

# **West Windsor-Plainsboro Regional School District**

**Board of Education Meeting  
February 21, 2017**

# WW-P MISSION: WHOLE CHILD/EVERY CHILD



## 21<sup>ST</sup> CENTURY COMPETENCIES



FRAMEWORK FOR  
PROFESSIONAL  
PRACTICE



ASSESSMENTS  
(COMMON & EXIT)



# PROPOSED BUDGET: 2017-2018

- **WHAT IS A SCHOOL BUDGET?**
  - **Budget Is a Planning Tool**
  - **Budget Considers Contingencies**
  - **Budget Manages Risk**
  - **Budget Must Be Fiscally Responsible**

# BUDGET PROCESS & TIMELINES

- Summer-Fall: Finance Committee preliminary discussions; A&F Committee discussion of capital projects; Curriculum Committee discussion Program of Studies.
- October: BOE retreats.
- Mid-Year Budget Review with county office.
- November-February: Meetings with budget managers.
- January-March: BOE public budget discussions.
- Late February: Governor's address and release of state aid numbers.
- March 14: Adoption and filing of the preliminary budget with the county superintendent.
- April 25: Public hearing and adoption of the budget.

# BIG PICTURE BUDGET TOPICS

- Capital Projects
- Special Services
- Health Care Costs
- Staff Increases
- Technology
- Transportation
- Contractual Salary Increases

# NOVEMBER 2017 H.S. RANKINGS

niche.com

	Princeton	WW-P South	WW-P North	Montgomery	Hopewell Valley
Ranking in New Jersey	6th	<b>11th</b>	<b>18th</b>	16th	32nd
Math Proficiency	53%	<b>49%</b>	<b>50%</b>	53%	31%
Reading Proficiency	67%	<b>72%</b>	<b>63%</b>	73%	62%
SAT	1,340	<b>1,390</b>	<b>1,360</b>	1,320	1,250
Student:Teacher	13:1	<b>14:1</b>	<b>13:1</b>	14:1	12:1
Cost Per Student	\$24,209	<b>\$16,318</b>	<b>\$16,318</b>	\$16,658	\$21,898
Average Teacher Salary	\$92,032	<b>\$83,401</b>	<b>\$83,401</b>	\$71,037	\$88,958

# 2017 Best NJ School Districts\*

## NJ Department of Education

	Princeton	Millburn	WW-P	Montgomery	Hopewell Valley
Ranking in New Jersey	1	2	3	5	11
Academics (based on state assessments)	A+	A+	A+	A+	A+
Culture & Diversity	A-	B-	A-	B	C+
Health & Safety	A+	A+	A	A+	A+
Resources & Facilities	A+	A	A	A+	A+
Sports	A	A	A-	A+	A+

\*The 2017 Best School Districts ranking is based on rigorous analysis of key statistics and millions of reviews from students and parents using data from the U.S. Department of Education. Ranking factors include state test scores, college readiness, graduation rates, SAT/ACT scores, teacher quality, public school district ratings, and more.

# ACTUAL PER PUPIL COSTS

Districts Greater than 3,500 Pupils			
	2002-2003	2012-2013	2014-2015
<b>Princeton</b>	11,525	17,736	18,287
<b>Hopewell Valley</b>	10,552	16,171	17,108
<b>WW-P</b>	10,534	12,819	12,982
Montgomery	8,096	12,785	14,102
<b>NJ Average</b>	10,198	14,173	N/A



# TAXPAYERS GUIDE TO EDUCATION SPENDING 2016

## Districts Greater than 3,500 Pupils

	2014-2015 Actual Per Pupil (\$)	Student: Teacher Ratio	Student: Admin Ratio	Median Teacher Pay (\$)	Facility \$ Per Pupil
<b>Princeton</b>	18,287	11.3	136	75,090	1,889
<b>Hopewell Valley</b>	17,108	10.9	183	77,167	1,900
<b>WW-P</b>	12,982	13.2	224	84,500	1,218
<b>Montgomery</b>	14,102	12.1	156	69,470	1,553

# **West Windsor-Plainsboro Regional School District**

**[www.ww-p.org](http://www.ww-p.org)**

# **West Windsor-Plainsboro Regional School District**

**Board of Education Meeting  
March 20, 2017**

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Culture & Diversity	A-	B-	A-	B	C+
Health & Safety	A+	A+	A	A+	A+
Resources & Facilities	A+	A	A	A+	A+
Sports	A	A	A-	A+	A+

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# BIG PICTURE BUDGET TOPICS

- Capital Projects
- Special Services
- Health Care Costs
- Staff Increases
- Technology
- Transportation
- Contractual Salary Increases

# ALLOCATION OF EXPENDITURES

	2016-2017 Budget (\$)	2017-2018 Budget (\$)	Difference (\$)	Difference Percentage
Regular Instruction	51,929,977	52,861,088	931,111	1.79
Co-curricular and Athletics	2,516,378	2,627,617	111,239	4.42
Special Education	27,554,914	28,605,557	1,050,643	3.81
Student Support Services	5,924,856	6,114,594	189,738	3.20
Improvement of Instruction & PD	3,853,879	3,917,744	63,865	1.66

# ALLOCATION OF EXPENDITURES

	2016-2017 Budget (\$)	2017-2018 Budget (\$)	Difference (\$)	Difference Percentage
Administration	11,521,799	11,688,041	166,242	1.44
Operations & Maintenance	14,278,079	14,474,322	196,243	1.37
Transportation	10,988,562	11,121,141	132,579	1.21
Benefits	29,266,000	29,336,000	70,000	0.24
Capital Outlay	3,112,300	3,600,000	487,700	15.67
Adult School	9,286	9,286	---	0.0
Grants/Entitlements	2,314,275	2,314,275	---	0.00
Debt Service	8,422,713	8,051,281	(371,432)	-4.41
Grand Total	171,693,018	174,720,946	3,027,928	1.76



# ALLOCATION OF REVENUES

	2016-2017 (\$)	2017-2018(\$)		
	Approved Budget	Approved Budget	Difference	Percentage
Fund Balance				
General Fund	5,237,034	4,851,596	(385,438)	-7.36
Debt Service Fund	10,606	139,745	129,139	1217.60
<b>TOTAL</b>	<b>5,247,640</b>	<b>4,991,341</b>	<b>(256,299)</b>	<b>-4.88</b>
Local Tax Levy				
General Fund	155,477,792	158,721,848	3,244,056	2.09
Debt Service Fund	---	---	---	
State Aid				
General Fund	7,593,152	7,593,152	---	0.00
Debt Service Fund	421,558	461,729	40,171	9.53
Miscellaneous				
General Fund	638,601	638,601	---	0.0
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# **West Windsor-Plainsboro Regional School District**

