

Original Approval

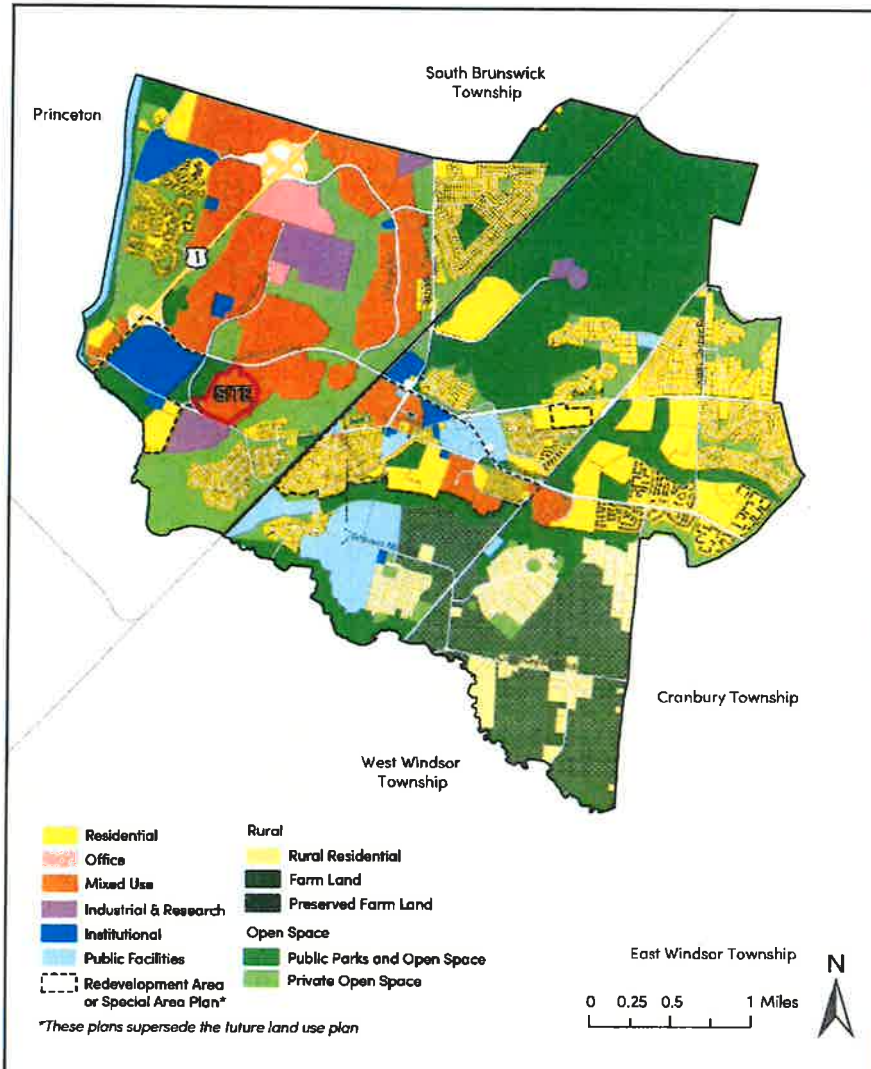
Unbuilt Portion

Built Portion

FIRMENICH

Environmental Constraints

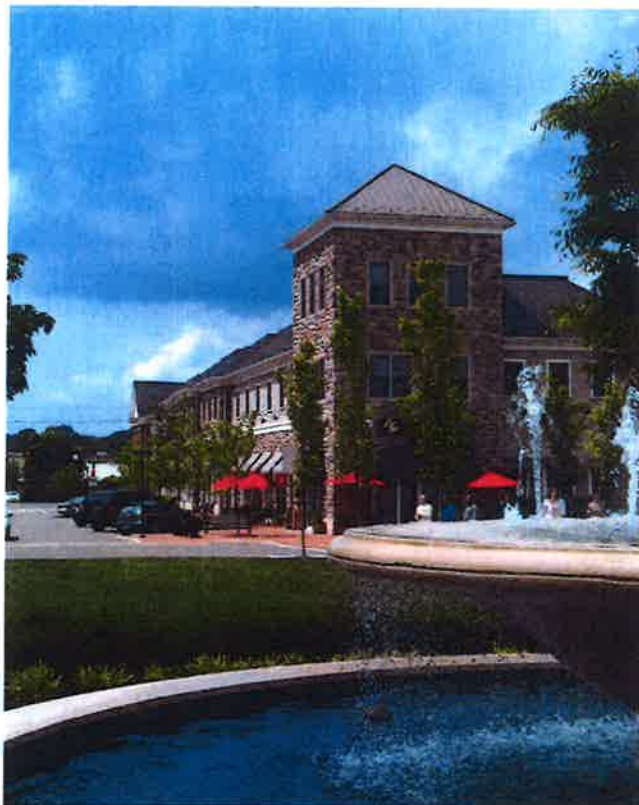




2022 Master Plan

