108 Stockton Street

Stockton Street and Hibben Road
Princeton, New Jersey

Prepared for:

Herring Properties

October 17, 2023

MHS ARCHITECTURE

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC
Planning & Real Estate Consultants

70 Hudson Street
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I. INTRODUCTION - Paul Phillips, Principal at Phillips Preiss and planning consultant to Herring Properties

II. FRAMEWORK FOR EVALUATION OF PROPERTY FROM PLANNING/REDEVELOPMENT PERSPECTIVE: BUILD UPON COMMUNITY-WIDE PRIORITIES AND RESPONSIBILITIES AS EXPRESSED AT 5/6/23 COMMUNITY ROUNDTABLE:

- Increasing the supply of affordable housing
- Embracing principles of smart growth
- Recognizing that property accommodated institutional-type buildings of a distinct mass, scale and height that were part of the historic neighborhood fabric
- Acknowledging that density can effectively be used as an incentive to achieve high quality design, desirable project amenities and sustainable development

III. PROJECT SPECIFIC DESIGN ELEMENTS INTEGRATED INTO CONCEPTUAL DEVELOPMENT SCHEME:

- Significant affordable housing set aside (48 units)
- Multiple publicly-accessible open spaces/parks
- Buried, below building parking
- Limited access from local streets
- Enhanced stormwater management
- Site specific building placement and design standards/guidelines

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IV. PROJECT DENSITY: ± 49 units/acre

Recent Projects

Site	Total Units	Acres	Density
RPM Affordable- 900 Herrontown	65	3	21.67
Thanet Rd. Avalon	301	15.03	20.03
The Alice – Terhune Rd.	125	5.92	21.11
Princeton Shopping Center	200	2.8	71.43
Avalon Witherspoon	280	7.27	38.51
195 Nassau St.	45	0.52	86.04
40-42 Tulane	14	0.23	61.95
21 Wiggins	19	0.30	63.33
Merwick-Stanworth	325	17.13	18.97
30 Maclean	10	0.165	60.61

I. PROJECT HEIGHT: Maximum 4 stories (± 48 feet to deck level of roof)
and also 3-story buildings/3-story facing facades where adjacent to existing residences

Recent Projects

- Winn – 49 feet to deck level of roof AVB-PSC – 60 feet to roof peak
- AVB-Witherspoon – 55 to 60 feet to roof peak

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Project Team

Developer*:*	***Jamie Herring***	***Herring Properties***
Planner*:*	***Paul Phillips AICP, PP***	***Phillips Preiss Planning and Real Estate Consultants***
Architects*:*	***Dean Marchetto FAIA***	***MHS Architecture***
	Bruce Stieve AIA	***MHS Architecture***
Strategic Consulting Architect*:*		***Marina Rubina Architect***
Civil Engineer:	***Michael Ford PE***	***Van Cleef Engineering***
Traffic Engineer:	***Karl Pehnke PTOE***	***Langan Engineering***

Background

In preparation for this design and presentation we've been working with our team for two and a half years, becoming familiar with the site and it's the context. During this time, we had meetings in the library with neighboring property owners, we attended meetings here at city hall regarding the process, and we attended general planning meetings in the library concerning planning in general in Princeton. One of those meetings was a walking tour presentation with planner/author Jeff Speck. Marina Rubina is a Princeton resident and a local architect so her familiarity with Princeton is significant. As you know the site is the former home of the Princeton Theological Seminary and has been designated an area in Need of Redevelopment. Based on what we learned during this process we established goals and objectives:

General Goals and Objectives

- The primary use to **be multifamily housing** of which **20% would be affordable housing** designed utilizing **smart growth** principals: Compact, Walkable, Efficient use of land, Close to Transit and Downtown, Sense of Place
- Target Market:
  - Princeton empty nesters & retirees, Princeton alumni, Princeton residents qualifying for affordable housing,
  - Young professionals.
- The height of the buildings would be **3-4 stories** comparable to the highest point of the former PTS buildings.
- The development would be **concentrated to the center** of the site to provide substantial **setbacks** from Hibben, Cambelton, and Edge Road.
- To provide a design with **architectural sensitivity** to our neighbors on **Edgehill Road**.
- The site will include an open space at Hibben and Stockton, and to think of the site as a “Gateway” to Princeton.
- To provide deep setbacks along Hibben Road to be used as a public open space to create a park like setting for the site.
- To make the site “porous” meaning that the design allows walkability through the site.
- To preserve the **mature trees** along Hibben Road to the greatest degree possible.
- To minimize unsightly open **surface parking** on the site to the greatest degree possible.
- To provide **vehicular access** to the site from Stockton Street not Hibben Road.
- To address **storm water** issues.
- Design for environmental **sustainability**.
- To provide **high quality development with a suitable architectural style appropriate to Princeton**.

