

UML 2

Cranbury

1984

Cranbury fields

Site design + concept report

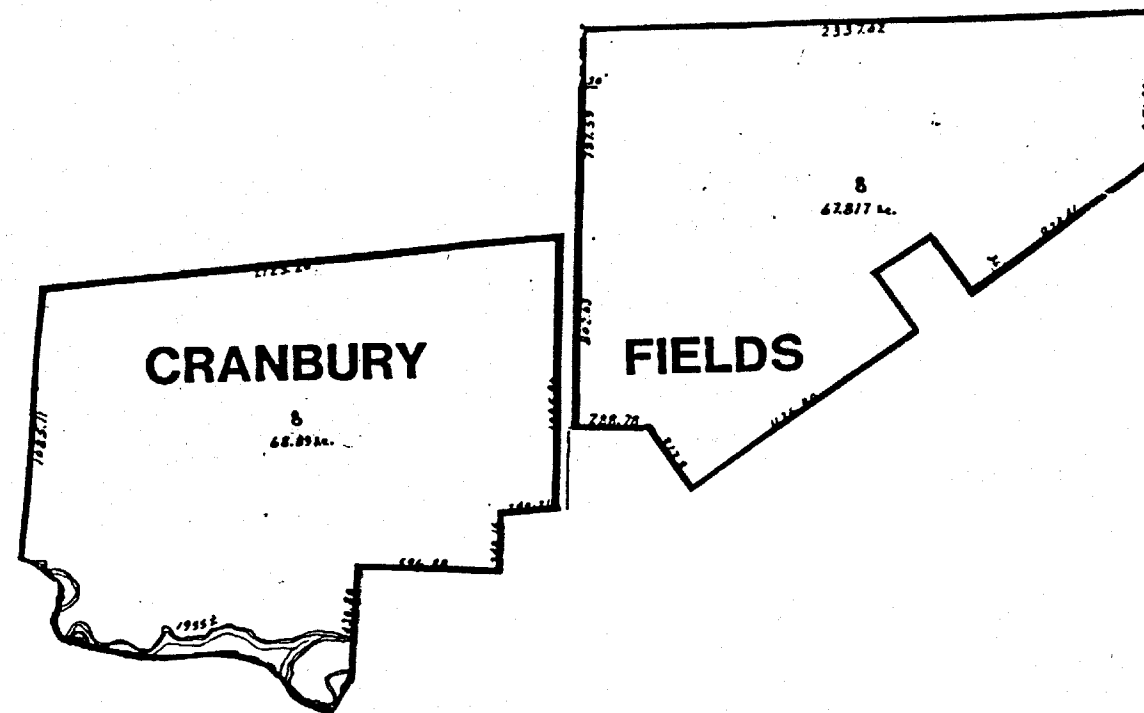
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# CRANBURY FIELDS

## SITE DESIGN AND CONCEPT REPORT



**CRANBURY LAND COMPANY**  
**CRANBURY TOWNSHIP, N.J.**

AUGUST, 1984

# CRANBURY FIELDS

## SITE DESIGN CONCEPT

This report describes the basic site design concept and unit mix for Cranbury Fields, a planned residential community located in the southern portion of Cranbury Township, Middlesex County. Cranbury Fields is a Mt. Laurel II development, i.e. 20% of the units are designed to be affordable to low and moderate income households as mandated by the New Jersey Supreme Court's Mt. Laurel II decision. The remaining 80% of the units represent conventional market rate housing designed to satisfy existing market demands while subsidizing the low and moderate units.

The entire site consists of two tracts of land totalling 136.7 acres located at the intersection of Ancil Davison and Trenton Roads (County Route 533) in Cranbury Township. The Millstone River forms the southern border of the western tract and is adjacent to East Windsor Township in Mercer County. A small tributary of the Millstone traverses the eastern tract in a north-south direction.

The Cranbury Fields residential housing development includes a total of 680 units in 5 different "development areas" at a gross density of 5 units per acre. Housing ranges from large rural one acre single family lots and small single family homes on 8,000 square foot lots, to conventional townhouses, apartments and luxury townhouses. Also included in the development is a small convenience retail center containing approximately 8,400 square feet of floor space. A wide variety of units are offered by the development to accommodate a wide range of household tastes and income levels. In this way, new housing is provided for many different market levels in the same development. From a marketing standpoint, a wide variety of unit

types produces a solid product mix with good sales potential. This is very important because the success of the entire project is dependent upon the conventional housing which provides the subsidy for the low and moderate Mt. Laurel units. From a socio-economic standpoint, housing is provided for small households such as singles and empty-nesters; young families seeking to move up from apartments to new single family homes or townhouses; households who desire the recreational amenities and maintenance-free lifestyle of luxury townhouses, and middle to upper middle income families who can afford large single family homes on large rural lots.