- 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

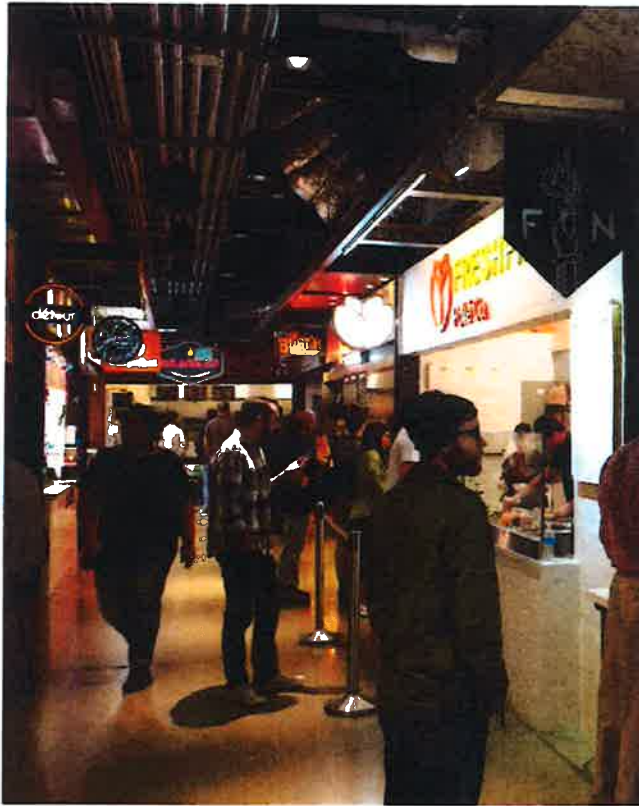


PLAINSBORO PLAZA



PRINCETON FORRESTAL VILLAGE

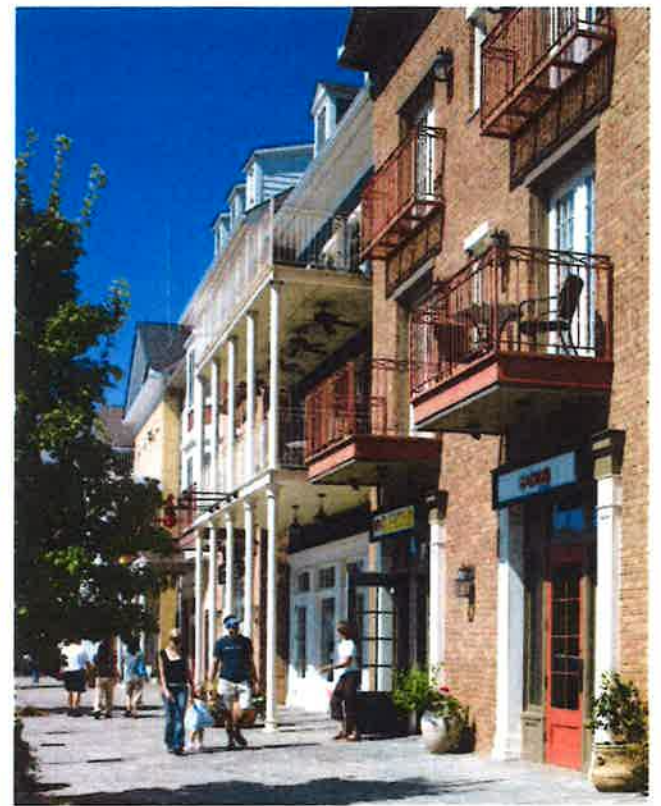
What's missing in Office Parks along the Route 1 corridor?



