

Overview

1. **Master Plan Highlights & Site Plan Summary:**
Jon Vogel, AvalonBay Communities
2. **Site Plan & Architecture:** Jonathan Metz, Perkins Eastman Architects
3. **Landscape Architecture:** Tom Carman, Melillo & Bauer Associates
4. **Green Building & Next Steps:** Jon Vogel
5. **Small group discussions / Q & A**

Redevelopment of Hospital Site Advances Circulation Goals of the Master Plan:

- Encourages use of **mass transit**
- **Reduce auto dependency** by providing access to public bus transportation
- **Balance land use with capacity** to ensure development will not overload the circulation system.

Hospital Site is Well Located for Walking and Biking



Hospital Site is Well Located for Transit Access

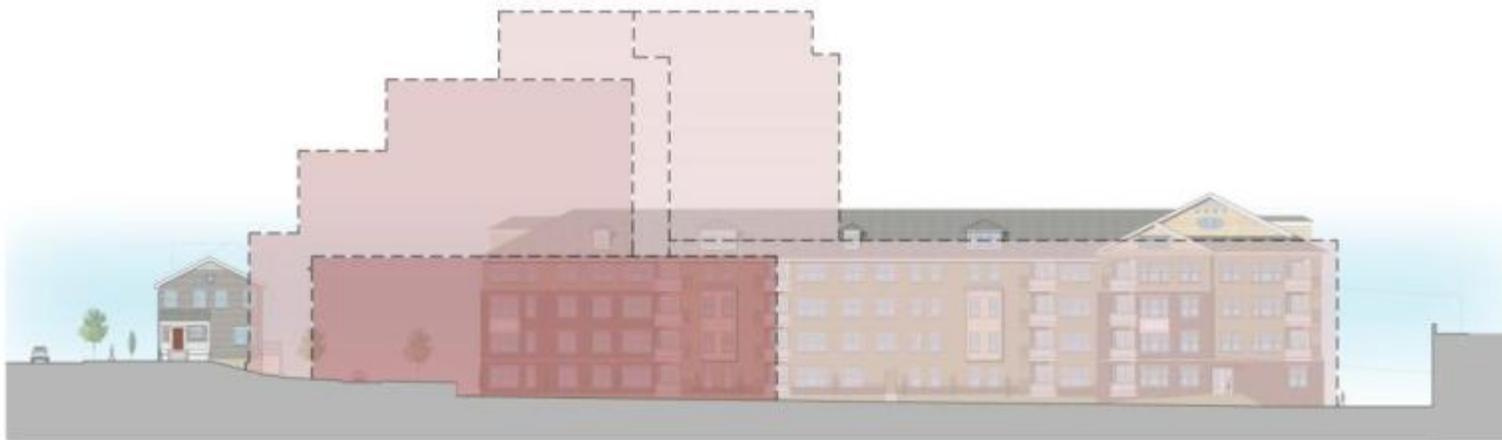


Master Plan's Housing Element Identifies the Hospital Site as the Most Significant Affordable Housing Site:

<u>NAME</u>	<u>TYPE</u>	<u>CREDITS</u>
Princeton Medical Center	Unknown	56
Witherspoon Phase I & II	Moderate Family	12
Redevelopment Bonus	Bonus	4
Elm Court II	Low Income Senior Rentals	12
114 Leigh Avenue	Moderate For Sale	1
100-104 Leigh Avenue	Low Rentals	5
100-104 Leigh Avenue	Rental Bonuses	5
Merwick	Family	25
Bayard and Leigh Avenue	Family Rentals	4
Rental Bonus	Family Rentals	4
Municipal Family Rentals	100% Affordability	35
Rental Bonuses	100% Family Rentals	10

<u>Issue</u>	<u>Revised Plan</u>
Gated Community	New streets dividing site. Townhomes fronting on Franklin and numerous other homes with front doors and stoops facing the public streets. Public open space maximized. Building facades have been designed to provide numerous visual breaks and openings.
Permeability	New street through center of site with sidewalks on both sides, aligned with driveway to Henry Ave. for North-South permeability. Building pulled away from garage and alley added behind townhomes for two elements of East-West permeability.
Number of Buildings	Five distinct buildings with distinct architecture. Larger building no longer laminated to side of garage. Three individual townhome structures.
Building Heights	Heights vary from 2 to 5 stories, and attention has been paid to decrease height along Franklin and pull height away from perimeter towards the center of the site.

