

# BOUND BROOK PLAZA

A Vision for a  
Revitalized Station  
Square and  
Hamilton Street

July 24, 2018





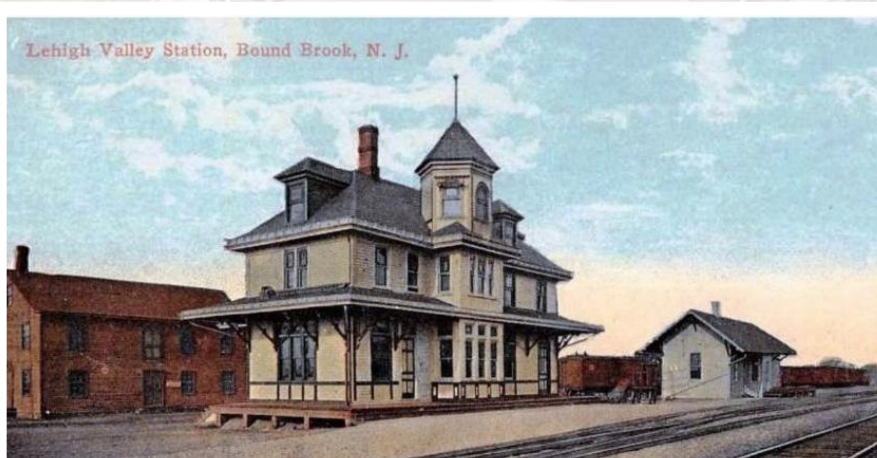
## PREFACE: THE RIVER AND THE RAIL

The Borough of Bound Brook is located at a pivotal crossroads within Somerset County and the larger mega-region of New York. Historically, the arrival of the railroad made it possible for the town to grow and thrive as an industrial hub that produced iron, graphite, wool, and lumber. Originally, it was the Delaware River and Raritan Canal that helped to stimulate commerce and industry, transforming what the Centennial History of Somerset County called a “ragged little town” into a thriving place. It is these two elements working together, the river and the rail, which keep fueling potential for new development and new opportunities in downtown Bound Brook.



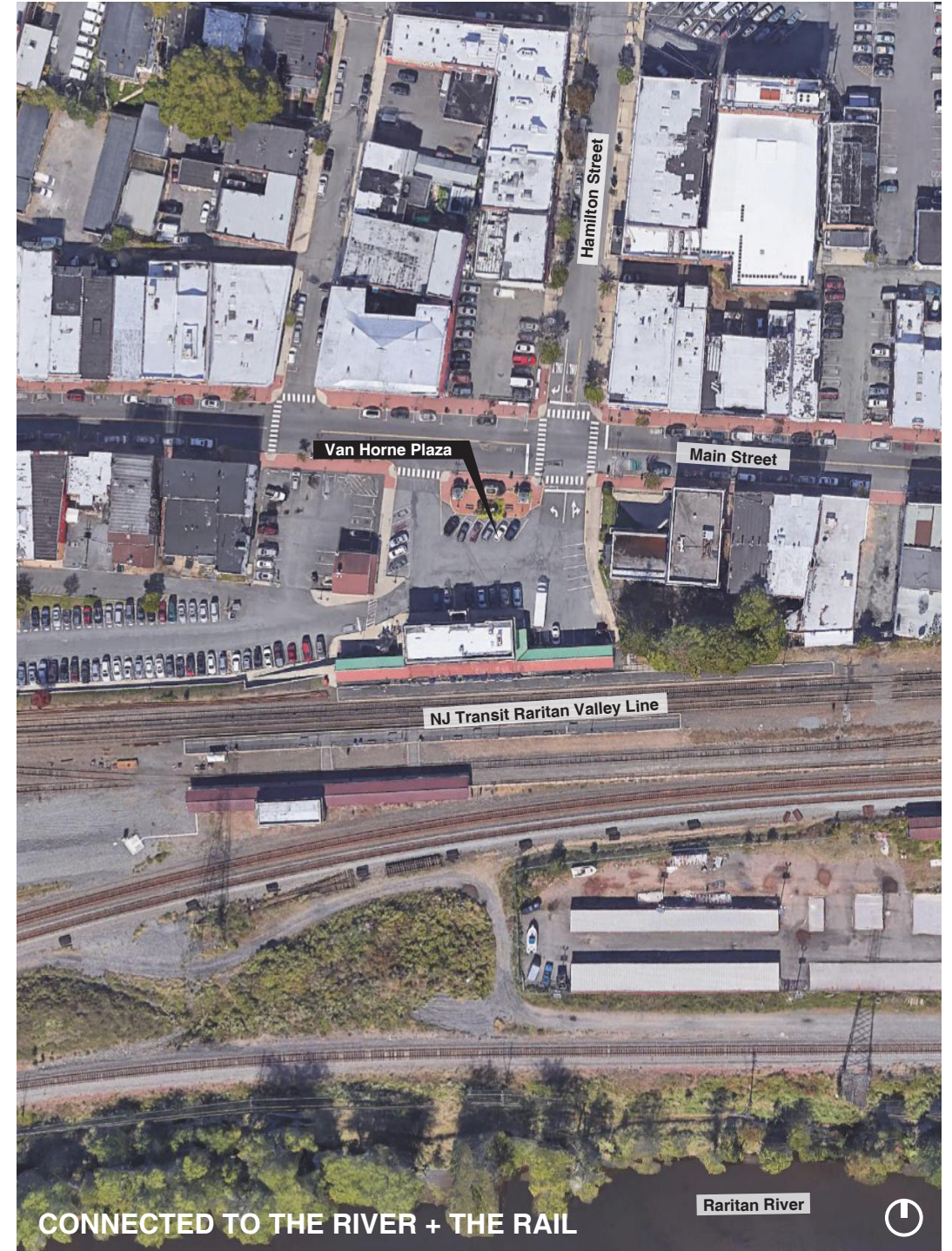
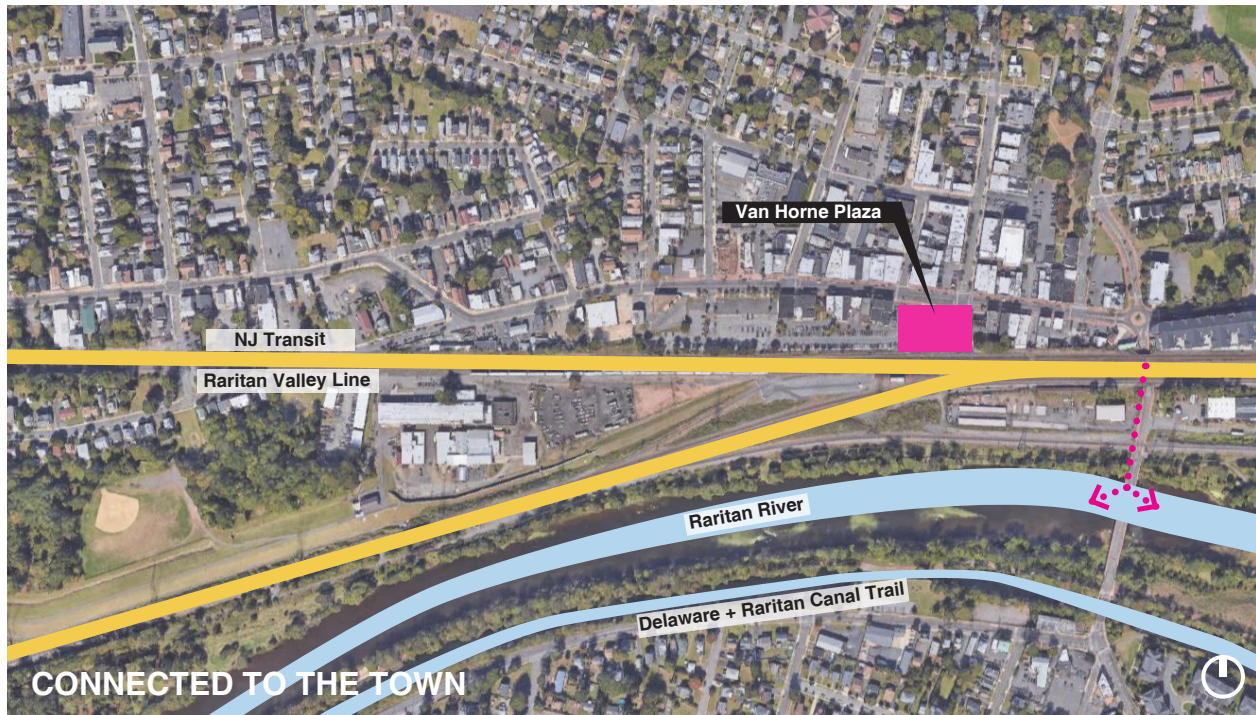
The vision, described in the following pages, supports and reinforces the environmental and financial growth of Bound Brook. This Vision Plan has a primary goal of making Bound Brook Station/Van Horne Plaza, and Hamilton Street the very best versions of themselves for the citizens of the borough, their stakeholders, and visitors. The focus is one of improvement and growth, both in the short term and the future. The new Bound Brook Station/Van Horne Plaza will be uniquely and wholeheartedly Bound Brook and will open up many new opportunities for activities and events to occur, significantly increasing the attractiveness of downtown Bound Brook to business owners and developers.

