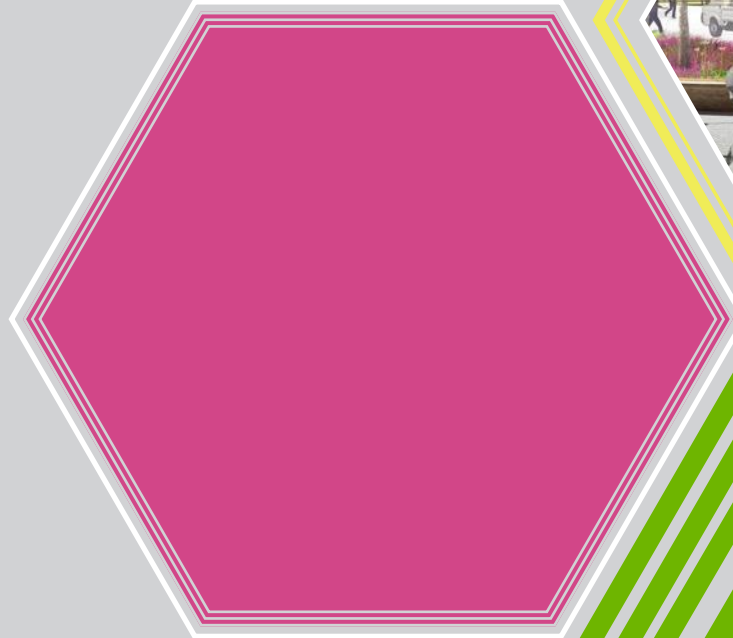


# BOUND BROOK PLAZA

A Vision for a  
Revitalized Station  
Square and  
Hamilton Street.

