

# The Future of Flemington

February 22, 2016

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ARCHITECTS AND PLANNERS

# Introduction

As the Hunterdon County seat, the borough of Flemington is a reflection on the entire County and should be looked at as the gold standard of municipalities as it relates to the state of New Jersey.

Downtown Flemington is in need of revitalization and our Goal is to Redevelop the heart of Main Street and create a Vibrant and Dynamic Mixed-Use Lifestyle Community that will be attractive to our local Community, Tourism and Higher Education which will become a fabulous place to Live, Work and Enjoy!

These Objectives are aligned with the Hunterdon County Comprehensive Economic Development Study (CEDS). The plan has the full endorsement of Roger Brooks, who was retained by Flemington to provide guidance on the rebranding initiatives of Flemington.

# Roger Brooks Endorsement

Insert Quote / Letter

# Proposed Redevelopment

The Proposed Redevelopment area will provide the following components:

- College / Education / Technology / Medical
- Retail
- Hotel
- Restaurants
- Residential
- Parking

# Proposed Development

**College:** A two or four year college will become the catalyst for attracting people of all ages to matriculate and enjoy advanced Educational opportunities. Hunterdon is one of the few counties in New Jersey without higher education and it is a vital component for our future. The new academic facility will be constructed on the Flemington Fur site and will also be available to medical, technology and professional offices as needed. Discussions are underway to achieve this goal.

**Retail:** Anchored by Flemington Fur we anticipate the ability to attract a variety of stores and shops that will significantly impact and invigorate our community.

**Hotel:** A new 100 room hotel to be built designed to transition the past history of the Union Hotel incorporating new and improved modern amenities while keeping many of the same characteristics where possible.

**Restaurants:** The importance of great restaurants will be a key component of the lifestyle center. The liquor license that was purchased will enable multiple restaurants to share the license providing opportunity for a broader customer experience.

**Residential:** There will be 230 – 250 high quality residential units built above the first floor retail and restaurants.

**Parking:** There will be ample parking with approximately 900 spaces in the form of deck and underground parking to service the lifestyle center.

# Next Steps

Upon being named the Redeveloper, the following plans would need to be completed subject to engineering and due diligence to determine the viability of construction and regulatory approvals.

# The Stagecoach at Flemington



**The former Union Hotel site, first constructed by Neal Hart in 1814, served as a gathering place for well-to-do stagecoach passengers and socialites throughout the 19th Century, as well as many local characters and tourists visiting the area.**

# Front Elevation



# Street View of Hotel



# Front of Hotel



# Enclave Conceptual Images

## View of Entry



# Stagecoach Fountain



# View From Hotel Balcony



# Plaza View



# Plaza View



# Plaza View



# View of College From Plaza



# College Entry



# View Towards Courthouse



# Plaza Level



**PLAZA LEVEL**  
DATE: 2016-02-17

# Floors 2 – 6

(do we want to say)



# Parking Garage