CAMBELTON ROAD

STOCKTON STREET

HIBBEN ROAD

EDGEHILL ROAD

PRINCETON THEOLOGIAL SEMINARY / LIBRARY

HERRING PROPERTIES

MHS ARCHITECTURE

AERIAL VIEW OF THE SITE

CAMBELTON ROAD

STOCKTON STREET

PARCEL-B

0.88 ACRES

HIBBEN ROAD

PARCEL-A

3.96 ACRES

EDGEHILL ROAD

PRINCETON THEOLOGIAL SEMINARY / LIBRARY

HP

HERRING PROPERTIES

MHS

ARCHITECTURE

TOTAL SITE AREA

4.84 ACRES

CAMBELTON ROAD

STOCKTON STREET

HIBBEN ROAD

SLOPE DOWN 17 FT

480'-0"

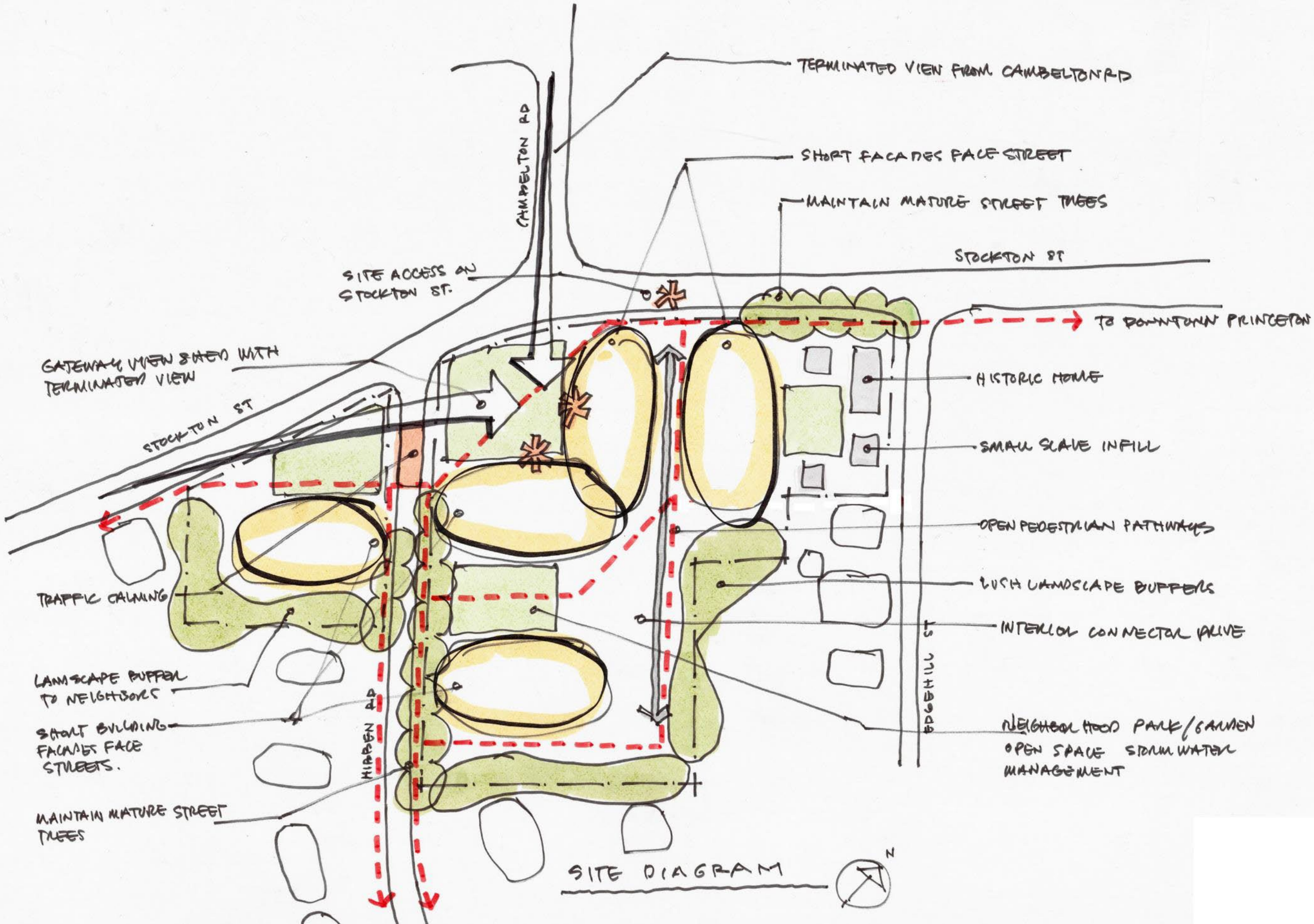
EDGEHILL ROAD

PRINCETON THEOLOGIAL SEMINARY

HERRING PROPERTIES

MHS ARCHITECTURE

TOTAL SITE AREA
4.84 ACRES


TERMINATED VIEW FROM CAMBELTON RD
SHORT FACADES FACE STREET
MAINTAIN MATURE STREET TREES
STOCKTON ST
CAMBELTON RD
SITE ACCESS ON STOCKTON ST.
GATEWAY VIEW SHED WITH TERMINATED VIEW
TO DOWNTOWN PRINCETON
HISTORIC HOME
SMALL SCALE INFILL
OPEN PEDESTRIAN PATHWAYS
LUSH LANDSCAPE BUFFERS
INTERNAL CONNECTOR DRIVE
NEIGHBORHOOD PARK/GARDEN OPEN SPACE STORMWATER MANAGEMENT
EDGEHILL ST
HIBBEN RD
TRAFFIC CALMING
LANDSCAPE BUFFER TO NEIGHBORS
SHORT BUILDING FACADES FACE STREETS.
