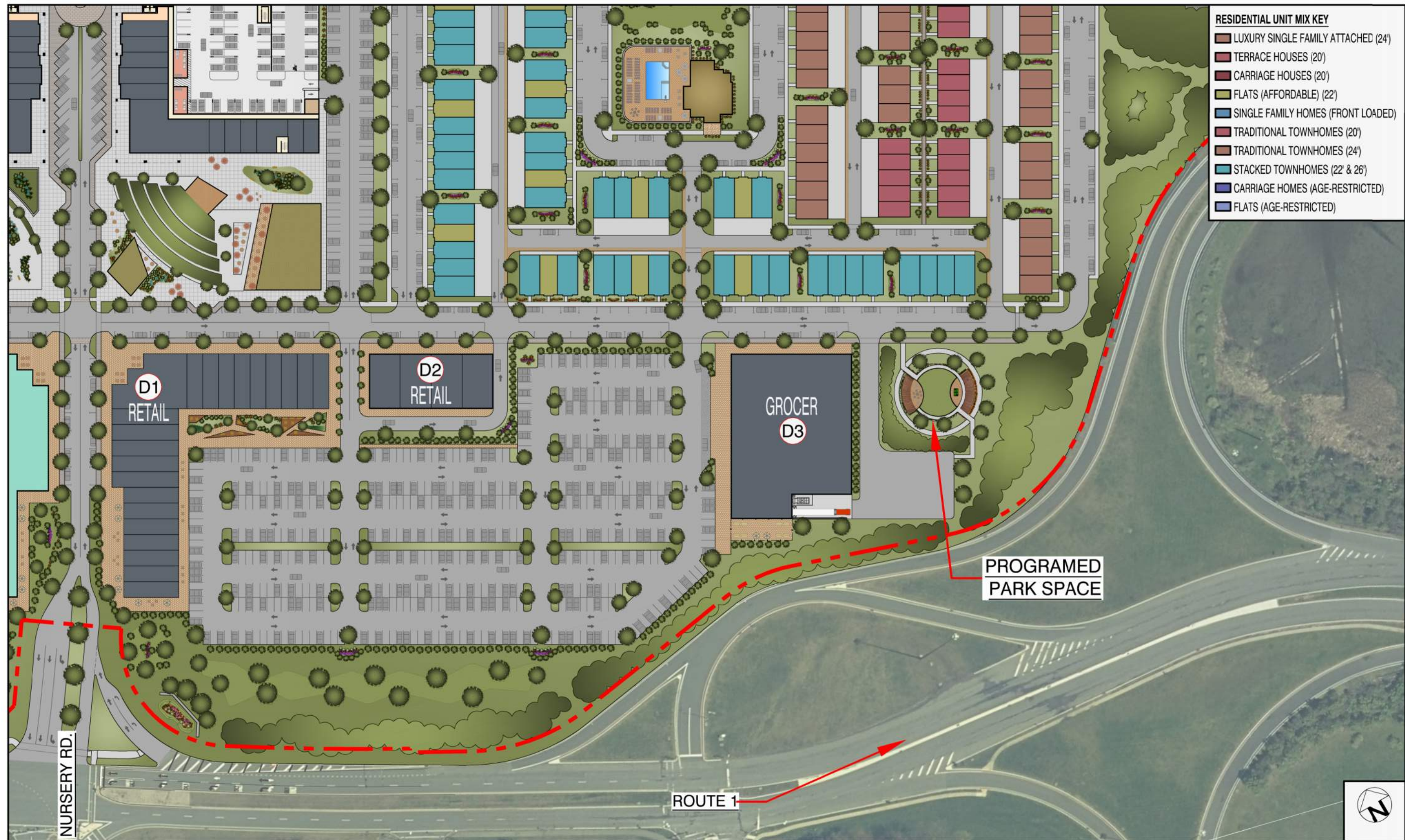












# PROPOSED MIXED-USE AT **PRINCETON NURSERIES**

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

SOUTHEAST PARCEL

**A2.4**

Date: 1/29/24

CSP 62



