



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

### MEMORANDUM

TO: West Windsor Township Planning Board

FROM: Francis A. Guzik, PE, CME  
Director of Community Development/Township Engineer

DATE: July 19, 2022

SUBJECT: **Carnegie Center West – Phase C**  
**Amended Preliminary “A” with Bulk Variances and Waivers**  
**Preliminary & Final Major Subdivision and Site Plan**  
Block 7.13, Lot 12.06 (Proposed Lots 12.061 and 12.062)  
US Hwy Route 1, Carnegie Blvd West and Canal Pointe Blvd  
ROM-1 (POPD-1 (West) 6<sup>th</sup> Amendment)  
PB21-10

### Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Plans entitled “Carnegie Center West - Korman Corporate Suites - Sixth Amendment to Preliminary ‘A’ Site Plan” ten (10) sheets total, prepared by T&M Associates dated January 10, 1986 and revised through March 18, 2022;
- B. Plans entitled “Fifth Amendment to Preliminary ‘A’ Site Plan, Block 7.13, Lot 12.03, 12.04, Township of West Windsor, Mercer County, New Jersey,” ten (10) sheets total, prepared by T&M Associates, dated January 10, 1986 and revised through February 17, 2015;
- C. Architectural Site Plan, Elevations, Sections and Floor Plans entitled “Carnegie Center West – Korman Corporate Suites @ AVE Princeton” eleven (11) sheets total, prepared by Bernardon Architects (Neil B. Liebman, AIA) dated March 17, 2022, revised through May 23, 2022;
- D. Report entitled “Geotechnical Engineering Report – Proposed Carnegie Center Hotel,” prepared by RPM Engineering LLC dated July 14, 2021 revised through July 29, 2021;
- E. Letter report referenced “Stormwater Subsurface Investigation Summary Letter Report - Proposed Carnegie Center Hotel and Stormwater Management Facilities” prepared by RPM Engineering LLC dated July 14, 2021, revised August 3, 2021;
- F. Letter report referenced “Supplemental Stormwater Subsurface Investigation Summary Letter – Proposed Carnegie Center Hotel and Stormwater Management Locations” from RPM Engineering (Frank DeFeo, Robert L. Jost, PE & Anthony J. Digneo, PG, LEED AP) to Michael Thomas of T&M Associates dated April 13, 2022;

- G. Plan entitled “Concept Plan - Korman Communities – Carnegie Center West – Korman Corporate Suites” prepared by T&M Associates dated December 17, 2021, revised through December 17, 2021, depicting proposed Building 801 on Proposed Lot 12.07;
- H. Report entitled “Preliminary Traffic Impact Statement – Preliminary ‘A’ Site Plan – Carnegie Center West, Phase C – West Windsor Township, Mercer County, New Jersey” prepared by T&M Associates, dated August 30, 2021, revised through December 17, 2021;
- I. Plan entitled “Carnegie Center West - Korman Corporate Suites - Sixth Amendment to Preliminary ‘A’ Site Plan – Truck Turning Exhibit - Fire Truck Route” one (1) sheet total, prepared by T&M Associates dated January 10, 1986 and revised through December 17, 2021;
- J. Plan entitled “Carnegie Center West - Korman Corporate Suites - Sixth Amendment to Preliminary ‘A’ Site Plan – Truck Turning Exhibit – WB-50/WB-67 Truck Route” one (1) sheet total, prepared by T&M Associates dated January 10, 1986 and revised through December 17, 2021;
- K. Set of plans entitled “Carnegie Center West – Korman Corporate Suites Building 801- Tax Map Sheets 4.03, 7.02 & 8.01 – Block 7.13, Lot 12.061 (Portion of Lot 12.06) – Township of West Windsor, Mercer County, New Jersey” prepared by T&M Associates (Michael R. Thomas, PE), consisting of twenty-four (24) sheets dated March 18, 2022, revised through July 6, 2022;
- L. Set of plans entitled “Wayfinding & Signage – Carnegie Center Visual Identity Program” prepared by Pentagram Design, Inc. and Entro Communications, Inc. (unattributed) dated June 22, 2018, unrevised;
- M. Document entitled “Carnegie Center West – Design Initiatives for Parcel C” prepared by T&M Associates (Michael R. Thomas, PE) dated February 14, 2014, revised through March 18, 2022;
- N. Report entitled “Stormwater Management Report – Carnegie Center West – Preliminary/Final Site Plan – Korman Corporate Suites” prepared by T&M Associates (Michael R. Thomas, PE) dated March 18, 2022, revised through May 27, 2022;
- O. Stormwater BMP Operation and Maintenance Manual entitled “Stormwater Management Measures Maintenance Plan & Field Manuals” dated July 2022
- P. NJDEP Field Manual for Bio-Retention Basin #1-2;
- Q. NJDEP Field Manual for Pervious Paving System Measures #1 through 13;
- R. Report entitled “Traffic Impact Study – Proposed Carnegie Center West Building 801 – Korman Corporate Suites – West Windsor Township, Mercer County, New Jersey” prepared by T&M Associates (Bruce P. Klein, PE, PTOE), dated March 18, 2022, revised through May 27, 2022;
- S. Report entitled “Traffic Impact Study – Proposed Carnegie Center West Preliminary ‘A’ (6<sup>th</sup> Amendment) – West Windsor Township, Mercer County, New Jersey” prepared by T&M Associates (Bruce P. Klein, PE, PTOE), dated March 18, 2022, revised through May 27, 2022;
- T. Report entitled “Traffic Demand Management Strategy – Proposed Carnegie Center West Preliminary ‘A’ (6<sup>th</sup> Amendment) – West Windsor Township, Mercer County, New Jersey” prepared by T&M Associates (Bruce P. Klein, PE, PTOE), dated March 18, 2022;
- U. Subdivision plan entitled “Block 7.13, Lot 12.06 – Major Subdivision Plan – Carnegie Center West – Korman Corporate Suites – Township of West Windsor, Mercer County, New Jersey” prepared by T&M Associates (Michael S. Finegan, PLS) dated March 18, 2022, revised through July 6, 2022;
- V. Legal descriptions prepared by T&M Associates (Michael S. Finegan, PLS) dated March 18, 2022, unrevised
  - i. “Deed Description of Proposed Lot 12.061 in Block 7.13, Township of West Windsor, Mercer County, New Jersey”;