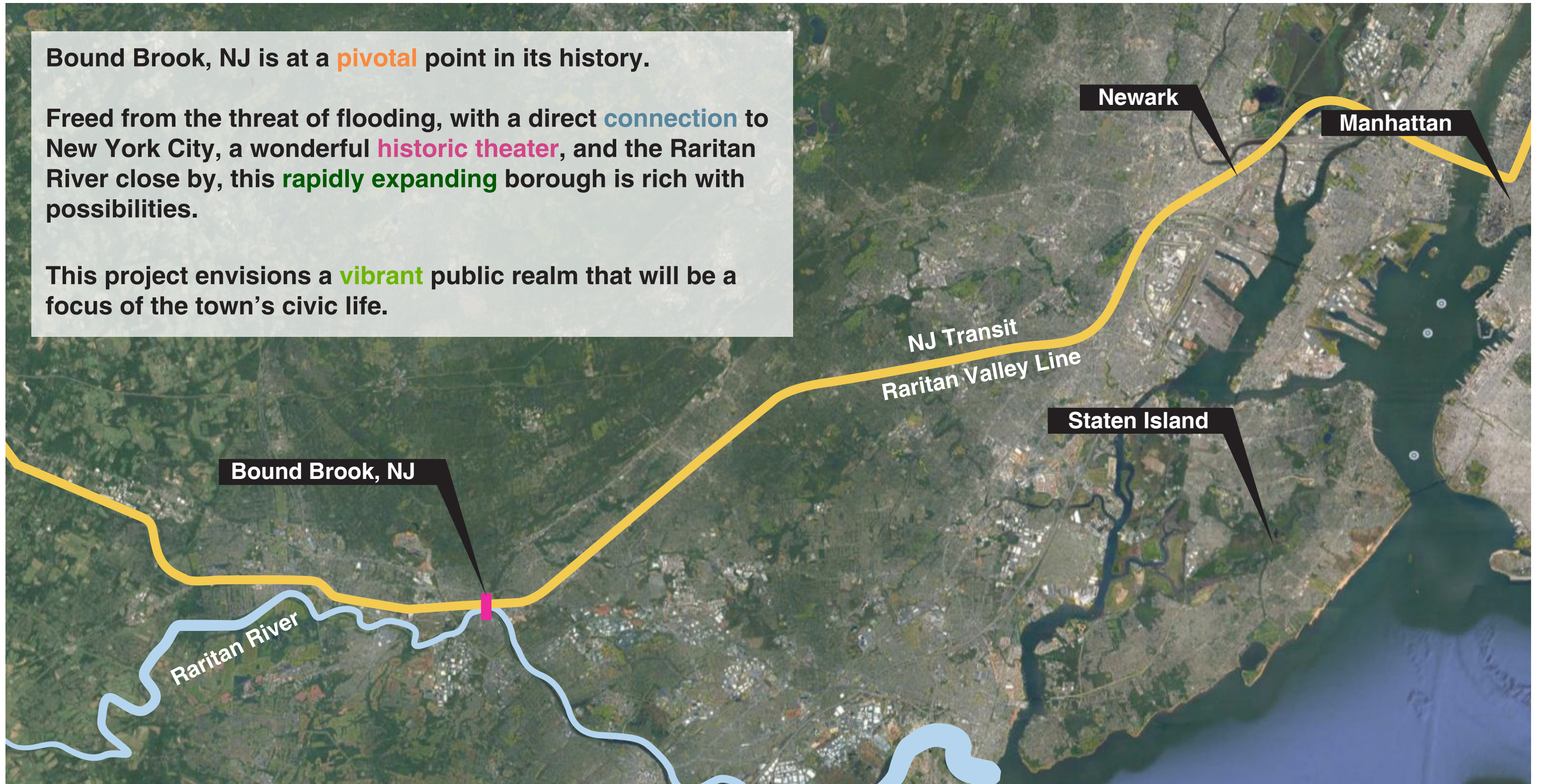




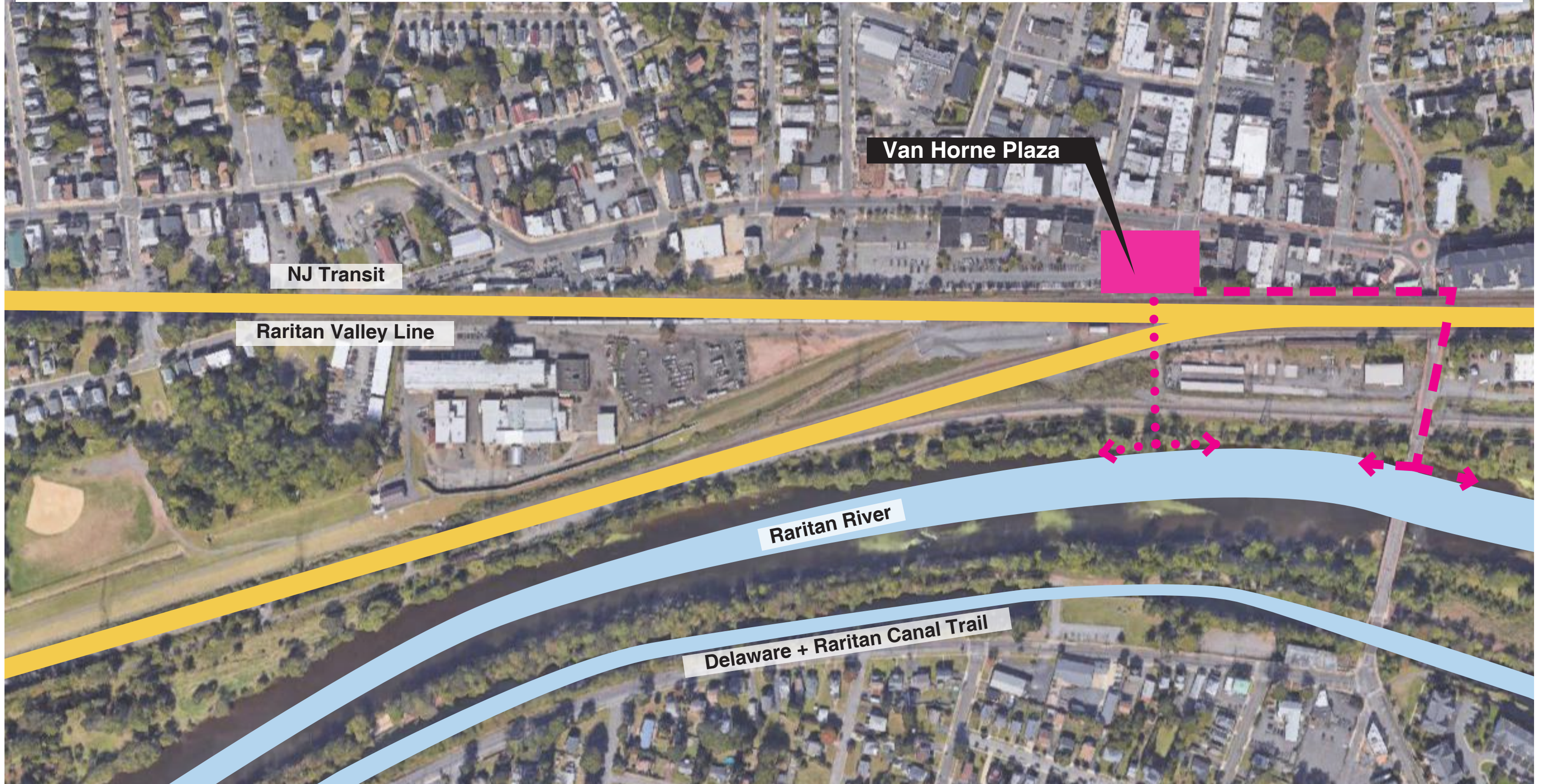
Bound Brook, NJ is at a **pivotal** point in its history.

