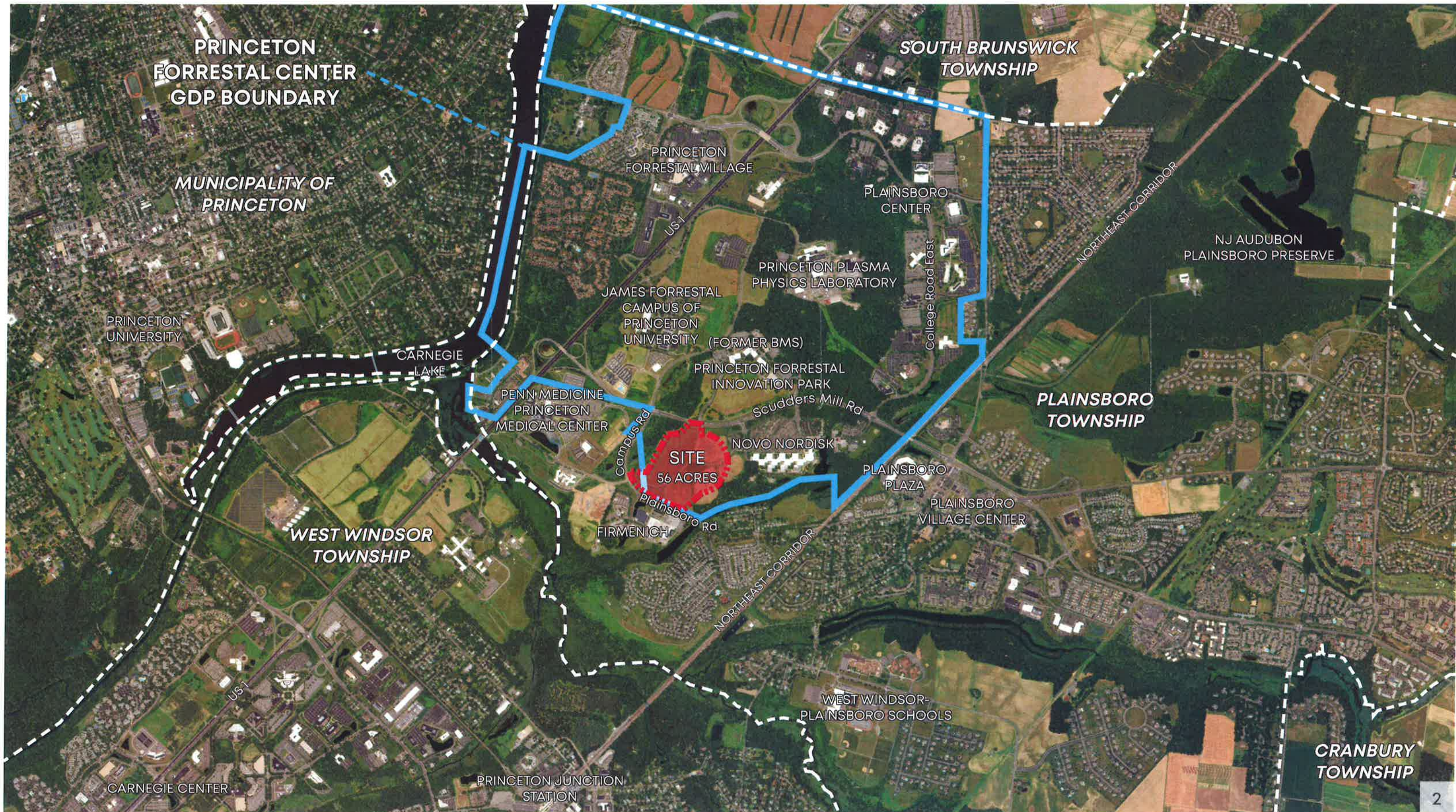
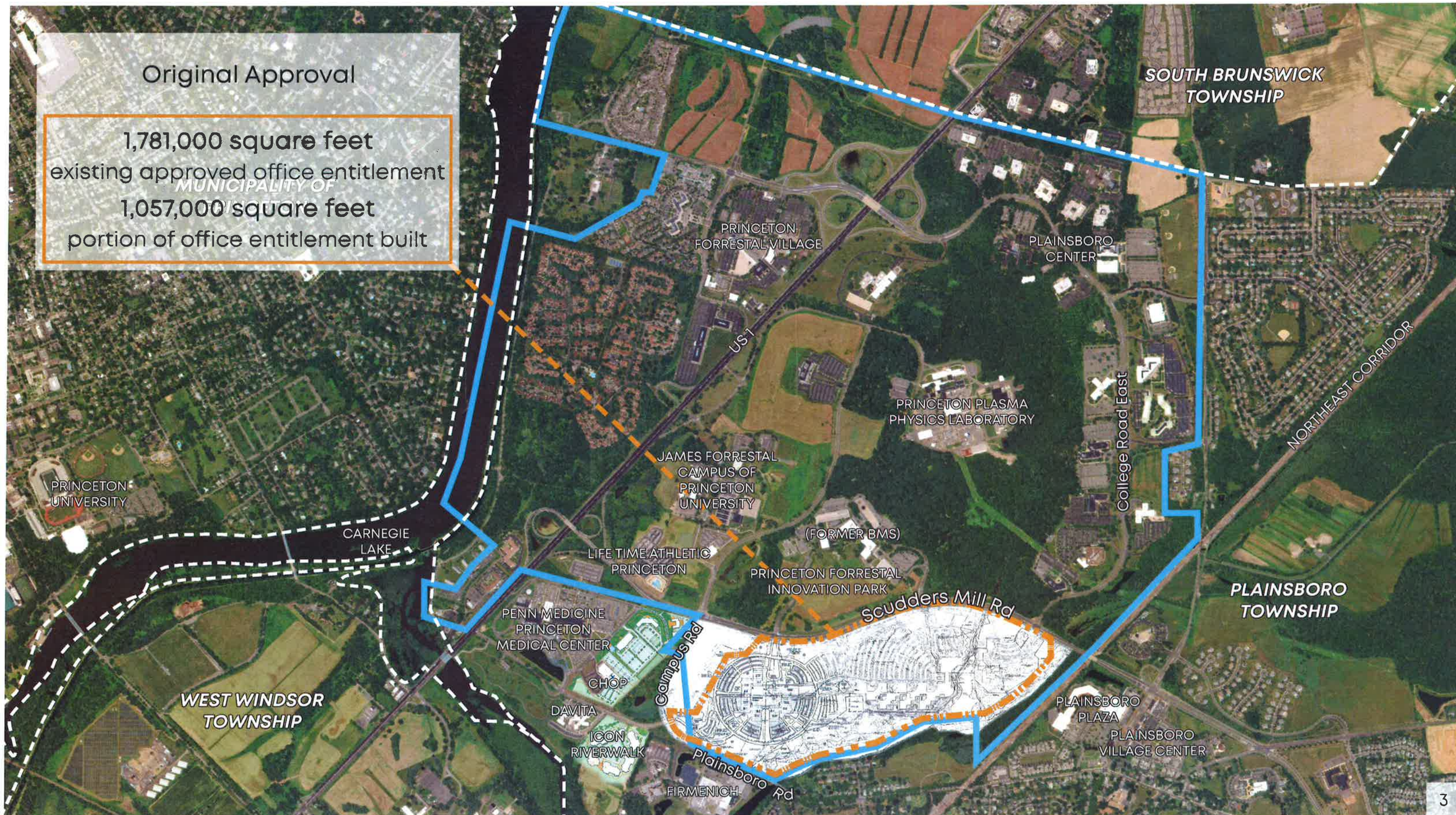
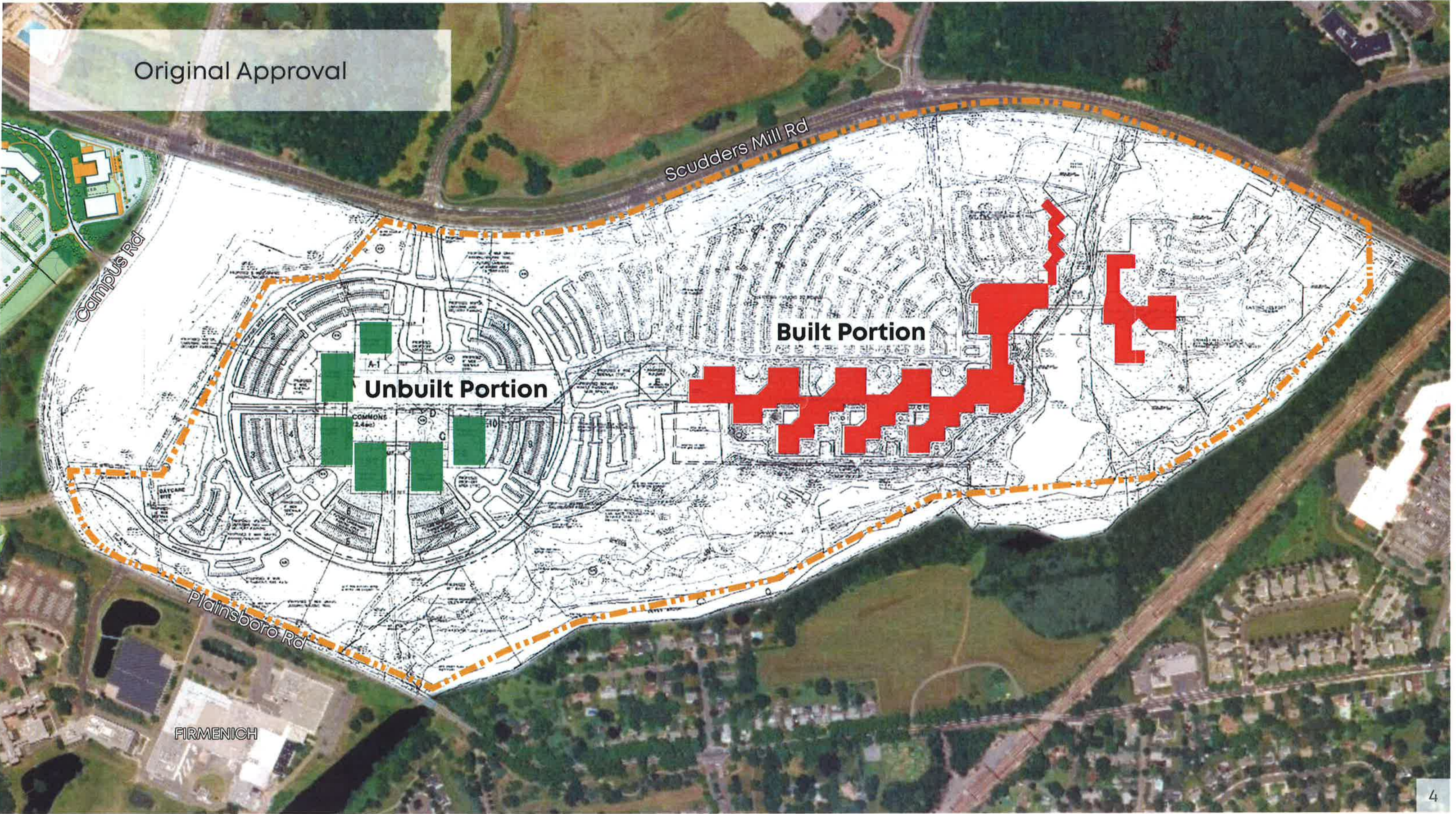