Cranbury Fields is unique in its use of varied housing units and income ranges in a Mt. Laurel development. Traditionally, affordable housing developments contain only low and moderate units in conjunction with reasonably priced but small multi-family units. Densities normally range between 10 to 15 units per acre. In comparison, the gross density of Cranbury Fields is approximately 5 units per acre with a net density of 6.7 units per acre. The lower density enables open space corridors to be preserved as well as permitting large recreational areas and tot lots to be included. These natural amenities add to the overall marketability of the development and provide a pleasant environment for living.

The following is a detailed description of each development area in Cranbury Fields. (See concept map for the location of each "development area".)

### CRANBURY FIELD I

This development area contains 44 single family lots of a minimum of 8,000 square feet. The lots are designed to accommodate single family homes in the \$100,000 to \$115,000 range - affordable to first-time home buyers. Two means of ingress and

egress are provided to the development from Trenton Road. An interior loop road system provides access to the individual properties. This development area serves as a buffer and transition from the existing single family development immediately adjacent to the east (i.e. the Shadow Oaks development). The density of Cranbury Field I is 4 units per acre.

### CRANBURY FIELD II

This development area is the largest of the entire project, containing 358 market rate townhouses on approximately 42 acres. Units range in size from 1,100 square feet (2 bed, 1 1/2 bath) to 1,550 square feet (3 bed, 2 1/2 bath). Prices will range from \$70,000 to \$85,000. The townhouses are 2 stories each and arranged in blocks containing 4, 6 or 8 units of differing sizes and design. The highlight of Cranbury Field II is a natural open space corridor surrounding a small, intermittent tributary of the Millstone River. Blocks have been clustered along this corridor to take advantage of the natural open space. A pedestrian path system extends along the entire length of the corridor and provides access to Cranbury Field Park, a recreational area to the west. Two means of ingress and egress are provided from Trenton Road and one from Ancil Davison Road. The gross density of Cranbury Field II is 8.5 units per acre.

### CRANBURY FIELD III

Sixty-eight low and sixty-eight moderate income Mt. Laurel units are contained in Cranbury Field III. This development area is comprised of two parcels of land totalling 8 acres. One tract is located along Ancil Davison Road and another is located on Trenton Road. The units are arranged in two story apartment blocks of 8 or 16 units. The size of the units ranges from 568 square feet (1 bedroom, 1 bath) to 950 square

feet (3 bedroom, 1 bath). The design of Cranbury Field III is intended to integrate the low and moderate units with the more conventional townhouses of Cranbury Field II. The separation of Cranbury Field III into two sections reduces the scale of the overall development and allows the units to blend more easily into the development scheme of the adjacent townhouses of Cranbury Field II. Although each of the two sections of Cranbury Field III is provided with exclusive access, the development area has been situated in close proximity to the retail development area and the natural open space corridor. This enables senior citizens and residents who do not own automobiles to have access to shopping and recreational facilities. The density of Cranbury Field III is 17 units per acre.

### CRANBURY FIELD IV

This development area is located on the western tract of the site and contains 126 luxury townhouse units on approximately 26 acres. Access is provided by a loop road system with two means of ingress and egress from Ancil Davison Road. The luxury townhouses are designed to appeal to that segment of the market which desires maintenance-free living with active recreational amenities. The units are 2 1/2 stories in height and range in size from 1,944 square feet (2 bedroom, 2 1/2 bath) to 2,170 square feet (3 bedroom, 2 1/2 bath). Prices range from \$110,000 to \$130,000. Luxury features of Cranbury Field IV include enclosed garages, large patios and private open space, attic lofts with skylights, and deluxe interior fixtures. Recreational amenities include a swimming pool, jacuzzi, tennis courts, a community clubhouse, and private picnic areas. The lower density of Cranbury Field IV (5 units per acre) is appropriate because of its proximity to the "limited growth area" as designated by the New Jersey State Development Guide Plan.

## CRANBURY FIELD V

The broad spectrum of housing types included in Cranbury Fields is completed by the rural single family homes of Cranbury Field V. Located in the extreme western portion of the site, this development area consists of larger, more rural single family lots of between 1 and 5 acres in size. The low density nature of this development area is appropriate for the site due to its designation within the SDGP "limited growth area". Some of the southernmost properties within Cranbury Field V extend through the 100-year floodplain to the Millstone River. However, sufficient land has been allocated within each lot outside of this floodplain to permit homes to be built without encroaching upon the floodplain. Access to the properties is provided from Ancil Davison Road. This access road is within a 50 foot ROW to permit ample landscaping and buffering in keeping with the rural nature of this development.

