

An architectural line drawing of a city street scene. On the left, a multi-story building with many windows and a balcony is visible. In the foreground, a person is riding a bicycle on a path. A woman is walking in the middle ground, and a group of people is sitting on a bench on the right. The scene is filled with trees and street lamps, creating a lively urban atmosphere.

108 Stockton Street

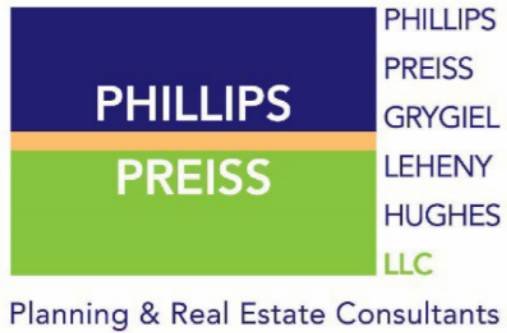
***Stockton Street and Hibben Road
Princeton, New Jersey***

Prepared for:

Herring Properties

October 17, 2023

IHS
ARCHITECTURE

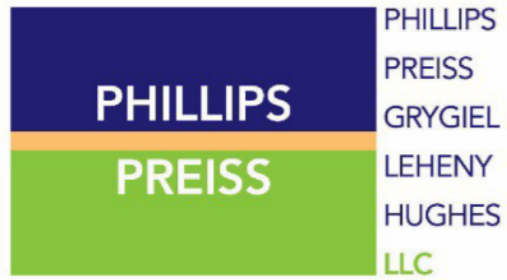


- I. INTRODUCTION - Paul Phillips, Principal at Phillips Preiss and planning consultant to Herring Properties
- II. FRAMEWORK FOR EVALUATION OF PROPERTY FROM PLANNING/REDEVELOPMENT PERSPECTIVE: BUILD UPON COMMUNITY-WIDE PRIORITIES AND RESPONSIBILITIES AS EXPRESSED AT 5/6/23 COMMUNITY ROUNDTABLE:

- 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



Planning & Real Estate Consultants

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

70 Hudson Street
 Suite 5B
 Hoboken, NJ 07030
 201.420.6262
www.phillipspreiss.com

Project Team

Developer:

Jamie Herring

Herring Properties

Planner:

Paul Phillips AICP, PP

***Phillips Preiss Planning and
Real Estate Consultants***

Architects:

***Dean Marchetto FAIA
Bruce Stieve AIA***

***MHS Architecture
MHS Architecture***

Strategic Consulting Architect:

Marina Rubina Architect

Civil Engineer:

Michael Ford PE

Van Cleef Engineering

Traffic Engineer:

Karl Pehnke PTOE

Langan Engineering

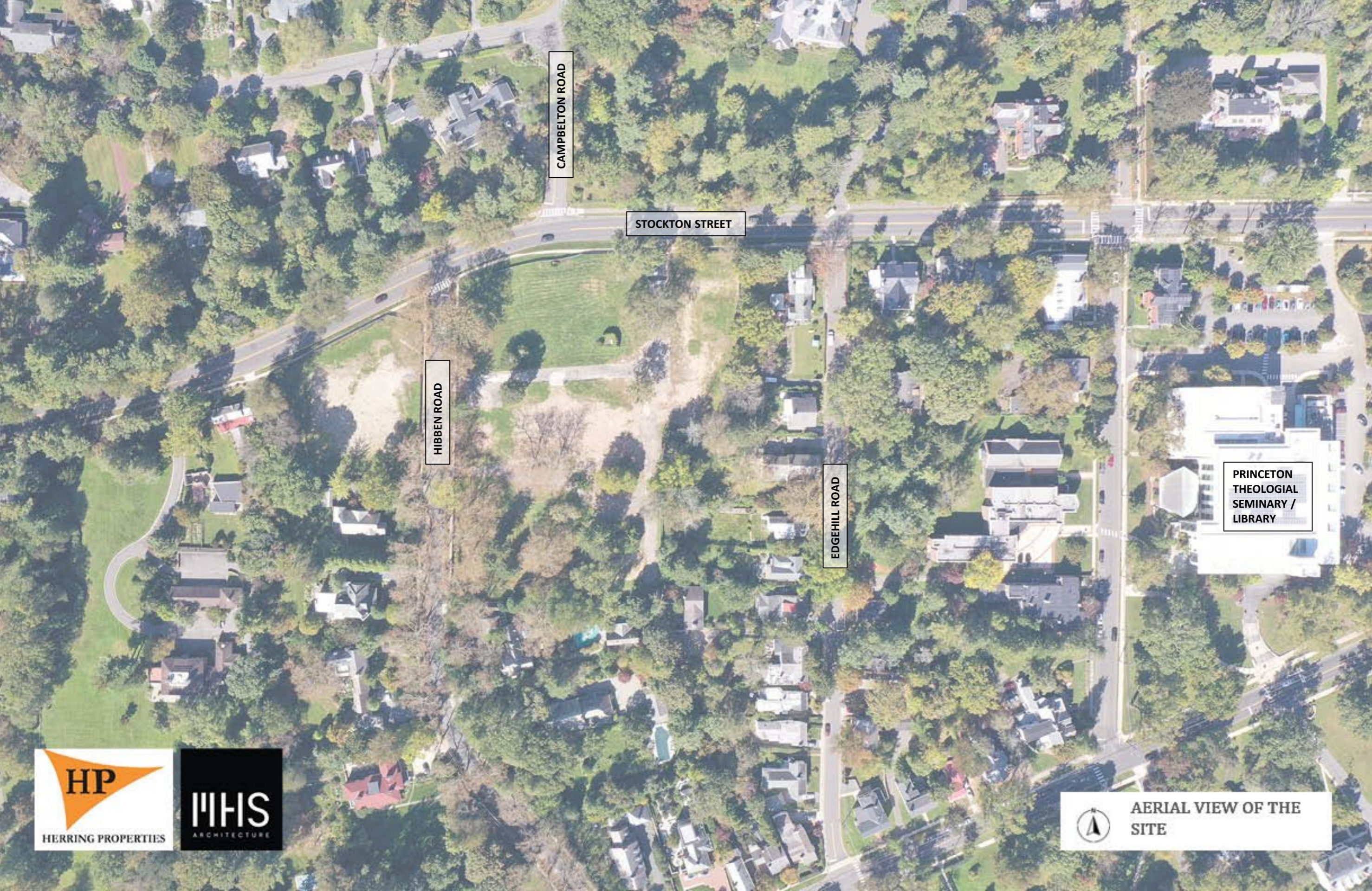
Background

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, Campbelton, 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**.



