

PRINCETON FUTURE

Box 493
PRINCETON, NEW JERSEY 08542
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HELPING TO ANSWER THE QUESTION:

WHAT KIND OF TOWN DO WE WANT TO BECOME?

A YEAR ONE REPORT

THE AFFORDABLE BALANCE

*THE LEAF & THE STONE: A PLACE FOR
PEOPLE*

*LISTENING TO EACH NEIGHBORHOOD
WHAT IS OUR POINT OF VIEW?*

PLANNING & BUILDING THE INCLUSIVE CITY

IMAGINING: WHAT IF?

PF ZONE 1.1

THREE SQUARES & TWO WALKWAYS

*A GENERAL DEVELOPMENT PLAN IS
APPROVED
THE PARK & SHOP LOT BECOMES
MADISON SQUARE.*

PF ZONE 1.2

*PRINCETON PLACE
THE TULANE LOT, CHAMBERS WALK &
DOMB ALLEY*

PF ZONE 1.3

THE PSE&G SUBSTATION

PF ZONE 2

*TWO FRONTS TO THE DOWNTOWN
ROBESON PLACE SOUTH*

PF ZONE 3

*GREEN HILL
STANWORTH-MERWICK & Ys*

PF ZONE 1.1: PHASE ONE

SKETCH VIEW: MADISON SQUARE



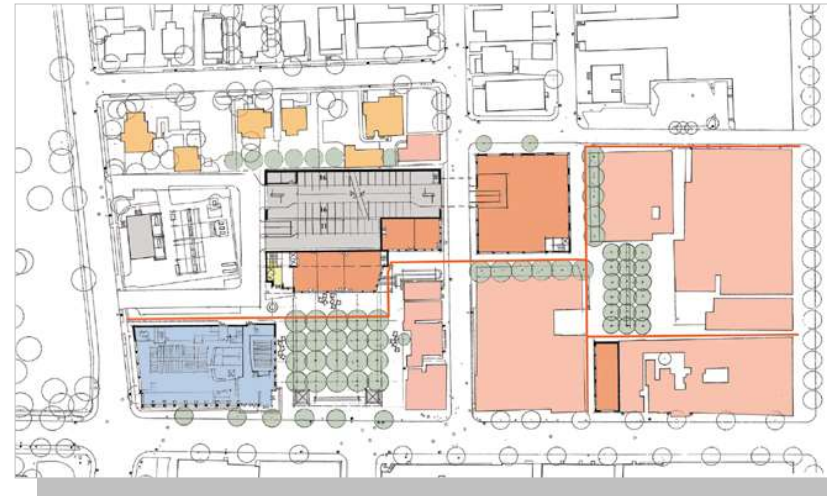
DESIGN FACTS

- | | |
|--------------------------------------|------------|
| (1) PARKING REQUIRED: | |
| REPLACE EXISTING LOTS: | 269 SPACES |
| ADDITIONAL LIBRARY PARKING: | 45 |
| REPLACE ON-STREET SPACES: | 20 |
| NEW PARKING FOR EXISTING RETAIL: | 50 |
| PARKING FOR NEW RETAIL & APARTMENTS: | 76 |
| TOTAL: | 460 SPACES |
- (2) ROCK IS 12'-25' BELOW EXISTING GRADES; WATER IS ABOUT 10' BELOW EXISTING GRADES
 - (3) APPROPRIATE FRONT-TO-BACK DIMENSION OF SHOPS IN PRINCETON IS ABOUT 50'
 - (4) BRIDGE OVER SPRING ST. MUST HAVE A CLEARANCE OF 14' ABOVE THE STREET
 - (5) SOME SERVICE MUST BE ACCOMMODATED BEHIND BOTH NASSAU AND SPRING ST. SHOPS
 - (6) MAXIMUM HEIGHT ALLOWED BY ZONING IS 65'
LIBRARY IS 45' (CORNICHE) AND 57' (ROOFTOP SCREEN) ABOVE SIDEWALK.