## CRANBURY FIELD PARK

Lands in the southern portion of the site adjacent to the Millstone River have been reserved for Cranbury Field Park, containing active recreational facilities and natural open spaces. Included are a multi-purpose ballfield, tennis courts, walking paths and picnic areas. While the park is designed to be used by all residents of Cranbury Fields, it is primarily designed to serve Cranbury Field II and III, the apartment and townhouse developments most in need of such facilities. Cranbury Field Park serves some additional useful purposes. It enables the sensitive floodplain lands surrounding the Millstone River to be protected while at the same time serves as a unifying factor for the entire development, tying together the various socio-economic groups residing in Cranbury Fields.

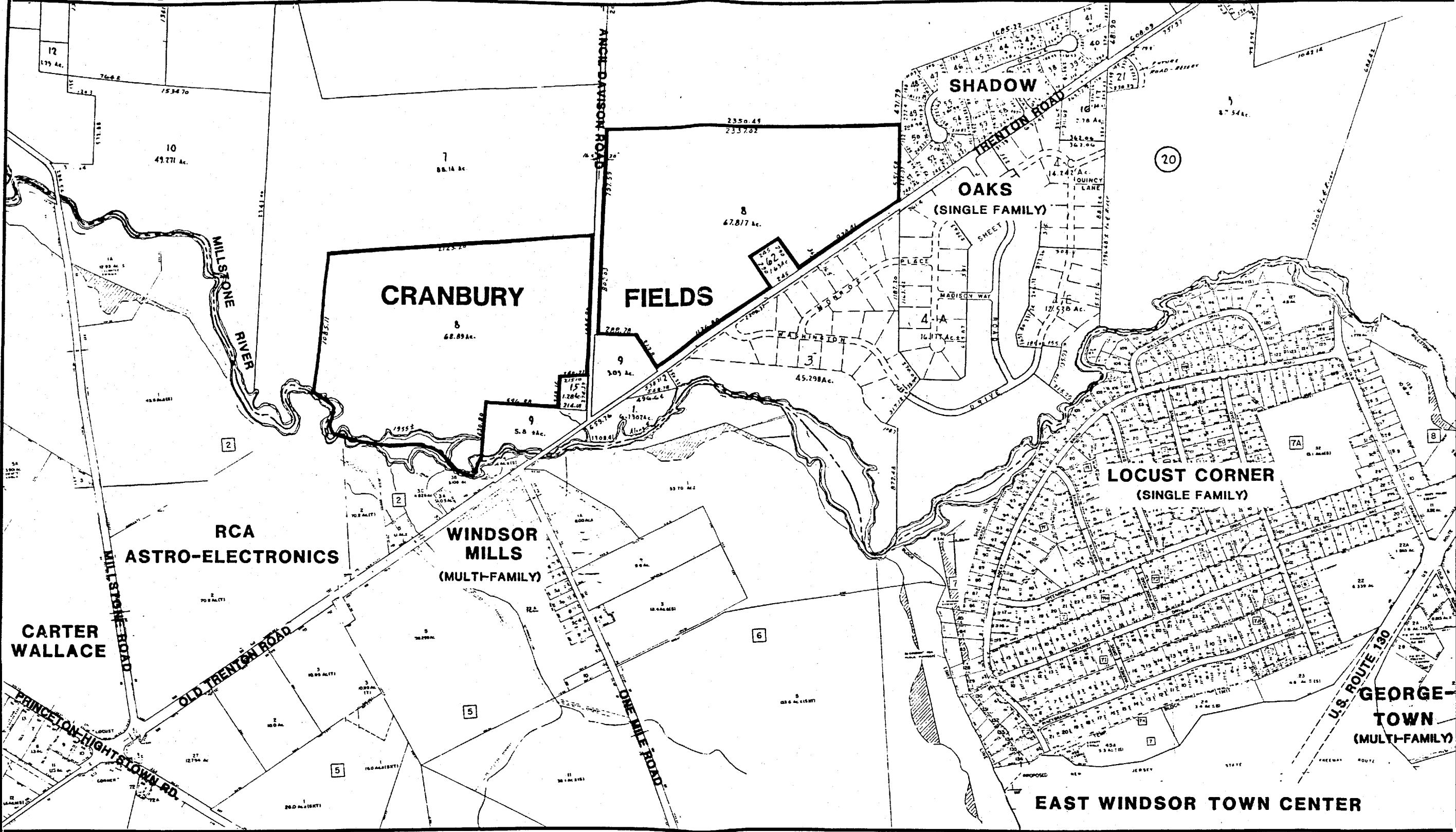
## CRANBURY FIELD CONVENIENCE CENTER

Located along Trenton Road, a small retail development area of approximately one acre provides daily convenience retail services to all residents of Cranbury Fields. Included will be approximately two or three stores comprising approximately 8,400 square feet of space. Access will be provided from Trenton Road and a pedestrian path system will link the retail area to all residential development areas of Cranbury Fields. Development standards for this development are in accordance with the requirements of Cranbury's CV - Commercial Village zone.