**Public Hearing on the Budget  
Board of Education Meeting  
April 25, 2017**

# **WW-P MISSION STATEMENT**

*Building upon our tradition of excellence, the mission of the West Windsor-Plainsboro Regional School District is to empower all learners to thoughtfully contribute to a diverse and changing world with confidence, strength of character, and love of learning.*

# PROPOSED BUDGET: 2017-2018

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# **PROPOSED BUDGET: 2017-2018**

- **BIG PICTURE BUDGET TOPICS**
  - **Special Services**
  - **Health Care Costs**
  - **Staff and Salary Increases**
  - **Capital Projects**
  - **Technology**

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# WW-P STUDENT ACHIEVEMENT

## TAKE A LOOK:

- **47 National Merit Scholars Semifinalists**
- **45 National Merit Scholars Finalists**
- **143 National Merit Scholars Commendation**
- **156 A.P. Scholars**
- **103 A.P. Scholars with Honors**
- **252 A.P. Scholars with Distinction**
- **77 A.P. National Scholars**

# WW-P STUDENT ACHIEVEMENT

## TAKE A LOOK:

- **92% of high school students had Grades 3 or higher on Advanced Placement tests**
- **985 high school students took 2,279 A.P. tests**
- **SAT: Critical Reading/Math/Writing**  
**SAT: 616/649/622: WW-P**  
**SAT: 495/514/492: New Jersey**
- **ACT: English/Math/Reading/Sci/Composite**  
**ACT: 27.9/29.0/28.1/27.1/28.2: WW-P**  
**ACT: 22.7/23.3/23.5/22.5/23.1: New Jersey**

# WW-P FINANCE HONOR

- For the ninth year, WW-P received the Association of School Business Officials (ASBO) International Certificate of Excellence in Financial Reporting Award for having met or exceeded the program's high standards for financial reporting and accountability.
- The Certificate of Excellence award confirms the district's commitment to financial accountability and transparency.
- For the fourth year, WW-P has been received the Meritorious Budget Award from the Association of School Business Officials International.

# TOWNSHIP ENROLLMENT

## TOWNSHIP ENROLLMENT CHANGES

Year	Plainsboro (%)	West Windsor (%)
2017	42.20	57.80
2016	41.87	58.13
2015	41.97	58.03
2014	42.06	57.94
2013	41.35	58.65
2012	41.93	58.07
2011	41.42	58.58
2010	41.29	58.71
2009	41.53	58.47

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# **CAPITAL PROJECTS: NEW PROJECTS**

- **High School South: Turf Field (2018)**
- **High School North: Roof Renovation**
- **High School North: Turf Field (2018)**
- **High School South: Track Resurfacing (2018)**
- **Technology**

# REVIEW OF BUDGETS

	Tax Relief (\$ Millions)	Budget-to Budget Increase Percentage	State Aid (\$)	Total Tax Levy Increase %
2007-2008	4.8	4.3	10,080,318	2.9
2008-2009	5.3	4.3	11,615,116	3.1
2009-2010	5.9	1.6	11,719,138	0.5
2010-2011	5.8	0.0	3,579,539	6.5
2011-2012	3.2	1.4	5,476,597	2.1
2012-2013	5.7	1.89	7,771,956	-1.02

# REVIEW OF BUDGETS

	Tax Relief (\$ Millions)	Budget-to Budget Increase Percentage	State Aid (\$)	Total Tax Levy Increase %
2013-2014	6.9	0.88	7,773,104	0.00
2014-2015	5.2	1.34	7,961,085	2.35
2015-2016	5.0	2.08	7,957,087	2.30
2016-2017	5.2	2.17	8,014,710	2.33
2017-2018	5.0	1.76	8,054,882	2.09

# TAXPAYERS GUIDE TO EDUCATION SPENDING

## Districts with Greater than 3,500 Students

District	2002-2003	2008-2009	2014-2015	Average Annual Increase	Dollar Growth
Hopewell Valley	\$10,552	\$14,301	\$17,108	4.1%	\$6,556
Princeton	\$11,525	\$16,407	\$18,287	3.9%	\$6,762
WW-P	\$10,534	\$12,048	\$12,982	1.8%	\$2,448
New Jersey Average	\$10,198	\$13,338			\$3,975
WW-P Versus NJ	\$336	(\$1,290)			
Montgomery	\$8,096	\$10,839	\$14,102	4.7%	\$6,006

# TAX IMPLICATIONS

## Plainsboro

- The proposed budget would increase the tax rate to \$1.437 per \$100 of assessed property value, for an increase of 4.8 cents. For a home assessed at the township average, this would be an increase of \$215. For the owner of a home at the township average of \$451,500, school taxes are estimated to be \$6,488.

[In 2015, taxes average home taxes were \$6,467.]

# TAX IMPLICATIONS

## West Windsor

- The proposed budget would **decrease/increase** the tax rate to \$? per \$100 of assessed property value, for an **decrease/increase** of ? cents. For a home assessed at the township average, this would be an **decrease/increase** of \$?. For the owner of a home at the township average of \$?, school taxes are estimated to be \$?.



# TOWNSHIP TAX RATES

	Plainsboro	West Windsor
New Tax Rate (per \$100 of assessed value)	1.437	?
Old Tax Rate (per \$100 of assessed value)	1.389	1.493
Prior Tax Rate (per \$100 of assessed value)	1.671	1.458
Taxes on Average Residence		
New	\$6,488	?
Old	\$6,273	\$7,802
Prior	\$6,467	\$7,617

# **West Windsor-Plainsboro Regional School District**

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# **IMPACT OF RESIDENTIAL DEVELOPMENTS ON WW-P SCHOOLS**

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Projected Residential Developments in  
West Windsor and Plainsboro

# WEST WINDSOR TOWNSHIP

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Approval Granted or Pending

# Princeton Theological Seminary

- **SENDING PATH: MH – VII – GMS - HSS**
- 443 apartments (.84 student yield). Projected 372 students.
  - Zoned appropriately.
  - Concept plan to WW Township in August 2016.
  - Anticipated approval by Summer 2017.
  - Students expected by 2019

# Maneely Property: (Toll Brothers)

- **SENDING PATH: MH – Vi1 – GMS – HSS**
- 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’.
  - 51 townhouses (.5 student yield) – 27.5 students
  - 40 apartments (.52 student yield) – 23.92 students
  - PROPOSED – 192 extended stay suites.
  - 72 apartment units for Project Freedom. = 50 # of students
  - Approval granted.
  - Students expected by 2018.

# Ellsworth Center

**SENDING PATH:**    MH – VII – GMS – HSS        or        MH – VII – CMS - HSN

- Location: Corner of Cranbury and Princeton-Hightstown Roads
- 20 apartments (.52 student yield) – 12.48 students
- Township approved the mixed-use site plan in December 2013
- Approval granted.
- Students by 2018.