<p>Roof Lines</p>	<p>Roof lines varied, with use of a mix of pitched roofs, dormers, and lowered corner elements.</p>
<p>Façade Variation</p>	<p>Five buildings with multiple treatment styles. Similar variations and street-side stoops as prior submission. Building massing has been grouped into larger elements to create a multi-layered façade.</p>
<p>Open Space</p>	<p>Only one smaller private courtyard remains. The park, which has been relocated to the corner of Witherspoon and Franklin Ave, is larger than before and exceeds ordinance requirements by a larger margin.</p>
<p>Swimming Pool</p>	<p>Swimming pool significantly reduced in size. Residents who wish for more recreational swimming will be encouraged to join the community pool.</p>
<p>Green Building</p>	<p>Energy Star Certification proposed, plus compliance with LEED for Homes guidelines to a Silver level.</p>

















TWO WAY VEHICULAR CIRCULATION

ONE WAY VEHICULAR CIRCULATION








GARDEN WALK

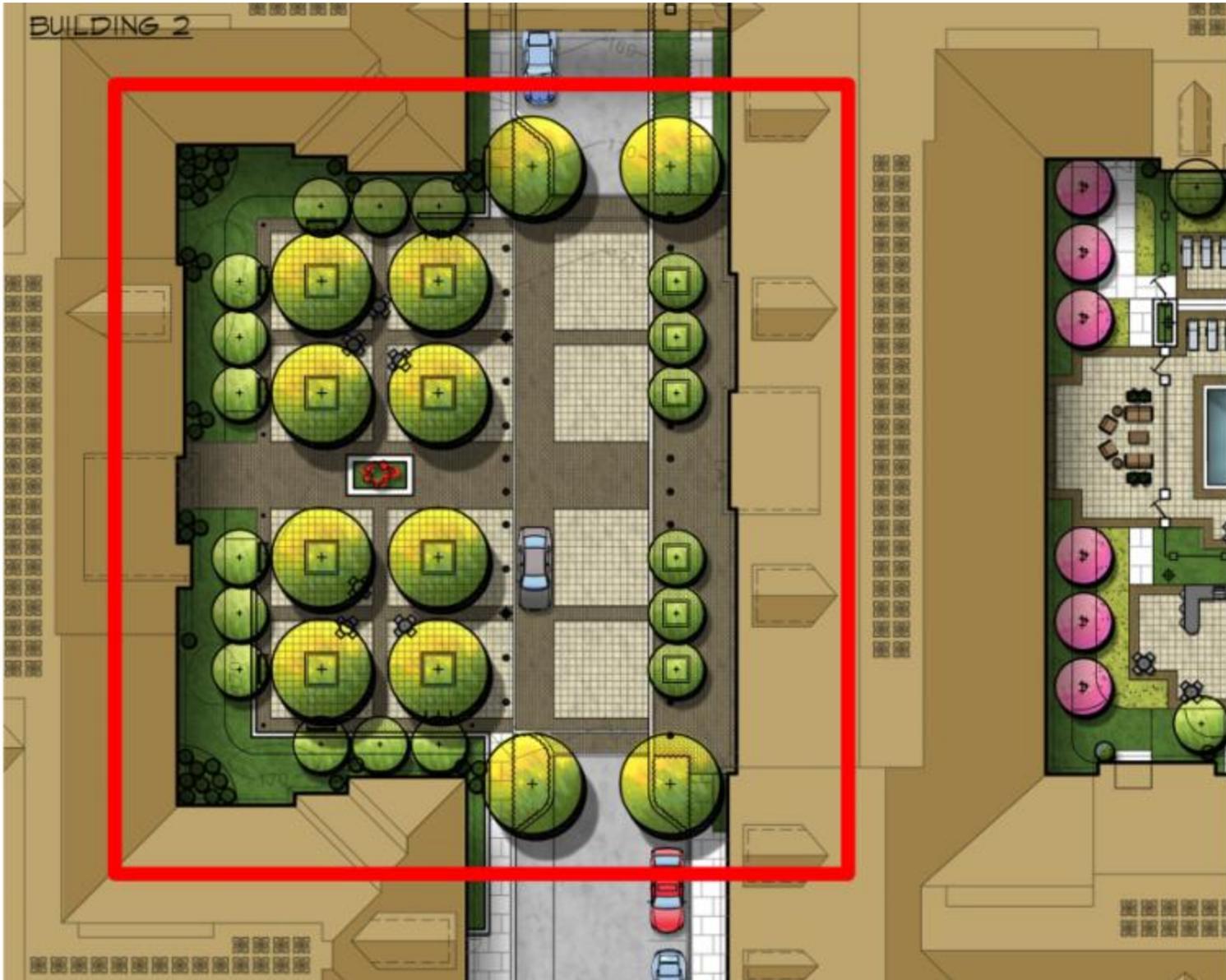
- WALKWAY LINED WITH COLUMNAR TREES
- SHADE GARDEN PLANTINGS
- PEDESTRIAN GARAGE ACCESS
- LOBBY TERRACE
- BENCH SEATING
- LED SITE LIGHTING
- NATIVE/ ADAPTIVE PLANTING