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.







NJ Transit

Raritan Valley Line

Raritan River

Delaware + Raritan Canal Trail

Van Horne Plaza



The pedestrianized Hamilton Street and the Station and Van Horne Plaza are envisioned as the heart of Bound Brook's civic life.

Everyday activity supporting and supported by vigorous retail and restaurant economy with regular events scheduled to reinforce its vibrant community and sense of civic pride.





- 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 TUNNEL ENTRANCE
- 12 FLEXIBLE SEATING AREA / EVENTS
- 13 CENTRAL GREEN
- 14 HISTORIC THEATER





# EXISTING

# 2018

**SPRING**  
MAR APR MAY

**SUMMER**  
JUN JUL AUG

**AUTUMN**  
SEP OCT NOV

**WINTER**  
DEC JAN FEB

# ON GOING



Brooktoberfest

**PERFORMANCE**  
MUSIC FESTIVALS  
OPEN AIR THEATER  
ART INSTALLATIONS  
DANCING IN THE PLAZA  
SCHOOL PERFORMANCE



Ukrainian Cultural Festival



Lamonte Elementary Walk to School Day

**WELLNESS**  
PILATES ON THE PLAZA  
GOAT YOGA  
COLOR RUN  
CYCLING ON THE RIVER  
RARITAN RIVER WALK

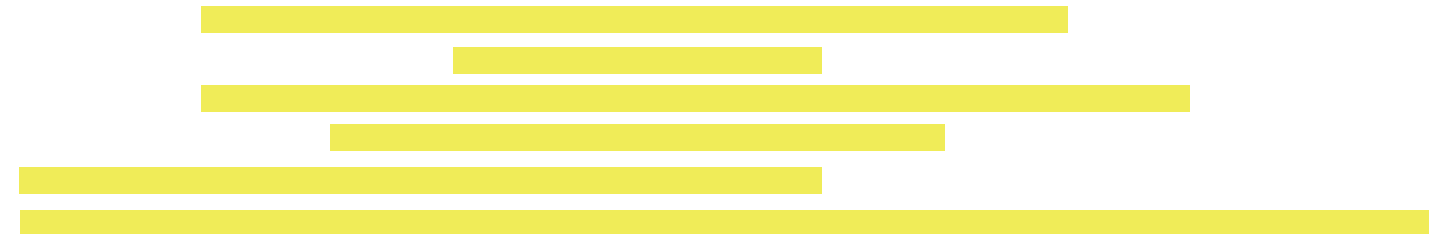


Bound Brook Cycling Classic



Food Truck Festival

**FOOD**  
BEER GARDEN  
COMMUNITY DINNERS  
FARMERS MARKET  
FOOD TRUCK RODEO  
CULINARY WORKSHOP  
COMPOSTING 101

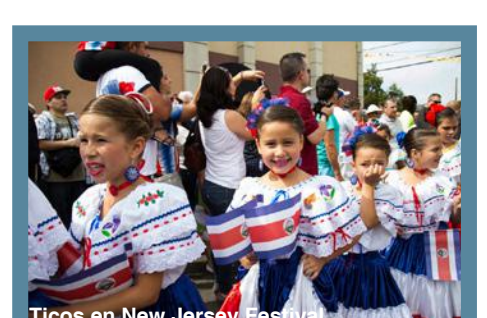


School Food Drive



Battle of Bound Brook Reenactmen

**COMMUNITY**  
FINE ART/CRAFT FAIR  
VINTAGE MARKET  
CAR CRUISE NIGHT  
COMMUNITY ART FEST  
