



# SKILLMAN VILLAGE

## A COMMUNITY REDEVELOPMENT PROJECT

## UPDATE

### HISTORY REVEALED

This past summer has seen the uncovering of the foundation of what is to be the new Skillman Village. With the removal of 92 abandoned, dilapidated buildings, the site's beautiful historic landscape has emerged.

### PROGRESS REPORT

- Formed a Planning Steering Committee with a diverse group of neighbors and residents with an interest in the various concerns for the site including environmental sustainability, arts/culture, education, recreation, economic development, traffic, open space, historic preservation, to name a few.
- Conducted traffic counts and received input from traffic engineer on appropriate level of development.
- Continued financial analysis including preparing economic and fiscal models to analyze cost recovery scenarios.
- Met with area hospitals to gauge interest in site.
- Met with affordable housing developers that will help Township achieve COAH mandates.
- Submitted application to State Historic Trust to conduct feasibility analysis of Smalley Hall; met with community groups and local Fortune 500 about reuse of the building.
- Toured the property with Congressman Ferguson and met with his representatives about potential federal grant funding.
- Received a landscape inventory prepared by Temple Univ. landscape architecture students.

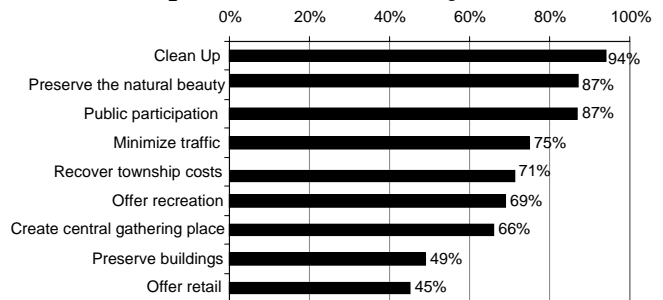
### SURVEY RESPONSES



**THANK YOU** to the 400 households that responded to the April 2007 survey. This feedback indicates that residents believe that the Township is doing a good job. Responses concur with our goal of creating a central gathering place for people of every age, especially for families. We all feel that growth must be balanced between fiscal and quality of life issues and we recognize the challenges facing us to recover costs and provide community amenities.

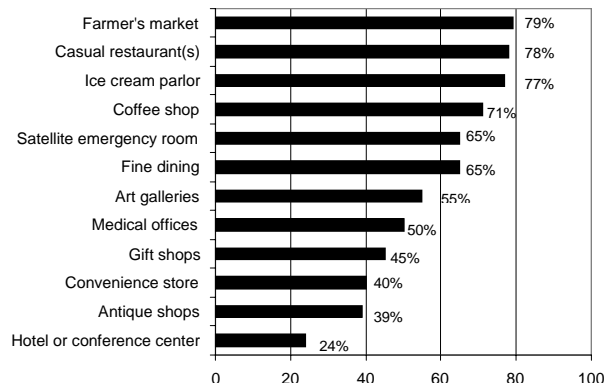
In future meetings, the Township Committee will discuss these very tough issues and continue to seek out your input as the project moves forward. Survey respondents indicated that they are pleased that the Township took control of the property (93%) and are excited about new recreation opportunities (70%) and the creation of a central gathering place (66%).

### Important Factors to Project Success



We will also need to balance opportunities for new retail venues in this part of town with the potential traffic impacts. Survey respondents prefer small scale retail and service oriented uses. Farmers market, casual restaurants and an ice cream parlor came in as the top three.

### Interest in Commercial Uses



To view the tabulated results and read the write-in comments posed by respondents, please visit the Township website.