CENTRAL PIAZZA

- DECORATIVE PAVEMENT
- FLUSH PLAZA/ SPEED TABLE
- ORNAMENTAL TREES TO DEFINE PLAZA AT BUILDING FACE
- SHADE TREE GROVE
- MOVABLE SEATING
- SITE AMENITIES (BOLLARDS, BENCHES, BIKE RACKS)
- PUBLIC ART
- RAIN GARDENS
- LED SITE LIGHTING
- NATIVE/ ADAPTIVE PLANTING







TOWNHOME MEWS

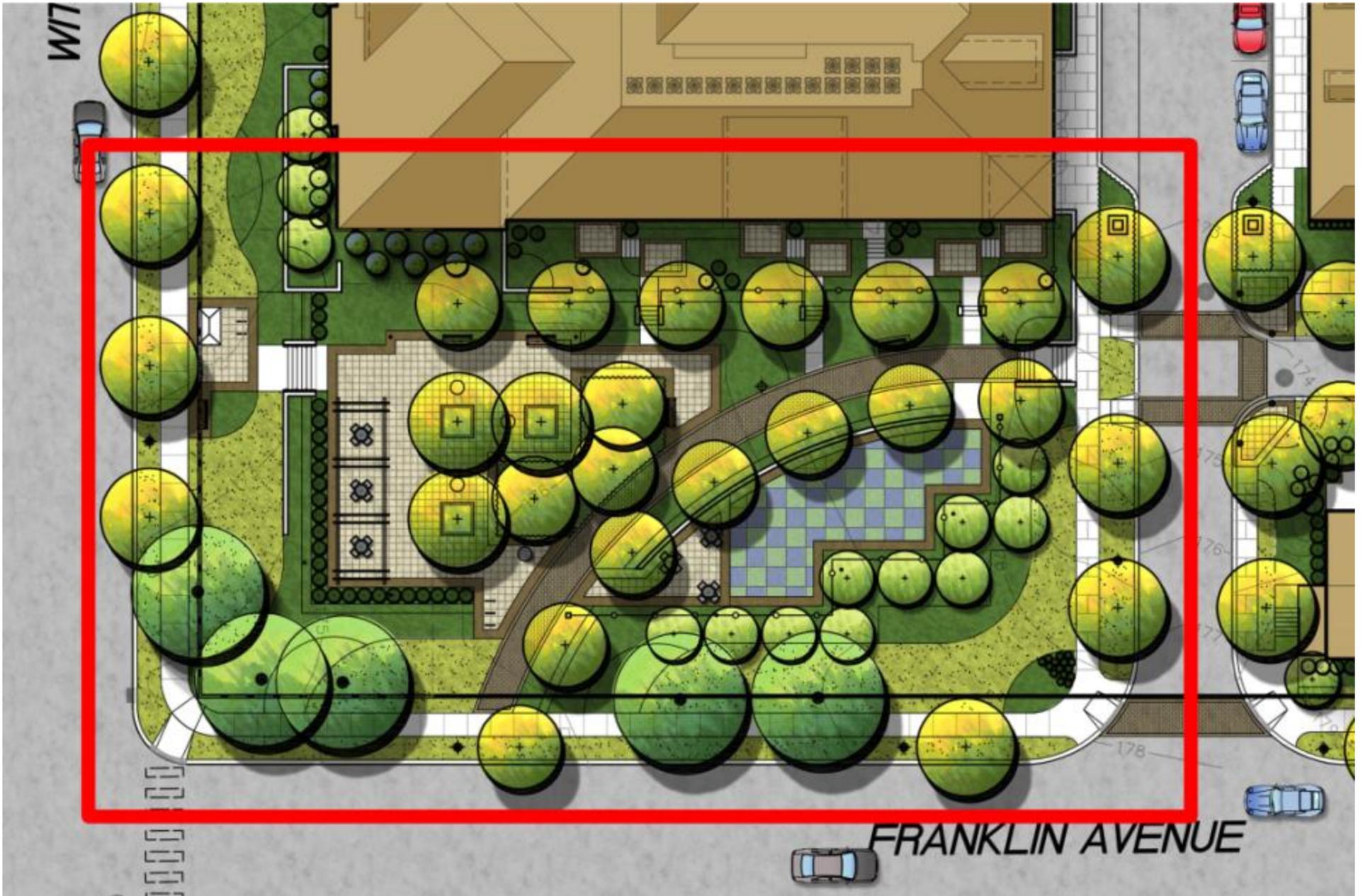
- TREE LINED ALLEY (12' WIDE)
- STABILIZED TURF BAND FOR EMERGENCY ACCESS (6' WIDE)
- RESIDENTIAL GARDEN PLOTS
- BENCH SEATING
- LED SITE LIGHTING
- NATIVE/ ADAPTIVE PLANTING



