



BALANCE • DIVERSITY • VIABILITY • AFFORDABILITY
PRINCETON FUTURE

COMMUNITY INPUT OPEN MEETING, MARCH 5, 2022

NO ONE KNOWS THE COMMUNITY BETTER THAN THE PEOPLE WHO LIVE, WORK AND PLAY HERE! YOU CAN PROVIDE VALUABLE KNOWLEDGE. WE INVITE YOU TO HELP US TO SET THE AGENDAS OF OUR UPCOMING SERIES OF COMMUNITY LISTENING SESSIONS BY SHARING YOUR THOUGHTS TODAY.





The Town of Princeton is about to embark on creating a new **Master Plan** that must include **Goals & Objectives**, and a **Land Use Plan** that can become the guide to new zoning. Under New Jersey statute, the Community Master Plan is a framework adopted by the local Planning Board to guide the future (re)development, preservation, and conservation efforts of a town, ideally in a socially equitable and sustainable manner.

HOPES & DESIRES

Please list your Hopes & Desires for the character and quality of our town in the years to come that should be of importance in the Master Plan:





LOUISE WILSON, Chair, PRINCETON PLANNING BOARD

Good morning! Thank you very much for the invitation to be here. It feels great to be in an actual room with actual people, even though still masked, thinking about the future with hope and optimism! It feels like an act of rebellion! The discussion and debate that have happened at Princeton Future events give rise to good ideas and even great ones. Looking forward to hearing some of those today. As it's been pointed out, I chair the Municipal Planning Board. Other Members of the board are also here. Alvin McGowen is over there and Zenon Tech-Czarny. And, of course, our vice chair, Tim Quinn, and former longtime board member, and my mentor really, when I joined the board, Gail Ullman. And Princeton's senior planner, Justin Lesko, is also here. He and his boss, Planning Director, Michael LaPlace, will be working intensively with our consultant team on the Master Plan update, but I'm getting a little ahead of myself. What I want to do in the next nine minutes or so, and I know that's a chunk of time, so I'll try to be concise, is to briefly explain the Planning Board and its responsibilities relative to the master plan and also provide a preview of work that will unfold over the next 12 to 15 months.

The Planning Board and Princeton Future share a lot of interests and goals and yet our roles are fundamentally different. The Planning Board, as many of you may know, is a quasi-judicial entity whose powers and jurisdictions are set forth in the State's **Municipal Land Use Law**. [MLUL]. Unlike in most states, New Jersey land use decision-making happens at the local level. So, a big part of what the board does is here applications for development and redevelopment in town. Of course, we take that responsibility very seriously, but, the most important thing the planning board does is develop and periodically update the Municipal Master Plan. And in Princeton, it's known, appropriately, as the **Community Master Plan** [CMP] that reflects a community **vision and consensus** and forms the umbrella under which certain policies are implemented and laws enacted by Mayor and Council in accordance with the MLUL. The Master Plan is made up of elements, sort of like chapters, maybe more like puzzle pieces. And Princeton's Master Plan has nine elements: 1. **land use**; 2. **housing**; 3. **circulation**, that's cars, bikes and pedestrians; 4. **historic preservation**; 5. **open space & recreation**; 6. **conservation**; 7. **green building and environmental sustainability**; 8. **community facilities**; and, 9. **utility services**. Some towns' master plans have more elements than ours, and some have fewer.

The last comprehensive update to Princeton's Master Plan was adopted in 1996. The land use element was last amended in 2009, the utility services element and conservation element or amended in 2005. Community Facilities in 2006. But that's not to say that planning and visioning has not happened at all. A master plan reexamination report was adopted in 2017, as required by law. Sustainable Princeton completed an outstanding Climate Action Plan which was endorsed by Princeton Council and is having a real impact on policy and ordinances. In 2018, the Planning Board revised the circulation element to incorporate recommendations relative to bicycle transportation, and, in 2020, the board finalized and adopted the green building an environmental sustainability element, which will influence all other elements as we move forward. Also in 2020, we adopted the housing element and Fair Share Plan memorializing Princeton's supportive housing plan through 2025. The Council has established *areas in need of redevelopment* and the town is carefully studied the Nassau Street and Witherspoon Street

corridors. So, no shortage of planning activity. In fact, I'm betting half of you can think of plans that I haven't mentioned that have happened in the last 20 years. But there's been no comprehensive community-based master planning in 25 years and a whole lot has happened in that time.

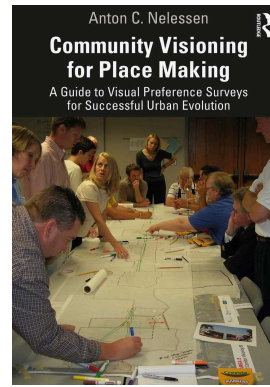
Before she retired from the Planning Board last year, our longtime Chairwoman, Wanda Gunning, stressed the importance of updating the Master Plan, and she directed the board's Master Plan Subcommittee to get it moving. After a competitive RFP process and a series of interviews, the Subcommittee recommended engaging a consultant team led by **Caton Clark Hintze** [CCH], to coordinate the update. This past Monday, Council approved a professional services agreement with CCH, so we are, at long last, poised to begin the work and there is a lot of work to do! Interesting, Exciting, Challenging Work. The consulting team led by Michael Sullivan and Emily Goldman at CCH, also includes **Susan Blickstein AICP**, whose firm will lead and facilitate extensive public stakeholder engagement. And, **JGSC Group** LLC, Joe Getz's firm, to analyze economic and market conditions and opportunities.

The initial phase of the work, the next 2-3 months, includes convening a **steering committee**, gathering all manner of documents and reports, mapping geospatial data, building an online engagement hub, and conducting the economic analysis. After that, will come roughly 6-8 months of robust, wide-ranging public outreach and engagement in the form of surveys, interviews, forums, and other face-to-face exercises, and, also, through a host of online tools. We intend to reach deep into Princeton, engage a wide variety of people, all of you in here, of course, and also a great many, out there, of all ages and backgrounds, who maybe never heard of the Planning Board or Princeton Future, but who live here, often work here and have a keen vested interest in how the community will continue to grow and change, even as we respect and preserve and reckon with our rich and complicated history. I expect there will be workgroups established to drill down on topics that mirror the plan elements. And meanwhile, detailed studies related to stormwater and environmental resources need to be completed so as to inform the updated plan. The third and final phase of work, and this is taking us well into next year: The Findings Consensus, Vision and Recommendations that emerge from the public process and studies will be incorporated into a fully updated Community Master Plan. Throughout the process, the planning board and especially our Master Plan Subcommittee, chaired this year by Tim Quinn, our vice chair, will receive updates, offer guidance and feedback at our public meetings, which happen the first and third Thursday of the month at 7pm. And, for now, those meetings are still happening on Zoom and the link is easy to find through the municipal calendar on the Princetonnj.gov website. The projected time frame for all this work is 12 to 15 months, it might take a bit longer. It may not. When it's finished, I believe the community will be proud to have created a master plan that is clear-eyed, pragmatic, fact-based... and, also, ambitious and visionary, and one that provides concise, *action-oriented guidance* for fully realizing and implementing the plan.

So, the timing of this forum is good.

I want to, again, thank Princeton Future for the invitation and for doing what you do. I like that you focus like a laser on smart growth and get creative juices flowing. And I love Dohm Alley. And I'm sure that I've been clear about the responsibility for updating Princeton's Master Plan resting with the Planning Board. But, I also want to emphasize that the board understands and appreciates and values Princeton Future's intense interest in the process and the outcome. We are eager to hear are all ideas and insights. All the hopes, dreams, desires and concerns that are shared here today.

