

Benefits and Impacts of the The Arts, Education and Transit Neighborhood

June 21, 2011



Why are we here?

- To describe some of the benefits and impacts of the proposed arts and transit project.
 - It does include transit.
 - The benefits and impacts are broader, but this presentation focuses on the Borough.
- To be as clear as we can be about what we are proposing, and about the alternatives.
 - The status quo is not an option.
 - The Dinky station will be relocated even if this site is developed within existing zoning.



The Dinky

- The University cared about preserving the Dinky in 1984; it cares about it now.
 - In 1984 continuation of Dinky service was at risk and commercial property developers were interested in the property.
 - The purchase followed decisions by Borough and Township not to participate in development of the site.
 - The University announced that its purposes were to help preserve Dinky service; limit development in the area; and eventually develop the lands for educational purposes.
 - The University completed more than \$400,000 worth of improvements including a paved parking lot, an Alexander Street entrance, pedestrian walkways and curbs on University Place, a resurfaced platform, building repairs, new stairs and walks, new lighting, bicycle racks, landscaping.



Benefits

The Dinky

- NJ Transit has confirmed the validity of the University's contractual right to relocate the terminus.
 - Under the proposed MOU the University would agree not to move it further while Dinky service exists.
 - NJ Transit believes that the relocation will better sustain the Dinky than the status quo; it also confirms that it is not interested in giving up operation of the Dinky.
 - Other options were considered, but none could provide needed access to Lot 7 garage and ensure safety in a heavily used pedestrian area. The MOU would preserve a right of way for a future connection to Nassau Street.



Benefits

The Dinky

- About 40% of Dinky riders are affiliated with the University and additional riders attend University meetings or events.
 - The plan seeks to increase ridership; provide new amenities; provide easy access for walkers, biker, and vehicles; increase parking.
 - Current station is on University land; new station would also be on University land and situated similar to the Princeton Junction station with landscaping, drop-off parking, and signage.
 - The MOU includes commitments to shuttle service and other transit improvements.



Benefits

Benefits: Traffic Circulation

- The Princeton Community Master Plan Element for institutional/educational uses calls upon the University and the community to work together to improve traffic flow.
- Traffic flow at Alexander/University is improved by:
 1. Introducing a roundabout.
 2. Reducing conflicts and congestion.
 3. Reducing peak hour volumes.
- Traffic flow at Alexander/Faculty is improved by:
 1. Creating an access drive from Alexander to the Lot 7 garage.
 2. Reducing peak hour volumes.



Benefits: Traffic Circulation



Replace Outdated Infrastructure

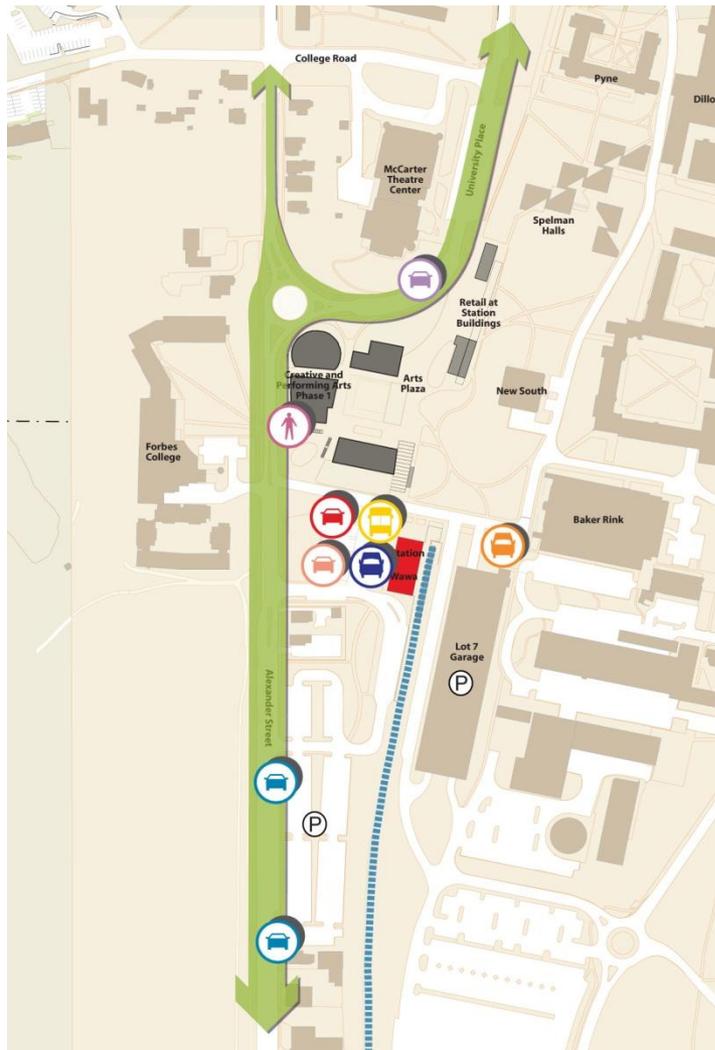
- Not designed for today's traffic volumes.
- Dinky/Wawa traffic obstructs thru-traffic & causes back-ups.
- Pedestrian crossings at Alexander & University Place cause back-ups.
- Current location cannot support a full complement of shuttles, jitneys, buses, taxis, and bikes.
- Only removing conflicts from the main arterial will relieve congestion.
- Lot 7 traffic to and from the north adds to congestion at Alexander/Faculty.

Existing Conditions Site Plan



Benefits

Benefits: Traffic Circulation



Proposed Phase 1 Site Plan

Redistribution of Circulation Movements

- Roundabout improves traffic flow.
- Purpose-designed space provides a multi-modal hub for shuttles, jitneys, buses, taxis, bikes.
- Provides safer pedestrian crossings.
- Separates conflicts and moves them off the main corridor.
- Deliveries from campus: all fronts, no backs
- Provides easy access and safe Wawa parking.
- Allows direct access to/from Lot 7 garage, saving 350 vehicle miles per day and reducing north-bound traffic entering Alexander at Faculty.
- Provides bike lanes and storage
- Replaces all existing parking in-kind.



Benefits

Benefits: Traffic Circulation

Levels of Service at Alexander & University



Benefits

EXISTING

PROPOSED

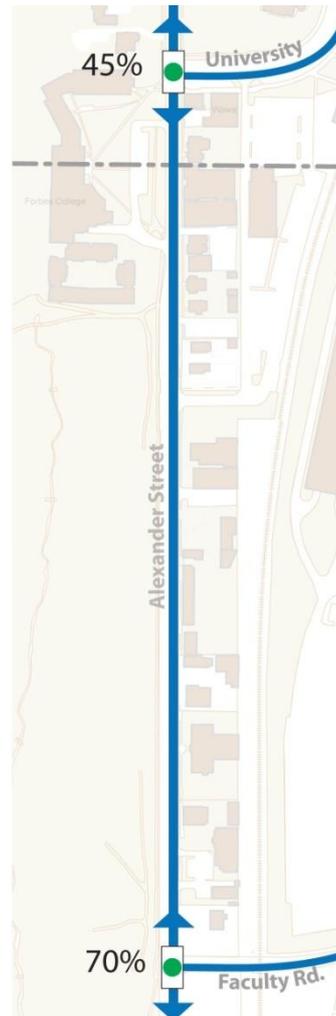


Benefits: Traffic Circulation

Improving Traffic along Alexander: Existing and Proposed Green Light Capacity

- Today's limited green time (45%) on Alexander Street at the University Place light creates delays.
- Proposed new light at the transit plaza will have a longer green time for Alexander Street (about 60%).
- The pedestrian crossing would be timed with the transit plaza light, with no need for a "pedestrian only" phase.
- The light at the transit plaza would coordinate with the light at Faculty Road to meter traffic through the corridor.