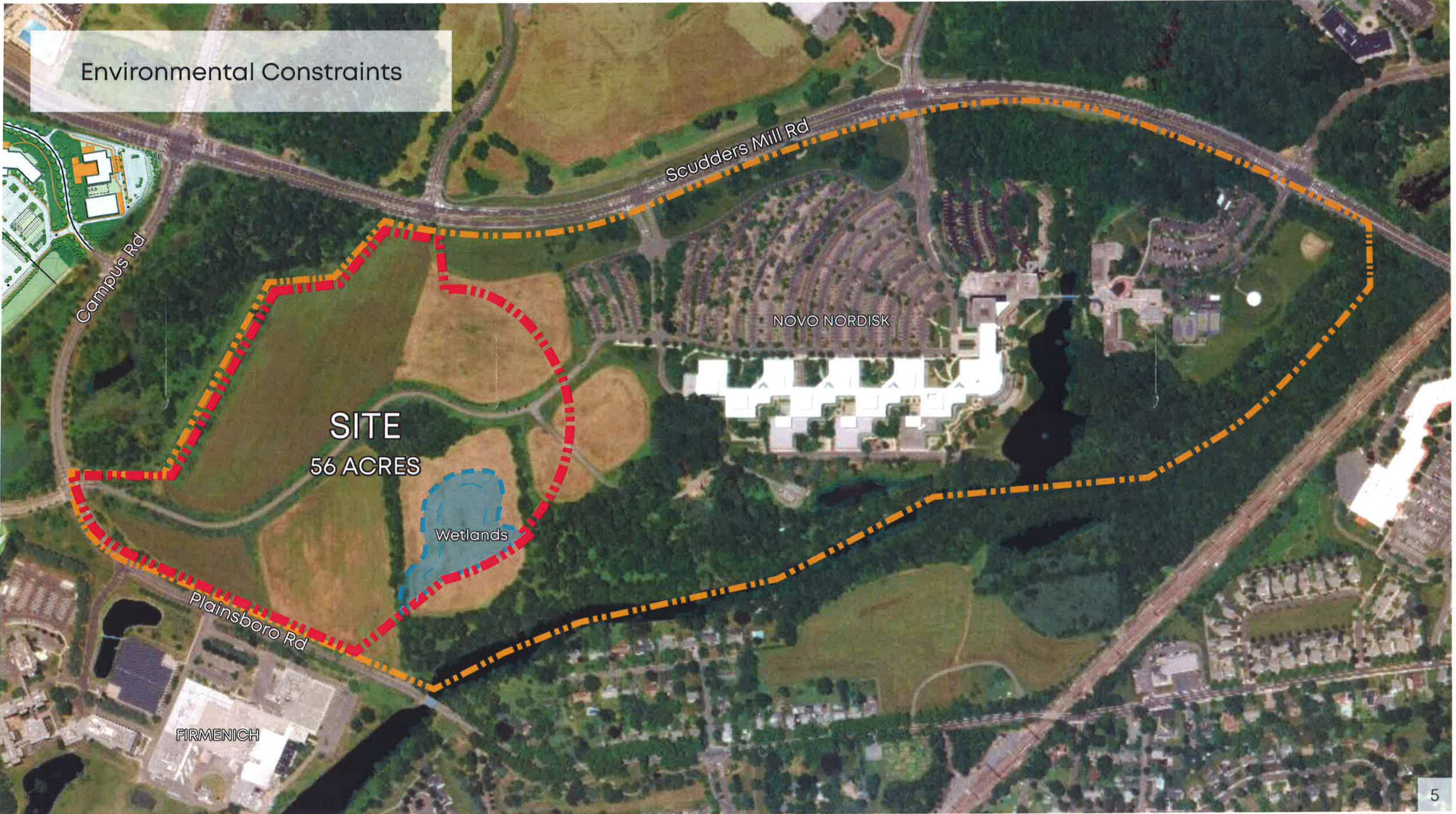
LRK





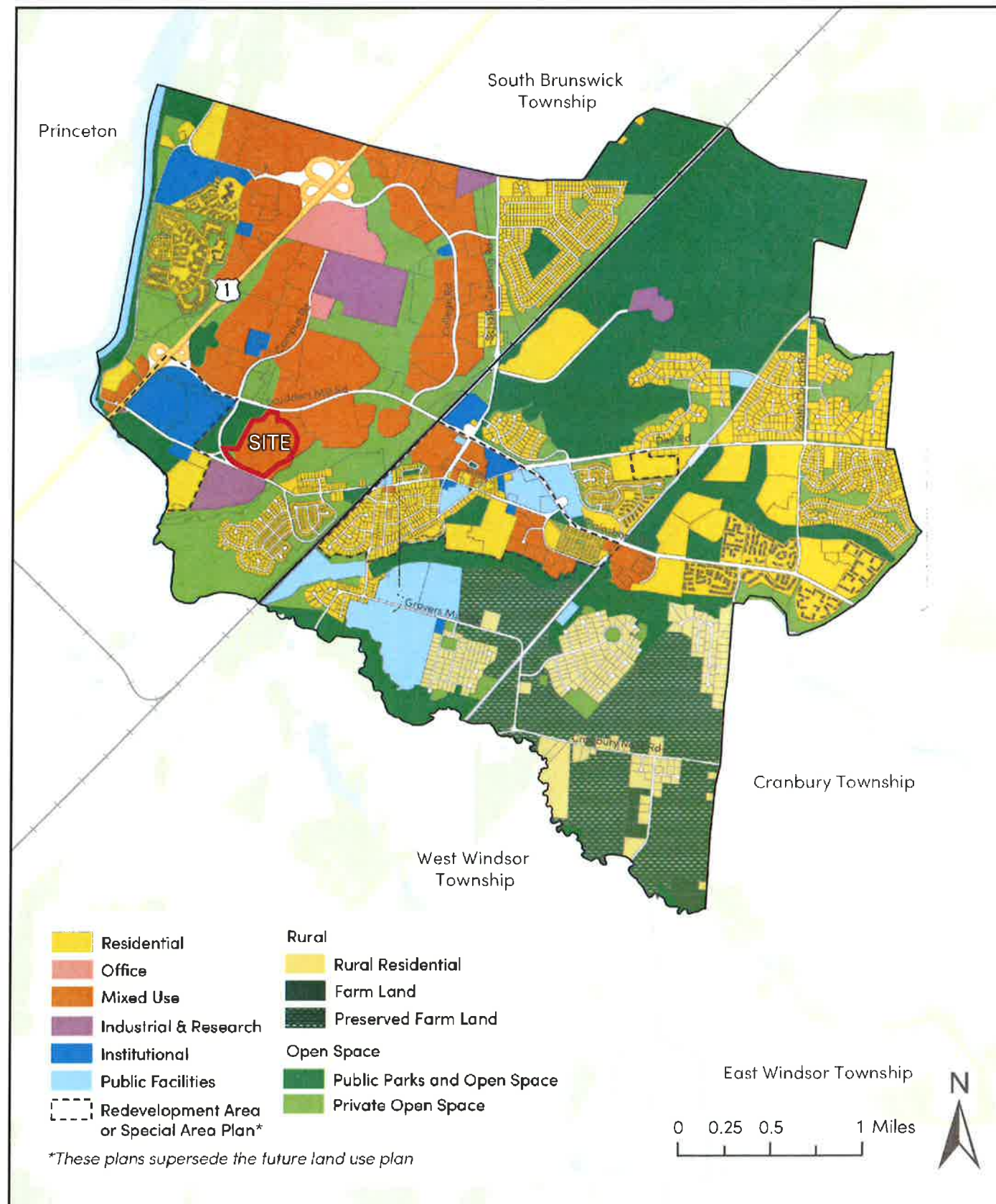


Environmental Constraints

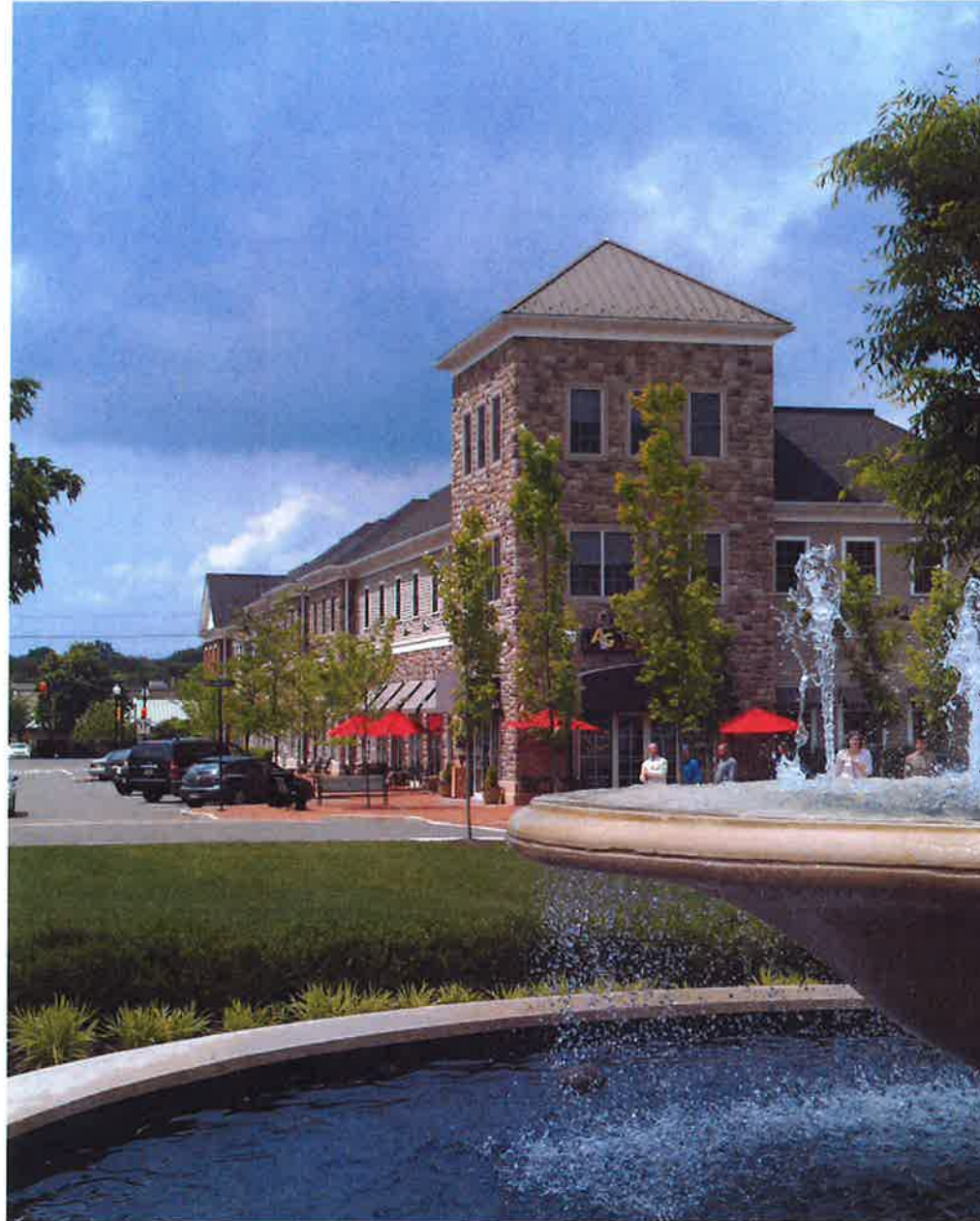


2022 Master Plan

- Creates a new **Mixed Use** section consistent with proposed 2022 Land Use Plan Map
- Better addresses community goals by allowing parcels to **evolve as land use trends and markets change**
- **Creates a unique sense of place** and community for residents, shoppers and employees alike
- Creates opportunities for **creative land use** planning, including of well-integrated **compact and mixed-use walkable areas**
- Growth will be in the form of **infill development and addition of mixed-use, including residential**



What already exists?