Thank you very much!



"While there are many 'specialists' in land planning, it is hard to find true leadership and methodology to bring the energy and determination of an entire community together towards the success of development. Tony Nelesen has proven his ability to do this very successfully."
Richard Sharpe, Architect

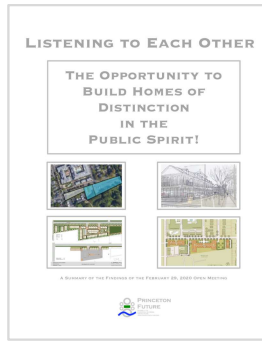
TONY NELESSEN, Princeton Future, Bloustein School of Planning & Public Policy
Alright, so, the last time this group met was about two years ago. And, what was really interesting about it is that, the day that we had this, I think it was February 29, 2020.



That day, COVID came to Princeton, that evening. And, since that time, there has not been another public meeting like this. So, this is really like a kind of an anniversary hooray for us. Finally, we could meet in person and look each other in the eye. [Applause]

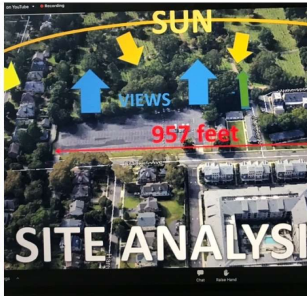
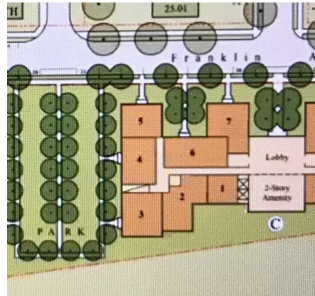
What was really interesting about that is that one focused on, essentially, the Franklin Avenue Project. It was really a very energetic presentation that various people made. This room was completely packed with people at that particular point in time. And, so, one of the things that came out of that is that, for nine months after that, Princeton Future facilitated months of architectural collaboration, weekly Zoom calls with 10-14 of our local architects, developing, I don't know 5, 6, 7, 8, 9, 10 different plans for the Franklin Avenue site, lots of discussion, but the basis and **the objectives of starting that plan came from the public**, giving us the input to be able to allow us to create these plans and follow those sets and objectives.

And so that actually was published by Princeton Future called LISTENING TO EACH OTHER.



We really think that that's really a critical factor to be able to find out what it is that you guys really think.

THE PRINCETON FUTURE DESIGN TEAM AT WORK:



Now, we've had, most recently, you all know Marina Rubina, right?

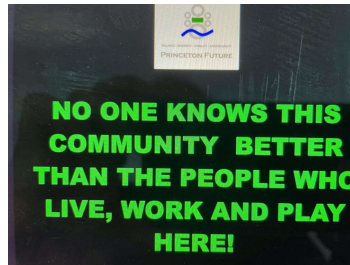


She had the **Walk to Coffee** last Sunday. It was really remarkable. We had talked about the importance of walking: the radiating circles of the **5-minute walk**, the **10-minute walk**, the **15-minute walk**. She introduced it to the board to say *let's get people walking*. Now it's kind of interesting, of course, you know, I had predicted years ago that we'd see \$7-a-gallon gasoline, which I think we will. The last time we had an energy crisis like that, mass transit increased remarkably and people walked more. Her timing on this, it's really incredible. And, of course, we're looking for **more 'ambassadors'**, like Marina, to be able to have more of these walks to different parts of Princeton. And, what was really interesting... I think you saw it in the paper, but what was really kind of fun about it was that there were so many people, 45 or so people showed up on a Sunday for this walk!

Now, as I said, this really is about community listening more than anything else. And you know, Louise has just gone through the elements of the actual plan itself. But, one of the things that I don't think she said, but I may have missed it, is that the first part of a plan are **the goals and objectives**. *What is it that we want this place to be? And, What are the fears that you have?* The goals and objectives start to inform the rest of the plan as far as I know. And, of course, the state statutes say "the community Master Plan is a framework". But one of the key factors as all you probably know is that there used to be a Borough and Township here, and the existing zoning still is Borough & Township. It's never been, for all practical purposes, melded. It really cannot be consolidated until such a point as a new master planning is done. Once the new master plan is done, it leads to, then, how do you implement that master plan *through zoning*, and that becomes a really critical, the very critical factor.

Now the question that we asked ourselves is *What kind of a community the people of Princeton want?* And, what we want to do is say: *"We're not going to put forward any of the multiple sets of ideas that we've kicked around: We want to hear what you have to say. We want to hear from you before we even start to formulate our thinking."* And, of course, the key here is: What your Hopes.. Your Dreams... Your Desires... and, Your Fears. I would really like to know, as would the rest of us. What we will do is video graph you today. We will keep this and we will look at your forms as they come back in.

And, in April sometime, we will look at all of that and come up with a compilation of what people said. And, of course, the more the outreach, the better off we will all be. We will be building on all of the 400 visioning sessions that I have done for towns across the United States as well as another 40 across the world. From this work, we fundamentally believe that *no one knows this community better than people who live, work, play and do business here.*



These are the people who know this community best. And this is the input that you have to have from a community as complex, as beautiful and as diverse as Princeton is now. The key is, I think, and in this work, in every place so far, is that *you can help planning design this future.*



Louise laid it out well. There is going to be a lot of public engagement in this process. We are hoping to be able to kind of kick start this stuff and of course, you can provide the valuable knowledge that we all actually need.



Now, the key is to summarize any of your responses on that piece of paper in front of you, but that's just kind of your notepad. We want you to use that as notes and we would like to have it at the end because afterwards, we will publish a book of public comments: what is it that the people actually wrote [and maybe didn't say] but, most importantly, everything you do say today. It will be recorded.

**It's time to listen to each other.
We want to hear from everyone.
Please stand up at some point and give us your comments.**

But, here are the rules. Two minutes. Now, I'm going to do a thing that looks like this, [shows timer on the screen] but it's going to come up slowly. So I'm going to tell you when your two minutes are over. Think about it: a commercial can last 15 seconds. A good commercial can last 30 seconds. A long commercial can last a minute... and an impossible commercial can last two minutes! So, the key is to concentrate your notion. It's not a tweet, but it's very close to a tweet. So, who wants to start?



JIM HARFORD

Good morning, I'm Jim Harford and I am the person who came to one of the Princeton Future meetings prior to that last one. In which I asked Kevin Wilkes two questions:

1. How much money does this town get from rattling the change out of people's pockets to fill parking meters? The answer that question is irrelevant.
2. I then asked how much money you get from parking tickets. He said I don't have an answer. Now, I want that answer. And I'm going to go back to this quickly. My goal is for Princeton to become the model of an **auto-less community**. And, I just want to say this, you're all familiar with Ruha Benjamin. She wrote a book called *Race After Technology*. I ask you all to read it. And think about what she says in relationship to what this town asks. Someone from another class, another town, another race comes to visit this town and has to figure out how much to pay.



JOSHUA ZINDER

I live on Moore Street. I am an architect here in town. First, I have to say "forgive me" because I will be ducking out in a few minutes. I think that as to hopes and desires. I think Princeton has to continue to be **the rich textured quilt** that it has been. It's a mix of history and current architectural styles that reflects who we are as a community. Clearly, we can improve that. I think our community needs to strive to be more diverse. You know, I think we should be encouraging opportunities for affordable housing. I know we've started in some ways, but we have to continue that.