EXISTING



PROPOSED



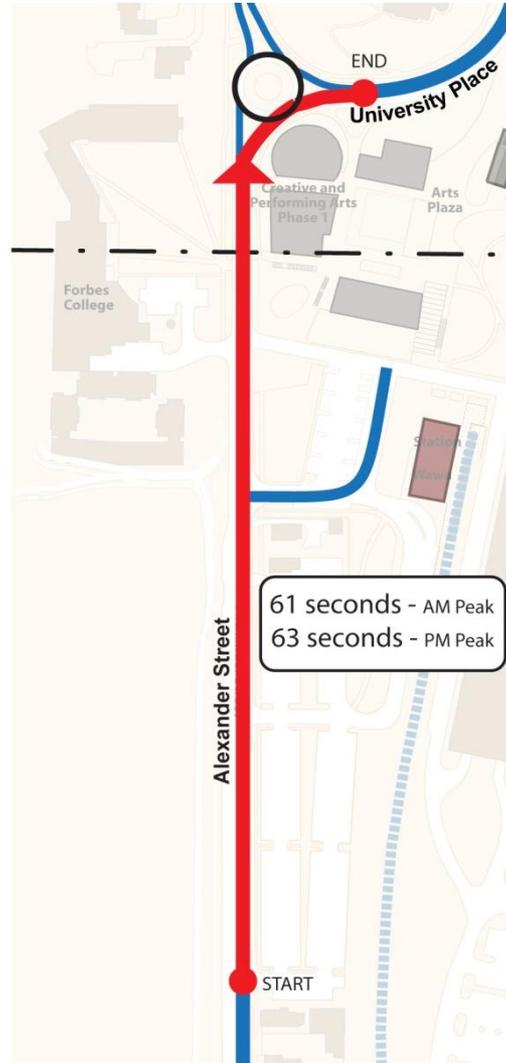
Benefits

Benefits: Traffic Circulation

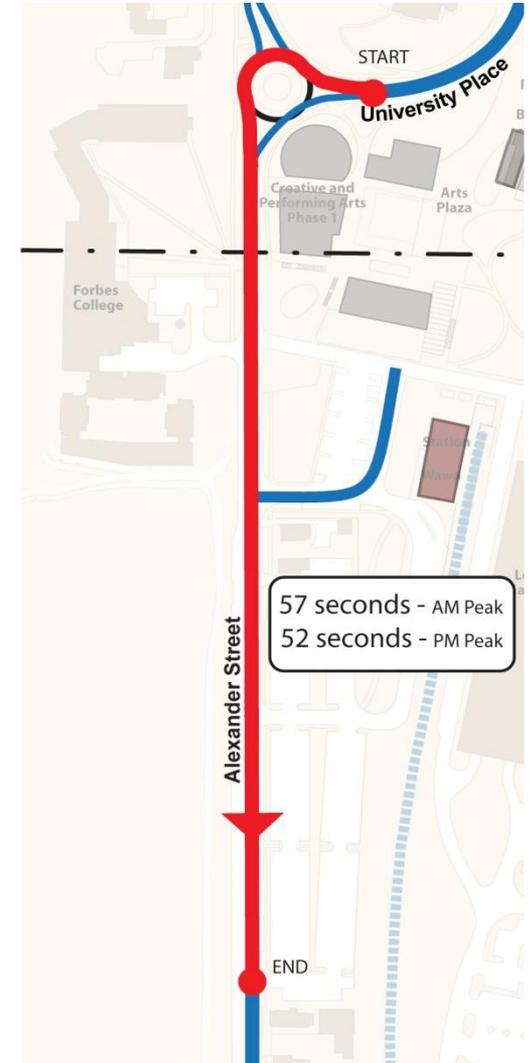
Improving Traffic along Alexander: Travel time through the corridor.

Average travel time reduces to approximately one minute during peak hours.

PROPOSED NORTHBOUND



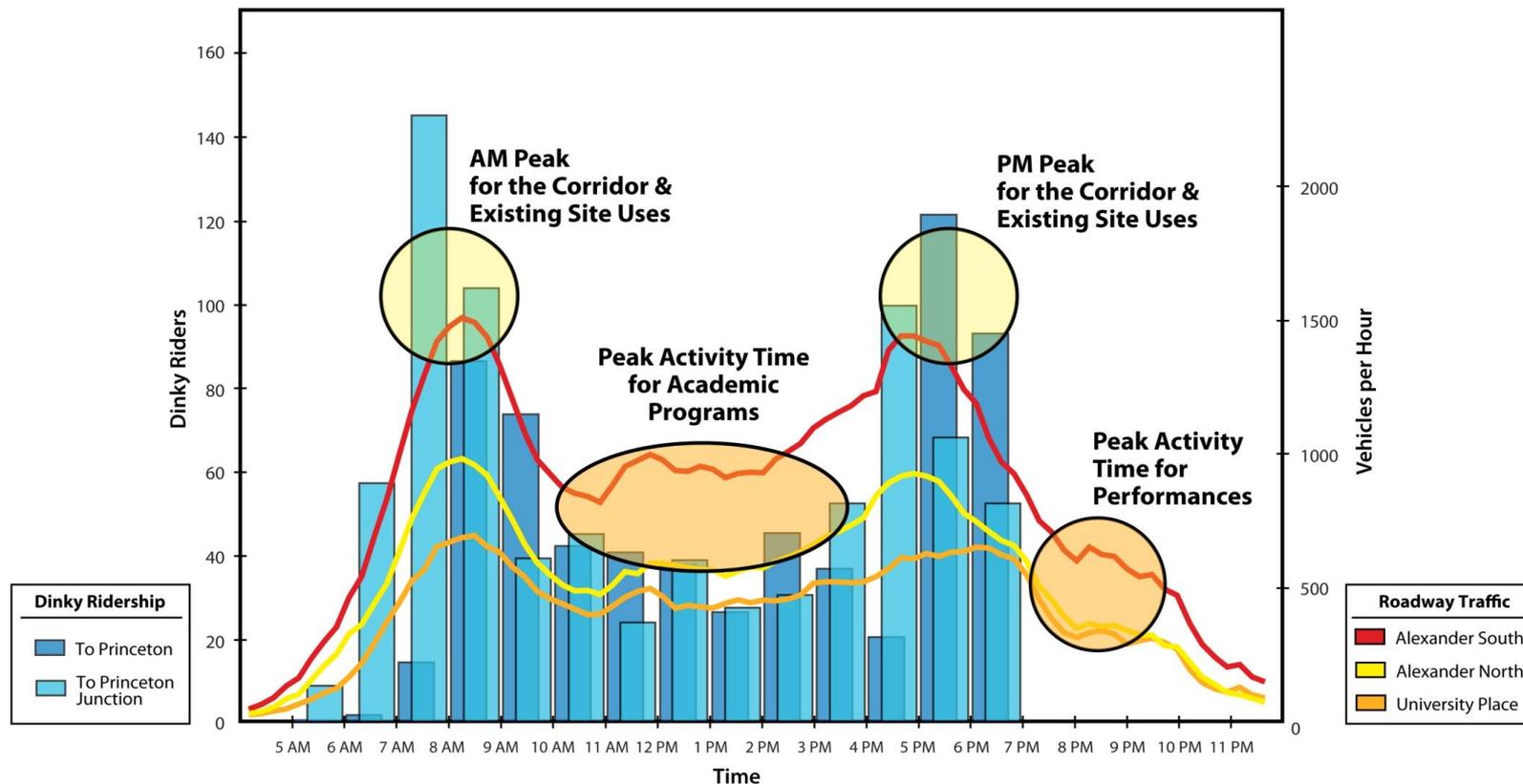
PROPOSED SOUTHBOUND



Benefits

Benefits: Traffic Circulation

Shifting from office to academic/arts uses reduces peak hour traffic by 260-320 vehicles per day.



Benefits

Benefits: Traffic Circulation

Comparison of Traffic Generation: Existing Conditions and AET Build-out

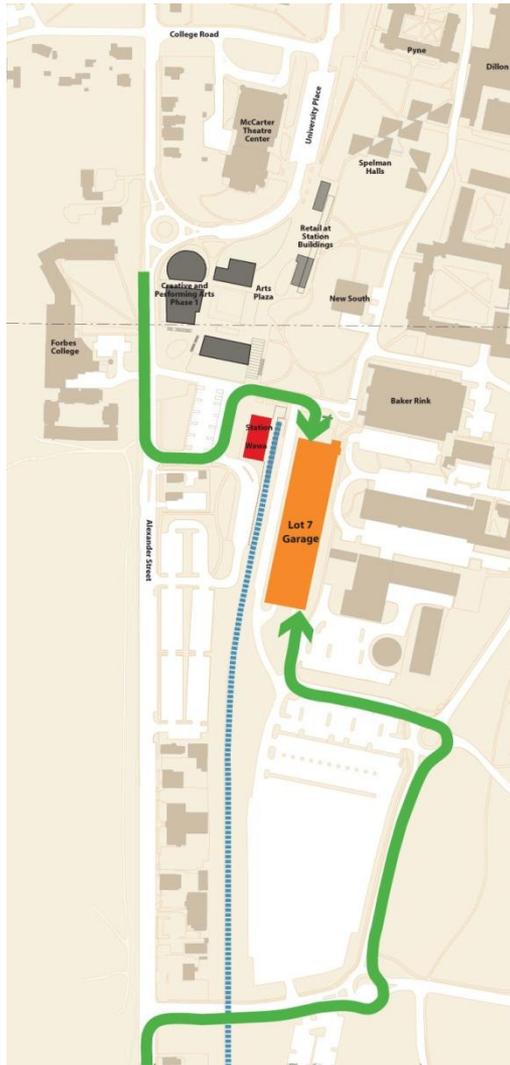
	EXISTING CONDITIONS	FUTURE BUILD-OUT WITH AET ZONING
Number of Employees	127 Employees	121 Employees
Square Footage	86,500 SF Total	281,500 SF*
AM Peak Hour Traffic Generation	42 Vehicles *1	40 Vehicles
PM Peak Hour Traffic Generation	39 Vehicles *1	38 Vehicles
Vehicles contributing to Alexander & Mercer traffic		
AM	5	4
PM	4	4
Vehicles contributing to Bayard & Stockton traffic		
AM	7	6
PM	6	6