- ii. “Deed Description of Proposed Lot 12.062 in Block 7.13, Township of West Windsor, Mercer County, New Jersey”;
- X. Legal descriptions prepared by T&M Associates (Michael S. Finegan, PLS) dated July 6, 2022, unrevised;
  - i. “Deed Description of Proposed Drainage and Access Easement within Lot 12.061 in Block 7.13, Township of West Windsor, Mercer County, New Jersey”
  - ii. “Deed Description of Proposed Drainage and Access Easement within Lot 12.062 in Block 7.13, Township of West Windsor, Mercer County, New Jersey”;
  - iii. “Deed Description of Proposed Sanitary Sewer Easement within Lot 12.061 in Block 7.13, Township of West Windsor, Mercer County, New Jersey”;
  - iv. “Deed Description of Proposed Sanitary Sewer Easement within Lot 12.062 in Block 7.13, Township of West Windsor, Mercer County, New Jersey”;
  - v. Legal description entitled “Deed Description of Proposed Sidewalk and Drainage Easement “A” within Lot 12.061 in Block 7.13, Township of West Windsor, Mercer County, New Jersey”;
  - vi. Legal description entitled “Deed Description of Proposed Sidewalk and Drainage Easement “B” within Lot 12.061 in Block 7.13, Township of West Windsor, Mercer County, New Jersey”;
  - vii. Legal description entitled “Deed Description of Proposed Sidewalk and Drainage Easement “C” within Lot 12.05 in Block 7.13, Township of West Windsor, Mercer County, New Jersey”;
  - viii. Legal description entitled “Deed Description of Proposed Sidewalk and Drainage Easement “D” within Lot 12.09 in Block 7.15, Township of West Windsor, Mercer County, New Jersey”;
- Y. Title Commitment for Lot 12.06 in Block 7.13 prepared by First American Title Insurance Company dated January 10, 2020;
- Z. Miscellaneous Development applications, checklists and submittals.

**Narrative:**

The applicant is requesting an amendment to the Preliminary ‘A’ site plan for the remaining buildings located in Phase ‘C’ of the Carnegie Center West development to modify the layout of the remaining buildings in Parcel C (Buildings 702-803). Phase C consists of a total of 8 buildings; Buildings 701-804. These buildings totaled 1,048,300 square feet of Gross Floor Area (GFA). Of these, Building 701 (112,000 square feet GFA) and Building 804 (121,500 sf GFA) have been constructed.

With this application Building 704 has been eliminated from the proposal (or combined with Building 702, similar to what is proposed for Buildings 802 and 803). The total GFA for Phase C is now proposed as an aggregate of 1,047,900 square feet GFA, a slight reduction from that approved under Amendment 5.

In addition to the overall GDP amendment, the applicant is also seeking Preliminary and Final Site Plan approval as well as Preliminary and Final Major Subdivision approval for the construction of a new Corporate Suites hotel building that will consist of four stories with an underground 303-space parking garage. The hotel will consist of 270 units, broken down as follows:

- Studios            8 units
  - One BR            127 units;            One BR w/ den 8 units
  - Two BR            63 units;            Two BR w/ den 64 units
- Total                    270 units

In addition to the hotel structure, appurtenant improvements proposed include driveways, surface parking areas, pedestrian and bicycle access and circulation, lighting, landscaping and stormwater collection and management

facilities. The project will be serviced by public sewer and water. It will require freshwater wetlands general permits from NJDEP in order to construct the project as depicted on the plans.

I have reviewed the documentation submitted and offer the following comments. Commentary on the zoning and planning aspects of the proposal with respect to the existing overall GDP are deferred to the Board Planner and Township Landscape Architect, as applicable:

## **1.0 Subdivision**

1.01 The applicant has requested waivers from the following Subdivision checklist items.

### Section 200-53.C Preliminary Plat Details

- a. Checklist Items 19 and 23 requires the submission of a Freshwater Wetlands Letter of Interpretation issued by NJDEP. This office is in receipt of confirmation from NJDEP that an application for Wetlands General Permits has been submitted by the applicant. I have no objection to recommending a temporary waiver from the Letter of Interpretation checklist items. However, the wetlands delineation on the Plat shall be revised to depict all wetlands on the entire tract to be subdivided (Block 7.13, Lot 12.06) rather than the partial depiction currently provided. This should be made a condition of any Board action on this application.

### Section 200-54.C Final Plat Details

- a. Checklist Items 10), 11)(a), 12), 13)(a) and (b), 14), and 18)(a) and (b) all relate to the situation where preliminary and final approvals are sought separately. As this application seeks preliminary and final subdivision approval concurrently, I have no objection to granting the requested waivers.
- 1.02 Technical comments on the subdivision plat and legal descriptions have been provided by the Township's consultant surveyor and are attached to the end of this memorandum. Compliance with review comments is recommended to be a condition of any approval granted.
- 1.03 Sidewalk and Drainage Easements "A" & "B" on proposed Lot 12.062 (Submission items BB and CC above-incorrectly identified as being on proposed Lot 12.061) must be identified on the plat.

## **2.0 Site Plan**

2.01 The applicant has requested waivers from the following Site Plan checklist items.

### **A. Section 200-13 C. Preliminary Site Plan Details**

Checklist Item 9 requires the submission of an LOI issued by NJDEP. As noted under the subdivision checklist comments, the applicant has requested a temporary waiver from this requirement. I have no objection to granting this waiver.

### **B. Section 200-14.C.1 Final Site Plan Details**

The Applicant has requested waivers from Final Site Plan Checklist Items 200-14.C.1.a), C.1.b)(1) & C.1.b)(5). These items all relate to the Applicant having obtained a preliminary approval prior to proceeding for final approval. Since the application is joint preliminary and final approval (for Phase 1) the waivers are warranted and I have no objection to granting same.

2.02 Phase C of the 6<sup>th</sup> Amendment Plans proposes extensive filling of wetlands and transition areas, as currently depicted. The applicant has indicated that the driveway connections to US-1 and Canal Pointe Boulevard, as well as Building 801, will be able to be constructed within the limits of NJDEP Wetlands General Permits, but concedes that the extensive filling required for future Phases 3, 4 and especially 5 will require the more rigorous Wetlands Individual Permit. The applicant has indicated that a Wetlands General Permit application necessary to construct the proposed project was submitted on March 22, 2022. The applicant shall provide testimony to the Board on whether the application has been deemed complete and any other responses received to date.

- 2.03 The 6<sup>th</sup> Amendment Plans A.3-A.10 shows banked parking in the area that has been designated for Stormwater BMPs on the site plans. The applicant has stated during TRC it is their intention for these BMPs to be removed under some future phase of development scenario. Therefore, this needs to be documented on the Amendment Plans and where the applicant intends SWM requirements will be addressed. Testimony shall be provided to the Board to confirm this understanding.
- 2.04 On site plan Sheets 3, 5, 6, 8, 12 and 15, identify the cross-street in Inset B and in Inset C revise the erroneously identified “Canal” Center Boulevard West to Carnegie Center Boulevard West.
- 2.05 The site plan set has been expanded to 29 sheets, but the title block for each sheet identifies each sheet as “of 27”. Correction is required.

### **3.0 Access and Circulation**

- 3.01 The 5<sup>th</sup> Amendment provided 530 parking spaces for Building 804, whereas the 6<sup>th</sup> Amendment plans indicate that only 497 were constructed. The 5<sup>th</sup> amendment plans don’t indicate the number of existing parking spaces for Building 701, but the 6<sup>th</sup> amendment shows them as 400. Overall, there appears to be a decrease in aggregate Phase C parking from the 5<sup>th</sup> to 6<sup>th</sup> amendments from 3,732 to 3,455.

For the whole of Amended Preliminary A, a design waiver from §200-27B.(1) has been identified where the ordinance standard requires 4,129 parking spaces and 4,441 are proposed.