BOOK SWAP

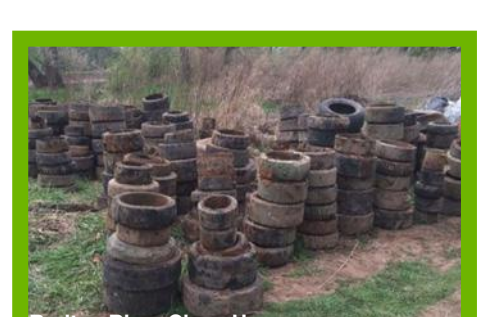


Ticos en New Jersey Festival



Bound Brook River Festival

**NATURE**  
FLOWER SHOW  
FLOWER ARRANGEMENT  
PLANTING CLASS  
BIRD WATCHING  
RIVER CLEAN UP  
RARITAN RIVER WALK



Raritan River Clean Up

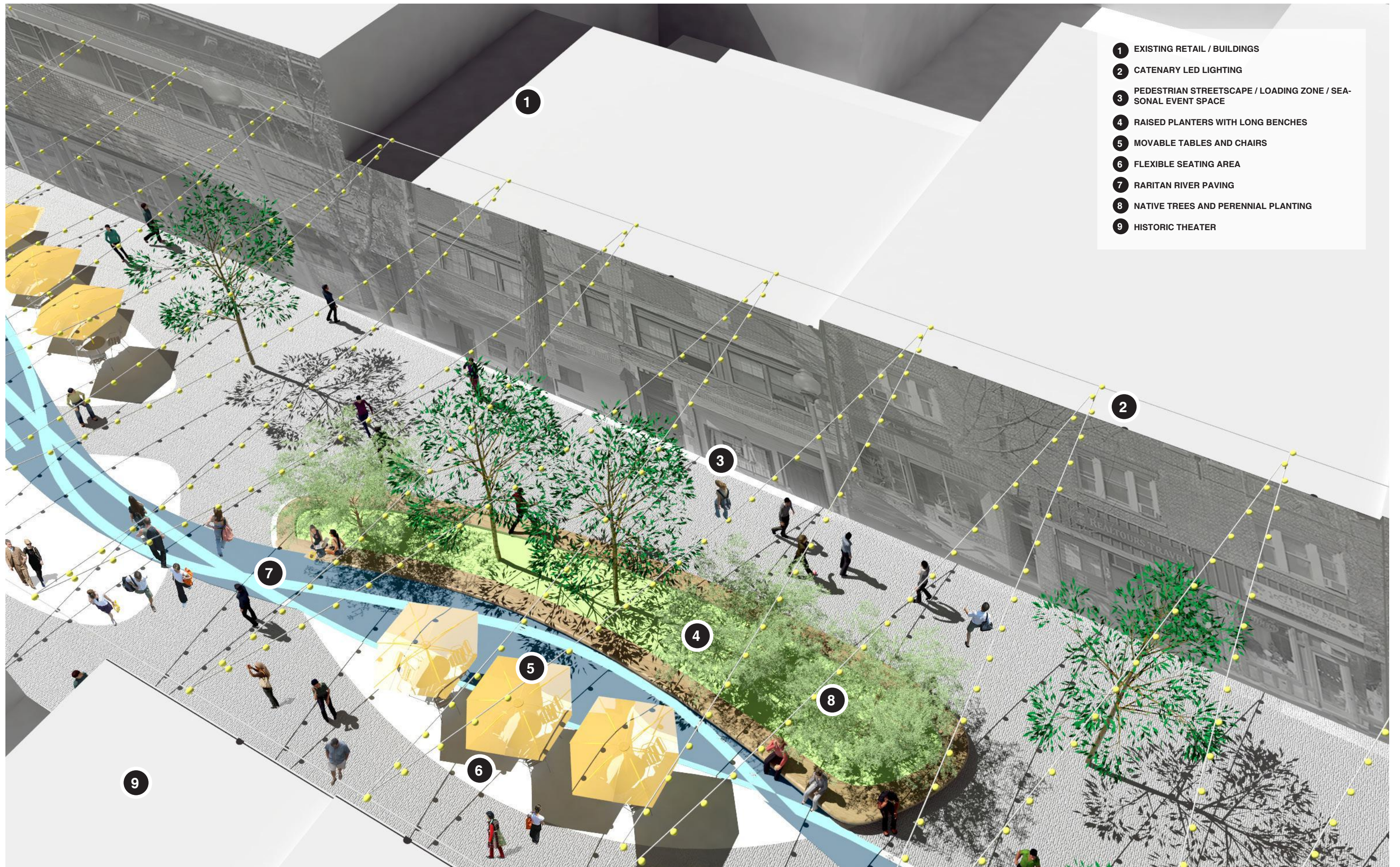


An architectural rendering of a public plaza. A winding path, highlighted in light blue, meanders through the space. The path is flanked by various greenery, including several trees and low-lying plants. Overhead, strings of small, warm-toned lights are strung across the plaza, creating a canopy effect. People are depicted walking along the path and sitting on benches. The plaza is situated between historic, multi-story buildings with classical architectural details. The overall atmosphere is one of a vibrant, community-oriented public space.

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

With umbrellas, flexible seating, curving planters with benches, seasonally colorful trees and over-head low-energy strings of lights, Hamilton Street will become an **everyday destination** to meet, shop, dine, and congregate, like a **community hearth** for the Historic Theater.





- 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





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

Ever changing plant materials provide colors, textures, and interest - **nature's very own theater** - animated by a canopy of overhead catenary lighting.