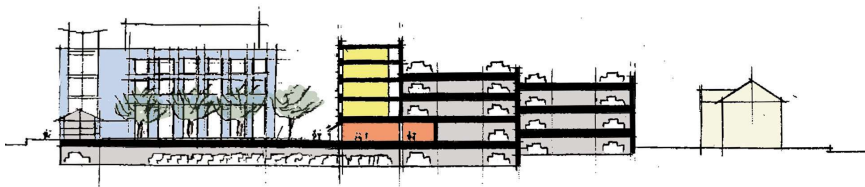
“RELIGIOUS LIBERTY OUGHT TO BE DEFINED AS DISTICTLY AS LAWS CAN ADMIT, AND THE LIMITS TO RELIGIOUS LAWS ESTABLISHED WITH AS MUCH SOLEMNITY AS THE FORMS OF LEGISLATION CAN EXPRESS. EVERY PROVISION SHORT OF THIS PRINCIPLE WILL BE FOUND TO LEAVE CREVICES THROUGH WHICH BIGOTRY MIGHT INTRODUCE PERSECUTION: A MONSTER FEEDING AND THRIVING ON ITS OWN VENOM, WHICH WILL GRADUALLY SWELL TO A SIZE AND STRENGTH OVERWHELMING ALL LAWS HUMAN AND DIVINE.”

FROM A LETTER FROM JAMES MADISON, CLASS OF 1771, TO THOMAS JEFFERSON IN THE EARLY 1790's.

RECOMMENDED GROUND FLOOR PLAN

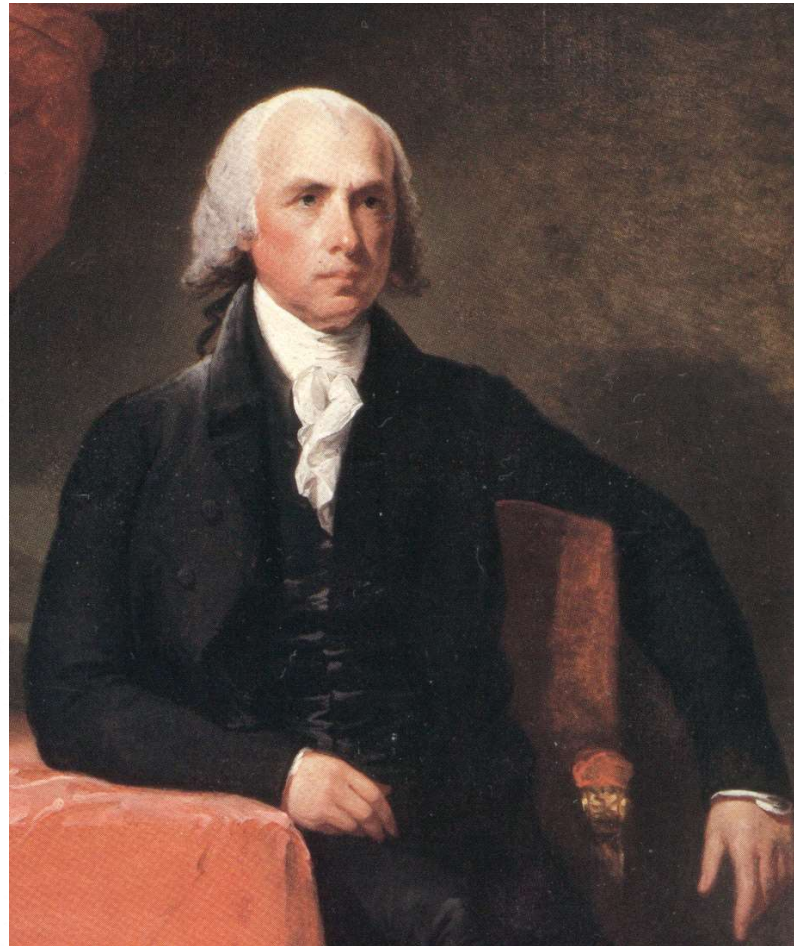
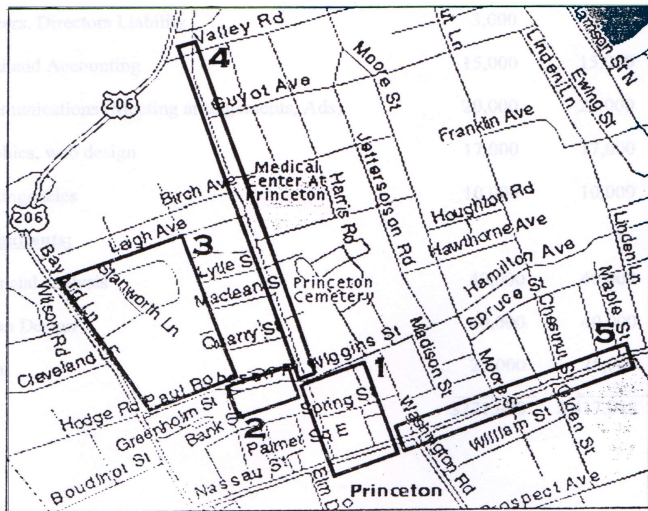
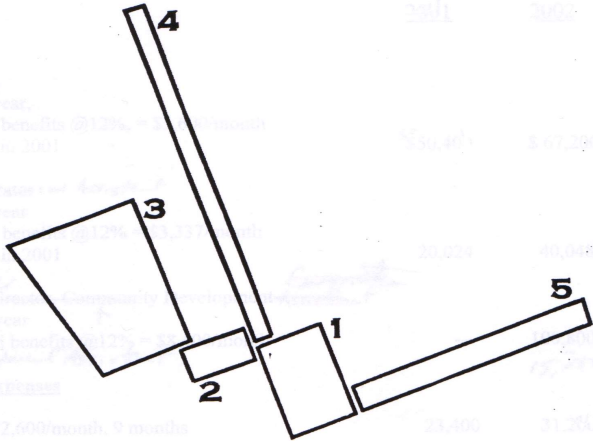