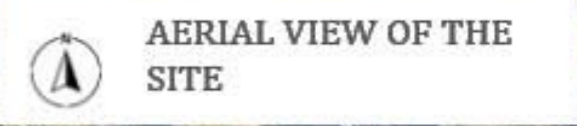
CAMPBELTON ROAD

STOCKTON STREET

HIBBEN ROAD

EDGEHILL ROAD

PRINCETON
THEOLOGICAL
SEMINARY /
LIBRARY



CAMPBELTON ROAD

STOCKTON STREET

HIBBEN ROAD

EDGEHILL ROAD

PRINCETON
THEOLOGICAL
SEMINARY /
LIBRARY





CAMPBELTON ROAD

STOCKTON STREET

PARCEL-B
0.88 ACRES

HIBBEN ROAD

PARCEL-A
3.96 ACRES

EDGEHILL ROAD

PRINCETON
THEOLOGICAL
SEMINARY /
LIBRARY



 TOTAL SITE AREA
4.84 ACRES



CAMPBELTON ROAD

STOCKTON STREET

HIBBEN ROAD

SLOPE DOWN 17 FT

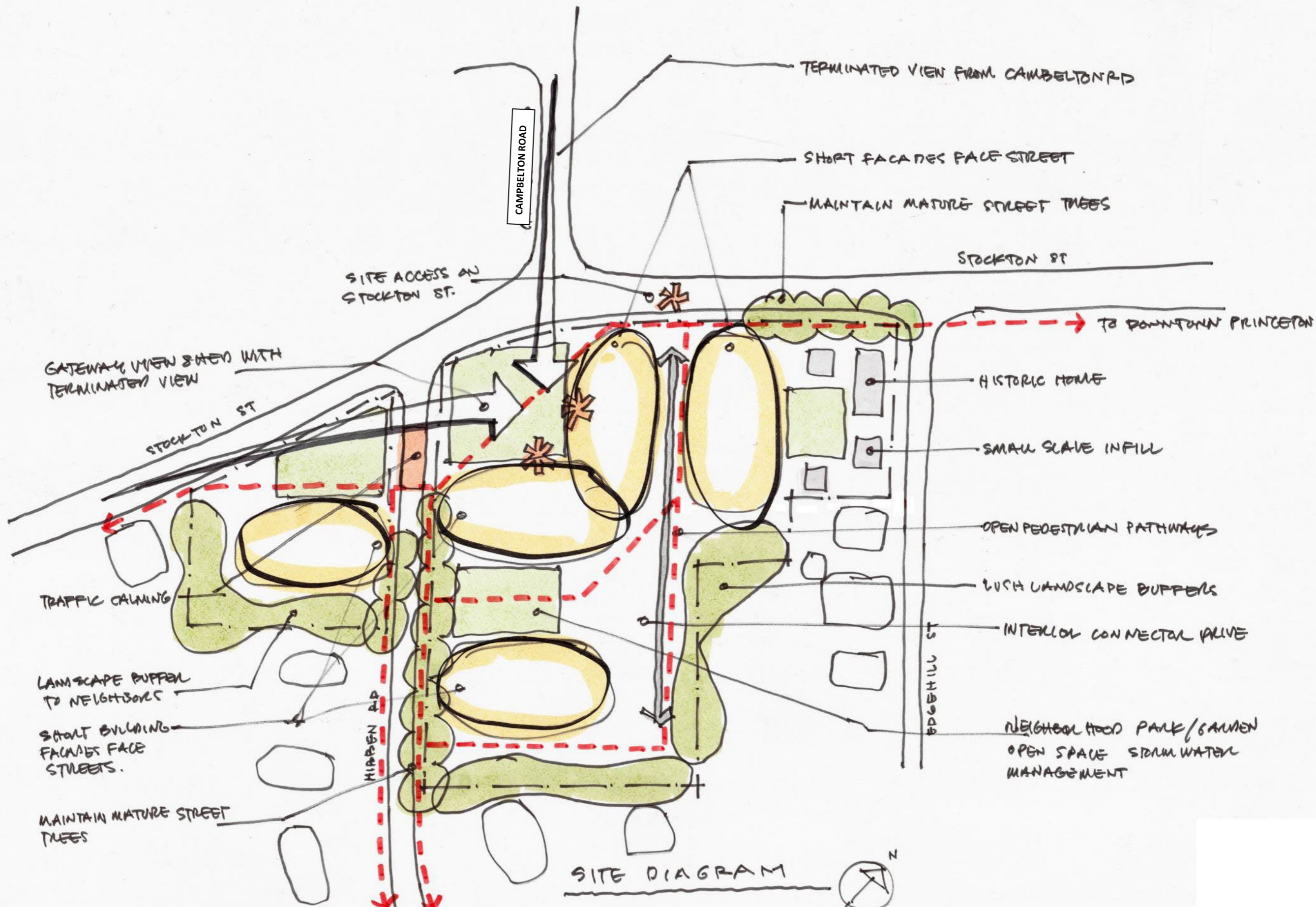
480'-0"

EDGEHILL ROAD

PRINCETON THEOLOGICAL SEMINARY



 TOTAL SITE AREA
4.84 ACRES



TERMINATED VIEW FROM CAMPBELTON RD

CAMPBELTON ROAD

SHORT FACADES FACE STREET

MAINTAIN MATURE STREET TREES

STOCKTON ST

SITE ACCESS ON STOCKTON ST.

TO DOWNTOWN PRINCETON

GATEWAY VIEW SHOWN WITH TERMINATED VIEW

STOCKTON N ST

HISTORIC HOME

SMALL SCALE INFILL

OPEN PEDESTRIAN PATHWAYS

TRAFFIC CALMING

LUSH LANDSCAPE BUFFERS

INTERIOR CONNECTOR ALIVE

LANDSCAPE BUFFER TO NEIGHBORS

SHORT BUILDING FACADES FACE STREETS.

HIRBENIA ST

EDGEMOOR ST

NEIGHBORHOOD PARK/GARDEN
OPEN SPACE
STORM WATER MANAGEMENT

MAINTAIN MATURE STREET TREES

SITE DIAGRAM







MAINTAIN MATURE STREET TREES

CONNECTION TO DOWN TOWN

TOWN HOME SCALE INFILL

TOWN HOME SCALE INFILL

SHARED PEDESTRIAN STREET

BUFFER

TRANSITION SCALE TO NEIGHBORS

TRAFFIC CALMING

GATEWAY VIEW SHED

POSITION SCALE NEIGHBORS

T FACADES ON STREETS

BUFFER

STOCKTON STREET

CANAL

EDGEHILL ROAD

HIBBEN STREET

FOCAL POINT

FOCAL POINT

GREEN SPACE STORM WATER CONTROL

SHARED STREET

50'-0"

30'-0"