MAINTAIN MATURE STREET TREES
SITE DIAGRAM
N

ARMOUR ROOD

COMEBELTON ROAD

STOCKTON STREET

SINGLE ACCESS POINT TO SITE

SHORT FACADES FRONT ON STREETS

MAINTAIN MATURE STREET TREES

CONNECTION TO DOWN TOWN

TOWN HOME SCALE INFILL

TOWN HOME SCALE INFILL

TRAFFIC CALMING

GATEWAY VIEW SHED

FOCAL POINT

FOCAL POINT

SHARED STREET

EDGEHILL ROAD

LIBRARY PLACE

TRANSITION SCALE TO NEIGHBORS

HIBBEN ROAD

GREEN SPACE STORM WATER CONTROL

SHARED PEDESTRIAN STREET

BUFFER

TRANSITION SCALE TO NEIGHBORS

SHORT FACADES FRONT ON STREETS

BUFFER

MERCER STREET

HP HERRING PROPERTIES

MHS ARCHITECTURE

CONCEPT SITE PLAN

MARCHETTO HIGGINS STIEVE ARCHITECTS

STOCKTON STREET

MAINTAIN MATURE STREET TREES

CONNECTION TO DOWN TOWN

TOWN HOME SCALE INFILL

TOWN HOME SCALE INFILL

AFFIC CALMING

GATEWAY VIEW SHED

SITION SCALE NEIGHBORS

T FACADES ON STREETS

BUFFER

50'-0"

127'-0"

20'-0"

27'-0"

62'-0"

FOCAL POINT

4 ST

SHARED STREET

4 ST

30'-0"

4 ST

FOCAL POINT

18'-6"

4 ST

20'-0"

EDGEHILL ROAD

30'-0"

1 ST

HIBBEN STREET

GREEN SPACE STORM WATER CONTROL

4 ST

124'-8"

35'-0"