FOOD HALL



EXPERIENTIAL F&B



MIXED-USE LIVING

What emerging trends do Corporations seek for the workforce?



UNIQUE EXPERIENCE - 7 DAYS/WEEK



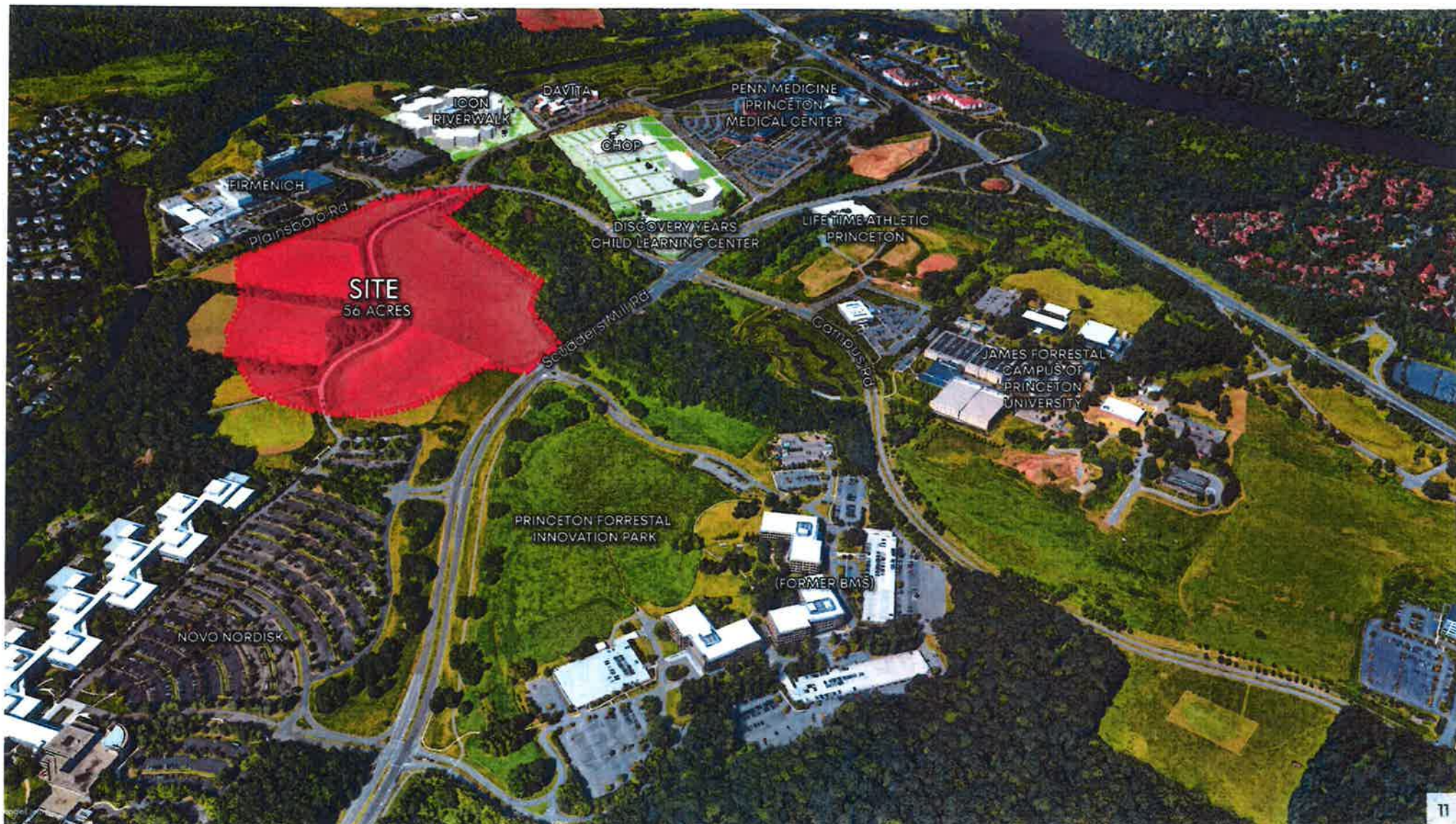
DISTINCTIVE LIVING



DYNAMIC AFTER-WORK SCENE

Mixed-use anchored by Experiential Food & Beverage