# PLAINSBORO TOWNSHIP

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# Princeton Forrestal Village

SENDING PATH:

WC – MR – CMS - HSN

- 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.

Property	Status	Estimated Timeline	# of Units	Types of Units	# of Projected Students	Sending Path - Elem.	Sending Path - Upper Elem.	Sending Path - MS	Sending Path - HS
Woodstone (Princeton Theological Seminary)	Concept Plan submitted (Approval expected by June 2017)	Sept. 2019	443 Apartments	Apartments	372	MH	Vil	GMS	HSS
Maneely Property (Toll Brothers)	Approved	Breaking ground in Spring 2017. Sept. 2018	51 Townhouses; 40 Apartments;	Apartments and Townhouses	50+	MH	Vil	GMS	HSS
Maneely Property (Toll Brothers)	Approved	Breaking ground in Spring 2017. Sept. 2018	72 Project Freedom (similar project in Hopewell - student yield 58)	Apartments and Townhouses	50+	MH	Vil	GMS	HSS
Elsworth Center	Approved	Sept. 2018	20 Apartments	Apartments	12	MH	Vil	GMS/CMS	HSS/HSN
			<b>West Windsor</b>	<b>SUBTOTAL</b>	<b>484</b>				
Forrestal Village (Plainsboro)	Approved	Groundbreaking Spring 2016	229 one-bedroom, 135 two-bedroom and 10 three-bedroom	Apartments and Commercial	58	WC	MR	CMS	HSN
			Plainsboro	SUBTOTAL	58				
			<b>WW-P</b>	<b>TOTAL</b>	<b>542</b>				

# **COUNCIL ON AFFORDABLE HOUSING (COAH)**

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# Council on Affordable Housing (COAH)

- Last month, the New Jersey Supreme Court released a unanimous decision (6-0), ruling that the state's municipalities have an obligation to provide affordable housing for residents for the period from 1999-2015.
- We do not know yet how this will impact West Windsor or Plainsboro
  - We are waiting for further clarification from the respective township councils.

# WEST WINDSOR

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Determinations Pending

# Ellsworth II

## SENDING PATH: TBD

- 9.12.14 – Pereira Investment Corp brought forward a proposal to increase 45,582 sq. ft. of residential uses.
- Back to the drawing board between Pereira Investment Corp and the WW Site Plan Advisory Review Board (SPRAB)
- Currently discussing options with township officials.
- Utilization TBD.

# Transit Village

**SENDING PATH: MH – Vil – GMS - HSS**

- New Developer in negotiations
- 350-Acre property
- 800 units as Transit Oriented Development
  - 12 ½% set aside by court order for Affordable Housing
- 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

# Transit Village

- The proposed project is a mixed-use development with 800 housing units and 100,000 square feet of retail space.
- New students generated (224) were determined using a pupil rate of .28 per housing type. This figure was generated based upon testimony of Mr. Katz at the West Windsor Township Council Redevelopment Finance Committee held on April 10, 2008.
- Expect students by 2020

## **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.



# Lowes Center

- **SENDING PATH: MH – Vil – GMS - HSS**
  - Developer – Garden Homes
  - 650 Apartments of which 25% are Affordable Units
    - Potential 4 Phases
  - No approvals but in the West Windsor Township COAH Application
  - Progress and impact will depend on court certification on COAH number
  - Potential Impact 2021

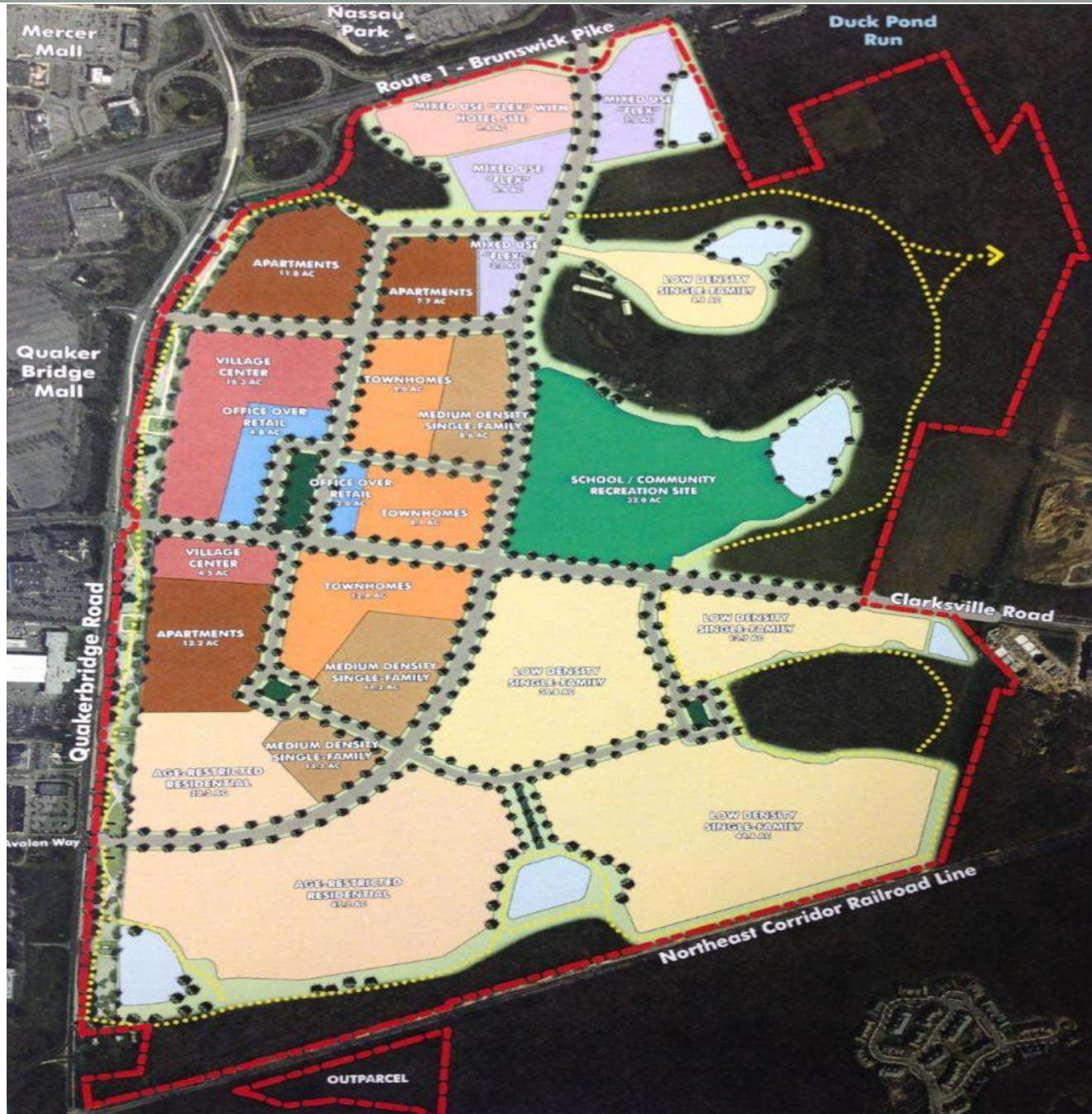
# Thompson Property

**SENDING PATH: DN – VII – GMS - HSS**

- Old Trenton Road next to new Mosque
- 150 Townhomes
- No approvals but in the WW Township COAH Application
- Progress and impact will depend on court certification on COAH number