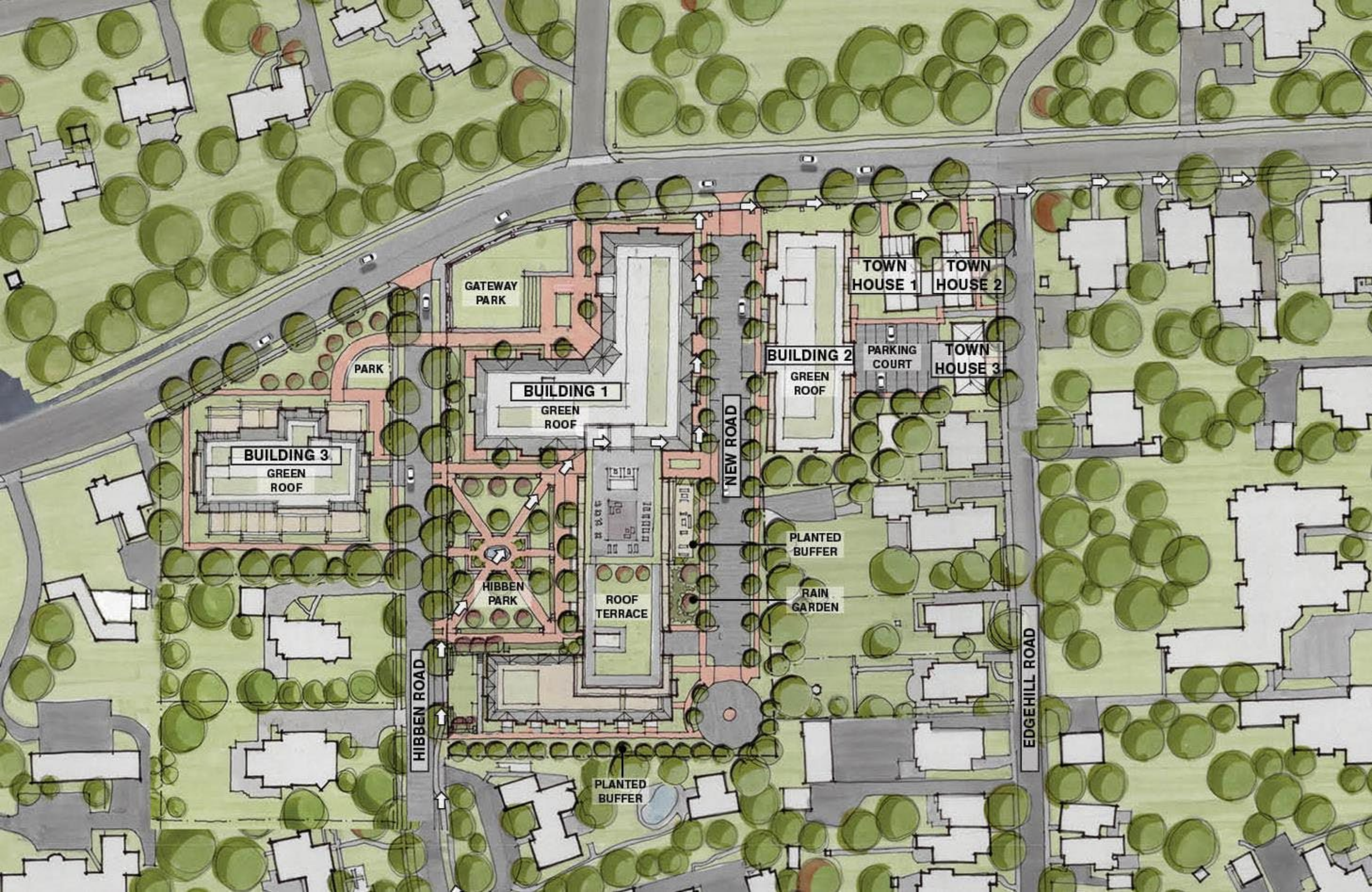
3 ST

30'-0"

SHARED PEDESTRIAN STREET

BUFFER

TRANSITION SCALE TO NEIGHBORS


GATEWAY PARK
PARK
BUILDING 1
GREEN ROOF
BUILDING 3
GREEN ROOF
HIBBEN PARK
ROOF TERRACE
NEW ROAD
BUILDING 2
GREEN ROOF
PARKING COURT
TOWN HOUSE 1
TOWN HOUSE 2
TOWN HOUSE 3
PLANTED BUFFER
RAIN GARDEN
HIBBEN ROAD
EDGEHILL ROAD
PLANTED BUFFER