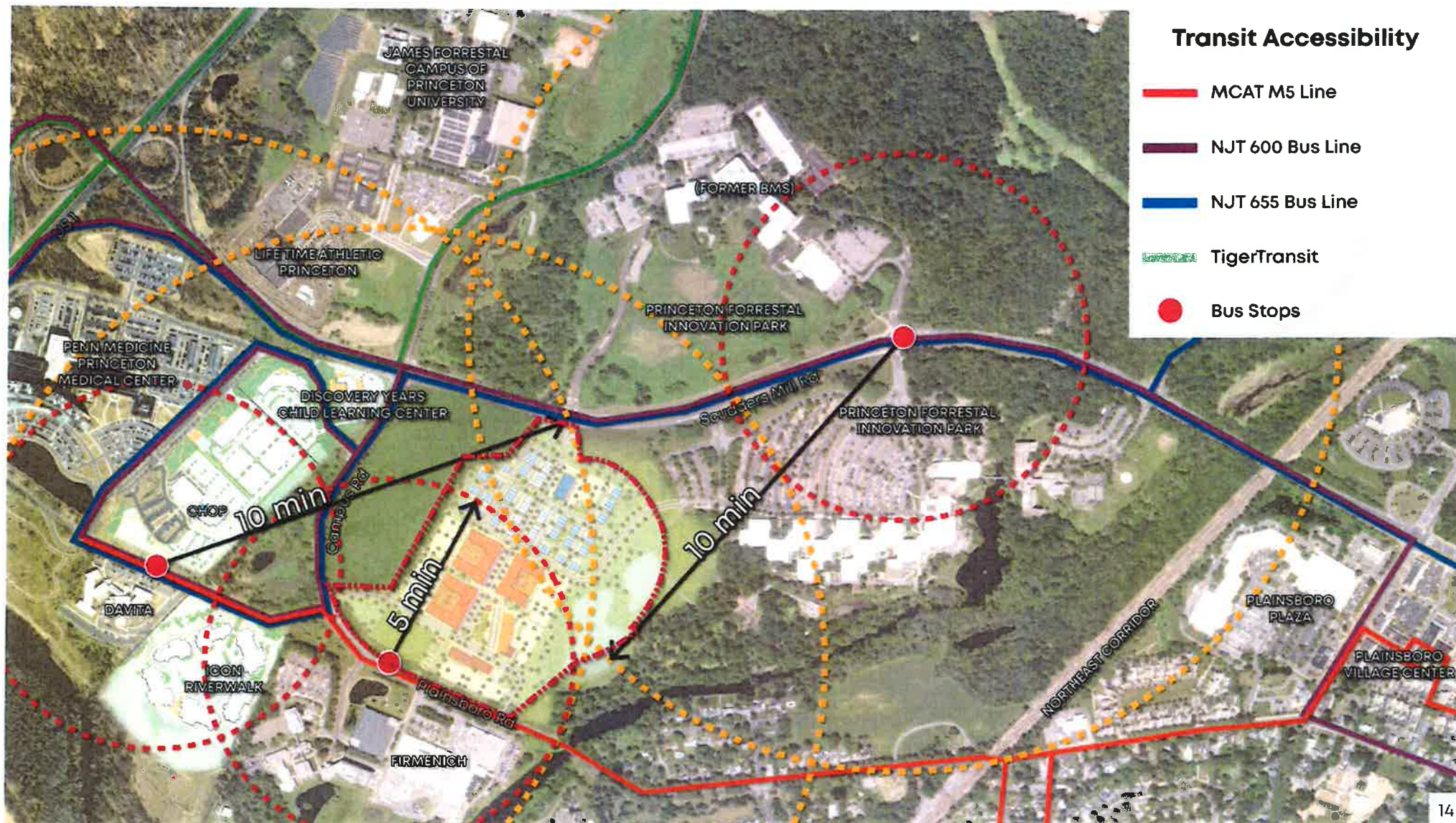


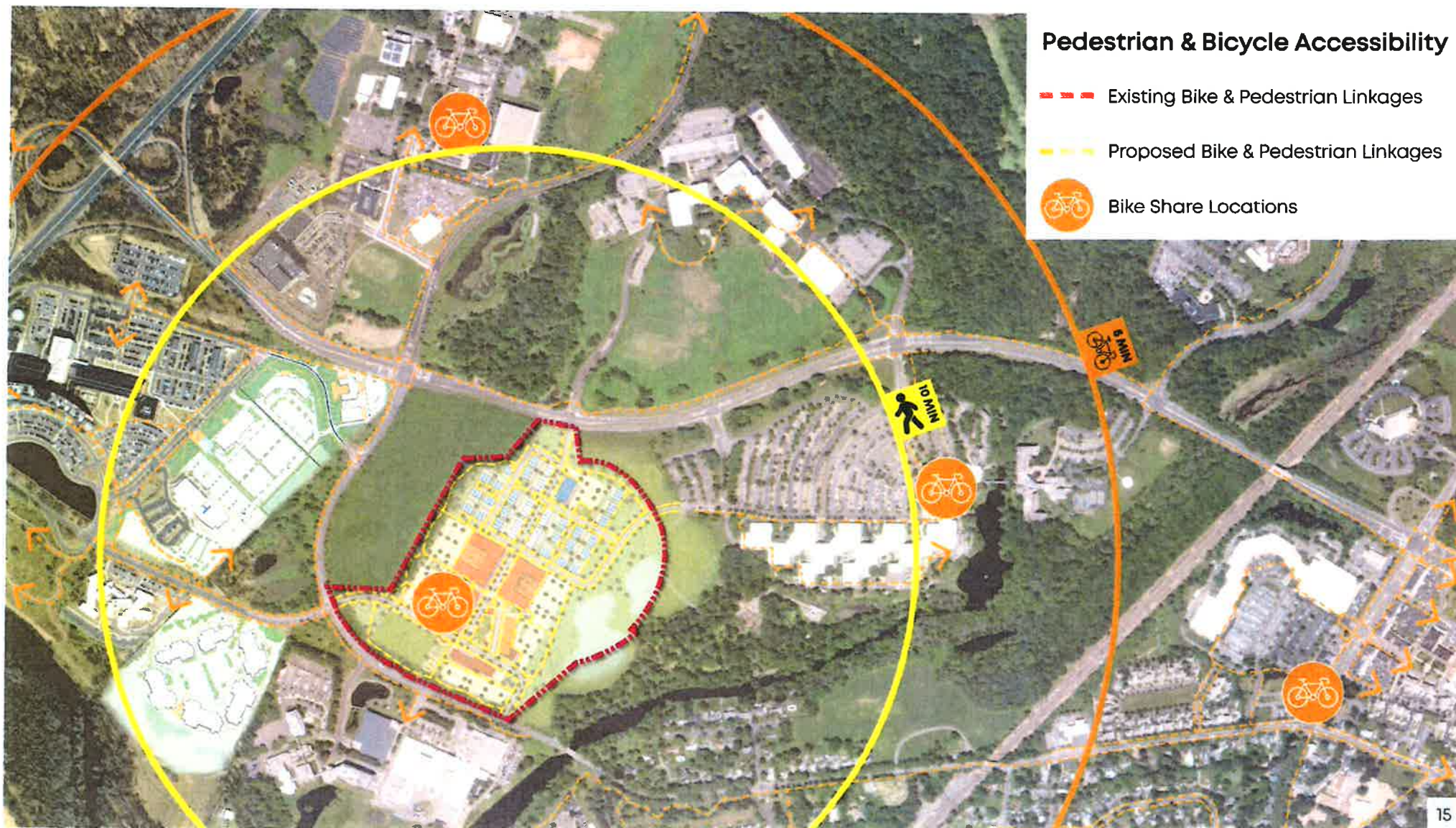




**A MIXED-USE ANCHOR
TO SUPPORT CORPORATE
RETENTION & RECRUITMENT**













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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OFFICE
