

Residential Development for West Windsor and Plainsboro



**POTENTIAL IMPACT ON
WW-P REGIONAL SCHOOL DISTRICT
PRESENTED MAY 26, 2015**

West Windsor Township



Princeton Theological Seminary



- 200+ apartments (.52 student yield). Projected 104 students.
 - Must still submit a concept plan – no approvals granted yet
 - An impact study will be needed.
 - Zoned appropriately.
 - Anticipated concept plan to WW Township in Summer 2015

Maneely Property: (Toll Brothers)



- Toll Brothers has proposed a mixed-use development at Bear Brook Road and old Bear Brook Road in West Windsor- a site sometimes known as ‘the Maneely property’.
- The plan, developed in conjunction with West Windsor Township, calls for 188 ‘corporate suites’, 40 apartments, 51 town homes and 20,000 sq. ft. of commercial space. A 10-acre plot on the site is set aside for a 72-unit affordable housing development, which will potentially be constructed by Project Freedom. The plan was presented to the West Windsor Planning Board in May 2014.

Maneely Property: (Toll Brothers)



- 55 townhouses (.5 student yield) – 27.5 students
- 46 apartments (.52 student yield) – 23.92 students
- PROPOSED – 202 extended stay suites and 75 apartment units for Project Freedom.
- Toll Brothers purchased the Maneely tract.
- Construction is anticipated by 2016.
- Possible residential units by Fall 2017.

Ellsworth Center: (In litigation)



- Location: Corner of Cranbury and Princeton-Hightstown Roads
- 20 apartments (.52 student yield) – 12.48 students
- 11.24.14 WWP News – The WW Council did approve a resolution to explore redevelopment designation for two residential lots adjacent to the Ellsworth Center.
- Township approved the mixed-use site plan in December 2013

Ellsworth II



- 9.12.14 – Pereira Investment Corp brought forward a proposal to increase 45,582 sq. ft. of residential uses. (approximately 40 apartments)
 - ✦ Back to the drawing board between Pereira Investment Corp and the WW Site Plan Advisory Review Board (SPRAB)
 - ✦ Ongoing lawsuit against the Zoning Board

Howard Hughes Property



- Location: 658-Acre site along Quakerbridge Road, Clarksville Road and Route 1.
- Former American Cyanamid site. Also known as the Wyeth Tract.
- Owner – Howard Hughes Corporation
- Currently zoned for ROM – 1, Research, Office Manufacturing – allows for office, research and development and limited manufacturing uses.
- 47 dilapidated and deteriorating buildings on the site.
- Requesting a mixed development, including “a compact walk-able people-scale village” with residential units, restaurants, civic centers, etc. (McMahon, Sept. 22, 2014)

Howard Hughes Property



Potential Usages:

- Mixed Use (HHC states phases will be market-driven)
 - ✦ Residential
 - ✦ Retail
 - ✦ Integrating Office Spaces
 - ✦ Hotel
 - ✦ Community Amenities
 - ✦ Lofts
 - ✦ Empty Nesters
 - ✦ Large Family Homes
 - ✦ 55 +
 - ✦ Commercial

Howard Hughes Property



Size Comparisons:

- Property is 10 times the size of Quakerbridge Mall
- 3 times the size of Carnegie Center – potentially 7 /8 million Sq. Ft.
- Potentially 243-Acres of Wetland and community lands
- 100-Acres Woodland/Wetlands/Trails
- Potentially 115Acres for Community Services
- Potentially allows for 300-Acres of build-out

Howard Hughes Property



Timelines/Consideration:

- ✦ NJ Transit Connections
 - Route 1
 - Quakerbridge Road
- ✦ Train Station
- ✦ D&R Commission
- ✦ Wetlands
- ✦ Mercer County Park
- ✦ Department of Environmental Protection

Transit Village



- **Transit Village:**
 - 350-Acre property
 - 800 units as Transit Oriented Development
 - ✦ Potential for owner/developer to request the township to cut down the number of units but the builder would want bigger units which would yield more students.
 - The proposed project is a mixed-use development with 800 housing units and 100,000 square feet of retail space.
 - 98 units will be affordable units and the remaining 702 will average two bedrooms per unit

Transit Village



Transit Village Projections:

- ✦ Average yield in townhouses is 0.50, range is 0.18 – 0.85
- ✦ Transit Village could yield as low as 16-80 children if similar to other TOD's (0.02 – 0.10 children per unit)
- ✦ However, if similar to other WW locations such as Windsor Haven (0.28) or Canal Pointe (0.40) Transit Village could yield as high as 224 – 320 students.

Thompson Property: (Selling to the County through D&R Greenways)



- Location: Behind Kindercare on Rabbit Hill Road
 - ✦ The property will become part of the county's open space.
- 35-ACRE Thompson Tract and adjacent to West Windsor gun club.

West Windsor Gardens II aka Princeton Terrace



- Preliminary and Final Major Site Plan approval granted.
 - End of July 2015 should be at full build-out.