- 1 FLEXIBLE SEATING AREA
- 2 NATIVE TREES AND PERENNIAL PLANTINGS
- 3 INTEGRATED SEATING
- 4 RARITAN RIVER PAVING

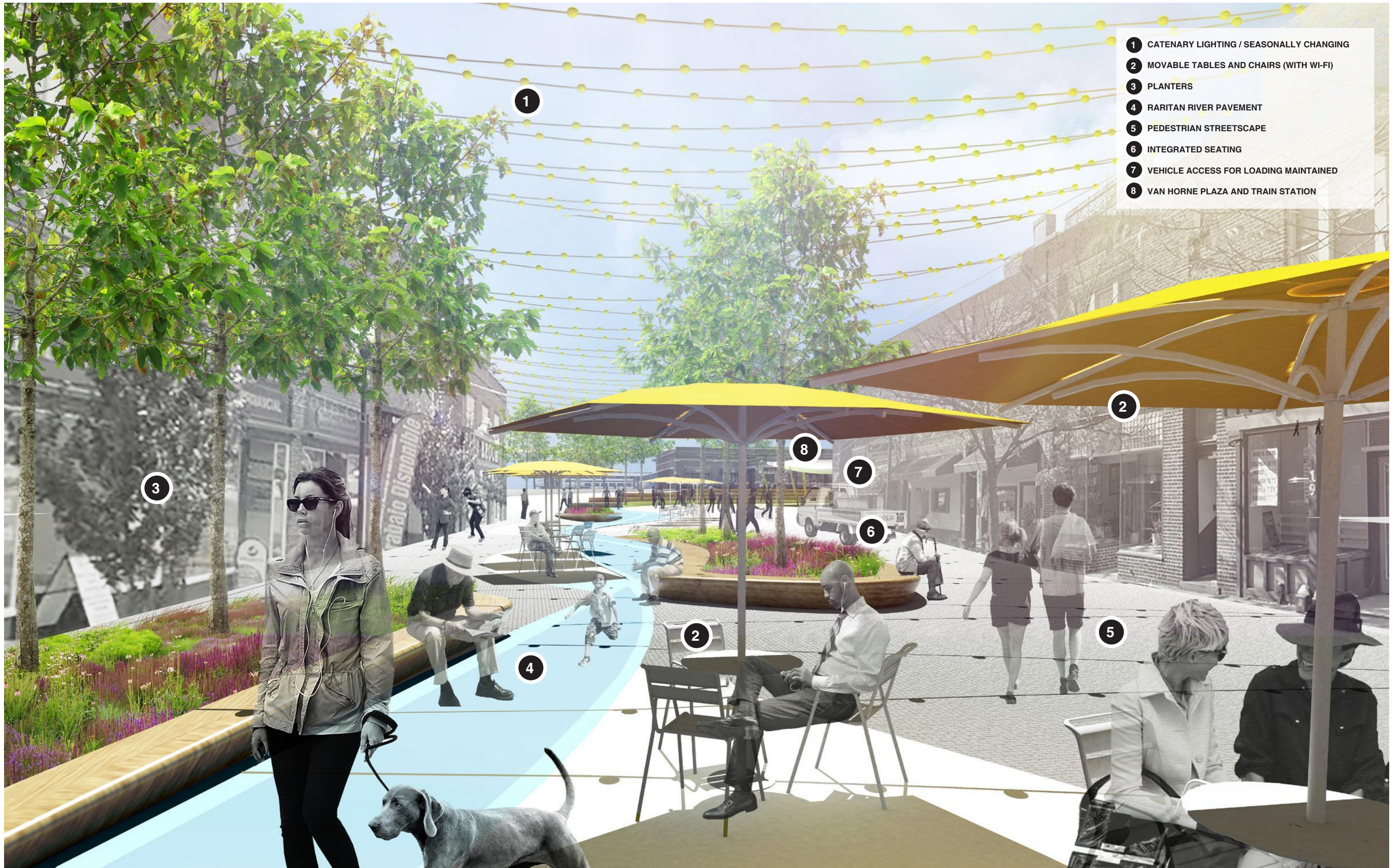




Tables, chairs, and umbrellas will provide spaces for residents -- existing and new, young and old -- to work, relax and converse together. A sponsored, free, town WiFi would provide added incentive for the growing professional community. The layout of planters in the center of the street will maintain service access to the shops while allowing outside retail displays to catch the eyes of free flowing pedestrians throughout the street.