# HOWARD HUGHES PROPERTY





# Howard Hughes Property

- Location: 658-Acre site along Quakerbridge Road, Clarksville Road and Route 1.
- Former American Cyanamid site.
- 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.

# Howard Hughes Property

## Potential Usages:

- Mixed Use (HHC has stated 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



# Howard Hughes by the #'s

- Concept Plan submitted 2/10/17
- 927 Apartments
- 353 Townhomes
- 460 Single Family Homes
- 236 Age-Restricted Homes
- TOTAL – 1,976
- TOTAL SENDING SCHOOL AGE CHILDREN – 1,740

# Howard Hughes – Questions

1. What will be the determination of the Township Council and/or Planning Board?
2. How many phases will there be?
3. How many units in each phase?
4. How many bedrooms per unit?
5. What is the anticipated timing of approvals?
6. Will the Howard Hughes Corporation provide land for the development of a school?
7. Will the Howard Hughes Corporation develop a school on donated property?
8. If so, what will be the grade configuration of the school? What is the greater impact on the district's grade level configurations?

# WWP News Article – 2.17.17

- Mayor Hsueh stated, “The town’s main interests are open-space preservation, a good traffic plan, and improved bus service.”
- Mayor Hsueh stated “20 – 50 year buildout.”
  - Howard Hughes has indicated a different timeline.
  - “Once approved, Howard Hughes would then have to apply for preliminary and final site plan approvals. Meister says construction would likely be done in three phases over a 15-year period.” – Trenton Times 2.20.17
- Howard Hughes stated in the concept plan, “there is a positive net annual impact to the municipality and regional school district at each phase of the projected build-out.”

# Concept Plan Estimate by Howard Hughes

- 588 to 988 public school children
- Estimated 4,551 residents

# Preliminary District Analysis on Howard Hughes Property

<b>Total of Low Range</b>		<b>742</b>	<b>Assumes .37 Apartment, .18 Townhomes and .73 SFH</b>
<b>Total of Average Range</b>		<b>1132</b>	<b>Assumes .52 Apartments, .5 Townhomes and 1.03 for Single Family Housing</b>
<b>Total with High Range</b>		<b>1579</b>	<b>Assumes 1.29 for Single Family Housing, .74 for Apartments and .85 Townhomes</b>
			<b>(If Apartments match .84 for Princeton Terrace the total # of students increases to 1679)</b>

# HOWARD HUGHES WEBSITE

## TOGETHER WE CAN



Continue West  
Windsor's educational  
excellence



Turn a blighted  
industrial site into a  
valuable community  
asset



Create a real town  
center that fosters a  
sense of community



Generate jobs,  
economic growth and  
tax benefits

# **PLAINSBORO TOWNSHIP GROWTH**

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# Plainsboro Growth

- COAH Obligation of 100 units that must be addressed.



# WW-P CONSIDERATIONS

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# WW-P Considerations

- District Impacts:
  - Immediate concern – impact on Maurice Hawk, Village, Grover Middle School and High School South
  - School paths and district structure.
  - Purchase property
  - Expansion at multiple schools?
  - Will we need a referendum for a school or multiple schools?

# **CALCULATION OF IMPACT**

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# Formula for Condominiums, Townhouses and Apartments by Stan Katz

	# 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	

## West Windsor 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	

# Demographic Study: West Windsor:

- Single Family Homes:

- Homes built in the late 1990's to mid -2000s ranged between 1.03 – 1.29 children per home.
- Average student yield in Single Family Homes = .73

## Apartments:

- Average yield is 0.52, range is 0.37 – 0.74

## Townhomes:

- Average yield is .5, range is .18 - .85

## Plainsboro 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	

# Demographic Study: Plainsboro

## Single Family Homes

- Average student yield in Single Family homes is at 0.88.
- Homes built in the late 1990's to mid-2000's ranged between 1.05 – 1.31 children per home.

## Apartments:

- Average yield is 0.24, range is 0.18 – 0.50

## Townhomes:

- Average yield is 0.49, range is 0.23 – 0.93.



# Planning For Future Capacity



# Contents

Our Facilities Expansion Goal

The Challenges

The Realities

Time Line for Maurice Hawk School Expansion Phase 1

Short Term Plan

Long Term Big Plan

Expansion Possibilities

(Expansions, New Sites, Retro-Fit)

Land Acquisition

# Our Facilities Expansion Goal

As a Community, Provide  
Capacity for All Students While  
Maintaining Level of Programs

# The Challenges

- Expected Dramatic Increase in Growth and Enrollment
- Timing- As Soon as 2018
- Tasks and Time Required
- Limited Expansion Options

# The Realities

- Present Facilities At or Near Capacity
- Class Size Pressure
- Significant Development Expected
- Short Time Frame

# Time Line for Maurice Hawk School Phase 1

<b>EVENT</b>	<b>TIME FRAME</b>
<b>Start Planning Process and Collaboration</b>	Underway
<b>Due Diligence Work and Agency Submittals</b>	April 2017 – September 2017
<b>Design Work and Construction Documents</b>	May 2017 – December 2017
<b>Advertise For Bids</b>	December 2017
<b>Start Construction</b>	April 2018
<b>Construction Period</b>	April 2018 – July 2019
<b>Complete Construction and Occupy New Addition</b>	July 2019

# Options- Pros and Cons

OPTION	PROS	CONS
<b>Expand Existing Buildings</b>	Land and building readily available Shorter construction time May avoid need for re-districting	Impact on core facilities, parking, traffic, etc. Impact on occupants during work Added capacity may be insufficient for needs
<b>New Construction</b>	Larger building can absorb larger population in one place Ability to design desired facility from ground up	Land acquisition process & cost Longer construction time Higher cost (site development cost may be high)