For the current site plan for Building 801, a design waiver from §200-27B.(1) has been identified where the ordinance standard requires 285 parking spaces and 444 are proposed.

Testimony to the Board’s satisfaction in support of each of these waiver requests must be provided.

- 3.02 Ordinance §200-27D.(2) requires four off-street loading berths for a 360,000 square foot hotel, whereas the applicant indicates that only three have been provided and requests a design waiver. The applicant shall identify where these three loading berths are, although it’s assumed that they are all located in the non-delineated “Loading/Trash Area” at the southeast corner of the building. A design waiver from this ordinance section must be supported by testimony to the Board’s satisfaction.
- 3.03 Ordinance §200-29M.(3) limits parking bays to a maximum length of 20 spaces, whereas a maximum of 21 spaces is proposed. This will require a design waiver with supporting testimony to the Board’s satisfaction.
- 3.04 Ordinance §200-29M.(4) requires parking spaces be delineated with hairpin striping. The applicant proposes hairpin striping for the surface stalls, but single line striping for the underground garage spaces. As such, a design waiver is required, and testimony must be provided to the Board’s satisfaction in support of same.
- 3.05 The applicant shall provide testimony to the Board regarding the Building 801 site and overall Phase C bicycle and pedestrian connectivity design, including the proposed sidewalk along Canal Pointe Boulevard to the Yorkbridge Drive intersection.
- 3.06 A sign legend must be added to the “Signage & Striping Plan” (Sheet 6). It does not need to be the graphical legend as provided on Sheet 22, but does need to textually identify each sign type by MUTCD designation and its function.
- 3.07 Detailed grading insets of all accessible parking spaces and routes shall be provided at 10-scale minimum as a condition of any approval granted.

### **4.0 Stormwater Management**

- 4.01 The proposed development for Building 801 will result in the disturbance of over 1 acre of land and the addition of more than 1-4-acre of new regulated motor vehicle surfaces. As such, the proposed development is considered a “major development” and must comply with all aspects of the Township Stormwater Control Ordinance (SCO) at §200-100, et seq., including the “green infrastructure” requirements at §200-101F and O.

- 4.02 Comprehensive soil testing has been performed around proposed Lot 12.061 that indicates that the site is primarily impermeable to infiltration but does have some areas that have acceptable infiltration rates, so it is not accurate to say that there is no groundwater recharge deficit created by the proposed development. The applicant has advised that they are unable to meet the groundwater recharge standard at §200-101P and will require a waiver from that standard. Because West Windsor Township does not have a mitigation plan in place as part of its Stormwater Management Plan, the Board is unable to grant such a waiver. Therefore, any Board action on this application shall include a condition that the applicant obtains a variance/waiver for the standard from NJDEP as part of their freshwater wetlands General Permit process or revises the design to demonstrate compliance with the groundwater recharge standard.
- 4.03 Primarily due to the site soil conditions, the applicant's design includes a 6,000 square foot underground "StormTrap" extended detention system in order to attenuate peak flows. Pursuant to Table 3 under §200-101F of the Township SCO, Extended Detention Basins are not green infrastructure and their use requires a variance that, similar to comment 4.02, the Board cannot grant because the Township has no mitigation plan in place. Any Board action on this application shall include a condition that the applicant obtains a variance/waiver from the standard from NJDEP as part of their freshwater wetlands General Permit process or revises the design to demonstrate compliance with the green infrastructure standard.
- 4.04 The plans shall be revised to clearly show how and where the roof drainage connects to the stormwater management system, including the proposed StormTrap system, which is currently depicted with an outlet, but no inlets. Design details shall also be provided for the StormTrap system.

## **5.0 Utilities**

- 5.01 The proposed development will require Treatment Works Approval from the NJDEP in addition to Township Council allocation of sanitary sewerage capacity within the municipal collection system. The applicant shall provide an engineer's report that quantifies the required allocation, which will be presented to Council during the resolution compliance stage, should the Planning Board act favorably on this application.
- 5.02 Potable water and fire protection shall be provided by NJ American Water. Fire hydrant locations are subject to the review and approval of the Director of Fire and Emergency Services.

## **6.0 Lighting**

- 6.01 Site lighting will be achieved through a combination of pole-mounted, wall-mounted and bollard fixtures. The pole-mounted lights will have a mounting height of 25 feet; wall-mounted units a height of 10 feet, and the bollard lights at 4 feet high. Thirty-two pole locations are proposed with 28 of them receiving a single fixture, while 4 poles will receive double fixtures. Thirty wall-pack units are proposed around the building while 52 bollards will illuminate the pedestrian access along the south and east sides of the building.
- 6.02 Ordinance Sections 200-29G.(1) and 200-31K.(2) require a minimum of 3.0 footcandles at all driveway intersections with main roads. The calculated intensities at US-1, Canal Pointe Boulevard and the proposed roundabout each comply.
- 6.03 Ordinance Section 200-31K(3) requires a maximum intensity of 1.0 footcandles at all property lines. The US-1, Canal Pointe Boulevard and interior driveway intersections at the property line exceed this standard and will require design waiver relief, which has been requested and to which I have no objection.
- 6.04 Ordinance Section 200-31K.(1) requires an average of 0.5 footcandles in parking lots whereas 1.2 footcandles have been provided. This exceedance requires a design waiver, with supporting testimony provided to the Board's satisfaction. The proposed average is consistent with prior waivers granted by the Planning Board.
- 6.05 Ordinance Section 200-31D requires, in part, that all site lighting, other than that needed for security purposes, shall be set on a timer system that shuts all unnecessary lighting off by 11pm. The plans are to identify which lights will be able to be shut off or dimmed overnight. Any security concerns should be addressed in testimony to the Board.

6.06 Similar to previous applications in this area, and lighting concerns from residents of Canal Pointe due to the height of new fixtures in combination with the elevation difference between the project and the dwellings in Canal Pointe, it is recommended that there be a condition requiring that shields be added to exterior light fixtures, prior to the issuance of a Certificate of Occupancy, if deemed necessary by the Township's professionals. A note to this effect is to be added to the lighting plans.

**7.0 General**

7.01 Provide a construction detail showing how the culvert crossing at the Canal Pointe Boulevard driveway will be incorporated into the proposed retaining wall construction on-site, along with any associated safety barrier.

7.02 The applicant shall provide two engineer's estimates of probable construction costs for this project. One will include all site improvements for the purpose of establishing the required construction inspection escrow fees, while the other will be used for the purpose of establishing the required performance guarantee amounts. The latter is to consist solely of those improvements in the Township right-of-way or improvements ultimately to be dedicated to the Township as well as any proposed buffer landscaping and berming. This should be made a condition of any Board action on this application.

7.03 Other outside agency approvals will also be required. The following are approvals that are anticipated at this time:

- Mercer County Planning Board
- Mercer County Soil Conservation District
- Delaware and Raritan Canal Commission
- NJDEP (Wetlands General Permits TWA, construction discharge permit)
- NJDOT Access Permit

This completes the review of the submission documents. Other comments may be offered based on the responses to the above issues.

