

ZONING & LAND USE CONFORMANCE REVIEW

Prepared for:

WRV Nurseries Plainsboro Owner, LLC

Block 102, Lots 5 & 6 and Block 106, Lot 1

Preliminary and Final Major Site Plan and Subdivision

Township of Plainsboro Planning Board

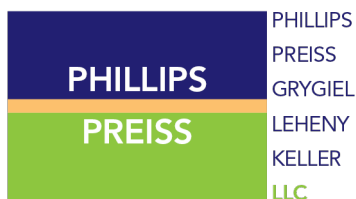
Revised June 4, 2025

Prepared by:



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NJ Professional Planner License #6280



Planning & Real Estate Consultants

Memorandum

To: **WRV Nurseries, LLC**
cc: Katharine A. Coffey, Esq.

From: Kate Keller, PP, AICP

Date: September 27, 2024; Last revised June 4, 2025

Re: **Application of WRV Nurseries, LLC (Princeton Nurseries)**
Block 102, Lots 5 and 6, and Block 106, Lot 1
Township of Plainsboro Planning Board
Zoning and Land Use Conformance Review

Per your request, we have reviewed the development application for the Plainsboro portion of the Princeton Nurseries site (“Princeton Nurseries” or “Nurseries”), for which you are seeking preliminary and final major site plan and subdivision approval from the Township of Plainsboro Planning Board. We have prepared the following report that sets forth the proposal’s compliance to the approved GDP and portions of the Township Code. Changes since our previous version are **Bolded and Underlined**

Part 1: Land Use History

A narrative summary of the site’s history and zoning and Master Plan treatment leading to the adoption of the current GDP.

Part 2: General Development Plan (GDP) Compliance

A detailed narrative that systematically goes through the approved GDP document, explaining how the proposed development application satisfies the requirements for this project set forth in the GDP.

Part 3: PMUD Zone — Review & Compliance

A detailed review and commentary demonstrating compliance with all the requirements in the PMUD Zone that apply to the Princeton Nurseries (Integrated Mixed-Use Neighborhood Development).

Part 4: Subdivision and Site Plan Ordinance — Review & Compliance

A detailed review and commentary demonstrating compliance with applicable subdivision and site plan regulations.

Part 5: Affordable Housing Compliance

A detailed review and commentary demonstrating compliance with the Affordable Housing Requirements of the GDP, including details on the type and location of the 96 affordable housing units required in this project; including floor plans and exterior elevations that demonstrate that such housing will not be segregated from other housing, and shall be seamlessly integrated into the overall development.

Part 6: Design Guidelines — Review & Compliance

A detailed review and commentary demonstrating compliance with or a departure from the Design Guidelines as referenced in §101-142S(1) of the PMUD Zone and adopted as part of the GDP.

In accordance with the approved 2020 General Development Plan (GDP), the proposal envisions development of the Nurseries site as an integrated mixed-use neighborhood development featuring unique retail opportunities, modern office spaces, residential options ranging from apartments to single-family homes, a signature hotel, and vibrant open space that will serve as a gathering place for the Plainsboro community and wider region.

Part 1: Land Use History

The Princeton Nurseries site, a/k/a Block 102, Lots 5 and 6, and Block 106, Lot 1, is a ±109-acre tract within Princeton Forrestal Center that is generally bounded by U.S. Route 1 to the east; College Road West and Seminary Drive to the south; the Barclay Square at Princeton Forrestal multi-family residential development to the west; and Plainsboro's municipal boundary with South Brunswick Township to the north. Princeton Forrestal Center, Princeton University's multi-use master planned development, includes academic, research, office, residential, hotel, and retail uses intertwined with open space and recreation lands across ±1,800 acres in Plainsboro's PMUD Zone. The Nurseries site is part of a larger development tract that also includes ±162 acres of contiguous properties in South Brunswick Township. The total larger development tract area within both municipalities encompasses ±271 acres.

Princeton Forrestal Center, as a whole, initially received "tentative approval" (a precursor to modern-day General Development Plan approval) from the Township of Plainsboro Planning Board in 1975, which laid out the framework for the planned multi-use development through the 1980s and 1990s. In 1999, the University applied for and received approval for a new General Development Plan ("GDP") for undeveloped portions of Princeton Forrestal Center, including the Nurseries site. The development program in the 1999 GDP contemplated up to 2 million square feet of office/research uses (including up to 100,000 square feet of retail and commercial uses) and up to 221 dwelling units. In addition, nearly all land west of Mapleton Road was to be preserved as permanent open space. The vested rights granted by the 1999 GDP expired on August 15, 2019.

As the GDP's 2019 expiration date approached, the Nurseries site was one of the University's major remaining undeveloped tracts within Princeton Forrestal Center. The Township Planning Board and its professionals recognized that changing market forces were rendering large-scale office/research development less viable. In cooperation with the University and its design team (including Phillips Preiss), the Township undertook a reevaluation of the PMUD Zone to identify new mixed-use opportunities for the Nurseries site that would better support the Township's goals and enhance Princeton Forrestal Center. On December 16, 2019, the Township Planning Board adopted a new Master Plan Amendment that acknowledged the "persistent lack of demand for large scale office development and the high office vacancy rate in the local real estate market," and recommended amending the Township Zoning Ordinance to permit an integrated mixed-use neighborhood development on the Princeton Nurseries site. This type of development would be unique within the region and provide for new, innovative land uses that would catalyze Princeton Forrestal Center through the 21st century.

On March 11, 2020, the Township Council adopted changes to Chapters 85 and 101 of the Township Code in accordance with the Master Plan recommendations. The zoning amendments permitted a new use in the PMUD Zone — integrated mixed-use neighborhood development — and set forth other specific zoning and development regulations that would facilitate this type of development on the Princeton Nurseries site. Chapter 101-137Q of the Township Zoning Ordinance was amended to permit an integrated mixed-use neighborhood development on a tract measuring at least 100 acres and located west of U.S. Route 1. The specific requirements set forth in the PMUD zoning amendment — and the proposal's compliance with same — are described in detail in **Part 3** of this report.

The amended Master Plan and PMUD Zoning formed the basis for the subsequent GDP application by Princeton University in 2020. The 2020 GDP sets forth the vision for the Nurseries site as a walkable, mixed-use neighborhood development with a strong sense of place, defined by a “Main Street”-style commercial component, varied housing opportunities, modern office environments and vibrant civic and open spaces, and includes a set of seven Guiding Core Principles intended to steer site development in accordance with the vision. On September 20, 2020, the Plainsboro Township Planning Board granted GDP approval to permit the development of the Nurseries site according to this vision, and in conformance with newly adopted zoning regulations, over a 20-year vesting period.

In **Part 2**, we provide an comprehensive review of the vision for the Nurseries site as set forth in the GDP, including specific approvals that were granted at that time. The current development application has been designed to fully conform to the approved GDP.

Part 2: General Development Plan (GDP) Compliance

This section provides a detailed narrative that systematically goes through the approved GDP document, explaining how the proposed development application satisfies the requirements for this project set forth in the GDP.

As described in Part 1, the 2020 General Development Plan for the Nurseries site establishes a vision for the development of the Nurseries site as a pedestrian-friendly planned community characterized by high-quality public open spaces, new and varied housing choices, destination and convenience retail, dining, entertainment and modern office spaces.

The following sections provide detailed review of the proposed development's compliance to the core tenets of the GDP approval.

- **Chapter IV — Proposed Development for the Princeton Nurseries Site (Land Use Plan)**
- **Chapter V — Circulation Plan**
- **Chapter VI — Open Space Plan**
- **Chapter VII — Utility and Local Service Plan**
- **Chapter VIII — Stormwater Management Plan**

GDP Chapter IV — Proposed Development for the Princeton Nurseries Site (Land Use Plan)

This Chapter of the GDP sets forth the Vision for the Nurseries Site and the General Land Use Plan approved as part of the GDP application. In addition, it provides context for the development of the Nurseries site in relation to existing planning documents.

VISION FOR THE NURSERIES SITE

GDP Requirement: *The Princeton Nurseries neighborhood will be a walkable and pedestrian friendly integrated mixed-use neighborhood development. It will be curated through thoughtful planning and design to create a high-quality environment that benefits site patrons, residents, and visitors from the surrounding area. The neighborhood will embody live, work, stay and play elements that foster a sense of place including vibrant gathering places for events together with active open spaces and streetscapes that collectively are intertwined with dining and entertainment, destination shopping, modern offices supporting creative and collaborative work environments, and new and varied housing choices. Ultimately, the development of Princeton Nurseries will further cultivate Princeton Forrestal Center’s vibrancy and ongoing contribution to the Township’s fiscal health.*

- **Compliance Statement:** As initially guided by the Plainsboro Township 2019 Master Plan and 2020 zoning ordinance amendments with respect to the PMUD Zone, and the subsequently approved 2020 GDP, the proposed development application holistically reflects the intended vision for the Princeton Nurseries site. The proposed development includes a Mixed-Use retail and residential core that lies along an inviting and active Main Street environment, from which transitional and lower density residential zones emanate. The Main Street functions as the Central Civic Space for the proposed development, with additional neighborhood parks which combine to create a network of accessible and connected green and open spaces. The proposed Mixed-Use core serves as an attractive and interactive destination for residents, visitors, and businesses, while the residential component provides varied housing options consisting of mixed-use multi-family apartments, townhomes, and single-family homes. The residential component additionally provides for age-restricted and affordable housing units. In sum, the proposed development incorporates a mix of land uses with complementary design techniques that facilitate the vibrant community envisioned by the GDP.

GUIDING CORE PRINCIPLES

Seven Guiding Core Principles were mutually established by the Township, the University, and their design professionals as central to the vision for the Nurseries Site. The Guiding Core Principles were intended to define a vision that established a framework within which to encourage creative and flexible plan concepts without rigid design requirements.

GUIDING CORE PRINCIPLES	COMPLIANCE STATEMENT
MAIN STREET <i>The Mixed-Use Area of the development should have a distinct “Main Street”- inspired environment, promoting diverse, pedestrian-scale, and continuous ground-level active uses, and organizing back-of-house uses off the street or behind the buildings. Parking may include on-street as well as surface lots, or structured parking behind buildings.</i>	Complies. The proposed development includes a Mixed-Use Area to be centered upon a compact, energetic Main Street, anchored by a hotel at its southern gateway, continuing on to a Central Civic Space, and providing consistent, active street-level retail uses. A variety of building heights, block lengths, and retail footprints will create a visually diverse environment, with active pedestrian crossings to keep visitors engaged and discourage automobile traffic in favor of a walkable core.
CIVIC SPACE <i>Within the Mixed-Use Area’s “Main Street”-inspired environment shall be a Central Civic Space that functions as the heart of the community. It is important to adequately size this civic space to accommodate both informal gatherings and programmed events, as well as to promote the viability of an active downtown shopping and entertainment experience for families, shoppers, diners, workers, visitors, and residents.</i>	Complies. The Central Civic Space has been designed to provide nearly two acres public space, including green lawns and ponds, seating areas built into the landscape, and community-centric features like an amphitheater. The combination of mixed-hardscape and planted areas will provide adequate space for farmers markets, concerts, and informal gatherings that will complement the active retail edges along the north, south, and east sides of the civic space. For example, patio dining offered by restaurants within Buildings A and B would flow into the informal seating areas within the civic space; Main Street activity is also drawn to the space via crosswalk treatments, and narrowed roadways that demarcate the space as pedestrian-forward.
STREET WALLS / PUBLIC REALM <i>The “Street Wall” is a fundamental concept that describes a sense of enclosure in an urban environment. Design guidelines address street and frontage designs to provide a mechanism to ensure buildings work together to reinforce streets, intersections, and define open spaces. Streets are the underlying circulation framework of the public realm, balancing the need for vehicular access and the encouragement of pedestrian-oriented movement. Establishing street walls is important to create a hierarchy of experiences, define areas, reinforce signature spaces, frame views, and make gateways to the surrounding neighborhoods. Together, these experiences should establish a memorable public realm, a sense of place.</i>	Complies. The proposed development plan utilizes a range of building heights, active ground-floor frontages, street hierarchies with distinct pedestrian features to create a unique sense of place across the site. Upon entering the site from the south, a five-story hotel forms the western gateway, with continuous glazing and landscaping inviting visitors into the pedestrian realm. Across Main Street, a three-story retail and office building provides an anchor corner at the eastern gateway, with interior pedestrian pathways to traverse this portion of the site. Elsewhere in the development, pedestrian-oriented movement is encouraged via active ground floor uses, even in the rear of buildings; street trees and landscaped walkways, and a consistent network of paths between residential areas to the east and west to the retail core and existing paths along Seminary Drive.

RESIDENTIAL NEIGHBORHOOD ORIENTATION

The residential areas within the development should be oriented to take advantage of civic spaces, open spaces, and surrounding natural resources, and provide convenient and interesting pedestrian access to the Mixed-Use Area. Houses should reinforce and activate the streets and neighborhood parks and where necessary, shield the backs of commercial buildings, alleys, garages, and parking fields to the extent possible. This will maximize quality of life, value, and a sense of community.

Complies. The proposed development includes nearly a dozen types of housing to serve a variety of residents at different price points and stages of life (e.g., multi-family over retail; age-restricted flats and townhomes; market-rate stacked and single-family townhomes; and single-family detached homes). Higher densities are located within the commercial core with transitional stacked townhomes, flats, and terrace homes creating a gradient to the lower-density single-family residential areas. Parking areas and residential alleys will be appropriately screened and encourage active pedestrian circulation.

STRATEGIC OPEN SPACES

The Princeton Nurseries neighborhood should provide a legible network of open spaces throughout the site in a meaningful and logical way that protects conservation areas, provides a sense of orientation, and maximizes value to residents, workers, and visitors.

Complies. The proposed development provides for ±46 acres of public open space, comprising over 40% of the tract area, well in excess of the 30% minimum required by the Code and GDP. The proposed network consists of programmed neighborhood parks, landscaped walking paths, and vistas of preserved environmentally sensitive areas to complement the Central Civic Space. The overall open space scheme is balanced to provide active & passive park areas and connectivity in each quadrant of the site.

PARKING ZONES

In addition to the on-street parking within Princeton Nurseries, Parking Zones should be established in a clear and logical manner to support the commercial environment and be buffered from adjacent residential neighborhoods. Parking should be planned to allow for future buildings and structured parking utilizing “liner” buildings and/or landscape elements to “screen” the parking, as practical.

Complies. Generally, the development proposes to heighten the pedestrian focus of the retail core by orienting vehicles off of the Main Street south of the Central Civic Space. Multi-family residential parking is proposed entirely within in-building structures that are oriented away from Main Street, reserving surface lots for visitors to commercial areas to the site. These areas are conveniently located near retail uses, in order to avoid long distances and other challenges associated with parking garages in “Main Street” style retail environments. Substantial buffers are provided from external viewsheds, and additional landscaping will screen residential neighborhoods from direct views of the parking areas.

TWO CROSSINGS

It is essential that circulation in the Princeton Nurseries neighborhood be planned around and make use of two existing routes across the Harry’s Brook corridor, to serve as primary and secondary crossings to make vital vehicular, bicycle, and pedestrian connections to future development in neighboring South Brunswick. Coordination of compatible uses must be pursued with Plainsboro and South Brunswick as the nature of the secondary (southern) crossing evolves.

Complies. Two crossings of Harry’s Brook will connect the neighborhood to future development in South Brunswick, subject to municipal coordination. The primary crossing is a roundabout with a multi-use bicycle and pedestrian path located at the northern edge of the site or slightly realigned at the Township border with South Brunswick. Both designs will accommodate a future connection into South Brunswick as needed and when deemed appropriate. The second, easterly crossing is a bicycle and pedestrian path consisting of natural materials to minimize environmental disturbance. This crossing will provide pedestrian connectivity with South Brunswick, where the adopted redevelopment plan permits only nonresidential uses within the adjacent area.

LAND USE AREAS

In order to realize the Vision for the Nurseries site — while sensitively and respectfully integrating the development with existing land uses and infrastructure in the vicinity of the Nurseries site — the GDP approval sets forth a land use concept based on three (3) types of Land Use Areas that will be differentiated by their location, allowable uses, and physical form. The Land Use Areas are intended to provide for context-sensitive development on the Nurseries site within the existing land uses and infrastructure in the vicinity of the Nurseries site.

- **Complies.** The proposed development reflects the Land Use Areas (Residential, Mixed-Use, and Flex) set forth in the GDP and the intent of the GDP Vision and Guiding Core Principles.

RESIDENTIAL AREA

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| LOCATION | <i>There shall be two Residential Areas, one adjacent to the western boundary of the Nurseries site and one in the eastern portion of the property adjacent to U.S. Route 1.</i> |
| USE & FORM | <p>▪ Complies. Two residential areas are proposed in the eastern and western portions of the site</p> <p><i>All types of residential uses are permitted in the Residential Area. Non-residential uses, including retail, hotel, and office, shall not be allowed in the Residential Area. Portions of the Residential Areas may also consist of open space, including environmentally constrained lands.</i></p> <p>▪ Complies. No non-residential uses are proposed within Residential Areas, where the predominate uses are townhouses and similar low-density residential uses. Open space areas are located throughout the Residential Areas, including environmentally constrained conservation lands to the east and west, and neighborhood parks and pathways throughout the site.</p> |

MIXED-USE AREA

- | | |
|-----------------------|--|
| LOCATION | <p><i>There shall be a single Mixed-Use Area that is centrally located within the Nurseries site.</i></p> <p>▪ Complies. The site is anchored by a north-south linear mixed-use Main Street, which provides its gateway and central core.</p> |
| USE & FORM | <p><i>The Mixed-Use Area shall allow all uses permitted in the integrated mixed-use neighborhood development, including open space, but does not permit single-family detached residences or manor houses.</i></p> <p>▪ Complies. Mixed-Use Area contains the retail core, as well as office and hotel uses, in addition to mixed-use apartments on upper floors. No single-family detached dwellings or manor houses are proposed in the Mixed-Use Area.</p> |

FLEX AREA

- | | |
|-----------------------|---|
| LOCATION | <p><i>There shall be two Flex Areas, each located between the Mixed-Use Area and a Residential Area.</i></p> <p>▪ Complies. Two Flex Areas are provided, each located between the Mixed-Use Area and the east and west Residential Areas.</p> |
| USE & FORM | <p><i>The Flex Areas shall allow all uses permitted in the integrated mixed-use neighborhood development, including open space, but does not permit single-family detached residences. The Flex Areas are intended to provide transitions of building mass, height, density and land uses between the Residential Areas and the Mixed-Use Area.</i></p> <p>▪ Complies. The Flex Areas exhibit the gradual transition to lower density development from the Mixed-Use core to the periphery residential areas, including a shift from mixed-use buildings at the center to stacked flats and townhouses in the Flex Areas. No single-family detached dwellings are proposed. The Flex Areas also provide architectural design and distance buffers between the higher and lower density areas of the development.</p> |

GENERAL LAND USE PLAN

The General Land Use Plan proposed herein provides the framework for an integrated mixed-use neighborhood development on the Princeton Nurseries site that meets the Vision and Guiding Core Principles, in accordance with the Township’s Master Plan and as permitted under the Township Zoning Ordinance. **An analysis of the proposed residential and nonresidential building program and phasing plan as compared to the approved General Development Plan is attached to this report as Exhibit 1.**

NONRESIDENTIAL USES

In accordance with §101-140C(1) of the Township Code, the baseline development for the Nurseries site shall consist of a maximum of 605,000 sq. feet of total non-residential floor area, including retail space (inclusive of restaurant, entertainment, and personal service uses); office space; and hotel space.

- **Complies.** The applicant’s proposal contemplates a maximum of **±395,550 sq. feet** of non-residential space at full buildout, including retail, hotel, and office uses, across current and future phases; see details below.