# CLC HOUSING PROPOSAL

CRANBURY, NJ

# VICINITY MAP

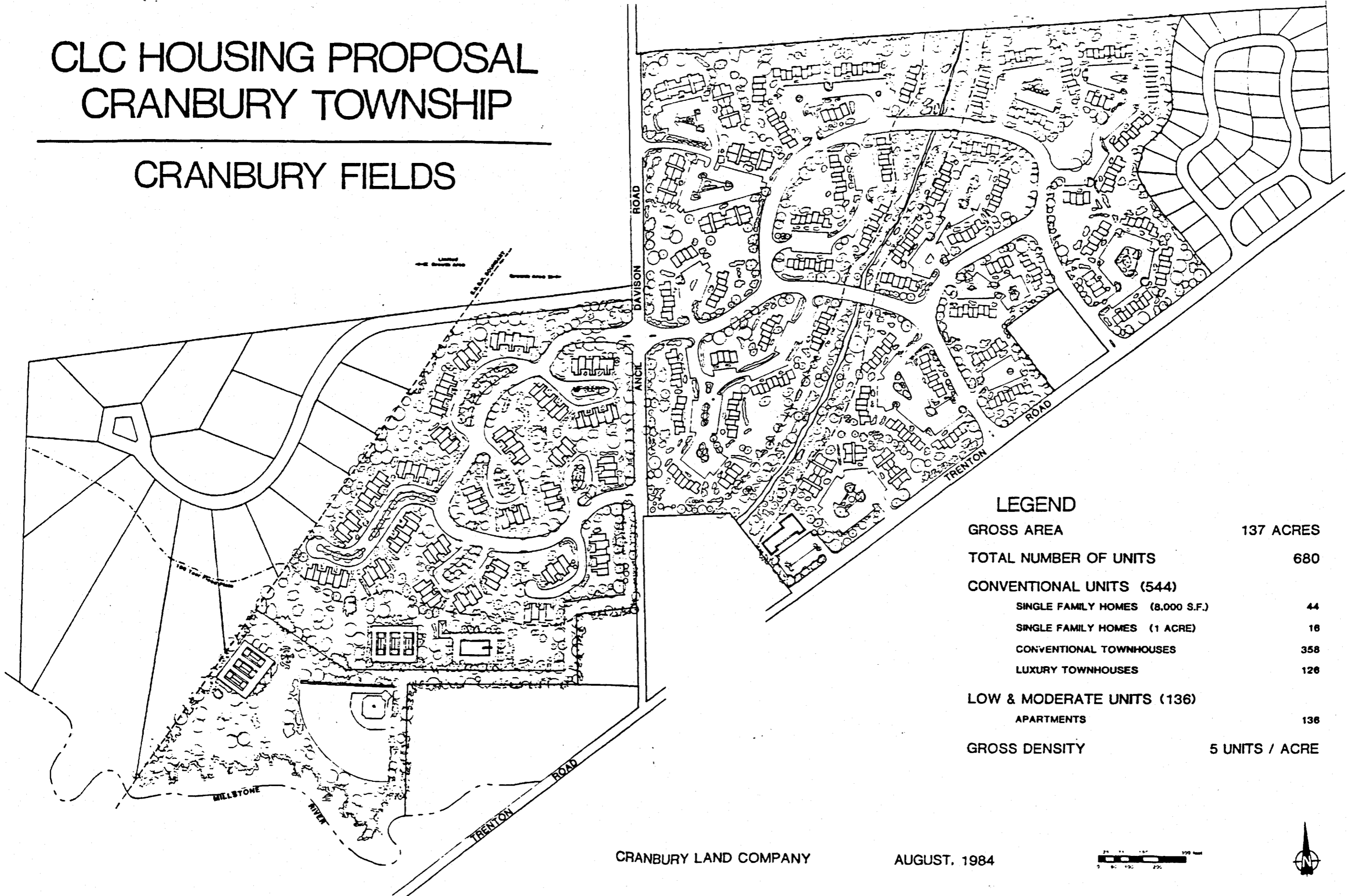


CRANBURY LAND COMPANY

CRANBURY FIELDS

# CLC HOUSING PROPOSAL CRANBURY TOWNSHIP

## CRANBURY FIELDS

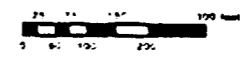


### LEGEND

GROSS AREA	137 ACRES
TOTAL NUMBER OF UNITS	680
CONVENTIONAL UNITS (544)	
SINGLE FAMILY HOMES (8,000 S.F.)	44
SINGLE FAMILY HOMES (1 ACRE)	16
CONVENTIONAL TOWNHOUSES	358
LUXURY TOWNHOUSES	126
LOW & MODERATE UNITS (136)	
APARTMENTS	136
GROSS DENSITY	5 UNITS / ACRE