The prospect of new residential housing downtown, the creation of this new plaza with existing adjacent transit, and the rehabilitation of the town’s many retail facilities will position the town as a lively destination for people within the mega-region. These plans give prominence to the unique and defining features of the town and celebrates the assets that set Bound Brook apart from its sister cities.



For Hamilton Street and the Plaza to be improved, citizens need to work together with the Borough and stakeholders to translate this vision into reality. This plan is not the end of the process but the beginning. The improvements will take time, effort, money, and above all, will depend on the engagement, energy, and support of the community. The new Bound Brook Station/Van Horne Plaza will provide a new meeting, community gathering and event space, providing a focus for reinvigorated civic life for the Borough.

Bound Brook, NJ is at a pivotal point in its history. Freed from the threat of flooding, with a direct connection to New York City, a wonderful historic theater, and the Raritan River close by, this rapidly expanding borough is rich with possibilities. This project envisions a vibrant public realm that will be a focus of the town's civic life.



# VISION FOR BOUND BROOK

## EXPAND POSSIBILITIES

The public realm of a town, and the shared spaces that create it, is where a community comes together to celebrate their richly diverse and shared identities. The design of these public spaces seeks to expand possibilities for the community. It is **what the space can do for its community, rather than what it is**, that makes it such a critical foundation of a community's civic life.

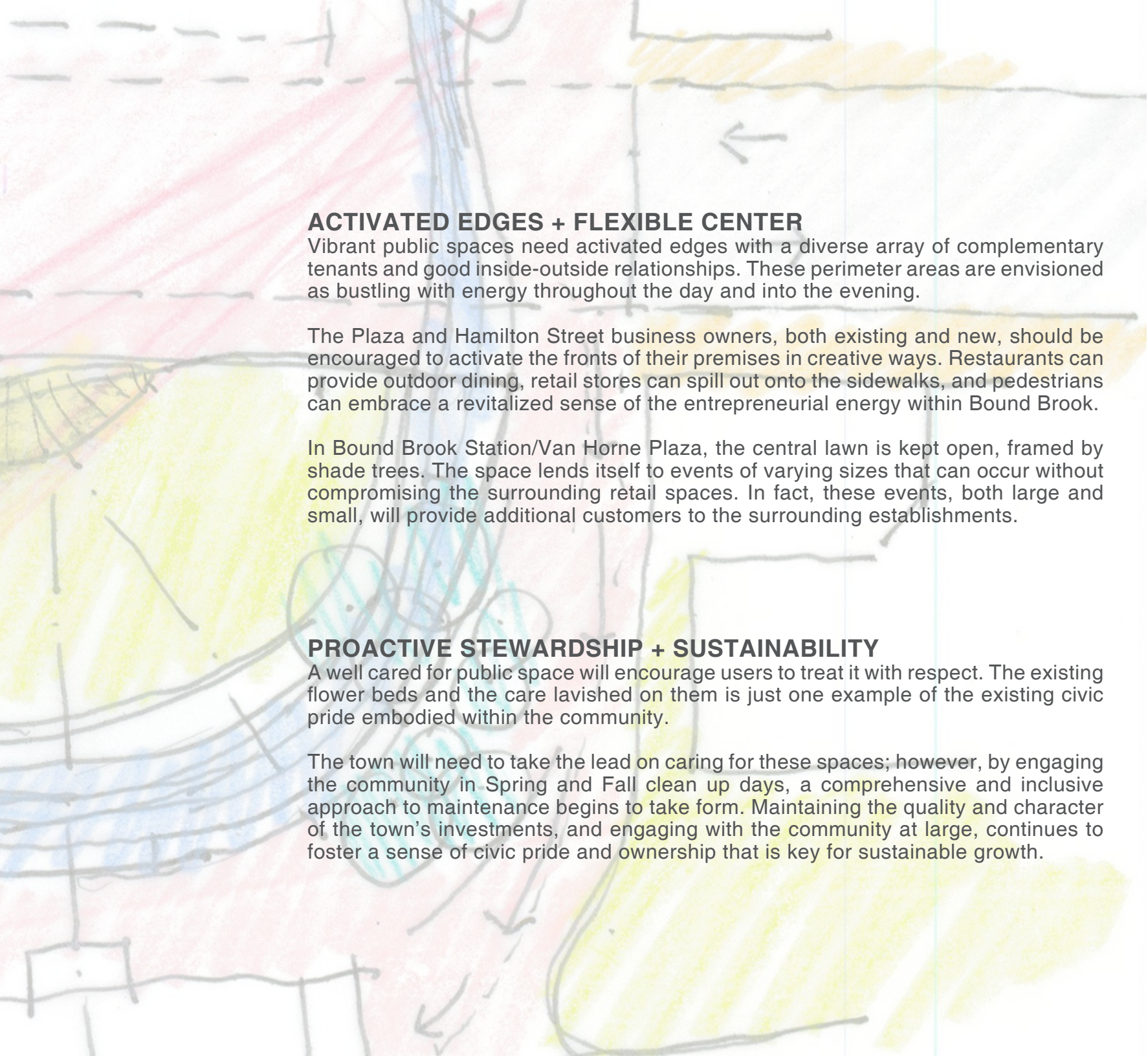
## SENSE OF PLACE

Bound Brook has a unique cultural heritage due to its proximity to the Raritan River and its diverse community. The development of the design draws from these elements to reinforce the unique sense of place. The Blue Thread, flowing throughout this design, sinuously connects Hamilton Street with the Van Horne Plaza, shaping spaces for outdoor dining, celebration, and community building -- all things that strengthen Bound Brook's unique identity.