# Options- Pros and Cons

OPTION	PROS	CONS
<b>Retro-Fit Existing Non-District Owned Facility</b>	May Reduce Construction Costs Shorter time duration to occupancy	Initial acquisition cost Adaptability to school use Appropriate exterior facilities such as parking, loop roads and fields



# Maurice Hawk School Phase 1 Expansion

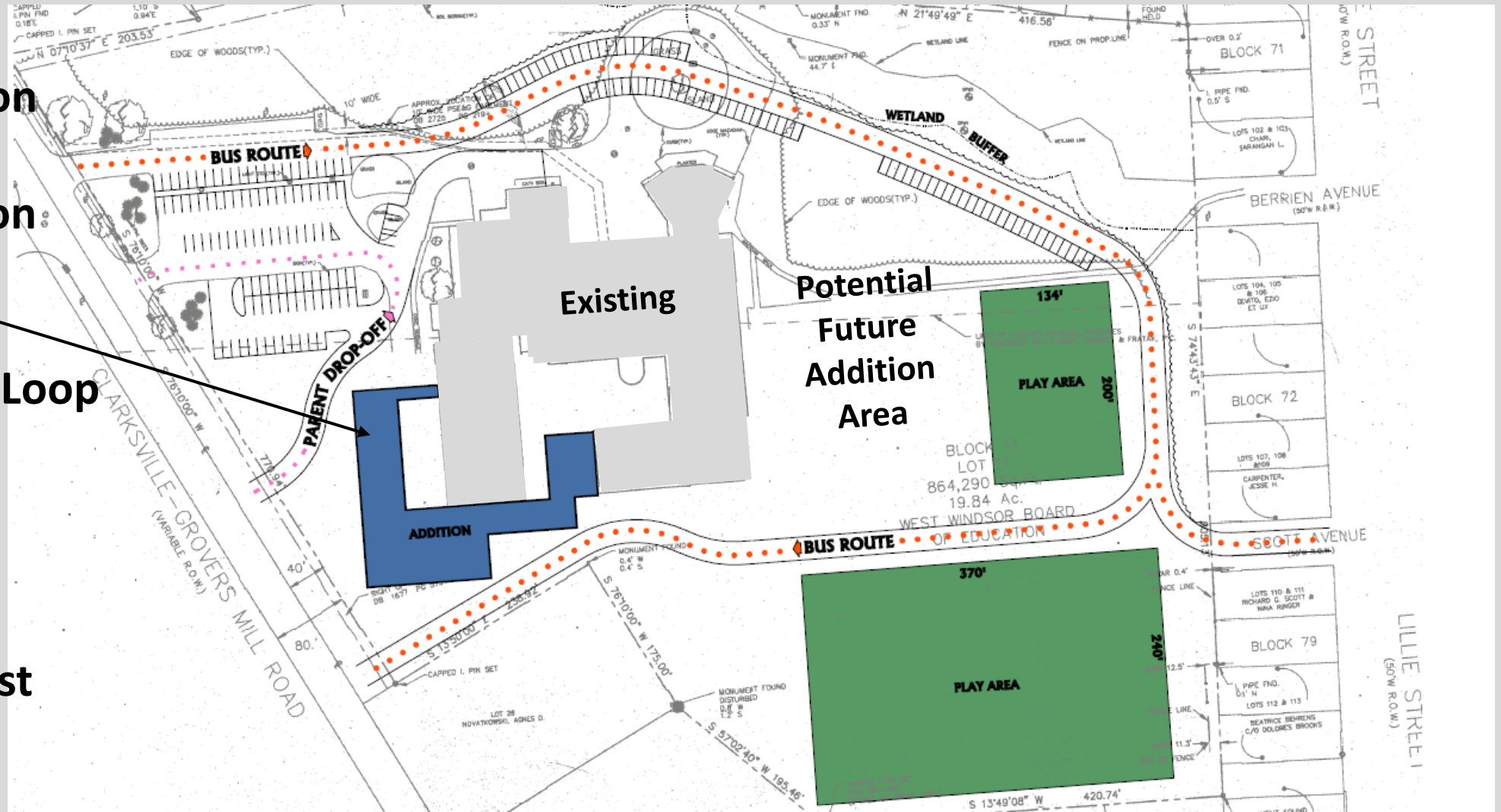
To address expected overcrowding at both Maurice Hawk and Village Schools. Expected completion July 2019.

# Phase 1- Address Immediate Need

Maurice Hawk School Expansion  
Phase 1-  
Building Addition  
and Site Work-  
Parking Lot  
Expansion, Bus Loop  
and Play Fields.

\$12,500,000.