PARK

- TREE LINED CENTRAL WALKING CONNECTION
- SEATING TERRACE
- PLAY AREA
- SHADE TRELLIS WITH GAME TABLES
- RAIN GARDEN
- SITE AMENITIES (BENCHES, SEATING ROUNDS, BIKE RACKS, TABLE & CHAIRS)
- EXISTING TREES AT FRANKLIN TO REMAIN (5)
- ADAPTED REUSE OF EXISTING FENCE AT PLAY AREA
- POTENTIAL RELOCATED BUS STOP
- LED SITE LIGHTING





Green Building Goals: Energy Star v3

Approximately 25% more efficient than 2009 IECC

Likely Energy Efficiency Measures (EEMs):

- Enhanced envelope performance with R-23 wall and R-49 roof insulation
- Low-e windows with U-value of 0.30
- Reduced thermal bridging

- Superior tightness of <4 ACH 50
- 13 SEER HVAC and high efficiency heating
- Energy Star appliances
- CFL lighting

Green Building Goals: LEED for Homes

Demonstrate compliance with LEED for Homes checklist to a Silver level

- Greyfield infill site w/ existing infrastructure
- Alternative Transportation to Extensive Community Resources (bus lines, bicycles, pedestrian access; WalkScore = 82)

- Limited new parking
- Access to open space
- Erosion controls

Green Building Goals: LEED for Homes

Demonstrate compliance with LEED for Homes checklist to a Silver level

- Native and adaptive drought tolerant landscape
- High efficiency irrigation
- Rain gardens
- Reduced local heat-island effects with SRI >29 for hardscape and roofing

- High density housing of 50 units per acre
- High efficiency plumbing fixtures
- Appropriate refrigerants
- Material-efficient framing through panelization

Green Building Goals: LEED for Homes

Demonstrate compliance with LEED for Homes checklist to a Silver level

- Low-VOC paints, carpets and sealants
- C&D waste reduction
- Enhanced ventilation through exhaust of kitchens and baths for IAQ

- High performance air filters in HVAC equipment
- Training and education of staff and residents
- LEED Accredited Professionals and Green Associates
- Steven Winter Associates

Green Building Goals:

Green Development Information Statement

Innovative green building strategies and ideas to be explored:

- Rainwater harvesting for irrigation use
- Recycled content brick
- LED site lighting

- Flat-plate solar panels for space heating
- Housing diversity: townhomes, flats, studios to 3BRs, affordable and market-rate

Next Steps and Timing

May 17th – Site Plan Application Filed

May and June – Input from Planning, Engineering, SPRAB, PEC, etc.

June 27th – First Planning Board Hearing

July 11th – Second Planning Board Hearing

July 18th – Third Planning Board Hearing

July 25th – Fourth Planning Board Hearing