PLAINSBORO VILLAGE CENTER

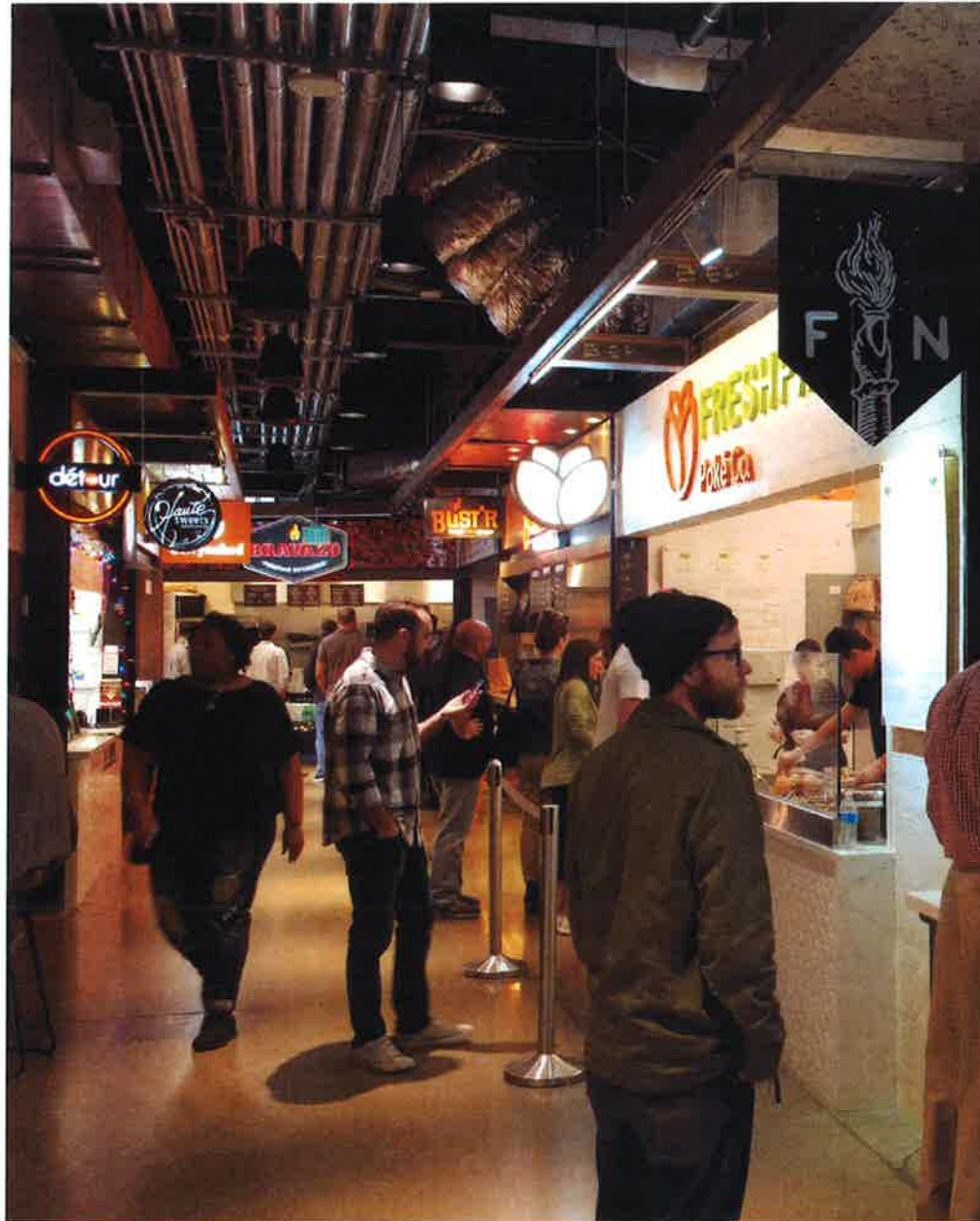


PLAINSBORO PLAZA



PRINCETON FORRESTAL VILLAGE

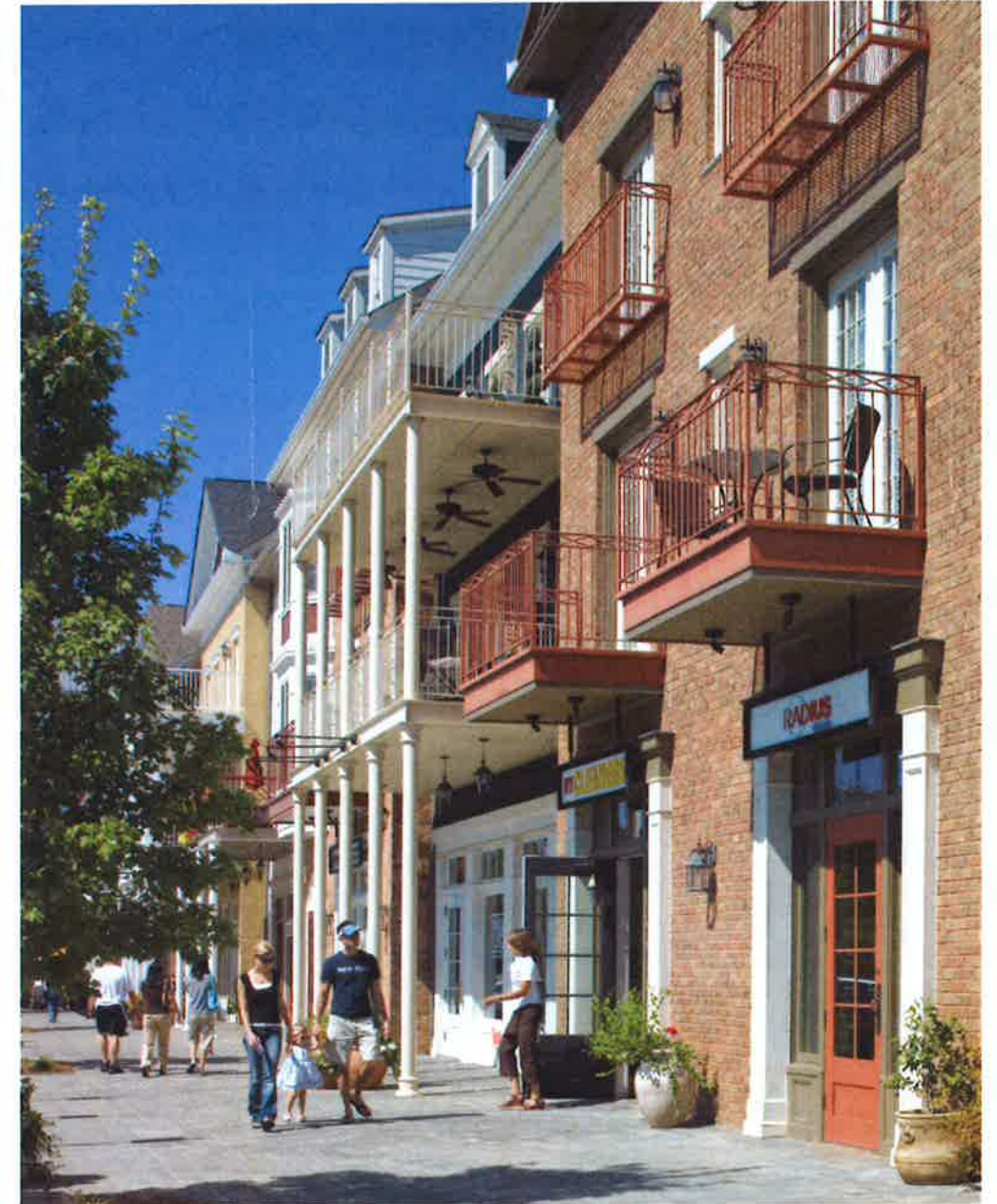
What's missing in Office Parks