OFFICE / RESEARCH	<p><i>Maximum of 220,000 square feet of office and/or research space. Specific forms and locations of office and/or research uses will be provided during the site plan approval process.</i></p> <ul style="list-style-type: none"> ▪ Complies. A total of ±80,080 square feet of office space is proposed to be constructed. All office space is proposed to be located within in Building D1 (retail/office mixed-use), which is part of the current site plan application.
RETAIL	<p><i>Maximum of 310,000 square feet of retail floor area (encompassing a variety of retail sales and service, restaurant, and/or entertainment uses). The specific forms and locations of retail, restaurant, and/or entertainment uses will be provided during the site plan approval process. “Retail space” shall be deemed to include all commercial uses except for the permitted office and hotel uses.</i></p> <ul style="list-style-type: none"> ▪ Complies. A total of ±222,470 to ±240,470 sq. feet of retail space is proposed across current and future phases, including Buildings A through E. The applicant is seeking approval for the maximum buildout at this time; however, approval is not being sought for Buildings E1 and E2. The current site plan application proposes ±144,690 sq. feet of retail space during the initial phases of construction: <ul style="list-style-type: none"> ▪ Building A (retail/residential): 24,675 sq. feet ▪ Building B (retail/residential): 30,005 sq. feet ▪ Building C (hotel/retail/restaurant): 6,170 sq. feet ▪ Building D1 (retail/office): 29,150 sq. feet ▪ Building D2 (retail): 10,090 sq. feet ▪ Building D3 (retail — grocery): 30,000 sq. feet ▪ Building D4 (retail — clubhouse): 14,600 sq. feet <p>During the final phase of the project, the applicant proposes to construct additional retail space in one of two configurations, providing an additional ±75,000 to ±93,000 square feet in the vicinity of Parcels E1 & E2 at the northern end of the Commercial Main Street. This retail space may take the form of two standalone anchor stores, or one large format anchor store and ground-level retail within a future age-restricted multi-family building. The applicant is seeking approval for the total building program as part of the overall total to confirm GDP and Code compliance; however, final approval for these buildings is not sought at this time.</p>
HOTEL	<p><i>Maximum of 75,000 square feet of hotel space with up to 125 rooms will be constructed on the Nurseries site. The specific forms and locations of hotel uses will be provided during the site plan approval process. Any retail, restaurant, and personal services portions of the hotel may be considered part of the permitted retail floor area for the development.</i></p> <ul style="list-style-type: none"> ▪ Complies. A 125-key hotel, to measure up to 75,000 sq. feet in floor area, is proposed as Building C. The hotel is proposed to include retail components, including a restaurant with liquor license, which are included in the retail total above.
<ul style="list-style-type: none"> ▪ Note: Optional Increase in Floor Area. The GDP & Township Code permit the applicant to request an increase in the maximum nonresidential floor area at the time of site plan approval, up to 745,000 square feet, at the discretion of the Planning Board. The applicant is not requesting to increase the maximum allowable nonresidential floor area at this time. 	

RESIDENTIAL USES

MAXIMUM YIELD	<p><i>A maximum of 950 residential units can be constructed on the Nurseries site.</i></p> <ul style="list-style-type: none"> ▪ Complies. A maximum of 950 residential units are proposed as of full buildout, with 853 units proposed as part of this application. The applicant is seeking approval for the maximum density and total building program to confirm GDP and Code compliance; however, final approval for 97 age-restricted unit on the E Parcels is not being sought at this time.
AGE-RESTRICTED	<p><i>Any residential construction in excess of 750 units will consist of age-restricted units built in accordance with state and federal regulations. No more than 200 age-restricted units may be constructed.</i></p> <ul style="list-style-type: none"> ▪ Complies. Of the proposed maximum 950 residential units, a maximum of 200 units are age-restricted while the remainder are not. However, as noted above, final approval for 97 age-restricted unit on Parcel E1 is not being sought at this time.
RENTAL / SALE	<p><i>Of the 200 age-restricted units, a minimum of 50 units will be for-sale units. For all non-age-restricted units (up to 750 units), a minimum of 350 units will be available for purchase.</i></p> <ul style="list-style-type: none"> ▪ Complies. A minimum of 400 units (50 age-restricted, 350 non-age restricted) will be available for purchase within the Residential Areas on the site. All for-sale units are included within the 853 dwellings units for which approval is now sought.
HOUSING TYPOLOGIES	<p><i>A healthy mix of residential typologies is expected and may include various types of townhouses, apartments, manor homes or single-family detached residences. No more than 31 single-family detached residences are permitted to be constructed, which will be limited to a maximum of 3 bedrooms.</i></p> <ul style="list-style-type: none"> ▪ Complies. A variety of dwelling types are proposed, including multi-family apartments over retail uses within the Mixed-Use Core; a variety of townhouses models (including both market and age-restricted), stacked townhouses, and condominium flats within the Flex and Residential Areas; and 20 single-family detached residences at the western edge of the site.
AFFORDABLE HOUSING	<p><i>Affordable housing units shall be set aside at a number equal to 12.7% of the non-age restricted component (e.g., at full buildout of 750 non-age restricted units, 96 affordable housing units will be provided). Affordable housing will be provided in accordance with the regulations of the New Jersey Fair Housing Act and the Uniform Housing Affordability Controls as set forth under N.J.A.C. 5:80-26.1 et seq.</i></p> <ul style="list-style-type: none"> ▪ Complies. The development proposal includes 96 affordable units in compliance with the GDP requirement. The required affordable housing units will be integrated throughout the development, in accordance with the University's developer's agreement, §3-9C of the Township Code, and New Jersey statutes. No residential or mixed-use buildings will consist exclusively of affordable housing units. A uniform architectural treatment will be incorporated across both the market rate and affordable units. For additional discussion regarding affordable housing compliance, see Part 5 of this report.
GROSS DENSITY	<p><i>Non-age restricted units shall not exceed a gross density of 7 dwelling units per acre or 750 units, whichever is lower, and age-restricted units shall not exceed a gross density of 2.0 units per acre or 200 units, whichever is lower.</i></p> <ul style="list-style-type: none"> ▪ Complies. 750 non-age restricted units are proposed at maximum buildout, equivalent to gross density of 6.89 units per acre; 200 age-restricted units are proposed at maximum buildout, equivalent to gross density of 1.84 units per acre. The applicant is seeking approval for the maximum density and total building program at this time to confirm GDP and Code compliance. The final 97 age-restricted units are anticipated to be constructed in Building E1 as part of a future phase.

RESIDENTIAL PROGRAM TABLES

REQUIRED PER GDP & CODE

MAXIMUM RESIDENTIAL YIELD	950 UNITS*
Maximum Yield (Non-Age Restricted)	750 units
Maximum Yield (Age Restricted)	200 units**
Affordable Housing Set-Aside	12.7% of non-age restricted units
Varied Dwelling Types	<ul style="list-style-type: none"> • Townhouse • Multi-family over retail • Stacked flats • Single-family detached • Condominiums

* Seeking approval for full density & buildout including future phases.

** Final approval is not sought at this time for 97 age-restricted units in Building E1.

PROPOSED AT FULL BUILD-OUT (W/ FUTURE PHASES)

Total (All Residential)	950 units*
BY MARKET TYPE	
Non-Age Restricted	750 units
<i>Market Rate</i>	654 units
<i>Affordable</i>	96 units (12.7%)
Market Rate (Age-Restricted)	200 units**
TOTAL	950 units
BY TYPOLOGY	
Multi-Family (inc. mixed-use)	503 units
Townhouse	313 units
Stacked Townhouse/Flats	114 units
Single-Family Detached	20 units
TOTAL	950 units

* Seeking approval for full density & buildout including future phases.

** Final approval is not sought at this time for 97 age-restricted units in Building E1.

GDP Chapter V — Circulation Plan

This Chapter of the GDP set forth a circulation plan showing the general location and types of transportation facilities, including facilities for pedestrian access, within the planned development and any proposed improvements to the existing transportation system outside the planned development. A Traffic Impact Study, prepared by Langan, was adopted as part of the GDP approval; an updated traffic study is included in this application under separate cover.

GDP REQUIREMENT	COMPLIANCE STATEMENT
SITE ACCESS	
<ul style="list-style-type: none">▪ <i>Access to the Nurseries site will be via two entrances at signalized intersections along College Road West/Seminary Drive. The eastern entrance will be located at College Road West and Seminary Drive at the northern leg of a four-way signalized intersection that has been recently constructed by the Applicant. The western entrance will be located at a newly signalized intersection at Seminary Drive and Evergreen Drive.</i>▪ <i>If development occurs on the adjacent lands in South Brunswick, additional access to the Nurseries site will be provided at the existing intersection of Independence Way with U.S. Route 1</i>	<ul style="list-style-type: none">▪ Complies. The proposed development has two access points within Plainsboro Township, at the intersections of Seminary Drive and Evergreen Drive and Seminary Drive and Nursery Road. The intersection of Evergreen Drive will be stop controlled, as traffic signal control is not anticipated to be required as per the traffic analysis. The Evergreen intersection will be monitored for future signalization.▪ Complies. Any future development on the adjacent lands in South Brunswick will include access at Independence Way.
OFF-SITE IMPROVEMENTS & TRAFFIC	
<ul style="list-style-type: none">▪ <i>The Applicant has completed a variety of improvements to existing public roadways in Plainsboro in accordance with the requirements of the 1999 GDP for Princeton Forrestal Center. Existing and proposed on- and off-site improvements, as well as traffic impacts of the proposed development, are discussed in Appendix A, Traffic Impact Study.</i>	<ul style="list-style-type: none">▪ Complies. The development application includes required documentation to all existing and proposed on- and off-site improvements and traffic impacts under separate cover.
SITE PARKING	
<ul style="list-style-type: none">▪ <i>Parking for the Nurseries site shall be in accordance with §101-143 of the Township Code, as amended March 11, 2020.</i>▪ <i>The number of required parking spaces may be reduced at the time of site plan approval if demonstrated to the satisfaction of the Planning Board through the use of a Shared Parking Analysis that an adequate amount of parking will be provided on the Nurseries site for all proposed uses.</i>	<ul style="list-style-type: none">▪ Complies. <i>Parking requirements for the site have been calculated in accordance with the provisions of this section of the Code, including a Shared Parking Analysis in order to account for location and distances between parking areas and destinations on the site. The Shared Parking Analysis is provided under separate cover and demonstrates the adequacy of the proposed parking, particularly in light of post-COVID changes to the workplace and retail environments, using recognized standards acceptable to the Planning Board. See Part 3, PMUD Compliance for additional discussion of parking requirements.</i>

GDP Chapter VI — Open Space Plan

This Chapter of the GDP set forth an open space plan showing the proposed land area and general location of land areas to be set aside for conservation and recreational purposes and a general description of improvements proposed to be made thereon. Further discussion of open space is provided in **Part 3, §101-141**.

GDP REQUIREMENT	COMPLIANCE STATEMENT
GENERAL REQUIREMENTS	
<ul style="list-style-type: none">No less than 30% of the overall development tract area shall be set aside as open space, including various active, passive and environmentally sensitive uses. Only individual open space features measuring > 1,000 square feet in area shall be included when calculating the required percentage of common open space for the overall tract area.The open space program shall consist of conservation areas (e.g. the preservation of environmentally sensitive open space areas) and civic spaces (e.g. neighborhood parks, pocket parks, linear parks, and/or plazas) designed to serve the projected social, recreational, and cultural needs of the community.	<ul style="list-style-type: none">Complies. Princeton Nurseries exceeds the 30% open space requirement for an integrated mixed-use neighborhood development, with over 46 acres (±42%) of open space throughout the site. The proposed full network of open spaces includes civic spaces, neighborhood parks across all residential areas, and conservation and environmentally sensitive areas. The proposed development is intended to balance active and passive park areas and offer opportunities for trail connectivity within and outside the site. This includes the Central Civic Space along the Main Street Mixed-Use core as well as neighborhood parks that serve residential areas, which will consist of active/passive recreational amenities including walking paths and seating areas. An overall Open Space Plan has been provided as an exhibit to this application.
CONSERVATION AREAS	
<ul style="list-style-type: none">Environmental features of the existing landscape will be protected by providing conservation areas, including special use areas to be used for stormwater management or conservation purposes.Stormwater facilities shall be designed as an integral element of the overall landscape design in order to be included as “open space,” in accordance with §101-141F(2)	<ul style="list-style-type: none">Complies. Sensitive environmental features such as the Harry’s Brook corridor are located within proposed open/green space conservation areas, notably in the northeastern portion of the site.Complies. Where stormwater management features have been included in the open space calculation, facilities are designed to be appropriately integrated into and enhance both the built environment and the appearance of the public realm (e.g., rain gardens planted basins). <u>Landscape plans have been provided for all stormwater basins as part of the current Planning Board submission.</u>
CIVIC SPACES (Central + Neighborhood)	
<ul style="list-style-type: none">At least one Civic Space, measuring at least 1 acre, shall be centrally located to retail uses and function as a major activity area to the surrounding uses.Neighborhood parks shall contain no less than 2 acres in aggregate and will serve the Residential Areas.The Township of Plainsboro will not be responsible for the ownership or maintenance of any open space areas on the Nurseries site.	<ul style="list-style-type: none">Complies. The proposed Central Civic Space includes over two acres of open space including, program features (such as an amphitheater) and mixed planted areas and architectural hardscape surfaces. Retail uses enclose the Central Civic Space on its north, south, and east sides.Complies. Neighborhood parks totaling over 2 acres in aggregate are proposed to be distributed throughout Residential areas of the development, interconnected by a broad pedestrian and bicycle circulation network.Complies. Plainsboro will not be responsible for ownership or maintenance of any open space areas. Specific details of private ownership and maintenance to be provided as part of Developer’s Agreement.

GDP Chapter VII — Utility and Local Service Plan

This Chapter of the GDP provided a broad overview of the available infrastructure in the area immediately surrounding, adjacent to and within the Nurseries site, and further outlined potential future infrastructure improvements that may be required to support the build-out of the proposed Nurseries site development, including water, sewer, electric, gas, and solid waste disposal. As envisioned by the GDP, the details and designs for all infrastructure - including exact locations, capacity requirements and sizing - have been provided as part of this application, under separate cover. In general, the applicant complies with the broad utility and infrastructure plans that were adopted as part of the GDP. We defer to the documentation provided under separate cover by Van Note-Harvey / Pennoni for further details, which are subject to review and approval by Township staff and consultants, County and regional entities, State agencies, and local utility companies as applicable.

GDP Chapter VIII — Stormwater Management Plan

As is the conceptual nature of a GDP, the approved Stormwater Management Plan provided a high-level overview of existing and future stormwater and drainage conditions on the site, including outline potential future stormwater management facilities and features. This includes use of existing stormwater outfalls, as well as identification of green infrastructure and innovative stormwater management techniques such as porous pavers to comply with forward-looking regulatory standards. The applicant has now submitted under separate cover grading plans, profiles, and design details as anticipated by the GDP, including location, type, and capacity of stormwater mitigation features, as well as the applicable impact calculations. In general, the applicant complies with the broad stormwater management plan adopted as part of the GDP, which seeks to maintain the site's natural hydrologic conditions while meeting all New Jersey Department of Environmental Protection (NJDEP), Plainsboro Township, and Delaware and Raritan Canal Commission stormwater management regulations. We defer to the documentation provided under separate cover by Van Note-Harvey / Pennoni for further details, which are subject to review and approval by Township engineers, County and regional entities, and NJDEP.

GDP Chapter X — Community Facilities Plan

The approved Community Facilities Plan provided a summary of the proposed scope and type of supporting community facilities associated with the development of the proposed Nurseries site, both as a standalone integrated mixed-use neighborhood development and in its role within Princeton Forrestal Center. The improvements proposed in this section of the GDP have been completed or remain proposed as part of the current application, including roadway improvements adjacent to the site and within Princeton Forrestal Center; opportunities for expanded and alternative transportation methods such as a pilot shuttle service and bike share, the provision of an additional amenity base including shopping, food and beverage offerings, and a diverse open space network to serve the Nurseries site, Princeton Forrestal Center and the wider Plainsboro community.

GDP Chapter XI — Housing Plan

The current application complies with the Housing Plan set forth in the GDP, which states that there were no existing housing units on the site and up to 950 dwelling units may be constructed. Affordable housing will be provided in accordance with the regulations of the New Jersey Fair Housing Act and the Uniform Housing Affordability Controls as set forth under N.J.A.C. 5:80-26.1 et seq. See **Part 5, Affordable Housing**, for additional information regarding compliance with affordable housing requirements.

GDP Chapter XII — Fiscal Impact Report / Chapter XIII — Timing Schedule

The proposed development will have a positive fiscal benefit to the Township of Plainsboro over the entirety of its build-out period, in accordance with the GDP and Developer's Agreement. Updated fiscal impact and timing schedules have been provided under separate cover for Township review

GDP Chapter XIV — Required Findings for Planned Development

Per §85-57 of the Township of Plainsboro Subdivision and Site Plan Review Ordinance, prior to approval of any planned development, the Planning Board shall conduct a study as required by N.J.S.A. 40:55D-45, *Findings for planned developments*. offer the following findings as related to the GDP application for the Nurseries site. In approving the GDP application, the Planning Board reached these facts and conclusions, which remain valid as related to the current application.

- *That departures by the proposed development from zoning regulations otherwise applicable to the subject property conforming to the zoning standards applicable to the planned development.*
- *That the proposals for maintenance and conservation of the common open space are reliable, and the amount, location and purpose of the common open space are adequate.*
- *That provision through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic and the amenities of light and air, recreation and visual enjoyment are adequate.*
- *That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established.*
- *In the case of a proposed development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate*

Part 3: PMUD Zone — Review & Compliance

This section provides a detailed review and commentary demonstrating compliance with all the requirements in the PMUD Zone that apply to the Princeton Nurseries (Integrated Mixed-Use Neighborhood Development). In particular, this includes §101-137Q; portions of §101-139, §101-140 and §101-141; §101-142; and §101-143C & D.

§101-137Q Permitted Use - Integrated Mixed Use Neighborhood Development

	PMUD REQUIREMENT	COMPLIANCE STATEMENT
LOCATION & SITE	<ul style="list-style-type: none"> Integrated mixed-use neighborhood developments shall be permitted on a tract of land west of U.S. Route 1, measuring a minimum of 100 acres. 	<ul style="list-style-type: none"> Complies. The subject property measures approximately 109 acres in area and is located west of U.S. Route 1.
REQUIRED COMPONENTS	<ul style="list-style-type: none"> Open space areas (including common open space, plazas or squares, and public areas); recreational uses (indoor and/or outdoor); retail sales and services; a mix of residential uses (including single-family and townhouse dwellings, multifamily dwellings, affordable housing units, and age-restricted housing); and a mix of nonresidential uses such as personal services, banks & financial service establishments, restaurants, eating & drinking establishments, theaters, performance and arts facilities, entertainment, hotels, offices, health and fitness facilities, educational and research uses, and other complementary business or commercial uses. 	<ul style="list-style-type: none"> Complies. The proposed development will contain a variety of uses, all of which are permitted by the Township Code. The proposed uses include open space and recreational areas, a Mixed-Use core comprised of retail and multi-family residential units, a hotel, gateway retail and office, a grocery store and eastern and western residential areas comprised of traditional & stacked townhomes, age-restricted multi-family flats, terraced attached houses, and single-family attached and detached homes.
BUILDING FORM	<ul style="list-style-type: none"> Permitted uses may be located in vertical mixed-use buildings (combining different residential and/or nonresidential uses in the same building), single-use buildings, horizontal mixed-use buildings (combining vertical mixed-use buildings and single-use buildings on distinct parcels in a range of residential and/or nonresidential uses), or any combination thereof. 	<ul style="list-style-type: none"> Complies. The proposed development comprises a diversity of building forms, including mixed-use, single-use, and combinations of both on distinct parcels featuring both residential and non-residential uses.
OPEN SPACE	<ul style="list-style-type: none"> The utilization of outdoor space(s) as places of assembly, dining, shopping and/or special events shall be specifically permitted. 	<ul style="list-style-type: none"> Complies. The Civic Space within the Mixed-Use Area has been designed so that activity can flow from the Main Street core, including special events and casual gathering spaces. A mix of hardscape and greenery, an amphitheater, and plenty of seating areas provide substantial, flexible space for farmers markets, concerts, & community events.
SUBDIVISION	<ul style="list-style-type: none"> The overall tract comprising the integrated mixed-use development may be subdivided into multiple parcels under separate ownerships, the entirety of which shall be referred to and function as an "integrated mixed-use neighborhood development." 	<ul style="list-style-type: none"> Complies. The applicant is seeking preliminary and final major subdivision approval to facilitate development of multiple lots under separate ownership. See Part 4 for more information.

§101-139 Residential Density

REFERENCE	PMUD REQUIREMENT	COMPLIANCE STATEMENT
§101-139C	<ul style="list-style-type: none"> Within an integrated mixed-use neighborhood development, non-age-restricted units shall not exceed a gross density of 7.0 dwelling units per acre or 750 units, whichever is lower, and age-restricted units shall not exceed a gross density of 2.0 units per acre or 200 units, whichever is lower. 	<ul style="list-style-type: none"> Complies. 750 non-age restricted units are proposed, equivalent to gross density of 6.89 units per acre; 200 age-restricted units are proposed, equivalent to gross density of 1.84 units per acre.
§101-139D	<ul style="list-style-type: none"> Residential densities for an integrated mixed-use neighborhood development shall be calculated based on the total area of the development tract. 	<ul style="list-style-type: none"> Complies. The above-referenced gross densities have been calculated on the total 108.837-acre area of the Princeton Nurseries development tract.