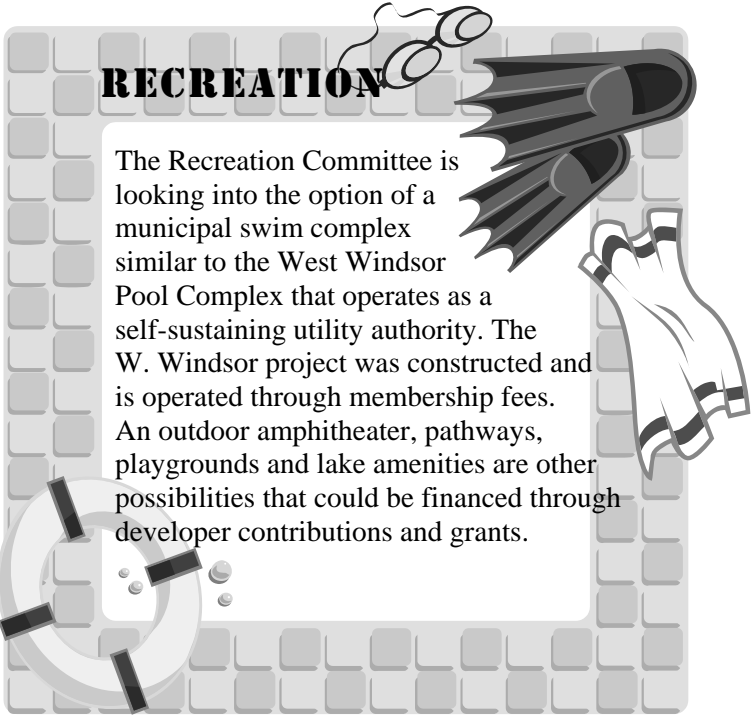
*“More than any other factors, traffic, market forces and environmental constraints will dictate land uses.”*

## ***PLANNING MOVES FORWARD***

The Redevelopment Plan is based on 14 guiding principles developed by a 30-resident concept planning team in 2005. Into this we must incorporate new information and keep our focus on the goals for the site. Our planning team is Richard Coppola, Emad Abou-Sabe and Lori Savron with assistance from John Rea, traffic engineer, and Patrick Phillips, real estate market, economic and fiscal impact analyst.

The plan is designed to be flexible and encourage input from potential redevelopers but provide guidance on the potential reuse of buildings, traffic circulation, and guidelines for architecture, landscape and sustainable building & site design. Permitted and prohibited uses, permitted densities & intensities of development and the concept for achieving a mixed use redevelopment will also be included in the plan.

### **RECREATION**



The Recreation Committee is looking into the option of a municipal swim complex similar to the West Windsor Pool Complex that operates as a self-sustaining utility authority. The W. Windsor project was constructed and is operated through membership fees. An outdoor amphitheater, pathways, playgrounds and lake amenities are other possibilities that could be financed through developer contributions and grants.

### ***HISTORIC PRESERVATION EFFORTS***

The character and history of the Village will be protected in a variety of ways:

- Preserving and reusing buildings
- Salvaging building materials
- Complimentary new development
- Requiring a site layout that provides connections between buildings and open space
- Protecting landscapes, open spaces, and vistas

## ***REMAINING BUILDINGS***

When deciding on which buildings would remain for potential reuse, the Landmarks Commission and the State Historic Preservation Office provided the Township Committee with guidance following a focused and deliberative approach. Engineering and historic data were used to assess the physical condition and historic significance.

Moving forward, developers, in consent with the Township, will determine which buildings can be reused based on further testing of the physical condition and financial pro forma analysis.

At right:  
Schoolhouse  
c. 1910



### ***TOWNSHIP COMMITTEE SETS PLANNING & IMPLEMENTATION GOALS***

After discussion at several town meetings and with input from the public and members of the Planning Steering Committee, the Township Committee established a set of goals to guide the planning process. These include:

1. Meet the legal requirements of the Local Redevelopment and Housing Law (LRHL).
2. Employ the most cost effective method to prepare the redevelopment plan without compromising the integrity of the plan.
3. Aggressively seek out and apply for grants & low interest loans.
4. Provide ample opportunities for public input.
5. Create a flexible redevelopment plan that build upon existing planning work and guiding principles.
6. Select a developer with the financial and organizational capability to fulfill the community's vision and complete the project.
7. Execute a Redevelopers Agreement that ensures a high quality development constructed on schedule and in accordance with the goals of the plan.

***FOR MORE INFORMATION, QUESTIONS OR  
SUGGESTIONS CONTACT LORI SAVRON AT 908-  
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