

**Route 1 Regional Growth Strategy
Princeton Sub-Area Workshop #2, May 28, 2009
Summary of Input
June 1, 2009**

Comments on the Vision

- Would like to see the specific extent of changes from existing zoning build-out to the alternative development scenario.
- Future growth should have a better balance of housing to jobs.
- Note proposed housing project at / near Princeton Seminary residential units (and new development at Windsor Gardens?)
- Clarify the proposed center along Alexander Road
- Describe the extent of “downzoning” under the alternative scenario
- How does the alternative scenario reconcile with the new draft SSAs? The location of sewer lines is an important factor to consider.
- Are we proposing new growth on top of a “broken system?”
- Need transportation investments to attract new development. BRT should proceed with a “leap of faith” that mixed-use centers will follow.
- Regardless of school funding issues, some would object to increased residential development. Note opposition to mixed use at Princeton Shopping Center.
- Need new transit link between Princeton and Plainsboro Town Center.
- Potential near-term development in environs could disrupt the long-term alternative development scenario.
- Show Princeton Dinky station on our mapping. Hopefully, this project, along with BRT can somehow expedite resolving the station location issue.
- Highlight the several potential TOD locations along the Northeast Corridor.
- University has proposed mixed-use village at old nursing home site
- Princeton Borough has some new housing in the pipeline, but it is very expensive.

How to Sell and Implement the Vision

- Will we provide the towns with recommendations for revising their zoning?
- There are some programs for employer-assisted housing.
- The 3rd Round COAH rules impose an affordable housing requirement based upon non-residential development.
- Is a regional approach to COAH obligations (like in the Highlands) possible in this corridor?
- The concept of “sustainability” is attracting increasing interest.
- The corridor has a good record of regional cooperation – the real need is for support from the state.
- Mercer Crossings work may be a good prototype for regional cooperation. Also, the mayors’ letter re Penns Neck is an example of cooperation.
- The state should be very interested in this corridor because of the location of the capital, major universities, and economic significance.
- State should “hold harmless” towns re additional school funding needs attributable to new residential development.
- We should think of three major consensus principles by which the region can engage the state.
- Working with the state has been difficult because of the frequent turnover of state officials.
- Need to “sell” the vision by showing that sustainable economic growth is good for everyone.
- Research the changing residential lifestyle preferences, particularly the move toward higher-density housing and “life span” housing.
- All towns have some experience in working with TDR.