FG:IH

cc: Ian Hill, PE  
Meryl Gonchar, Esq, Applicant's Agent – mgonchar@sillscummis.com



URINDER S. ARORA, PE  
President

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**MEMORANDUM**

**DATE:** July 19, 2022

**TO:** West Windsor Township Planning Board

**FROM:** Jeffrey A. L'Amoreaux, P.E.

**SUBJECT:** Carnegie Center West - Korman Corporate Suites  
Planning Board Review Memo #1  
Sixth Amendment to Preliminary "A" Site Plan,  
Block: 7.13, Lot 12.06  
West Windsor Township, Mercer County, New Jersey

We are in receipt (via electronic submission) of the following information for review:

- One (1) copy of plans titled "Carnegie Center West - Korman Corporate Suites, Sixth Amendment to Preliminary 'A' Site Plan", (10 Sheets) with latest revision dated July 6, 2022, prepared by T&M Associates
- One (1) copy of plans titled "Carnegie Center West - Korman Corporate Suites" (29 Sheets), with latest revision dated July 6, 2022, prepared by T&M Associates
- One (1) copy of previously approved Preliminary 'A' plans titled "Carnegie Center West - Korman Corporate Suites, Fifth Amendment to Preliminary 'A' Site Plan", with latest revision dated February 17, 2015, prepared by T&M Associates
- One (1) copy of the Architectural plans titled "Carnegie Center West - Korman Corporate Suites, Township of West Windsor, Mercer County, New Jersey" (7 Sheets), latest revision dated July 6, 2022, prepared by Bernardon
- One (1) copy of plans titled "Carnegie Center West - Korman Corporate Suites, Existing Overall Drainage Area Map (11 sheets), dated March 18, 2022, prepared by T&M Associates
- One (1) copy of Geotechnical Engineering Report, with latest revision dated July 29, 2021, prepared by RPM Engineering
- One (1) copy of Stormwater Subsurface Investigation Summary Letter, with latest revision dated August 3, 2021, prepared by RPM Engineering
- One (1) copy of Supplemental Stormwater Subsurface Investigation Summary Letter, dated April 13, 2022, prepared by RPM Engineering
- One (1) copy of the report titled "Carnegie Center West Design Initiatives for Parcel C", last revision March 18, 2022, prepared by T&M Associates
- One (1) copy of the "Carnegie Center Visual Identity Program – Wayfinding and Signage" prepared by Pentagram Design Inc.
- One (1) copy of the West Windsor Township Green Development Practices Checklist
- One (1) copy of the Major Development Stormwater Summary Attachment D
- One (1) copy of Tree Removal Permit Application.
- One (1) copy of the West Windsor Township Environmental Impact Statement Worksheet

- One (1) copy of report titled: “Stormwater Management Report Carnegie Center West Preliminary/Final Site Plan – Korman Corporate Suites”, dated July 6, 2022, prepared by T&M Associates.
- One (1) copy of the O&M Manual titled “Bio-Retention Basin, Basin #1-2 on the Location Map”, foot-marked July 2022, prepared by T&M Associates.
- One (1) copy of the O&M Manual titled “Pervious Paving System, Measure #1-13 on the Location Map”, dated July 2022, prepared by T&M Associates.
- One (1) copy of the Stormwater Management Measures (Maintenance Plans and Field Manuals) for Korman Corporate Suites, foot-marked July 2022.
- One (1) copy of Green Infrastructure Compliance Statement dated July 6, 2022
- One (1) copy of 200-ft Adjoining Property Owners’ List.
- One (1) copy of Carnegie Center West “Covenants, Conditions and Restrictions” document.
- One (1) copy of the report titled “Travel Demand Management Strategy Proposed Carnegie Center West Preliminary ‘A’ (6<sup>th</sup> Amendment), last revised May 27, 2022, prepared by T&M Associates.
- One (1) copy of the report titled “Traffic Impact Study Proposed Carnegie Center West Building 801 – Korman Corporate Suites”, last revised May 27, 2022, prepared by T&M Associates.
- One (1) copy of the report titled “Traffic Impact Study Proposed Carnegie Center West Preliminary ‘A’ (6<sup>th</sup> Amendment), last revised May 27, 2022, prepared by T&M Associates.
- One (1) copy of the plans titled “Carnegie Center West – Korman Corporate Suites Major Subdivision Plan”, last revised July 6, 2022, prepared by T&M Associates.
- One (1) copy of the Deed Description of Proposed Lot 12.061 in Block 7.13.
- One (1) copy of the Deed Description of Proposed Lot 12.062 in Block 7.13.
- One (1) copy of the Description of Proposed Drainage and Access Easement within Lot 12.061 in Block 7.13.
- One (1) copy of the Description of Proposed Drainage and Access Easement within Lot 12.062 in Block 7.13.
- One (1) copy of the Description of Proposed Sanitary Sewer Easement within Lot 12.061 in Block 7.13.
- One (1) copy of the Description of Proposed Sanitary Sewer Easement within Lot 12.062 in Block 7.13.
- One (1) copy each of the Description of Proposed Sidewalk and Drainage Easements “A” and “B” within Lot 12.061 in Block 7.13.
- One (1) copy of the Description of Proposed Sidewalk and Drainage Easements “C” within Lot 12.05 in Block 7.13.
- One (1) copy of the Description of Proposed Sidewalk and Drainage Easements “D” within Lot 12.09 in Block 7.15.
- One (1) copy each of the various Parcel Map Check Reports
- One (1) copy of the Variance/Waiver Request Summary.
- One (1) copy of Cover Letter dated July 6, 2022, prepared by T&M Associates.
- One (1) copy of Response to the West Windsor Township Traffic Consultant’s review

Carnegie Center West  
Korman Corporate Suites  
Planning Board Memo #1  
West Windsor Township, Mercer County  
New Jersey  
July 19, 2022  
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**ARORA and ASSOCIATES, P.C.**  
**Consulting Engineers**

memorandum prepared by T&M Associates, dated July 1, 2022.

The application calls for a sixth amendment to the General Development Plan (or Preliminary "A") Site Plan for the proposed Carnegie Center West development. Specifically, the request involves revisions to Phase B and Phase C. For Phase B, the layout of Building 901 has been revised and a new Corporate Suites Hotel building (Building 801) is proposed instead of the office use for Phase C, in addition to revised layouts for Buildings 702, 703, 801, 802-803. Further, revisions are being made to the utilities, grading, stormwater management, and landscaping associated with the new building layouts.

We have completed the review of the above documentations and offer the following comments for the Planning Board's consideration.

### **Traffic Impact Study Review**

#### **Building 801 (Korman Corporate Suites)**

1. The consultant indicates that a new NJDOT Access permit would not be required for the two site driveways along US Route 1 southbound due to lesser traffic volumes relative to those approved in the previous permit. However, the applicant would be applying for NJDOT Highway Occupancy Permit, which is to be made a condition of any forthcoming approval for the application before the Township of West Windsor.