§101-140 Nonresidential Floor Area

REFERENCE	PMUD REQUIREMENT	COMPLIANCE STATEMENT
§101-140A	<ul style="list-style-type: none"> Integrated mixed-use neighborhood development, shall be subject to the floor area limitations set forth in § 101-140C. 	<ul style="list-style-type: none"> Complies. See response to §101-140C below
§101-140C	<i>An integrated mixed-use neighborhood development shall be subject to the following nonresidential floor area requirements:</i>	
§101-140C(1)	<ul style="list-style-type: none"> Except as permitted in (2), shall not contain more than 310,000 square feet of floor area devoted to retail space, 220,000 square feet of floor area devoted to office space, or 75,000 square feet of floor area devoted to hotel space and shall be limited to a total gross nonresidential floor area of 605,000 square feet. 	<ul style="list-style-type: none"> Complies. The proposed development contemplates a maximum of ±395,550 square feet of non-residential space, including retail, hotel, and office uses, across current and future phases. See Part 2 for additional details related to proposed square footage of specific non-residential uses.
§101-140C(2)	<ul style="list-style-type: none"> The Planning Board may increase the allowable total gross nonresidential floor area to a maximum of 745,000 square feet, provided it finds that any adverse fiscal, parking or traffic impacts to the Township resulting from the increase can be adequately mitigated. 	<ul style="list-style-type: none"> N/A. The applicant is not seeking to increase the maximum allowable floor area over the baseline GDP approval.
§101-140C(3)	<ul style="list-style-type: none"> Retail areas shall be designed to provide a "Main Street" inspired environment, containing a mix of single-story and multistory buildings, offering a variety of pedestrian-scale and active uses with frequent entrances and windows located along and facing the street level. 	<ul style="list-style-type: none"> Complies. The proposed linear Main Street functions as the gateway to the site from College Road West and will serves the core of the Princeton Nurseries development.
§101-140C(3)(a)	<ul style="list-style-type: none"> Retail uses occupying ≥30,000 square feet of ground floor space, including those uses exempt above, shall not exceed 60% of the total ground floor retail square footage within the integrated mixed-use neighborhood development. 	<ul style="list-style-type: none"> Complies. Only one large individual retail space (the Building D grocer) ≥30,000 square feet is proposed as part of this phase (less than 15% of the total proposed ground floor retail square footage). If an individual retail space ≥30,000 is proposed for Buildings E1 or E2 in a future phase, the overall project will still comply with no more than 40% of the total located within large-footprint buildings.

§101-140C (3)(b) *To encourage active retail frontages within the retail "Main Street" environment, which shall include the required Central Civic Space per the § 101-141F(3), the following shall apply to individual retail uses:*

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| <p>§101-140C (3)(b)[1]</p> | <ul style="list-style-type: none"> ▪ Individual retail uses occupying a ground floor space ≥30,000 square feet in area shall not exceed 60 feet of ground floor street frontage along the Central Civic Space or Commercial Main Street. At least one active entry door shall be provided on the facade along the Central Civic Space or Commercial Main Street. | <ul style="list-style-type: none"> ▪ Complies. In line with current retail market conditions, the proposed development centers smaller, boutique retail operations over large anchors. No individual retail space along the Central Civic Space or Commercial Main Street is proposed to measure ≥30,000 square feet as part of this phase. If a retail space ≥30,000 is proposed for Buildings E1 or E2 in a future phase, design compliance will be provided at that time. |
| <p>§101-140C (3)(b)[2]</p> | <ul style="list-style-type: none"> ▪ Individual retail uses occupying a ground floor space <30,000 square feet in area shall provide at least one active entry door for every 60 feet of ground floor frontage of the facade along the Central Civic Space or Commercial Main Street. Where more than one such door is required, another type of active building opening may be substituted. Corner retailers shall provide openings on each facade. | <ul style="list-style-type: none"> ▪ Complies. Buildings A, B and D1 are proposed to have active, inviting ground-floor facades along both the Central Civic Space and the Commercial Main Street with a variety of retail, restaurant, and amenity spaces offering frequent pedestrian access points. The proposed layouts for these buildings feature at least one entrance every 50 feet or less including in residential lobby and amenity areas. While the exact retail space layouts are subject to change based on tenant needs, the boutique nature of the retail spaces will create a visually interesting and welcoming environment in compliance with this requirement. Retail buildings envisioned for future phases will include similar treatments. |
| <p>§101-140C (3)(b)[2]</p> | <ul style="list-style-type: none"> ▪ No building facade with street frontage shall extend more than 90 feet without providing an active entry door or other active building opening. | <ul style="list-style-type: none"> ▪ Complies. No more than 90 feet is proposed between active entry doors along the civic space and Commercial Main Street facades of Buildings A, B, or D1, with the average distance much shorter as described above. Retail buildings envisioned for future phases will be designed to comply. |
| <p>§101-140C (3)(b)[3]</p> | <ul style="list-style-type: none"> ▪ No less than 60% of the linear street frontage adjoining the Central Civic Space or Commercial Main Street shall consist of buildings with at least one upper floor of active uses (retail, office, hotel, or residential uses, singly or in combination). Buildings containing grocery stores and cinema theater complexes shall be exempt. | <ul style="list-style-type: none"> ▪ Complies. All buildings adjoining the Central Civic Space and Commercial Main Street include active upper floors, except for where landscaping is proposed between the civic space and Flex Area. Retail buildings envisioned for future phases will be designed to comply. |

§101-141 Common Open Space

REFERENCE	PMUD REQUIREMENT	COMPLIANCE STATEMENT
§101-141C	<ul style="list-style-type: none"> The location of the common open space shall be consistent with the declared function of the common open space, and where possible the common open space shall be planned as a contiguous area located for the maximum benefit of the area which it was designed to serve, preserving and where possible enhancing natural features. 	<ul style="list-style-type: none"> Complies. Princeton Nurseries has been designed to meet or exceed all open space requirements in this Chapter, with over 46 acres of open space throughout the site. This includes the Central Civic Space, neighborhood parks throughout the residential communities, and passive conservation areas in the eastern portion of the site. In terms of functional location, the civic space will serve as the core of the site - both geographically and practically as a gathering place - as envisioned by the GDP. The neighborhood parks have been strategically sized and designed to ensure equitable distribution within the residential districts to the east and west of the Commercial Main Street, featuring active/passive recreational amenities. The proposed passive space conservation areas generally lie along the perimeter and within sensitive riparian areas associated with Harry's Brook. Finally, a network of pedestrian and bike routes are provided throughout the Nurseries site to create a nearly-continuous network of pathways for residents, employees, and visitors.
§101-141D	<ul style="list-style-type: none"> The requirements set forth in §85-62D with respect to the maintenance of common open space and provisions for an organization to own and maintain the open space which is to be set aside as herein provided shall be applicable to a PMUD planned unit development. 	<ul style="list-style-type: none"> Complies. The applicant is proposing to conform to the requirements of the Township of Plainsboro Subdivision and Site Plan Review ordinance with regards to the ownership and maintenance of open space, with specific details and documentation to be provided as a condition of approval and/or a Developer's Agreement. [Note: the second clause of §101-141D, related to compliance with §101-141A & B, is N/A and not included here.]
§101-141F	<ul style="list-style-type: none"> Common open space within an integrated mixed-use neighborhood development shall include all open space areas as permitted under §101-137Q. 	<ul style="list-style-type: none"> Complies. The proposed open space plan includes common open space, plazas or squares, and public areas as permitted under §101-137Q.
§101-141F(1)	<ul style="list-style-type: none"> No less than 30% of the overall tract area shall be set aside for common open space. Such open space shall be designed to be accessible to surrounding uses and, where feasible, be connected to other common open space areas. Only individual open space features measuring >1,000 square feet in area shall be included when calculating the required percentage of common open space for the overall tract area. 	<ul style="list-style-type: none"> Complies. Princeton Nurseries exceeds the 30% open space requirement for an integrated mixed-use neighborhood development, with over 46 acres (±42%) of open space throughout the site. The proposed full network of open spaces includes additional civic spaces, neighborhood parks across all residential areas featuring active/passive recreational amenities, and conservation and environmentally sensitive areas. The proposed development is intended to balance active and passive park areas and offer opportunities for trail connectivity within and outside the site.

- §101-141F(2)** ■ Open space shall consist of civic spaces (e.g., neighborhood parks, pocket parks, linear parks, and/or plazas) and conservation areas (e.g., the preservation of environmentally sensitive open space areas). Civic spaces may include, but not be limited to, hardscape, vegetated, or synthetic surfaces.
- **Complies.** See responses to **§101-141C**, **§101-141F(1)**, **§101-141F(3)**, and **§101-141F(4)**. An overall Open Space Plan has also been provided as an exhibit to this application.
- §101-141F(2)** ■ Open space shall include storm water management facilities that are designed as an integral element of the overall landscape design and contribute to the public use and enjoyment of the open space - examples include vegetated detention basins, grass swales, bioretention basins, rain gardens, retention ponds, or similar. Open space shall not include stormwater management facilities with exposed sand bottoms or similar barren surfaces.
- **Complies.** Stormwater facilities proposed throughout the site, including rain gardens, porous pavement, sub-surface basins, large-scale best management practices, and manufactured treatment devices. In all cases where stormwater management features have been included in the open space calculation (e.g., planted basins in the southwestern and northeastern quadrants of the site), these facilities are designed to be appropriately integrated into and enhance both the built environment and the appearance of the public realm. See Landscape Plan for specific planting details for stormwater management basins.
- §101-141F(3)** ■ At least one of the required civic spaces shall be centrally located to retail uses and shall function as a major activity area to the surrounding uses. This civic space shall contain a minimum of one acre and may include trees, landscaped areas, pathways, hardscaped gathering areas, amenities, and structures or uses that foster active use and the retail "main street" environment.
- **Complies.** The proposed Central Civic Space includes over two acres of open space including, program features (such as an amphitheater) and mixed planted areas and architectural hardscape surfaces for formal and casual gathering. The Central Civic Space is located on either side of the Main Street and connected by a crosswalk treatment that would demarcate the space as pedestrian-oriented, in order to encourage activity and interaction with the Main Street Mixed-Use retail environment.
- §101-141F(4)** ■ The residential areas within the development shall be conveniently served by nearby neighborhood parks containing not less than two acres in aggregate. Together, such parks shall include areas for passive use and active use; the latter to include appropriate active recreational facilities.
- **Complies.** The 2+ acres of neighborhood parks meets or exceeds the minimum requirement. The proposed neighborhood parks are distributed and accessible to the Flex and Residential areas of the development, interconnected by a broad pedestrian and bicycle circulation network. The neighborhood park system consists of active and passive recreational opportunities (i.e., outdoor gathering/seating areas for relaxation, green and landscaped areas, play spaces, etc.), as required by the Township Code.

§101-142 Evaluation Standards and Criteria

REFERENCE	PMUD REQUIREMENT	COMPLIANCE STATEMENT
§101-142A	<ul style="list-style-type: none"> The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal. 	<ul style="list-style-type: none"> Complies. The proposed development will retain over 40 acres of open space; notably, the west, north, and eastern perimeters will be generally preserved, as well as portions of the Windrows hedgerows along College Road West as delineated on the landscaping plans. Specifically, a large conservation area at the northeastern corner of the tract will preserve the existing riparian zone and other environmental characteristics.
§101-142B	<ul style="list-style-type: none"> Proposed buildings shall be related harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings. 	<ul style="list-style-type: none"> Complies. The proposed land use program consists of the three land use areas (Mixed-Use, Flex, and Residential), which emanate from the commercial Main-Street and gradually transition to lower-density development at the peripheries of the site. The proposed program establishes a relationship between buildings and their form across the site, concentrating higher intensity and taller structures along the Mixed-Use Core, and utilizing the Flex areas as a transition zone to the lower intensity Residential areas, including similarly scaled residential buildings in the areas closest to the neighboring Barclay Square apartments. This will result in a built environment that is harmonious with both the surrounding natural features and other structures.
§101-142C	<ul style="list-style-type: none"> The distance between buildings shall be sufficient to provide adequate light and air. 	<ul style="list-style-type: none"> Complies. Buildings across the site are characterized by high-quality design and architectural features that provide for adequate light and air access. High-intensity uses such as the Mixed-Use Core along Main Street are proposed to be shielded from the adjacent land use areas through the use of landscape buffers and parking areas. Street walls and building frontages will also help frame the public realm while still maintaining sufficient space for pedestrian, bicycle, and vehicular circulation.
§101-142D	<ul style="list-style-type: none"> With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points to the public streets, widths of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties. 	<ul style="list-style-type: none"> Complies. The proposed development features an extensive and safe pedestrian, bicycle, and vehicular circulation network that promotes connectivity and accessibility. Two crossings of Harry's Brook will connect the neighborhood to future development in South Brunswick, subject to municipal coordination. The proposed development will also feature a comprehensive parking program that serves all three land use categories (Mixed-Use, Flex, and Residential). See response to §101-142S and 143 for additional details regarding connectivity and parking.

- §101-142E** ▪ Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system.

▪ **Complies.** The proposed comprehensive stormwater management system is an integral part of the project that will mitigate the impact of development in the vicinity of the Nurseries site in conformance with current State and local stormwater management rules. For additional information, please refer to documentation prepared by Van Note-Harvey / Pennoni, the Project Engineer.
- §101-142F** ▪ All permanent utility lines, pipes and conduits shall be located below ground and all other installations and appurtenances shall be adequately screened.

▪ **Complies.** The proposed development incorporates below ground utility lines and infrastructure, and will adequately screen mechanical installations from public view to reflect the design standards of the Township Code. For additional information, please refer to documentation prepared by Van Note-Harvey / Pennoni.
- §101-142G** ▪ The sizes, locations, designs, colors, textures, lighting and materials of all temporary and permanent signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

▪ **Complies.** Comprehensive signage plans will be prepared for all areas within the site and submitted for Planning Board and Township professional review and approval. See further discussion in **Part 6, Design Guidelines**.
- §101-142H** ▪ Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

▪ **Complies.** All proposed mechanical installations, loading/service areas, utility buildings, and other related structures are appropriately shielded from public view. Where essential infrastructure is required to be located above ground, such as the proposed pump station in the northwesterly portion of the site, it will be screened with residential-style board-on-board fencing in addition to evergreens. Substantial buffers are provided from all external viewsheds, particularly where loading areas are present, and evergreen plantings will screen residential neighborhoods from direct views of parking and loading areas.
- §101-142I** ▪ Adequate provision shall be made for a sewage disposal system which shall be of sufficient size, capacity and design to collect and dispose of all sewage from all present and proposed buildings in the PMUD planned unit development and which shall be otherwise constructed and maintained in conformity with all applicable state, county and municipal regulations and requirements.

▪ **Complies.** The site is located within a designated sewer service area. In addition to utilizing existing infrastructure, a new pumping station is proposed to accommodate site development. All sewage system documentation has been provided as part of this application and is subject to all applicable local and State review and requirements. For additional information, please refer to documentation prepared by Van Note-Harvey / Pennoni.

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| <p>§101-142J</p> | <ul style="list-style-type: none"> ▪ Adequate provision shall be made for a storm drainage and surface water detention system which shall be of sufficient size, capacity and design to collect, carry off and dispose of all predictable surface water runoff within the PMUD planned unit development and which shall be otherwise constructed and maintained in conformity with all applicable state, county and municipal regulations and requirements. | <ul style="list-style-type: none"> ▪ Complies. All stormwater management calculations and documentation has been provided as part of this application and is subject to all applicable local and state review and requirements. See response to §101-142E and Part 2, GDP - Stormwater Plan. For additional information, please refer to documentation prepared by Van Note-Harvey / Pennoni, the Project Engineer. |
| <p>§101-142K</p> | <ul style="list-style-type: none"> ▪ Adequate provision shall be made for a water system which shall be of sufficient size, capacity and design to supply potable water and fire protection to each of the buildings within the PMUD planned unit development and which shall be otherwise constructed and maintained in conformity with all applicable state, county and municipal regulations and requirements. | <ul style="list-style-type: none"> ▪ Complies. The Princeton Nurseries site is located in the water franchise area of New Jersey American Water and is served by existing mains, which are proposed to be connected into the site. All water system documentation has been provided as part of this application and is subject to all applicable local and state review and requirements. For additional information, please refer to documentation prepared by Van Note-Harvey / Pennoni. |
| <p>§101-142L</p> | <ul style="list-style-type: none"> ▪ Adequate provision shall be made for the collection and disposal and, where possible, recycling of garbage, trash and solid waste generated by the PMUD planned unit development, and such system shall be maintained in conformity with all applicable state, county and municipal regulations and requirements. | <ul style="list-style-type: none"> ▪ Complies. Private trash and recycling hauling services are anticipated to be utilized within the Mixed-Use Core and commercial areas. Public trash collection for other residential uses will be determined as part of the Developer's Agreement. All solid waste management shall be in conformance with all applicable state, county and municipal regulations and requirements. |
| <p>§101-142M</p> | <ul style="list-style-type: none"> ▪ Adequate provision shall be made for a system of interior roads sufficient to accommodate predictable vehicular traffic within the PMUD planned unit development and to ensure safe and efficient vehicular access, including access of firefighting equipment to and from each of the buildings within the PMUD planned unit development. | <ul style="list-style-type: none"> ▪ Complies. The proposed development provides a safe and connected multi-modal circulation network, which will facilitate access to all the land use areas of the site. The vehicular flow of traffic will follow a predictable overall grid pattern, with the Commercial Main Street serving as the backbone of the site. The development proposes to incorporate pedestrian oriented design that will result in traffic calming and safe vehicular circulation. The site will be connected to existing surrounding development at the intersection of Nursery Road and Seminary Drive. Emergency vehicle access and turning plans have been submitted as part of this application, which are subject to review by Township staff and first responders to ensure safe firefighting equipment access to the whole development. |

§101-142N	<ul style="list-style-type: none"> ▪ In the event that PMUD planned unit development is to be constructed in sections over a period of years, then the provisions for the sewage and garbage disposal, storm drainage and water supply and for interior roads need to be adequate only in respect to the sections of development which have previously received final approval and the section of development for which final approval is being sought. The developer shall supply to the Planning Board information disclosing such adequacy and obtain the Planning Board's approval thereof. 	<ul style="list-style-type: none"> ▪ Complies. Appropriate Planning Board approval will be sought for all future phases of development.
§101-142O	<ul style="list-style-type: none"> ▪ Except as otherwise provided in this section, there shall be no minimum lot area, width or frontage, no minimum building setback, no maximum lot coverage, no requirement as to front, side or rear yards and no requirement concerning the location of accessory buildings or structures for any land use in a PMUD planned unit development. However, no plan for a PMUD planned unit development shall be approved unless all of the above provided for in the site plan and subdivision plan are consonant with the public health, safety and general welfare. 	<ul style="list-style-type: none"> ▪ Complies. The site has been designed in accordance with the requirements of the GDP and Township Code and in a manner where the proposed lot areas, widths, depths and frontages, building setbacks, percentages of lot coverage, front, side and rear yards and locations of accessory buildings or structures will promote public health, safety, and general welfare by effectuating the Township's zoning and master plan designations for this site.
§101-142P	<ul style="list-style-type: none"> ▪ (Reserved) 	N/A
§101-142Q	<ul style="list-style-type: none"> ▪ Except as otherwise set forth herein [...] Residential and nonresidential buildings within an integrated mixed-use neighborhood development shall be subject to the height requirements of §101-142S. 	<ul style="list-style-type: none"> ▪ Complies. See response to §101-142S.
§101-142R	<ul style="list-style-type: none"> ▪ No building or structure, other than a fence or garden wall less than seven feet in height or a sign, shall be located within a distance of 50 feet of any exterior boundary line of the site or within a distance of 50 feet of any state or county road. Within an integrated mixed-use neighborhood development, the distance requirements referenced herein shall not apply to exterior boundary lines that form a municipal boundary. 	<ul style="list-style-type: none"> ▪ Complies. All buildings or structures are set back at least 50 feet from any exterior boundary lines (except the municipal boundary with South Brunswick); in many cases, setbacks are several hundred feet. Any fences that are located closer than 50 feet to the boundary line comply with the provisions of this section.

§101-142S Standards and criteria for integrated mixed-use neighborhood developments.

- §101-142S(1)** ■ All uses shall be subject to the evaluation standards and criteria set forth in § 101-142O and any design guidelines approved in association with such development.
- **Complies.** See response to **§101-142O** above. For discussion of compliance with design guidelines adopted as part of the GDP, see **Part 6**.

- §101-142S(2)** ■ The maximum height of any building within an integrated mixed-use neighborhood development shall be:
- **Complies.** See table below.

