

**Public Workshop 3**  
**“Plan”**

*WEST WINDSOR REDEVELOPMENT PLAN*

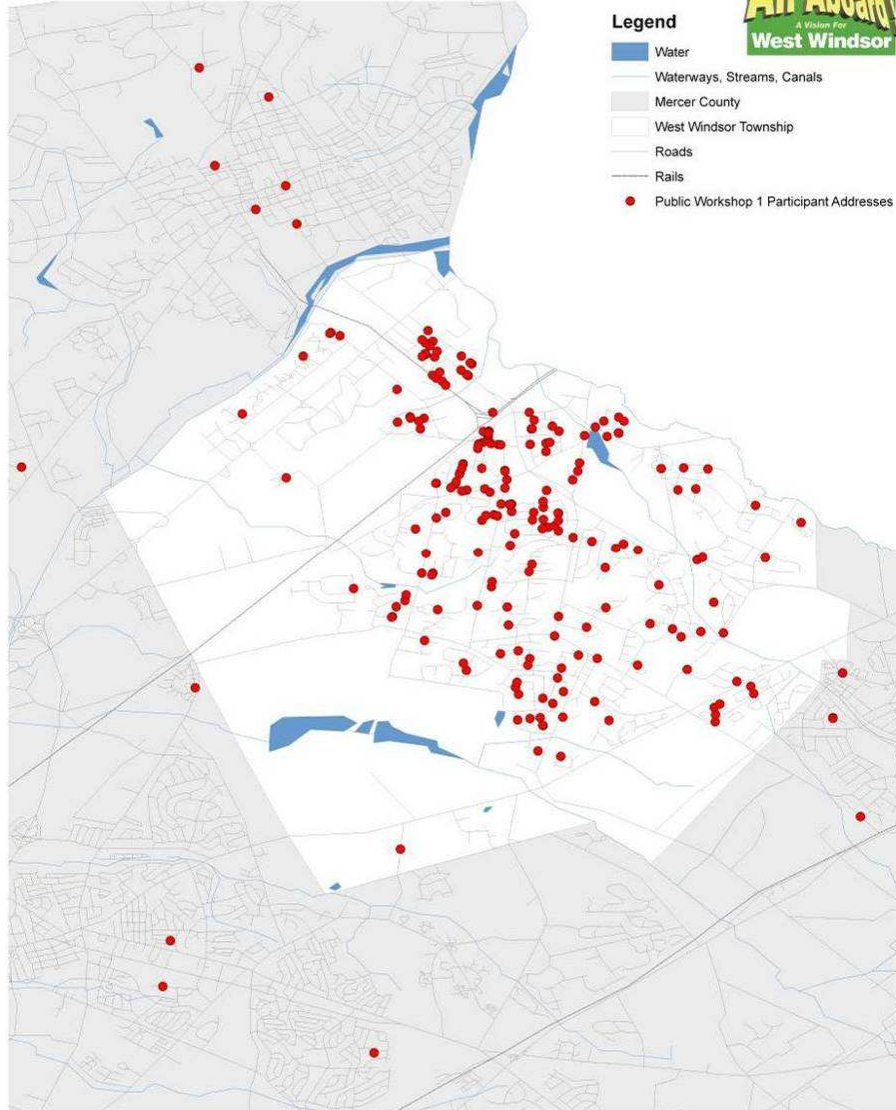




# *WEST WINDSOR REDEVELOPMENT PLAN*

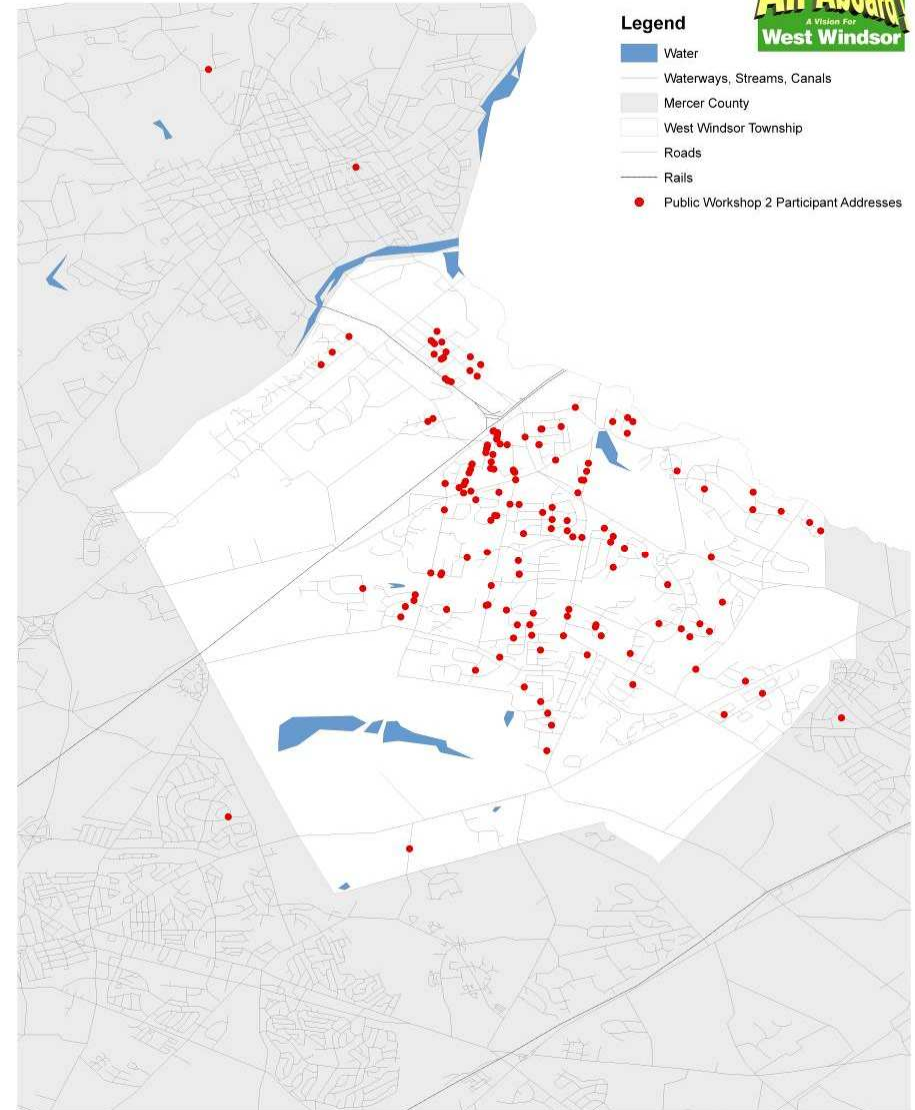
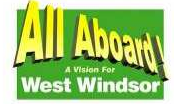


Township of West Windsor | Redevelopment Area Plan



Public Workshop 1 Distribution of Participants | 02-22-2007 | Hillier ARCHITECTURE

Township of West Windsor | Redevelopment Area Plan



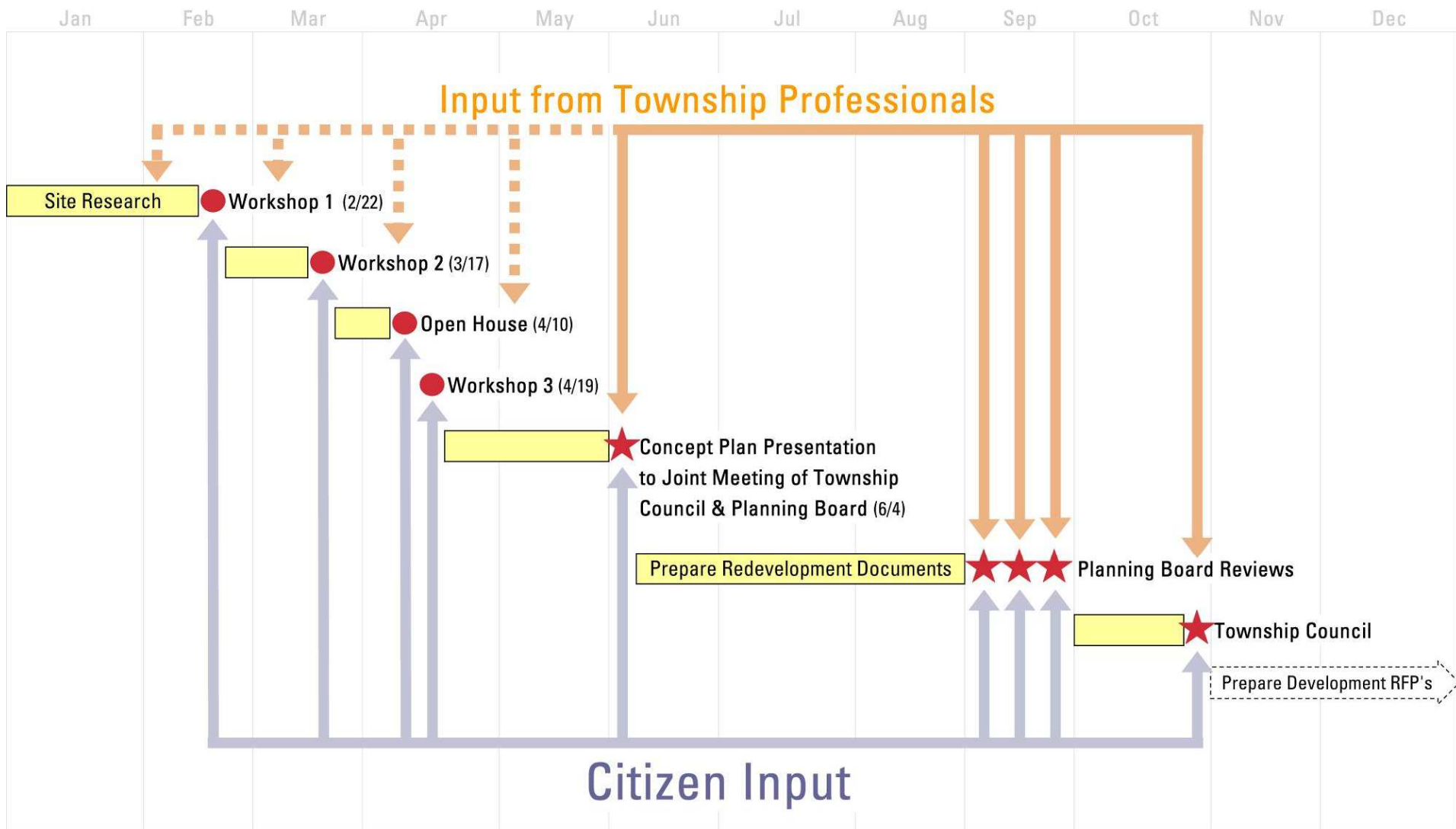
Public Workshop 2 Distribution of Participants | 03-17-2007 | Hillier ARCHITECTURE

**Workshop 1 Participants: 359 Signed-In**

**Workshop 2 Participants: 260 Signed-In**

**Participant Overlap : 143 Attended Both**

# SCHEDULE



# WEST WINDSOR REDEVELOPMENT PLAN



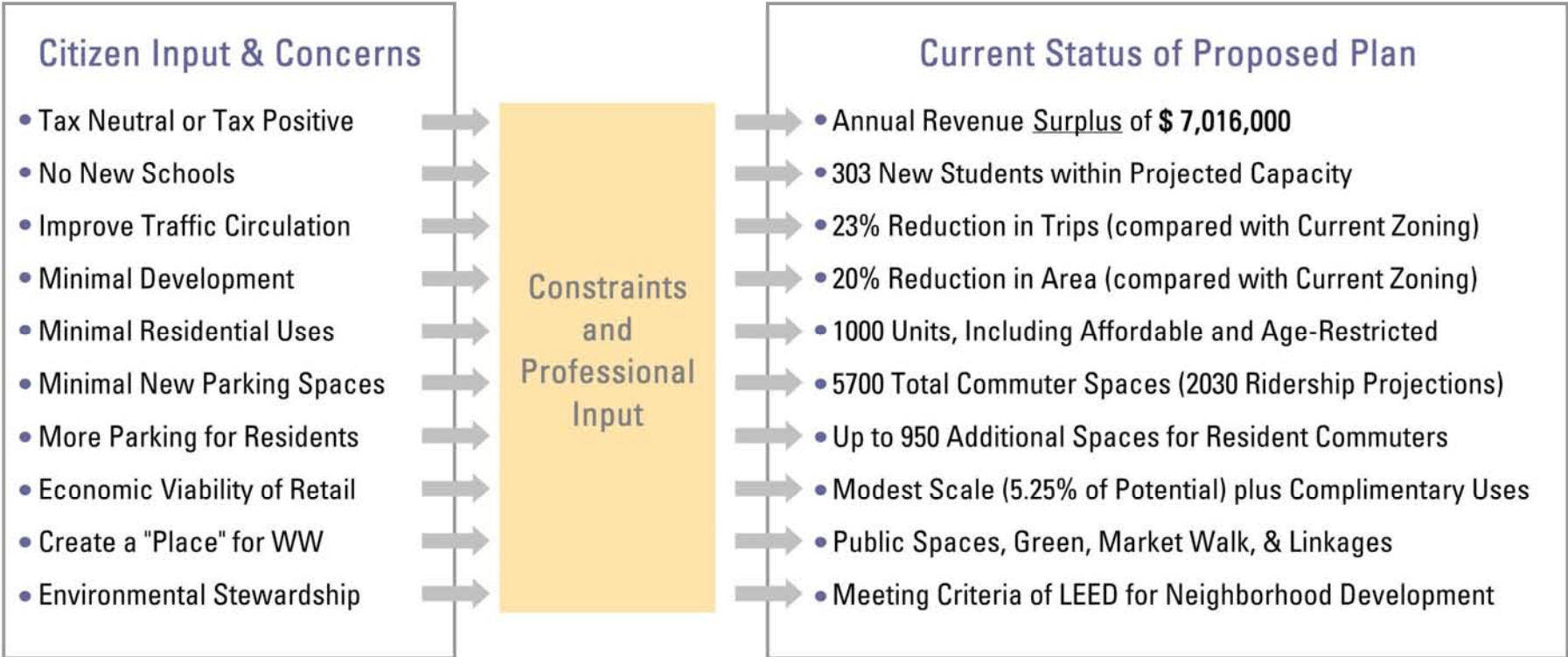
# GOALS

*Workshop 1 Prioritized Goals:*

- 1. Traffic / Circulation (47%)**
- 2. Economic (27%)**
- 3. Cultural (14%)**
- 4. Parking (8%)**
- 5. Environmental (4%)**