The applicant indicated that a Lot Subdivision application has been submitted and is under review by the NJDOT. Furthermore, a Highway Occupancy Permit will be applied once the Lot Subdivision application has been approved. Both the Lot Subdivision approval by the NJDOT and the Highway Occupancy Permit will be termed as conditions to the site approval .

2. On page 16 of the TIS, under the heading 'Parking Analysis', the consultant indicates that 444 parking spaces have been provided for the Building 801 site. This number exceeds the maximum Township required parking spaces by 159 parking spaces. The consultant indicates that the parking was designed to "meet current market conditions." The applicant is to provide further clarification into these conditions that necessitates the high overage in parking spaces. If 'banked' spaces are being proposed, then the number and locations are to be indicated. In addition, the timeframe/mechanism for opening any proposed banked parking spaces is to be provided and discussed. We expect the applicant to provide testimony at the hearing as necessary.

Carnegie Center West  
Korman Corporate Suites  
Planning Board Memo #1  
West Windsor Township, Mercer County  
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**ARORA and ASSOCIATES, P.C.**  
**Consulting Engineers**

Preliminary 'A' (6<sup>th</sup> Amendment)

3. Per Township of Windsor ordinance, 4129 parking spaces are required for the site, 4441 spaces are being proposed, which results to a surplus of 312 parking spaces. The consultant is to discuss the rationale for this much surplus considering that site traffic reduction is anticipated with the implementation of the Travel Demand Management Strategy developed for the site.

Site Plan Review

Preliminary 'A' (6<sup>th</sup> Amendment)

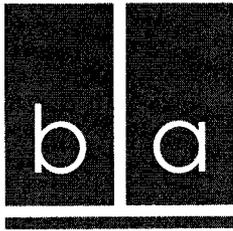
4. The timeframe/mechanism for opening any proposed banked parking spaces is to be provided and discussed. It is understood that the requirement of banked parking spaces is currently unknown. However, the applicant is requested to acknowledge with a statement that any future use of the banked spaces will warrant the review and approval by the Township Engineer/professionals.

This completes our current comments. Additional comments may be provided as this project moves forward.

Copies to:

Lisa Komjati  
Francis Guzik, P.E., CME  
Gerald Muller, Esq.  
Lt. Tim Lynch  
David Novak, PP, AICP

Sam Surtees  
Dan Dobromilsky, LLA/PP/CTE  
Joseph Burgis, PP, AICP  
Chris Jepson, P.E.  
Gary Forshner, Esq.



COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

**B U R G I S**  
ASSOCIATES, INC.

Principals:  
*Joseph H. Burgis PP, AICP*  
*Edward Snieckus, Jr. PP, LLA, ASLA*  
*David Novak PP, AICP*

## MEMORANDUM

To: West Windsor Planning Board  
West Windsor Division of Land Use

From: David Novak PP, AICP

Subject: Carnegie Center West – Korman Corporate Suites  
Preliminary/Final Major Site Plan, Subdivision, Amendment to Preliminary Site Plan  
Block 7.13 Lot 12.06  
Carnegie Center Boulevard and US Route 1

Date: July 19, 2022

BA#: 3789.19

WWT#: PB 21-10

### Introduction

The applicant, Boston Properties, LLC, has submitted an application seeking preliminary and final major site plan approval as well as subdivision approval for the development of an extended stay hotel. The site, which is identified by municipal tax records as Block 7.13 Lot 12.06, is located at the intersection of Carnegie Center and US Route 1.

The following has been submitted for review:

1. Site plan prepared by T&M Associates, dated March 18, 2022 (last revised July 6, 2022).
2. Fifth Amendment to Preliminary 'A' Site Plan prepared by T&M Associates, dated January 10, 1986 (last revised February 17, 2015).
3. Architectural plan prepared by Bernardon LLC, dated March 17, 2022 (last revised July 6, 2022).
4. Carnegie Center West Design Initiatives for Parcel C prepared by T&M Associates, dated February 14, 2014 (last revised March 18, 2022).
5. Carnegie Center Visual Identify Program prepared by Pentagram Design Inc. and Entro Communications Inc., dated June 22, 2018 (no revision date).
6. Geotechnical Engineering Report Proposed Carnegie Center Hotel, prepared by RPM Engineering, dated July 14, 2021 (last revised July 29, 2021).
7. Stormwater subsurface investigation summary letter report prepared by RPM Engineering, dated July 14, 2012 (last revised August 3, 2021).

8. Supplemental stormwater surface investigation summary letter prepared by RPM Engineering, dated April 13, 2022.
9. Stormwater Management Report prepared by T&M Associates.
10. Bio-Retention O&M Manual.
11. Pervious Pavement O&M Manual.
12. Stormwater Management Practices Maintenance Plan & Field Manuals
13. Green Infrastructure Compliance Statement
14. West Windsor Green Development
15. Existing Overall Drainage Plan prepared by T&M Associates, dated March 18, 2022 (no revision date).
16. Attachment D – Major Development Stormwater Summary
17. Deed descriptions
18. Sidewalk and drainage easement descriptions
19. Parcel map check reports
20. Traffic Memorandum to Jeff L'Amoreaux from T&M Associates, dated July 1, 2022.
21. Travel Demand Management Strategy prepared by T&M Associates, dated March 18, 2022.
22. Preliminary Traffic Impact Statement for Preliminary "A" Site Plan prepared by T&M Associates, dated August 30, 2021 (last revised December 17, 2021).
23. Traffic Impact Study for Building 801 prepared by T&M Associates, dated March 18, 2022 (last revised May 27, 2022).
24. Traffic Impact Study for Preliminary 'A' prepared by T&M Associates, dated March 18, 2022.

## Property Description

The subject site is located in the northerly portion of the Township, to the northeast of the intersection of Carnegie Center Boulevard and US Route 1. The site has a total area of 50.1344 acres (2,183,855 square feet) and is irregular in shape. The site meets the Township’s definition of a “through lot,” and has frontage along both US Route 1 and Canal Pointe Boulevard.

Surrounding land uses consist of: the Carnegie Residential Village multifamily development to the northwest; an office building and associated parking area to the immediate northeast; the Carnegie Center office development to the east and southeast; and an office building, commercial uses, and the MarketFair commercial development to the southwest. Please see the aerial at the end of this memorandum for an overview of the subject site and its surrounding environs.

## Prior Approvals

The site originally received approval in 1985 for the development of the “Carnegie Center Phase 3” office development. As per Sheet A.3 of the Fifth Amendment to Preliminary ‘A’ Site Plan, thirteen buildings were approved with the latest iteration of this phase, some of which have been built. These buildings are summarized in the following table. Generally, the majority of these buildings were to be oriented toward US Route 1, with parking areas and wet ponds fronting along Canal Pointe Boulevard. The design was fairly symmetrical, with Buildings 704 and 801 framing the main entryway to the development.