LAND USE	PERMITTED HEIGHT (FT)	MAX PROPOSED HEIGHT (FT)
<i>Accessory buildings (excl. multilevel parking structures)</i>	20'	17'-5" (residential clubhouse)
<i>Single-family detached dwellings</i>	35'	28'
<i>Townhouse dwellings</i>	45'	37'-10"
<i>Stacked townhouses and manor houses</i>	55'	37'-10"
<i>Other multifamily dwellings (including age-restricted)</i>	60'	43'-10' (age-restricted flats)
<i>Mixed-use and nonresidential buildings</i>	60'	59' (Building A & B)

- §101-142S(2)(a)** ■ Mixed-use and nonresidential buildings within a commercial or mixed-use area may be up to 100' tall if the Planning Board determines that additional height is warranted based upon the overall design character of the development.
- **N/A.** No buildings are proposed to exceed the limits set forth under §101-142S(2)

- §101-142S(2)(b)** ■ Building height shall be defined as the vertical distance measured from the mean elevation of the finished grade along the perimeter of the building to the highest point of the roof for flat roofs, to the mean height level for sloping roofs, and to the deckline of mansard roofs. Building height shall not include the rooftop projections set forth in this chapter's definition of building height; however, all such projections shall be shielded from view through the use of appropriate screening. Building height shall also not include the first level of any at-grade parking garage serving multifamily building developed in accordance with approved design guidelines. Flagpoles, roof cupolas, clock towers and similar architectural appurtenances shall be recognized as permitted exceptions to the applicable building height restrictions.
- **Complies.** Building height has been calculated in accordance with this section.

<p>§101-142S(3)</p> <ul style="list-style-type: none"> Roadway and pedestrian circulation shall be designed to include a high degree of connectivity (e.g., interconnected street network and pedestrian pathway system), both internally and externally. Except as set forth below, dead-end roads and culs-de-sac are discouraged. 	<ul style="list-style-type: none"> Complies. The proposed development features an extensive and safe pedestrian, bicycle, and vehicular circulation network that promotes connectivity and accessibility through a predictable grid pattern. The grid facilitates intuitive and comfortable access throughout the site, particularly within a 10 minute pedestrian walk-shed radius with continuous ground-level active uses. Only the age-restricted carriage house portion of the site precludes a street grid, which reflects market requirements for this typology; we note that age-restricted housing is specifically permitted and encouraged on the site. Pedestrian-oriented movement is tied into open space areas, specifically between programmed parks and multi-use paths connecting residential areas to the east and west of the retail core and existing paths along Seminary Drive.
<p>§101-142S(3)</p> <ul style="list-style-type: none"> A minimum of two roadway connections into the development shall be required from existing Township roadways. 	<ul style="list-style-type: none"> Complies. The site is connected to existing surrounding development at the intersections of Nursery Road and College Road West and Evergreen Drive and Seminary Drive within Plainsboro Township.
<p>§101-142S(3)</p> <ul style="list-style-type: none"> In the event an adjoining area in South Brunswick Township is developed, the main commercial roadway shall be extended into South Brunswick when it has been determined by the Planning Board that such connection will be adequately accommodated and supported by the Township roadway network and will contribute to the vitality and functioning of the integrated mixed-use neighborhood development. 	<ul style="list-style-type: none"> Complies. Two crossings of Harry’s Brook will connect the neighborhood to future development in South Brunswick, subject to municipal coordination. <u>The primary crossing is a roundabout with a multi-use bicycle and pedestrian path located at the northern edge of the site or slightly realigned at the Township border with South Brunswick. Both designs will accommodate a future connection into South Brunswick as needed and when deemed appropriate.</u> The roundabout would serve as a traffic calming measure for vehicles entering the Plainsboro neighborhood.
<p>§101-142S(3)</p> <ul style="list-style-type: none"> A second connection into South Brunswick shall be provided if all necessary approvals can be secured. If the adjoining area in South Brunswick contains compatible land uses relative to the approved plan for Plainsboro (e.g., residential adjoining residential), the connection shall be a roadway; otherwise, it shall be limited to a pedestrian/bikeway connection. 	<ul style="list-style-type: none"> Complies. In addition to the primary Main Street crossing, the roadway network on the east side of the site (i.e., Road C) has been designed so that a bicycle and pedestrian crossing will be constructed at the southern crossing of Harry’s Brook. The second, easterly crossing is a bicycle and pedestrian path consisting of natural materials to minimize environmental disturbance. This crossing will provide pedestrian connectivity with South Brunswick, where the adopted redevelopment plan permits only nonresidential uses within the adjacent area.
<p>§101-142S(4)</p> <ul style="list-style-type: none"> Due to the interrelated nature of the uses within an integrated mixed-use neighborhood development, the build-out of such a development shall take place in a coordinated fashion. The terms of such build-out shall be set forth in a developer's agreement between the Township and the developer/applicant. 	<ul style="list-style-type: none"> Complies. Documentation regarding phasing is included in this application under separate cover and will be subject to and in accordance with the developer's agreement, Township Code and the GDP approval.

§101-143 Off-Street Parking

REFERENCE	PMUD REQUIREMENT	COMPLIANCE STATEMENT
§101-143C	<ul style="list-style-type: none"> Off-street parking spaces and parking area access aisles shall be dimensioned in accordance with the provisions of Chapter 85, Subdivision and Site Plan Review, § 85-44B. 	<ul style="list-style-type: none"> Complies. All proposed off-street parking spaces and parking area access aisles will conform with the specified dimensions of § 85-44B.
§101-143D(1)	<ul style="list-style-type: none"> Required parking shall be permitted to be provided within enclosed garages, buildings, or parking structures; in surface parking lots; or along the streets of any public or private roadways. 	<ul style="list-style-type: none"> Complies. Parking is provided in enclosed garages and structures serving multi-family residential uses; convenient and attractive surface lots serving retail areas (in order to avoid long distances and other challenges associated with parking garages in “Main Street” style retail environments); rear-loaded alleyways and garages in residential areas; and on-street spaces throughout the site.
§101-143D(2)	<ul style="list-style-type: none"> Parking for all residential units, including age-restricted units, shall be provided in accordance with RSIS requirements. 	<ul style="list-style-type: none"> Compliance with shared parking analysis proposed per §101-143D(4). The total number of parking spaces intended to serve residential uses is equal to or greater than the total required for the development in its entirety. Where there are deficiencies related to specific buildings (e.g., Buildings A & B), shared parking principles are intended to be utilized as discussed in §101-143D(4).
§101-143D(3)	<i>Parking for nonresidential uses shall be provided as follows:</i>	
§101-143D(3)(a)	<ul style="list-style-type: none"> Hotels shall require one space per guest room. Parking for retail space associated with a hotel, as defined in § 101-140C, shall require parking per § 101-143D(3)b. 	<ul style="list-style-type: none"> Compliance with shared parking analysis proposed per §101-143D(4). Off-street parking for non-residential uses has been calculated in conformance with the applicable requirements. Certain retail parking areas are below the required ratio of 5.5 space per 1,000 square feet of floor area, we note that this required ratio is very high as compared to modern standards, particularly given the compact, walkable nature of the development. Where there are deficiencies in any given location of the site, or related to any given use, shared parking principles are intended to be utilized as discussed in §101-143D(4) below. A shared parking analysis is provided under separate cover.
§101-143D(3)(b)	<ul style="list-style-type: none"> All retail space, as defined in § 101-140C, shall require 5.5 parking spaces for each 1,000 square feet of gross floor area, except that parking for theaters shall be provided per § 101-143A. 	
§101-143D(3)(c)	<ul style="list-style-type: none"> The parking standard for professional office, general office, and research-office buildings in an integrated mixed-use neighborhood development shall be provided per § 101-143A. 	
§101-143D(3)(d)	<ul style="list-style-type: none"> Restaurant uses shall be considered "retail space" & require 5.5 parking spaces for each 1,000 sq. ft. of gross floor area, except that in the event restaurant uses comprises over 30% of the total retail gross floor area, additional parking for restaurant floor area in excess of 30% shall be provided at one parking space per each two seats. 	
		<ul style="list-style-type: none"> Complies. Any modifications to reflect restaurant uses per §101-143D(3)(d) will be accommodated through shared parking if required in the future.

- §101-143D(4)**
- Parking spaces shall be provided as required in § 101-143D unless the applicant can demonstrate to the satisfaction of the Planning Board through the use of a shared parking analysis that an adequate amount of parking will be provided on the site for all proposed uses. The methodology used by the applicant to calculate the reduced number of parking spaces may take into account the methods recommended in "Shared Parking," published by the Urban Land Institute, or other recognized standards acceptable to the Planning Board.
 - **Shared parking analysis provided.** Particularly within the core of the site, shared parking may be required at times to best reflect the unique mixed-use nature of the development. A shared parking analysis will be provided to the Planning Board under separate cover and/or testimony to demonstrate the adequacy of the proposed parking scheme for the proposed program mix, using recognized standards acceptable to the Planning Board.

Part 4: Subdivision and Site Plan Ordinance — Review & Compliance

This section provides a detailed review and commentary demonstrating compliance with applicable subdivision and site plan regulations as set forth in Chapter 85 of the Township of Plainsboro Code. In particular, this includes:

- Article VI (Improvement and Design Standards)
- Article X (Standards and Other Provisions for Site Plan Review)
- Article XI (Off-Tract Improvements)
- Article XII (Provisions Applicable to Both Subdivisions and Site Plans)
- Article XIII (Special Provisions Applicable to Planned Development)

As indicated in Article XIII, planned developments such as the one proposed often require unique site design and planning. In the case of the proposed integrated mixed-use development, this is understood by the revised provisions of the PMUD Zone, as well as the adoption of the General Development Plan and design guidelines. The proposed site layout and design for Princeton Nurseries is in service of the overall Vision to create truly integrated mixed-use, walkable neighborhood outside the standard confines of the ordinance, as set forth in both the Township Master Plan and GDP.

Further, per Article XIII, §85-56.2:

The uniqueness of each proposal for a planned development may require that the requirements relating to streets and roads, alleys, ways for public utilities, for parking, curbs, gutters, sidewalks, streetlights, public parks and playgrounds, school grounds, stormwater drainage, water supply and distribution, sanitary sewers and sewage collection and treatment shall be subject to modification from the requirements established in this chapter and in other Township ordinances. The Planning Board may therefore waive or modify the requirements otherwise applicable for a particular facility where the Planning Board finds that such requirements are not necessary in the interest of the residents, owners, tenants and occupants of the planned development and their employees and that the waiver or modification of such requirements is consistent with the interests of the entire Township. Proposed requirements and standards which are inconsistent with those required under the prevailing Township ordinances shall be determined acceptable upon approval by the Planning Board.

In a development of this size, it is inevitable that certain design waivers will be requested in addition to those explicitly stated herein. Where such exception is required and cannot be realistically cured, the applicant will seek approval from the Planning Board in accordance with NJSA 40:55D-51 and the above-referenced section. This statute permits the Board to grant such exception or waiver as may be reasonable and within the general purpose and intent of the site plan and subdivision ordinance provisions, if the literal enforcement of one or more provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

Portions of §85-22 - Walkways and multiuse pathways was amended in 2020 to include provisions specifically applicable to an Integrated Mixed-Use Neighborhood Development. We offer the following summary of compliance to this section:

- **§85-22B(1).** *Sidewalks or other pedestrian walkways shall be provided on both sides of all streets.*

Waiver requested. There are five (5) locations within the development where sidewalks are not provided on both sides of the street where environmental constraints, utility connections, or similar impediment makes this impracticable. The requested locations for this site plan waiver, and justifications for each, are as follows:

- ◆ **West and north sides of Road B**
- ◆ **North and east sides of Road C**

Justification: Roads B and C are the northernmost streets in the proposed development, which abut the northerly property line. There is no residential or commercial development on the sides of the road where waiver relief is requested, and the grading, which including steep slopes, is proposed to remain in its current natural state. This is will require the installation of retaining walls that preclude the installation of sidewalk in most segments.

- ◆ **West side of Road E**

Justification: Road E is adjacent to the existing windrows tree line in the southwestern quadrant of the site. No development is proposed on the west side of the road in order to preserve the windrows and their root systems. Similarly, no sidewalk is proposed here in order to minimize disturbance.

- ◆ **East side of Road G**
- ◆ **West side of Road K**

Justification: Roads G and K are located between the mixed-use buildings and the west and east side residential areas, respectively. In both cases, there is a substantial grade change between the surface parking areas serving the mixed-use area and the roadway that is too steep to accommodate a sidewalk on one side of the street. In addition, in response to Township Staff comments, the Landscape Plans have been updated to show a retaining wall along a length of Road G (adjacent to Building A) and Road K (adjacent to Building B) in order to create a more level planting area adjacent to the parking areas. The planting has been supplemented throughout these areas to minimize the view of parking/service areas from the neighboring residential areas.

In all instances where sidewalks are provided on only one side of the street, crosswalks are provided at the nearest safe location (including mid-block in residential areas) so as to not disrupt the comprehensive pedestrian network within the site, as envisioned by the general purpose and intent of the site's vision.

In general, the construction of sidewalks along both sides of the street at these specific locations is not practically feasible due to reasons including environmental constraints/site conditions such as topography and preservation of sensitive areas. Certain locations are adjacent to steep slopes and require the construction of a retaining wall along the road length, thus rendering either insufficient width for the construction of a sidewalk or creating unsafe pedestrian conditions if a sidewalk were to be constructed along the retaining wall. In all cases, there are no residential units along the side of the road which is proposed to not include a sidewalk.

Additional details and technical justification, including street sections, is shown on Sheet EHB-SW1, Overall Sidewalk Exhibit Plan, prepared by Van Note-Harvey / Pennoni; and sheets L-5, L-6, and L-28 of the Landscaping Plan prepared by Mellilo Bauer Carman, both of which are included as part of the current Planning Board submission package.

- *§85-22B(2) through (6) — Sidewalk Widths. **Complies with all provisions.***
- *§85-22B(7) & (8) — Materials & Technical Details. **Will comply; details to be provided by project engineer.***

Part 5: Affordable Housing Compliance

This section provides a detailed review and commentary demonstrating compliance with the Affordable Housing Requirements of the GDP, including details on the type and location of the 96 affordable housing units required in this project; including floor plans and exterior elevations that demonstrate that such housing will not be segregated from other housing, and shall be seamlessly integrated into the overall development. Affordable housing compliance is addressed in Parts 2 and 3 of this report as well; however, all information is consolidated in this section as well for ease of reference.

GDP Requirements

- *Affordable housing units shall be set aside at a number equal to 12.7% of the non-age restricted component (e.g., at full buildout of 750 non-age restricted units, 96 affordable housing units will be provided).*
- **Complies.** The development proposal includes 96 affordable family rental units in compliance with the GDP requirement. The required affordable housing units will be integrated throughout the development, in accordance with the adopted and revised developer’s agreement, §3-9C of the Township Code, and New Jersey statutes. No residential or mixed-use buildings will consist exclusively of affordable housing units. A uniform architectural treatment is incorporated across both the market rate and affordable units.
- *Affordable housing will be provided in accordance with the regulations of the New Jersey Fair Housing Act and the Uniform Housing Affordability Controls as set forth under N.J.A.C. 5:80-26.1 et seq.*
- **Complies.** The proposed affordable housing will be provided in accordance with all Township requirements and New Jersey statutes, including UHAC bedroom distribution, affordability controls, locational requirements within the development, and construction phasing. The applicant will work with the Township to ensure that all applicable affordable housing requirements are met to ensure that Plainsboro receives due credit for constructing realistic opportunities for affordable housing.

Chapter 3, Affordable Housing — Township Code

§3-8: Phasing Schedule for Affordable Housing

- **Complies.** Affordable housing units will be completed in a timely fashion in order to comply with the ratios set forth by UHAC and the Township Code; e.g., once 25% of market rate units have been completed, at least 10% of affordable units shall be, and so forth until 100% of affordable units are complete by the time 90% of market rates are granted Certificates of Occupancy.

§3-9: Requirements for New Construction

- **§3-9A:** *Low/moderate split and bedroom distribution of affordable housing units:*
- **§3-9B:** *Accessibility requirements*
- **§3-9D:** *Maximum rents and sales prices*
- **Complies.** The proposed affordable housing plan will comply with all Township and UHAC bedroom and affordability requirements of this chapter, including proportion of low, moderate, and very-low restrictions; and providing bedroom counts to accommodate the market. No age-restricted affordable housing units are proposed as part of this project; all units are proposed to be for family use. As required, affordable housing units shall be designed in accordance with the technical standards of the Barrier Free Subcode (NJAC 5:23-7).

- ***§3-9C: Design***

- (1) In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market units.
- (2) In inclusionary developments, low- and moderate-income units shall have access to all of the same common elements and facilities as the market units.

- **Complies.** The proposed affordable housing units are integrated along with the market-rate units for each of the housing typologies. The multi-family residential units in the Mixed-Use core are located within the same buildings and wings as the market-rate units. Similarly, the stacked townhomes, carriage houses/flats, and luxury single-family attached homes are located directly adjacent to the market-rate units, within buildings with similar cladding and seamlessly integrated into the community. A uniform architectural treatment is incorporated across both the market rate and affordable units. Therefore, the affordable units are not segregated or separated from the remaining market-rate units throughout the whole development.

Within the lower-density residential areas, nearly all affordable housing units will be located within inclusionary buildings which will be interspersed throughout the architectural landscape, where there will be no indication from the building materials or finishes that affordable housing units are located within. The location of all affordable housing units within the site will be provided under separate cover as part of the architectural plan set.

Part 6: Design Guidelines — Review & Compliance.

This section provides a detailed review and commentary demonstrating compliance with or a departure from the Design Guidelines as referenced in §101-142S(1) of the PMUD Zone and adopted as part of the GDP.

As set forth in Section IV of the GDP, all development on the Nurseries site is subject to Design Guideline, which were adopted as Appendix E of the GDP. The Design Guidelines are not a regulatory document, but are intended to provide guidance and context for the development of the site in accordance with the Nurseries site Vision, outside the requirements contained in the Township Zoning and Subdivision and Site Plan Review regulations. The Design Guidelines serve as a framework for the development of the Nurseries site by encouraging creativity in maintaining the desired level of aesthetic and functional quality within the physical environment, including but not limited to building typologies, architecture, circulation, open space & landscaping, and public art and signage.

Note: Throughout this Part 6, Design Guidelines may be condensed to reflect the intent of the specific guideline while avoiding repetition.

1.0 VISION + GOALS

1.1 INTENT

It is the intent of these Design Guidelines for the Princeton Nurseries neighborhood that the following do not serve as absolute rules, regulations, or standards, but rather:

- *Provide a framework for the development of the Princeton Nurseries neighborhood as an integrated development in accordance with the Township of Plainsboro Zoning Ordinance, together with the project's vision, guiding core principles, goals and objectives described herein;*
- *Permit flexibility and creativity in the development of the Princeton Nurseries site, while maintaining the desired level of aesthetic and functional quality within the physical environment through the design, layout, and planning of the building typologies, architecture, circulation, open space & landscaping, and public art & signage as described herein; and*
- *Provide context to the owners and developers of the property, the Township of Plainsboro, community organizations, and regulatory agencies for the Princeton Nurseries neighborhood.*

Complies. The overall site plan has been prepared to reflect the high quality design — including building arrangement, architecture, landscaping, and overall sense of place — envisioned in the design guidelines, while cognizant of the fact that the guidelines are not intended as regulations except where explicitly required by Township Code, GDP, or “shall” statements.

1.2 PURPOSE

The purpose of the development of the Princeton Nurseries site is to create a highly amenitized neighborhood that has a strong sense of place and vibrancy throughout an 18-hour day.

Complies. The proposal envisions development of the Nurseries site as an integrated mixed-use neighborhood development featuring unique retail opportunities, modern office spaces, residential options ranging from apartments to single-family homes, a signature hotel, and vibrant open space that will serve as a gathering place for the Plainsboro community and wider region. The Nurseries site will feature an inviting and active Main Street environment that serves as the backbone for the development, along with supplementing civic spaces that promote a walkable and engaging environment.