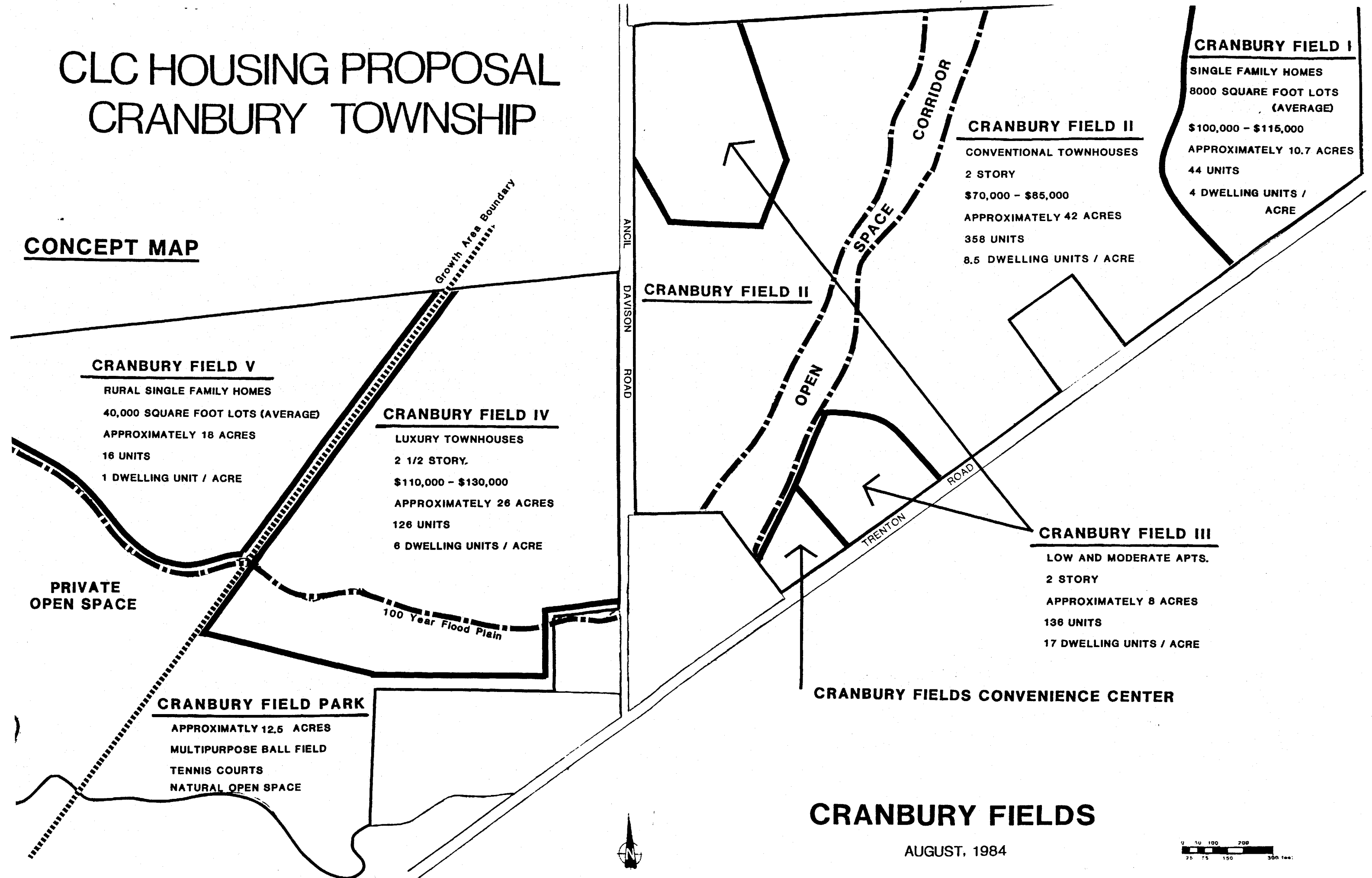
CRANBURY LAND COMPANY

AUGUST, 1984



# CLC HOUSING PROPOSAL CRANBURY TOWNSHIP

## CONCEPT MAP



**CRANBURY FIELD V**  
 RURAL SINGLE FAMILY HOMES  
 40,000 SQUARE FOOT LOTS (AVERAGE)  
 APPROXIMATELY 18 ACRES  
 16 UNITS  
 1 DWELLING UNIT / ACRE

**CRANBURY FIELD IV**  
 LUXURY TOWNHOUSES  
 2 1/2 STORY  
 \$110,000 - \$130,000  
 APPROXIMATELY 26 ACRES  
 126 UNITS  
 6 DWELLING UNITS / ACRE

**CRANBURY FIELD II**

**CRANBURY FIELD II**  
 CONVENTIONAL TOWNHOUSES  
 2 STORY  
 \$70,000 - \$85,000  
 APPROXIMATELY 42 ACRES  
 358 UNITS  
 8.5 DWELLING UNITS / ACRE

**CRANBURY FIELD I**  
 SINGLE FAMILY HOMES  
 8000 SQUARE FOOT LOTS  
 (AVERAGE)  
 \$100,000 - \$115,000  
 APPROXIMATELY 10.7 ACRES  
 44 UNITS  
 4 DWELLING UNITS / ACRE

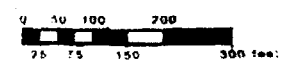
**CRANBURY FIELD III**  
 LOW AND MODERATE APTS.  
 2 STORY  
 APPROXIMATELY 8 ACRES  
 136 UNITS  
 17 DWELLING UNITS / ACRE

**CRANBURY FIELD PARK**  
 APPROXIMATELY 12.5 ACRES  
 MULTIPURPOSE BALL FIELD  
 TENNIS COURTS  
 NATURAL OPEN SPACE

**CRANBURY FIELDS CONVENIENCE CENTER**

## CRANBURY FIELDS

AUGUST, 1984





CRANBURY FIELDS

Site Statistics