Thoughts and concerns: I think my biggest concern is **nimbyism**. It seems so often that the reaction of people in this town is, you know, they want to support things like affordable housing and support other things but not in their community. Not next to their property. I think that's just immensely problematic. And we need to work around that and not be so myopic. And, the next item that's a concern is **fractured community**. I think so often, we entrench ourselves in our own positions. We find it difficult to listen to other people. We have business versus the residents. We have enough parking down versus more parking. And, we have felt that, you know, pro- development versus keep-things-as-they-were town versus gown, we need to find more opportunities to come together.

This is a good start.



FRANS COETZEE

I think what's underlying a lot of pressure in our town is basically there are 2 groups in town. Boro-Township. In the year 2000, I came to a Princeton Future meeting. Developers presented a 'small-city view' of Princeton, as a major city, New Jersey. [much inaudible] In the central business district, moving it down Nassau Street, connecting to Jugtown, making it out to the shopping center. That was their vision. At the time that was when consolidation happened, I went to Council and brought this up: "Are we going to be a small city where all of our neighbors get swarmed by the central business district?" or... "Are we going to remain a small town?" And that's really what's going on here. So, I feel like one of these constituencies or views as an actual group that will show up every planning meeting and variance meeting. That is what you're seeing is a really interesting snapshot for people who are working in this town and are maybe not subscribing to that vision. I feel like they need to watch the government all the time and they don't show up. And they do not get represented. So, I've heard the Smart Growth... I've heard various mechanisms. I've had correspondences with Mr. Rein about parking. These are all mechanisms to express a view of what the town and the city should look like. And I think it's a choice of saying: What is nimbyism? There's nothing wrong with having a small college town. There's nothing wrong with proceeding with a small city. *The community should be on board* and whatever we decide should be presented, not as manufactured consent, but really be optimal for people. I would actually like to see a master plan with two plans and then let people choose. Some people will lose, but they will be happy because they have had their say.



OLIVIER BRIGAUD

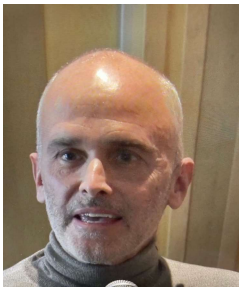
I'm living on Aiken Avenue. My field of expertise is energy storage. Upgrade to grid. The entire country. I just want to focus on one point that I want to say today. I think this municipality is *extremely vulnerable to weather events*, extremely extreme weather events. Each time there is a storm. We are losing a lot of trees when we lose electricity. The last one some people were without electricity for one week. I think it's extremely important that the municipality in their planning are including aspects relative to resiliency. It's extremely important. We can't depend on PSE&G. They don't do their job. The only thing they do is to chop our trees around the lines, instead of putting the lines in the ground. In the end, it was already mentioned by Sustainable Princeton, but it's very important to have more and more **community solar**. So, for the people who can't have solar farms on their roof, it's very important to have energy storage,

so that we can be resilient. There is a municipality like Hopewell that has already done it as a municipal service. They have a large solar farm and they have an *energy storage*. That means if there is a storm, if the lines are down for a week, they can still function. So, it's really important, I think to take this into account.



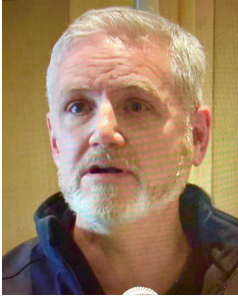
PATRICIA FERNANDEZ-KELLY

My name is Patricia Fernandez Kelly and I am honored to serve on the Board of Princeton Future. I really want to thank Louise for a really remarkable presentation. That was both inspiring and important. I think that all of us want to work with you and with the Planning Board in order to get some of those objectives fulfilled. I do agree with the previous speaker that PSE&G does not do a great job. I remember being very upset recently, over that matter, but it recedes completely when I consider my most important priorities. I'll just read from my form. *Please do not allow Princeton to be called a gilded cage. A place the only very rich can afford. We all gather here regularly, as has been stated, and we always say the same thing. But I see things going in precisely the opposite direction. Developers and private investors are turning our town into a redoubt of obscene displays of riches. We want greater diversity of class, race and age. So, whatever we can do to achieve those goals, please let me know. I want to serve Thank you!*



DAN CHAMBY

I am entering my 29th year as a resident of Princeton, and amongst the reasons that my wife and I started a family here is because we enjoyed both the socio-economic diversity as well as the racial and ethnic diversity that this town provides. And I'm going to echo what was just said a moment ago, my greatest fear is that this does become a gated community. And when we talk about affordable housing, I want us to think about *not just affordable rental housing, but affordable homes for ownership*, and how do we promote that I don't have a good notion as how that might best be effective. But that is of critical importance because we really recognize that as Americans, most of our wealth is held in homes and *if you are just creating rental housing, you're not allowing any community to establish strong and firm roots.*



SCOTT ALCOTT

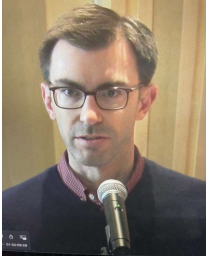
I am Scott Alcott from Braeburn Drive. Thank you for your important work. It's my first exposure to it. And I think it's tremendous. Just quickly in terms of hopes. I'd love to have a *post-retail centered purpose* for downtown. I think retail was challenged and it's not going to get easier. And I think of arts and cultural center towns: Covent gardens in the UK. I wish for people strolling and having a reason to be here. Not just to buy and clothes or something retail. I think the restaurants and the rest during COVID, and, you know, the progressive ideas of streets and seating in the streets were tremendous. And getting that kind of purpose to gather and be in the community when we aren't buying stuff, I think, is really important to keeping the heart of the town alive. In terms of fear. You know, I worry about lines of out-of-town cars showing up to buy weed! You know, I just don't think that's the brand that I wish for my village and it's not about drugs... or... I understand all the social benefits and purposes tax dollars, but I don't wish for that to be our brand. I wish our brand to be something else: arts, culture, diversity, gathering... I wish we had more liquor licenses and restaurants, rather than people coming from out of town to get their month supply. [And, later on in the meeting] And I was listening to Mr. Pinneo, and some of the comments... so just if you go to the Facebook page *I grew up in Princeton*, it seems *there's a belief that the high mark of civilization here was somewhere around 1972!* This is expressed architecturally by small capes and split levels. Okay. And I just want to encourage as we talked about affordable housing and diversity the impulse shouldn't be to govern for the preservation of 1972. Okay, there are architectural solutions. There are ways to move forward: to have all of these dreams for affordable housing, for , for different classes and heritages but without saying we have to stop in the 70s. **I'm concerned about zoning that says the solution is to prevent progress and to keep the high watermark to be 1972.** Thank you.



MINZHI LIU

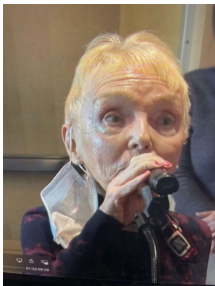
Hi, my name is Mizhi Liu. I live on Wendover. I really I echo the last speaker. He inspired me to speak up. You know last year, if you remember, Town Council had a task force for cannabis. A Cannabis Task Force... and they issued a report and recommended up to three cannabis dispensaries in town. And, as close as possible... like 200 feet... from school and with no setbacks to parks, houses of Worship,

playgrounds and all that. I moved to this town because of these things: Kids and Family, Friends of the environment. And, now, we all know the cannabis nowadays is really different from like 20 years ago with the high THC content, and without regulation. And we all know there is like tons of research out there. You know, the dispensaries in town will really increase underage usage. So, I want to know if the master plan can set up some guidelines to really guide our town to still maintain our kids-friendly and family-friendly environment.