RECOMMENDED CROSS SECTION



THE PRINCETON FUTURE ZONES

THE FIRST FIVE ZONES: A WAY TO LOOK AT AND DISCUSS THE DOWNTOWN OF PRINCETON



PRINCETON IS A STATE OF MIND KNOWN AROUND THE WORLD

**CITIZENS COMING TOGETHER
AROUND 6 IDEAS**

- **STOP THE PIECEMEAL APPROACH TO PLANNING**
- **THE SOCIAL VISION INFORMS THE PHYSICAL VISION AND VICE-VERSA**
- **LOCAL CITIZENS HAVE THE TALENT WE REQUIRE**
- **WE WANT TO BUILD WHAT WE PLAN**
- **COLLECTIVELY, PRINCETON CAN FINANCE WHAT MAKES THE MOST SENSE**
- **WE NEED TO WORK EXTRA HARD TO MAINTAIN THE RACIAL, ETHNIC AND ECONOMIC DIVERSITY OF OUR TOWN**

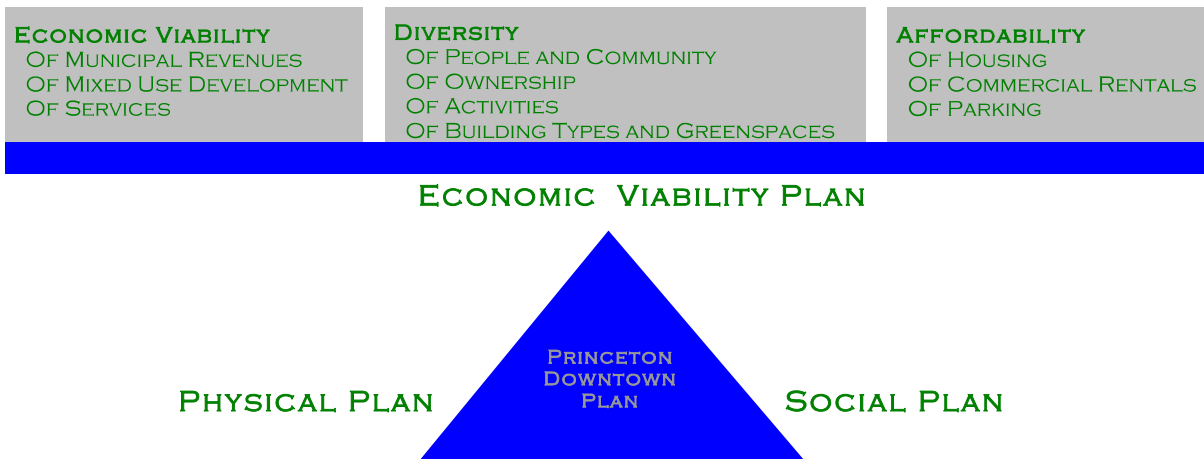
“We are a group of residents of Princeton Borough, Township and Region. We come from a variety of backgrounds and we are engaged in differing occupations. We are concerned about the direction that future development of critical segments of downtown Princeton may take.”