38,400 SF
1 space per 400 SF



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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%)	



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	112 market-rate units	
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	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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	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



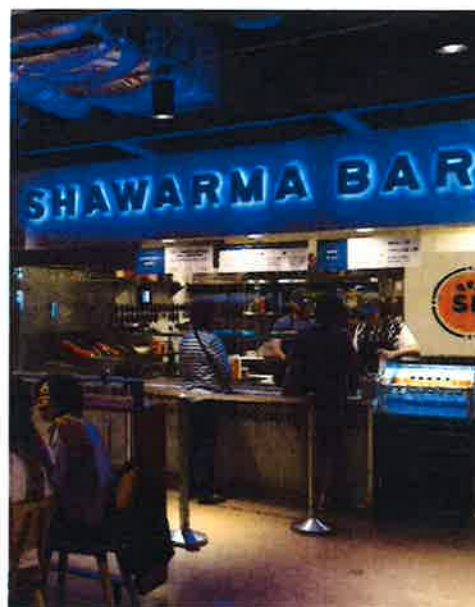
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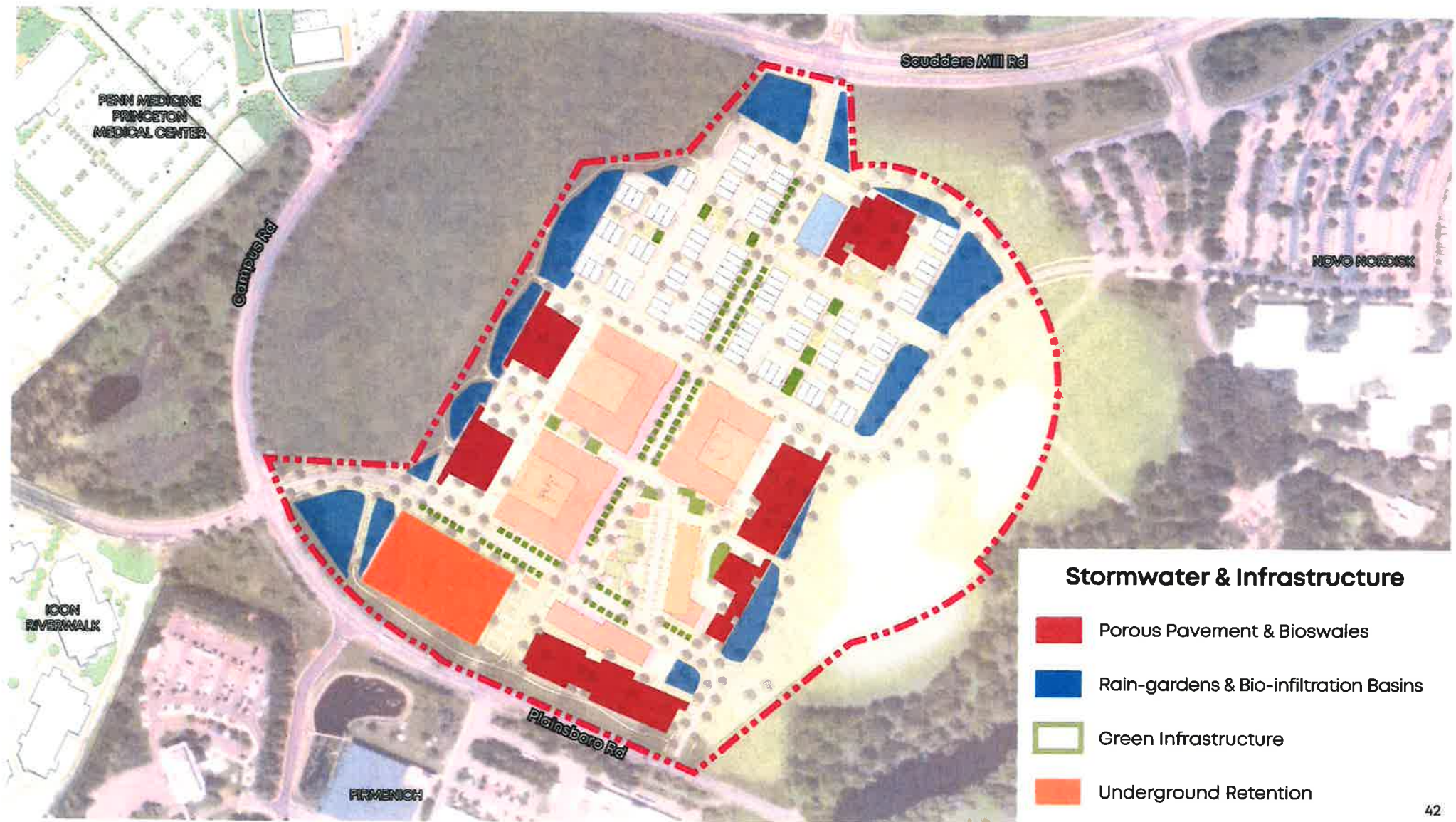