Complete August  
2019

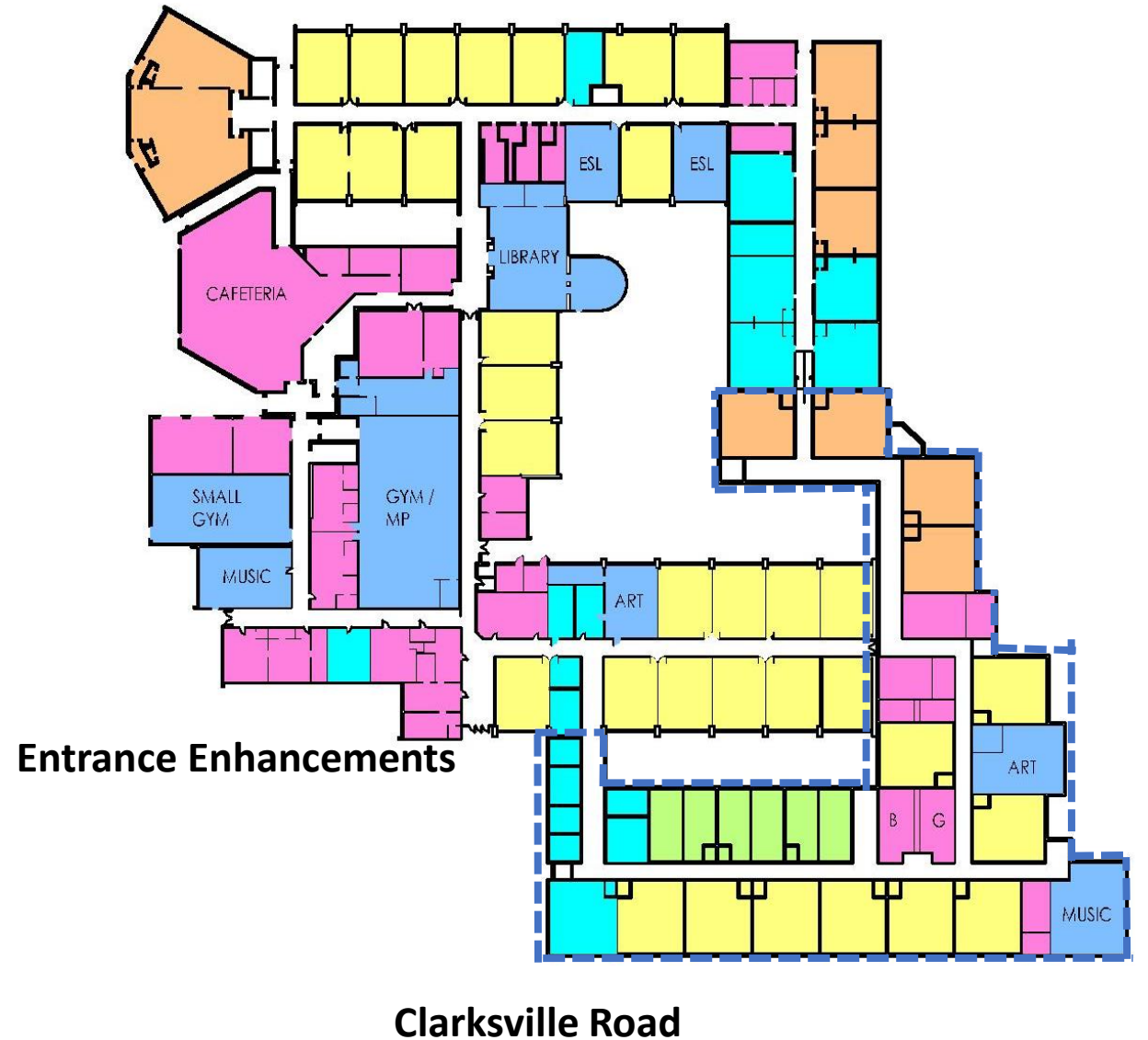


# Phase 1- Address Immediate Need

**Maurice Hawk School Expansion Phase 1- (Addition Shown Outlined)**  
**Building Addition**  
**16 Classrooms/Grade Level**  
**Music and Art Rooms**  
**Child Study Office Spaces**  
**\$12,500,000.**

## LEGEND

- PRE-K / KINDERGARTEN
- GRADE 1-3 CLRM
- SGI (FUTURE CLRM)
- SPECIALIZED INSTRUCTION
- CHILDREN'S SERVICES / SPECIAL EDUCATION
- ADMIN / SUPPORT / SERVICE / DINING



# District Facilities- Shorter Term Need- Expansion Possibilities Grades 6 -12

Potential solutions for grades 6-12 capacity by  
constructing additions on Thomas Grover MS and High  
School South

# Thomas Grover- Short Term- Address Grades 6-8 Capacity

**One Story-**  
**Six Classrooms, SGI**  
**Rooms and Science**  
**Lab**  
**\$4.4M - \$4.8M**

**Two story-**  
**\$8.5M - \$8.8M**



# Thomas Grover- Short Term- Address Grades 6-8 Capacity



**Thomas Grover MS- 8 Classroom Addition (One Story), 15 Classrooms (Two Story)**



West Windsor-Plainsboro - High School

**HS South  
Potential  
Expansion-  
One or Two  
Story**

# High School South Potential Expansion

# District Facilities- Longer Term Need Expansion Possibilities For Study

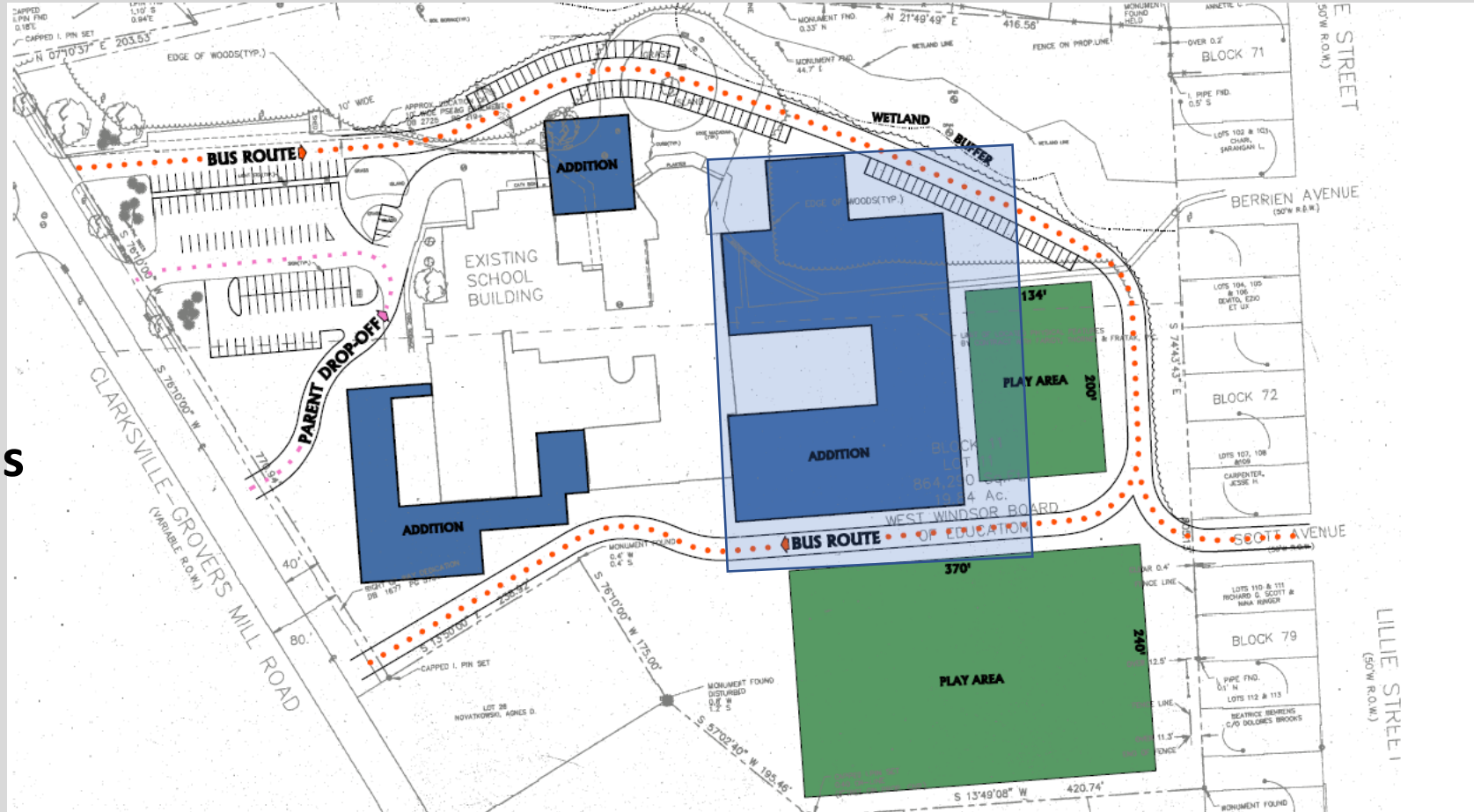
An exploration of potential expansion possibilities at all district schools. A due diligence study will be needed to identify and resolve issues such as parking, traffic, storm water management and others. Consideration must be given to the uncertainty of future enrollment growth and balanced against the need for potential new school facilities on new sites.