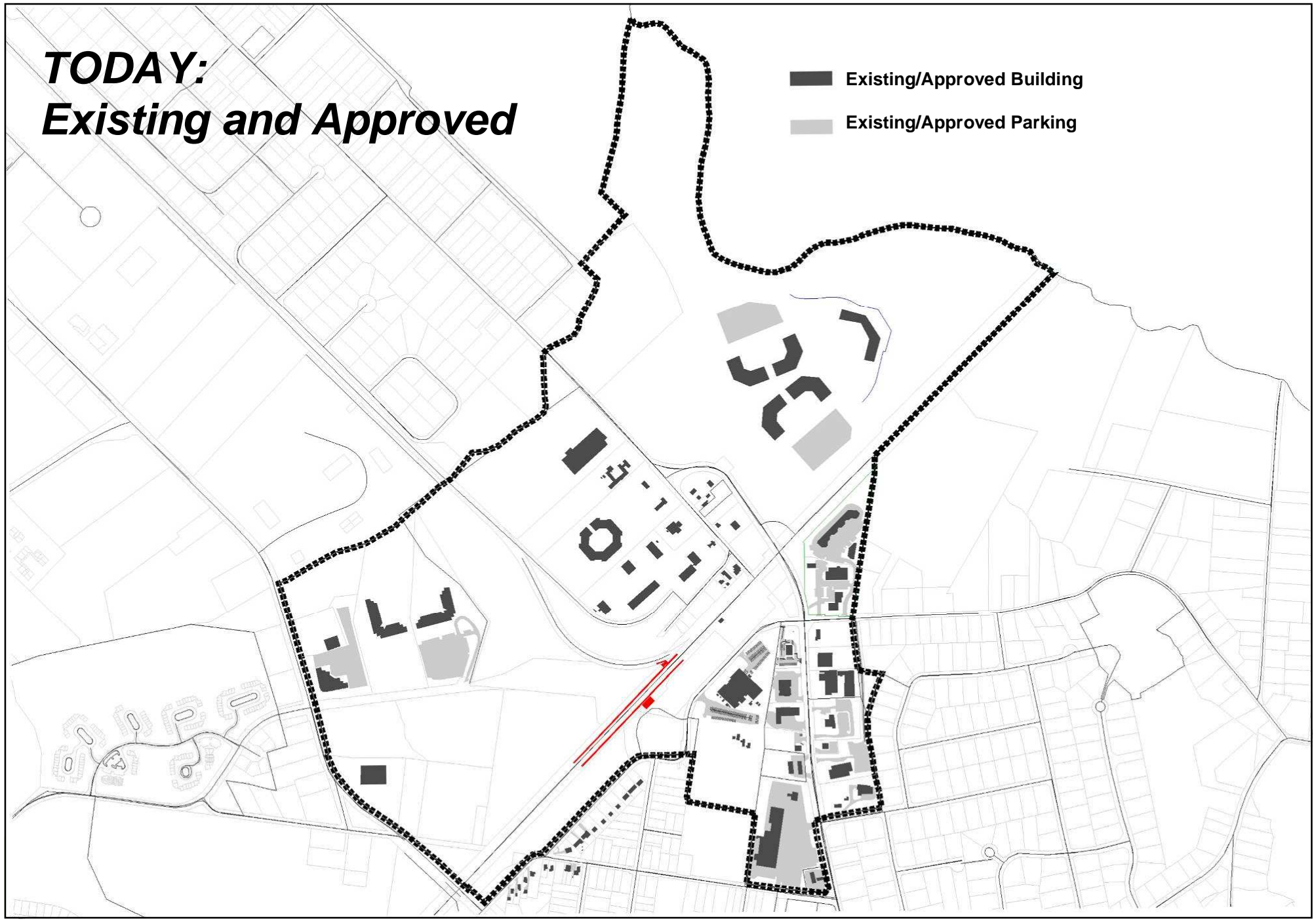
# INPUT





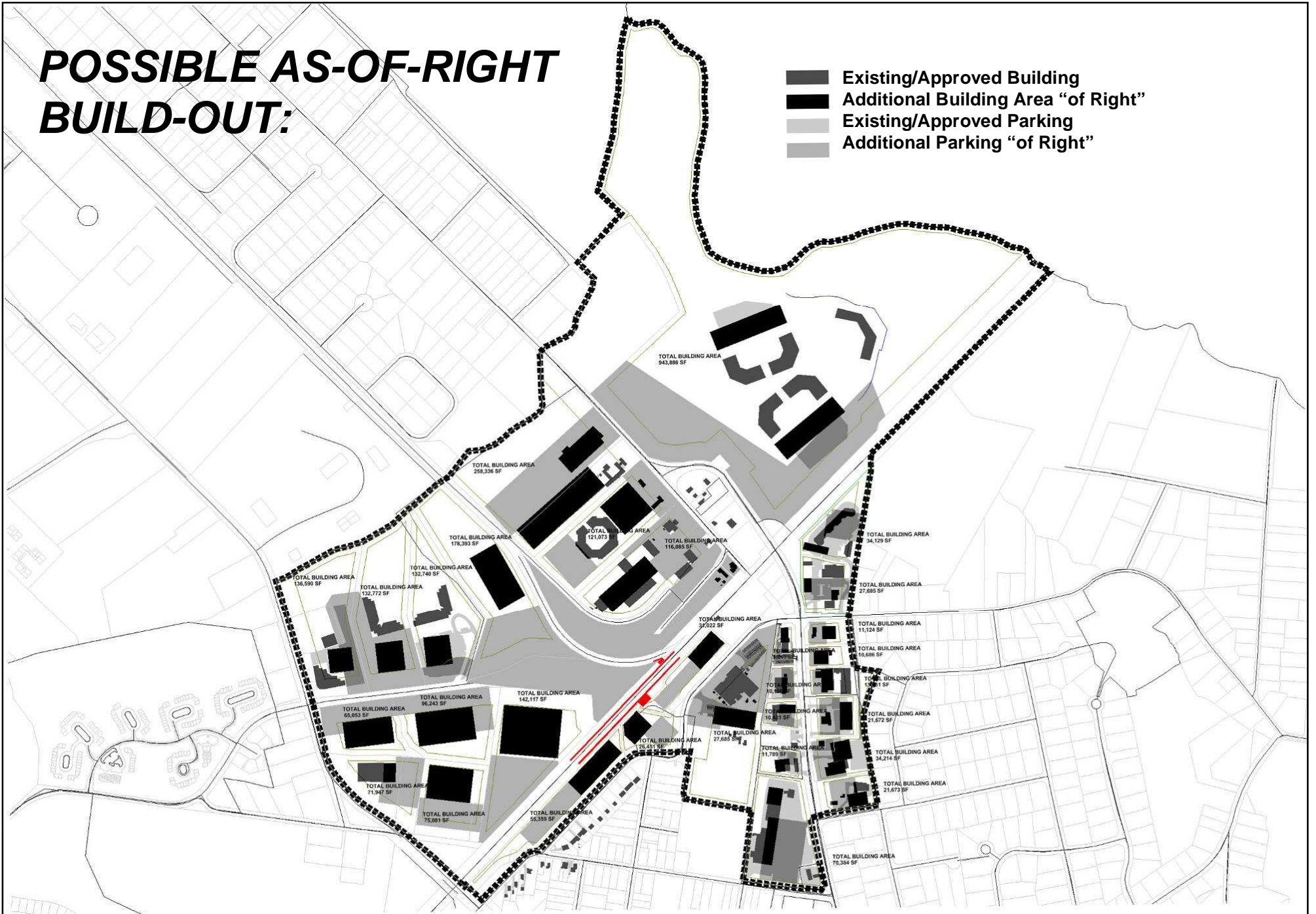
# ***TODAY: Existing and Approved***

- Existing/Approved Building
- Existing/Approved Parking



# POSSIBLE AS-OF-RIGHT BUILD-OUT:

- Existing/Approved Building
- Additional Building Area "of Right"
- Existing/Approved Parking
- Additional Parking "of Right"

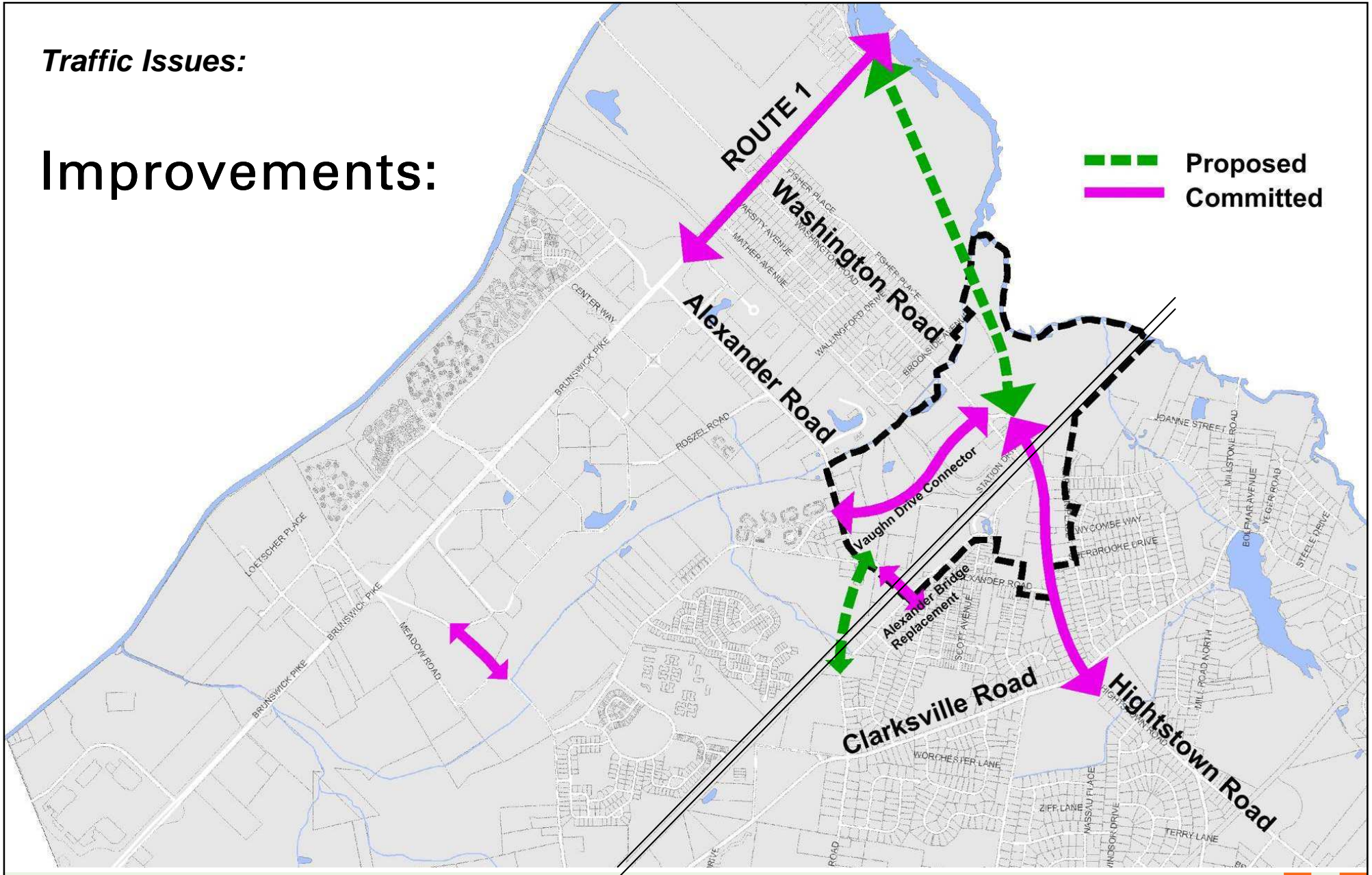






**Traffic Issues:**

**Improvements:**



# WEST WINDSOR REDEVELOPMENT PLAN



# PROGRAM

*WEST WINDSOR REDEVELOPMENT PLAN*



	<i>Number of Units</i>	<i>Area per Unit (sf)</i>	<i>Area (sf)</i>
Unrestricted Condominium Units	650	1,000	650,000
Age-restricted (55+) Condominium Units	200	1,000	200,000
Apartment (Rental) Units	150	1,000	150,000
Retail			150,000
Office			800,000
<b>Total</b>	<b>1000</b>		<b>1,950,000</b>