## WELL CONNECTED

A successful public space should be well connected, in a strategic and safe way, to the town as a whole. With well situated, signaled crosswalks connecting pedestrians to local establishments across adjacent streets, and with New Jersey Transit connecting the station to a larger network of towns and cities in the region, the new Plaza will be a nexus for the town. With the addition of a crossing either over or under the rail tracks, Bound Brook's connection to the Raritan River could become even stronger, opening up the possibility of more commercial and recreational activity along the river's edge.





## ACTIVATED EDGES + FLEXIBLE CENTER

Vibrant public spaces need activated edges with a diverse array of complementary tenants and good inside-outside relationships. These perimeter areas are envisioned as bustling with energy throughout the day and into the evening.

The Plaza and Hamilton Street business owners, both existing and new, should be encouraged to activate the fronts of their premises in creative ways. Restaurants can provide outdoor dining, retail stores can spill out onto the sidewalks, and pedestrians can embrace a revitalized sense of the entrepreneurial energy within Bound Brook.

In Bound Brook Station/Van Horne Plaza, the central lawn is kept open, framed by shade trees. The space lends itself to events of varying sizes that can occur without compromising the surrounding retail spaces. In fact, these events, both large and small, will provide additional customers to the surrounding establishments.

## PROACTIVE STEWARDSHIP + SUSTAINABILITY

A well cared for public space will encourage users to treat it with respect. The existing flower beds and the care lavished on them is just one example of the existing civic pride embodied within the community.

The town will need to take the lead on caring for these spaces; however, by engaging the community in Spring and Fall clean up days, a comprehensive and inclusive approach to maintenance begins to take form. Maintaining the quality and character of the town's investments, and engaging with the community at large, continues to foster a sense of civic pride and ownership that is key for sustainable growth.



# VAN HORNE PLAZA

Bound Brook's civic life is envisioned being centered around revitalized Hamilton Street and a remade Bound Brook Station/Van Horne Plaza. Together, they form a revitalized public realm that will be a focus for the everyday life of the town as well as for regular civic events.

The new civic Plaza greets travelers arriving at the Bound Brook Station and provides an enhanced setting for the existing restaurant. A new architectural feature, potentially with an illuminated clock together with a row of retail units with glass canopy for outdoor use, will help provide a new identity to the station. Trees provide shade and seasonal color while framing views from Hamilton Street to the new station entrance.



# HAMILTON STREET

Using a flowing series of paving patterns and planters, arranged in a way that symbolically references the Raritan River, Hamilton Street will be a place full of activity.

With umbrellas, flexible seating, curving planters with benches, seasonally colorful plants and over-head low-energy strings of lights, Hamilton Street and the area outside the historic theater will become an everyday destination to meet, shop, dine, and congregate -- like a community hearth. The layout of planters in the center of the street maintains service access to the shops and affords ample space outside for retail displays to catch the eyes of free flowing pedestrians along the street.





- 1 HAMILTON STREET PEDESTRIAN STREETSCAPE
- 2 FUTURE DEVELOPMENT PARCEL WITH STRUCTURED PARKING
- 3 FUTURE DEVELOPMENT PARCEL
- 4 PAVILION (SEASONAL CANOPY / CATENARY LIGHTS)
- 5 FLEXIBLE EVENT SPACE (VENDOR / FOOD TRUCK)
- 6 AWNING
- 7 TERRACED SEATING WITH CANOPY TREES
- 8 FLEXIBLE SEATING AREA / EVENTS
- 9 MAIN STREET CROSSING WITH SIGNAL
- 10 LOADING AREA
- 11 ACCESSIBLE ENTRANCE TO TUNNEL
- 12 FLEXIBLE SEATING AREA / EVENTS
- 13 CENTRAL GREEN
- 14 HISTORIC THEATER





