

# **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 – ViI – 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.