along the Route 1 corridor?



FOOD HALL



EXPERIENTIAL F&B

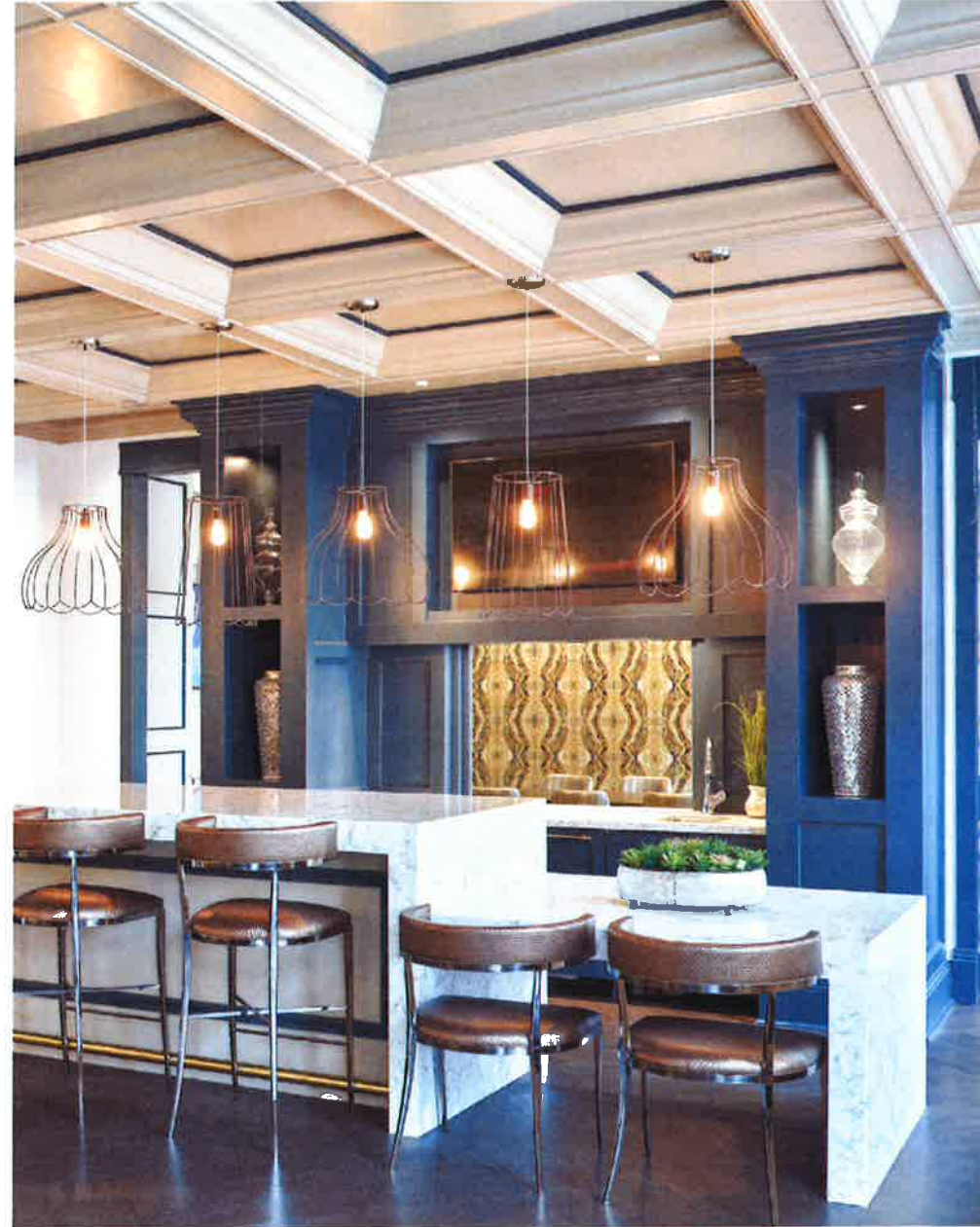


MIXED-USE LIVING

What emerging trends do Corporations seek for the workforce?