JEFFREY OAKMAN

Thanks, I am Jeffrey Oakman. I live on Valley Road, here in Princeton. And, I've been involved with Princeton Future. I really appreciate this opportunity to talk and, also, the opportunity we'll have to discuss the master plan coming up. I was just going to say when I think about hopes and desires and a master plan, I think about what are our strengths and our assets... and, how do we build on those and I think that, you know, we've heard a lot about already today, you know, we have we do have a walkable downtown. We have great schools in Princeton. We do have diversity, though it's its challenged in many ways. We have strong institutions. These are some of the things that bring people to Princeton. I hope that our master plan will help us to support our businesses. To support our downtown. To encourage diversity. And let us plan to encourage diversity and, also, invest in our schools; all, hopefully, *with the participation of our local institutions*. Just in terms of concerns, I think I would echo what Josh Zinder said earlier and add to it that I think a concern of mine is sort of a pervasive fear of change that sometimes you see in town. I think when we think about affordable housing, for example, like the Mount Laurel process, that's an example of a situation where if you don't embrace change and plan for it in a positive way, you end up having to accept change that you may not want. It is not planned. I think this town has done a good job of, for example, planning for affordable housing, but it's just it's a reminder that if we if we don't embrace change and have a master plan that allows us to do that. You know, I think we'll end up with a town that we're not as happy about.



LINDA SIPPRELLE

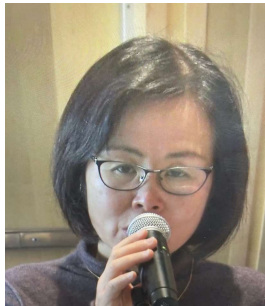
This is a great opportunity. Thank you, everyone for being here. And for Princeton Future. My request is very simple. I work out every day, and I'm worried about the traffic. I want to go out safely because we

have traffic. We have crossings. However, *cars cannot always stop. It's really quite dangerous for bikers and walkers.* Another concern I have is adults riding their bikes on the sidewalks. I don't mind children or senior citizens or someone who makes me on the side. But I don't want people riding bikes on the sidewalks. Thank you.



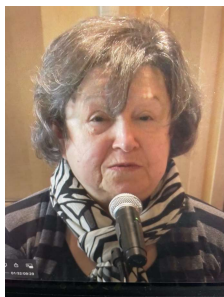
BERNICE CHEN

Bernice Chen from Braeburn drive. I grew up in Princeton, went through elementary through high school and moved away for several decades and returned just about 10 years ago and I also work in town as architect. My greatest hope for Princeton is for it to be a vibrant and energetic community that preserves our rich heritage. While looking forward and not resisting change and growth opportunities to attract businesses to create a vibrant downtown and to grow in smart ways that are appropriate to the transportation needs of today, recreation needs. And it's for different types of housing from what was appropriate in the past. That is what I hope for, for the future of Princeton.



GRACE ZHANG

Thank you. Hi. My name is Grace Zhang. I live in the Riverside Community. I don't speak out that much. But, I wish to speak on this because I have hopes and concerns here. My hope is that Princeton can continue to be a world class town with multiple cultures and with a very healthy environment and excellent education, health for our children, and I want the master plan to consider all this. My concern right now is: I will echo my friend's and this gentleman's concern that recently there are those who want to introduce an idea or a plan to have cannabis dispensaries come in. As my friend told me, they may authorize 3 of them that can be 200 feet close to the schools. I'm very concerned about that because a lot of studies show that it's bad for children. And because if children pass those stores every day, they see it, even though they are not allowed to have it, it is still is a great threat to the to their health and well-being. I don't want to Princeton after 25 years later, regret to have the marijuana shops in town. And I think that we should not accomplish it. Our residents should pay attention to this and raise our concern. Because as far as my concern, I will hope that we can raise the next generation of Einsteins and Martin Luther Kings. Not this generation of drug addicts. Or any kind of such an addict. Thank you.



MARIA JUEGA

Thank you for this opportunity to collect hopes and desires for the community, as well as concerns. I am a 22-year resident of Princeton. I live in the Littlebrook area. I would like to reaffirm the high priority of something that has been in our master plan forever but remains unfulfilled in pretty much all the radar screen of our planning efforts and that is **the priority of the community center** that will serve as a **unifying framework to address community needs**, in concert with all other local organizations serving our collective social cultural, health and well-being. Fortunately, the Council has created a taskforce addressing the feasibility of such a center and we hope to be part of it. I would love to make some recommendations pretty soon. In terms of my concerns, as has been reiterated several times already, there's a **growing gap between the haves and have nots in our community**, as in the world around us, is particularly startling here in Princeton because we have such a wealth of wealth and also such dire areas of need. And this is particularly so among our underserved youth. And, this is where I think we should be focusing and where we would be getting our highest return on investment. Thank you.



TOM PINNEO

Good morning. My name is Tom Pinneo. I live on Vandeventer Avenue. I'm not super-concerned about any one particular ingredient of whatever this turns out to be. My hope is that we are a thriving something. My fear, and I'm not one who's generally motivated by fear, but I would say I'm more motivated by fear in this case than, actually, by hope. **My hope is that we do not become a watered-down semblance of nothing in particular.** I look to you, Tony, and **ask you if this kind of process can be successful, where planning, which is going to take place at a certain rate, can it sync up with change which will take place at the pace of opportunity**, right? I'm wondering about planned versus organic growth. I'm thinking about all the places that I've lived and loved in different parts of the world. How have they grown? I'm concerned about the unintended consequences of things like historic retention. **As a builder, I know there's more than one really good solution to almost every design challenge.** I do know that we get into a lot of trouble when it becomes sort of a mash-up-Frankenstein-of-nothing-in-particular. So also, to your point about no one knowing the community better than the residents. That may be true. And I would want to make sure that those who show up and talk are a reflection of the community.



LEIGH BRIGAUD

Hi, I'm Leigh Brigaud, I live on Aiken Avenue and thank you for everyone's comments. They're all very inspiring. We chose Princeton. We had a choice when we moved here from Europe and we raised our daughters here. They had an idyllic childhood, even their high school years. From the time they were in school here there were 19 children from one corner to the next on our 2-block street. So just one block of Aiken Avenue with 19 children. They played in the streets all the time after school. You can be invited to someone's backyard... and that's always wonderful. But the street was an equalizer. It was a wonderful place to play games. They rode their bikes and other gadgets they had. They drew chalk. Those kids are all still friends today. There it was an idyllic community. I wish that for all future residents in Princeton. I also want to talk about curb appeal. I think what PSE&G is doing to the trees is just a misery and I would like to see **all utility lines underground**, and, not at the cost of the residents.



CATHERINE CARROLL

I live on John Street. I think that **we are already classified as a small city, so I think that is kind of silly debate**. But as we densify more for many reasons, I think it's within Vogue with city planners etc. It helps maintain walkability, but as we do that, I think **we have to devote more of our space to pedestrians so that they're comfortable** [and it kind of, barely, offsets the densification]. I also want to see more bike paths and **safer bike paths**. I would like to see an indoor public gathering space, so glad you've reminded us of a community center that's possibly in the works. That's nice to hear about. I would like to see a healthier central business district with **more businesses catering to residents**, as opposed to the visitors. And, just in general, which I guess this is a zoning issue, but we need to have more space between sidewalks and buildings. I live on John Street, so Witherspoon is one of my thoroughfares and several buildings in the last few years have been built directly on the sidewalk, which, I think, is a problem because we need **wider sidewalks**. My concern is the traffic disaster that is developing at Chambers St and Nassau St which is going to get worse as the hotel construction proceeds. I am concerned that these meetings get hijacked by these very narrow interests like the cannabis thing, Council will have many opportunities for feedback on that. So, take those opportunities. Let this be a more general master planning meeting.