* Full build out (excluding parking garage, if required)

*1 Based on university traffic generation rates



Benefits: Traffic Circulation



Proposed Site Plan

Access to Lot 7 Garage

- Provides convenient Lot 7 Garage access for McCarter patrons, neighborhood visitors, and weekend transit users.
- Reduces traffic on Faculty Road.
- Relieves congestion at Faculty Road/Alexander Street intersection:
 - Access from the north to Lot 7 will reduce traffic at Alexander and Faculty during AM peak by 120-140 vehicles.
 - Access to the north from Lot 7 will reduce traffic at Alexander and Faculty during PM peak by 110-130 vehicles.

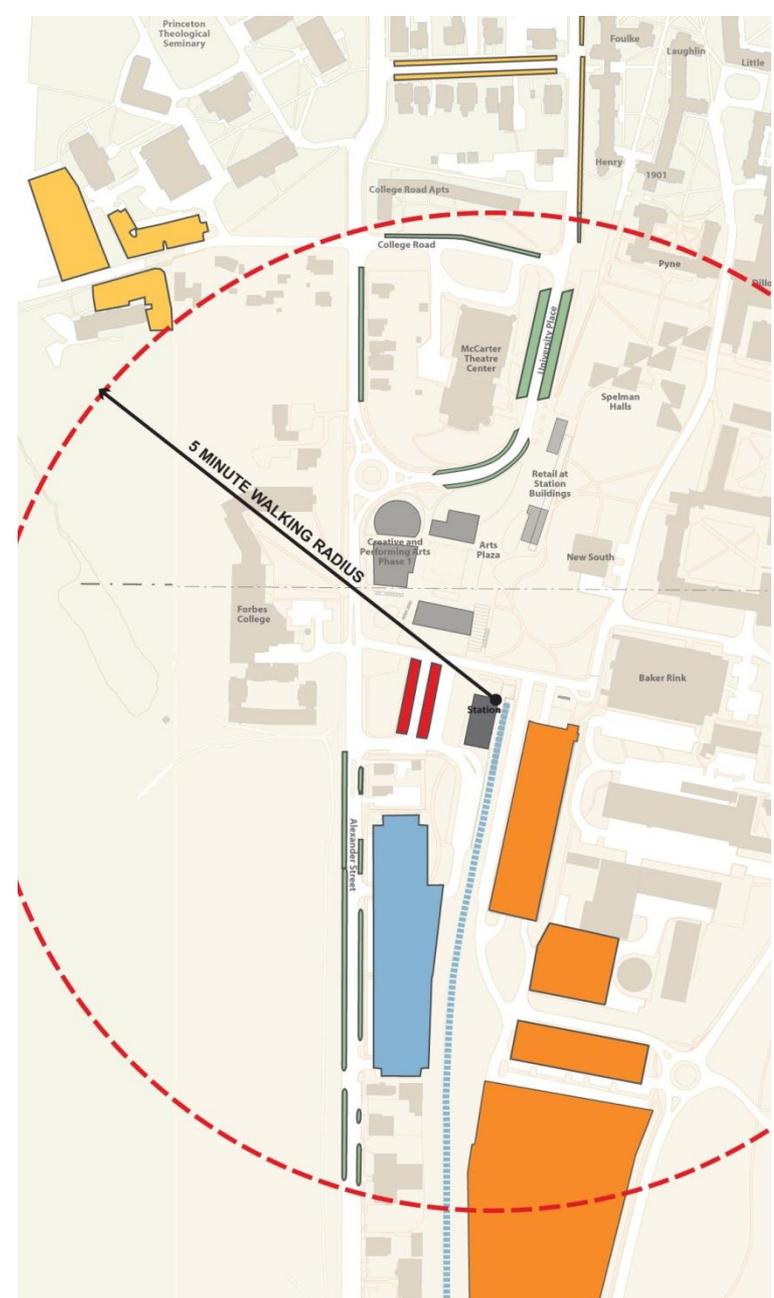


Benefits

Benefits: Parking

Public Parking Supply

-  Commuter lot parking
-  Short term parking (for kiss & ride, retail)
-  Lot 7 garage & additional surface lots for evenings and weekends
-  Additional street parking within a 5 minute walk of station
-  Other on-street and lot parking located nearby

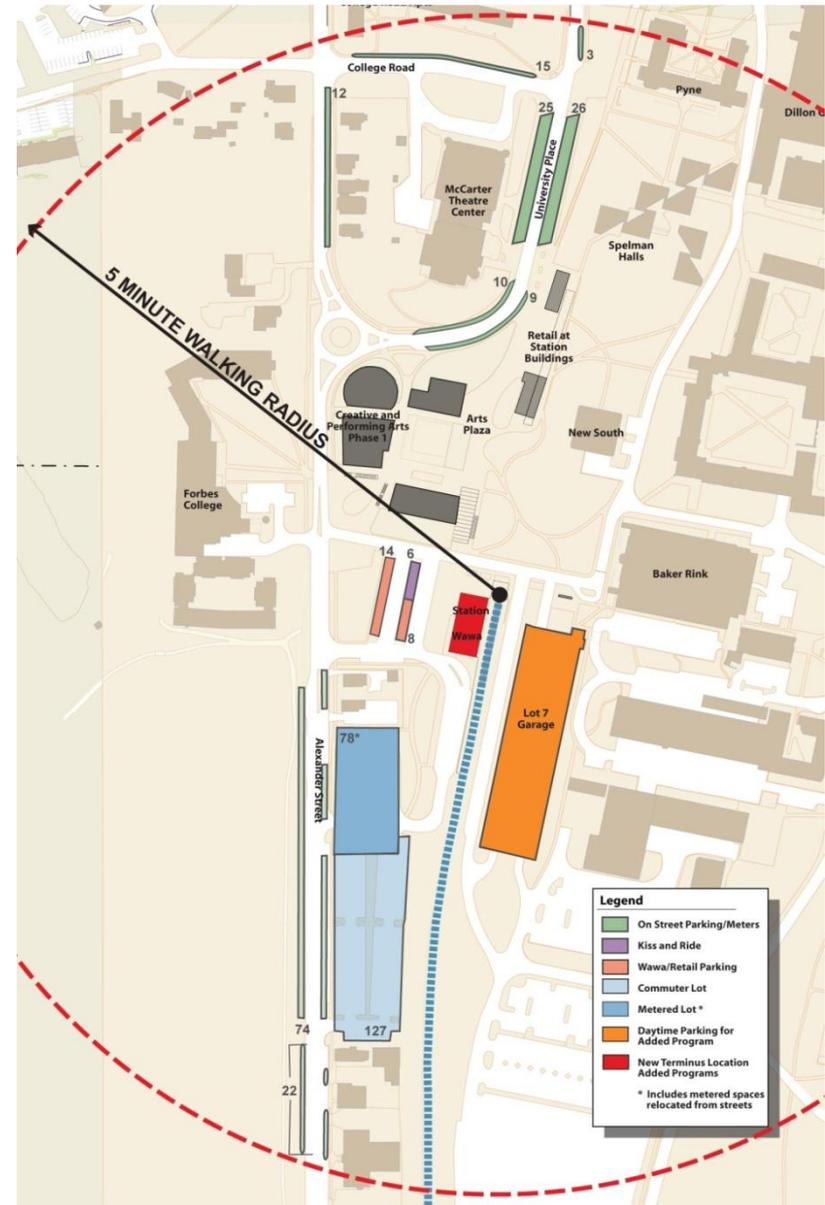


Benefits

Benefits: Parking

Station Parking: Proposed

- Public parking spaces within a 5-minute walking radius of the station increases from 413 to 429.
 - With 8 ½' spaces in the commuter lot, this number could be increased.
- All public parking is replaced in-kind, including 175 commuter spaces (parking and meters) within 1000 feet of the station.
 - With 8 ½' spaces in the commuter lot, this number could be increased.
- Other spaces include kiss & ride; Wawa customers; on-street metered and un-metered parking.
- Lot 7 garage provides spaces for retail employees and is easily accessible and available to the public on evenings and weekends.