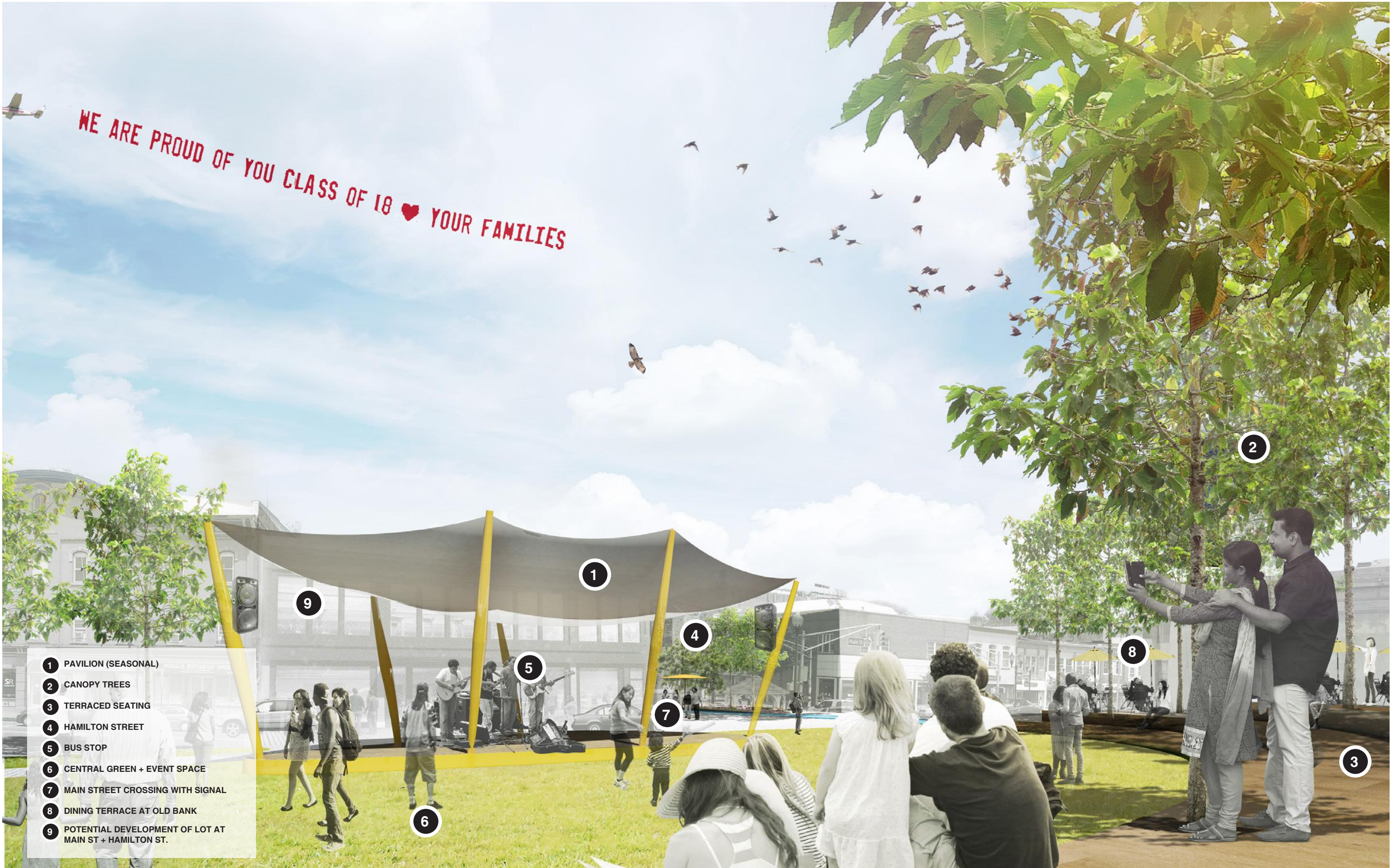
- 1 CATENARY LIGHTING / SEASONALLY CHANGING
- 2 MOVABLE TABLES AND CHAIRS (WITH WI-FI)
- 3 PLANTERS
- 4 RARITAN RIVER PAVEMENT
- 5 PEDESTRIAN STREETScape
- 6 INTEGRATED SEATING
- 7 VEHICLE ACCESS FOR LOADING MAINTAINED
- 8 VAN HORNE PLAZA AND TRAIN STATION



With a direct connection to Hamilton Street, the new Bound Brook Station/Van Horne Plaza takes advantage of the slope from the street up to the restaurant to provide a **generous lawn** with **stepped and shaded seating** that lends itself to occasional weekend and holiday **events and festivals**. With Main Street temporarily closed for stalls and food trucks, Bound Brook will become a **regional destination** for uniquely themed seasonal events.







WE ARE PROUD OF YOU CLASS OF 18 ❤️ YOUR FAMILIES

- 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.



The new Civic Plaza **greet**s 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, will help provide a **new identity** to the station. Trees provide shade and seasonal color while **fram**ing views from Hamilton Street to the new station entrance.