Table 1: Prior Approval

Phase	Building ID	Use	Footprint (sf)	Number of Floors	Building Area (sf)	Status
A	A-1	Restaurant	15,814	1	15,814	Completed
	A-2	Hotel	17,482	5	70,194	Completed
	A-3	Hotel	25,302	5	73,458	Completed
B	901CC	Office	26,000	5	130,000	Not Completed
	902CC	Office	26,000	5	130,000	Completed
C	801CC	Office	37,475	4	149,900	Not Completed
	802CC	Office	30,425	4	121,700	Not Completed
	803CC	Office	37,475	4	149,900	Not Completed
	804CC	Office	40,500	3	121,500	Completed
	701CC	Office	30,000	4	112,000	Completed
	702CC	Office	30,425	4	121,700	Not Completed
	703CC	Office	37,475	4	149,900	Not Completed
	704CC	Office	30,425	4	121,700	Not Completed
Total			384,798		1,467,766	

## Proposed Improvements

The applicant now proposes to construct a four-story extended stay hotel which will be located along the southwesterly side of a driveway connecting to US Route 1. The following floor layout is summarized. Altogether, two hundred and seventy units are proposed.

1. The lower level floor plan will consist of three hundred and three parking spaces as well as utilities rooms, a break room, housekeeping room, laundry facility, maintenance shop, trash room, storage rooms, a bicycle storage room, package vestibules, a pet wash, and a two-story residential lobby.
2. The first floor plan will contain an amenity space, two plaza decks, and fifty-five total units.
3. The second floor plan will contain seventy-three units.
4. The third floor will contain seventy-one units.
5. The four floor will contain seventy-one units as well as a roof deck and amenity space.

The façade of the building will consist of brick veneer and cement panels which typically have a grey and white palette. A flat roof is proposed.

Access to the hotel is to be provided two driveways: one which will connect to US Route 1, and one which will connect to Canal Pointe Boulevard. Altogether, four hundred and forty-four parking spaces are proposed in conjunction with the hotel, consisting of the aforementioned three hundred and three garage spaces as well as one hundred and forty-one surface spaces.

## Master Plan

As per the 2020 Land Use Plan, the subject site is located in the Research/Office/Manufacturing (ROM-1) land use category, which is primarily located in the vicinity of the US Route 1 Corridor as well as along portions of Clarksville Road and Alexander Road.

The 2020 Land Use Plan notes that this category corresponds to the ROM-1 District which generally permits research office and limited manufacturing parks. Presently, a significant portion of the ROM-1 District is developed with the Carnegie Center office development. Therefore, it is the intent of this land use category to recognize the existing development pattern of this district. Where additional development is proposed, the 2020 Land Use Plan notes that it should be done so in a manner which promotes the attractive unified design of the area while also promoting a high quality level of investment.

## Zoning

The site is located in the ROM-1 District. The following table summarizes the bulk standards of the district as they related to mixed use planned developments.

Table 2: ROM-1 District Standards

Regulations	Required	Preliminary A	Proposed Lot 12.061	Proposed Lot 12.062	Code
Min. Tract Area (ac)	20	112.31	N/A	N/A	200-209A.(8)(b)
Min. Lot Area (ac)	4	112.31	8.2323	41.9021	200-209A.(8)(c)
Min. Lot Frontage (ft)	300	> 300.00	361.65	1,789.39	200-209A.(8)(d)
Min. Setbacks:					
Front Yard Setback (ft)	125+39	100/125	<b>(V) 122/75</b>	75	200-209A.(8)(e)[2][a]
Side Yard Setback (ft)	40	20	62.85	N/A	200-209A.(8)(e)[2][b]
Rear Yard Setback (ft)	40	20	177.66	N/A	200-209A.(8)(e)[2][b]
Building to Building (ft)	35 or height of structure		165.8/320.3	N/A	200-209A.(8)(e)[2][c]
Max. Building Height (st/ft)	75/6	75/6	58/4	N/A	200-209A.(8)(f)
Max. Improvement Cov. (%)	50	50	51.40	N/A	200-210A.(8)(e)

\* Estimate

The following is noted regarding the zoning table.

### 1. Front Yard Setback

Section 200-209A.(8)(f)[2] establishes that the minimum setback requirements from arterial roads shall be increased an additional three (3) feet of setback for every one (1) building height which exceeds forty-five (45) feet. The plans identify a building height of 58 feet. This increases the front yard setback requirement to 164 feet, whereas 122 feet is proposed. Thus, **variance relief** is required. The applicant should provide testimony as to how the height of the proposed hotel compares with previously approved Buildings 801 and 704.

### 2. Maximum Improvement Coverage (MIC)

Section 200-210A.(8)(e) establishes a maximum MIC of fifty percent (50%) for the ROM-1 District, whereas the applicant has proposed a total MIC of 52.31%. While this exceeds the permitted MIC, the site previously received variance relief for a MIC of 54.93%. Thus, no variance relief is required for this item. Testimony should still be provided as to whether ways to reduce the coverage were considered, including reducing the amount of overflow parking.

## Planning Review

We offer the following comments on the proposed development:

### 1. Parking, Traffic, and Circulation

While we defer to the Board's traffic consultant regarding parking, traffic, and circulation issues, we offer the following questions and comments:

- a. Required and Proposed Number of Parking Spaces: Building 801. The applicant has identified a total of two hundred and eighty-five required parking spaces for the proposal, which consists of one space for each of the two hundred and seventy proposed rooms as well as fifteen spaces for an anticipated thirty employees.

The applicant has proposed a total of four hundred and forty-four parking spaces. Thus, **waiver relief** is required from Section 200-28D.(2)(b) for exceed the minimum off-street parking requirements. Testimony should be provided as to the need for these additional spaces, as well as whether the applicant proposed to bank any of the spaces.

- b. Required and Proposed Number of Parking Spaces: Preliminary A. The applicant also identifies that 4,129 parking spaces are required for Preliminary A, whereas 4,441 spaces are proposed. Thus, **waiver relief** is required from Section 200-28D.(2)(b) for exceed the minimum off-street parking requirements.

- c. Required and Proposed Number of Loading Spaces. As established by Section 200-27D.(2), the proposed hotel requires four (4) loading berths.

The applicant has proposed three (3) loading spaces. Thus, **waiver relief** is required is required. The applicant should specify where loading operations will typically take place, how often they will typically occur, and the expected types of delivery vehicles

- d. EV Charging Stations. As per Senate Bill S3223, the proposed four hundred and forty-four parking spaces require eighteen EV spaces, of which one is required to be accessible with people for disabilities. The applicant has proposed twenty-two EV spaces: sixteen such spaces will be located in the garage, while the remaining six will be located in the surface lot.

- e. ADA Accessible Spaces. We find that the applicant is satisfactorily addressing the 2010 ADA Standards for Accessible Design in regard to the number of ADA spaces in the interior and exterior parking areas.

- f. Bicycle Parking. Section 200-27B(2) requires one (1) bicycle space for each twenty (20) parking spaces or fraction thereof. Thus, twenty-three (23) bicycle spaces are required. The applicant has proposed twenty-four (24) bicycle spaces which are to be located near the side of the building entrance.
- g. Parking Lot Layout. The applicant has requested **waiver relief** from Section 200-29M.(3) which establishes that parking areas or lots providing for more than sixty motor vehicle spaces shall be subdivided into modular parking bays or lots of not greater than sixty spaces each.
- h. Landscaping. The applicant has requested **waiver relief** from Section 200-91P.(7) which establishes that trees shall be provided at a minimum rate of two trees per ten parking spaces. Eighty-nine trees are required, whereas twenty-nine trees are proposed.

