

RESOLUTION PROVIDING
REDEVELOPMENT GUIDELINES

- WHEREAS, Council believes that the continuation of the Redevelopment Consensus Building Process, which was to begin in June, should proceed, facilitated by the Planning Board and its professional consultants; and
- WHEREAS, to the extent requested by the Planning Board, Council will be present for Planning Board Redevelopment Presentations to provide input and reactions. In addition to the public notice for Planning Board, public notice will be provided by the Clerk when the Township Council will be in attendance in the event of possible action, and
- WHEREAS, Council supports the inclusion of the \$200,000 bond for expenditures required to pay for Planning Consultants, Redevelopment Attorney, Planning Board Attorney, Fiscal Feasibility Consultant, mailings, and for sufficient funds for a dedicated paid staff to provide Channel 27 coverage of redevelopment proceedings; and
- WHEREAS, the review of costs and scope of work by consultants will require further refinement over the next year to facilitate the recovery of the Township's upfront redevelopment planning costs which can be recovered through a variety of mechanisms once the plan is completed and receives final approval by Council; and
- WHEREAS, Council supports the efforts of the Administration to renegotiate the Hillier contract to maintain the fixed amount of \$330,000; and
- WHEREAS, Council requests that a Hillier representative be present during official Planning Board Presentations that are facilitated by Davies-Madden and re-engagement of services by Hillier will not occur until a list of directives has been endorsed by the Planning Board for integration into a Final Redevelopment Plan; and
- WHEREAS, the Administration and consultants will review all proposed contracts in order to identify and avoid any duplication of services prior to execution. In addition the Davies-Madden contract is to identify the required hours to coordinate with the Planning Board consultants to mesh the added consensus building step with the Hillier Architecture scope of services; and
- WHEREAS, the Redevelopment Finance Committee should begin meeting, even if all members cannot attend, to set an agenda of critical issues it needs addressed, and the committee should report back to Council promptly and regularly; and
- WHEREAS, the Planning Board shall set up an action plan to interface with the Parking Authority;

NOW, THEREFORE, BE IT RESOLVED, that Council comments on the Davies-Madden Proposal are as follows (page numbers are references to the pages in the Davies-Madden Proposal with respect to which the particular comments relate):

1. In order to model the capacity of the roads and the demands of parking, Council supports using the Hillier plan with 500 residential units (inclusive of the COAH obligations) as a means to begin a discussion about the needed road infrastructure components. (This is meant to identify the plan and not as any approval of the number of units). The information learned through this analysis will form the economic basis that will establish the viability of this project. The drawings are solely a tool and are not meant to signal approval of the layout and zoning densities. (page 15)
2. Council supports the review of a multi-purpose arts/cultural entertainment component. Council does not support the 20 screen multiplex theater concept. Consultants should outline the affects of this Use within a mixed use development and how it affects the capacity of the roads and parking garage fiscal viability. (pages 22, 23, 24)
3. Council supports the analysis of a hotel/conference complex, similar to the approved plan on the Sarnoff Site, as another possible component of the redevelopment plan worthy of review to understand changes in road capacity. (pages 22, 23, 24)
4. In addition to the sites identified in the Davies-Madden Proposal, the potential zoning uses on the Maneely site should be reviewed. The potential impacts of planning for Project Freedom, an extended stay hotel, housing, or retail should be considered as a complement to the redevelopment site. (page 30)
5. Consultants should highlight how all concept schemes reinforce the Guiding Principles outlined by Council Resolution 2007-R116.
6. Council supports review of the Overlay ordinance for Route 571 to highlight the possibilities of including second floor housing. Site restraints limit parking capabilities and might limit the privately driven renovation of the existing Main Street. (page 29)
7. Council supports analysis of zoning changes to properties along Alexander Road to facilitate additional parking garages with a midpoint Dinky-BRT stop. (page 31)

8. The Planning Board should define the scope and fiscal requirements of public improvements to be funded and then evaluate the impact of the density (specifically the number of residential units) needed to support the desired public improvements.
9. Until further discussion of housing types occurs, the general consensus of Council supports second floor housing built over retail in apartment style, typical row house arrangements with shared parking and ownership of residential units instead of rental units. Child friendly amenities are to be discouraged.
10. Consultants should provide a detailed analysis of Vaughn Drive to highlight design aspects which reinforce the carriage-way as a through-road connector. Discussions should highlight best practices to slow traffic and provide safe connections and crossings. Discussions should highlight the flow in and out of the garages, the intersection designs, turning lanes, locations of clover leaf ramps, roadway interruptions from traffic lights and traffic flow interruptions from BRT/Dinky tracks. (pages 10, 32)
11. The Planning Board should manage the use of the consultants' time to maintain the budget while providing for public comment on the presentations. Council will sponsor open-mike meetings to facilitate public input as well as encourage and engage an informal dialogue directly with residents.

AND, BE IT FURTHER RESOLVED that a copy of this resolution will be provided to the Planning Board members for guidance in the Redevelopment of the Princeton Junction Train Station.

Adopted: December 10, 2007

I certify the above Resolution was adopted by the West Windsor Township Council at its meeting on the 10th day of December, 2007.

Sharon Young
Township Clerk
West Windsor Township