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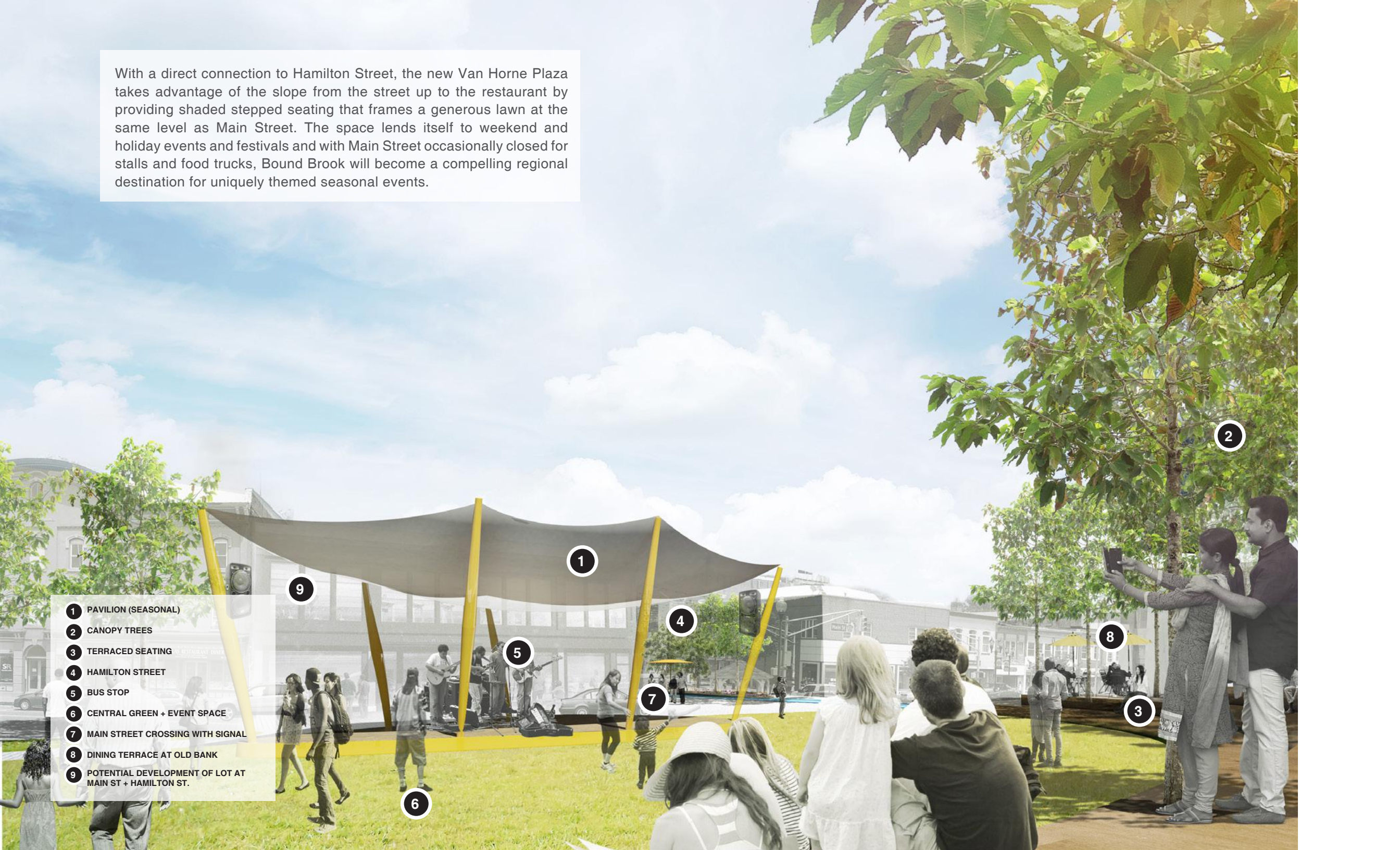
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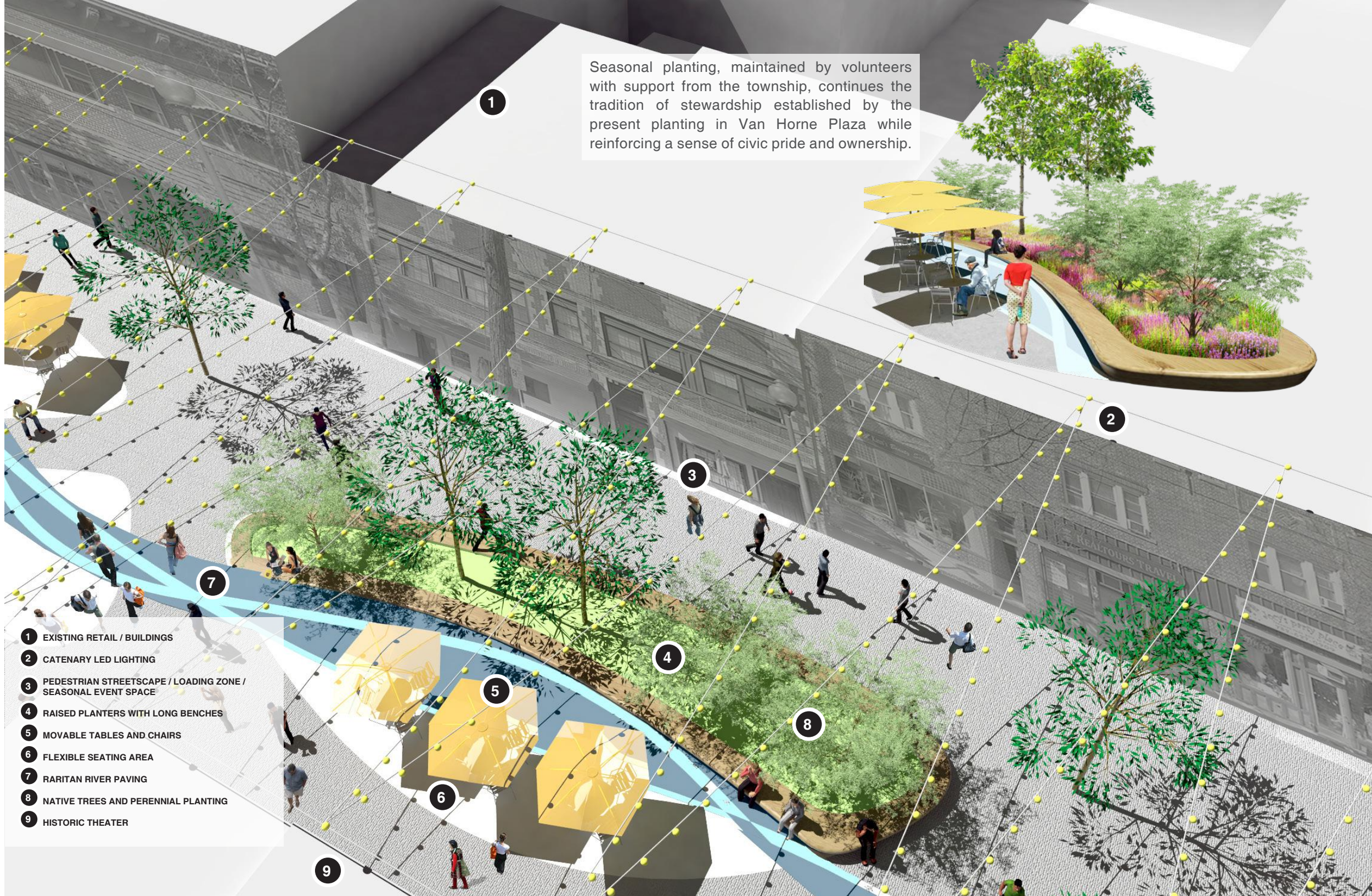
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With a direct connection to Hamilton Street, the new Van Horne Plaza takes advantage of the slope from the street up to the restaurant by providing shaded stepped seating that frames a generous lawn at the same level as Main Street. The space lends itself to weekend and holiday events and festivals and with Main Street occasionally closed for stalls and food trucks, Bound Brook will become a compelling regional destination for uniquely themed seasonal events.



- 1 PAVILION (SEASONAL)
- 2 CANOPY TREES
- 3 TERRACED SEATING
- 4 HAMILTON STREET
- 5 BUS STOP
- 6 CENTRAL GREEN + EVENT SPACE
- 7 MAIN STREET CROSSING WITH SIGNAL
- 8 DINING TERRACE AT OLD BANK
- 9 POTENTIAL DEVELOPMENT OF LOT AT MAIN ST + HAMILTON ST.

Seasonal planting, maintained by volunteers with support from the township, continues the tradition of stewardship established by the present planting in Van Horne Plaza while reinforcing a sense of civic pride and ownership.



- 1 EXISTING RETAIL / BUILDINGS
- 2 CATENARY LED LIGHTING
- 3 PEDESTRIAN STREETScape / LOADING ZONE / SEASONAL EVENT SPACE
- 4 RAISED PLANTERS WITH LONG BENCHES
- 5 MOVABLE TABLES AND CHAIRS
- 6 FLEXIBLE SEATING AREA
- 7 RARITAN RIVER PAVING
- 8 NATIVE TREES AND PERENNIAL PLANTING
- 9 HISTORIC THEATER

# URBAN EXPERIENCE PROGRAMMING

Successful programming requires a combination of appropriate physical design, utility infrastructure, implementable operational logistics, and actively managed seasonal programming that is responsive to the town's community. By implementing such tactics, Bound Brook then can nurture a lively civic life that will sustain current residents, attract new residents, and provide a boost to the town's economy throughout the year.