# TAX NUMBERS

*WEST WINDSOR REDEVELOPMENT PLAN*



	<i>Estimated Annual Tax Revenue</i>	<i>School and Municipal Service Costs</i>	<i>Required Remittance to County</i>	<i>Funding Available for TIF / RAB</i>
Unrestricted Condominium Units	\$ 4,345,000	\$ 3,951,000	\$ 217,000	\$ 177,000
Age-restricted (55+) Condominium Units	\$ 1,337,000	\$ 292,000	\$ 67,000	\$ 978,000
Apartment (Rental) Units	\$ 849,000	\$ 912,000	\$ 42,000	\$ (105,000)
Retail	\$ 1,018,000	\$ *	\$ 51,000	\$ 967,000
Office	\$ 5,262,000	\$ *	\$ 263,000	\$ 4,999,000
<b>Total</b>	<b>\$ 12,811,000</b>	<b>\$ 5,155,000</b>	<b>\$ 640,000</b>	<b>\$ 7,016,000</b>

*\* Note: Increased municipal service costs estimated using the current cost of variable municipal services per household in West Windsor. Municipal service costs associated with commercial uses are bundled with and presented as costs associated with residential uses.*

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Estimated Annual Budget Surplus:

**\$ 7,016,000**

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*\* Note: Increased municipal service costs estimated using the current cost of variable municipal services per household in West Windsor. Municipal service costs associated with commercial uses are bundled with and presented as costs associated with residential uses.*

Estimated Annual Budget Surplus: **\$ 7,016,000**

Potential Value of Redevelopment Area Bond (RAB), Funded by Surplus: **\$108 to \$114MM**

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Estimated Annual Budget Surplus: **\$ 7,016,000**

Potential Value of Redevelopment Area Bond (RAB), Funded by Surplus: **\$108 to \$114MM**

Residual Development Value, Contributed by Developers: **\$53MM**

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<b>Total</b>	<b>\$ 12,811,000</b>	<b>\$ 5,155,000</b>	<b>\$ 640,000</b>	<b>\$ 7,016,000</b>

*\* Note: Increased municipal service costs estimated using the current cost of variable municipal services per household in West Windsor. Municipal service costs associated with commercial uses are bundled with and presented as costs associated with residential uses.*

Estimated Annual Budget Surplus: **\$ 7,016,000**

Potential Value of Redevelopment Area Bond (RAB), Funded by Surplus: **\$108 to \$114MM**

Residual Development Value, Contributed by Developers: **\$53MM**

**Total Funds Available for Common Infrastructure & Amenities: \$161 to \$167MM**

# **INFRASTRUCTURE & AMENITIES SUPPORTED BY PLAN**

*WEST WINDSOR REDEVELOPMENT PLAN*



## Infrastructure and Amenities Supported by Plan

		<i>Budget Costs</i>
Vaughn Drive Extension	<i>(1/2 of \$34MM estimated by NJ DOT)</i>	\$ 17,000,000
Brownfield Remediation (Compost Site)		\$ 5,000,000
Site Development - Infrastructure + Common Areas	<i>(100 acres x \$350,000 / acre)</i>	\$ 35,000,000
Acquisition of Private Property		\$ 35,000,000
New WW Parking Garage for Residents	<i>(950 spaces x \$22,000 / space)</i>	\$ 20,900,000
New Fire Station / EMS / Police Substation	<i>(7,000 sf x \$250 / sf)</i>	\$ 1,750,000
New Athenaeum Community Facility	<i>(40,000 sf x \$350 / sf)</i>	\$ 14,000,000
New Station Waiting Area	<i>(2,000 sf x \$300 / sf)</i>	\$ 600,000
New Pedestrian/Bicycle Tunnel (north end of platforms)		\$ 10,000,000
New Pedestrian Bridge over NEC (south end of platforms)		\$ 5,000,000
New Parking Garage Subsidy to NJ Transit	<i>(4,750 spaces x \$4,000 / space)</i>	\$ 19,000,000

Estimated Total Costs for Projected Infrastructure / Amenities: **\$ 163,250,000**



# **SITE:CONSTRAINTS**

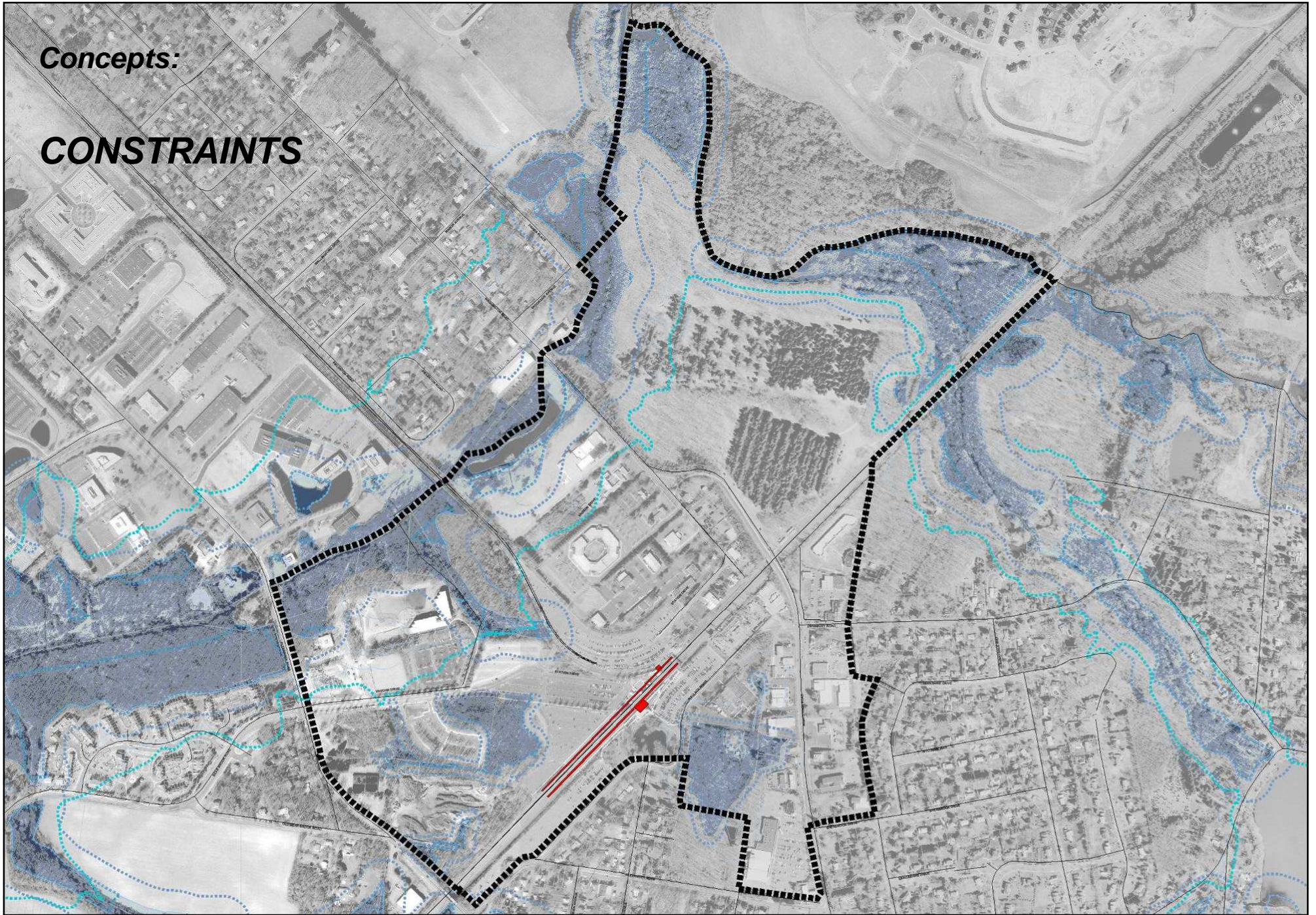
*Concepts:*

***REDEVELOPMENT AREA***



*Concepts:*

# **CONSTRAINTS**



Concepts:

# CONSTRAINTS



Concepts:

# CONSTRAINTS

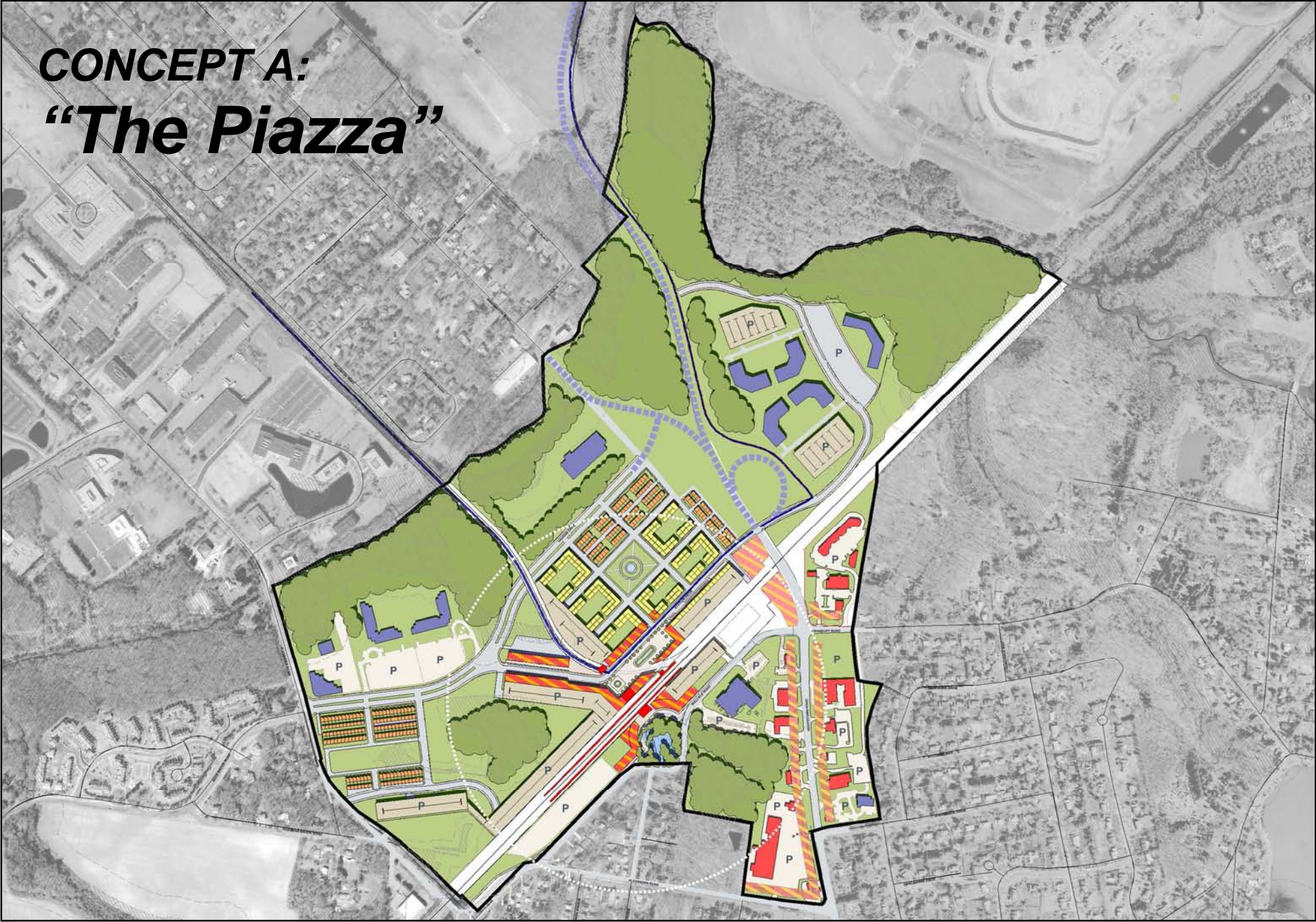


***WORKSHOP 2:  
4 CONCEPTS***

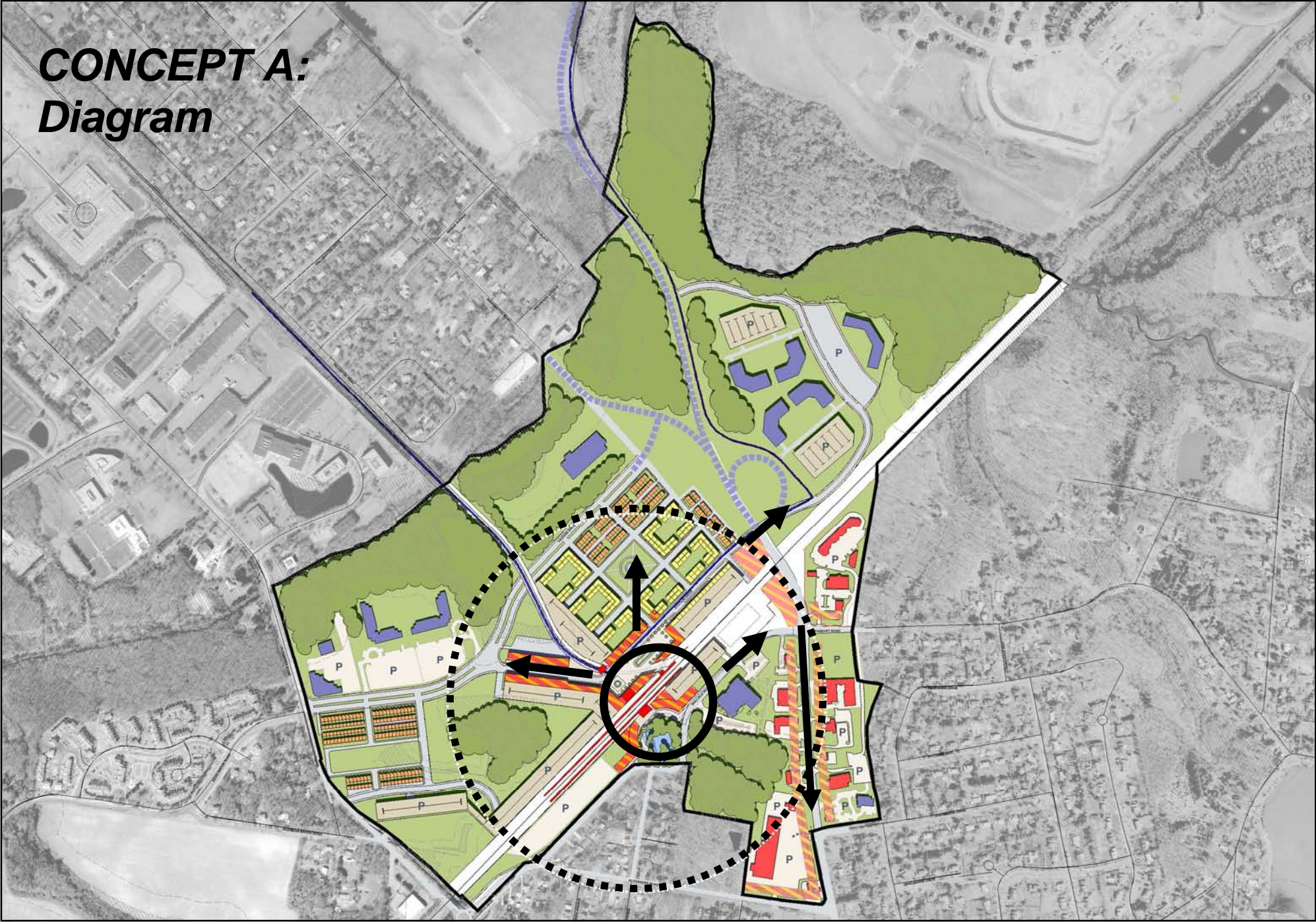
***WEST WINDSOR REDEVELOPMENT PLAN***



**CONCEPT A:**  
***“The Piazza”***

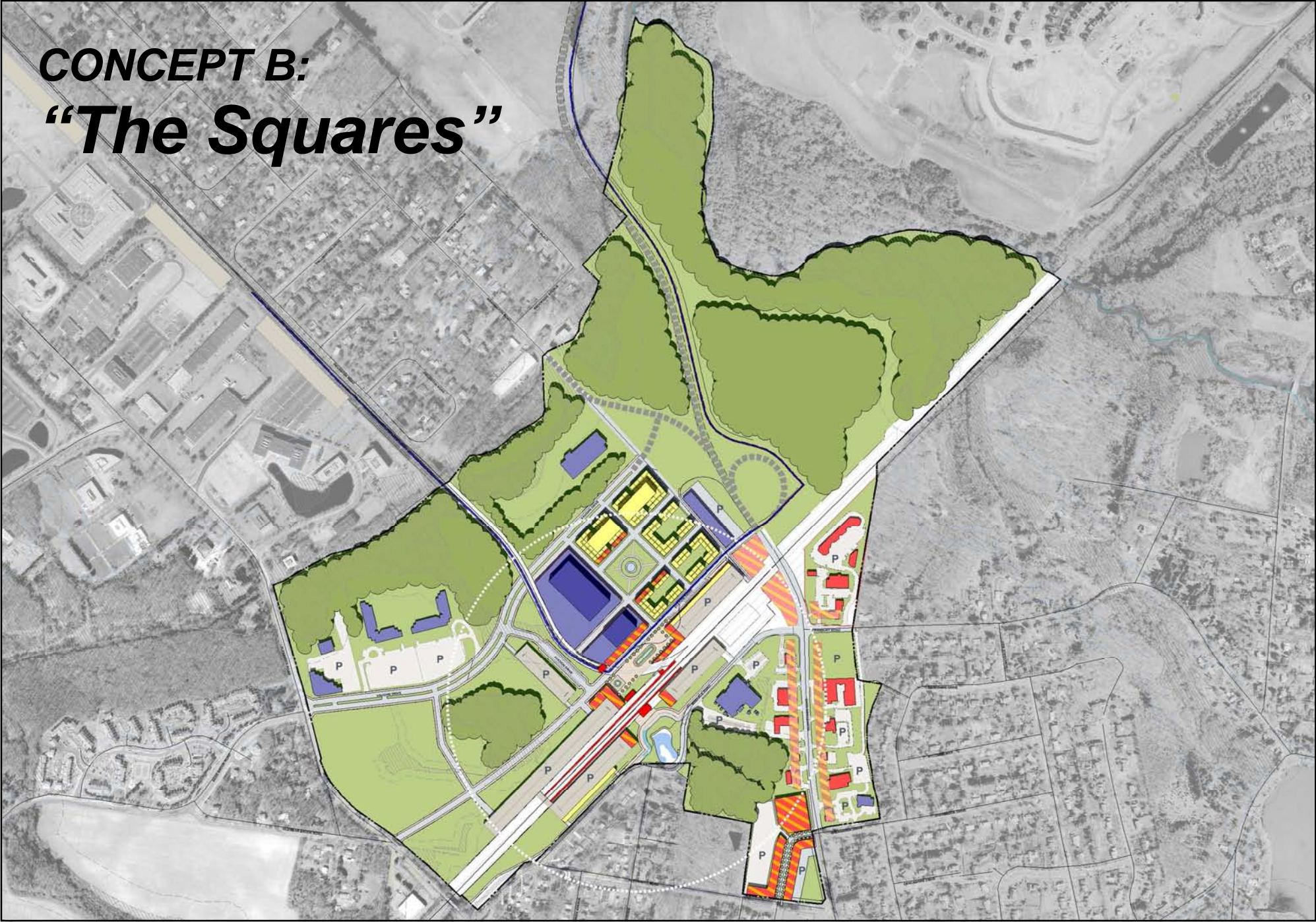


**CONCEPT A:  
Diagram**

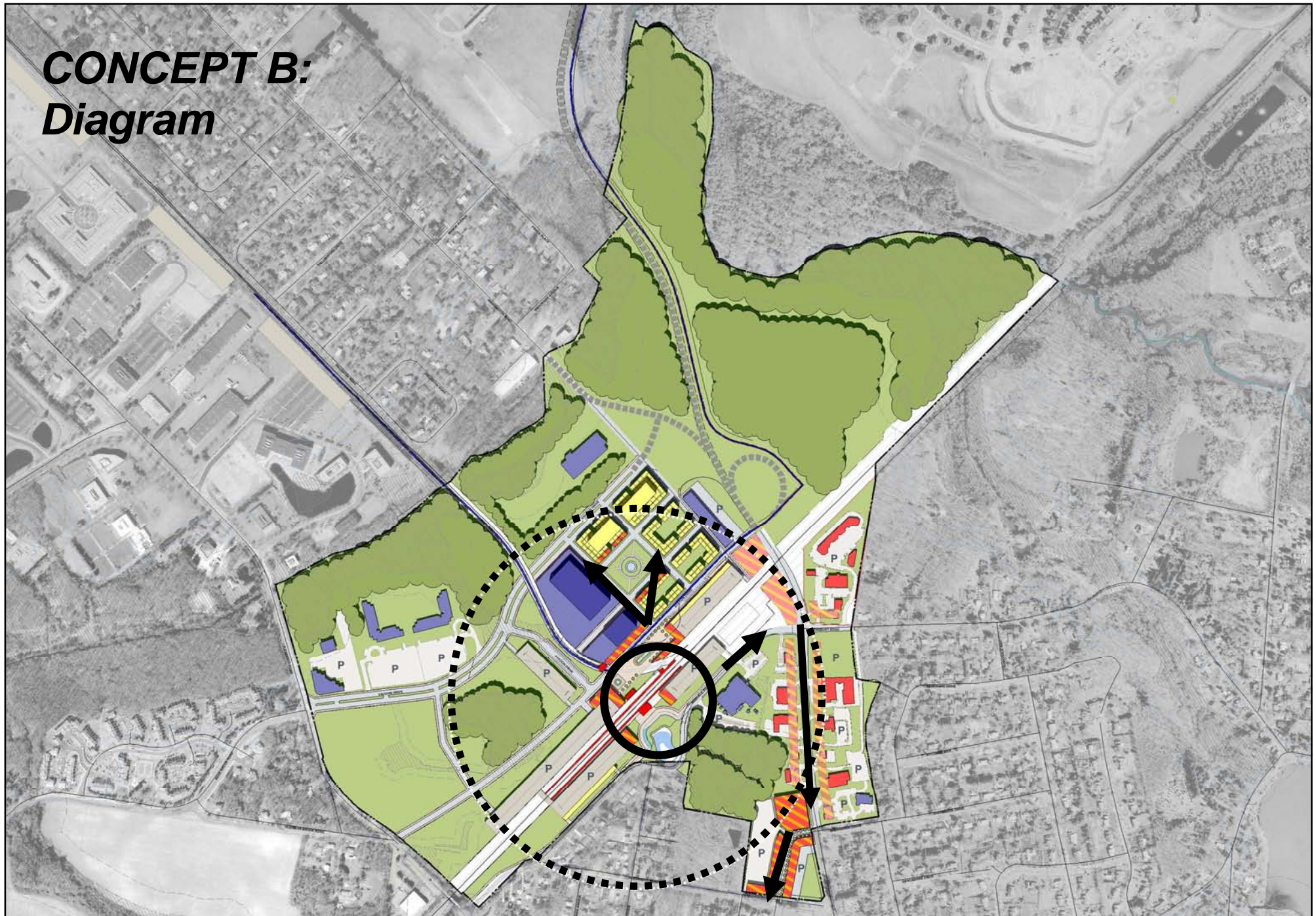




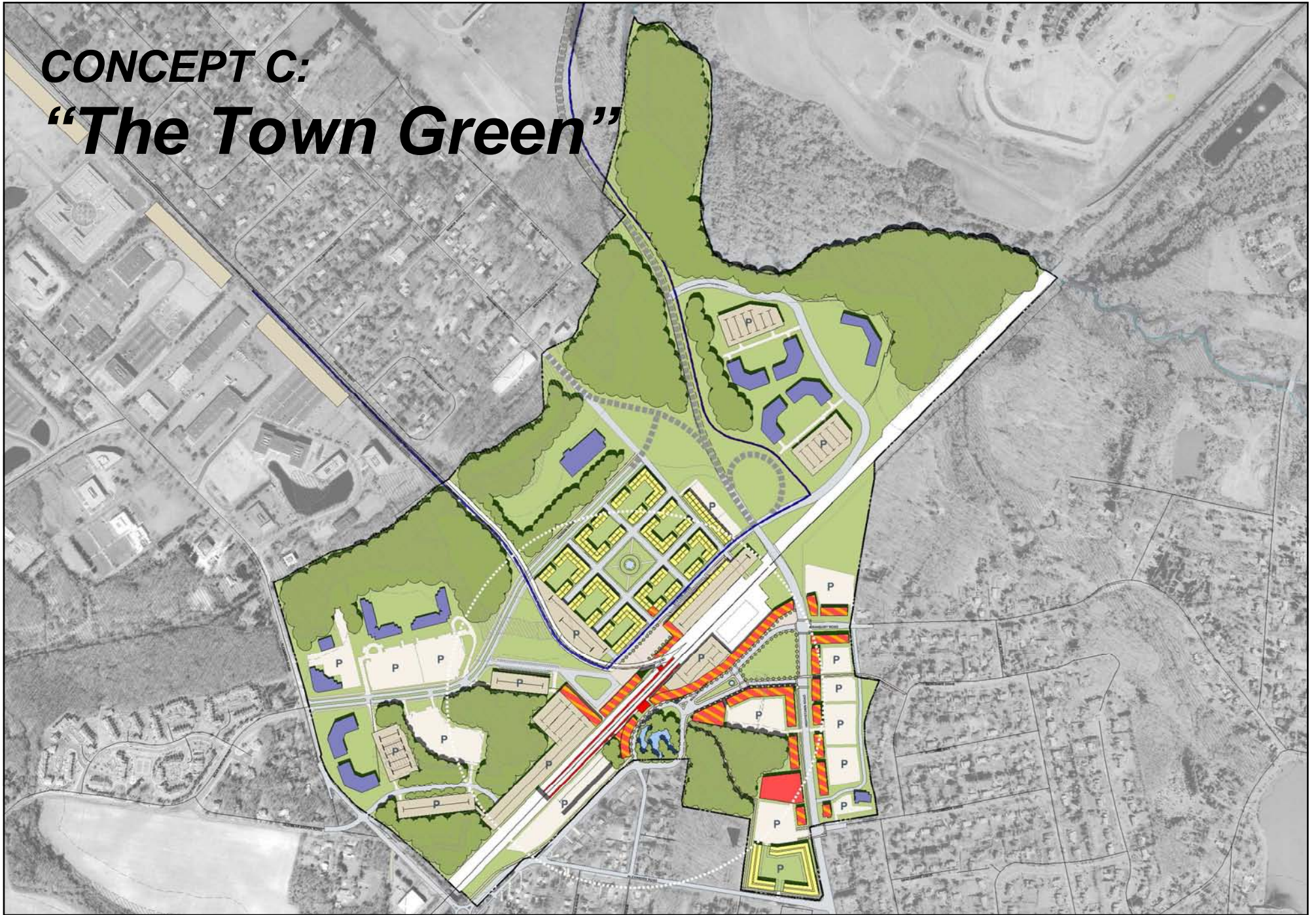
**CONCEPT B:**  
**“The Squares”**



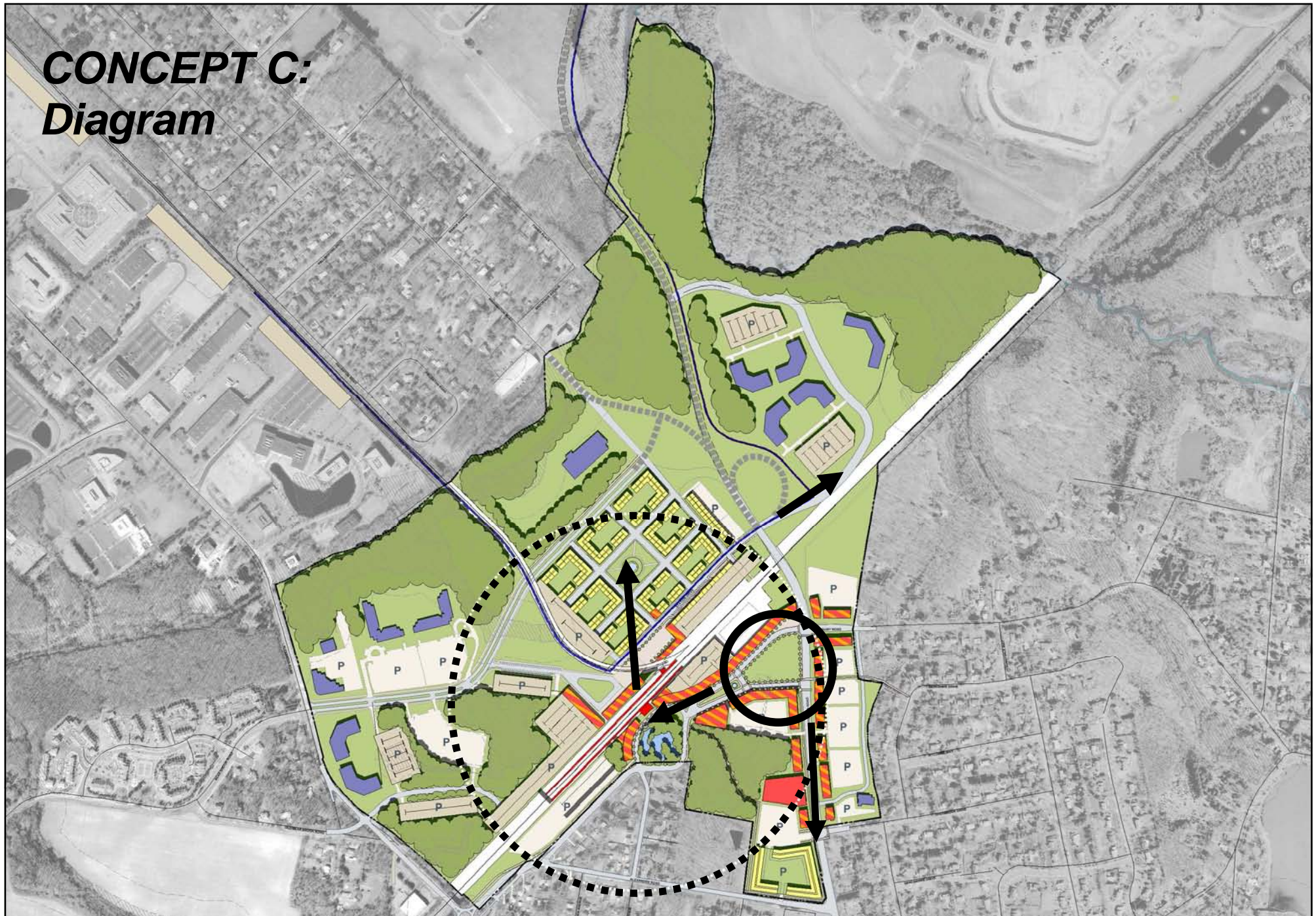