18'-6"

30'-0"

124'-8"

35'-0"

30'-0"

20'-0"

27'-0"

62'-0"

20'-0"

127'-0"

4 ST

4 ST

4 ST

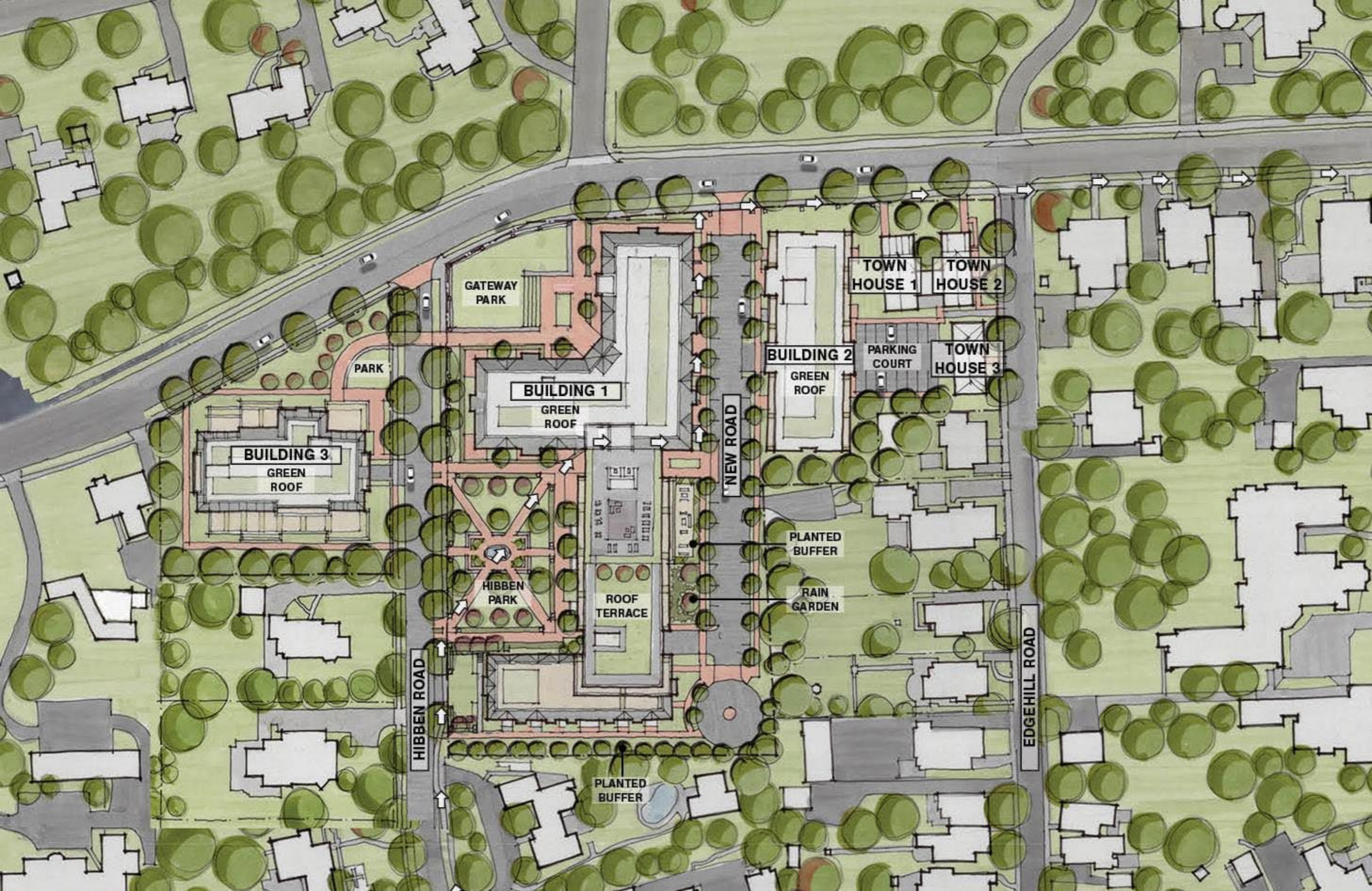
4 ST

1 ST

4 ST

3 ST





GATEWAY PARK

PARK

BUILDING 1

GREEN ROOF

BUILDING 3

GREEN ROOF

HIBBEN PARK

ROOF TERRACE

NEW ROAD

BUILDING 2

GREEN ROOF

TOWN HOUSE 1

TOWN HOUSE 2

PARKING COURT

TOWN HOUSE 3

PLANTED BUFFER

RAIN GARDEN

HIBBEN ROAD

PLANTED BUFFER

EDGEHILL ROAD



East on Stockton Street



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East on Stockton Street



48'-0"