<u>Development Areas</u>	<u>Number of Dwelling Units</u>	<u>Density (Units/Acres)</u>	<u>Size (Acres)</u>	<u>Set Backs</u>	<u>Local Arterials</u>	<u>Interior Collectors</u>	<u>Adjacent Property</u>
Cranbury Field I	44	4	10.7				
Cranbury Field II	358	8.5	42	Cranbury Field II	50	30	75
Cranbury Field III	136	17	8	Cranbury Field III	50	30	75
Cranbury Field IV	126	5	26	Cranbury Field IV	50	30	100
Cranbury Field V	16	1*	36.5				
Cranbury Field Park	-	-	12.5				
Cranbury Field Convenience Center	-	-	1				
<b>Total</b>	<b>680</b>	<b>5</b>	<b>136.7</b>				

Parking Ratios (Cranbury Field II, III, IV and Convenience Center)

3 Bedroom Units	2	spaces per unit
2 Bedroom Units	1.75	spaces per unit
1 Bedroom Units	1.5	spaces per unit
Retail	1	space per 200 s.f. of floor area

<u>Coverage</u>	<u>Building Coverage</u>	<u>Improved Lot Coverage</u>
Cranbury Field II	12%	42%
Cranbury Field III	21%	47%
Cranbury Field IV	14%	35%
<b>Average</b>	<b>14%</b>	<b>41%</b>

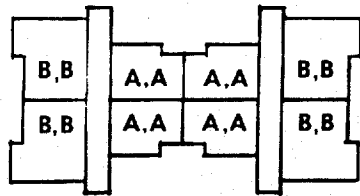
<u>Block Dimensions</u>	<u>Units Per Block</u>	<u>Block Length (Ft.)</u>	<u>Height Stories, Feet</u>
Cranbury Field II	8	160	28
	6	136	28
	4	87	28
Cranbury Field III	16	140	30
	16	160	30
	16	185	30
	8	80	30
Cranbury Field IV	6	141	35
	4	94	35