Benefits: Parking

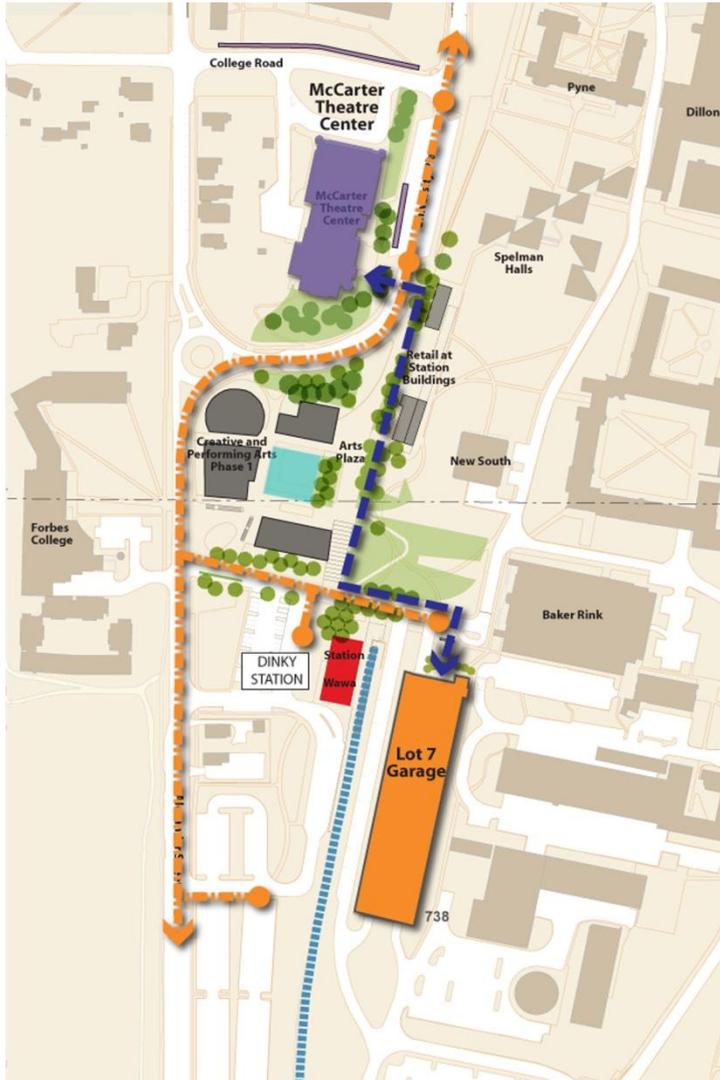


Resolution of Board of Directors

Be it resolved that McCarter Theatre Center, by unanimous vote of its Board of Directors on November 18, 2010, expresses its enthusiastic support for Princeton University's arts and transit campus development project. We believe that the plan brings numerous, substantial benefits to McCarter Theatre and the Princeton community at large. Among these many benefits are a much-desired greater synergy between McCarter Theatre and the University's arts programs, a more welcoming streetscape, better and safer traffic flow and pedestrian access, greater parking availability and places for casual and fine dining. It is our belief that these improvements will positively affect the quality of life for all our citizens, present and future.



Benefits: Parking



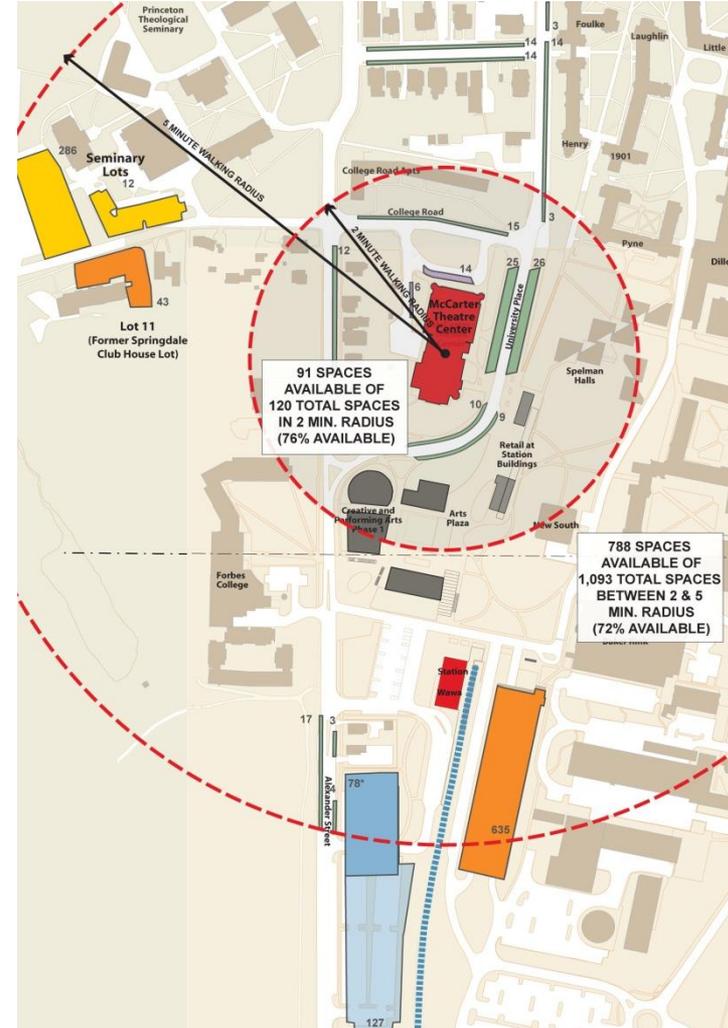
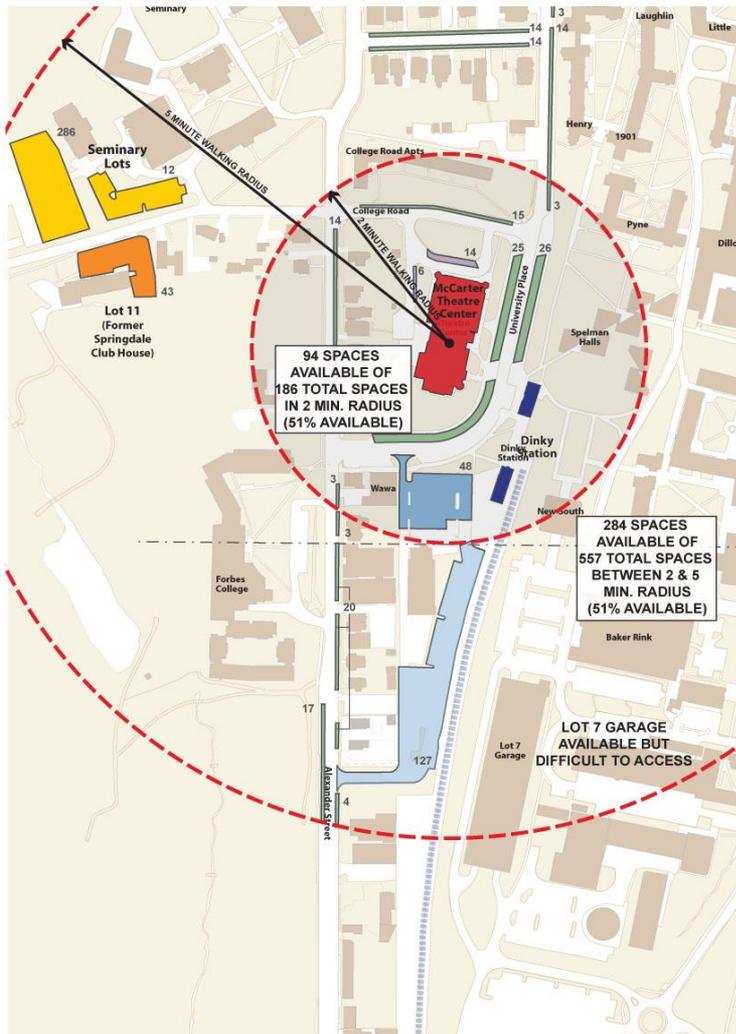
Parking for McCarter

- Direct vehicular access to Lot 7 Garage from Alexander Street.
- The Arts Neighborhood enhances the pedestrian experience between Lot 7 Garage and McCarter.
- For those who have difficulty walking the distance between Lot 7 and McCarter, there will be a shuttle available.
- Potential for improved handicap accessible parking adjacent to McCarter.
- Likely greater access to on-street parking on University Place.