UNIQUE EXPERIENCE - 7 DAYS/WEEK



DISTINCTIVE LIVING



DYNAMIC AFTER-WORK SCENE

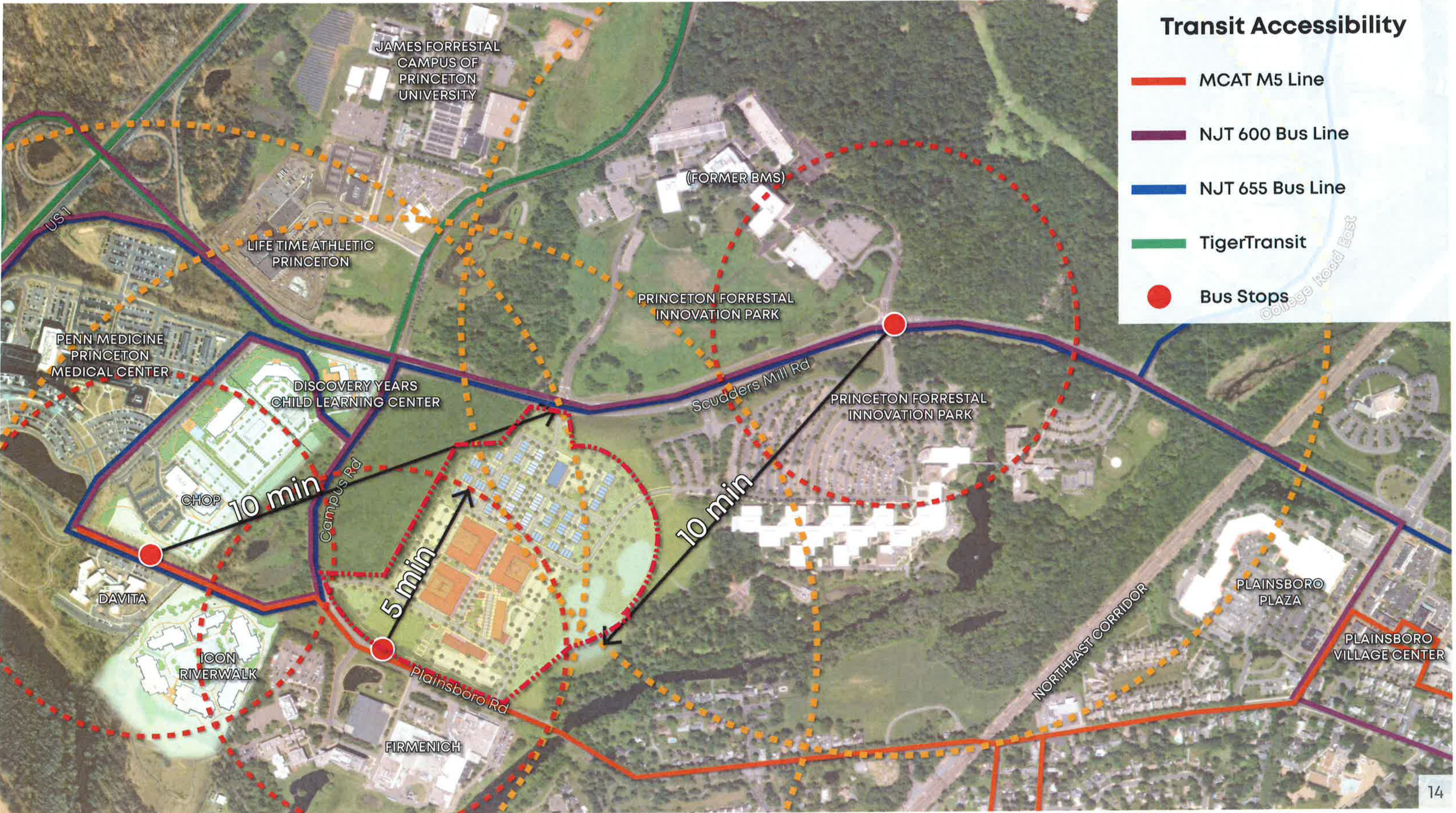
Mixed-use anchored by Experiential Food & Beverage