JILL WEINER

Yes, I agree. This should be a more general meeting and I've lived here for 24 years in the Littlebrook section. And I have to say, I'm sorry, I don't have solutions. Because I feel like everybody wants the same thing. And what they want is to have comfort and getting from one place to another in town. You know, being able to go to the Arts Council and park there, there's no parking. Being able to go to other places in town, like, to play tennis. There are no tennis courts anymore because they were given to PTP. You know, we're tax payers here. Our taxes have been going up. And that's the trend. So, you expect better living conditions and just more comfort. It's a beautiful town with so many things. You know, of course, a lot was taken during COVID. But I feel like there's so many things to take advantage of that more people would have taken advantage of if it wasn't so inconvenient. It's just inconvenient. Everything is packed up and the streets are narrow. And if you're late returning to your parking spot by one minute, you get a \$45 ticket. If your car is touching the line because the person in front of you parked far ahead and you didn't see it, you're getting a ticket. You know, there's no leniency whatsoever. It's so it's so cutthroat and stressful. Like really stressful. It's, honestly, approaching like going to New York City or Philadelphia. Philadelphia is, actually, more laid back than Princeton. So, I feel like this has to change and it's been the same for 24 years. And people have spoken up about it and it's been readdressed and readdressed. And we I know that they know exactly how much money they're making from meters because it's all computerized. You know, if you tried to fight the ticket, I've been told they actually get a written report from the computer that says when you pulled into the spot and when you pulled out...and, how many coins or what credit card or how much money you put in. So that's nonsense and it's going on in a lot of other towns besides Princeton, I know. But maybe we should be the innovative ones to change it or find like a smaller compromise.



GARY PATTON

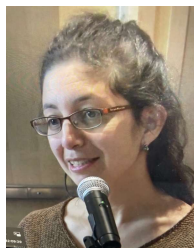
I'm Gary Patton. I live in Trinity Court. I have a different perspective because I've been here for less than a year. I came today, not only to listen, but also to learn. I moved to Princeton when my wife died. My daughter and her family lived here. I came to be closer to her. I've urged people for a very long time, when they consider retiring, to move to a college town that's manageable in size, and is filled with arts and culture. And, so, I was delighted to move to Princeton. And it's not immersed in New Haven like Yale. It's not immersed in Cambridge, like Harvard. It is distinctive, and it's great to be here because it's so manageable. It's everything I wanted. And the arts and culture are just simply great here and I

would hate to see it become a city, like New Haven or Cambridge, or Harvard or Yale. It's distinctly different. And I really appreciate it.



SAM BUNTING

When my wife and I moved to Princeton, we're both faculty and at local universities. And what we found was that it's really hard to find a place that we could afford, and that's insane. **If it's too expensive for college professors to buy a place in Princeton, what hope do regular middle-class people have to find a place to live here?** I think that, you know, **you really have to consider our existing master plan as having completely failed to deliver the kind of housing stock which is necessary to ensure a diverse town.** And when I think towards the next 10 or 20 years, there's going to be a great drive to, you know, create **new sustainability standards** and there's also the drive for **historic preservation.** And those are really important things. But, you know, while we're trying to protect things, **we also have to try to allow the things to emerge which we need to ensure a town which is going to be which is going to work for everybody.** So, I think that my key hope for the new master plan is that it will **provide for the kinds of zoning changes which will allow a greater diversity of housing types** to be built in Princeton. So for example, just to take one example, if we look at the Witherspoon John neighborhood: Everyone, I think, agrees that it is a terrific neighborhood, school walkable, affordable homes which regular people can own provides a big stock of housing for the minorities in Princeton, which is really important. But you can't build WJ-style housing anywhere else in Princeton. It's literally illegal. And, because it's illegal, then you know, anyone who's moving to Princeton, who is looking for an affordable home, is going to pick over that neighborhood and that's going to drive gentrification in that neighborhood. So, **we need to allow more housing types on a small footprint in more parts of town.** That's what people are doing in other cities around the USA. And I think that's really should be a key priority for the upcoming master plan.

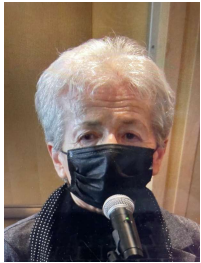


MARINA RUBINA

Hi, I am Marina Rubina. I am an architect. My other areas is as a parent, and this is where this comment comes from: My hope for our master plan is that **we will provide housing options that allow freedom for children to be independent. For children to be walking to places by themselves.**

Walking to school. Walking to activities. By extension this allows mothers [mostly mothers] who will then have the freedom to not just drive them them around... but to do other things. My greatest fear related to that is that these master plans last for 20-30 years. And the people who will be here in 20-30 years are not involved in this process. Princeton Future is working on initiatives, and I hope everyone has in their

families people who will be here in 20-30 years. If there are five-year-olds to 18-year olds, please get involved and we would like to have them part of this. It is very important that they have a voice. Future Planning is important. And the last, I would like to really echo what other people were saying let's plan and organize the master plan, **visioning for things that we do want**, rather than things we do not want. Right? Many people are expressing the same ideas in very different ways. As we envision what our town is going to be: a cultural center that we can dream and we can open up possibilities rather than just saying 'I don't want this' and 'I don't want that'. I think that would be really helpful. Thank you.



LIBBY SCHWARTZ

I live in affordable housing in Princeton. I wanted to hear as many people as I could before I had a say. I think that the person who initiated my own point of view is Dr. Fernandez-Kelly. She's right! I've lived all over the world. I lived in Vietnam for 10 years. I came back long time ago. It is a gilded cage. And, **I don't think, in any place, city, town I have ever been in my life, have I ever found a more elitist attitude** than here. All of you, or many of you, have mentioned expenses and wealth and costs that are out of reach for most people, or, for many people. So, it's very difficult. I am a psychotherapist. I know how hard it is to change attitudes. But I think this **attitude of elitism**, which for me, from my point of view, begins at the university, at the very top, and filters down throughout the town. So I don't know how you change yourself. It's very difficult to change an attitude. But I think it has to begin there. And this town has to become more equitable, and less elitist.



SHIRLEY SATTERFIELD

My name is Shirley Satterfield. Listening to a lot of people talking about diversity. I don't think I'm the oldest one here. But **I think I have been in Princeton longer than anyone here!** [and I've got to sit down because of my posture...] When I came back to Princeton, I didn't come back to be an historian. But it ended up being that way because **I saw that not much had changed as far as integration and respect.** I was in Princeton Future when it first started with Sheldon... and Dr. Goheen and Dr. Geddes. This is like *déjà vu* when people talk to you about what they expect the town to become. I grew up in the Witherspoon-Jackson community, the African American community. People talk about diversity. And **our community has become what I would say a commodity because now everyone wants to move in!** The Witherpoon-Jackson community is friendly. *It has porches...porches that have a purpose. No one*

has porches anymore. And I'll walk down the street from my house to my church, and no one speaks. I'm also concerned about the arrogance of people, especially with the traffic. I have been stopped on the corner of Nassau & Witherspoon Streets at least three times. Because people don't look at that hand in the traffic light that tells you when you can walk. You are supposed to cross when the light says it's OK to cross. I've had a man stop in front of my car and stop me and yell at me and said he's going to call the police. I said "Call the police". In fact, I went down to the police station. And I turned myself in. [laughter]. And, then, another time, I saw a woman crossing the street without looking. I rolled down my window to say "Please, watch what you're doing". She put a middle finger up and said "#*!". It's a good thing that I had someone else in the car with me because I'm almost got out the car to ___ her. So, I just want to say that **arrogance has come back into Princeton. We're not as friendly as it used to be.** And someone who said about the neighborhoods where the children ran in the streets. That's what we used to do. You know we played in the streets. **Everybody knew everybody.** When we talk about diversity. **When we talk about housing. Please think of those of us who have been here for years who can't afford to stay in our home.**

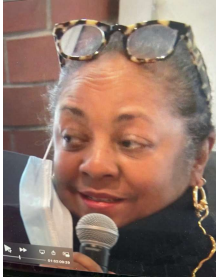


SHELDON STURGES

I want to mention Shirley's Mother, Alice, who served for many, many years as the telephone operator for the schools. Everyone in town knew her. She was cheerful and warm and welcoming. She changed this town for the better. I also want to recognize Shirley. She served with us in Princeton Future for maybe five or six years. You're terrific. Thank you very, very much.