In our view, there is a complex of intertwining issues that needs to be faced, analyzed, and , in so far as is possible, resolved collectively. We hope to move forward together with a view towards integrated solutions. We hope to avoid the piecemeal , project-by-project approach which can lead to community frustration of all sorts, aesthetic dissatisfaction and inequity.

Can we listen to our neighbors? Can we have respectful dialogue across boundaries that remain fluid long enough for our disagreements to emerge into the sunlight of a covenant of single purpose?

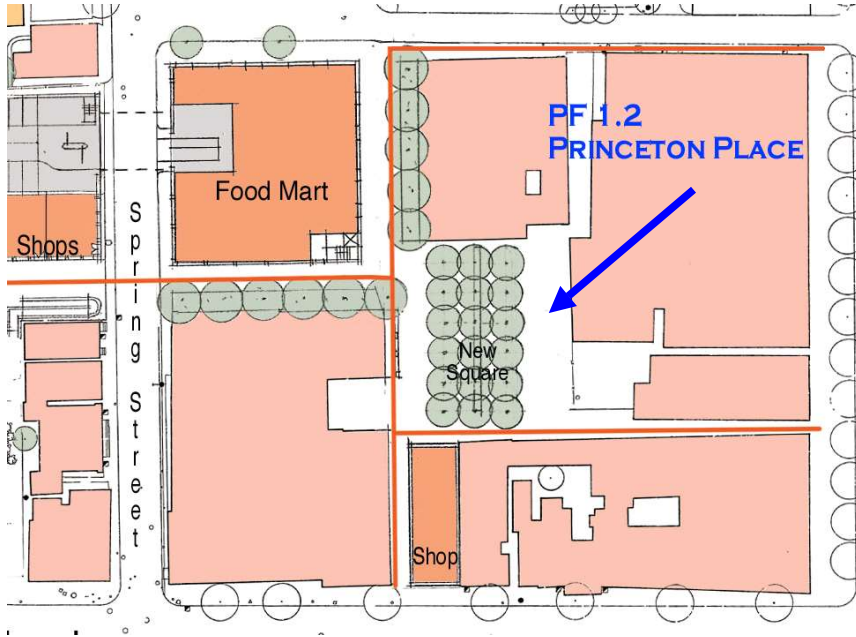
Robert F. Goheen Robert Geddes Sheldon Sturges