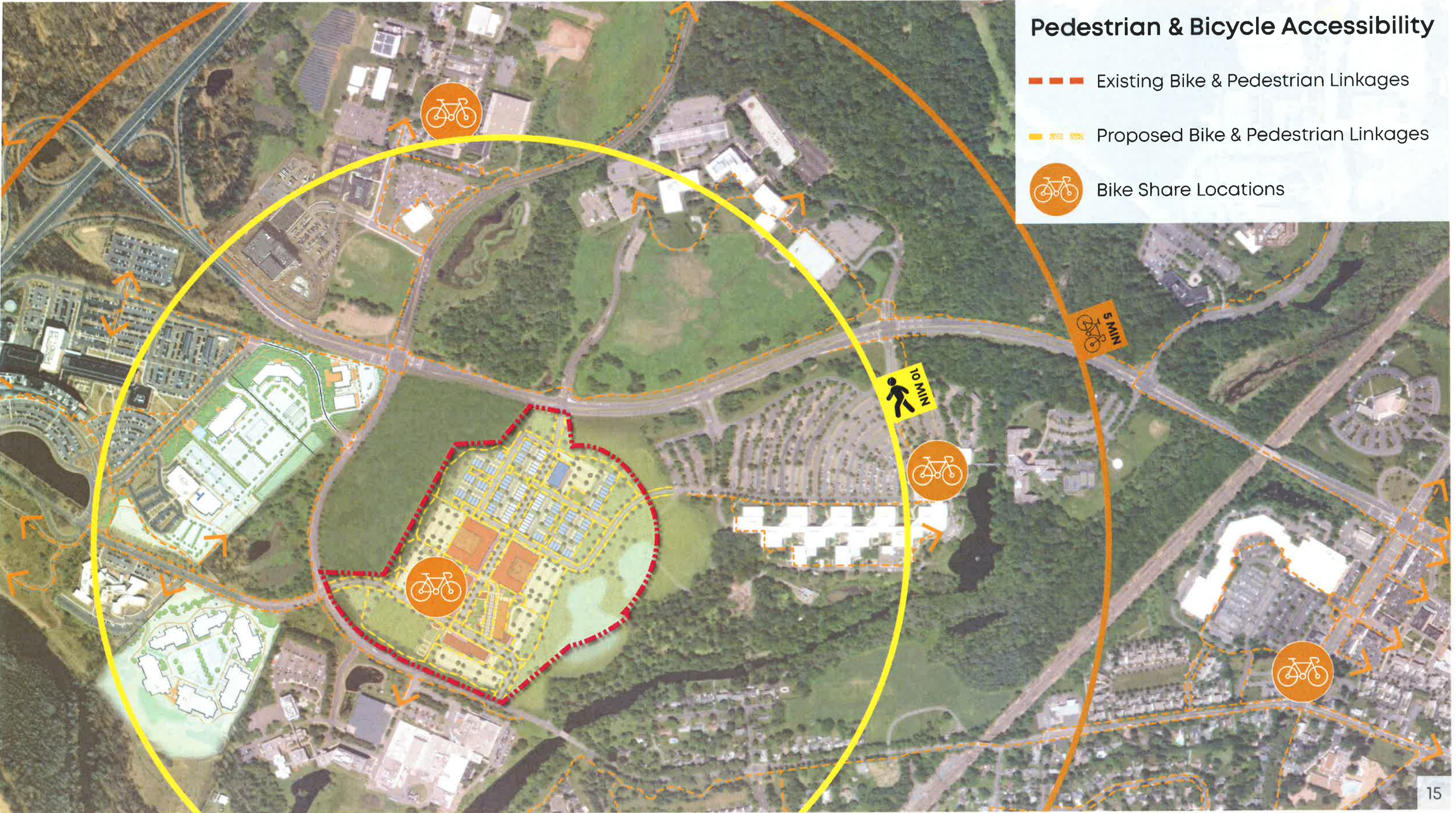






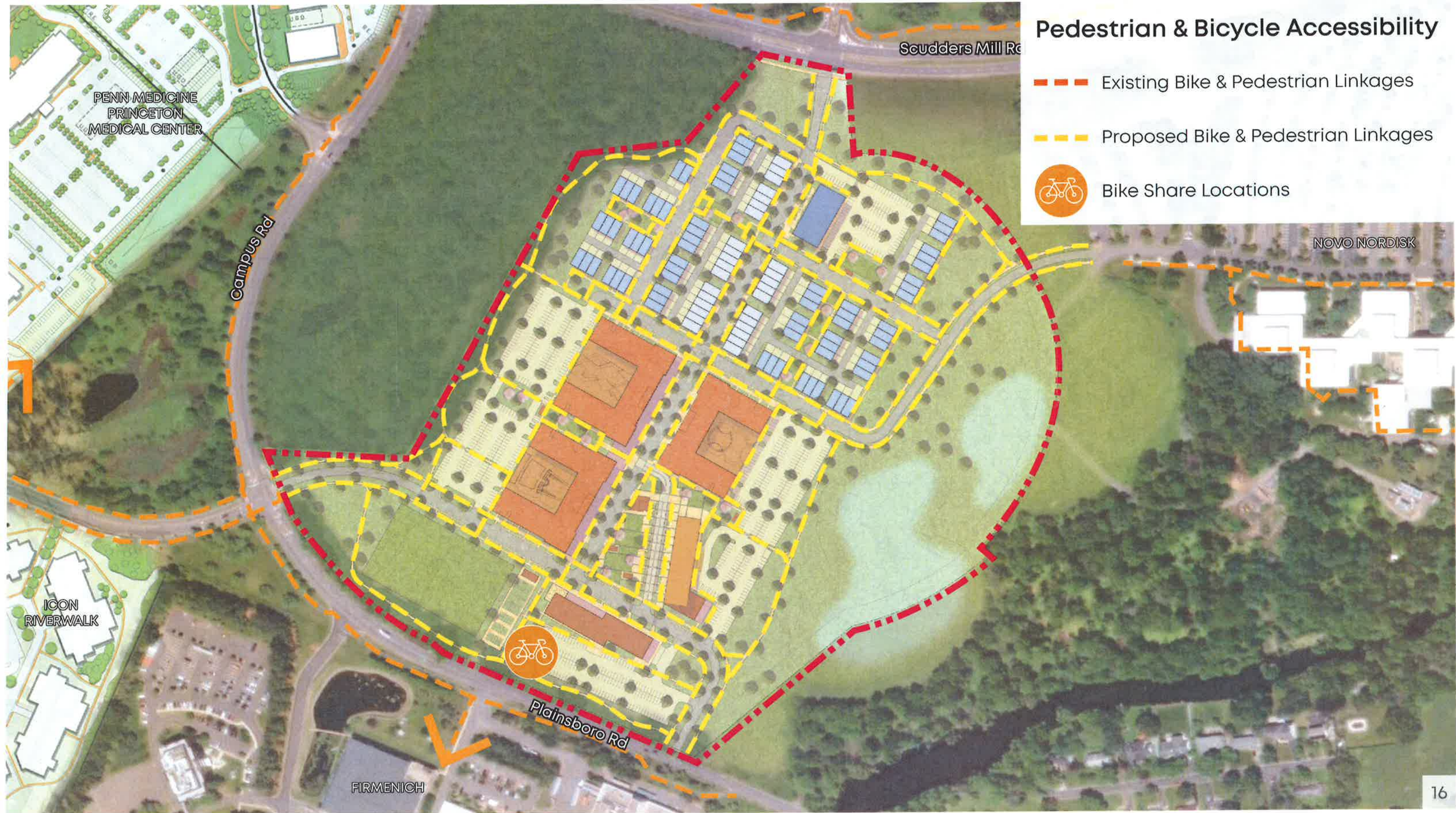






Pedestrian & Bicycle Accessibility

- Existing Bike & Pedestrian Linkages
- Proposed Bike & Pedestrian Linkages
- Bike Share Locations







FUSION @ Plainsboro Program

- OPEN SPACE**
- 45%-50% Open Space
- Community Green
- Sports Field
- Rain Gardens



**ARTS, RECREATION &
COMMUNITY SPACE**

**INNOVATIVE
WORKSPACES**

HOUSING CHOICE

MIXED USE

EXPERIENTIAL F&B





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38,400 SF

1 space per 400 SF



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- OFFICE

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1 space per 400 SF
- TOWNHOMES

140 units

112 market-rate units

28 affordable units (20%)

~2.0+ spaces per unit



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	Sports Field	
	Rain Gardens	
OFFICE	38,400 SF	1 space per 400 SF
TOWNHOMES	140 units	~2.0+ spaces per unit
	112 market-rate units	
	28 affordable units (20%)	
MIXED-USE	Multi-Family Residential	
	385 units	~1.5 spaces per unit
	327 market-rate units	
	58 affordable units (15%)	
	Ground Floor Non-Residential	
	43,648 SF	5.5 spaces per 1,000 SF
	Residential Amenities	
	8,113 SF	



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	Ground Floor Non-Residential	
	43,648 SF	5.5 spaces per 1,000 SF
	Residential Amenities	
	8,113 SF	
HOTEL	100 rooms	1 space per room
EXPERIENTIAL FOOD & BEVERAGE	20,300 SF	5.5 spaces per 1,000 SF