\*Net density, based on 18 developable areas

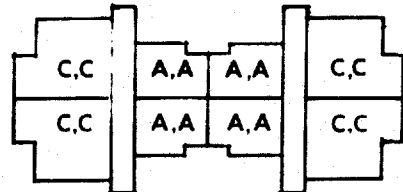
## UNIT CONFIGURATION

### LOW & MODERATE APTS.

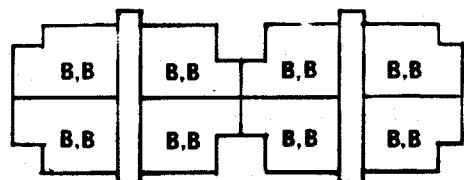
BLOCK I (X2)



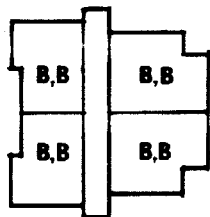
BLOCK II (X2)



BLOCK III (X3)



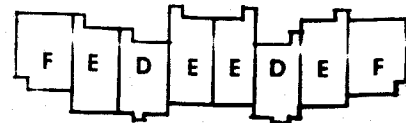
BLOCK IV (X1)



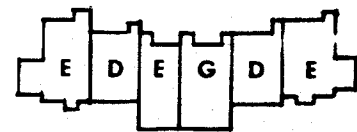
UNIT A - 568 S.F., 1 BEDROOM, 1 BATH	40 UNITS
UNIT B - 774 S.F., 2 BEDROOM, 1 BATH	80 UNITS
UNIT C - 950 S.F., 3 BEDROOM, 1 BATH	16 UNITS
<b>TOTAL</b>	<b>136 UNITS</b>

### CONVENTIONAL TOWNHOUSES

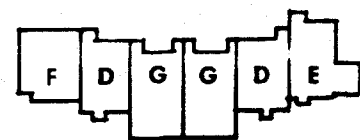
BLOCK IA (X13)



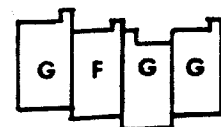
BLOCK IIA (X5)



BLOCK IIIA (X5)

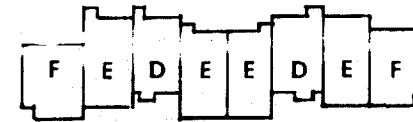


BLOCK IVA (X4)

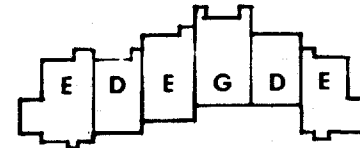


UNIT D - 1,100 S.F., 2 BEDROOM, 1 1/2 BATH	90 UNITS
UNIT E - 1,250 S.F., 2 BEDROOM, 2 1/2 BATH	141 UNITS
UNIT F - 1,400 S.F., 2 BEDROOM, DEN, 2 1/2 BATH	71 UNITS
UNIT G - 1,550 S.F., 3 BEDROOM, 2 1/2 BATH	56 UNITS
<b>TOTAL</b>	<b>358 UNITS</b>

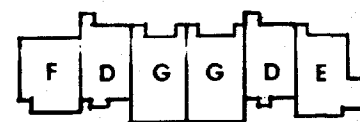
BLOCK IB (X13)



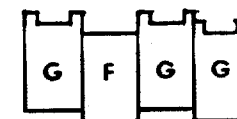
BLOCK IIB (X5)



BLOCK IIIB (X5)

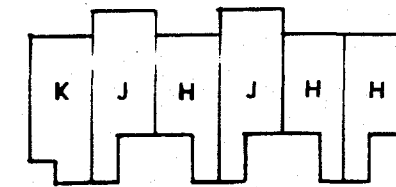


BLOCK IVB (X5)