Benefits: Parking

Parking for McCarter



Benefits

Benefits: Parking

Existing & Proposed Spaces Available for McCarter at Performance Time

<i>Parking in Proximity to McCarter *</i>						
Parking Type	Parking Supply		% Available at Performance Time		# Available at Performance Time	
IN 2 MINUTE RADIUS	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
McCarter Theatre On Site	20	20	100%	100%	20	20
Street Parking (Borough)	118	100	36%	71%	42	71
Metered Lot	48	0	67%	NA	32	0
Total 2 Minute Radius	186	120			94	91

2-5 MINUTE RADIUS						
Street Parking (Borough)	45	45	71%	71%	32	32
Street Parking (Township)	44	24	30%	36%	13	9
Metered Lot	0	48	NA	67%	0	32
Commuter Lot	127	0	80%	NA	102	0
Seminary Lots	298	298	33%**	33%	98	98
Lot 11 (Former Springdale Club House)	43	43	91%	91%	39	39
Lot 7 Garage		635	difficult to access	91%		578
Total 2-5 Minute Parking	557	1,093			284	788

Total Parking in 5 Minute Radius	743	1,213			378	879
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* From BFJ McCarter Theatre Area Parking Report, 2008

** Based on occupancy of Seminary surface lot



Benefits: Transit

- New heated/air conditioned station with restrooms, Wawa, bike amenities.
- Easy drop off/pick up.
- Easy access to shuttles, jitney, taxis.
- Convenient parking: permit and daily.
- Dinky riders provided with attractive public spaces, retail, and arts venues.
- University support for a more extensive public transit linkage with the Dinky.
- Arts, retail, and lower Alexander residential use may attract additional Dinky use.



Benefits

Benefits

Dinky Ridership

- About 40% of Dinky riders are affiliated with the University; additional riders are attending University meetings or events.
- Unaffiliated riders get to the Dinky by driving themselves, being driven by others, using public transit, biking, and walking.
- The walk from Nassau Street to the current station via the Wawa is longer than the walk to the proposed new station with the Wawa in it.
- Future development along Alexander in the Township would add new riders from the south.



Benefits: Transit

- Draft Memorandum of Understanding provides for *near term transit* improvements:
 - Opening of the north station waiting room, with restroom access, for weekday peak hour use.
 - Commitment from Borough, Township and University to encourage additional Dinky service and develop marketing initiatives to increase Dinky ridership.
 - Scheduling of Tiger Transit to meet incoming Dinky Trains for travel to Nassau Street during morning and evening peak hours.
 - Enhanced efforts to ensure that public is aware that TigerTransit is “free and open to the public”.
 - Electronic TigerTransit route and shuttle locator map.
 - University financial support for daytime FreeB service.
 - Efforts to design a collector transit system to provide station connections.



Benefits: Transit

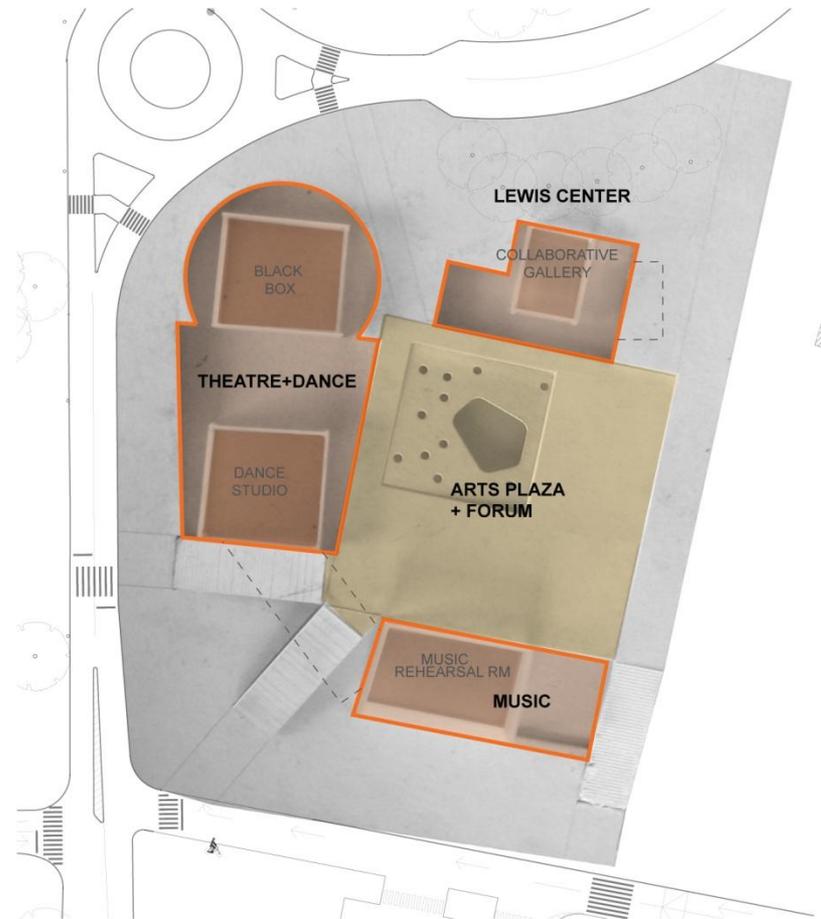
- Draft Memorandum of Understanding provides for “*next generation*” transit service:
 - Create a transit task force to evaluate long-term transit needs and service to Nassau Street. Task force to be funded 50% by Princeton University and 50% (combined) by Borough and Township.
 - Creation of a mass transit trust fund with a \$250,000 initial contribution from Princeton University.
 - Easement for a right of way for future light rail or other mass transit service.



Benefits: Community Access To the Arts

New Center for Creative and Performing Arts provides flexible rehearsal, performance, and gathering spaces including:

- Black Box Theater (150 seats)
- Gallery
- Dance Theater (120 seats)
- Music Rehearsal/Performance Hall (100 seats)
- Collaborative Studio (50-75 seats)
- Acting and Dance Studios (75 seats each)
- Forum (flexible 8,000 square foot event space)



3 ARTS BUILDINGS FORMING FORUM AND PLAZA



Benefits: Community Access To the Arts

Phase Two of the plan creates additional space for campus and community groups including:

- Experimental Media Studio
- Performance Hall (650-800 Seats)
- Arts program expansion site



Benefits

Benefits: Community Access To the Arts

- Princeton University facilities already provide performance space for campus *and* community groups. New space in the Center for Creative and Performing Arts would expand those opportunities.
- Richardson Auditorium is currently the space most frequently requested for performances.
 - Nearly half of the public events at Richardson in academic year 2009-2010 were hosted by non-university groups.
 - The addition of rehearsal space in the Arts and Transit neighborhood should provide approximately 80 additional evening performance times in Richardson each year.



Benefits: Community Access to the Arts

Community Organizations Currently Using Performance Space at Princeton

American Repertory Ballet-
Princeton Ballet School

Golandsky Piano Institute

McCarter Theater Performance
Group

New Jersey Association for Jazz
Education, Jazz Combo Festival

Opera New Jersey

Princeton Festival

SO Percussion

American Boychoir

Tim Keyes Consort

Westminster Community Orchestra

Westminster Choir College

Princeton High School Winter Concert

West Windsor High School Concert

Boheme Opera NJ

Greater Princeton Youth Orchestra

La Shir

Montgomery High School Orchestra

New Jersey Symphony Orchestra

Princeton Girlchoir

Princeton Pro Musica

Princeton Symphony Orchestra

Princeton Young Achievers

The **Princeton Symphony Orchestra** holds an average of 15 performance dates on campus each year with a total of more than 7,500 attendees

The **Princeton Festival** uses campus space each summer for rehearsals and performances including acting studios and black box theater space at 185 Nassau and Taplin Auditorium

Princeton University provides summer-time rehearsal space in Woolworth Hall for **Opera New Jersey** productions.



Benefits: Community Access to the Arts

- In FY 2010 nearly 30,000 patrons attended cultural events in Richardson Auditorium.
- In the 2011 academic year, The Lewis Center for Creative and Performing Arts sponsored approximately 125 distinct programs with more than 390 events (some programs are multi-day).
 - 100 of the 125 programs were presented in 185 Nassau.
 - All events are open to the public and 90% of the events are free. When tickets are sold, price is less than \$15 and discounts are offered for students and senior citizens.
- Theater Intime distributed 2,600 tickets for 41 performances in the 2010 academic year.
- Princeton Summer Theatre welcomed nearly 7,000 guests to their summer shows in 2010.



Benefits: Community Access to the Arts

- The new Center for Creative and Performing Arts will create approximately 50 new performance days for programming for *campus groups during the academic year*.
 - Evening patrons on these dates would average 150-250 individuals for a total increase annually of between 7,500 and 12,500 attendees.
- Spaces in the Center for Creative and Performing Arts will also be available for additional academic year programming and summer use by community groups.
 - Attendance totals would be determined by the nature and frequency of the programs presented by community groups.