I want to read something I received this morning as an email. There's a woman by the name of Heather Cox Richardson. If you know who she is, raise your hand. She's lives on the Maine Coast, and she's thoughtful. She sat in front of a blazing fire in the White House with President Biden two or three days ago, before he made his State of the Union message. And she wrote the following, which I got this morning. I think it matters. She said '**Everyday people write to me and say they feel helpless to change the direction of our future. I always answer that we change the future by changing the way people think. And that we change the way people think by changing the way we talk about things.** That's what Princeton Future does. The word 'conversation' has the beginning 'con'. It means with. It doesn't mean 'against'. It means *with*. Yina is sitting here. She hasn't spoken. But we talked together maybe five times a day for five years. We agree on just about everything. **We all need to work together to make this town more inclusionary and more sustainable.** The who man talked about the storms and burying the powerlines is correct. This room with flooded with water in about two hours. I think it was Irene. It's amazing. And we haven't done enough about it. So, there is an urgency. Climate change is important, but **inclusion is the big deal.** I have a personal hope and I'm trying to get my fellow board members to agree with me. [Nobody agrees!]. When a developer wants to come and build a building, or a private owner wants to make more money: *My personal view is that that person ought to get an encouraging waiver on the parking requirement, on the height, on the FAR, in direct proportion to the number of what I call 'non-market units' that get built, up to 50% of the total units under consideration. That essentially would be a new category of 30% out of 100%, in addition to the COAH requirements. This new category is where **people who serve the town** [fire volunteers, teachers,*

police, municipal workers, perhaps others] get to **have the choice to live in Princeton at 30% of their income**. 30% is fair. This town is dying. And if we're not careful it's really not going to be a working community anymore.



YINA MOORE

Yes, I did serve on Princeton Future for several years. I was here at the beginning also with Shirley and Dean Geddes. The main tenets of Princeton Future are diversity, affordability and sustainability for the entire community. And it's not focused just on one. It should be in all neighborhoods. And when I say that, I mean diverse, affordable, sustainable at the university as well. The University has chosen a curse of tremendous growth and it should really provide for greater housing opportunities. As it expands, it places more and more pressure on our most affordable neighborhoods. Witherspoon-Jackson is no longer affordable for many. The commercial entities should be aiming towards diversity, affordability and sustainability as well. Everyone has to participate, even the Nimbyites, in contributing to and in making sacrifices for that whole to actually exist. It's not meant to be a developer's sole responsibility to provide affordable housing, as one gentleman said earlier, and as many communities around the country do, it's infill: Everyone is in the affordable game. Everyone is in a neighborhood that has needs for affordability. My thoughts and concerns are around **our quality of life**. I think for all of us, if we maintain that main tenet, we will see a community that we could embrace, to include even the changes that are necessary just to create that, because it doesn't exist in every neighborhood. Witherspoon-Jackson really bears the brunt of affordability in the market for home ownership, and, therefore, it's pushing a lot of people out. I'd like to see that we look at [as in Washington & Boston] **scale as a predeterminant**. That does not conflict with what Sheldon has just said. But that we really look at our community and the future as morphing: We can't stay at the two-level, 2-2.5 story height on everything. With regard to preserving some areas, America's contribution to architecture was certainly not the split-level. It was, I guess, the greatest thing since sliced bread during the 50s. It is not adaptable. As you can see, many are attempting to spare them, tweak them and create something that is more livable for today's household. But it's not a design we need call historic. During COVID, I found it very encouraging that when we didn't have the cars, the streets became our own and the children were allowed to play on Green Street. They did the coloring on the sidewalk. They had art parties. They played all kinds of games. They about eight children who literally ran the street. They had all their classes outdoors with each other. And it was like old, old times. And I think if we're looking at our community, we want to reduce our catering to the automobile. We really have to make the pedestrian our priority. We need to make the timing for cars short...and the time for walking longer, very short changes of the traffic lights. We want to give the priority to pedestrians and other non-auto modes of transportation. I think there are opportunities for public transportation, European forms of public transportation. But rarely do we use it here. When my daughter and I first moved here, I had my little red fold-up cart. Something I never saw in this town. But

we were coming from Boston, so we rolled that way. And we would go out to Nassau Park on a bus. I did everything that I needed to do on that bus. Thank you.



CATHERINE MILLET

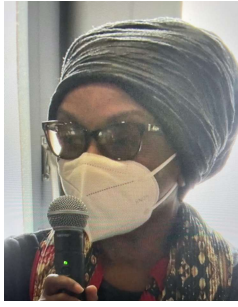
No, it's never good to follow Shirley. And so let me begin. My name is Catherine Millet. I'm a resident of John Street. I'd like to begin by saying that actually I'm grateful for the past two years of COVID that I have lived in Princeton. I've talked to many people around the world and when they say how are you doing? I say you know, I'm blessed. I live in a wonderful community where we can walk to many things. We've been able to support our local, a-lot-of-women-owned businesses.[As part of History Month]. And so I say that because I think that's very important for us to keep in mind that there have been many wonderful blessings to be here, particularly in these past two years. I do have maybe a blue-sky goal that we can figure out how to maintain some of the small town qualities of Princeton will becoming an exemplary small city for the US and for the world. And I do like the fact that several of you have mentioned that we can learn from places outside of the United States to think about what they're doing with the communities in which they live. And some of the concerns I have had been echoed by others, and the impact of climate change that really came home to me with the September storms that I had relatives visiting from different parts of the country. My sister, who usually can make it to my house from Rt 95 in 10 minutes, spent an hour and 30 minutes trying to figure out how to get to my house because of the flooding in various ways. My brother who was coming from Connecticut said it was the equivalent of coming through a war zone to get to my house and that if he hadn't happened to randomly meet people who lived in Princeton, he never would have been able to get here. It made me think for myself: "How would we have gotten down to the hospital?" "How would we have gotten to food?"... and "What did it mean?" I have been lucky so far not to have lost power, but I want to echo the concerns that were raised about that. I do worry about housing via being affordable as I age, and I do wonder if I will be able to afford to stay in Princeton when I get older because of the cost. Compared to some of you in here. I'm a relatively young resident of the John St. Witherspoon Jackson area. I've only lived here 18 years, but I do know I probably would not be able to afford the house that I bought 18 years ago because back then I thought it was really expensive. And I know I probably wouldn't be able to do it now. I think we also, to Sam's part, **we really do need to understand what the term 'affordability' means in Princeton.** We have individuals who really are living at the poverty level that we need to think about. But if a faculty family can't afford living in Princeton, who are the beneficiaries of housing from the university, **I do think that is a very big problem.** And we hear that a lot actually. And, I'm not going to go off on a tangent but in relation to the parking conversations that people who say it's very difficult to be to be asked to think about incurring more fees. I worry about overdevelopment. As many of you know, we've seen that in the Witherspoon-Jackson area and in the other neighborhoods that surround the downtown. 18 years ago, these were not very desirable places to live. People even said to me, why would you live there? Now they're among the hottest neighborhoods, and we start to see some of the issues of the tear-down and build-up. No way can I ever afford them. I feel like I'm seeing *Architectural Digest* when I walk down the