**CONCEPT B:**  
**Diagram**



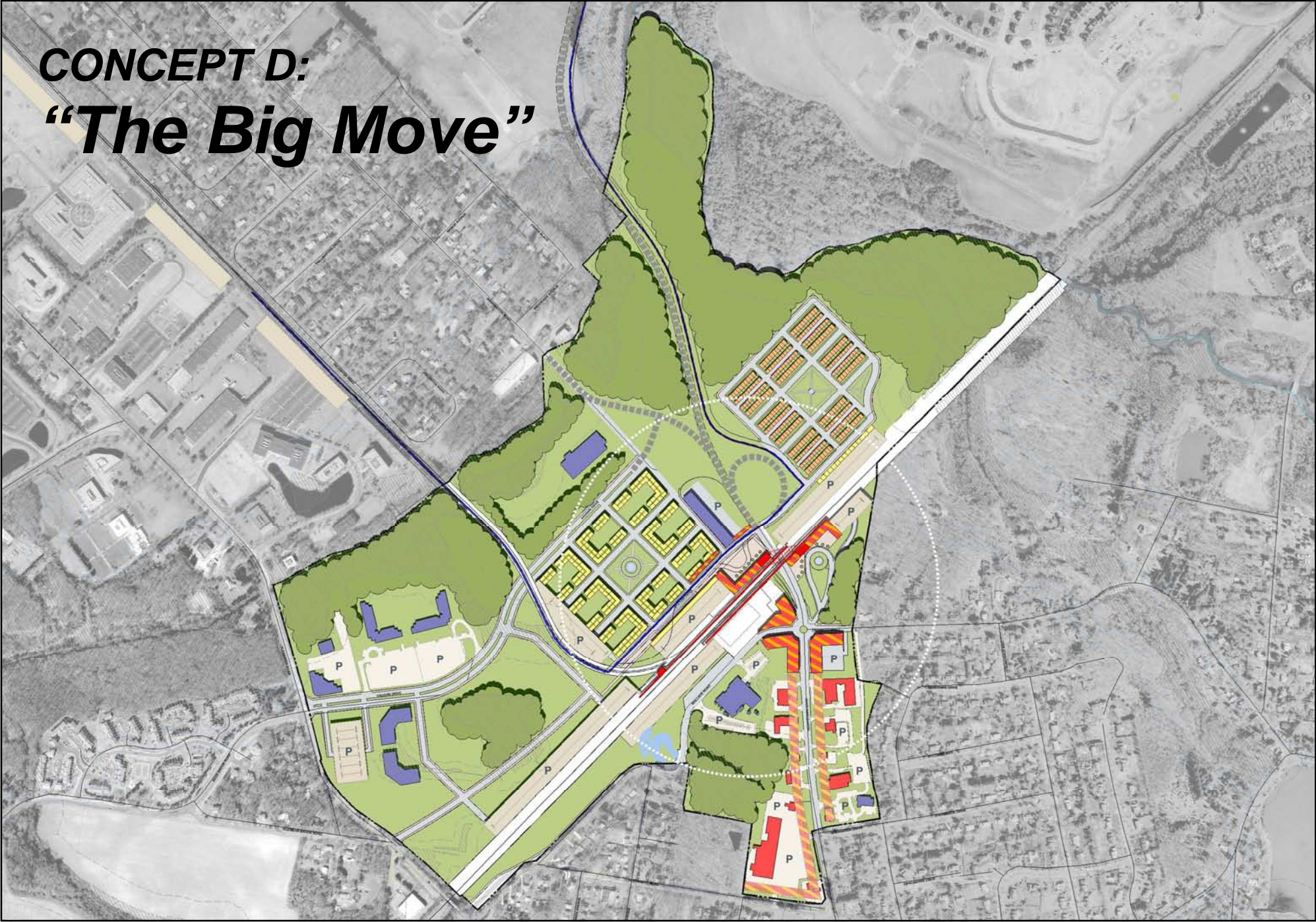
**CONCEPT C:**  
***“The Town Green”***



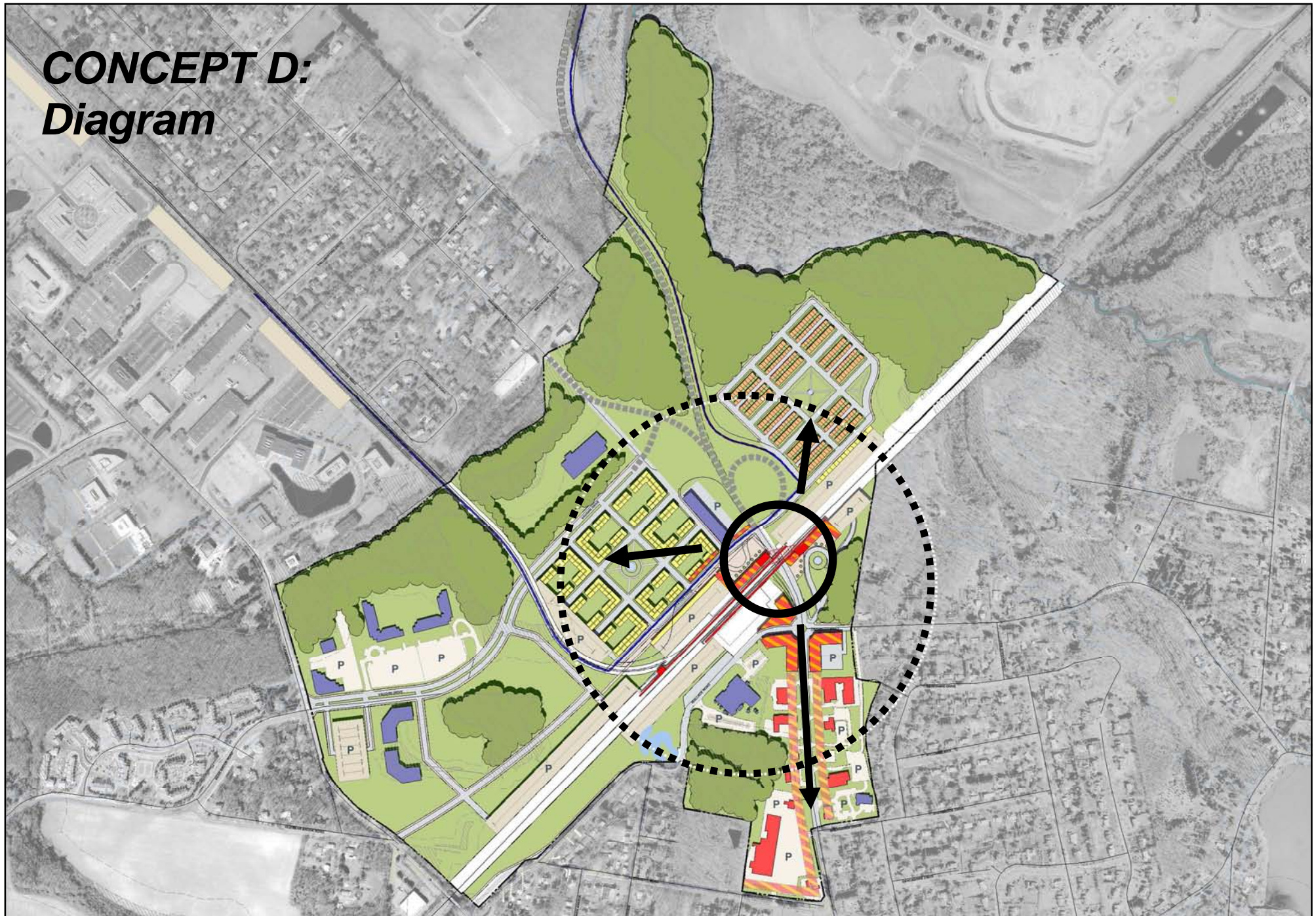
**CONCEPT C:  
Diagram**



**CONCEPT D:**  
***“The Big Move”***



**CONCEPT D:  
Diagram**

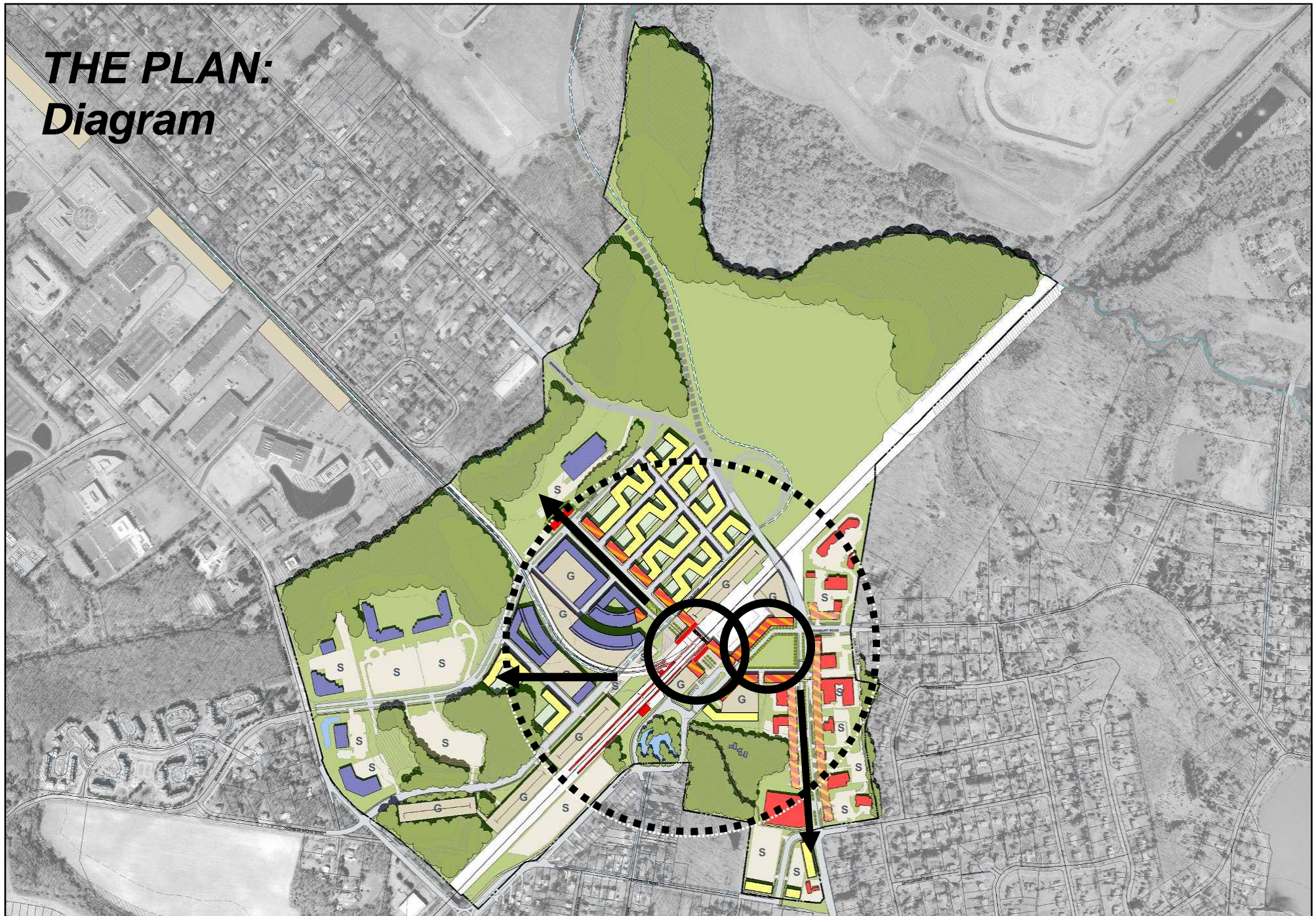


***WORKSHOP 3:  
THE PLAN***

***WEST WINDSOR REDEVELOPMENT PLAN***



# THE PLAN: Diagram





**THE PLAN:  
571- Phase A**



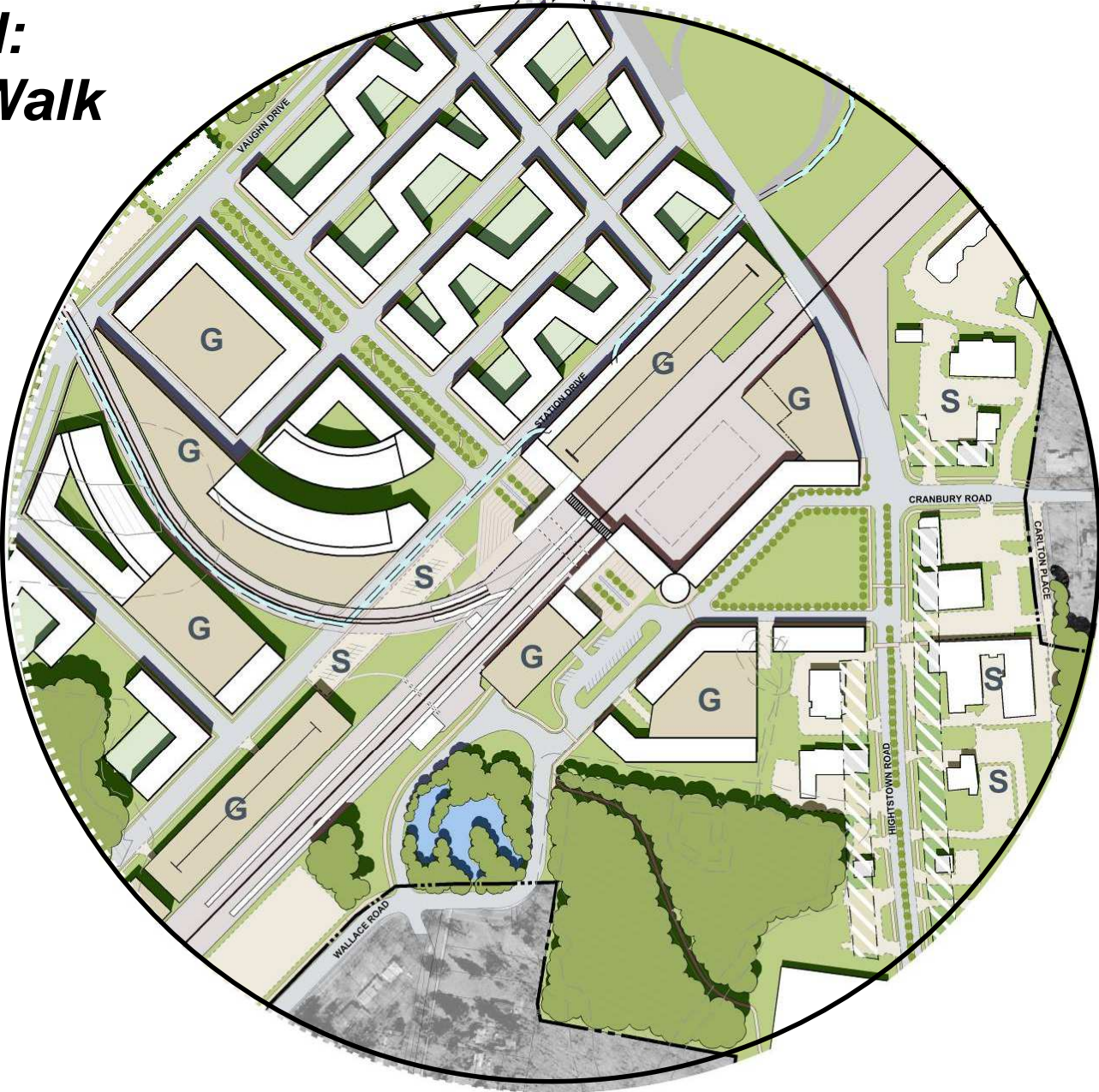
**THE PLAN:  
571- Phase B**