Benefits: Community Access to the Arts

BILL T. JONES
"Continuous Creation"

presented by
The Lewis Center for the Arts
Program in Dance



TUESDAY, JANUARY 18, 2011

Bill T. Jones discusses the origin and evolution of *Continuous Replay* (1978), a seminal dance work that will be performed by Princeton students in February 2011. Initially created as a solo by Jones' late partner Arnie Zane during the postmodern period of the 70's, subsequently developed into a duet, and finally re-conceived as a group work in the 90's by Jones himself, *Continuous Replay's* history reflects the changing concerns and values of two dance-makers across three decades.

Following the discussion, Mr. Jones will conduct an open rehearsal of *Continuous Replay* with Princeton students.

Screening and Lecture from 3:00 PM - 4:15 PM
James M. Stewart '32 Theater

Open Rehearsal begins at 4:45 PM
Patricia and Ward Hagan '48 Dance Studio

Lewis Center for the Arts at 185 Nassau Street

There will be a reception between the events. Both events free and open to the public. For more information please visit www.princeton.edu/arts

LEWIS CENTER FOR THE ARTS PRINCETON UNIVERSITY

The Program in Latin American Studies and the Lewis Center for the Arts present

ROGER CASEMENT, THE CONGO, IRELAND AND LATIN AMERICA
A Conversation Between

MARIO VARGAS LLOSA AND PAUL MULDOON



Monday, November 22, 2010 at 4:30 pm
50 McCosh Hall, Princeton University

Please join us for a conversation between Mario Vargas Llosa, the 2010 Nobel Laureate in Literature, and Pulitzer Prize winning poet Paul Muldoon, Chair of the Lewis Center for the Arts.

Free and open to the public

For more information visit: www.princeton.edu/arts

PLAS LEWIS CENTER FOR THE ARTS PRINCETON UNIVERSITY

LEWIS CENTER FOR THE ARTS PRINCETON UNIVERSITY

Lewis Center for the Arts Performance Central presents

ELEVATOR REPAIR SERVICE
performing
The Select (The Sun Also Rises)
Based on the novel by Ernest Hemingway



Friday, April 15, 2011 at 7 PM
Saturday, April 16, 2011 at 2 PM
Berlind Theatre, McCarter Theatre Center

Tickets: \$10 students and senior citizens; \$15 general admission
For tickets please call University Ticketing at 609.258.9220 or the Berlind Box Office at 609.258.2787

For more information about the Lewis Center for the Arts visit www.princeton.edu/arts

LEWIS CENTER FOR THE ARTS PRINCETON UNIVERSITY

The Lewis Center for the Arts Performance Central presents

PRINCETON Poetry FESTIVAL

Friday, April 29 and Saturday, April 30, 2011
RICHARDSON AUDITORIUM | PRINCETON UNIVERSITY | PRINCETON, NJ
A series of readings and discussions starting at 2 PM each day

FEATURING:

Paolo Henriques Britto	Meghan O'Rourke
Anthony Carelli	Carl Phillips
Michael Dickman	Brenda Shaughnessy
Mark Doty	Charles Simic
Kathleen Graber	Tracy K. Smith
Brian Henry	Aleš Steger
Agi Mishol	Natasha Trethewey
Idra Novoy	Susan Wheeler
Sharon Olds	C.K. Williams

TICKETS: \$15 PER DAY; \$25 FOR BOTH DAYS AND \$10 PER DAY FOR STUDENTS
For advance tickets please call University Ticketing at 609.258.9220

For more information about the participating poets and a complete schedule of events please visit www.princeton.edu/arts/poetryfestival

With additional support from the Office of Cultural Affairs, Consulate General of Israel in

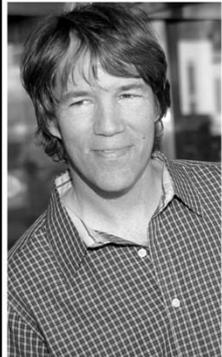
LEWIS CENTER FOR THE ARTS PRINCETON UNIVERSITY

Performance Central presents

DAVID E. KELLEY

The Emmy Award winning screenwriter of

- L.A. LAW
- PICKET FENCES
- CHICAGO HOPE
- THE PRACTICE
- ALLY McBEAL
- BOSTON PUBLIC
- BOSTON LEGAL
- HARRY'S LAW



in conversation with JORDAN ROTH about his life and work

WEDNESDAY, NOVEMBER 17, 2010 AT 5 PM

James M. Stewart '32 Theater
Lewis Center for the Arts at 185 Nassau Street

Free and Open to the Public

For more information please visit www.princeton.edu/arts

Princeton University's Department of Music and the Program in Dance and McCarter Theatre Center present

MASTERS OF DANCE
WEDNESDAY, MARCH 30, 2011

A Conversation with Mark Morris & Simon Morrison
at 5:00 PM in 50 McCosh Hall, Princeton University
Free and open to the public

A conversation with the renowned choreographer Mark Morris, former lecturer in The Council of the Humanities and Old Dominion Fellow in Music fall 2010, and Princeton music professor Simon Morrison.

Performance by Mark Morris Dance Group
at 8:00 PM in the Matthews Theatre, McCarter Theatre Center
For tickets to this performance please call the McCarter Box Office at 609.258.2787

The program includes TWO new works receiving their Princeton Premieres, plus Mark Morris' classic, *Grand Duo*.

For more information about both events, please visit www.princeton.edu/arts

PRINCETON UNIVERSITY DEPARTMENT OF MUSIC AT PRINCETON LEWIS CENTER FOR THE ARTS PRINCETON UNIVERSITY McCARTER THEATRE CENTER



Benefits

Benefits: Community Access to the Arts

Bill T. Jones, artistic director and choreographer

- MacArthur “Genius” Award (1994)
- Kennedy Center Honors (2010)
- Tony and Obie award winner

Masters of Dance Series

- January 18, 2011
- Screening and Lecture
- Public Reception with artist
- Open Rehearsal of “Continuous Replay”
- All free and open to the public



Benefits: Community Access to the Arts

***Elevator Repair Service*, one of New York City's most highly-acclaimed experimental theatre companies.**

New Jersey Premier of “The Select,” an adaptation of Ernest Hemingway’s novel

- April 15 and 16, 2011
- Presented by the Lewis Center for the Arts in the Berlind Theater
- \$10 student and senior tickets/ \$15 general admission
- Upcoming undergraduate Princeton Atelier course with Elevator Repair Service, a tradition of inviting New York Theater artists into the Princeton classroom that was established by Lewis Center Director Paul Muldoon



Benefits

Benefits: Community Access to the Arts

Mark Morris, world-renowned choreographer

March 30, 2011

- Afternoon conversation, free and open to the public, hosted by the Lewis Center
- Evening performance by Mark Morris Dance Group at McCarter Theatre Center



Benefits: Community Access to the Arts

Senior Thesis Production “ Strange Faces” by Andrea Grody ‘11

US One Review: “On the basis of what she accomplished with “Strange Faces,” it would be no surprise to begin reading about her (Andrea Grody) quite soon in the entertainment trade publications.

*“It is a wonderfully unique piece that promotes conversation in a very positive way for the autistic community, it could help others understand those daily struggles that we face and allows a person with Aspergers to see/hear others perspectives in a positive way. **How do you get a piece like this on PBS or into the broader community? This feels bigger than just a thesis project** to someone like me searching for ways to communicate with my child, family and friends about Aspergers.*

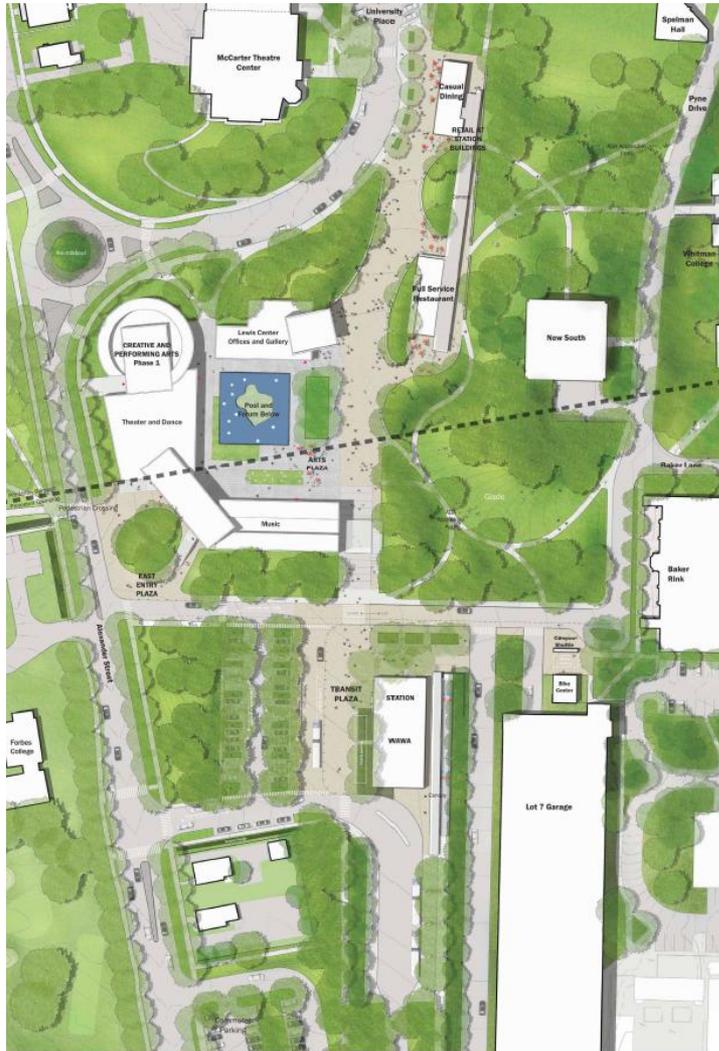
Nassau Weekly: “People who were able to get a ticket gushed about it, and a lady in the Italian grocery, D’Angelos, stopped a friend of mine in line: “Are you a student? You must go see the new play. It’s going to be sold on Broadway, I tell you.”