The programmatic activation of the Van Horne Plaza should be an integral component of the strategic design and planning of the downtown district. It should reflect the plaza's historic role as a regional commuter hub while embracing elements of a fresh identity - one that revitalizes Bound Brook's relationship with the river as a cultural, environmental and historic connection to the towns origin.

Proposals for Hamilton Street and the Plaza place emphasis on the creation of retail opportunities around the perimeter to attract people and to provide vitality and economic income.

The location adjacent to the station will give the plaza and its businesses heightened visibility. Existing and proposed residential developments will provide a market for business and events. Surplus parking, utilized outside of working hours when commuters are not using the train, can supplement on street parking and provide further ease of access for visitors on holidays and weekends.



Brooktoberfest



Lamonte Elementary Walk to School Day



Food Truck Festival



Battle of Bound Brook Reenactment



Bound Brook River Festival



Ukrainian Cultural Festival



Bound Brook Cycling Classic



School Food Drive

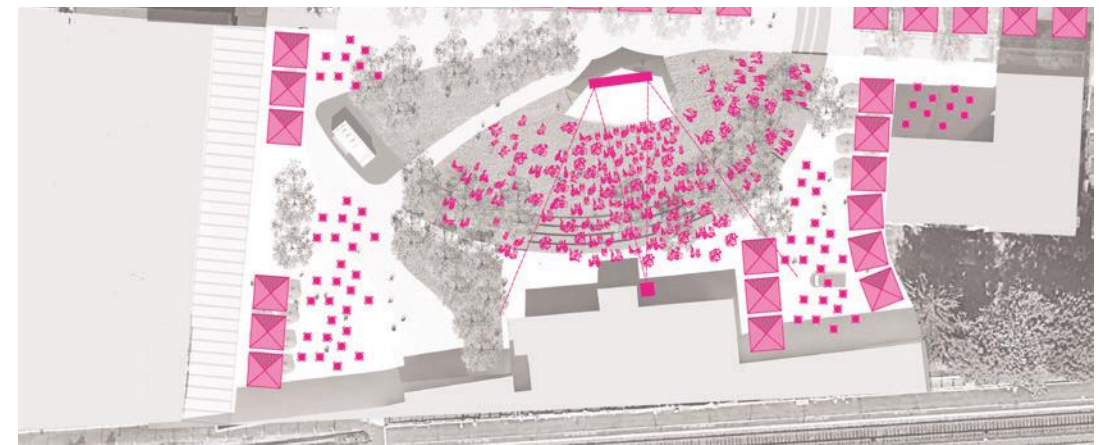


Ticos en New Jersey Festival



Raritan River Clean Up

Bound Brooks Programmatic events are widely successful as they celebrate the unique history and cultures of the people and places that make this borough a home.



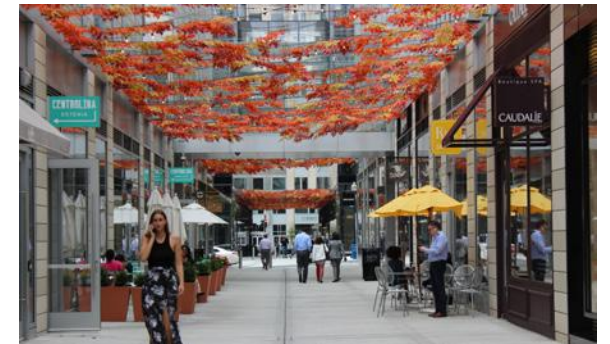
Market Stalls activating the edges while audience enjoys a performance on the central lawn.



Everyday condition with outdoor seating adjacent to the restaurants and food truck area.

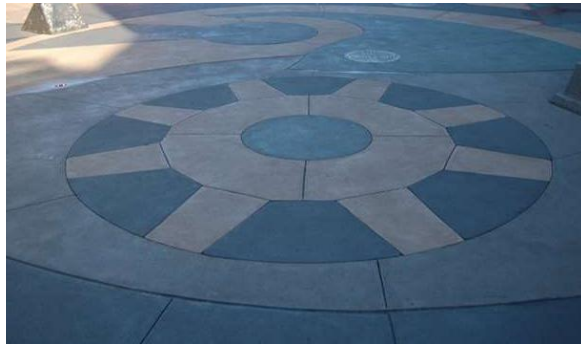
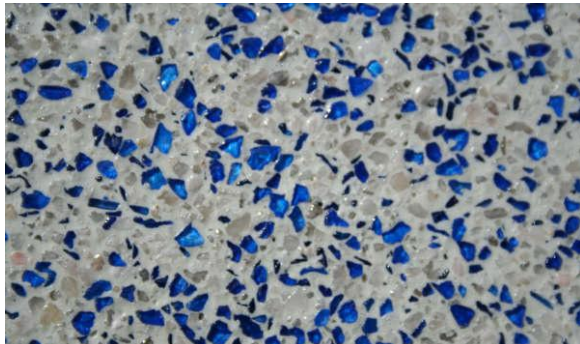
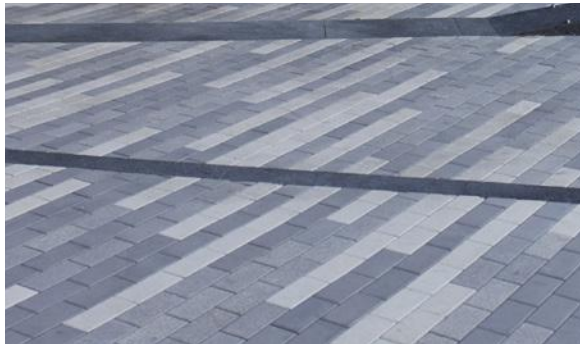
# SITE FURNISHINGS

Site furnishings should be simple and robust. The stepped seating and seat wall caps are envisioned as wood, a comfortable surface on which to sit. Site furnishings, such as tables, chairs, umbrellas, benches, trash + recycling receptacles, etc., can also add brightly colored accents that enliven the street scape and plaza, particularly when unoccupied. Overhead lighting can be economic, low energy, and visually interesting during the day, and can sparkle and come to life at dusk and into the evening.



# PAVING MATERIALS

Paving has the ability to create connection and cohesion within a space. The maintenance should be easy and the materials should be durable, as paving is subjected to intense pressure from vehicular access, freeze-thaw and snow removal, as well as staining from a variety of uses. Unit pavers and paving with patterns can retain their character despite such pressures. Cast in place concrete, with an exposed aggregate finish and carefully laid out expansion and construction joints can be most economic and attractive. Unit pavers carry a premium over cast in place concrete but provide a heightened quality and character. The proposals for Hamilton Street & Van Horne Plaza envision a figure/ground approach with the larger proportion being either cast in place concrete or unit pavers with figural elements comprising the abstracted river graphic, the stepped seating, and the planters. Each of these elements together link Hamilton Street with the Plaza.