THE AFFORDABLE BALANCE



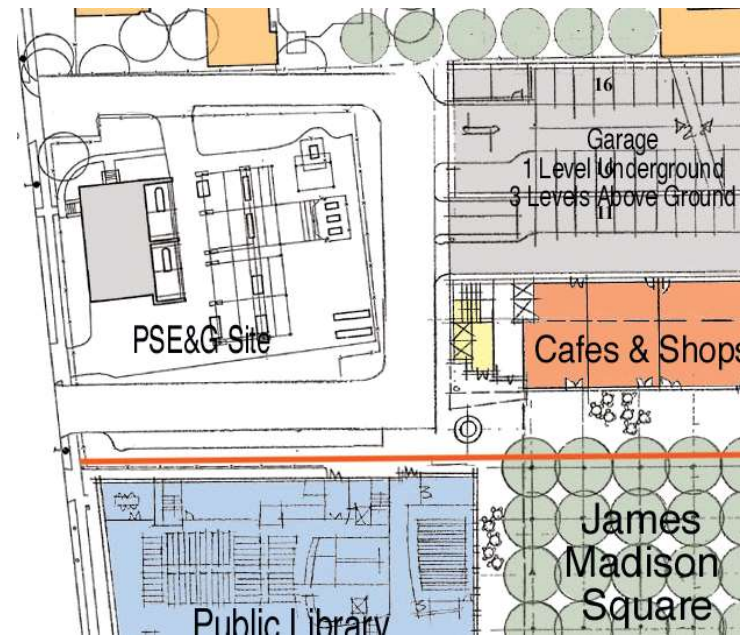
PF ZONE 1.2

PRINCETON PLACE
FROM DOMB ALLEY TO
CHAMBERS WALK TO THE TULANE LOT



PF ZONE 1.3

THE PSE&G SUBSTATION SITE



“A COMPELLING SOCIAL VISION AND URBAN GOODNESS ARE THE OBJECTIVES. WE ALL HAVE THE BEST INTEREST OF PRINCETON ‘IN MIND AND HEART’, AND THIS CONCERN WILL UNDERGIRD OUR WORK AS WE SEARCH FOR GUIDING PRINCIPLES. PHYSICAL HYPOTHESES INFORM, TEST AND ADD DIMENSION TO SOCIAL VISIONS- PROVIDING IMAGES TO HELP MAKE OUR COMMUNITY BETTER. THE PLANNING PROCESS IS MEANT TO SPARK DIALOGUE THAT WILL PROMOTE A RECIPROCAL ENGAGEMENT BETWEEN SOCIAL ISSUES AND VISIONS.”...MICHAEL MOSTOLLER & ALAN CHIMACOFF. Town Topics, NOVEMBER 15, 2001