“The musical captured the essence of life in our families. It made us laugh, cry, think and talk. I enjoyed it, my daughter enjoyed it and her teacher enjoyed it. In her 20 years of teaching special needs children my daughter’s teacher noted that she hasn’t seen anything this amazing. We were both emotionally overwhelmed and glad for the experience. My daughter loved the musical pieces about language, idioms and hygiene”



Benefits

Benefits: Public Spaces



- McCarter and Berlind Theatres
- Creative and Performing Arts Phase One rehearsal, performance and gathering spaces – all fronts
- Restaurant and Café
- Arts Plaza with community activities
- Transit Plaza
- Dinky station with Wawa
- Future phases:
 - Experimental Media Studio
 - Performance Hall
 - Arts Program expansion site
- Extensive Landscaping

Proposed Site Plan



Benefits

Benefits: Public Spaces

- 175,000 annual McCarter patrons.
- 2,045 daily transit rides.
- 2,600 daily Wawa customers.
- 1,050 daily customers at new restaurants.
- 150-250 average evening patrons of new arts venues, approximately 50 performance days a year (first phase academic year programming only).
- Participants in summer performances and activities - indoor and outdoor spaces (movies, chess tournaments, concerts, etc.)
- Special event participants (e.g. McCarter gala).
- 160-290 housing unit capacity south on Alexander.
- 600 current residents within a 5-minute walk.



Benefits: Public Spaces

- Create an attractive gateway into Princeton, including a signature building by a major architect.



Benefits: Sustainability

Mass Transit Improvements

Enhance the Dinky experience to encourage additional ridership

- New station in an attractive setting
- Wawa incorporated adjacent to the station
- Convenient drop-off/pick-up and parking
- Connection with New Jersey Transit buses, community shuttles and TigerTransit
- Bike racks and lockers, changing rooms, bike rental program

Memorandum of Understanding provides framework to develop next generation mass transit options

- Creation of transit task force to evaluate long-term transit needs and service to Nassau Street
- Creation of a mass transit trust fund to invest in transit improvements
- Easement for a right of way for future light rail or other mass transit service



Benefit: Sustainability

Circulation Improvements



- Reduces vehicle miles traveled by **350 miles per day** – reduces pollution, saves fuel, saves time



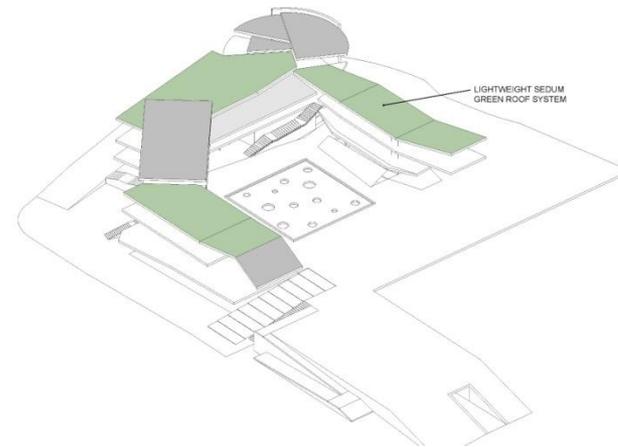
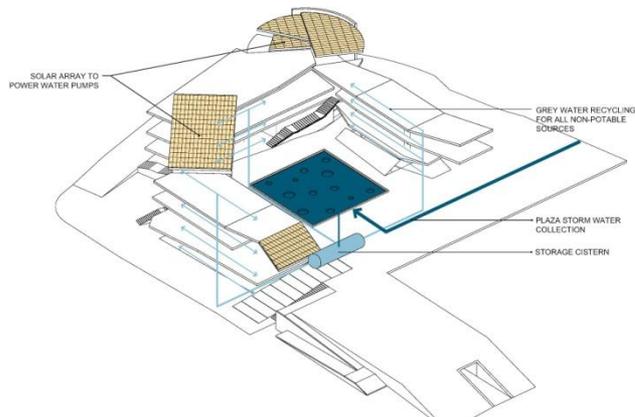
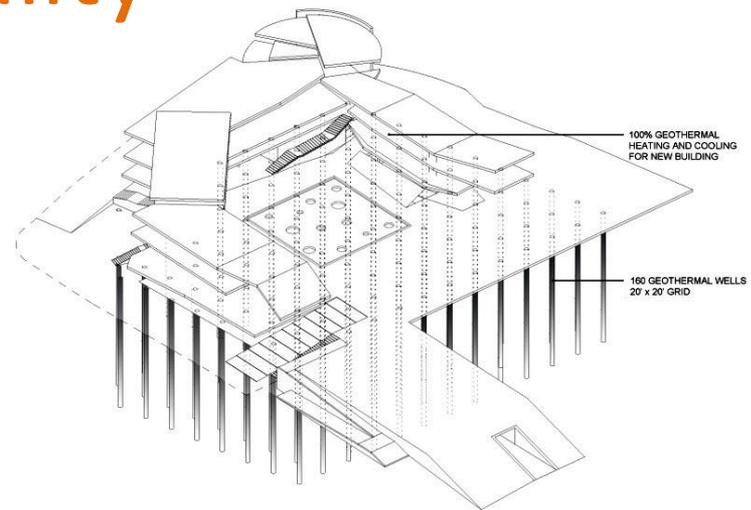
Benefits

Benefits: Sustainability

Sustainable Building Design

First phase buildings include:

- geothermal heating and cooling,
- green roofs,
- grey water recycling,
- solar panels.