1.3 VISION

Complies. See detailed discussion in **Part 2, GDP Chapter IV.**

1.4 GUIDING CORE PRINCIPLES

Complies. See detailed discussion in **Part 2, GDP Chapter IV.**

1.5 GOALS AND OBJECTIVES

To support the purpose and vision for the Princeton Nurseries neighborhood, the following goals and objectives are set forth to guide development throughout the site:

GOAL / OBJECTIVE	COMPLIANCE STATEMENT
<ul style="list-style-type: none"> Encourage new mixed-use commercial development and Traditional Neighborhood Development (TND) to occur in a manner that will promote economic development, placemaking, and community identity to support the vitality of Plainsboro for employment, shopping, and living. 	<ul style="list-style-type: none"> Complies. The proposed development provides for a variety of retail, restaurant, hotel, and office uses that will promote a vibrant Main Street environment that creates a sense of place — adding value to Princeton Forrestal Center while maintaining a positive fiscal impact on the Township over the course of the project’s buildout. The proposal will create a unique and active community with high-quality design features that contributes to the Township’s ratable base and serves as both a local and regional destination.
<ul style="list-style-type: none"> Promote well-integrated residential, commercial, office, and civic development in a walkable “Main Street”-scale development pattern. 	<ul style="list-style-type: none"> Complies. The proposed development includes a Mixed-Use Area to be centered upon a compact, energetic Main Street, anchored by a hotel at its southern gateway, continuing on to a Central Civic Space, and providing consistent, active street level retail uses. A variety of building heights, block lengths, and retail footprints will create a visually diverse environment, with active pedestrian crossings to keep visitors engaged and discourage automobile traffic in favor of a walkable core.
<ul style="list-style-type: none"> Support development includes diverse, pedestrian-compatible, higher-density designs; expands economic development opportunities; and minimizes distances between destinations by providing linked sidewalks and pedestrian-oriented access. 	<ul style="list-style-type: none"> Complies. See responses above. <u>Further, pedestrian crosswalks have now been designated in the area of the Building A and Building B lobbies</u>
<ul style="list-style-type: none"> Encourage the creation of vertically- and horizontally-mixed uses, without bias to traditional or contemporary architectural styles, of a character and scale that will promote a broad mix of compatible uses and stimulating pedestrian activity. 	<ul style="list-style-type: none"> Complies. The proposed development comprises numerous uses within a variety of building forms/architectural styles, including mixed-use, single-use, and combinations of both on distinct parcels featuring both residential and non-residential uses. See specific discussion at 4.0, Architecture,
<ul style="list-style-type: none"> Promote the livability and identity of the Princeton Nurseries neighborhood by providing for dwellings, shops, and workplaces in close proximity to each other. 	<ul style="list-style-type: none"> Complies. The proposed development will include a Mixed-Use core consisting of retail, office and hotel uses, in addition to mixed-use apartments on upper floors. The Main Street, along with the proposed Central Civic Space, will serve as an attractive destination/gateway for residents and visitors alike. The development will additionally feature a Town Center Retail and Grocery area to meet local and Township shopping needs.
<ul style="list-style-type: none"> Enhance the visual character and physical comfort of residents and visitors to the Princeton Nurseries neighborhood through the initial construction and the subsequent renovation of buildings and storefronts that provide direct connections to the street and sidewalk to provide a stimulating streetscape. 	<ul style="list-style-type: none"> Complies. The Central Civic Space and the Mixed-Use Core will be constructed as part of the first phase of development. The Main Street will exhibit inviting ground-floor uses along both the Central Civic Space and the Commercial Main Street with a variety of retail, restaurant, and amenity spaces offering frequent pedestrian access points.

- Provide adequate light, air, and visual access to parks, designated open spaces, civic spaces, and the Harry's Brook corridor when designing and evaluating the height of buildings and other structures.
- **Complies.** The proposed development provides for over 46 acres of open space throughout the Nurseries site, consisting of civic spaces, neighborhood parks across all residential areas, and conservation and environmentally sensitive areas. See specific discussion of open space at **Part 2, GDP Chapter VI — Open Space Plan; Part 3, §101-141, Common Open Space; and 6.0, Open Space & Landscaping.**
- Design safe, attractive, easy-to-maintain civic open spaces that serve all Plainsboro residents, and which provide enjoyment and recreational opportunities for residents and visitors alike.
- **Complies.** The proposed open space network will include the Central Civic Space, neighborhood parks throughout the residential communities with active/passive recreational amenities, and passive conservation areas in the eastern portion of the site. See specific discussion of open space at **Part 2, GDP Chapter VI — Open Space Plan; Part 3, §101-141, Common Open Space; and 6.0, Open Space & Landscaping.**
- Create a Central Civic Space in the Mixed-Use Area that is recognizable as the heart of the community, provides year-round activity and programming, and serves as a comfortable meeting place for residents of and visitors to the Princeton Nurseries neighborhood. This Central Civic Space will provide a sense of place, signaling to visitors that they have “arrived” and making residents feel at home.
- **Complies.** The proposed Central Civic Space includes over two acres of open space including program features (such as an amphitheater) and mixed planted areas and architectural hardscape surfaces to provide adequate space for farmers markets, concerts, and other large community events. See specific discussion of open space at **Part 2, GDP Chapter VI — Open Space Plan; Part 3, §101-141, Common Open Space; and 6.0, Open Space & Landscaping.**
- Consider the need to provide appropriate transitions in the height of adjacent buildings both within the Princeton Nurseries neighborhood, and between adjacent residential areas.
- **Complies.** The proposed development will feature three main land use areas: the Mixed-Use Core, Flex areas, and Residential areas. These three sectors provide appropriate transitions between each area of the development, helping to differentiate between building height and neighborhood character through different design treatments. The density in the Mixed-Use Core is be stepped down through the Flex areas, which include a shift from mixed-use buildings at the center to stacked flats and townhouses, with peripheral Residential areas featuring the lowest density portions of the development.
- Discourage dependence on automobile use, thereby reducing traffic congestion and promoting alternative modes of transportation.
- **Complies.** The proposed Main Street environment includes a variety of building heights, block lengths, and retail footprints to create a visually diverse environment, with active pedestrian crossings to keep visitors engaged and discourage automobile traffic in favor of a walkable core. The development will feature an extensive and safe pedestrian, bicycle, and vehicular circulation network that incorporates traffic calming strategies to facilitate multi-modal access.
- Encourage the development of shared parking and attractive, convenient parking facilities to reduce on-street congestion and facilitate vehicular and pedestrian circulation.
- **Complies.** Parking is provided in enclosed garages and structures serving multi-family residential uses; convenient and attractive surface lots serving retail areas (in order to avoid long distances and other challenges associated with parking garages in “Main Street” style retail environments); rear-loaded alleyways and garages in residential areas; and on-street spaces throughout the site. Shared parking principles will be utilized throughout the site to best reflect the unique mixed-use nature of the development.

- Provide abundant opportunities for well-designed on-street parking that satisfies the need for easily accessible parking and provides a safety barrier between vehicles and pedestrians.
- **Complies.** Parking is provided in on-street spaces throughout the site. On-street parking spaces are buffered where appropriate from pedestrians through landscaping, street trees, and other streetscape treatments.
- Create efficient, integrated linkages for pedestrian, bicycle, and vehicular circulation within the Princeton Nurseries neighborhood and to adjoining properties and the site's environs that connect to existing and planned transit systems, with an emphasis on avoiding automobile-centric, sprawling commercial development.
- **Complies.** The proposed development features an extensive and safe pedestrian, bicycle, and vehicular circulation network that promotes connectivity and accessibility through a predictable grid pattern. The grid will facilitate intuitive and comfortable access throughout the site, particularly within a 10 minute pedestrian walk-shed radius. A bicycle and pedestrian circulation plan is provided as Exhibit C attached to this report.

2.0 SITE CONTEXT + EXAMPLES

The Princeton Nurseries neighborhood is proposed to be developed as a mixed-use concept in accordance with the Guiding Core Principles set forth in Section 1.4.

Compliance Statement: Provided. See discussion of Guiding Core Principles in Part 2, GDP Compliance, Chapter IV.

Three Land Use Areas (Mixed- Use, Flex, and Residential) are be developed on the site. Adjustments to the location of the boundaries of the three Land Use Areas are permitted, so long as the Guiding Core Principles are met.

- *The centrally-located “Mixed-Use Area” of the site should be where higher-density commercial and residential uses are primarily located.*
- *The “Residential Areas” delineate areas in which non-residential uses are not permitted to locate, and in which a variety of residential uses, including multi-family, single-family, manor, and townhome buildings are permitted.*
- *The “Flex Areas” are located between the Mixed-Use Area and the Residential Areas. Flex Areas are envisioned as transition areas between the purely Residential Areas and the Mixed-Use Area. The Flex Areas are intended to permit a variety of mixed- use, commercial, and residential structures and address transitions of building mass, height, density, and land uses between Mixed- Use Area and Residential Areas.*

In accordance with the General Development Plan approval, the actual locations of the Land Use Areas will be determined at the time of site plan approval.

Compliance Statement: Provided. See detailed discussion of Land Use Areas in Part 2, GDP Compliance, Chapter IV.

Prior to the submission of the first development application (subdivision or site plan) for the Princeton Nurseries neighborhood, the applicant shall submit a concept master plan for the overall development of the tract demonstrating compliance with the Guiding Core Principles.

Compliance Statement: Provided. The applicant has submitted iterations of the concept master plan for the tract for review by Township staff, Planning Board, and Development Review Committee in accordance with this guideline and the Municipal Land Use Law.

3.0 PERMITTED USES + TYPOLOGIES

3.1 BUILDING TYPOLOGIES

REFERENCE	DESIGN GUIDELINE	COMPLIANCE STATEMENT
3.1.a Non-Residential & Mixed Use	1 Retail/Commercial	<ul style="list-style-type: none"> ▪ Provided. All typologies proposed are described in detail herein. No permanent kiosks are proposed at this time, but may be utilized in the future in conformance with these guidelines. The overall land use plan is described in detail in Part 2, GDP- Land Use Area and General Land Use Plan. Specific details related to building layout and architecture for each building typology is provided in 4.0 Architecture.
	2 Mixed-Use	
	3 Office	
	4 Kiosk	
	5 Parking Structure	
3.1.b Residential	1 Single-Family Detached	<ul style="list-style-type: none"> ▪ Provided. All typologies are proposed in various forms, except for Manor House, and described in detail herein. The overall land use plan is described in detail in Part 2, GDP - Land Use Area and General Land Use Plan. Specific details related to building layout and architecture for each building typology is provided in 4.0 Architecture.
	2 Townhouse	
	3 Manor	
	4 Multi-Family	

3.2 PERMITTED USES

Permitted uses are specified in **§101-137Q** of the Township Code. Permitted uses should be located in the building types set forth in **Section 3.1**. Refer to **Section 3.3** for a breakdown of which building types are encouraged to be located in each land use area.

Compliance Statement: All permitted uses are proposed in compliance with the Township Code and described in the discussion of §101-137Q in Part 3. Additional details are provided in responses to the above-referenced sections as requested.

3.3 PERMITTED BUILDING TYPES BY LAND USE AREA

The following building types are located in each of the land use areas in accordance with the Design Guidelines:

TYPE	RESIDENTIAL AREAS		FLEX AREAS		MIXED-USE CORE AREA	
	PERMITTED	PROPOSED	PERMITTED	PROPOSED	PERMITTED	PROPOSED
SINGLE-FAMILY DETACHED	Yes / Yes		No / No		No / No	
MULTI-FAMILY	Yes / Yes		Yes / Yes		Yes / Yes	
MANOR	Yes / No		Yes / No		No / No	
TOWNHOUSE	Yes / Yes		Yes / Yes		Yes / No	
RETAIL/COMMERCIAL	No / No		Yes / Yes		Yes / Yes	
MIXED-USE	No / No		Yes / No		Yes / Yes	
OFFICE	No / No		Yes / No		Yes / Yes	
KIOSK	No / No		No / No		Yes / No	
PARKING STRUCTURE	No / No		Yes / Yes		Yes / Yes	

Note 1: Only informational kiosks as defined in Section 3.1.a.4 are permitted in the Flex Areas.

Note 2: Parking structures (freestanding or in-building) in Residential Areas should be accessory only to residential uses.

3.4 PARKING BY USE

Parking requirements are set forth in **§85-44** and **§101-143** of the Township Code.

Compliance Statement: See discussion in sections as referenced above.

4.0 ARCHITECTURE

4.1 PURPOSE

The following architectural guidelines are intended to guide developers in the creation of high-quality buildings interspersed throughout a visually interesting pedestrian environment. These guidelines will ensure that all buildings within the Princeton Nurseries neighborhood will be contextually appropriate and properly scaled and will prevent the use of monotonous or unaesthetic architecture, resulting in the construction of generic buildings.

4.2 GENERAL GUIDELINES FOR NON-RESIDENTIAL & MIXED-USE BUILDINGS

REFERENCE	DESIGN GUIDELINE	COMPLIANCE STATEMENT
4.2.a BUILDING PLACEMENT	<ul style="list-style-type: none">▪ Buildings should be arranged to maximize opportunities for shared circulation, parking, loading, pedestrian walks, walls, and plaza connections, and should be laid out and spaced to make walking from one use to another as easy as possible.	<ul style="list-style-type: none">▪ Complies. The hierarchy of the proposed development through the three land use areas (Mixed-Use, Flex, Residential) arranges the Nurseries site in a manner that is efficient and intuitive, concentrating intense uses at the core and lower density uses at the peripheries. This is reflected in the placement of buildings across the site, which are characterized by high-quality design and architectural features that provide for adequate light and air access. Street walls and building frontages will also help frame the public realm while still maintaining sufficient space for pedestrian, bicycle, and vehicular circulation.
4.2.b MASSING & RHYTHM	<ol style="list-style-type: none">1 All building elevations facing streets, pedestrian ways, or civic spaces should be designed with attention to detail and utilize high-quality materials to enhance the effect of “primary” and “secondary” façades.2 All elevations with frontage on a street, civic space, or pedestrian way should provide window features and/or façade offsets including but not limited to: dormers; bay windows; gables; recessed entries; decorative cornices; vertical windows in a recessed plane from the exterior wall; and horizontal bands of material offsets/changes. Other façades should be harmoniously connected with the overall building architecture palette and color scheme.	<ul style="list-style-type: none">▪ Provided. All elevations incorporate high-quality materials that accentuate the ground level while breaking up the massing of the overall building. The use of variations in color, materials and fenestration will help to vertically and horizontally distinguish different elements of the facade, while alleviating the bulk of the proposed buildings. The incorporation of these techniques will ensure that secondary building facades are visually appealing and contribute to the pedestrian environment.▪ Provided. All frontage-facing elevations provide for sufficient fenestration to create transparency and provide interaction between the public and private realms. Changes in material and color help frame the ground-level uses, while horizontally and vertically differentiating the building facade. In particular, the mixed-use building elevations will exhibit horizontal differentiation through the use of recessed planes of the building facades, thus creating openings and rhythm to the overall building massing that accentuates important elements.
4.2.c YARDS & SETBACKS	<ul style="list-style-type: none">▪ Whenever a building has frontages on multiple street types, the recommended setbacks for each street frontage type should apply.	<ul style="list-style-type: none">▪ Complies. See discussion at 5.4.b, Frontage Guidelines.

**4.2.d
BUILDING
HEIGHTS**

- Building heights shall be governed by the regulations set forth in §101-142(S) of the Township Code.
- **Complies.** See response to **§101-142S** in Part 3.

**4.2.e
BUILDING
ENTRANCES**

- 1 Entrances are permitted on all four elevations. Buildings with multiple street frontages are encouraged to provide pedestrian entrances on both their primary (front) and secondary (side) frontages in accordance with §101-140C(3) of the Township Code. The front entrance should be the primary entrance.
 - **Complies.** See response to **§101-140C(3)(b)** in Part 3. The proposed layouts for mixed-use buildings feature at least one entrance every 50 feet or less including in residential lobby and amenity areas. While the exact retail space layouts are subject to change based on tenant needs, the boutique nature of the retail spaces will create a visually interesting and welcoming environment in compliance with this requirement. Retail buildings envisioned for future phases will include similar treatments.
- 2 Building fronts should be oriented to the primary street, civic space, or pedestrian way upon which the structure is sited, and the front entrance should serve as the primary active entry point. Primary entrances should be handicap accessible and at grade.
 - **Provided.** The primary entrances to Buildings A & B are located along the Central Civic Space and the Commercial Main Street, and the Hotel will provide pedestrian access along both street frontages along with a distinctive entrance to the restaurant, while also providing lobby access internal to the lot for vehicles/parking. Buildings D1, E1, and E2 are oriented toward the Main Street and accompanying street frontages as well. Buildings D2 and D3 will primarily front on east-west primary access way. ADA curb ramps are provided at all intersections to facilitate access to building entrances, along with ramps at certain entrance locations.

- 3 Building entrances should be well-lit and clearly defined by utilizing decorative Any such element should be architecturally compatible with the style, materials, colors, and details of the primary building.
 - **Provided.** Building entrances are proposed to be architecturally differentiated through the use of variation in color and building materials. The proposed building elevations will feature wall-mounted lighting, signage, storefront/lobby windows, and architectural canopies to clearly frame the entrance areas and reflect the overall architectural theme and elements of the larger buildings.

**4.2.f
WINDOWS**

- 1 Tinted windows and mirrored/reflective glass are discouraged in any retail location.
 - **N/A.** The use of tinted windows or mirrored glass is not proposed for retail storefront windows.
- 2 Windows should be proportional to the overall structure. When in accordance with a building's architecture, the location of the windows on the upper stories should be vertically aligned with the location of windows and doors on the ground floor of the building.
 - **Provided.** The location of windows along the upper floors of multi-story buildings are generally vertically aligned with the ground floor storefront/entrance areas as well as other windows/doors and are proportionately distributed along the building facades.
- 3 Windows should be architecturally compatible with the style, materials, colors, and details of the primary building. Where mullions are used in windows other than storefronts, mullions should be traditional in appearance rather than "falsely" styled.
 - **Provided.** Window design among non-residential buildings matches the materials and character of the overall building façades. No "false" style mullions are proposed on upper floors; where decorative mullions/muntions are proposed (such as Building D1), these features are complementary and avoid "pasted-on" appearances.

**4.2.g
BUILDING
COLORS &
MATERIALS**

- 1 Building materials are encouraged to create a recognizable identity and vibrant sense of place. Where appropriate, harmonization of colors is preferred.
 - **Provided.** The proposed materials are varied in color and application to differentiate the building facades, while accentuating the retail storefront/lobby/entrance areas to each building.
- 2 All materials should be high quality and easy to maintain, including but not limited to: brick, stone, cast stone, and other forms of masonry; decorative masonry veneer; horizontal siding; finished woods, synthetic woods, or panel systems; metal panels; clear glass; composite & cementitious siding material; and steel.
 - **Provided.** The proposed non-residential architectural materials are to primarily consist of varied masonry materials (brick, stone), fiber cement, and porcelain tile paneling in the case of the mixed-use buildings. In general, buildings within the Mixed-Use Core are designed to complement adjacent treatments without resulting in a cookie-cutter appearance.
- 3 Stucco, synthetic stucco, or EIFS should be utilized only as an accent treatment and limited to a maximum of 25% of any building elevation.
 - **Provided.** Stucco, synthetic stucco, or EIFS are not proposed within mixed-use or commercial areas; cast stone, fiber cement board, and masonry are used as accents.
- 4 Vinyl siding should be utilized only if it is of sufficient thickness to be rigid and to mitigate against warping.
 - **Provided.** Vinyl siding is not proposed as part of the non-residential component of the development.
- 5 The following building materials are discouraged: Aluminum or textured plywood siding; highly reflective or mirrored glass; and steel panel systems.
 - **Provided.** These treatments are not proposed. Where aluminum is used as an accent material (e.g., windows and railings), it is incorporated in a manner that creates an overall sleek and modern aesthetic that will complement the other traditional elements of the building facades.

**4.2.h
BUILDING
ROOFS**

- 1 Roofs should be compatible with their associated structures and should be consistent with their architectural styles.
 - **Provided.** Mixed-use and nonresidential building roofs are generally flat, with bounding parapet walls that provide visual differentiation along the roof line while keeping in character with the overall building façade. The D1 office/retail building will feature a traditional gabled roof along a portion of the roof line, which will serve to not only frame the entrance of the building, but will also act as a gateway feature that creates a sense of place at the entrance to the Nurseries site.
- 2 Variations of roof lines are encouraged for large buildings when issues of scale are a concern.
 - **Provided.** Roof lines feature variations in color/material which architecturally correspond to the respective vertical panel/column of the building façade, particularly the active ground floor uses. Roof lines will be slightly varied in height, providing for vertical offsets along the roof line, which allows for horizontal differentiation that alleviates the scale/massing of larger buildings.
- 3 Green roofs are encouraged.
 - **Provided.** The proposed development will include intensive green roofs along the second-floor amenity / common areas of the mixed-use multi-family buildings (Buildings A & B). This will provide for enhanced aesthetic appearances, while also absorbing/providing shade from the effects of extreme heat (i.e., urban heat island effect).

- 4 Rooftop mechanical and HVAC systems should be screened on all sides using an architecturally- appropriate roof screen system or mechanical penthouse enclosure.
 - **Provided.** All nonresidential buildings will feature a rooftop mechanical enclosure area that will be appropriately screened from public view, and any other equipment areas will be adequately screened with fence-type screening devices, subject to review and approval of the Township Planning Staff.
- 5 Active rooftop uses may be provided as recreation spaces accessory to a principal use within the building or as commercial space open to the public. Any rooftop structures (including terraces, gardens, decks, or enclosed structures) may measure up to 10 feet in height above the permitted building height, provided that such structures are set back from the roof edge by a distance equivalent to their height.
 - **Provided.** The mixed-use buildings (Buildings A & B) will feature amenity/common space (pool, seating, grill, bar, and landscaped areas) for residents along the second floor atop the proposed parking structure below. The proposed Hotel and Central Clubhouse (Building D4) will also feature outdoor seating/gathering areas along the second floor.