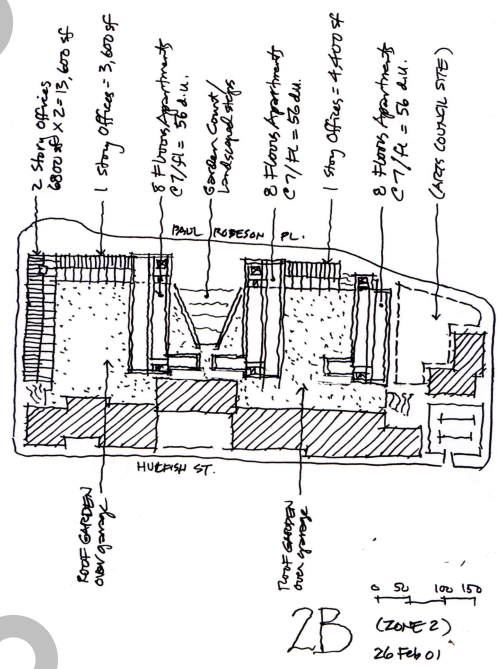


PF ZONE 2

ROBESON PLACE SOUTH

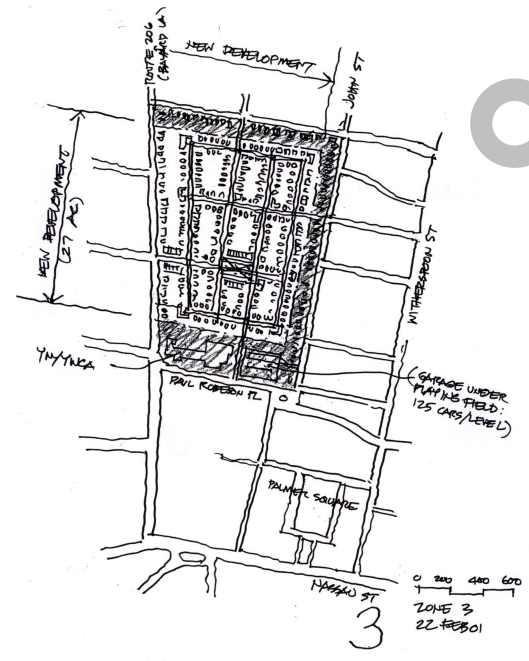
PF ZONE 3

STANWORTH-MERWICK & THE YS

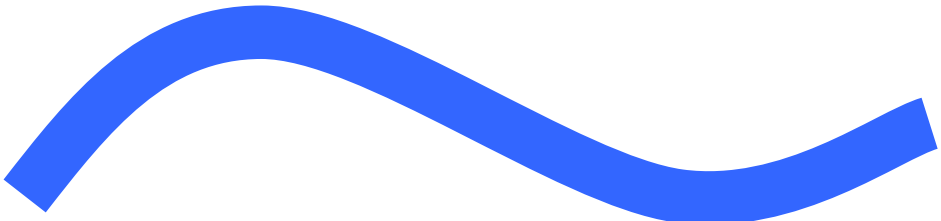


Princeton Downtown and Princeton Future Valuation

Summary Princeton Future Plans for Alternate Downtown Developments				
Alternate Scheme 1A				
Zone 1-Tulane St. Lot	Parking Value	Residential Value	Retail Value	Commercial Value
Average Rental Income	\$7	\$23	\$28	\$28
Average net expenses	\$2	\$8	\$8	\$8
NOI	\$5	\$13	\$20	\$19
Cap. Rate	10%	8.6%	9.7%	9.7%
Estimated Value \$/sf	\$50	\$151	\$206	\$207
Actual NOI	\$554,814	\$397,997	\$409,851	-
SF	126,000	22,000	21,000	-
Total Estimated Value of Improvements	\$6,340,000	\$3,328,581	\$7,216,495	\$0
less demolition value				
Net Value	\$6,340,000	\$3,328,581	\$7,216,495	\$0
Net Value based on Unimproved NOI	\$ 5,548,140	\$ 3,485,078	\$ 4,225,302	\$
Zone 2-Paul Robeson Place 2B	Parking Value	Residential Value	Retail Value	Commercial Value
Average Rental Income	\$7	\$24	\$28	\$28
Average net expenses	\$2	\$8	\$8	\$8
NOI	\$5	\$14	\$20	\$19
Cap. Rate	10%	8.6%	9.7%	9.7%
Estimated Value \$/sf	\$50	\$163	\$206	\$207
SF	267,000	21,000	21,000	-
Total Estimated Value of Improvements	\$0	\$43,465,116	\$0	\$4,336,957
less demolition value				
Net Value	\$0	\$43,465,116	\$0	\$4,336,957
Zone 3--Y--Stanworth, Merwick Site	Parking Value	Residential Value	Retail Value	Commercial Value
Average Rental Income	\$7	\$22	\$22	\$28
Average net expenses	\$2	\$8	\$8	\$8
NOI	\$5	\$12	\$14	\$19
Cap. Rate	10%	8.6%	9.7%	9.7%
Estimated Value \$/sf	\$50	\$140	\$144	\$207
SF	39,625	715,000	15,000	-
Total Estimated Value of Improvements	\$1,981,250	\$99,767,442	\$0	\$3,097,826
less demolition value		\$5,440,000		
Net Value	\$1,981,250	\$94,327,442	\$0	\$3,097,826
Total value	\$8,321,250	\$141,118,140	\$7,216,495	\$7,434,783
Municipal tax rate per \$1000 value	6.20	6.20	6.20	6.20
Total tax rate including local, school, county and open space	21.60	21.60	21.60	21.60
Assessed as a % of market value (estimate based on tax assessor's office 2/28/01)	0.75	0.75	0.75	0.75
New Tax Dollars	\$ 134,804	\$ 2,286,114	\$ 116,907	\$ 120,443
Total Municipal Budget	\$ 17,460,800	% of budget from new development	\$ 763,022	4%



“PRINCETON WANTS TO BE A GARDEN CITY. THAT IS, WE WANT TO LIVE IN A PLACE THAT COMBINES THE LEAF AND THE STONE.”
 - ROBERT GEDDES, JULY 12, 2000



WHAT DOES THE LOGO MEAN?

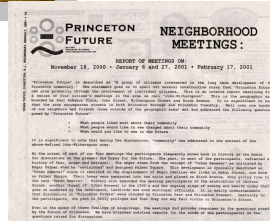


YVNA MOORE, CHAIR OF PRINCETON FUTURE'S NEIGHBORHOOD TASK FORCE, DISCUSSES THE DIFFERENT SCHEMES FOR A GARAGE, FIRST BAPTIST CHURCH ON MAY 5.

LISTENING TO EACH NEIGHBORHOOD



LISTENING TO EACH OTHER

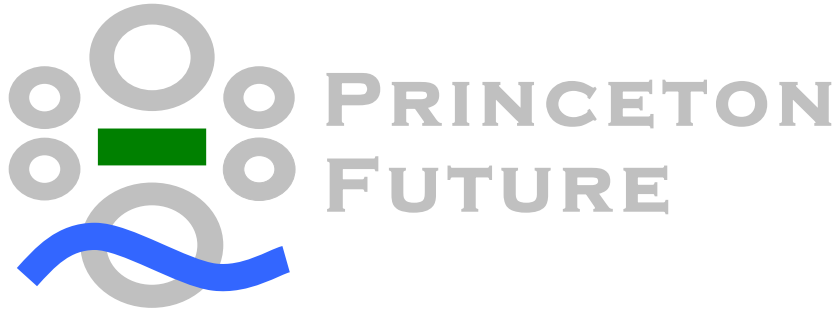


WHAT IS YOUR POINT OF VIEW?



ROBERT GEDDES, CO-CHAIR OF PF, LEADS DISCUSSION WITH DOWNTOWN MERCHANTS AND NEIGHBORS ON JUNE 13, AT MACLEAN HOUSE

WHAT IS OUR POINT OF VIEW?