# Maurice Hawk Phase 2- Address Longer Term 3-5 Yrs

## POTENTIAL FULL BUILD OUT

Maurice Hawk  
School Expansion  
Phase 2-  
One or Two Story  
Building Addition  
Up to 48 Classrooms  
Art, Music, Dining,  
Gym and  
Administrative  
Spaces  
\$22,000,000 –  
\$35,000,000

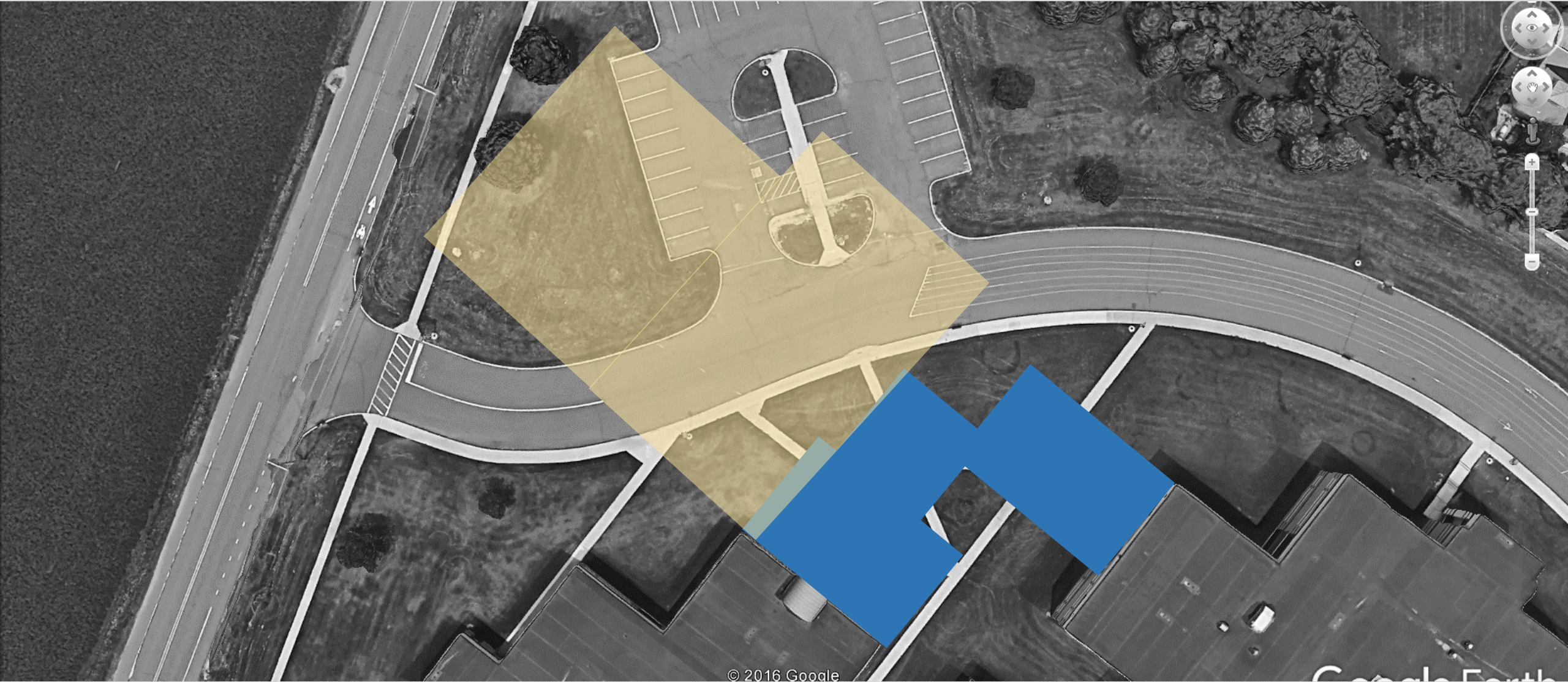


*But Will It Be Enough?*

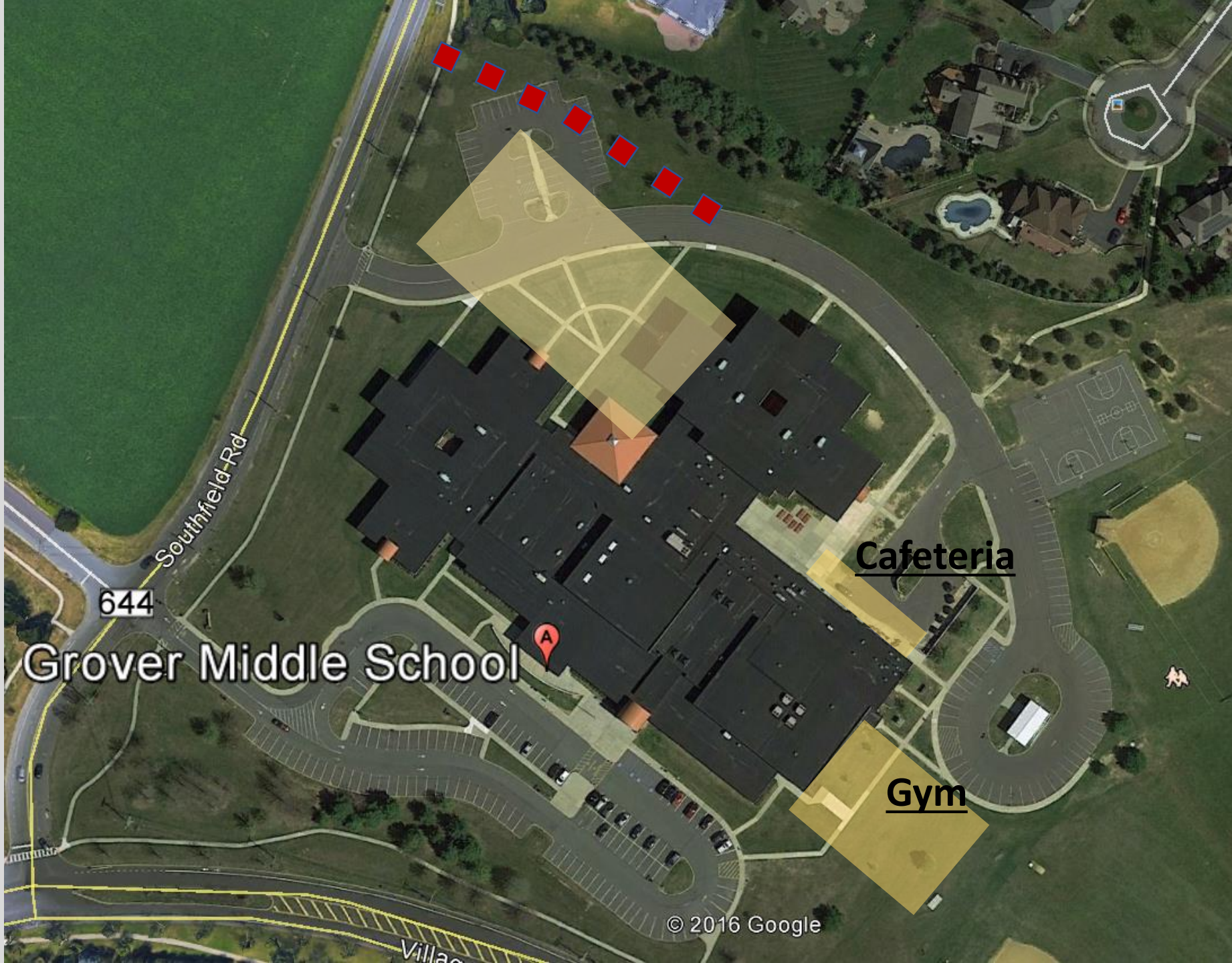


North

**HS North  
Potential  
Expansion-  
One or Two  
Story**



**Thomas Grover MS- Phase 2 Expansion add to Phase 1 (Re-configure Road/Parking)**



**Thomas Grover**  
**Full Build-Out**

**Re-route bus  
loop**

**Gym expansion  
Café Expansion**

**Expanded  
parking will be  
needed**



**Town Center**  
**School**  
**Potential**  
**Addition**

Two stories  
8 Classrooms

\$3,700,000

# Millstone River Potential Expansion

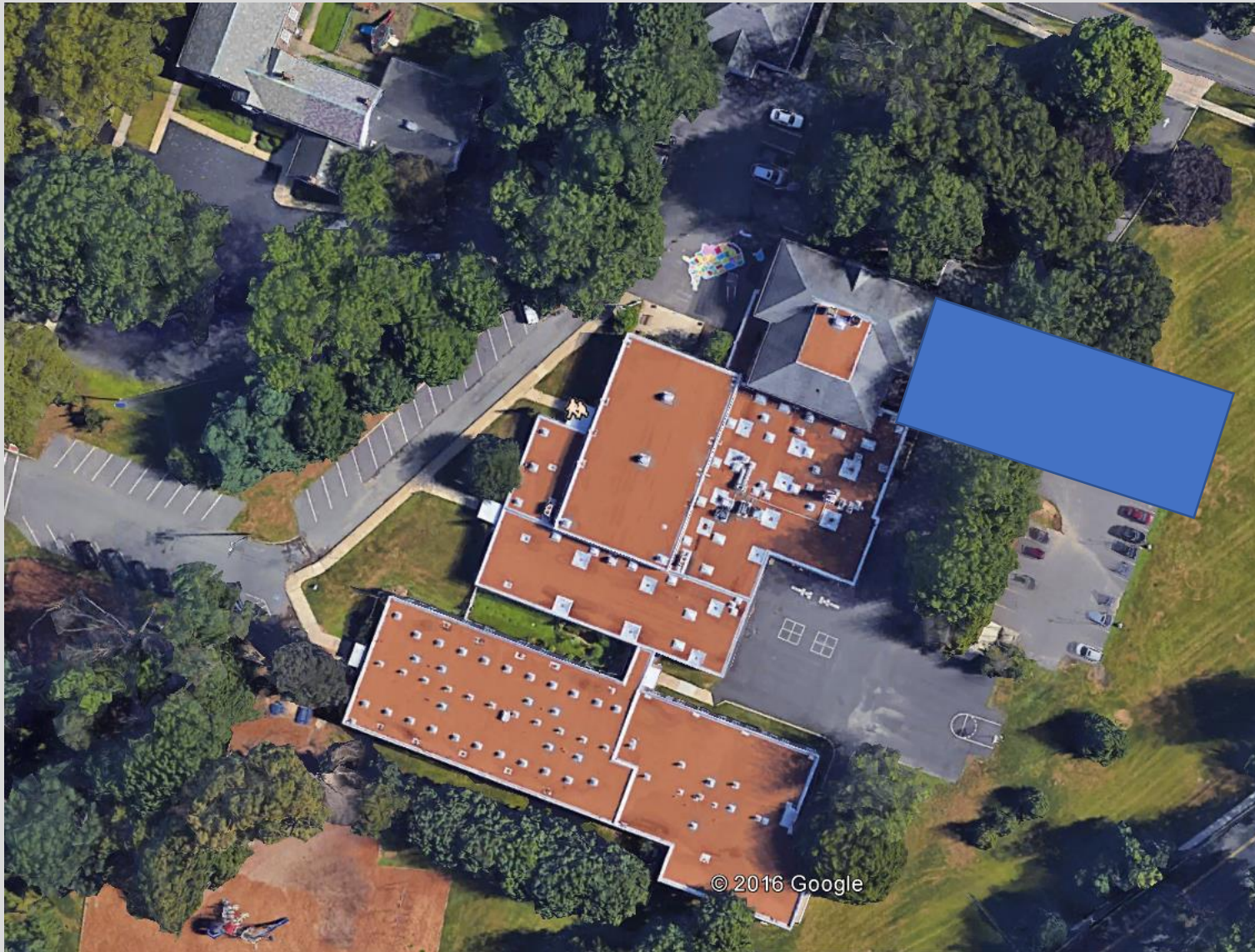


Millstone River  
School/  
Community  
Middle School-

Connecting  
Addition?

Re-configure/  
Program  
Revisions?

# Wicoff School Potential Expansion



**One Story-**  
**6-8 Classrooms**

**Two Story-**  
**10 – 16**  
**Classrooms**

# New Facility Land Acquisition

New facility land acquisition requires approval in advance by NJDOE per 6A:26. Process requires completion of due diligence including a phase II site assessment. This process alone could take 6-12 months.



# Non-District Facility Retro-Fit Possibilities

Retro-fitting an existing facility to house a school may be appropriate but consideration must be given to many factors. The facility must be right-sized for a school and additional land is needed for recreation and play space. The cost of acquisition must be reasonable as additional costs will be expended to complete the retro-fit to make the facility suitable for use as a school.