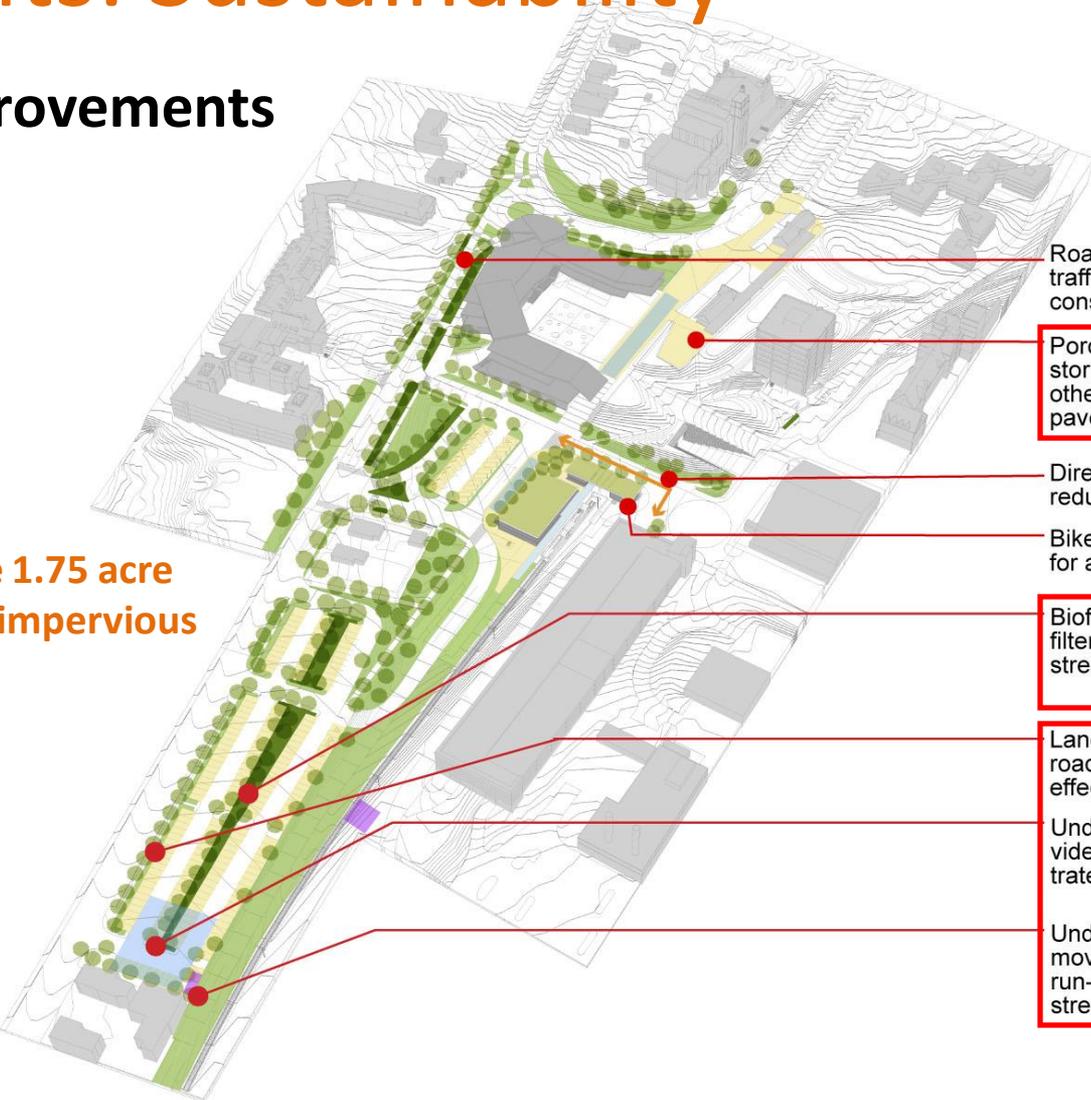


Benefits

Benefits: Sustainability

Site Improvements

Approximate 1.75 acre reduction in impervious surfaces.



Roadway improvements reduce traffic congestion and gas consumption

Porous pavement infiltrates stormwater run-off that would otherwise run-off traditional pavement systems

Direct access to Lot 7 garage reduces vehicle miles traveled

Bike Center provides support for alternative travel

Biofiltration swales and planters filter water run-off to protect streams and lakes

Landscaping at parking lot and roadways reduces heat island effect

Underground water storage provides storage volume to infiltrate and slow water run-off

Underground sand filter removes particulates from water run-off to protect lakes and streams

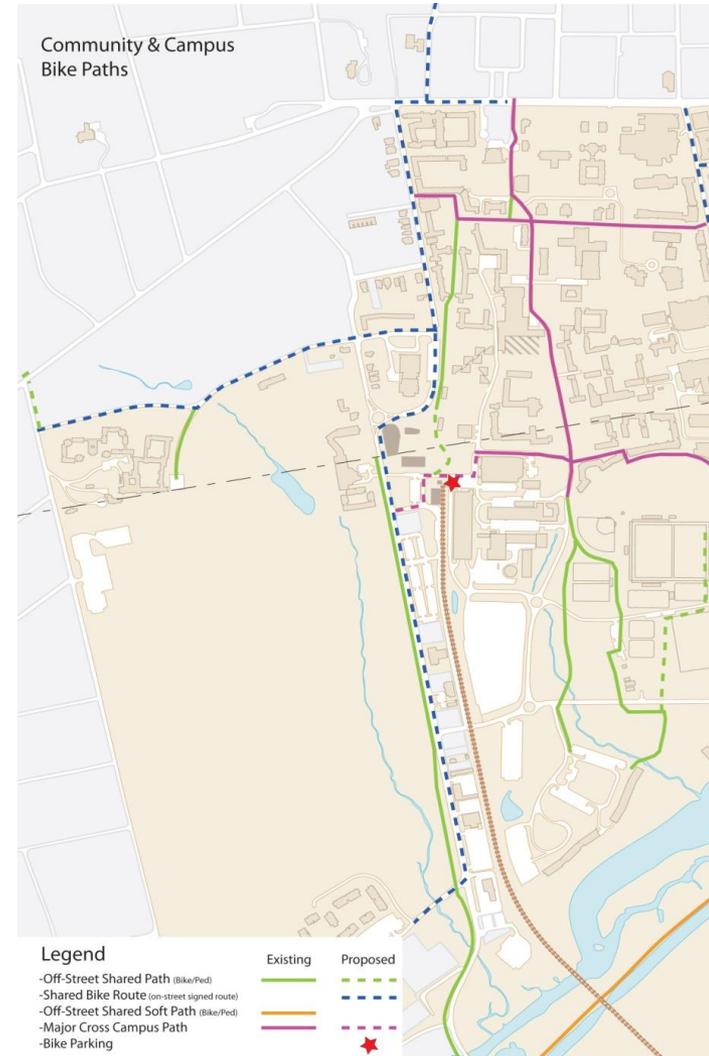


Benefits

Benefits: Sustainability

Improving Bike Connectivity

- Improve bike paths and connections to and from the Arts and Transit neighborhood to the community and campus.
- Provide better facilities to encourage and facilitate bike use:
 - Secure/Covered bike parking
 - Rider support (air, tires, tools for quick fixes)
 - Changing areas
 - Bike lockers
 - Bike rental system



Benefits

Benefits: Infrastructure Investment

Approximately \$100 million would be spent on infrastructure in the following areas:

Roadway, parking and infrastructure :

- Roundabout
- Multi-modal Transit Plaza
- Lot 7 Access Road
- Traffic Signals and crosswalks
- Bike paths
- Commuter Parking Lot
- Short Term Parking in Transit Plaza
- Public Utilities

Transit and Retail :

- New Station Building with heated and cooled waiting room, restroom, electronic arrival and departure notification for the Dinky, electronic arrival and departure notification for Tiger Transit
- NJT rail, signal and catenary realignment
- Bicycle facilities including secure/covered parking, changing areas, bike lockers, bike rental system, rider support
- New Wawa
- New Restaurant and café in renovated existing station buildings

Open space:

- Landcape
- Hardscape
- Arts Plaza
- Stormwater Management
- Site lighting
- Site furnishings
- Signage
- Public Art



Impacts

- The impact on **traffic** is to improve traffic flow, reduce peak hour volume, remove congestion
- The impact on **parking** is to increase the total number of public spaces, increase the number of commuter/transit spaces, meet needs of new development.
- The impact on **transit** is to create a new Dinky station, provide additional parking, potentially increase ridership, enhance rider amenities.
- Plan has positive impacts on community access to the **arts**, creates attractive **public spaces** and meets multiple **sustainability** goals.



Impacts: Fire/Safety

- Princeton University Public Safety will be first responder to any incidents on the site.
- The new buildings will have sprinklers to current code with modern life-safety systems.
- The net increase of square footage in the Borough from the construction of the first phase of the project is 86,400 square feet.
 - 11,200 square feet of existing structures will be removed and 97,600 square feet will be constructed.
- The height and scale of the buildings will not require the purchase of additional firefighting apparatus.



Impacts: Revenues

Taxes

- Buildings owned by Princeton University in the project area paid a total of \$113,809 in property taxes to the Borough in 2010.
 - Of this total, \$26,289 was for Borough municipal taxes.
- In phase one, the Borough would receive \$39,700 in property taxes (based on 2010 tax rates), and \$9,171 in Borough municipal taxes.
- Applying the current special payment calculation to the increase in tax exempt square footage would result in an increase in the special payment to the Borough of approximately \$20,000 (based on 2010 square footage and tax rates) in phase one.



Impacts: Revenues

Fees

- Estimated using current rates that \$308,000 in fees would be paid to the Princeton Sewer Operating Committee as a result of the project (phase one only).
- Estimated using current rates that \$175,000 to \$200,000 in construction permit fees would be paid to the Borough of Princeton as a result of the project (phase one only).



Impacts: Revenues

Meters

- In the immediate project area there are currently 114 on-street meters in the Borough, and 48 meters in the commuter lot for a total of 162 metered spaces
- The proposed plan includes 85 on-street metered spaces in the Borough and 78 meters in the commuter lot for a total of 163 metered spaces. Additionally 28 short-term meters are provided in the transit plaza.
- The Borough receives the following revenues from meter parking:
 - \$56,000 in annual revenue from the Wawa meter lot.
 - \$2,000 from long term permits in the Wawa lot.
 - \$62,000 from other meters (122) in the immediate project area
 - Average of \$508.00 annually per space.
- Adjustment of meter time restrictions could increase revenue to the Borough by increasing meter turnover and reducing current vacancies.