4.3 GUIDELINES SPECIFIC TO INDIVIDUAL NON-RESIDENTIAL & MIXED-USE BUILDING TYPES

REFERENCE	DESIGN GUIDELINE	COMPLIANCE STATEMENT
4.3.a RETAIL/ COMMERCIAL	1 Public-facing ground floor facades, including those serving interior lobbies, should have a minimum transparency of 40%. Upper elevations are encouraged to have a minimum transparency of 25%.	<ul style="list-style-type: none"> ▪ Complies. Buildings A & B are designed so that the residential lobby and amenity spaces are interspersed with storefronts for consistent activity and transparency. Well over 50% of the ground floor, public-facing facades are transparent on retail Buildings D1, D2, and D3; the upper floor office space in D1 is also over 40% transparent. This is even more pronounced on the gateway hotel, where nearly full-height windows are proposed along the most public facades on all stories, and the central retail clubhouse's windowed expanses overlooking the Central Civic Space.
	2 Building fronts should be oriented to the primary street upon which the structure is sited. All building fronts should have a primary pedestrian access (i.e., a front door) and retail store fronts should be open and inviting to pedestrians.	<ul style="list-style-type: none"> ▪ Provided. All retail buildings feature one or more activated main entrances, oriented towards the Main Street, civic space, or east-west connector street. Buildings with multiple street frontages have entrances along each frontage, along with outdoor seating, landscaping, and interaction with storefronts in appropriate locations.
	3 Ground floor façades of retail, restaurant, and related uses facing a street should have expansive windows providing views of display areas and/or the building interior.	<ul style="list-style-type: none"> ▪ Provided. All public-facing ground floor facades are highly transparent with varying building treatments to provide external visibility, encourage retail activity and foster interaction between the public and private realms.
	4 Display windows for ground floor storefronts should not be blocked by merchandise storage or interior merchandise display cabinets.	<ul style="list-style-type: none"> ▪ Provided. Ground floor storefronts will be inviting, transparent, and accessible to pedestrians. Service corridors and storage areas are available for "back of house" use to avoid blocking internal display views.

- 5 Active entrances should be provided in accordance with §101-140C(3) of the Township of Plainsboro Zoning Ordinance. All corner sites are encouraged to have more than one primary façade with active entrances.
 - 6 Ground floor eating establishments should be encouraged to operate outdoor cafés while maintaining a minimum of 8 feet of pedestrian clearance for sidewalks and entrances to remain unimpaired. Pop-out café windows are encouraged.
 - 7 Patios, balconies, terraces and/or decks are encouraged on all elevations and on building roofs and should be integrated into the architecture.
 - 8 Permitted patio materials should be attractive and high quality, including but not limited to: stone; slate; bricks; concrete, poured with floated aggregate or patterned; decorative pavers; wood or Dura Deck; and fiberglass.
 - 9 Porches and balconies may encroach up to 5 feet into front yard setbacks, provided that the frontage guidelines contained in this document are otherwise met.
- 4.3.b OFFICE**
- **Complies.** All corner sites in mixed-use buildings have multiple frontages on the Commercial Main Street, Central Civic Space, and east-west thoroughfare. E.g.: Restaurant spaces in Buildings 1 and 2 propose outdoor cafes, while multiple different entrances are provided to the both the Hotel and associated restaurant, with respective distinctive façade treatments. These establishments are proposed to have entrances along multiple street frontage, with clearly organized outdoor seating in appropriate locations, landscaping, lighting, and windows to provide internal views and transparency. See also **§101-140C(3) in Part 3.**
 - **Provided.** Main Street is designed to specifically encourage outdoor seating areas for food/drink establishments, such as at the corners of both Buildings A & B, to serve as attractive anchors to the respective buildings. Pedestrian plazas and patios with cafe seating and seat walls are proposed on multiple facades of Buildings D1 and D2. Where seating is proposed, sidewalks and pathways are at least 8 feet in width; where possible (i.e., on the eastern facade of Building D1), decorative concrete and/or pedestrian pavers supplement the sidewalk clearance.
 - **Provided.** In addition to the grade-level cafe patios and plazas described above, the streetscape throughout the site is proposed to include seat walls and tiered seating built into the site grade, similar in concept to that proposed within the Civic Space. The proposed Central Clubhouse features outdoor seating/gathering areas along the second floor to enjoy the view across the Civic Space. The proposed Hotel will also include outdoor seating areas associated with the proposed restaurant.
 - **Provided.** Patios will be constructed with varying materials, patterns, and colors as determined by function and aesthetics. Decorative poured sidewalks and pedestrian pavers are proposed to demarcate plaza and patio areas throughout the site, with stone serving as seating steps in the easterly neighborhood park.
 - **Complies.** Proposed balconies and outdoor gathering areas along upper floors in mixed-use buildings A & B are generally contained within the respective ground floor building footprints and will not substantially extend beyond the primary façade. Similarly, the proposed outdoor seating areas for the Central Clubhouse and the Hotel restaurant will generally be in line with the primary façade.
 - **Complies.** No standalone office buildings are proposed. Where office is proposed over retail in Building D1, well over 50% of the ground floor public-facing facades are transparent.

**4.3.c
KIOSKS**

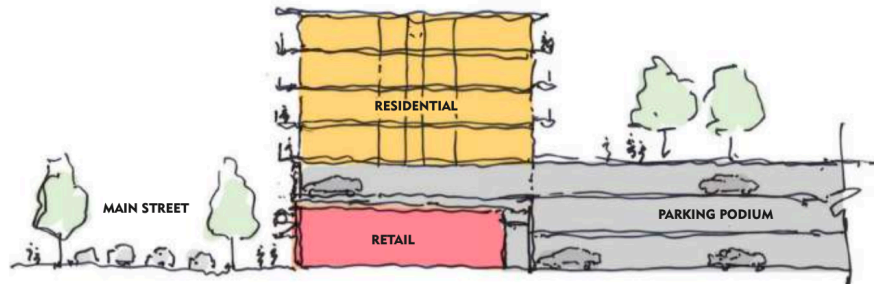
- No permanent retail or informational kiosks are proposed at this time. Any future kiosk locations will be designed in concert with this section.

**4.3.d
PARKING
STRUCTURES**

- 1 Parking structures that include at- or above-grade levels should be constructed to allow for liner buildings within a front setback area or inserted active ground floor uses within the structure itself to shield the ground floor parking activities from public view from Commercial Main Streets or Civic Spaces. Illustrative examples of parking structures with liner buildings and/or active ground floor uses are shown in Figure 12 through Figure 16. Liner buildings should meet all applicable design guidelines within this document.

- **Complies.** There is no vehicular access from Main Street or the Civic Space to the interior at-grade parking in Buildings A and B; instead, the street frontages are lined with active retail uses (and similarly-appearing lobby and amenity spaces). This is similar in appearance to the illustrative "Residential/Retail Liner with In-Building Parking Structure" included in the Design Guidelines as Figure 15 and reproduced below; note that the Buildings A & B parking structures are fully hidden from Main Street, where this example illustrates a second-floor parking level along the frontage.

Figure 15. Residential/Retail Liner with In-Building Parking Structure



- 2 In cases where there is no liner building, a parking structure should have a sufficient front yard setback to allow for landscaping so as to shield ground floor parking activities from public view. Landscaping solutions should not be monotonous, but provide elements of interest that reinforce pedestrianism.

- **Complies.** No grade level parking structures are proposed along Main Street or the Civic Space. The single at-grade parking level in the rear of Buildings A & B will have similar architectural treatments as the upper floors, with foundation plantings (e.g., grasses and perennials) providing pedestrian-scale screening from sidewalks. Additional landscaping has also been added along Main Street in the vicinity of Buildings A & B.

- 3 Vehicular access is encouraged to occur from secondary streets or alleyways.

- **Provided.** No direct access is proposed from any primary or secondary street as the parking structures are intended for resident, not retail, use. Instead, access is via the parking zones to the west and east, respectively, of Buildings A & B.

- 4 Garages should meet all guidelines provided in this document for building colors, materials, and lighting.

- **Complies.** The proposed garage structures associated with the mixed-use buildings will use the same materials as the rest of the mixed-use building, and will be architecturally consistent with the building facades. Visual and functional impacts will be minimal as the parking structures do not front on Main Street or the Civic Space, are only one story above grade, and are integrated into the ground floor building facade.

4.4 GENERAL GUIDELINES FOR RESIDENTIAL BUILDINGS

REFERENCE	DESIGN GUIDELINE	COMPLIANCE STATEMENT
4.4.a BUILDING PLACEMENT	Buildings should be arranged to maximize opportunities for shared circulation, parking, loading, pedestrian walks, walls, and plaza connections, and should be laid out and spaced to make walking from one use to another as easy as possible.	<ul style="list-style-type: none"> ▪ Complies. Building placement reflects the Land Use Area Concept as described in Part 2. Residential buildings are generally oriented in a manner to encourage shared circulation patterns which create a greater sense of community. Parking will be provided in a manner that is easily accessible (i.e., enclosed garages for multi-family, rear-loaded alleyways, garages, and on-street parking) and appropriately landscaped/buffered.
4.4.b MASSING & RHYTHM	<ol style="list-style-type: none"> 1 All elevations should be designed with attention to detail and utilize high-quality materials, with emphasis on building frontages facing streets, civic spaces, and pedestrian ways. 2 All elevations should provide windows, façade offsets, or features including but not limited to: dormers; bay windows; gables; recessed entries; decorative cornices; vertical windows in a recessed plane from the exterior wall; or horizontal bands of material offsets/changes. 	<ul style="list-style-type: none"> ▪ Provided. High -quality building materials are proposed for each of the varied housing typologies (e.g., traditional townhomes, stacked units, and age-restricted townhomes / flats). Residential elevations are proposed to be clad in brick and fiber cement siding with a balanced blend of modern and traditional architectural features. Residential frontages are typically oriented towards a street, civic space or pedestrian way along the primary elevation, with rear access from an alley or local street. ▪ Provided. Residential buildings incorporate changes in material and color to frame the ground level resident access points while horizontally and vertically differentiating the building facades. Within townhouse building groups, elevations use facade offsets to create visual differentiation. Townhomes in both the east and west side residential areas feature gable roofs with dormers, while modern design features like metal roof details and canopies relate to buildings in the mixed-use core.
4.4.c YARDS & SETBACKS	<ol style="list-style-type: none"> 1 Building setbacks for residential buildings should be guided by their frontage type. The primary façade of all buildings should front onto and provide an entrance along this frontage. 2 Front yard setbacks along a block should provide continuity of setbacks, regardless of residential building type. Front yard setbacks are encouraged to provide space for landscaping between the public realm and the continuous streetwall. 	<ul style="list-style-type: none"> ▪ Provided. Residential buildings are proposed to front on nearly every street type contemplated by the Design Guidelines, including collector streets, minor collectors & local streets, alleys, and pedestrian pathways. The proposed primary facades - as determined by pedestrian entrances versus vehicle access - are oriented toward the shared residential public realm. ▪ Provided. Setbacks are consistent for each respective residential block as determined by frontage rather than building type, therefore maintaining a distinct sense of character for each smaller residential neighborhood area. The proposed front yard setback areas are intended to provide a brief buffer between the public realm and respective residences, while still maintaining lively pedestrian circulation patterns and resident interactivity.

- 3 Principal building setbacks should be provided in accordance with **Table 2, Table 3, and Table 4**. Where a building has multiple frontages, each of the adjacent frontage setbacks should apply.

- Generally complies. As shown in the table below, principal building setbacks are generally consistent with the frontage type each is located. The table provides representative examples as shown in the submitted site plan and subdivision application for purposes of demonstrating consistency with the spirit of the design guidelines and to allow for minor fluctuations across residential neighborhoods. Setbacks in the age-restricted townhouse component are greater than encouraged for their local street type, with 20 to 25-foot setbacks to allow for front-loaded garages and lower-level master bedrooms. However, this portion of the development has been designed to accommodate this use within the walkable environment.

FRONTAGE TYPE	REPRESENTATIVE EXAMPLES	PROPOSED RESIDENTIAL FRONTAGE SETBACK (TYP.)	MIN. / MAX FRONTAGE SETBACK*
<i>Collector</i>	Road D	6 ft.	5 ft / 15 ft
<i>Local Street</i>	Road G	12 ft.	10 ft / 15 ft
<i>Alley</i>	All	Only rear loading proposed.	0 ft
<i>Pedestrian Way</i>	<ul style="list-style-type: none"> ▪ Between Hotel and Alley 9 (west) ▪ Between Road O & Alley 13 (east) 	<ul style="list-style-type: none"> ▪ 7 to 8 ft. ▪ 5 to 6 ft. 	5 ft / 10 ft
*PER DESIGN GUIDELINES TABLES 2 & 3)			

- 4 Front yards should be measured from closest front wall of the structure to the front lot line.

- **Complies.** The representative examples in the table above are measured from the closest front wall.

- 5 As a supplement to setback requirements, minimum building separation should be 8 feet between sides and/or rears of principal buildings and 4 feet between the side or rear of a principal building and/ or an accessory building.

- **Complies.** Attached housing is the predominate building type within the Residential areas, for which detached garages are not proposed. Varying setbacks ranging from 15 to 20 feet are proposed between the 20 single-family houses. The proposed residential building arrangement reflects the market for each typology, while maintaining a community-oriented design, providing sufficient access to light and air and allowing for stormwater management and rain gardens where appropriate.

- 6 All setbacks not defined in this section should be in accordance with the applicable zoning and building code regulations administered by Plainsboro Township.

- See **Part 3** for discussion of PMUD zoning.

4.4.d BUILDING HEIGHTS

- Building heights shall be governed by the regulations set forth in §101-142(S) Township Code.

- See discussion in **Part 3 of §101-142S(2)** of the Township code.

4.4.e BUILDING ENTRANCES	1 Primary entrances to each unit or common lobby area should be located along the primary elevation.	<ul style="list-style-type: none"> ▪ Provided. The proposed primary entrances to each residential building is clearly designated along the primary façade.
	2 Each entrance to a unit or building lobby should be clearly identifiable and architecturally articulated and integrated.	<ul style="list-style-type: none"> ▪ Provided. Ground level primary building facades will also be architecturally distinguished, with primary resident entrances emphasized through similar color/material variations, canopies/awnings, and a mix of roofing and lighting elements. In addition, street trees and walkways are proposed to frame each entrance point.
	3 Entry porches and/or enlarged front stoops are encouraged.	<ul style="list-style-type: none"> ▪ Provided. Pedestrian entrances along the primary residential building facades feature roofing and landscaping elements to help frame and delineate the entrance area, as well as architecturally consistent entryway steps. For example, stacked and traditional townhouses on the east side feature metal accent canopies over low-profile front steps, that which clearly demarcate each entrance door while maintaining a consistent streetscape.
4.4.f WINDOWS	1 Mirrored glass is highly discouraged.	<ul style="list-style-type: none"> ▪ N/A. Not proposed.
	2 Windows should comprise at least 20% of all street-facing elevations.	<ul style="list-style-type: none"> ▪ Provided. Primary street facing building elevations and side-facing elevations along arterial roads include at least 20% windows.
	3 Windows casings and mullions should match window frame color.	<ul style="list-style-type: none"> ▪ Provided. Residential window elements are architecturally consistent with the window frame and consistent with the respective building façade.
	4 Windows should be located on all four building elevations	<ul style="list-style-type: none"> ▪ Provided. Windows are proposed along all building elevations for all residential buildings.
4.4.g BUILDING COLORS & MATERIALS	1 Consistency of materials is encouraged to create a recognizable and vibrant identity.	<ul style="list-style-type: none"> ▪ Complies. Proposed architectural materials will be consistent across all respective building elevations, and will reflect a blend of modern and traditional design elements that will make for visually interesting buildings that will establish a community identity. Building materials across all residential buildings (eastern & western) will exhibit similar architectural materials and design themes, while still providing for distinct smaller neighborhoods and building typologies.
	2 All materials should be high quality and easy to maintain, including but not limited to: brick, stone, cast stone, and other forms of masonry; stucco, synthetic stucco, or EIFS (as an accent treatment only); decorative masonry veneer; horizontal siding; finished woods, synthetic woods, or panel systems; metal panels; clear glass; composite-based materials, such as Azek; cementitious siding material; and steel.	<ul style="list-style-type: none"> ▪ Complies. The proposed eastern and western residential building elevations will feature a mix of high-quality materials, primarily consisting of a mix of masonry, fiber cement paneling, and vinyl windows, and will consist of a balanced blend of modern and traditional architectural features.

	<p>3 Stucco, synthetic stucco, or EIFS should be utilized only as an accent treatment limited to a max. of 25% of any elevation.</p> <p>4 Vinyl siding should be utilized only if it is of sufficient thickness to be rigid and to mitigate against warping.</p>	<ul style="list-style-type: none"> ▪ N/A. The proposed residential elevations do not propose stucco or EIFS materials as a primary or accent treatment. ▪ N/A. Fiber cement composite siding is proposed.
	<p>5 Preferred roofing materials include but are not limited to: standing metal seams, copper, natural or artificial slate, and asphalt or fiberglass dimensional “architectural” shingles for sloped roofs, and rubber sheet roofing, and EPDM or other layered roof systems for flat roofs.</p>	<ul style="list-style-type: none"> ▪ Complies. The proposed eastern residential townhomes will feature architectural asphalt shingles, with metal standing seam canopies to demarcate entrances. The western residential building roofs will similarly feature high-quality materials.
	<p>6 The following building materials are discouraged: Aluminum or textured plywood siding; highly reflective or mirrored glass; and steel panel systems.</p>	<ul style="list-style-type: none"> ▪ N/A. These building materials are not proposed.
	<p>7 The use of high intensity colors is discouraged but may be used as part of a design scheme to promote the recognizable and vibrant downtown vision.</p>	<ul style="list-style-type: none"> ▪ Complies. The proposed eastern and western residential building facades do not contemplate the use of high-intensity building colors.
4.4.h PATIOS & BACKYARDS	<p>1 Patios, balconies, terraces, and decks are permitted on all elevations and on building roofs and should be integrated into the architecture.</p>	<ul style="list-style-type: none"> ▪ Provided. Both the proposed eastern and western residential components of the development will include balcony areas, including over the rear-loaded garages for townhouses and stacked townhouses and frontage-oriented recessed balconies for age-restricted flats. Such features will be architecturally consistent with the respective building facades and will encourage public/private realm interaction.
	<p>2 Permitted patio materials should be attractive and high quality, including but not limited to: stone; slate; bricks; concrete, poured with floated aggregate or patterned; decorative pavers; wood or Dura Deck; and fiberglass.</p>	<ul style="list-style-type: none"> ▪ Provided. The proposed eastern residential clubhouse will feature high-quality plaza pavers surrounding the pool and outdoor seating/gathering areas. If patios and decks are provided for single-family residential dwellings, materials will be provided for review.
	<p>3 Decks or balconies in rear yards may encroach up to 10 feet into rear building setback area; but should not encroach into side yard setbacks.</p>	<ul style="list-style-type: none"> ▪ Complies. Balconies as shown are proposed to extend 6 feet past the rear wall of townhouses, consistent with the projection of the architectural screen walls. Balconies are not proposed along side yard frontages of residential buildings. No specific rear or side yard setbacks are provided for townhouses.
	<p>4 Porches and balconies are encouraged in front yards. For all frontage types, such appurtenances should encroach no more than 3 feet into the front yard setback area, provided all other frontage guidelines are met.</p>	<ul style="list-style-type: none"> ▪ Provided. The proposed age-restricted flats feature recessed balconies along the front building elevation, which are contained within the building footprint.

4.5 GUIDELINES SPECIFIC TO INDIVIDUAL RESIDENTIAL BUILDING TYPES

REFERENCE	DESIGN GUIDELINE	COMPLIANCE STATEMENT
4.5.a SINGLE-FAMILY DETACHED	1 Attached side garages are subject to the building setback guidelines for principal dwellings in Section 4.4.c.	▪ N/A. No attached side garages are proposed.
	2 The location of detached garages and accessory buildings should be in accordance with applicable building setback.	▪ Will comply. All accessory structures such as freestanding storage sheds will be designed to be in accordance with applicable zoning and building codes regulations. No detached garages are proposed.
	3 Rear garages off laneways are encouraged. In instances where front garages are the only design alternative, they should not be the dominant design element.	▪ Provided. The proposed single-family detached residences will feature attached garages along the front elevations of the buildings. They will not be located ahead of the main building elevation and will be uniformly located across all the proposed single-family detached residences so as to not dominate or detract from the primary facade of the single-family residence.
	4 Outdoor spaces and entry porches should be integral components of a residence.	▪ Provided. Each proposed single-family detached residence will feature a rear yard, providing outdoor and leisure space to each individual home, which will be supplemented by the common civic spaces/parks located throughout the Nurseries site. Entry porches are also proposed to be included, and will enhance the architectural appearance of the primary building facade while clearly designating the main entrance area.
4.5.b TOWNHOUSE	1 <i>Ground Floors</i>	
	a. Attached side garages are subject to the building setback guidelines for principal dwellings in Section 4.4.c.	▪ N/A. No attached side garages are proposed.
	b. Rear garages off laneways are encouraged. In instances where front garages are the only design alternative, they should not be the dominant design element.	▪ Provided. The majority of the proposed townhouses incorporate rear attached garages to be accessed via secondary streets. The rear access alleys will feature decorative screen treatments and designated pedestrian pathways as appropriate. Only the age-restricted east side townhouses are proposed to have front garages, which is to a primary downstairs bedroom that is a crucial feature for this market. The front garages are incorporated in such a manner that still highlights the pedestrian resident entrance and the overall building facade as the primary focal point.
	c. Outdoor spaces and entry porches should be integral components of a residence.	▪ Provided. The majority of the proposed townhouses will feature balconies along the second floor of the rear façades of the buildings, which will stylistically match the other architectural elements of the buildings, and provide leisure space to residents. The age-restricted townhouses include a low-profile entry porch that clearly delineates the primary resident access area; other layouts include roofing elements which help frame the entrance areas.