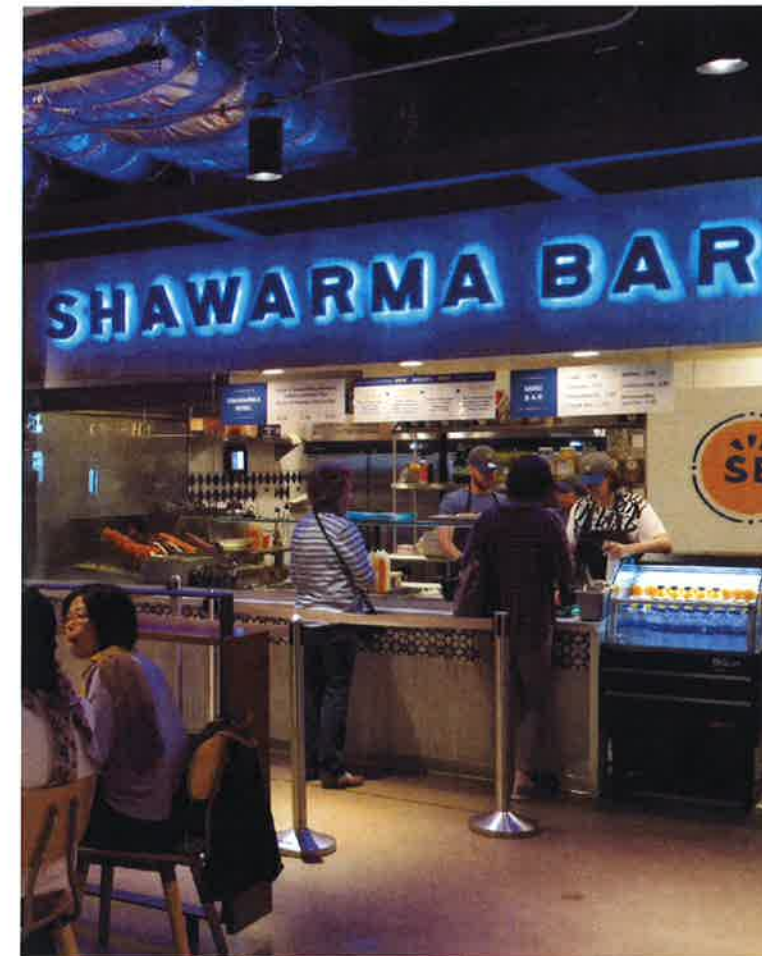
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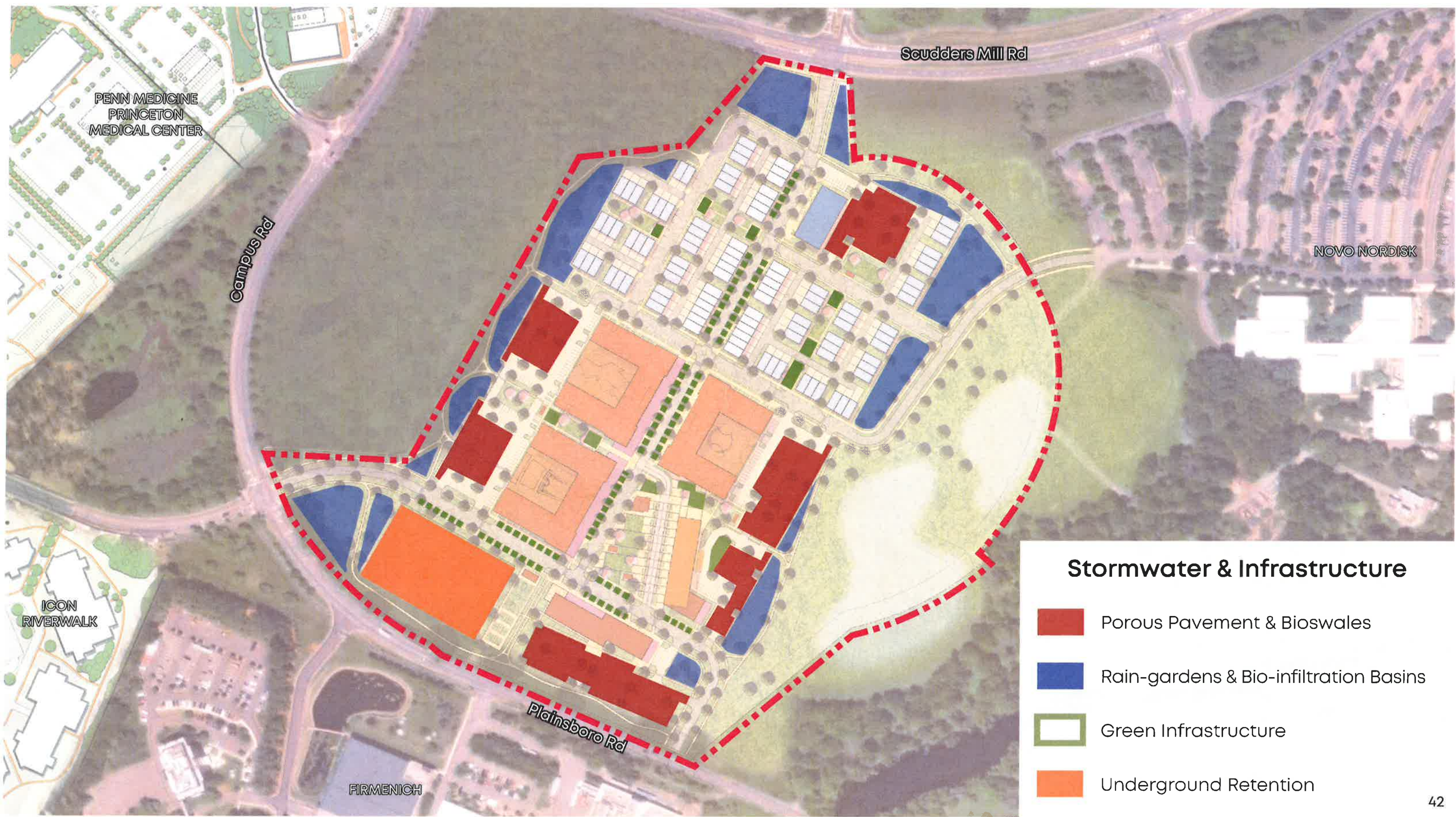


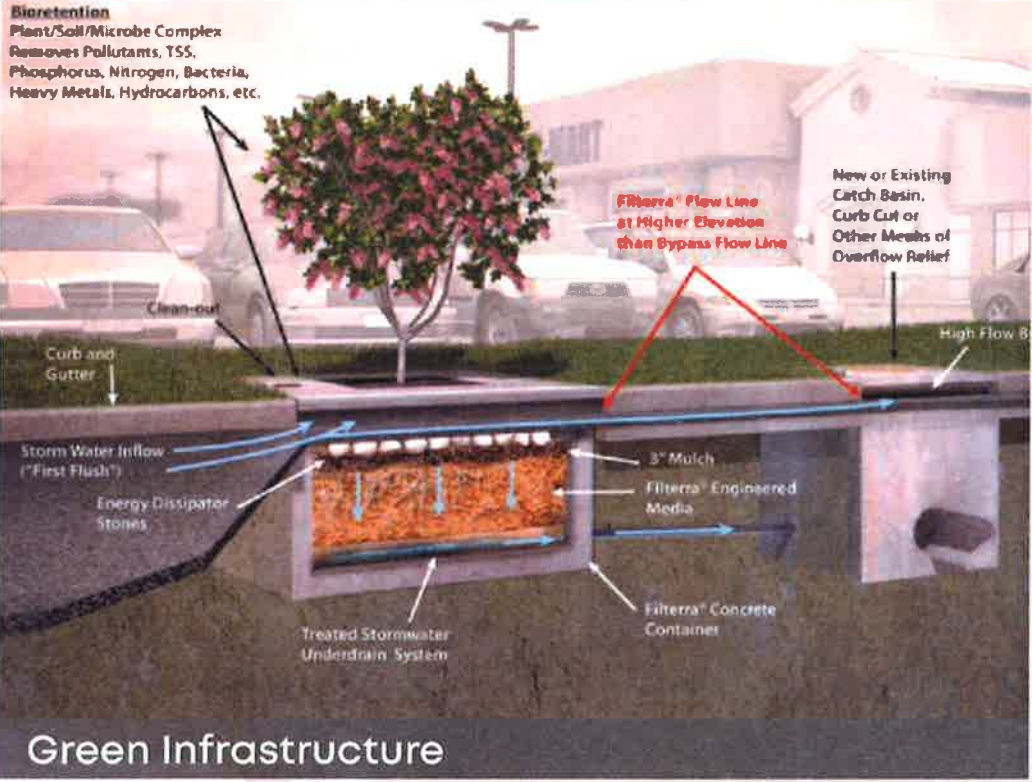




STORMWATER & INFRASTRUCTURE

- Utilize NJDEP approved BMP measures throughout
- Recently adopted NJDEP rules on increased rainfall amounts will be accounted for
- Located in close proximity to the new impervious surfaces including underground and surface options





TRAFFIC IMPACT

- Site approved for 723,879 SF of Office / Research
- Proposed Mixed Use Concept Plan results in significantly reduced weekday AM/PM commuter traffic impacts (compared to Office)
- Proposed mix of uses will generate ~700 fewer vehicles trips per hour during weekday AM/PM peak hours
- Significant Roadway Improvements already constructed
- Potential access to 2 signalized intersections
- Access locations are consistent with prior approvals

FISCAL IMPACT

- Value of the Project: \$221.8M
- Anticipated number of public school students: 127
(average of Center for Urban Policy Research and Township's multipliers)
- Overall annual tax revenue (surplus): \$1,714,340
(average of Center for Urban Policy Research and Township's multipliers)