Plainsboro Township



Princeton Forrestal Village



- 394 new housing units will be developed by Lincoln Equities Group.
 - **Location:** College Road West along the west side of Princeton Forrestal Village.
 - 394 multi-family residential units. Ground breaking is expected in spring 2016. Units will be in three and four story buildings.
 - ✦ The approval includes 20 studios, 229 one-bedroom, 135 two-bedroom and 10 three-bedroom units. 50 of the units will be designated Council on Affordable Housing (COAH) units.
 - Developer projections anticipate 58 school age children at full build out.

Council on Affordable Housing (COAH)



COAH



- The NJ Supreme Court declared New Jersey's affordable housing process "nonfunctioning," and removed from the executive branch jurisdiction over low- and moderate-income housing and sent it back to the courts, giving a clear victory to housing advocates.
- This significant order comes 40 years after the court's first decision establishing the so-called Mount Laurel doctrine, which holds that municipalities must provide their "fair share" of affordable housing, and in some ways turns back the clock to that time period, when individuals, developers, and advocates had to sue to prevent municipalities from blocking this type of housing through zoning laws.

COAH



- For the first 30 days, from about mid-June until about mid-July, municipalities working with COAH will be able to go to court to seek a ruling that a housing plan that had already received COAH approval or a new plan meets its Mount Laurel obligation. While the court is reviewing a plan, a municipality will have immunity from being sued. If the court deems its plan meets its constitutional obligation, it will continue to enjoy protection. Those that do not, however, will be subject to builder's remedy lawsuits and could be ordered to accept higher-density development -- usually four market rate units for every affordable unit.

Calculation of Impact



Formula for Condominiums, Townhouses and Apartments by Stan Katz, Ph.D.

	# of Units Proposed	Low Range	# of Students	High Range	# of Students
Condominiums and/or Townhouses, and developments that contain Affordable housing Units		.35		.7	
Condominiums and/or Townhouses, and does not contain Affordable housing Units		.3		.5	
Apartments, and developments that contain Affordable housing Units		.3		.5	
Apartments and does not contain Affordable housing Units		.2		.2	

Formula for Condominiums, Townhouses and Apartments by Stan Katz, Ph.D.



- “If the development is expected to include amenities which would lead to its being classified as “child friendly,” use the higher end of the stated range; if the amenities are such that one would not classify the development as “child friendly,” use the lower end of the range.”
- “Child-friendly” requires a judgment based on the following factors:
 - Playgrounds
 - Swimming Pools
 - Tennis Courts
 - East or West of US Route 1
 - Within walking distance to elementary school

Formula for Single Family Homes, Condominiums, Townhouses and Apartments (Demographic Study)



West Windsor		Low Range	Average	High Range	
Single Family Homes			.73		
Condominiums and/or Townhouses		.18	.50	.85	
Apartments		.37	.52	.74	

Formula for Single Family Homes, Condominiums, Townhouses and Apartments (Demographic Study)



Plainsboro		Low Range	Average	High Range	
Single Family Homes			.88		
Condominiums and/or Townhouses		.23	.49	.93	
Apartments		.18	.24	.50	

Property	Approval /Status	Timeline	# of Units	Types of Units	# of Expected Students	Sending Path - Elem.	Sending Path - Upper Elem.	Sending Path - MS	Sending Path - HS
Princeton Theological Seminary	Concept Plan must be submitted	N/A	200+ Apartments	Apartments	104	MH	Vil	GMS	HSS
Maneely Property	Planning Board in July 2015	Fall 2017	55 Townhouses; 46 Apartments	Apartments and Townhouses	50	TBD	TBD	TBD	TBD
Ellsworth Center	Approved	N/A	20 Apartments	Apartments	12	TBD	TBD	TBD	TBD
Ellsworth Center II	Litigation wth WW Zoning Board	N/A	40 Apartments	Apartments	24	TBD	TBD	TBD	TBD

Property	Approval/Status	Timeline	# of Units	Types of Units	# of Exp. Stud	Sending Path - Elem.	Sending Path - Upper Elem.	Sending Path - MS	Sending Path - HS
Howard Hughes Property	TBD	TBD	TBD	Mixed-Use; Residential and Commercial	TBD	TBD	TBD	TBD	TBD
Transit Village	TBD	TBD	800 Apartments	Apartments and Commercial	TBD	TBD	TBD	TBD	TBD
Princeton Terrace (West Windsor Gardens)	Approved	Completion Summer 2015	460 Apartments	Apartments	50 (over 160)	DN	VII	GMS	HSS
Forrestal Village (Plainsboro)	Approved	Groundbreaking Spring 2016	229 one-bedroom, 135 two-bedroom and 10 three-bedroom	Apartments and Commercial	58	TBD	TBD	TBD	TBD

WW-P Considerations



- **District Impacts:**

- ✦ Continued monitoring of enrollment projections and staff shifts.
- ✦ Potential impact on Maurice Hawk based upon pending developments.
- ✦ School paths and district structure.