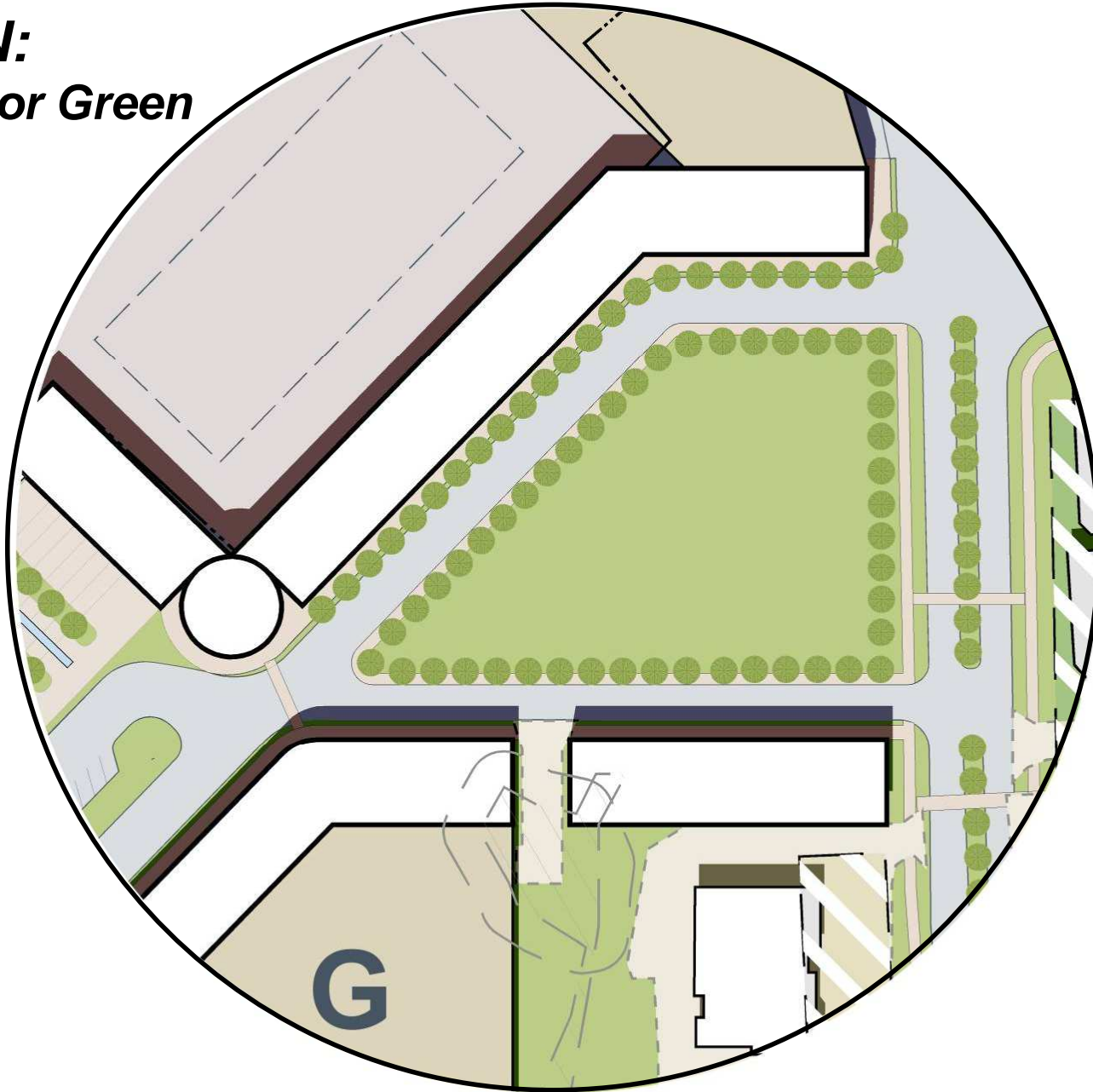
**THE PLAN:  
571- Phase C**



***THE PLAN:  
5 Minute Walk***

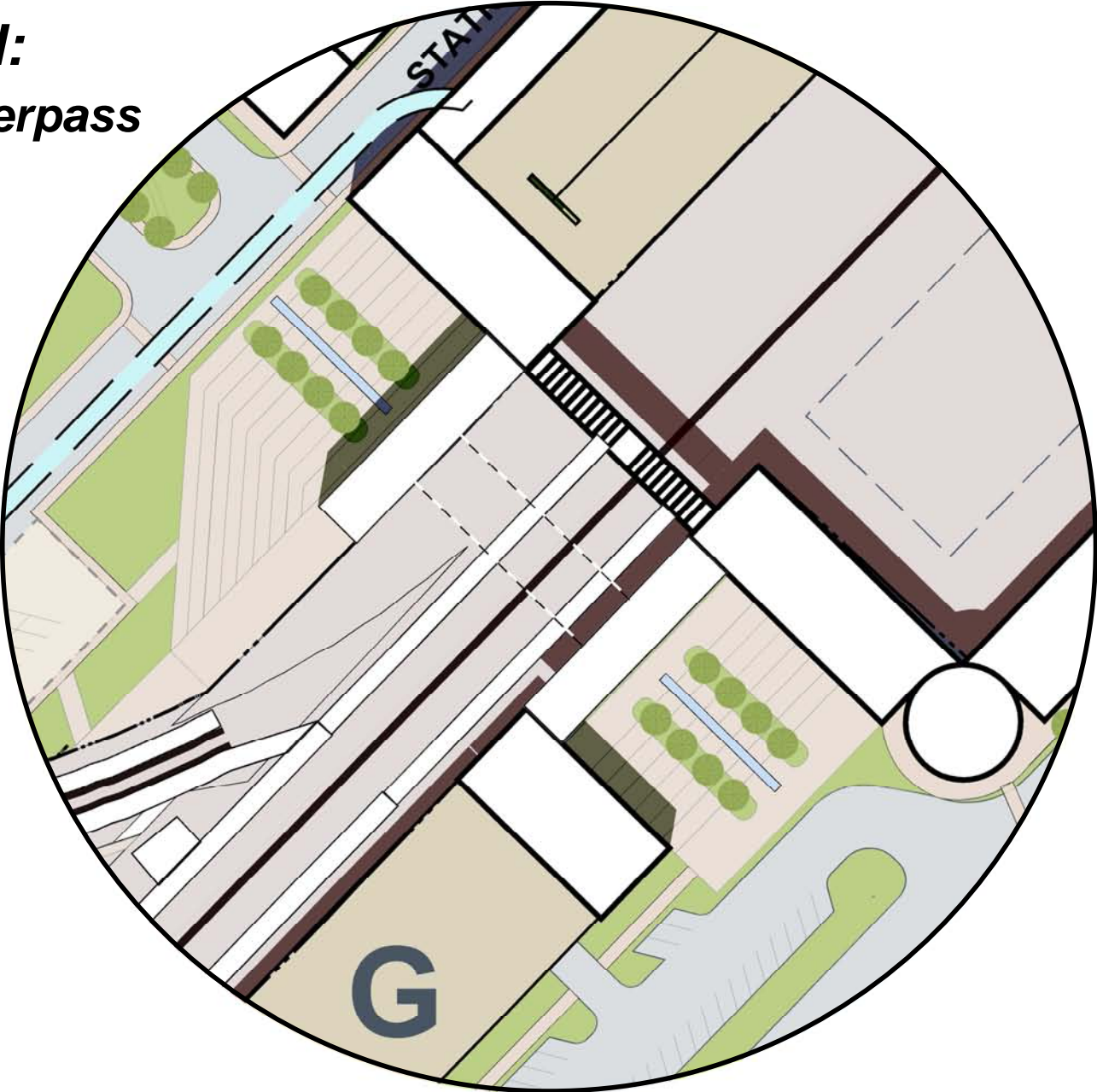


***THE PLAN:***  
***West Windsor Green***

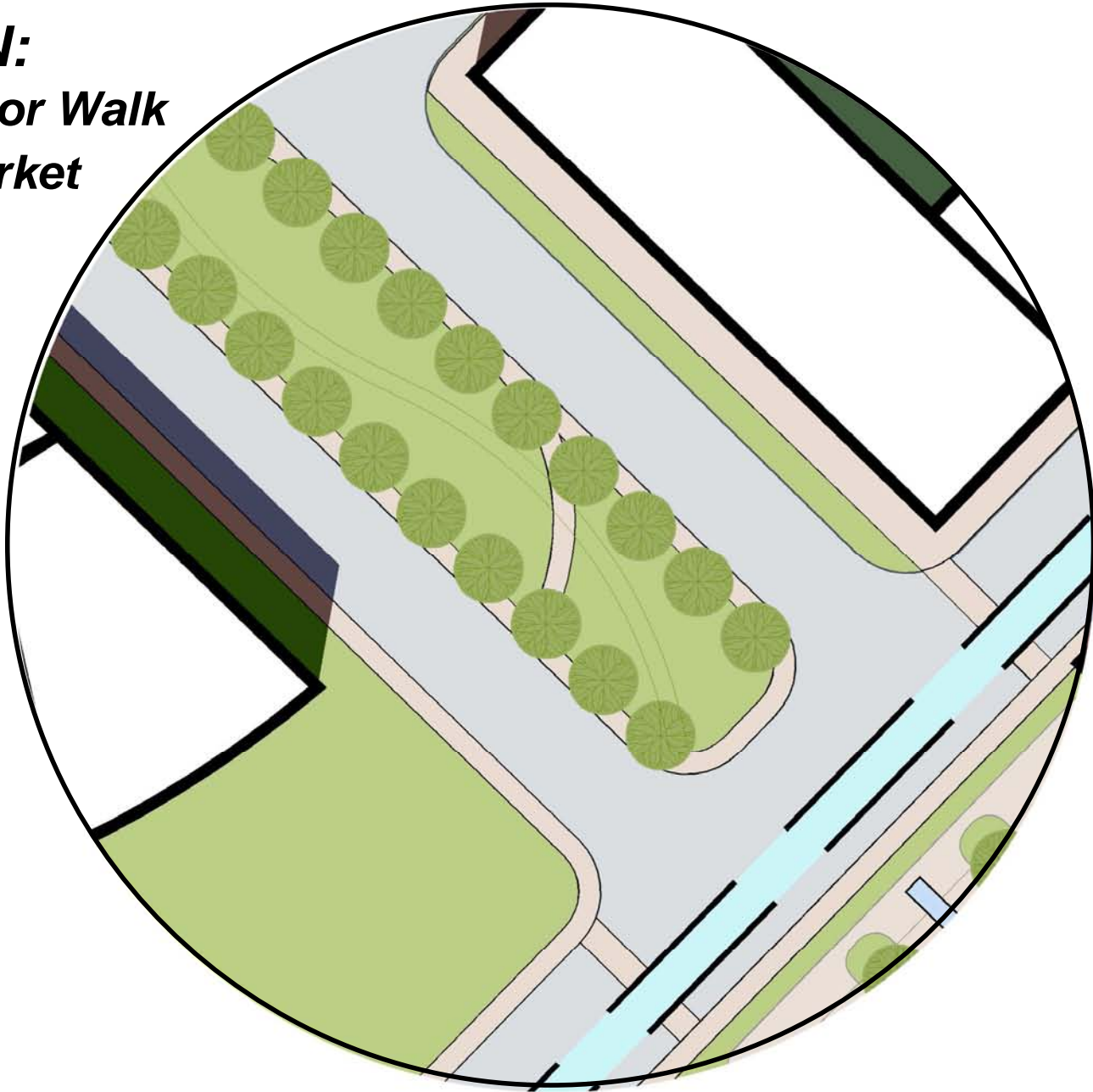


***THE PLAN:***

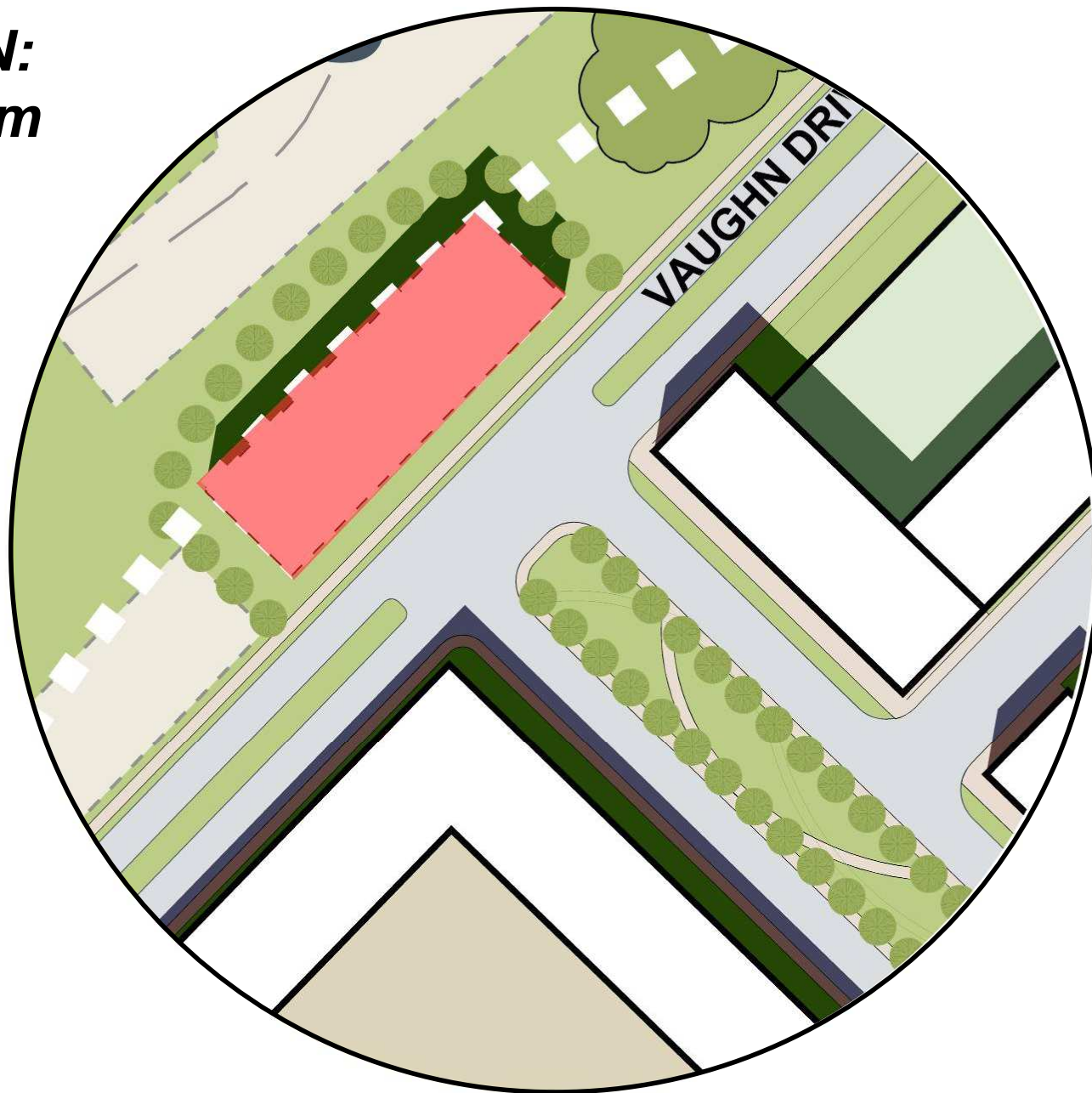
***Station Underpass***



***THE PLAN:  
West Windsor Walk  
Farmers Market***



***THE PLAN:  
Athenaeum***





# THE PLAN:

## TRAFFIC

### Trips in PM Peak Hour:

Office	955
Retail	465
Residential	405