# PLANTING

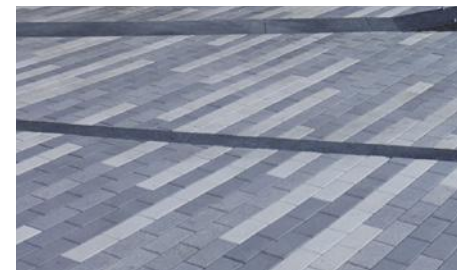
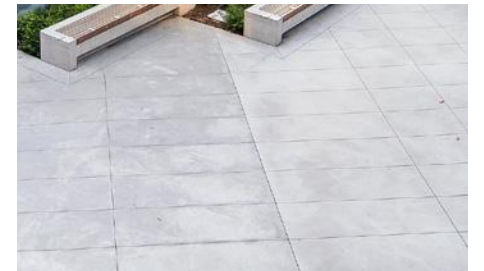
Well thought out and maintained planting can transform public spaces, bringing color, texture, shade, and birds to animate and provide seasonal interest. The use of native and adapted plants will reinforce a unique sense of place and will be more resilient to stressful weather. These images illustrate a variety of species that might be considered. A landscape architect or horticulturist should be consulted to develop a planting plan in order to ensure that each species is appropriate for its specific location. Such factors as its size and form at maturity, amount of shade, soil volume available, maintenance, and salt tolerance are essential to consider in addition to the seasonal aesthetic character. An essential complement to the planting plan should be a simple and easily implementable maintenance plan that ensures that planting will be well maintained and watered by a team of volunteers and town employees to ensure they are always looking their best.



# CONCEPTUAL COST ESTIMATE: VAN HORNE PLAZA

## PAVING



	PAVING #1 - VEHICULAR CONCRETE	211,250
	OPT B - ASPHALT HEX PAVERS ON CONCRETE SLAB	507,000
	OPT C - CONCRETE UNIT PAVERS	591,500
	PAVING #2 - DINING PLAZA - PAINTED ASPHALT (VEHICULAR)	100,000
	OPT B - CAST-IN-PLACE CONCRETE	125,000
	OPT C - CONCRETE UNIT PAVERS	300,000
	PAVING #3 - FOOD TRUCK - PAINTED ASPHALT (VEHICULAR)	6,550
	OPT B - CONCRETE UNIT PAVERS	19,650
	CURBS AT PLANTED AREAS	6,650
	<b>BASE OPTION TOTAL (PAVING)</b>	<b>\$324,450</b>





# CONCEPTUAL COST ESTIMATE: VAN HORNE PLAZA

## PLANTING


	PLANTING SOILS AT PLANTERS	16,150
	PLANTING SOILS AT LAWN	37,400
	TREES (3.5"-4" CAL.) (26)	55,900
	TREE GRATES (12)	30,000
	LAWN (SOD)	67,193
	PERENNIAL / GROUNDCOVER PLANTINGS	33,400
	OPT - BOULDERS AT EMBANKMENT	7,500
	<b>BASE OPTION TOTAL (PLANTING)</b>	<b>\$240,043</b>





# CONCEPTUAL COST ESTIMATE: VAN HORNE PLAZA

## SITE ELEMENTS, FURNISHINGS + UTILITIES



STEPPED AMPHITHEATER - WOOD DECKING	136,000
OPT B - CONCRETE WITH GROUND FINISH	200,000
 PAVILION - STAGE - CONCRETE	84,500
PAVILION - COVER - TENSILE FABRIC WITH STEEL POSTS	71,825
DAYLIGHTING STATION UNDERPASS TUNNEL	10,000
WITH RETAINING WALL	81,000
WITH OVERHEAD/CATENARY LIGHTING	10,000
 MOVABLE TABLES AND CHAIRS (18)	57,600
TRASH/RECYCLING RECEPTACLES + SIGNAGE	25,000
UTILITY RELOCATION + MODIFICATION	200,000
ELECTRICAL SERVICE	50,000
WI-FI SERVICE	50,000
LANDSCAPE LIGHTING	50,000
POLE LIGHTS + MISC. LIGHTING	200,000
<b>BASE OPTION TOTAL (FURNISHINGS)</b>	<b>\$1,025,925</b>





# CONCEPTUAL COST ESTIMATE: VAN HORNE PLAZA + MAIN STREET

## PAVING

	BRICK SIDEWALK	128,600
	CURBS	14,300
	STREET CROSSING - PAINTED ASPHALT (VEHICULAR)	26,400
	OPT B - CUSTOM THERMOPLASTIC	31,350
	OPT C - CONCRETE WITH EXPOSED AGGREGATE	29,700