2. Architectural and Design Consistency

The applicant should discuss the architectural consistency between the proposed hotel, the existing buildings, and the as-of-yet constructed office buildings. We note that the 2020 Land Use Plan encourages that development in the district be done so in a manner which promotes an attractive unified design of the area while also promoting a high quality level of investment. Section 200-209A.(8)(e)[1] further requires comprehensive design guidelines for building and site layout. We further note that the Carnegie Center West Design Initiatives document encourages a "cohesive building ensemble" and that buildings will "belong to a community while maintaining individuality and flexibility."

3. Signage

The following is noted regarding signage.

- a. Monument Signage. The applicant has proposed the following monument signage, summarized in the table below.

Table 3: Monument Signage

	Requirement	A2.2-1	A2.3-1	Section
Number of Signs	1		<b>(W) 3</b>	200-32B(3)(a)
Sign Area (sf)	48	16.875	8.4375	200-32B(3)(b)
Sign Height (ft)	4	<b>(W) 7.5</b>	3.75	200-32B(3)(c)
Base Materials	Consistent	None	None	200-32B(3)(d)

- b. Ground-Mounted Project/Tenant Identification Signage. The applicant has provided a template for the ground-mounted project/tenant identification signage. Clarification should be provided as to whether this signage type is proposed with this plan.

Table 4: Ground-Mounted Project/Tenant Identification Signage

	Requirement	A2.1-1	Section
Number of signs	1 per frontage	To be specified	200-32B(4)(a)
Sign Area (sf)	165	30	200-32B(4)(b)
Sign Height (ft)	20	10	200-32B(4)(c)
Base Height	At least 17% of sign height	<b>(W) 0%</b>	200-32B(4)(d)
Base Materials	Consistent	No base	200-32B(4)(e)
Letter Height (in)	16	5	200-32B(4)(f)
Max. Tenants	6	< 6	200-32B(4)(g)
Colors/Materials	Consistent	Consistent	200-32B(4)(h)
Lighted	Direct & external/internally/back-lit	To be discussed	200-32B(4)(i)

- c. Directional Signage. The applicant has provided a template for directional signage. We have applied the instructional signage standards to these signs.

Table 5: Directional Signage

	Requirement	A2.4-1	Section
Type	Wall and ground	Ground	200-32B(8)(a)
Number	To be specified by safety	TBD	200-32B(8)(b)
Max Area (sf)	2	<b>(W) 9</b>	200-32B(4)(c)

- d. Pedestrian Signage. The applicant has provided two templates for traffic signage. We have applied the instructional signage standards to these signs.

Table 6: Traffic Signage

	Requirement	A3-1.1	A3.2-1	Section
Type	Wall and ground	Ground	Ground	200-32B(8)(a)
Number	To be specified by safety	TBD	TBD	200-32B(8)(b)
Max Area (sf)	2	<b>(W) 6</b>	<b>(W) 3.5</b>	200-32B(4)(c)

- e. Wayfinding Signage. The applicant has proposed three templates for wayfinding signage. We have applied the instructional signage standards to these signs.

Table 7: Traffic Signage

	Requirement	B1.1-1	B1.2-1	B1.3-1	Section
Type	Wall and ground	Ground	Ground	Ground	200-32B(8)(a)
Number	To be specified by safety	TBD	TBD	TBD	200-32B(8)(b)
Max Area (sf)	2	<b>(W) 8.2</b>	<b>(W) 7.6</b>	<b>(W) 5.2</b>	200-32B(4)(c)

- f. Directional Signage. The applicant has proposed a template for directional signage. We have applied the instructional signage standards to these signs.

Table 8: Traffic Signage

	Requirement	B2.1-1	Section
Type	Wall and ground	Ground	200-32B(8)(a)
Number	To be specified by safety	TBD	200-32B(8)(b)
Max Area (sf)	2	<b>(W) 5</b>	200-32B(4)(c)

- g. Directory Signage. The applicant has proposed a template for directory signage.

Table 9: Directory Signage

	Requirement	B2.1-1	Section
Number	1 per separate street frontage	TBD	200-32B(7)(a)
Max. Area (sf)	2	<b>(W) 8.9</b>	200-32B(7)(b)
Sign Type	Wall	<b>(W) Ground</b>	200-32B(7)(c)
Letter Height (in)	4	2.5	200-32B(7)(d)

#### 4. Affordable Housing Development Fee

As per Section 200-126 of the Township's Subdivision and Site Plan Procedures, the applicant will be required to pay a fee equal to two and one-half percent (2.5%) of the equalized value of the land and improvements associated with the hotel.

## Statutory Criteria

The applicant is seeking variance relief pursuant to NJSA 40:55D-70(c)(1) and/or (2). The statute provides two approaches to 'c' variance relief, commonly referred to as the 'physical features' test and the 'public benefits' test. These are identified as follows:

### 1. Physical Features Test

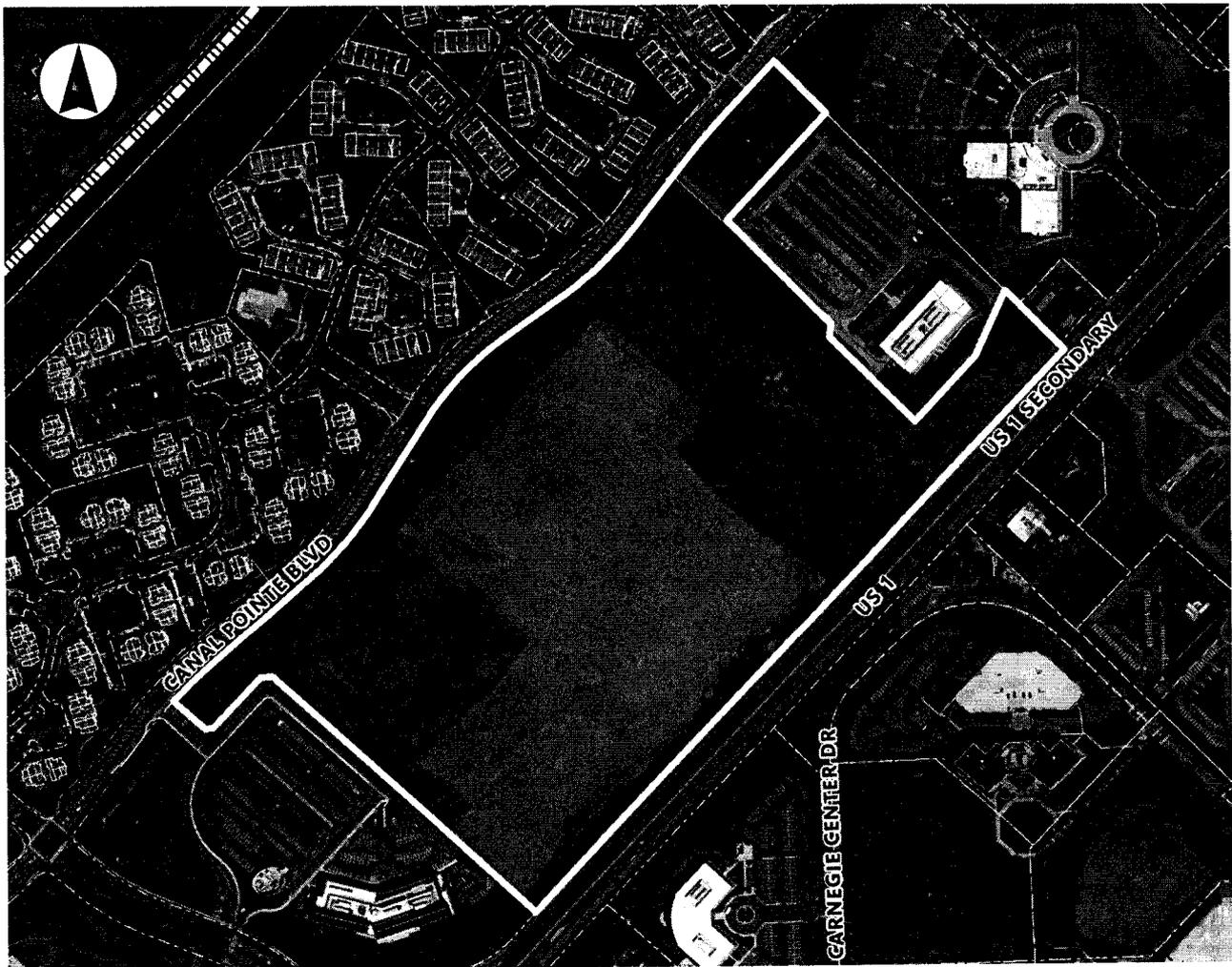
An applicant may be granted c(1) variance relief when it is demonstrated that the noncompliant condition is caused by: 1) an exceptional narrowness, shallowness, or shape of the property; 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or; 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

## 2. Public Benefits Test

An applicant may be granted c(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the Municipal Land Use Law; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition to the above, the applicant must address the Negative Criteria of the statute. To meet the negative criteria, an applicant must demonstrate the variance can be granted without substantial detriment to the public good and that it will not substantially impair the intent and purpose of the master plan and zoning ordinance.

Map 1: Subject Site (scale: 1" = 450')





# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

Date: July 18, 2022

To: **West Windsor Township Planning Board**

From: Dan Dobromilsky, LLA,PP,LTE  
Landscape Architect 

Subject: **PB 21-10 - KORMAN Corp. Suites at  
CARNEGIE CENTER WEST – Phase C**  
P/F Major Site Plan, Subdivision, and  
Preliminary “A” Amendment (General Development Plan)  
(B-7.13, L-12.06) Carnegie Center and US Route One

A site visit has been conducted and the submitted application and plans have been analyzed relative to previous approvals for this project and Township codes and standards. The following comments are offered for consideration as this application is reviewed:

### Preliminary and Final Site Plan

1. The Korman Suites site and landscape plans have been revised, in a satisfactory manner, to address the comments and concerns related to the landscape architectural aspects of the design through the Technical Review Committee review.
2. The linear graded form proposed for the stormwater management basins will not conform to Township code standards. The applicant has requested a waiver from strict compliance with this standard. No exception is taken to the granting of this waiver based upon the type of landscape development proposed for the stormwater management areas under the new State regulations.
3. A waiver is requested from Township code standards that parking rows shall be no more than 20 continuous spaces without a landscape island. One row will have 21 stalls. No exception is taken to this waiver request.
4. The application indicates that a waiver is requested for the quantity of shade trees proposed within the parking area. The summary sheet enumerates that 89 trees are required while 29 are provided. Based upon analysis of the current plan, there are 141 surface parking stalls with 29 shade trees and 10 understory trees proposed in close proximity to the lot. The landscape design conforms to code standards for the surface parking lot. If the parking deck parking stalls are to be included in this calculation then 89 trees would be required. However, it is not typically interpreted that parking deck stalls are included for this calculation.
5. The Green Development Checklist indicates that solar PV is not planned for this project, but may be considered in the future. The applicant should be prepared to discuss the inclusion of electric infrastructure (conduit, cabinet capacity, etc.) with construction to make this building solar ready.
6. The land development application submission includes a Tree Removal Permit application. The Zoning Permit for this project will serve as the tree removal permit. A separate permit is not required unless the applicant is requesting to conduct tree removal before the Zoning Permit is formally approved.

## MEMORANDUM

To: WW Planning Board  
Re: PB 21-10  
Date: 7-18--2022

### Amended Preliminary "A" / General Development Plan

7. The previous 5<sup>th</sup>. amendment to the POPD-1 approval included a document (Carnegie Center West Design Initiatives for Parcel C, prepared by Kling Stubbins and T&M Assoc.). This document offered a conceptual framework for the future development of this phase of Carnegie Center. The three stated goals of this framework were:
- a. Buildings must be highly visible to display a company's brand and values.
  - b. Buildings must belong to a community while maintaining individuality.
  - c. Buildings must be socially and environmentally responsible.

The placement of buildings would insure "a degree of cohesiveness and consistency for all of the projects within the development." Buildings were organized along an east-west central spine, or park like streetscape, with a series of front door courtyards. The spine was parallel to Route One to present visibility for buildings along Route One. This multi-modal spine (pedestrian / bicycle and vehicular) would connect Carnegie Center West (CCW) parcels A and B (Marketfair and 900 Buildings to 700 Buildings). It was indicated that, "this connectivity helps to make the three parcels one community."

A major over-laying design concept would be a "sustainable, green approach to planning." Master Plan initiatives and encouragements would include:

- Native Plant Species
- Bioswales
- Pervious Pavements
- Rainwater Collection
- Heat Island Mitigation (green roofs)
- PV Solar

It was indicated that "it is imperative that current and future buildings incorporate such strategies to stay at the front of the business community and reflect the priorities of leading businesses and their leaders." "Envisioned is a progressive community, adaptive to our ever changing world, therefore flexibility is the key to the success of the master plan." The framework document emphasized that new businesses would strive to provide a healthier and more responsible community insuring that CCW properties improve over time.

This modified General Development Plan and Design Initiatives for Parcel C offers a revised reflection of the framework and objectives offered and approved with the previous 5<sup>th</sup> amendment. The addition of quasi-residential uses (Corporate Suites) offers a new, potentially more progressive shift toward mixed-use, as compared to the initial mix of office / retail / dining. The master site plan and design organization; connectivity; sustainability; and integration of uses has been modified and updated, relative to the proposed Korman Suites plan.

The applicant should offer a brief presentation of the General Development Plan modifications associated with this proposal.

Upon request, additional commentary may be offered based upon the presentation of additional documents or information.

cc: Applicant  
Plan Review Professionals