STORMWATER & INFRASTRUCTURE

- 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





Bioretention
Plant/Sediment Basins
Stormwater Detention, TSS,
Phosphorus, Nitrogen, Bacteria,
Heavy Metals, Hydrocarbons, etc.

Pervious Pave Line at Higher Elevation than Downspout Flow Line

New or Existing Catch Basin, Curb Cut or Other Means of Overflow Relief

Curb and Gutter

Stormwater Inflow "Flow Head"

Energy Dissipating Structure

1' Min. L_xB

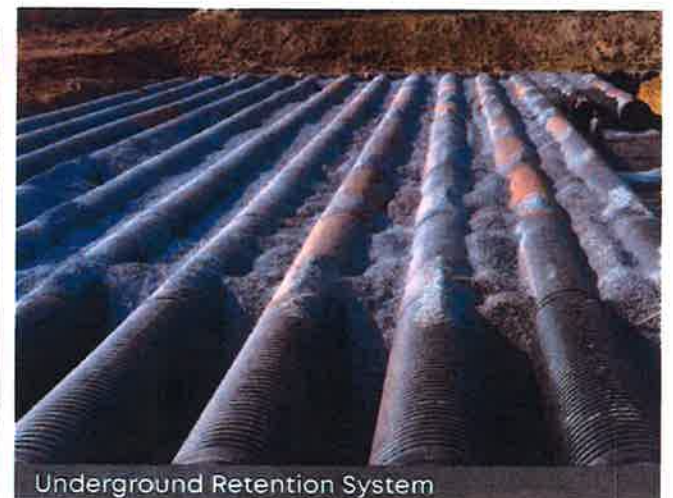
Efficient Engineered Media

Internal Concrete Conduits

Transfer Stormwater Underdrain System

High Flow

Green Infrastructure



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)