## PLANTING

	TREES (3.5"-4" CAL.) (9)	19,350
	TREE GRATES (9)	22,500

**BASE OPTION TOTAL** **\$211,150**

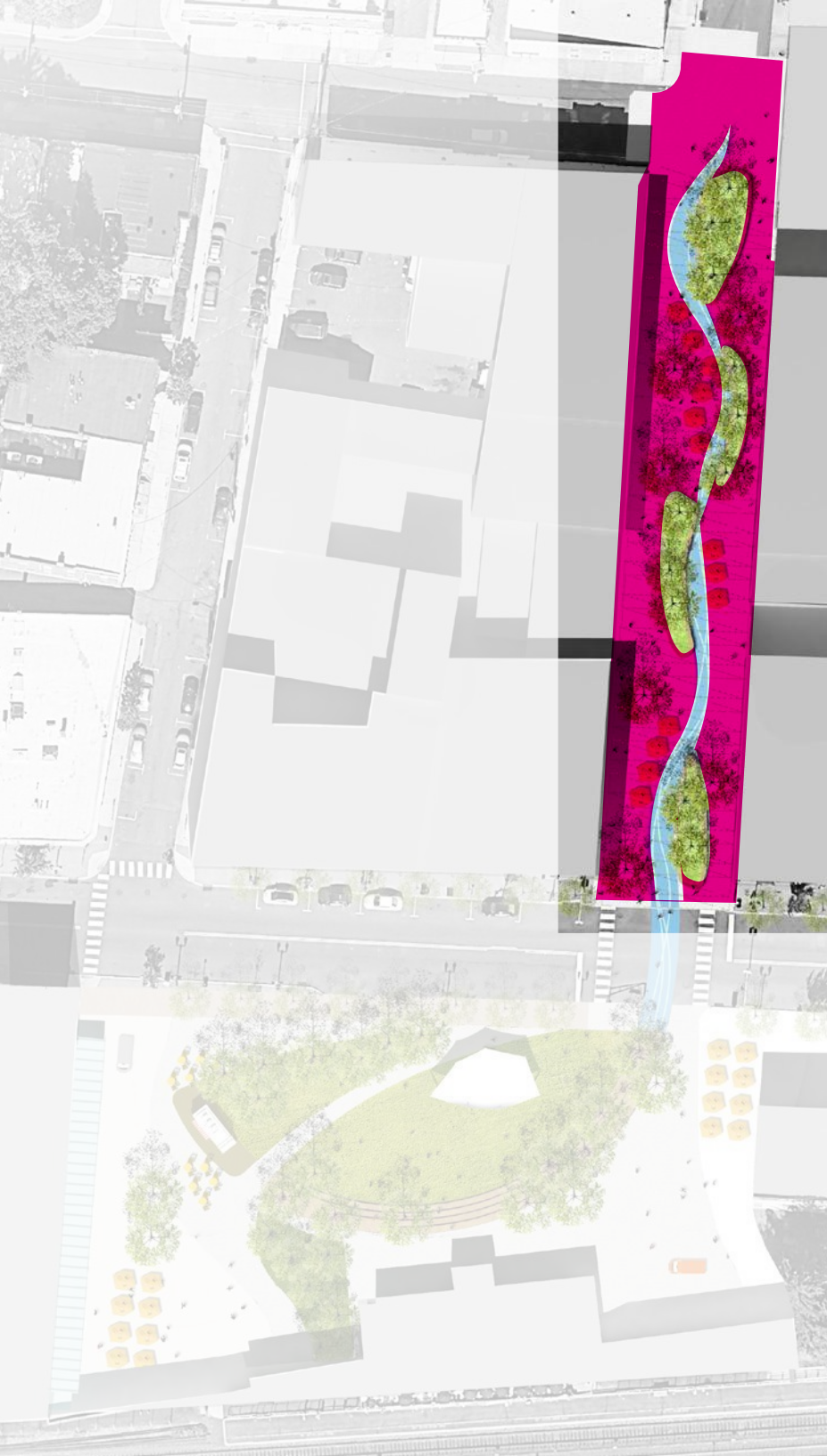
## PLAZA + MAIN STREET SITE PREP

TEMPORARY PROTECTION (BARRIERS)	25,000
EROSION CONTROL	22,000
MISC. CONTROLS	25,000
DEMOLITION + SITE CLEARING	325,875
ROUGH GRADING	32,588

**BASE OPTION TOTAL (SITE PREP)** **\$430,463**


SUBTOTAL	2,232,030
CONTRACTORS OVERHEAD & PROFIT, GENERAL REQ. (20%)	446,406
SUBTOTAL	2,678,436
ESTIMATING / DESIGN CONTINGENCY (15%)	401,765

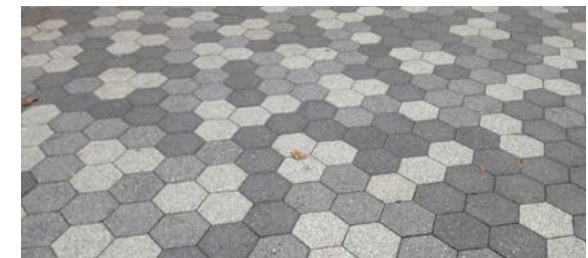
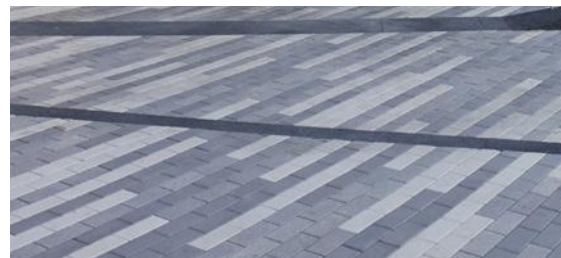
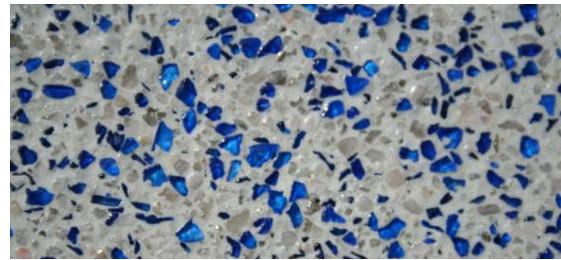
**BASE OPTION TOTAL** **\$3,080,201**



# CONCEPTUAL COST ESTIMATE: HAMILTON STREET

## PAVING

	PAVING #1 - CONCRETE WITH EXPOSED AGGREGATE	246,375
	OPT B - BRICK PAVING ON CONCRETE SLAB	657,000
	OPT C - ASPHALT HEX PAVERS ON CONCRETE SLAB	492,750






# CONCEPTUAL COST ESTIMATE: HAMILTON STREET

## PAVING

PAVING #1 - CONCRETE WITH EXPOSED AGGREGATE	246,375
OPT B - BRICK PAVING ON CONCRETE SLAB	657,000
OPT C - ASPHALT HEX PAVERS ON CONCRETE SLAB	492,750

 PAVING #2 - PAINTED CONCRETE	49,950
OPT B - PAVERS, TILE MOSAIC	121,500
OPT C - CONCRETE WITH EXPOSED AGGREGATE	54,000



# CONCEPTUAL COST ESTIMATE: HAMILTON STREET

## PAVING

PAVING #1 - CONCRETE WITH EXPOSED AGGREGATE	246,375
OPT B - BRICK PAVING ON CONCRETE SLAB	657,000
OPT C - ASPHALT HEX PAVERS ON CONCRETE SLAB	492,750

PAVING #2 - PAINTED CONCRETE	49,950
OPT B - PAVERS, TILE MOSAIC	121,500
OPT C - CONCRETE WITH EXPOSED AGGREGATE	54,000

 MODIFICATION TO CURBS	10,000
 RAISED TABLE TRANSITIONS	24,000

BASE OPTION TOTAL (PAVING) **\$330,325**

# CONCEPTUAL COST ESTIMATE: HAMILTON STREET

## PLANTING

	PLANTING SOILS AT PLANTERS	20,400
	TREES (10'-12' HT.) (16)	24,000
	TREE GRATES (7)	17,500
	PERENNIAL / GROUNDCOVER PLANTINGS	43,000
	18" RAISED CONCRETE PLANTERS	132,500
	OPT - WOOD SLAT TOP	185,500
	<b>BASE OPTION TOTAL (PLANTING)</b>	<b>\$237,400</b>





# CONCEPTUAL COST ESTIMATE: HAMILTON STREET

## SITE ELEMENTS, FURNISHINGS + UTILITIES

●	MOVABLE TABLES AND CHAIRS (12)	38,400
	TRASH/RECYCLING RECEPTACLES + SIGNAGE	15,000
	UTILITY RELOCATION + MODIFICATION	50,000
	ELECTRICAL SERVICE	50,000
	WI-FI SERVICE	50,000
	LANDSCAPE LIGHTING	35,000
⚡	CATENARY LIGHTING	187,500

BASE OPTION TOTAL (FURNISHINGS) \$425,900

## HAMILTON SITE PREP

	TEMPORARY PROTECTION (BARRIERS)	25,000
	EROSION CONTROL	18,000
	MISC. CONTROLS	20,000
	DEMOLITION + SITE CLEARING	131,250
	ROUGH GRADING	16,406