Train Station Commuter Parking	1881
Train Station Drop-offs/Pick-ups	376
Existing Uses to Remain	566

**Approximate Trips: 4648**



# THE PLAN:

## PROGRAM of New Assets

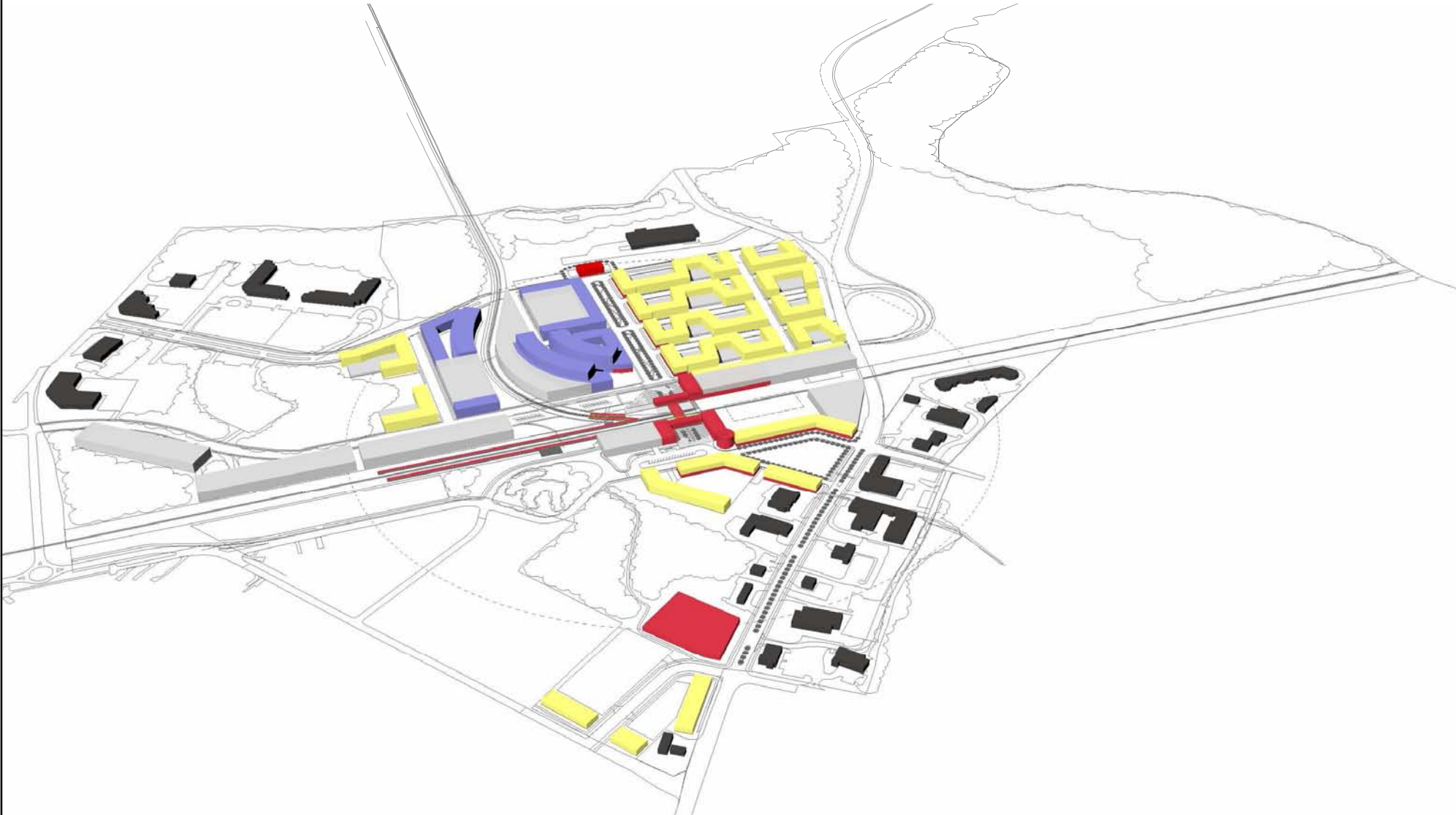
<b>Housing:</b>	<b>1000 units</b>
Condominium Units	650
Age Restricted (55+) Units	200
Apartment (Rental) Units	150
<b>Retail:</b>	<b>150,000 SF</b>
<b>Office:</b>	<b>800,000 SF</b>
<b>Commuter Parking:</b>	<b>5700 spaces</b>
<b>School Children:</b>	<b>303</b>