	<p>d. Each dwelling unit should have an individual entrance from the outside or shared entry to multiple units through an internal foyer or corridor. Entryways should be prominent features on the elevation.</p>	<ul style="list-style-type: none"> ▪ Provided. Each proposed townhouse will feature individual entry/foyer areas which will direct residents to their specific unit.
	<p>2 Outdoor Space. Dwelling units should each have a minimum of 150 square feet of private or semi-private outdoor space, which may include a lawn, deck, patio, or terrace, breezeway, or all-season room and may be located at ground level or on an upper floor. Such outdoor space may be incorporated into the architecture or otherwise enclosed for privacy as appropriate by a decorative fence or wall, evergreen hedge, trellis or arbor, or combination thereof.</p>	<ul style="list-style-type: none"> ▪ Partially complies. The majority of the proposed townhouses feature balconies along the second floor of the rear façades of the buildings, which will stylistically match the other architectural elements of the buildings, and provide leisure space to residents. <u>Outdoor space is not provided in connection with proposed stacked townhouses due to the internal configuration of this product, which is a permitted typology.</u> All private outdoor space will be supplemented by the common civic and open spaces located throughout the Nurseries site.
4.5.c MANOR HOUSE	N/A; no manor house building types are proposed.	
4.5.d MULTI-FAMILY	<p>1 Public-facing lobbies should have a minimum transparency of 40%.</p>	<ul style="list-style-type: none"> ▪ Complies. The proposed age-restricted flats have a small lobby area, where substantial glazing is proposed.
	<p>2 Primary entrances should be handicap accessible and at grade.</p>	<ul style="list-style-type: none"> ▪ Generally complies. All buildings will be ADA-compliant.
	<p>3 Corner buildings are encouraged to have multiple entrances, with at least one entrance per street frontage.</p>	<ul style="list-style-type: none"> ▪ Provided. The proposed multi-family flats will feature a clearly delineated entrance along the primary street frontage, as well entrances along the rear elevation. Side elevations will front along pedestrian walking paths and landscaped areas.
	<p>4 Any exterior entrance to a unit should be clearly identifiable, architecturally articulated, and integrated into the architecture. Primary entrances to each building should be located facing a street.</p>	<ul style="list-style-type: none"> ▪ Provided. The primary facade entrances are denoted by entrance canopies framing the doorways and providing cover from the elements. doors. No direct exterior entrances into units are proposed.
	<p>5 Awnings, bay windows, upper floor balconies, and porches are encouraged on front, side, and rear façades.</p>	<ul style="list-style-type: none"> ▪ Provided. The proposed multi-family flats include recessed balconies along the front and rear building elevations. Porch entry areas are also proposed to help frame the entrance areas along the front and rear building elevations.
	<p>a. Entry porch areas may encroach up to 5 feet into front yard setbacks only, provided all other frontage guidelines are met.</p>	<ul style="list-style-type: none"> ▪ Complies. Entry porch areas do not extend more than 5 feet into setbacks. Recessed balconies are provided on front & rear facades.
	<p>b. Awnings should provide a minimum clearance of 8 feet from grade.</p>	<ul style="list-style-type: none"> ▪ Complies. The proposed porch entry areas will provide sufficient vertical clearance while also providing visually interesting entrance areas to the multi-family flats.
	<p>c. Other appurtenances should provide a minimum clearance of ten feet from grade.</p>	<ul style="list-style-type: none"> ▪ Complies. All appurtenances provide vertical clearance while being architecturally consistent with the overall building facades.

5.0 CIRCULATION

DESIGN GUIDELINE	COMPLIANCE STATEMENT
5.1 PURPOSE	
<ul style="list-style-type: none">▪ The development's circulation and mobility system should be designed with connectivity in mind, in accordance with the "Connected Street Grid" plan illustrated in Figure 22. There should be easy access within/between commercial/retail and residential areas.	<ul style="list-style-type: none">▪ Complies. The site circulation system comprises extensive and safe pedestrian, bicycle, and vehicular networks that promote connectivity and accessibility through a predictable grid pattern similar to the "Connected Street Grid" plan shown in the Design Guidelines. Main Street provides north-south connectivity through the site, and the east-west street identified as Road D on the site plan forms the second main collector, with primary walkways and roads emanating from this grid in the Flex area. Curvilinear streets near the residential periphery provide visual interest while the site's existing environmental features.
<ul style="list-style-type: none">▪ All streets and commercial parking areas should be accessible to the public.	<ul style="list-style-type: none">▪ Complies. All streets and commercial-serving off-street parking facilities are open to the public.
<ul style="list-style-type: none">▪ Residential parking areas may be restricted to owners, tenants, or guests, but there should be no gated groups of residences.	<ul style="list-style-type: none">▪ Complies. While residential structured parking is provided in multifamily buildings, no gated communities are proposed.
<ul style="list-style-type: none">▪ Residential garages to be shared with the public should have appropriate signage and controlled access for different parking user groups.	<ul style="list-style-type: none">▪ Complies. Residential parking garages are not intended for use by the public.
5.2 VEHICULAR MOBILITY & ENTRANCES	
<ul style="list-style-type: none">a. Adjacent commercial/retail and residential areas should be interconnected through a system of parking areas, roadways, and pedestrian walks.	<ul style="list-style-type: none">▪ Complies. See responses at 4.2 above and Land Use Areas in Part 2.
<ul style="list-style-type: none">b. Mass transit systems should be accommodated with signage, stops, shelters, and pull-offs.	<ul style="list-style-type: none">▪ Will comply. Pull-off areas are provided on the Commercial Main Street and in the vicinity of on-street parking in the Residential areas. Any shuttle or future mass transit service can be accommodated in appropriate areas with necessary signage and street furniture.
<ul style="list-style-type: none">c. The use of dead-end streets and culs-de-sac are discouraged.	<ul style="list-style-type: none">▪ Generally complies. Cul-de-sac and dead end streets are not proposed except for one street in the age-restricted townhouse portion of the site, where the layout of units and parking precludes a street grid. This is reflective of market requirements for age-restricted typology, which is specifically permitted and encouraged on the site.
5.3 PEDESTRIAN/BICYCLE CIRCULATION & FACILITIES	
<ul style="list-style-type: none">a. There should be user-friendly design solutions that accommodate pedestrians, cyclists, and those with disabilities.	<ul style="list-style-type: none">▪ Provided. A pedestrian and bicycle circulation plan is provided as Exhibit C to this report. Plazas, sidewalks, and pedestrian paths will be constructed of durable, safe surfaces and enhance the site aesthetics. Benches, bike racks, and trash receptacles are provided throughout the site. ADA curb ramps are provided at all intersections to facilitate access to building entrances, along with ramps at specific locations.

b. All solutions should be highly visible to vehicles.

- **Complies.** Pavement treatments, including pavers, crosswalks and decorative concrete are proposed to demarcate pedestrian facilities throughout the site. Signage and markings will be designed in concert with the overall site atmosphere and in accordance with MUTCD.

c. Sidewalks, crosswalks, curb cuts, parking areas, and plaza amenities shall be accessible to those with disabilities in accordance with the Americans with Disabilities Act (ADA).

- **Complies.** All sidewalks and plazas are proposed to be ADA-compliant.

d. All crosswalks should be clearly delineated by a material different from the surrounding road surface by the use of durable, low maintenance surface materials. Materials such as pavers and scored concrete are encouraged.

- **Complies.** Decorative crosswalks are proposed in the vicinity of the Civic Space, and all crosswalks will be identified with thermoplastic markings and a detectable warning surface where appropriate at flush curbs.

e. Sidewalks and plazas should be made comfortable for use by pedestrians through the use of landscaping overhangs, and canopies for shade and non-heat absorbing materials. Pedestrian circulation layout on any development site should be designed according to the guidelines in Section 6.1.a.

- **Complies.** Architectural shade structures such as canopies and trellises will be used in conjunction with landscaping to provide comfort within the pedestrian realm and civic spaces. Canopies will be built into the design of Buildings A & B to differentiate retail entrances and provide comfort over both the sidewalk and outdoor dining patios. The Central Civic Space's naturalistic design - including a pond, lawn areas, and landscaped trellises - prioritizes non heat-absorbing materials. See also discussion at **6.1.a.**

f. All sidewalks, walkways, and multi-use pathways should be designed in accordance with the requirements set forth in §85-22(B) of the Township Code.

- See **Part 4**, Subdivision & Site Plan Compliance.

g. Shared facilities should be accessible from all buildings and connected both internally and externally by a comprehensive on-site pedestrian / bicycle circulation system. A combination of on-road bike lanes, sharrows, and off-road multi-purpose paths should be provided. Internal and perimeter intersections should be designed for safe use by pedestrians and bicyclists

- A pedestrian and bicycle circulation plan is provided as Exhibit C to this report.

5.4 STREET TYPOLOGIES & FRONTAGE GUIDELINES

- 5.4.a Streets**
- Construction of new roads and improvements to existing roads will be determined by traffic volumes at the time each phase of development takes place. New roads should be designed, to the extent possible, per the general conceptual street character as shown in Figure 25 through Figure 27.
 - The timing of new roads within the site will be determined in accordance with the phasing plan, developer's agreement, and approved site plan. Details related to off-site road improvements will be provided under separate cover by Langan. See below for details regarding street design.

- 5.4.a Frontage Guidelines**
- Purpose. Frontage guidelines - and associated setbacks- regulate how the private realm relates to the public realm to ensure that both work in harmony. Building placement (the private realm) should work in tandem with site circulation (the public realm).

2 Illustrative Street Design:

- The cartway zone consists of vehicle travel lanes, on-street parking, on-street bicycle lanes. A design speed of 25 mph should be used for all roadways within the Princeton Nurseries neighborhood. Travel lane widths should be designed to promote the proposed walkable, urban-style setting, in accordance with the illustrative examples contained herein.
 - The street network within Princeton Nurseries has been designed as a pedestrian-forward experience with posted speeds of 15 mph in many locations and a maximum of 25 mph. Typical road design within the Residential Areas features an overall cartway width of 27 to 32 feet to accommodate 9-foot to 11-foot traffic lanes providing shared space for bicycles, and on-street parking. As anticipated by the Design Guidelines, the Commercial Main Street is wider to create "grand boulevard" with bulb-outs, pavement markers, and high-quality pedestrian features.
 - The sidewalk zone is comprised of the area between the front of a building and the curb, which includes the building's façade, pedestrian throughways (shown in yellow in Figure 25 through Figure 27), and street furniture and curbing.
- The mixed-use areas of the site are designed to allow for vibrant street life. Below, we provide sample sidewalk section adjacent to the Commercial Main Street in comparison to Figure 25. Both feature a plaza area with room for outdoor dining; an adjacent sidewalk; and shade trees screening the roadway.

Illustrative Sidewalk Section (prepared by Melillo Bauer Carman)

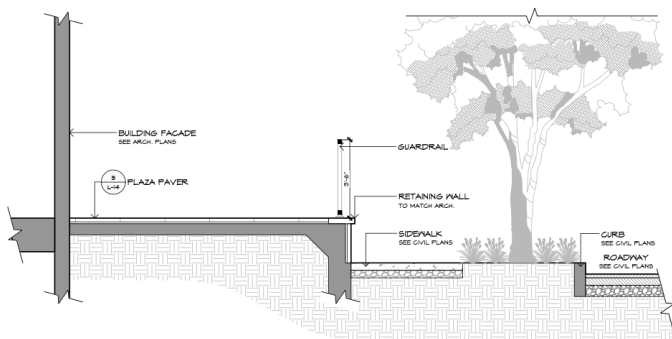
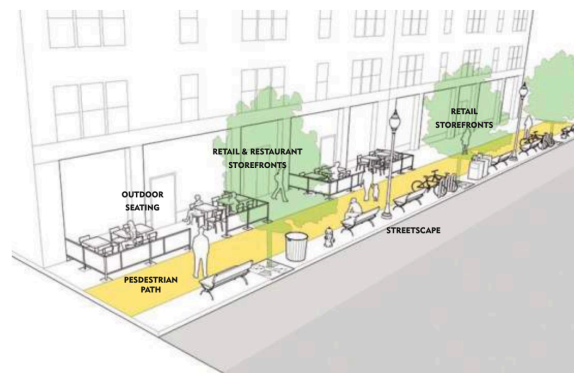


Figure 25, Design Guidelines: Illustrative Mixed-Use Streetscape



- Illustrative Street Frontage Types. A number of variations to these typical Street Frontage Types are acceptable, in that elements of each may vary in dimension and specific features from those depicted below, except where otherwise expressed herein or regulated by the Township Code. All sidewalks, walkways, and multi-use paths are subject to the requirements set forth in §85-22B of the Township Code.

Generally complies. See 4.4.c for additional discussion of yards and setbacks.

5.5 PARKING DESIGN AND LOCATION

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| <p>a. For non-residential mixed-use, townhouse, and multi-family buildings, parking areas should be substantially limited to parallel or angled on-street parking, the rear of buildings and within or underneath buildings.</p> | <p>▪ Complies. Parking for multi-family and mixed-use residential buildings is proposed to be primarily in structures within and underneath the buildings. Rear-loaded garages and on-street parking is provided for all townhouse types except for the age-restricted carriage homes, in order to accommodate a lower-level master bedroom as previously described.</p> |
| <p>b. Access to parking off rear laneways is encouraged. In instances where front access is the only design alternative, the access should not be the dominate design element.</p> | <p>▪ Complies. Rear laneway access is provided for over 90% of the townhouse and stacked townhouse units.</p> |
| <p>c. No off-street parking should encroach into an adjoining sidewalk or the street.</p> | <p>▪ Not proposed.</p> |
| <p>d. A minimum of 3% percent of the required parking spaces for non-residential buildings and multi-family residential buildings are encouraged to provide charging stations for electric vehicles.</p> | <p>▪ Complies. EV spaces have been provided in accordance with State statute, which requires minimum of 5% of parking spaces to be equipped for EV charging and for a total of 15% to be either fully equipped or make-ready.</p> |

6.0 OPEN SPACE & LANDSCAPING

6.1 OPEN SPACE GUIDELINES

DESIGN GUIDELINE	COMPLIANCE STATEMENT
6.1.a Pedestrian Realm <ul style="list-style-type: none"> Sidewalks and plazas should be made comfortable for use by pedestrians. Opportunities should be offered for sitting on benches, chairs, ledges, low walls, or other comfortable surfaces. Movable chairs are encouraged where feasible. Sitting locations should relate with shade tree plantings and areas that provide shielding from the winds and trap sun in the winter. The use of fountains and other water features is encouraged. Pedestrian circulation layout on any development site should take into account off-site generators of pedestrian movement, such as open spaces, transit stops, and existing/proposed residential areas. Where the development is located on to-be-established bus routes, bus turnouts and shelters should be incorporated into the plan for future installation. Street furniture should be provided in spaces accessible to the public to unify the pedestrian realm and the streetscape where feasible. Food and beverage should be provided in these semi-public spaces through cafes and restaurants, which may be allowed to expand to satisfy market demand. Designs of semi-public spaces should include sitting walls, trash receptacles, planters, tree grates, bicycle racks, bollards, bus shelters, and the like. Details should be provided in association with project site plans. 	<ul style="list-style-type: none"> Complies. The landscaping plans include a cohesive design for seat walls, sitting steps, a tiered amphitheater-style lawn, street furniture, including bike racks and shade throughout the site, including the sidewalk realm and in civic spaces. The Central Civic Space also includes a defining water feature framed by sitting steps and landscape features. See also responses at 5.3.a., 5.3.c., and 5.3.e (Pedestrian/Bicycle Circulation & Facilities); and 5.2.b (Vehicular Mobility). Provided. The landscaping plans include a cohesive design for seat walls, sitting steps, a tiered amphitheater-style lawn, street furniture, including bike racks and shade throughout the site. Provided. Outdoor patio space is proposed outside all nonresidential buildings and allows for both tableside service and casual, semi-public bistro seating - is provided. See also responses at 4.3.a.6 (Architectural Guidelines for Retail/Commercial); and 5.3.e (Pedestrian/Bicycle Circulation & Facilities).
6.1.b Common Open Space <p><i>A planned common open space system should be integrated into the development of the Princeton Nurseries neighborhood. The common open space should be located and designed as follows:</i></p> <ol style="list-style-type: none"> All common open space should meet the regulations laid out in §101-141 of the Township Code. Areas considered “Active Open Space” should adhere to §101-141(F) of Plainsboro’s Zoning Code, and include the following: <ol style="list-style-type: none"> One Central Civic Space in the Mixed-Use Area in accordance with §101-141F(3) of the Township Code. Minimum of one acre, with no edge dimension measuring less than 100 feet long. The Central Civic Space should provide both programmable space and a meeting place. 	<ul style="list-style-type: none"> Complies. See also discussion at §101-141 in Part 3. An overall Open Space Plan is provided as an exhibit to this application. Complies. The Central Civic Space exceeds the stated dimension requirements and provides opportunity for all the contemplated activities (e.g., water feature, seating, amphitheater, community spaces). See also discussion at §101-141 in Part 3.

b. At least one Neighborhood Park - Active should be provided that creates space for active recreation for the residents of the Princeton Nurseries neighborhood.

c. Neighborhood Park - Passive should be provided as gathering places at the immediate neighborhood level. These spaces should generally be small and intimate, and provide amenities such as seating areas, dog runs, tot lots, and small lawn parcels for exercise.

d. Passage Parks are intended as narrow spaces that serve as green fingers and as pocket parks throughout the Princeton Nurseries neighborhood. Passage Parks should have a minimum dimension of 20 feet.

▪ **Complies.** Both active and "passive" neighborhood parks are provided on the site, totaling over 2 acres in aggregate at minimum. In terms of active public spaces, pickleball courts are provided as part of the central-eastern neighborhood park space, as well as patio seating and walking paths. The most expansive neighborhood park is located in the southeastern quadrant of the site and is generally "passive" in nature, including plaza areas, lawn areas, landscaped sitting steps, and natural planted basins. Passive recreation areas feature amenities such as plaza spaces for gathering and outdoor seating.

▪ **Provided.** Pedestrian pathways and semi-public green spaces are proposed within and around residential areas.

6.1.c Common Open Recreational Space

1 Recreational space should be provided with each phase of development that involves residential units and confirmed through an approved phasing plan.

▪ **Provided.** An overall open space plan has been provided as an exhibit to the current site plan submission and will be phased to ensure that all residents have access to common open space areas.

2 Recreational space includes recreational activities such as community centers, pocket parks, and playgrounds, ice skating rinks, as well as playing fields for organized or unorganized athletic events.

▪ **Provided.** In addition to multi-family amenities and the neighborhood parks described above, a residential clubhouse featuring a pool and community space is proposed on the east side. Further, the central clubhouse will be open to non-residents of the site, providing additional retail, recreational, and social amenities.

3 Recreational space should not include any environmental features such as wetlands or man-made stormwater management facilities unless such are serving the proposed recreational activity .

▪ **Complies.** No stormwater management features are considered in the calculation of active neighborhood parks or the recreation facilities listed above.

4 Recreational space should not exceed 4% grade once constructed.

▪ **Complies.** Parks and recreation facilities will be graded to provide safe, usable, and accessible public open space.

5 Recreational space should be provided within 1,000 feet from all proposed residential units and should be accessible to all residents of the Princeton Nurseries neighborhood. Additional private recreational space such as pools for multi-family buildings is permitted but should be limited.

▪ **Complies.** All residential units will be within 1,000 feet of the civic space; a neighborhood park; or a natural passive recreative space.

6.1.d Size, Location & Design

1 All open space should meet the requirements of §101-141 of the Township of Plainsboro Zoning Ordinance in order to be credited toward the minimum common open space requirement. (See Section 6.1.b. for additional guidelines.)