SUBTOTAL 1,204,281

CONTRACTORS OVERHEAD & PROFIT, GENERAL REQ. (20%) 240,856

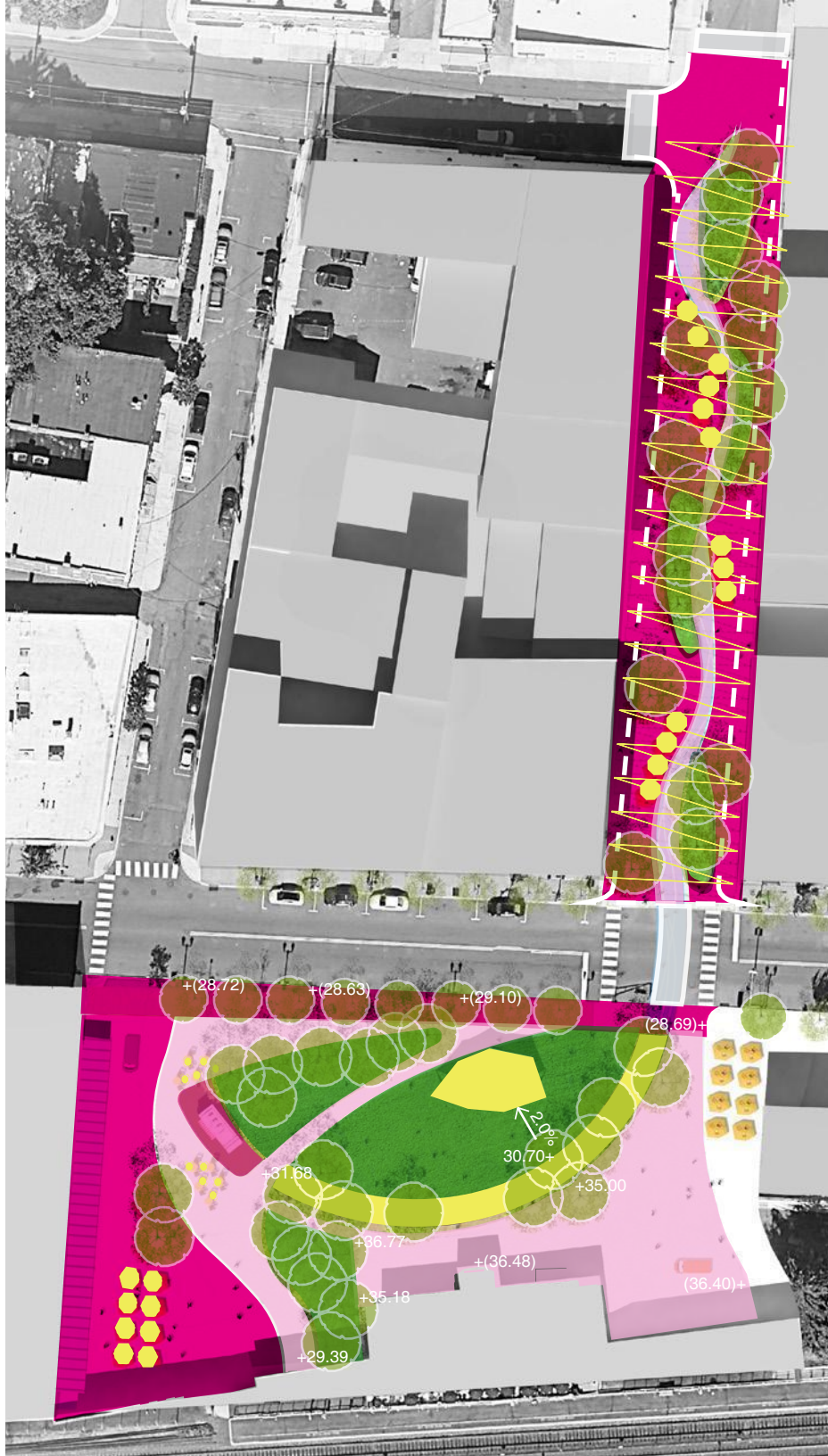
SUBTOTAL 1,445,138

ESTIMATING / DESIGN CONTINGENCY (15%) 216,771







**BASE OPTION TOTAL** **\$1,661,908**  
**(HAMILTON STREETScape)**

BASE OPTION TOTAL (SITE PREP) \$210,656





## CONCEPTUAL COST ESTIMATE: HAMILTON STREET

		PAVING	\$330,325
		PLANTING	\$237,400
		SITE ELEMENTS, FURNISHINGS + UTILITIES	\$425,900
		SITE PREP	\$210,656

**SUBTOTAL** **\$1,204,281**









CONTRACTORS OVERHEAD & PROFIT,  
GENERAL REQ. (20%) \$240,856

**SUBTOTAL** **\$1,445,138**

ESTIMATING / DESIGN CONTINGENCY (15%) \$216,771

**BASE OPTION TOTAL** **\$1,661,908**

## CONCEPTUAL COST ESTIMATE: VAN HORNE PLAZA + MAIN STREET

		PAVING	\$324,450
		PLANTING	\$240,043
		SITE ELEMENTS, FURNISHINGS + UTILITIES	\$1,025,925
		MAIN STREET (PAVING + PLANTING)	\$211,150
		SITE PREP (PLAZA + MAIN STREET)	\$430,463

**SUBTOTAL** **\$2,232,030**

CONTRACTORS OVERHEAD & PROFIT,  
GENERAL REQ. (20%) \$446,406

**SUBTOTAL** **\$2,678,436**

ESTIMATING / DESIGN CONTINGENCY (15%) \$401,765

**BASE OPTION TOTAL** **\$3,080,201**

- 1 HAMILTON STREET PEDESTRIAN STREETSCAPE
- 2 PROPOSED DEVELOPMENT PARCEL
- 3 FUTURE DEVELOPMENT PARCEL
- 4 PAVILION (SEASONAL CANOPY / CATENARY LIGHTS)
- 5 FLEXIBLE EVENT SPACE (VENDOR / FOOD TRUCK)
- 6 AWNING
- 7 TERRACED SEATING WITH CANOPY TREES
- 8 FLEXIBLE SEATING AREA / EVENTS
- 9 RAISED TABLE CROSSWALK
- 10 LOADING AREA
- 11 ACCESSIBLE ENTRANCE TO TUNNEL
- 12 FLEXIBLE SEATING AREA / EVENTS
- 13 CENTRAL GREEN
- 14 HISTORIC THEATER



# CONCLUDING THOUGHTS

The vision illustrated on these pages represents a design response that grows from the potential of the town and conversations had with those interested in the future of the Borough.

It is intended to depict a possible future for the public realm of the town. A public realm that is full of life and seasonal variety. A future that will make Bound Brook a uniquely attractive place to live, work and play, and one that should endow it with economic and social sustainability.

As a 'vision' it should be developed into formal proposals that have the broad support of the community and its leaders and stakeholders. The visioning is the first stage of the process. The design needs to be developed to ensure it is fully coordinated with the Borough's existing conditions as well as the community's needs and aspirations. Once developed it can then be documented for bidding and construction.

The Borough is actively pursuing funding to improve the town's shared spaces and to build on the great opportunities that the flood control measures have provided. Bound Brook has remarkable potential. Its location, its river, its transit connections and its urban fabric make it a compelling place now. With an investment in its public spaces such as described here it can become the very best version of itself for the community and their visitors