WE ARE PROUD OF YOU CLASS OF 18 YOUR FAMILIES

- 1 CANOPY TREES
- 2 MAMA ROSINA'S
- 3 PROPOSED MIXED-USE DEVELOPMENT
- 4 STAIR AND ELEVATOR TOWER TO PARKING STRUCTURE AND ACCESS TO NJ TRANSIT
- 5 PAVILION (SEASONAL)
- 6 CENTRAL GREEN
- 7 FLEXIBLE EVENT SPACE (VENDOR / FOOD TRUCK)
- 8 MAIN STREET CROSSING WITH SIGNAL
- 9 TERRACED SEATING

4

1

5

3

2

9

6

7

8

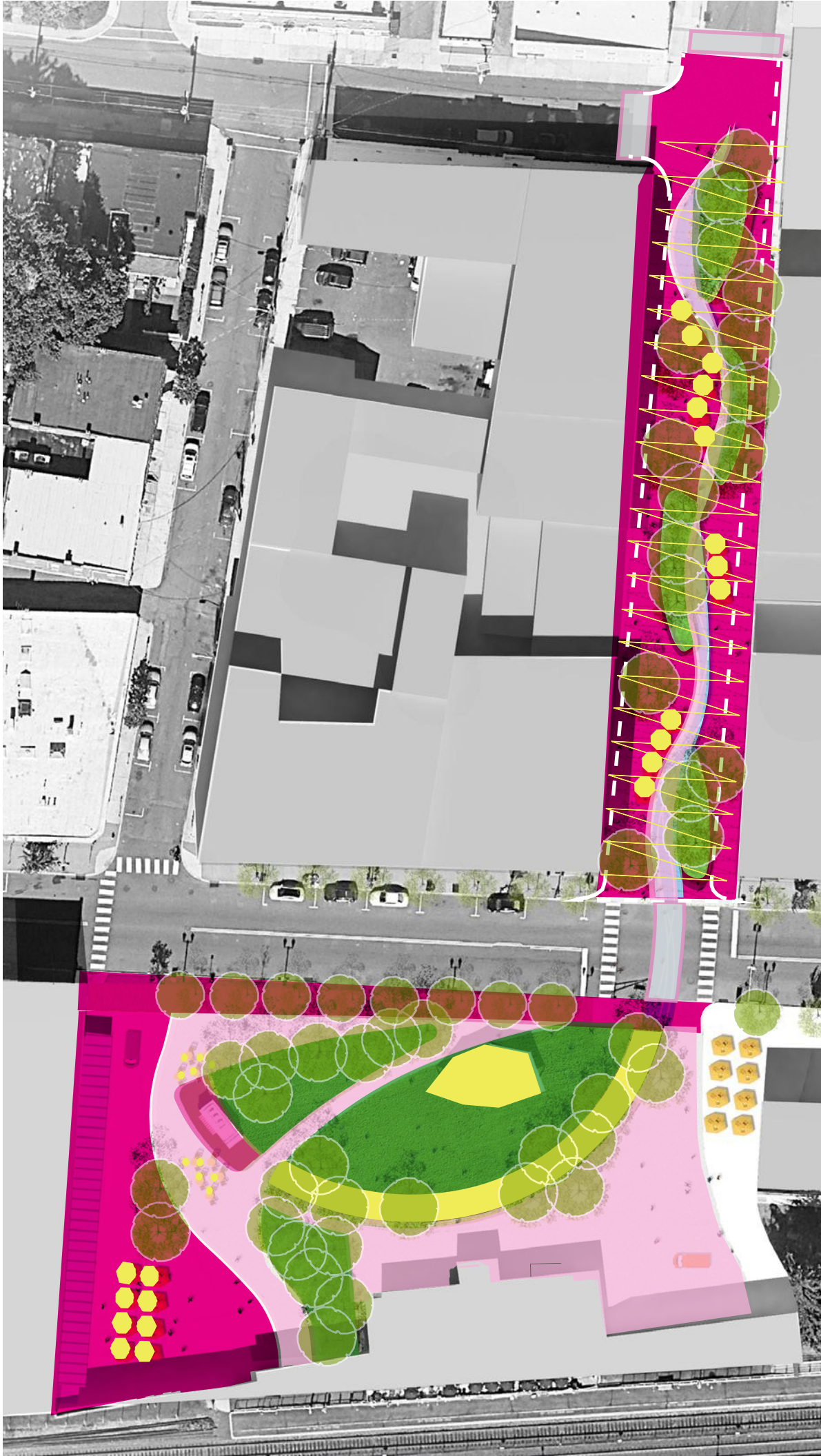
BOUND BROOK  
NJ TRANSIT

CAFE








BOOK STORE

WORK BAKERY















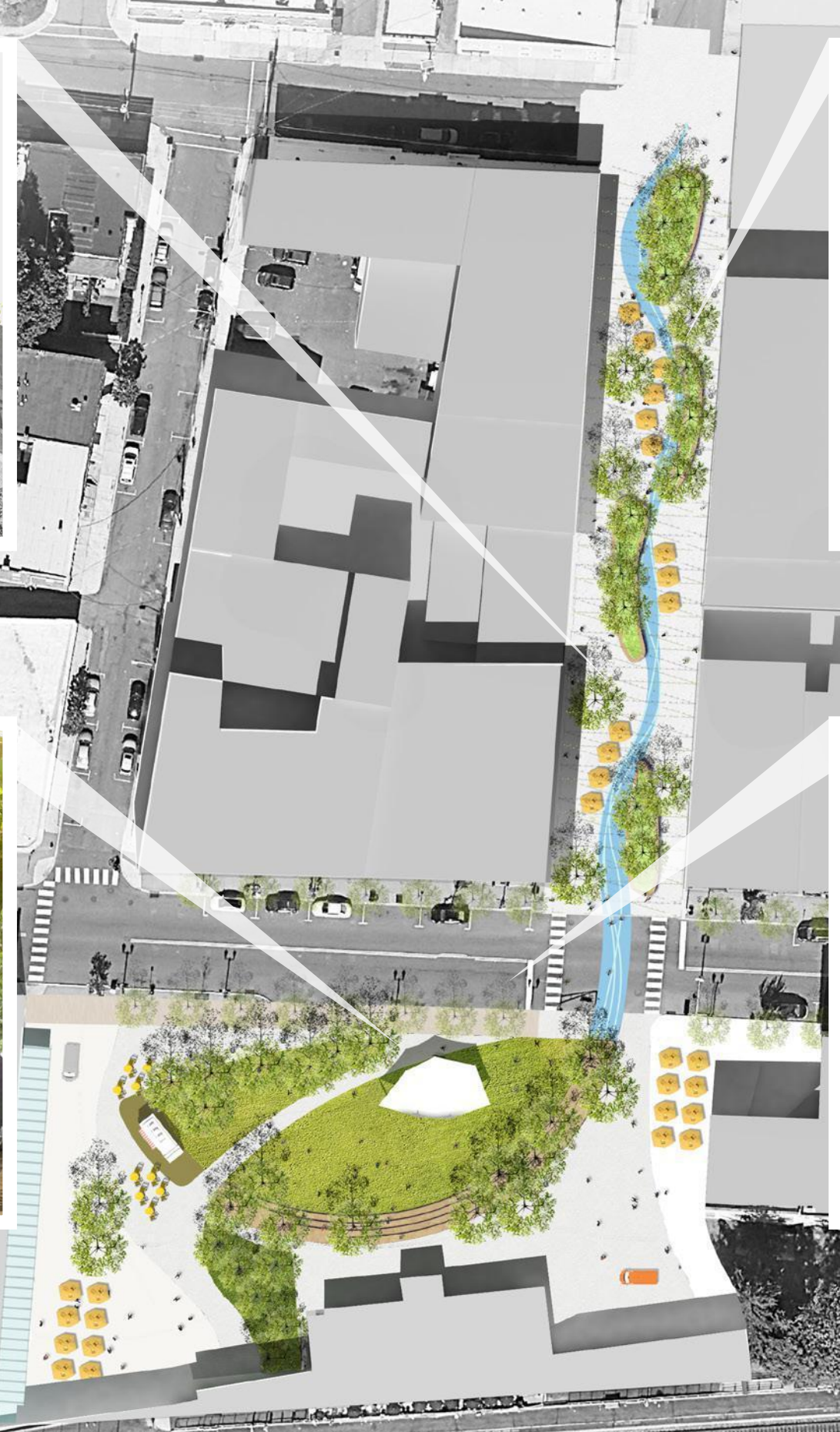
## CONCEPTUAL COST ESTIMATE HAMILTON STREETScape

			PAVING	\$330,325
			PLANTING	\$237,400
			SITE ELEMENTS, FURNISHINGS + UTILITIES	\$425,900
			SITE PREP	\$210,656
<b>SUBTOTAL</b>				<b>\$1,204,281</b>
CONTRACTORS OVERHEAD & PROFIT,				\$240,856
<b>SUBTOTAL</b>				<b>\$1,445,138</b>
ESTIMATING / DESIGN CONTINGENCY (15%)				\$216,771
GENERAL REQ. (20%)				
<b>BASE OPTION TOTAL</b>				<b>\$1,661,908</b>

## CONCEPTUAL COST ESTIMATE VAN HORNE PLAZA + MAIN ST

			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
<b>SUBTOTAL</b>				<b>\$2,232,030</b>
Contractors Overhead & Profit,				\$446,406
<b>SUBTOTAL</b>				<b>\$2,678,436</b>
ESTIMATING / DESIGN CONTINGENCY (15%)				\$401,765
GENERAL REQ. (20%)				
<b>BASE OPTION TOTAL</b>				<b>\$3,080,201</b>







# BOUND BROOK PLAZA

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