THE PF PLANNING & DESIGN TASK FORCE

THE PRINCETON FUTURE TEAM

THE PRINCETON FUTURE STEERING COMMITTEE*

HONORARY CHAIR ROBERT F. GOHEEN*
CO-CHAIRS ROBERT GEDDES* AND SHELDON STURGES*

SECRETARY
CLARE JACOBUS*

THE PF PLANNING & DESIGN TASK FORCE

CO-CHAIRS : MICHAEL MOSTOLLER* & ALAN CHIMACOFF
JULIET RICHARDSON, HENRY ARNOLD, ROBIN MURRAY, JIM CONSTANTINE,
RONALD BERLIN, LOUISE SCHILLER, CARLOS RODRIGUES, GAIL ULLMAN,
MICHAEL DIGERONIMO, MICHAEL FAREWELL, MARK DEMSHAK, DAN REW,
NICK GARRISON, JEREMIAH FORD, J. ROBERT HILLIER, ALLAN KEHRT, JOHN HLAFTER,
MICHAEL GRAVES, RALPH LERNER, BILL WOLFE, ANTON NELESSEN, HELMUT SCHWAB

THE PF NEIGHBORHOOD TASK FORCE

CHAIR: YINA A. MOORE*
ALBERT HINDS, ELYSE PIVNICK, CHRISTY PEACOCK, LISBETH WINARSKY, HANK PANNELL, JEAN MAHONEY,
ROSEMARY O'BRIEN, BILL HOWARD, ROSEMARY BLAIR, MARCY CRIMMINS, DIANE VARGA, SUSANNE HAND, BARBARA BLUMENTHAL, SAM HAMILL, CASEY HEGENER, DAVID MCALPIN, GINNA ASHENFELTER, MILES DUMONT, MARGARET KNAPP, RITCHIE CARNEVALE, JERRY REILLY, STEPHEN O'CONNOR; MARGE BARCLAY, MIKE HOPPER, GITLIN, RONNIE LOWENSTEIN

THE PF FINANCE TASK FORCE

CHAIR: JOHN REED*
JOSEPH SEMROD, PETER KANN

THE PF LEGAL TASK FORCE

HONORARY CHAIR: NICHOLAS KATZENBACH
REEVES HICKS, SAM LAMBERT, RICHARD GOLDMAN, ALAN WALLACK & WILLIAM LIFLAND*

THE PF DEVELOPMENT & CONSTRUCTION TASK FORCE

CHAIR: WILLIAM MURDOCH*

MEMBERS AT LARGE

SHIRLEY SATTERFIELD*
IRVING URKEN*
KATHERINE KISH*
JAMES FLOYD*
RICHARD SPIES*

PRINCETON FUTURE CONSULTANTS

BROWN-KEENER ASSOCIATES: ROBERT BROWN
WILLIAMS ASSOCIATES: DAVID WILLIAMS & SUSAN OLIVIER
URBAN PARTNERS: JAMES HARTLING
MERRITT COMMUNICATIONS: JIM MERRITT
PRINCETON PARTNERS: TOM SULLIVAN

A. J. PIETRINFERNO, CPA

PRINCETON FUTURE WISHES TO THANK MAYOR MARVIN REED, MEMBERS OF BOROUGH COUNCIL, WENDY BENCHLEY, ROGER MARTINDELL, DAVID GOLDFARB, RYAN LILIENTHAL, JOE O'NEILL, MILDRED TROTMAN & PEGGY KARCHER, THE BUNBURY COMPANY, PRINCETON AREA COMMUNITY FOUNDATION, ROBERT WOOD JOHNSON FOUNDATION, SEWARD JOHNSON CHARITABLE TRUST, DOW JONES CORPORATION, SUMMIT BANK, PRINCETON UNIVERSITY AND MANY OTHERS FOR THEIR SUPPORT. PF ALSO WISHES TO ACKNOWLEDGE: BORO ADMINISTRATOR, ROBERT BRUSCHI; BORO ENGINEER, CARL PETERS; BORO CLERK, PENNEY EDWARDS-CARTER; AND LEE SOLOW OF THE REGIONAL PLANNING BOARD.

* MEMBER OF PF STEERING COMMITTEE

PRINCETON FUTURE INC IS A 501 C3 NOT-FOR-PROFIT CORPORATION [EIN 22-3756013]