East on Stockton Street

East on Stockton Street

Building Height From Grade

Stockton Street opposite Cambelton Road

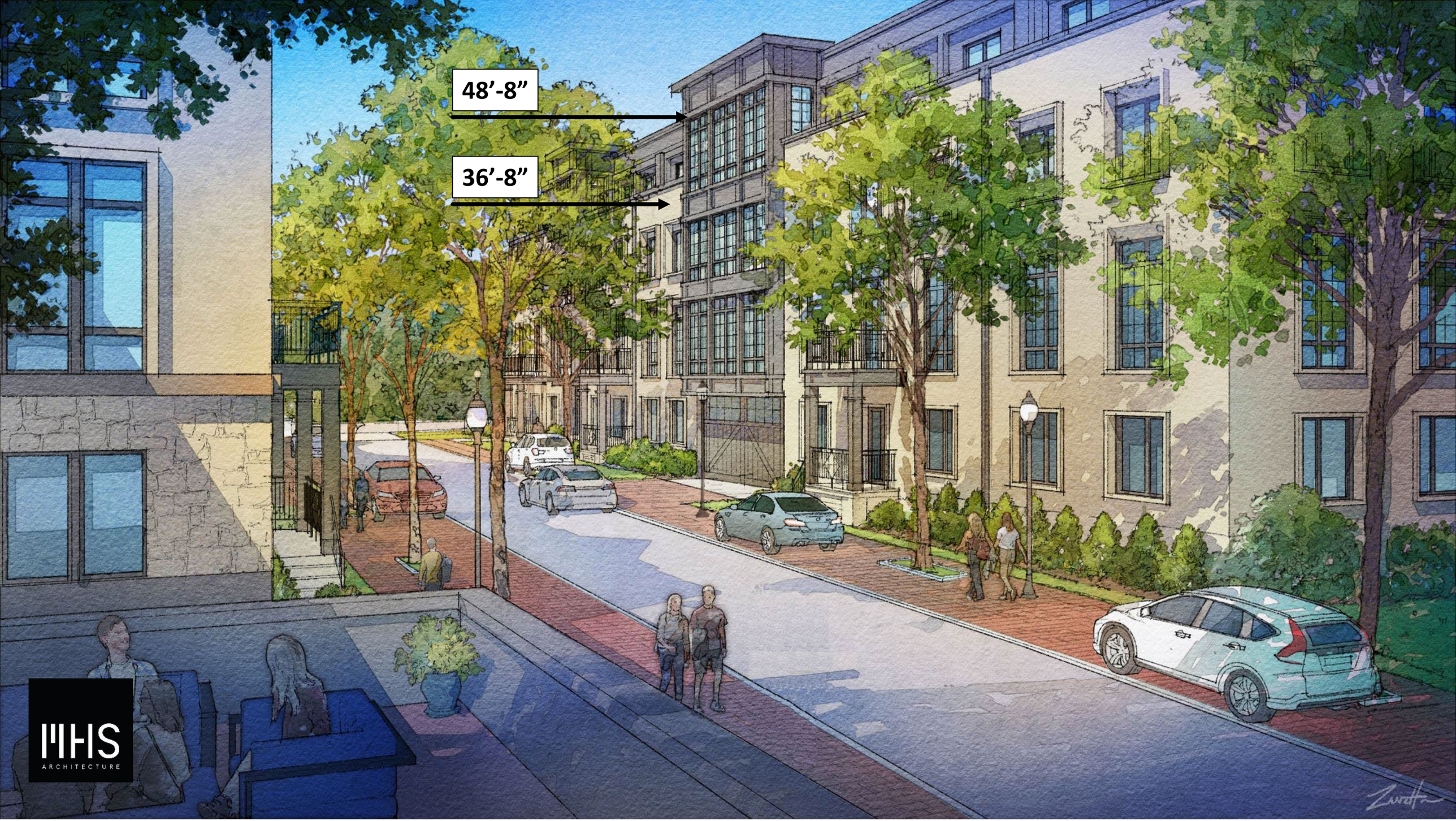
Stockton Street opposite Cambelton Road

Building Height From Grade

South on Hibben Road

Building Height from Grade

North on New Road



Building Height From Grade

West on Stockton Street at Edgehill Road

Building Height From Grade

West on Stockton Street at Hibben Road

West on Stockton Street at Hibben Road

Building Height From Grade

Project Statistics

Dwelling Units*:*	***190 Market Rate 48 Affordable = 238 Total***
Density:	***238 units on 4.84 acres = 49 units/acre***
Unit Mix*:*	***Studio Units 1-Bedroom 2-Bedroom 2 + Den (10) 3BR)***
Target Market:	***Empty Nesters Retirees Young Professionals Alumni***
Parking*:*	***221 in basement garage 41 surface 262 total***
Building Heights*:*	***Range 3 to 4 stories - roof not to exceed 50 feet above grade***
Lot Coverage*:*	***40% for buildings 65% total including buildings walks and drives***
Open Space:	***60% for parks, walks, drives and lawns***
Park Space:	***Parcel B = 6,700 SF - Parcel A = 12,800 SF - Hibben = 16,800 SF*** ***Total publicly accessible park space 36,300 SF (.83 Acres)***

Green Building Features

Building:

- Recycled Building Materials (a) recycled demolition materials (b) construction and finish material content
- Locally sourced construction materials
- Low VOC paints and finishes
- Planted green roof, high albedo white roof and light color materials to reduce heat island effect
- Appliances to meet Energy Star standards.
- LED Lighting and Lighting Control Systems with Smart App and Motion Activation
- Low Flow Plumbing Fixtures
- Programmable Thermostats

Site:

- Location - Access to trains, transit and town center
- Bikes storage facilities and secure on street bike racks
- Electric Vehicle charging stations to meet Government Standards
- Density / compact building
- Indigenous / draught tolerant plants
- Light pollution dark sky compliant fixtures.
- Storm water controls.

Culture:

- Robust recycling protocols
- No Smoking Building
- Pet Friendly Building
- Low impact cleaning and maintenance
- Community bikes

Hibben Road Park