▪ **Complies.** See also discussion at **§101-141 in Part 3.**

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| <p>2 To the greatest extent possible, open spaces should be conveniently located within and serve as an anchor to each area (e.g., Mixed-Use Area, Flex Areas, and Residential Areas).</p> | <ul style="list-style-type: none"> ▪ Complies. Appropriately programmed and scaled open space areas are provided in each land use area. See also discussion at \$101-141 in Part 3. |
| <p>3 Parks and recreational space located within the residential neighborhoods should be designed to have new Local Streets on at least one side or 25% of the edge condition. Similarly, two sides or 50% of the park should have residential uses facing the park.</p> | <ul style="list-style-type: none"> ▪ Generally complies. Neighborhood parks and open space areas are framed by residential uses and/or local streets on at least two sides. The southeast neighborhood park will have one street frontage and one residential frontage, while also serving retail uses to the west. Northwest and southwest passive neighborhood parks will also be framed by residential on 4 (north) and 3 (south) sides, with local roadways forming at least one edge. |
| <p>4 Plazas, pedestrian pathways, and other public open spaces should include amenities such as water features, public art, gazebos, shade trees, shade structures, trash receptacles, benches, lights, trellises, or other similar features to the satisfaction of the Planning Board.</p> | <ul style="list-style-type: none"> ▪ Provided. See responses at 5.3.a. and 5.3.e (Pedestrian/Bicycle Circulation & Facilities); 5.2.b (Vehicular Mobility); and 6.1.a. |
| <p>5 Open spaces should be designed to provide adequate shade and/or sheltered seating.</p> | <ul style="list-style-type: none"> ▪ Provided. See responses at 5.3.a. and 5.3.e (Pedestrian/Bicycle Circulation & Facilities); 5.2.b (Vehicular Mobility); and 6.1.a. |

6.1.e Materials & Design

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| <p>1 Open space areas should be planted with a combination of shrubs, grasses, ornamental trees, and/or hardscape. Open spaces should be designed with an appropriate balance of greenery and hardscape, consistent with the intended use of the area and the accessibility of green space in the vicinity. Within active recreation areas (e.g. tennis or basketball courts), no more than +/- 40% should be hardscape exclusive of perimeter sidewalk.</p> | <ul style="list-style-type: none"> ▪ All open spaces have been designed to reflect the surrounding uses (e.g., residential or retail) through hardscape and plantings. Comprehensive landscaping plans, which include both planting lists and hardscape details, have been prepared by Melillo Bauer Carman Landscape Architecture and submitted under separate cover. |
| <p>2 The Central Civic Space should consist of balanced hardscape and landscape features to provide a comfortable, vibrant setting that complements the surrounding mixed-use neighborhood, including a variety of passive & programmed amenities, welcoming pedestrian features, and the ability to adapt to changes in use over the course of the day, week, and year.</p> | <ul style="list-style-type: none"> ▪ Complies. The Central Civic Space has been designed to not only meet ordinance requirements, but to serve as the centerpiece of the development - in terms of both activity and aesthetics - as intended by the Princeton Nurseries Site vision. See also discussion at Part 2, GDP, and \$101-141 in Part 3. |
| <p>3 All park and recreation spaces should be designed to:
Promote human interaction and social activities; Be safe, welcoming, and accommodating for all users.; Have design features that are visually interesting; Relate to bordering uses.; Consist of quality materials.; Be easy to maintain.</p> | <ul style="list-style-type: none"> ▪ Complies, as described herein. |

6.2 BUFFERS & SCREENING

6.2.a General Guidelines

- 1 The primary purposes of buffers are to filter and/or screen views of structures in question beyond a lot line.
- 2 Buffers and/or screening are required and should be provided in the following locations to filter visibility of structures from neighboring properties and/or rights-of-way:
 - Along adjoining developed property (e.g., Barclay Square at Princeton Forrestal).
 - **Provided.** Adjacent to Barclay Square, NJDEP-deed restricted areas will be preserved and supplemented with new plantings of varying heights and species. The natural riparian buffer will be maintained and serve as a screen between the Plainsboro site and future development in South Brunswick Township.
 - To screen above-ground utility equipment.
 - **Provided.** Utilities are located primarily underground, though certain electrical equipment cabinets will be above grade. Landscaping and board-on-board fence will be consistent with the surrounding residential buildings.
 - Along edges where parking lots share property lines with public streets or parcels outside the development area.
 - **Provided.** Screening will be provided between the eastern and western residential areas and the surface parking lots located in Parking Zones within the Flex Areas. Pedestrian-scaled berms are proposed along each residential edge, to be planted with a mixture of perennials, grasses and groundcover in addition to street trees. Densely planted buffers are also proposed between surface parking areas and College Road / Seminary Drive at the southerly edge of the site to both provide screening and establish an entrance gateway for the site.
- 3 A 25-foot buffer should generally be provided along College Road West and U.S. Route 1, the location of which may need to be adjusted to allow for signage, infrastructure and site visibility. Any perimeter buffering of the project should provide for attractive viewsheds into the project from the U.S. Route 1, College Road West, and interchange roadways.
 - Generally provided. Given the site's limited frontage on Route 1, it is a priority to maintain desirable viewsheds into the site. Where less than a 25-foot buffer is provided (such as adjacent to the southeasterly Route 1 ramp), grade changes and site layout will minimize views of parking/loading areas. All setbacks will comply with PMUD requirements.

6.2.b Parking Lots

- 1 Landscaping, buffering, & screening should be provided to filter and minimize the direct view of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent residential properties, and provide summer shade.
 - **Provided.** All surface parking areas are proposed to include street trees and planted islands in addition to perimeter screening (the latter of which is provided by landscaping, grading, or buildings themselves as appropriate).
- 2 Parking lot perimeter landscape buffers should be a minimum of 8 feet in width where lots are adjacent to a street.
 - **Provided.** Surface parking areas located within the Mixed-Use Core are adequately screened from surrounding residential uses and pedestrian areas. Specifically, a retaining wall is provided along the length of Road G (adjacent to Building A) and Road K (adjacent to Building B) in order to create a more level planting area. The planting has been supplemented throughout these areas to minimize the view of parking / service areas from the neighboring residential areas.

- 3 Planting, fences, walls, berms (or a combination thereof) <4 feet in height should be provided between off-street parking lots and public right-of-way except where a building intervenes. Off-street areas with >30 spaces should include landscaped island areas equivalent to 5% or more of the parking area's impervious coverage, with shade trees to be located as to break up rows of 20 or more parking spaces.

- **Provided.** See response to **6.2.b.1** above.

6.2.c Electrical and Mechanical Equipment

- 1 All exterior electrical and mechanical equipment at ground level should be located at the side or rear of a building and away from entrances and screened.

- Generally provided. All ground-level electrical and mechanical equipment will be located such that it is as unobtrusive to the visual and pedestrian environmental as is feasible. Above ground PSEG transformers shall be screened on 3 sides with evergreen plant material. High-quality fencing is provided to screen the pump station and other larger structures; a detail is provided in the Landscape Plan.

2 Loading, Refuse Collection, and Service Utility Area Buffers

- a. Screening should consist of 6 to 8-foot tall brick or decorative masonry walls and decorative metal gates compatible in color and texture with building walls. A buffered landscape strip should be provided, with a minimum width of 3 feet and located on all sides that do not include an entry access or abut a windowless façade. Buffers should sufficiently obscure the view of the installation from public view throughout the year.

- Refuse collection is proposed to be located within buildings as feasible. Where not feasible, compactors and/or containers will be screened with material to match building design (e.g., brick masonry). Loading and "back of house" service areas are similarly situated; where outdoor loading and service areas are proposed (e.g. grocery store), substantial landscape buffers, fencing, and screen walls are combined with grading for optimal screening from residential and exterior view.

- b. All refuse containers should be visually screened with a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties, or streets. Enclosure materials, including bollards and metal framing elements should feature a neutral, harmonious palette of finishes and colors for the overall building.

- 3 Any off-street loading and unloading space should be screened from public view by building walls fencing, and/or landscaping.

- See Response at **6.2.c.2** above.

6.2.d Stormwater Management Facilities

- All stormwater management facilities should be planted or screened so as to blend into the surrounding landscape. Stormwater management facilities are encouraged to be designed in accordance with §101- 141F(2) of the Township Code to contribute to the public use and enjoyment of overall open space areas (i.e. vegetated basins, grass swales, retention ponds). The use of rain gardens is encouraged.

- **Provided.** Only stormwater areas that are attractively designed so as to blend into surrounding landscapes (e.g., planted basins and rain gardens) have been included in the overall open space calculations. See also discussion at **§101-141F(2)**.

7.0 SIGNAGE & PUBLIC ART

Comprehensive sign package will be provided and reviewed under separate cover at the appropriate time in the phasing process.

8.0 GENERAL PROVISIONS

DESIGN GUIDELINE	COMPLIANCE STATEMENT
8.1 LIGHTING	
<ul style="list-style-type: none">Outdoor Lighting should be designed to provide adequate illumination within the Mixed-Use Area and commercial areas and eliminate excessive lighting abutting residential uses, while maintaining a safe and walkable neighborhood. An overall Lighting Plan should be provided at the time of site plan applications.	<ul style="list-style-type: none">Provided. A comprehensive lighting plan has been provided as part of the site plan application package, including lighting levels within residential and mixed-use areas that are consistent with the purpose of each land use area. Additional details — including specific illumination levels and architectural details — will be finalized during the site plan review process.
8.2 SOLID WASTE	
<ul style="list-style-type: none">A solid waste and litter management plan for Princeton Nurseries should be provided at the time of site plan approval to address the disposal, collection, and removal of waste and recycling throughout the site. All refuse containers should be designed in accordance with Section 6.2.c.	<ul style="list-style-type: none">Will provide. <u>The applicant will prepare a Solid Waste collection plan for Planning Board Staff review and approval.</u> Private trash and recycling hauling services are anticipated to be utilized within the Mixed-Use Core and commercial areas. Public trash collection for other residential uses will be determined as part of the Developer’s Agreement. All solid waste management shall be in conformance with all applicable state, county and municipal regulations and requirements. See also 6.2.c for discussion of refuse enclosure design.
8.3 UTILITIES	
<ul style="list-style-type: none">a. Utilities except as stated below should be installed underground and connected to public water and sewer systems. Prior to approval, an applicant must obtain a certificate from the appropriate agency allocating capacity in the system to the development.	<ul style="list-style-type: none">Provided. See capacity certificates from utility companies, and site plans prepared by Van Note-Harvey / Pennoni for additional details.
<ul style="list-style-type: none">b. Above-ground utility boxes, including transformers, should be screened from view by use of landscaping.	<ul style="list-style-type: none">Provided. Screening is provided via landscaping and fencing. See discussion at 6.2.a.2 and 6.2.c.1.
<ul style="list-style-type: none">c. See “Utility Boxes” in Section 7.4.	<ul style="list-style-type: none">See above.
8.4 PMUD EVALUATION STANDARDS + CRITERIA	
<ul style="list-style-type: none">As applicable, see §101-141S of the Township of Plainsboro Zoning Ordinance for site evaluation standards and criteria applicable to the PMUD Zone.	<ul style="list-style-type: none">Compliance with PMUD Site Evaluation Standards and Criteria is described in detail at §101-142 in Part 3.

Princeton Nurseries

Plainsboro, NJ

Analysis of Density Unlocked by Phase - GDP vs. Current Plan

As of 06.04.2025

	Unit Type	Phase I		Phase II		Final Phase		Total	
		GDP	Current Plan - A, B, D1, Clubhouse	GDP	Current Plan - C, D2 & D3	GDP	Current Plan - E1 & E2	GDP	Current Plan
		Unit Count/ SF	Unit Count/ SF	Unit Count/ SF	Unit Count/ SF	Unit Count/ SF	Unit Count/ SF	Total Units/ Square Footage	Total Units Square Footage
For Sale Residential ⁽¹⁾	Single-family Detached 3BR	0	20	31	0	0	0	31	20
	Market Rate Townhomes								
	2BR	38	47	44	0	8	0	90	47
	3BR	38	297	41	0	0	0	79	297
	Condos								
	2BR	0	0	0	0	80	0	80	0
	3BR	0	0	0	0	20	0	20	0
	Affordable Townhomes								
	1BR	0	10	0	0	0	0	0	10
	2BR	0	31	0	0	0	0	0	31
	3BR	0	11	0	0	0	0	0	11
	Age Restricted Townhomes								
	2BR	0	0	0	0	0	0	0	0
	3BR	0	31	0	0	0	0	0	31
	Age Restricted Condos								
	1BR	0	8	0	0	8	0	8	8
	2BR	0	64	0	0	42	0	42	64
	Total For Sale Residential	76	519	116	0	158	0	350	519
Rental Residential	Age Restricted Rental ⁽²⁾								
	1BR	0	39	0	0	75	0	75	39
	2BR	0	58	0	0	75	0	75	58
	Market Rate Multifamily								
	Studio	24	0	12	0	5	0	41	0
	1BR	66	141	26	0	34	0	126	141
	2BR	100	137	36	0	43	0	179	137
	3BR	4	12	2	0	2	0	8	12
	Affordable Multifamily								
	Studio	2	0	1	0	2	0	5	0
	1BR	4	8	4	0	6	0	14	8
	2BR	18	27	17	0	22	0	57	27
	3BR	6	9	6	0	8	0	20	9
	Total Rental Residential	224	431	104	0	272	0	600	431
Non-Residential	Retail ⁽³⁾	70,000	98,465	45,000	49,005	195,000	75,000 - 93,000	310,000	222,470 - 240,470
	Office	30,000	80,080	30,000	0	160,000	0	220,000	80,080
	Hotel	0	0	75,000	75,000	0	0	75,000	75,000
	Total Non-Residential	100,000	178,545	150,000	124,005	355,000	75,000 - 93,000	605,000	377,550 - 395,550

Notes

1. For sale residential phasing density equivalent to those units that will be "unlocked" as a result of the additional non-residential square footage that will be built in Phase 1. Not all for-sale units will be actually built during this phase, and instead will be built out over the first +/- 6 years of the project.
2. Age restricted rental contemplated for Block E1 or E2, so not included in the site plan application. While this density will not be built in Phase 1, we are including it to illustrate where it will be unlocked subject to further Planning Board approval as to the geometry of these blocks.
3. Showing minimum retail square footage that will be built as part of the project overall. Asking for the ability to increase to a maximum of 240,470 in conjunction with the construction of E1 & E2.

Princeton Nurseries

Plainsboro, NJ

Analysis of Density Unlocked by Phase - Concept Plan vs. Current Plan

As of 06.04.2025

		Phase I		Phase II		Final Phase		Total	
		Concept Plan A, B, D1, Clubhouse	Current Plan A, B, D1, Clubhouse	Concept Plan C, D2 & D3	Current Plan C, D2 & D3	Concept Plan E1 & E2	Current Plan E1 & E2	Concept Plan	Current Plan
	Unit Type	Unit Count/ SF	Unit Count/ SF	Unit Count/ SF	Unit Count/ SF	Unit Count/ SF	Unit Count/ SF	Total Units/ Square Footage	Total Units Square Footage
For Sale Residential ⁽¹⁾	Single-family Detached 3BR	20	20	0	0	0	0	20	20
	Market Rate Townhomes 2BR	98	47	0	0	0	0	98	47
	3BR	229	297	0	0	0	0	229	297
	Condos 2BR	0	0	0	0	0	0	0	0
	3BR	0	0	0	0	0	0	0	0
	Affordable Townhomes 1BR	0	10	0	0	0	0	0	10
	2BR	16	31	0	0	0	0	16	31
	3BR	36	11	0	0	0	0	36	11
	Age Restricted Townhomes 2BR	31	0	0	0	0	0	31	0
	3BR	0	31	0	0	0	0	0	31
	Age Restricted Condos 1BR	8	8	0	0	0	0	8	8
	2BR	64	64	0	0	0	0	64	64
	Total For Sale Residential	502	519	0	0	0	0	502	519
Rental Residential	Age Restricted Rental ⁽²⁾ 1BR	39	39	0	0	0	0	39	39
	2BR	58	58	0	0	0	0	58	58
	Market Rate Multifamily Studio	0	0	0	0	0	0	0	0
	1BR	207	141	0	0	0	0	207	141
	2BR	77	137	0	0	0	0	77	137
	3BR	23	12	0	0	0	0	23	12
	Affordable Multifamily Studio	0	0	0	0	0	0	0	0
	1BR	8	8	0	0	0	0	8	8
	2BR	27	27	0	0	0	0	27	27
	3BR	9	9	0	0	0	0	9	9
	Total Rental Residential	448	431	0	0	0	0	448	431
Non-Residential	Retail ⁽³⁾	105,928	98,465	47,720	49,005	75,000	75,000 - 93,000	228,648	222,470 - 240,470
	Office	73,008	80,080	0	0	0	0	73,008	80,080
	Hotel	0	0	75,000	75,000	0	0	75,000	75,000
	Total Non-Residential	178,936	178,545	122,720	124,005	75,000	75,000 - 93,000	376,656	377,550 - 395,550

Notes

1. For sale residential phasing density equivalent to those units that will be "unlocked" as a result of the additional non-residential square footage that will be built in Phase 1. Not all for-sale units will be actually built during this phase, and instead will be built out over the first +/- 6 years of the project.
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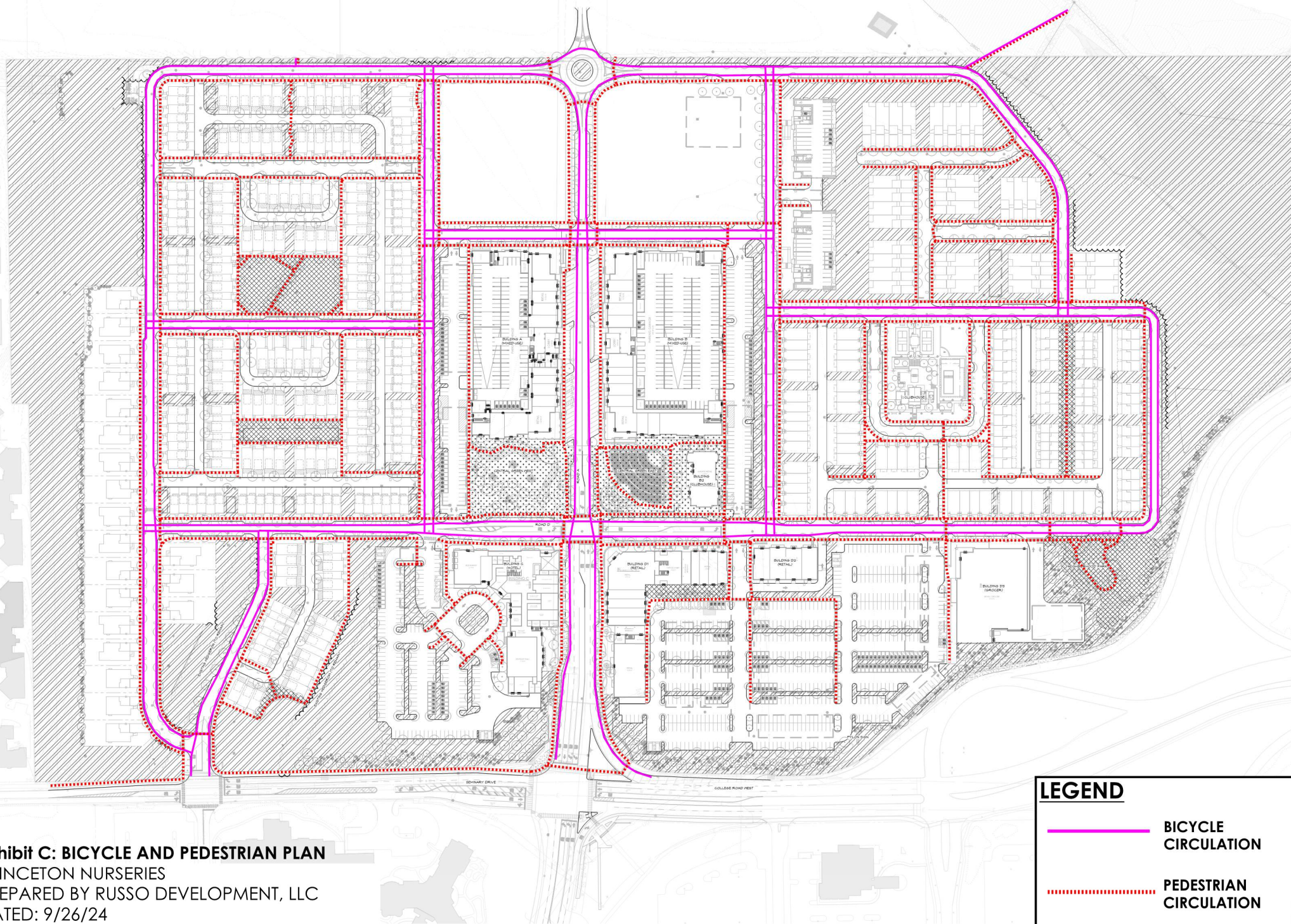




Exhibit C: BICYCLE AND PEDESTRIAN PLAN
PRINCETON NURSERIES
PREPARED BY RUSSO DEVELOPMENT, LLC
DATED: 9/26/24

LEGEND

 BICYCLE CIRCULATION

 PEDESTRIAN CIRCULATION