48'-8"



Building Height From Grade



Stockton Street opposite Campbellton Road



Stockton Street opposite Campbellton Road



48'-8"



Building Height From Grade



South on Hibben Road



36'-6"

26'-0"

35'-0"

38'-0"

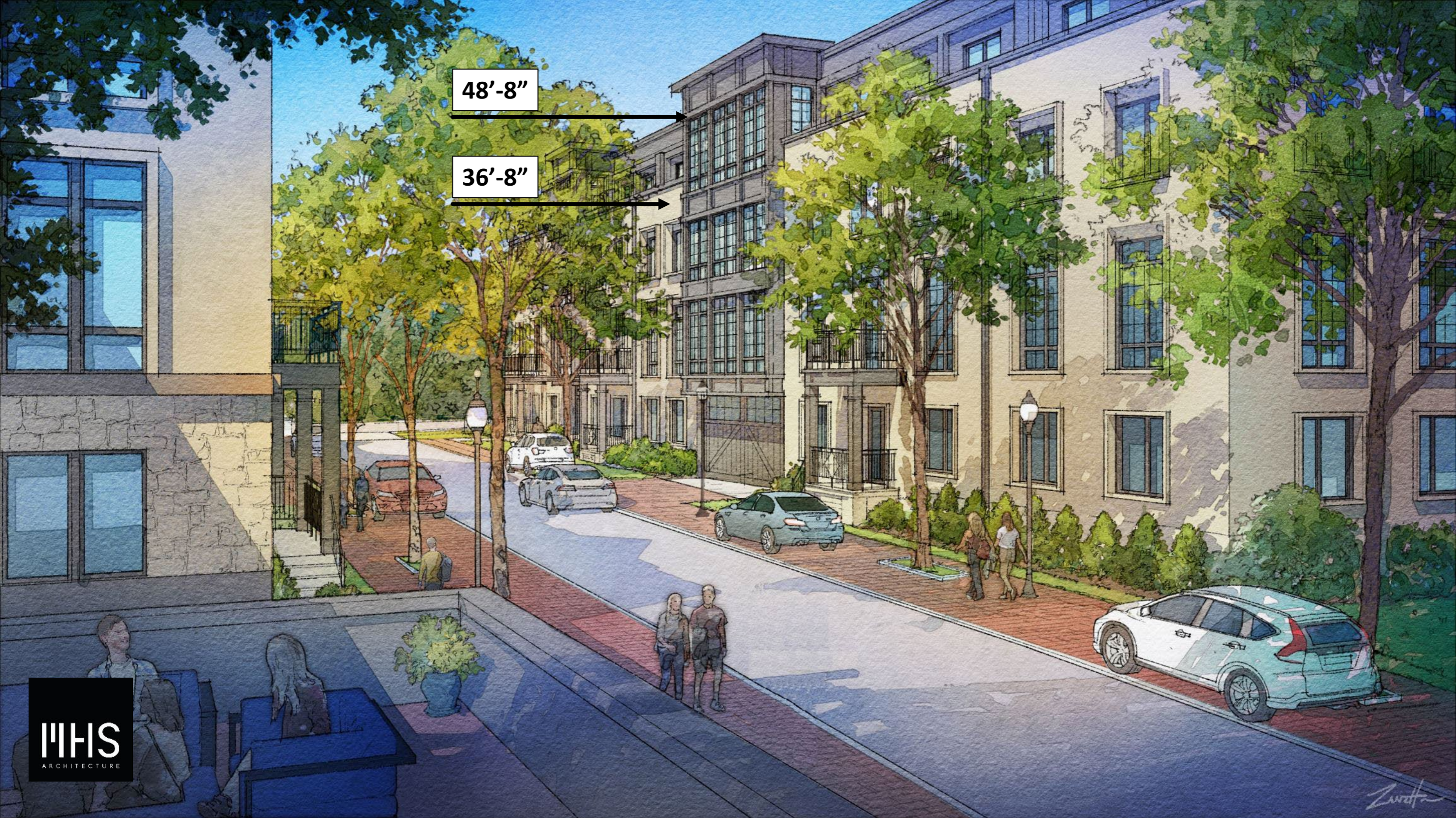


Building Height from Grade



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North on New Road



48'-8"

36'-8"

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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



48'-0"

36'-0"



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