street. I also do worry about the fact that we seem to see the same people at these meetings and we're not seeing a lot of people, for instance, under 50. Now, of course, people under 50 They're very poor here and we're it's really their town. And I also worry that we don't see people from all the neighborhoods. If we want to have a Princeton community that is for all of us then we do need to have the people who live five miles out, who live, you know, in other places, but I am optimistic about this. The one thing that I haven't heard about was "What got done from the last time a master plan was presented?" so that we can see what a plan put out and what was achieved, and also understand maybe what didn't happen for a multitude of reasons. We couldn't find the money. We decided it wasn't the right way to go. In the end. It didn't get public support. But thank you very much.

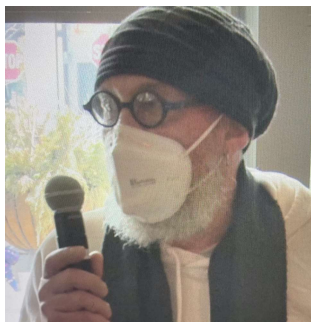


BETH BEHREND

I really do appreciate this meeting. It's good to hear people speak and I just want to thank Princeton Future and Louise, for the work that they're doing to think about and our conversations about where our community is moving. And I'll just echo some of what some people have said already and that we are growing. **People want to live here.** We have people moving in all the time and we want to make sure that we don't have to discount the growth... and that **growth is, in fact, good for us as a community.** And, we all want a thriving downtown. We want thriving neighborhoods. We want to know each other. **We want to have a civil community where people are kind and people feel a sense of belonging.** We want to have diversity. We want people to feel they can afford to stay here. I want my kids to be able to move back as I get older. I don't think they can right now. So I just want to say in terms of/from the perspective of what I have learned on the Board of Education: **the community has grown over 10% in the last year** in terms of the schools. We know that there's planned growth that's been approved, that will grow our residential housing by another 10% in the next 5 to 10 years. And there's another round of housing this coming determined by the Constitution of New Jersey: that's another equivalent of 10% coming as of 2025. **Builders will have a remedy again where they can come to town and say they can build just about whatever they want IF we don't have a plan,** so we all have to have another plan for affordable housing from 2025 to 2035. We need to be planning as a town. **Our master plan now is so old and outdated that this the school part of the plan hasn't been updated for 20 years,** [it doesn't accommodate the fact that we have a new Public Library and a lot of hasn't been done. So from our perspective on the board, I just want to say, individually, I'm explaining this, we created a long term Planning Committee for Facilities. I'm chairing that. We are hoping to cooperate with the master planning process. We have someone who's on the steering committee. What we are doing as a School Board, is to remember that the schools will need other public services. We need to all work together and try to follow the problem-solve challenges we have because it's going to take all of us to be involved in that. So we have a long-term Friend Committee, which we're going to try to start making open to the public, monthly so that we can be looking at enrollment versus projection. So that big piece of the planning is more understood. And we're able to kind of watch that grow and do what we need to do to solve those problems.



Well, so far, I've only been living in Princeton for the last eight years, so I'm not too familiar with the master plan. I have come to a few of these meetings. As I work in corporate America, I'd like to know, to let us see what was said and done from the last master plan before we go on to the next one. Because working every day recording and having to be held accountable. That gets home for me. I appreciate that comment.



LEIGHTON NEWLIN

First I took previous copious notes on something of what everyone said. And it's good to be here and I'm here, Leighton Newlin, a resident at 230 Birch Avenue. Just my observation to look around here. I don't see many people from the underserved population here at Princeton. I think the reason why that is or perhaps could be is because the average home in Princeton now sells for between \$900 and 1.1 million dollars. And **I think that that gilded cage, that gated community, prompts and promotes indifference on the parts of many of us here in Princeton.** The one thing that resonated with me was **the gap in wealth here in Princeton that grows on a daily basis.** There's not a lot we can do about that unless we really roll our sleeves up and address equity and I just want to spend a couple of minutes or not a couple of minutes, a couple seconds on that. I think **as to equity and social justice,** we toss these words around, they become buzzwords, and I think **most people think of them in terms of race, but I would ask people to stop doing that.** Immediately. Equity and social justice is a general term that applies to every damn thing that we do. In every way that we do it. With regard to some of the discussions as to our central business district and brand and what type of community we're going into what should be here what should not be here. **I would just like to remind all of us that the heart and the soul of Princeton is not in Uptown . It is not in Downtown. It's in the hearts and minds and souls of the people.** All of us who live here. Last thing, the people that are here, we're not problem. It is the people that will NOT take the time to engage, to listen, to learn, to love that don't come to meetings like this, that are the problem. So, when you leave here today, take time to do a random act of kindness for somebody, anybody just because you have time and the ability to do it. Because guess what? You got up this morning. And every day is truly a blessing. Why? Because it's a day. You won't see it again. It's a day you haven't seen before. And one you most assuredly will not see again.



CHRIS MYERS

I'm Chris Meyers. 803 Princeton, Kingston Road. I've been here since the 90s, the late 90s except for two years in grad school, and I really appreciate and love this town dearly. And, I am very profoundly impacted by listening to everyone in this room. I think this is a great direction to be having this dialogue and one of the things that comes to mind. **I don't want to be part of the problem. Going forward. I'm here to think about the things that are important to not just me, but this town.** I believe in **smart density**. With the emphasis on smart I think that **allowing more dense infill will allow for some, but certainly not all, of the housing issues**. I think **the zoning code needs to be cleaned up**. It's an addition on top of an addition on top of an addition that conflicts itself. **Bike safety** is something that's very important to me. **Princeton-Kingston Rd has no sidewalks** where I live and it's just becomes an autobahn. And **it's very dangerous for kids**. I am a supporter of the affordable seven housing overlay getting passed. Beth is talking about the school population increase and I think that needs to be planned. I am for Stormwater Management Planning. I'm interested in rain gardens over underground. Thomas, my business partner, and I share his view that respecting historic buildings doesn't necessarily mean keeping every building.... who said they are split levels? Okay. There's really some unhealthy buildings that we've come across and it's very appropriate to actually take down some buildings, recycling them. We do that on a regular basis and put something clean, green, efficient, more density that's possible. I think about **induced demand**. Are we inducing more demand for parking by providing more parking downtown while not putting sidewalks and better bike lanes in place? I love the idea of maintaining outdoor dining. Can we see more liquor licenses? That it would be great to have more restaurants. And, **where are all the 20 to 35 year olds?** We have a missing population in this town. I lived here during my 20 & 30s. There were and are just not a lot of people in that range. The **prevailing front yard setback doesn't work in all areas**. And I think that's it.