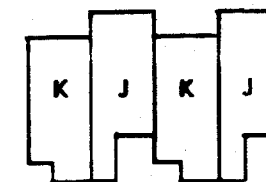


### LUXURY TOWNHOUSES

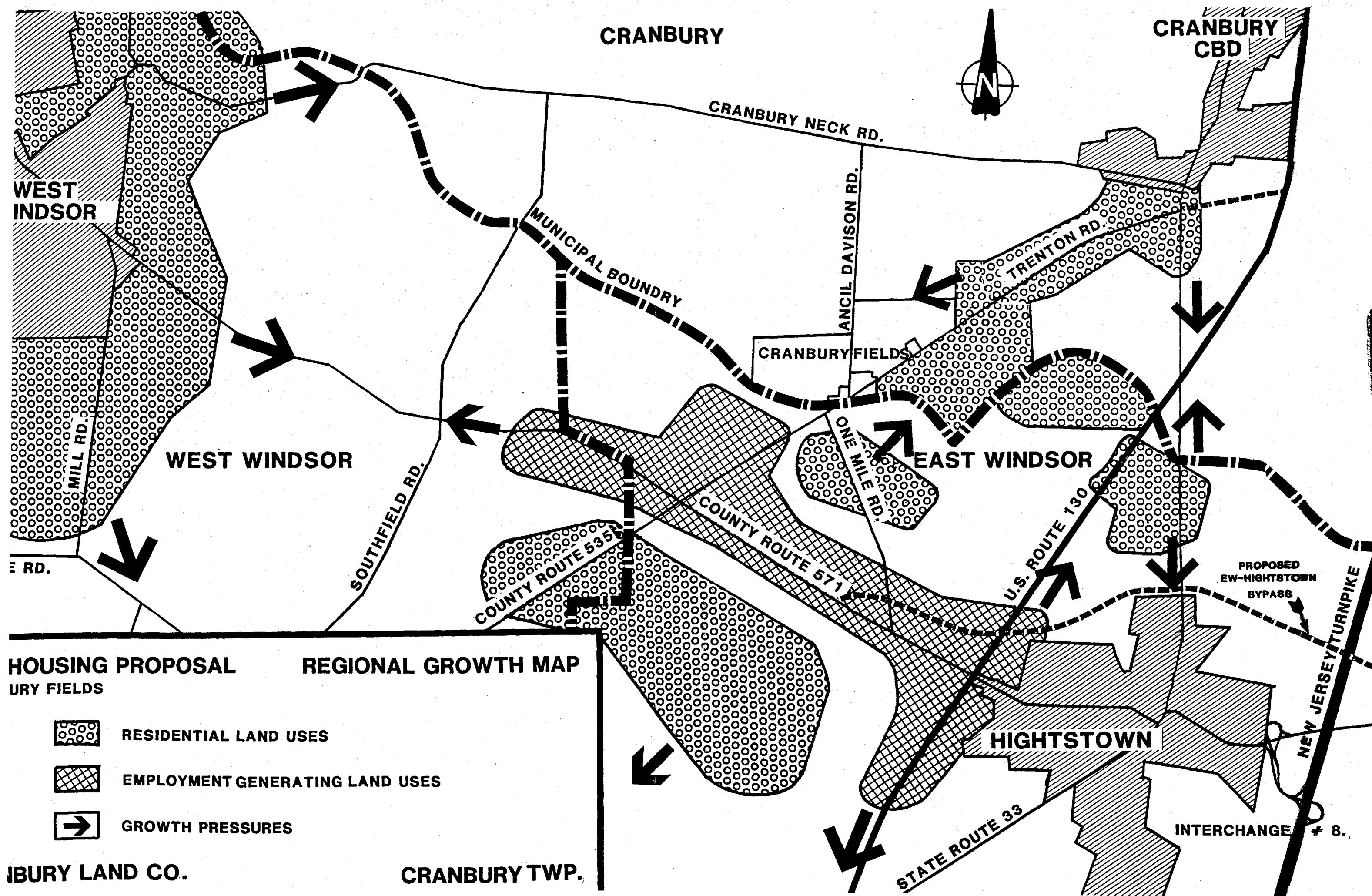
BLOCK I (X11)



BLOCK II (X15)



UNIT H - 1,944 S.F., 2 BEDROOM, 2 1/2 BATH	33 UNITS
UNIT J - 2,011 S.F., 3 BEDROOM, 2 1/2 BATH	52 UNITS
UNIT K - 2,170 S.F., 3 BEDROOM, 2 1/2 BATH	41 UNITS
<b>TOTAL</b>	<b>126 UNITS</b>



CRANBURY

CRANBURY  
CBD

WEST  
INDSOR

WEST WINDSOR

EAST WINDSOR

HIGHTSTOWN

CRANBURY NECK RD.

MUNICIPAL BOUNDARY

CRANBURY FIELDS

TRENTON RD.

MILL RD.

SOUTHFIELD RD.

ANCIL DAVISON RD.

ONE MILE RD.

COUNTY ROUTE 571

COUNTY ROUTE 535

U.S. ROUTE 130

PROPOSED  
EW-HIGHTSTOWN  
BYPASS

NEW JERSEY TURNPIKE

STATE ROUTE 33

INTERCHANGE # 8.

**HOUSING PROPOSAL**

**REGIONAL GROWTH MAP**

CRANBURY FIELDS



RESIDENTIAL LAND USES



EMPLOYMENT GENERATING LAND USES



GROWTH PRESSURES

CRANBURY LAND CO.

CRANBURY TWP.