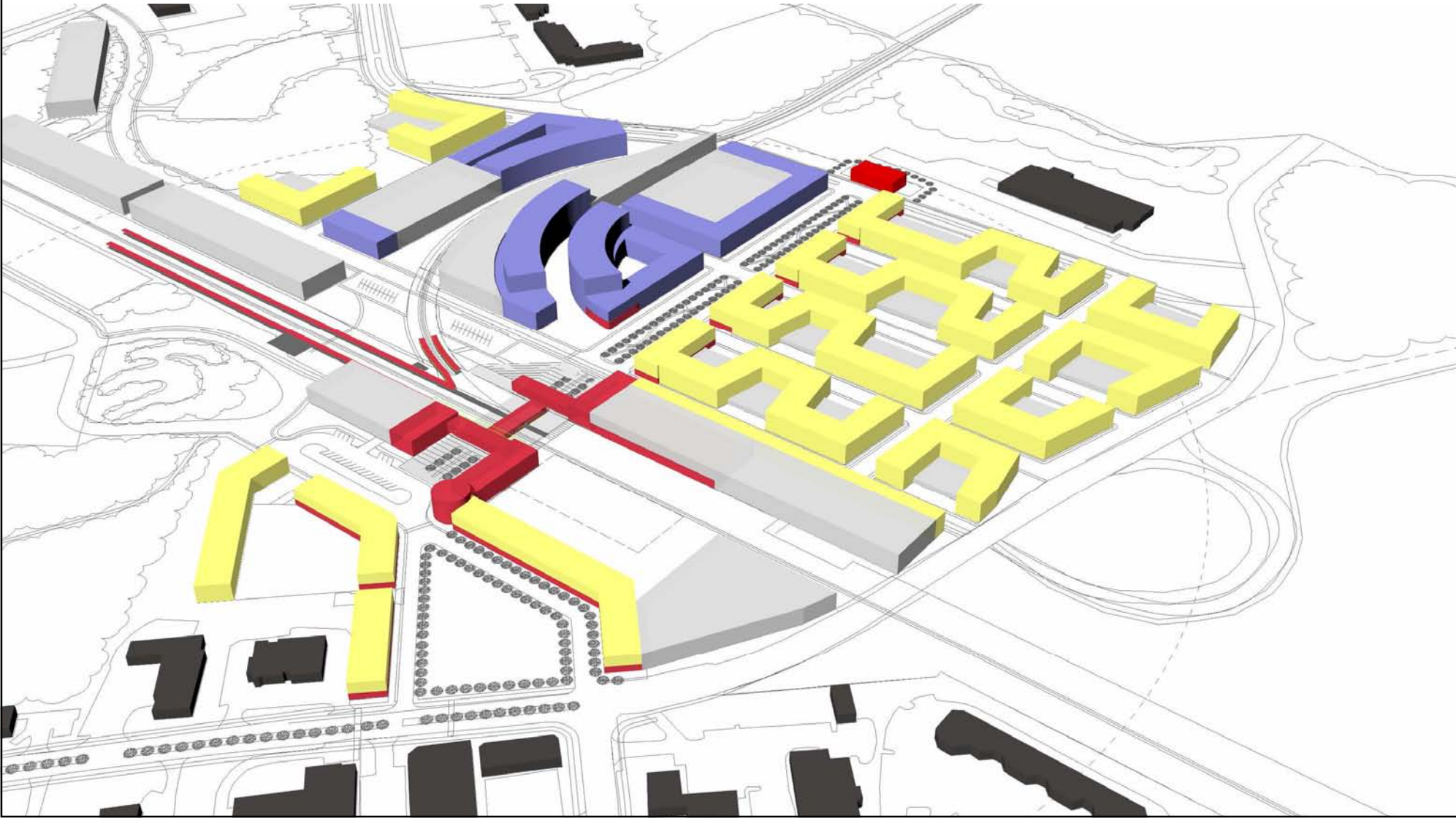
# WEST WINDSOR REDEVELOPMENT PLAN



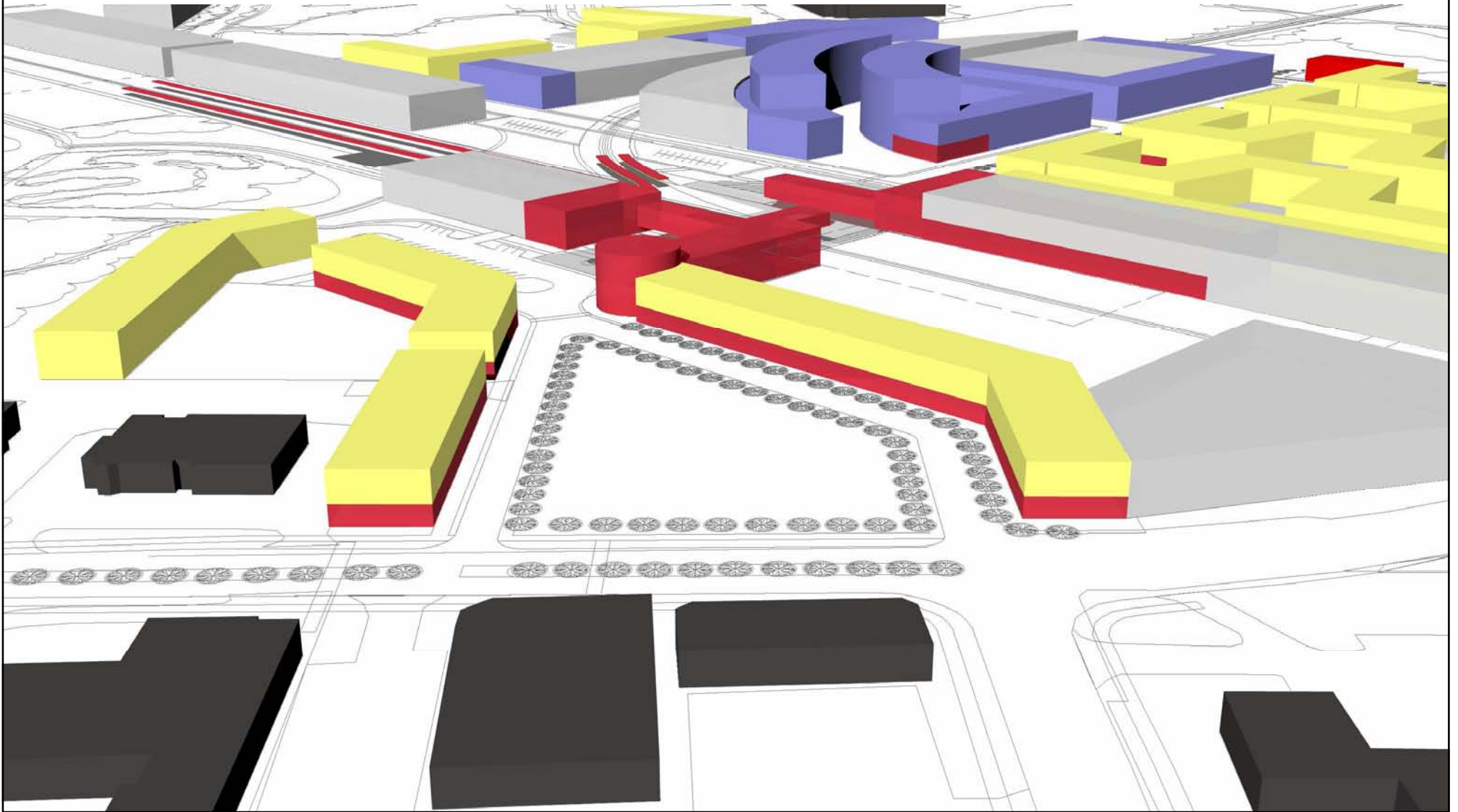
***THE PLAN:  
OVERALL***



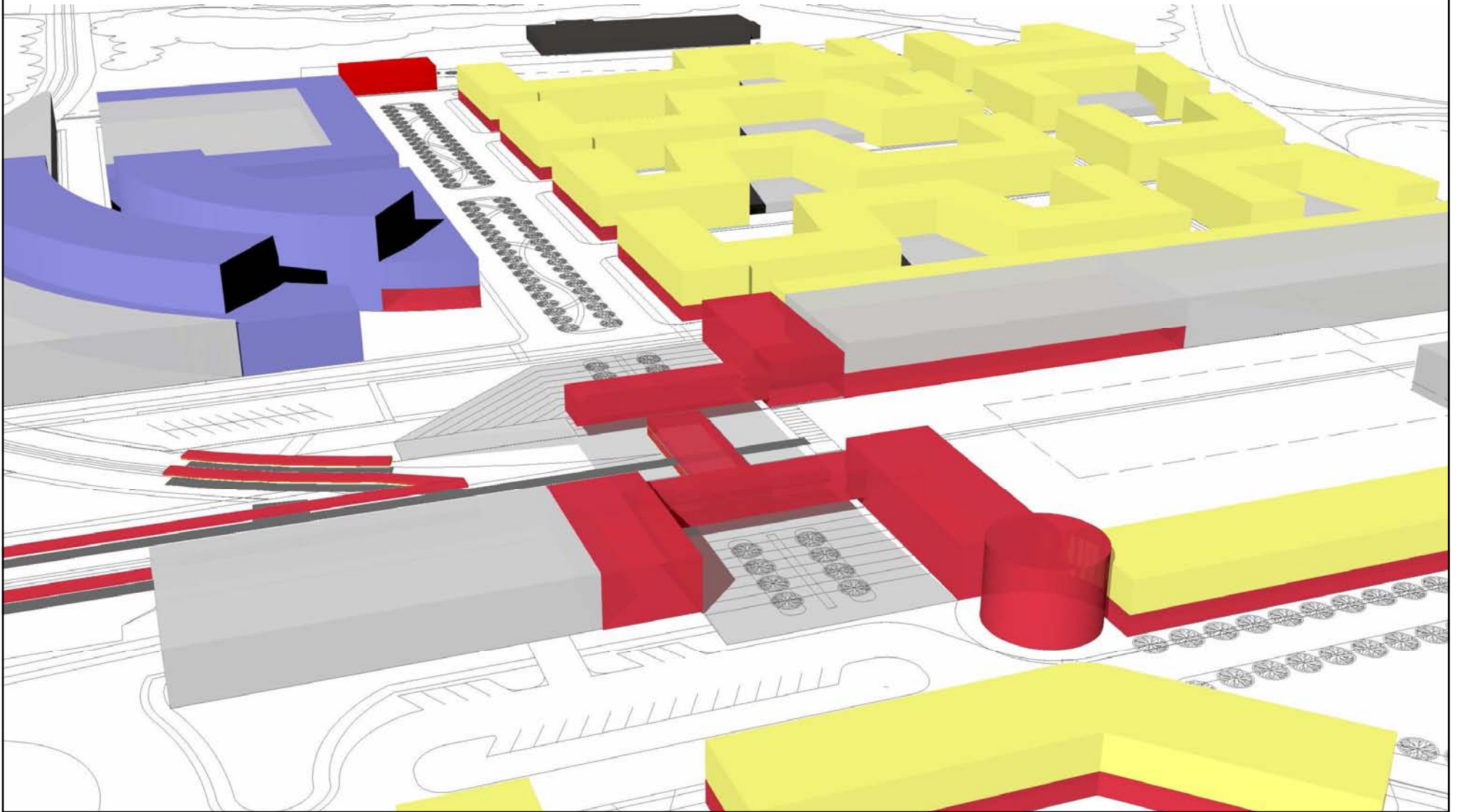
***THE PLAN:  
OVERALL***



***THE PLAN:  
WEST WINDSOR GREEN***



***THE PLAN:  
“WEST WINDSOR WALK”***



**Now it's your turn...**

***WEST WINDSOR REDEVELOPMENT PLAN***