MICHAEL FLOYD

Michael Floyd. I live on Harris Road. I lived the first 12 years of my life on Quarry street. I received a postcard in the mail a few days ago about a house that sold down the street on Harris Road, right by the Valley Road School. Little, modern at the time in the 50s, one-story: \$995,000. I can't imagine that house will remain. It will get knocked down. It's not a designer to really expand on and it doesn't look like it can hold the second floor. So that's just the Princeton reality. I actually sit on the Zoning Board, so I see a lot of applications come by. There are a lot of houses in Princeton, in a lot of neighborhoods in Princeton that are not as tall, not as big square-footage-wise, as the zoning allows. I don't believe you will ever stop tear downs in this town. Because there are on a lot of them. In the old days, people didn't build a lot of big houses. Unless you had really big money. So, you we could hope to, somehow, stop the tear downs but it won't happen, I don't believe. There is, as people have said, the wealth disparity. And, I want to dovetail to diversity. I think Princeton is very diverse. My concern is more pointed. A little bit of what Shirley Satterfield was getting at, that is, if you look at the census, and I guess I would like somehow that the Master Plan update will help this problem, but it really can't.

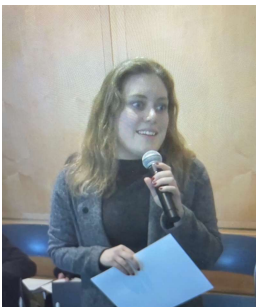
The African American population in the previous census went down 39%. All other categories went up. Your most recent census, I believe, the African American population went down another 25 or 29%. So I struggle with this: We always hear about **Welcoming Princeton** and it is. Diverse Princeton, it is.

The African American community is disappearing in this town. Now how you can deal with that, oh, maybe you build more affordable housing. I'm not sure that's completely why people aren't moving here. Every major institution/company around this area is still working on diversity and equity. Meaning they haven't hired that many people. **And this has been forever.** Let me go to planning, new urbanism. There's great ideas in there. New Urbanism is not new. It's probably 30 years old. [AN 'longer, longer']. I was gonna guess maybe 40 actually. So Princeton has pulled some of new urbanism in, in concept. And because this organization, Princeton Future sort of leans towards urbanism, new urbanism. We'll see where this goes with the master plan. In general, the master plan has goals and objectives to 25 years old. But if you look at him, you're going to like all the goals and objectives. Because that's how they're phrased. They're really optimistic things. Now specifically, what to change? I don't know. I hope everybody thinks about additional changes that you'd like to recommend to the group.



JUSTIN LESKO

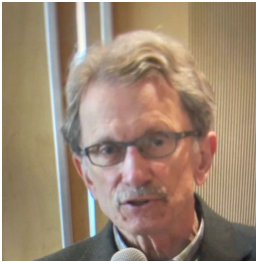
I'm Justin Lesko. I work in the Town Planning Department and I also live down on Witherspoon Street. I'm 28 years old. Thank you, I feel old. But I also have a master's degree and the accompanying student debt. I am a renter in town on a government salary. So, I'd be happy to talk about that perspective. But today, I'm really here to listen. Thanks for having me Princeton Future. For the next 12 to 14 months over this master plan. I'm here to listen as well. So please, if you know, you see me walking my dog down the street. You see me on a bike, and you want to yell out of your car window... Or, if I'm sitting over in the plaza, please come up. Tell me your ideas. I'm already blown away by everything I've heard today. Thank you to Mr. Nelessen for his remarks in the beginning, as well as Chair Wilson and everyone else that has spoken already. I really appreciate it and I'm really looking forward to this process.



EMMA BRIGAUD

Hi, my name is Emma Brigaud. I currently live on Aiken Avenue. And I guess after a few comments of "Where are the people under 50?" I feel called to speak. I totally agree! I am 23, almost 24. Yeah, and Well, I've been, you know, involved with Princeton Future and also had an increased interest in urban design & planning. I'm educating myself on these topics of affordability and sustainability, & mobility in town, but I think what I can speak to most right now is just the quality of life for someone in their 20s and 30s in Princeton. I came home, you know, after graduating from college, there has been the pandemic, so I've been in Princeton longer than I expected. Like many of my peers, I thought I would graduate from college and then move to New York. And, that's the thing, in this time I've grown a lot. I've also had time to reflect on this idea of all my peers dispersing. But, there are still people in my age category in Princeton!! And a lot of my ideals for Princeton are inspired by some European cities or New York. I also want to say, my college experience at William and Mary in Colonial Williamsburg. When I went to college, I actually thought well, I got a few jokes. Oh, you're going to college in a colonial town, you know, a historic, living museum. It's gonna be boring, kind of old foggy...*It actually ended up being way more fun than Princeton.* Colonial Williamsburg, I think partly because it is a tourist attraction, the town constantly has programming. It has this awesome farmers market every weekend. Every second Sunday of the month, they have an art festival. So, you get to see artists in the community come forth

and show so there art. *There's live music all the time.* And even in COVID the town made it work so that there was still a life. The town was thriving. And, you know, there's *three* bars, not that much, but they stay open late. And I think in this time of isolation, I've really seen the value of **public spaces** where young people and anyone of any age can connect and network and meet people. **I don't want to meet people online.** I want to meet people organically, in person. And so, what I see for Princeton is... and I know that there's, for example, some plans with Triumph Brewery moving into the Post oOffice. I don't want to sound like the youth who's preaching like anymore bars and liquor licenses. **We just need more opportunities for a town to not be asleep by 9pm.** And when my friends, whether it's early 20s, like college students home for the holidays. Or if I befriended people in their 30s as well. You know, it's "**Oh, let's meet in town!**" Some of them have to drive. Some of us walk into town. And, then "Where do we go?"...You know, there is the A&B, or there are less affordable places where I go and do my fancy dining. Or, I go to Tacoria. It's just kind of, **there's no in-between.** And then lastly, well, honestly, those those are my main points.

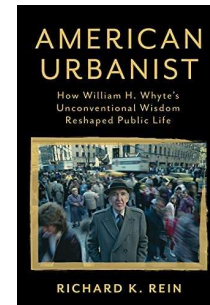


RICHARD REIN

I am on the Board of Princeton Future. I look forward to everything Emma says! She is also the energy behind Design at Dohm Alley. And, I thank you for that. And response to Michael Floyd's mention of the **new urbanism**: I think the best way to think about it is **the old downtown.** And if you go back to the towns that existed 50-60- 100 years ago... We saw mixed use. We saw apartments above retail. We saw a walkable, little town squares... and so on. New Urbanism is stealing everything from the old downtowns! Also, Frans Coetzee mentioned the dialogue we've been having on permit parking. And, he went on to mention the choice between the big city or the small town... and the possibility of holding a referendum. I think that would be a really bad choice. **I think Princeton would be a terrible big city.** It is not built it. **It would be a terrible small town.** The gilded cage will be inevitable. The university is growing like Topsy. We can't stop it. Beth just informed us of the new affordable housing challenge coming in 2025. We're all just barely absorbing the current challenge from the State Supreme Court. I think she makes news to tell us about this coming generation of change. I just had my head in the sand on that one. So, you know, **another choice may be to take the best of both worlds.** Thanks.

TONY NELESSEN

We are going to synthesize everything that was said today. And come back we think somewhere around April 23. With another meeting, probably extending the listening sessions, but also beginning to simplify and condense what we heard today. The intention of the Princeton Future is to do another one and then, another one, in June, September, October and December. We want to continue this process of open dialogue. Now, we're not sure exactly how that's going to interface with the Master Plan process and its set of committees... and, we don't mean to in any way to step on their toes. We really would like a collaborative dialogue. That's going to be really important, I think. So, thank you guys for participating today. Leave your sheets on that table. They're equally important to us. And I want to thank our videographer, Chuck McEnroe, for videotaping today...And, ALL of you for your really insightful comments. Thanks a lot.



The New York Times called the AMERICAN URBANIST "a marvelous read".