
Cancer Center & Imaging Center

Penn Medicine Princeton Health
Plainsboro DRC Meeting

October 15, 2024

Agenda – Penn Medicine Princeton Health (PMPH) Cancer Center and Imaging Center

- **Introductions**
- **Project Overview**
 - Cancer & Imaging Center Site Plans
 - Zoning Data
 - Stormwater Management
 - Stacking Section
 - Cancer and Imaging Center Plans
- **Consistency with Redevelopment Plan**
 - Elevations
 - Renderings
- **Discussion**



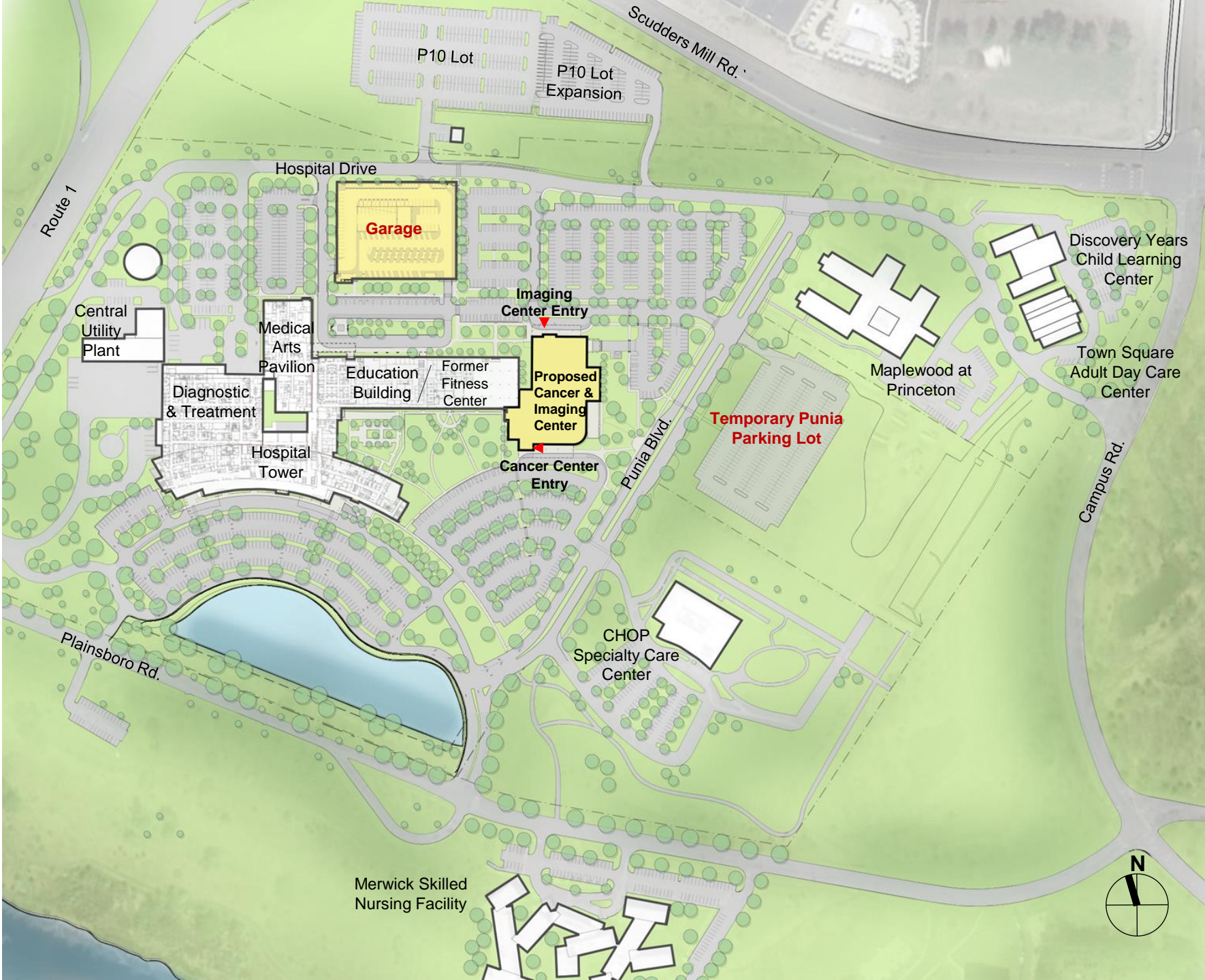
PMPH – Hospital,
Fitness Center,
Parking Garage &
Temporary Parking

Campus Plan
Before Construction

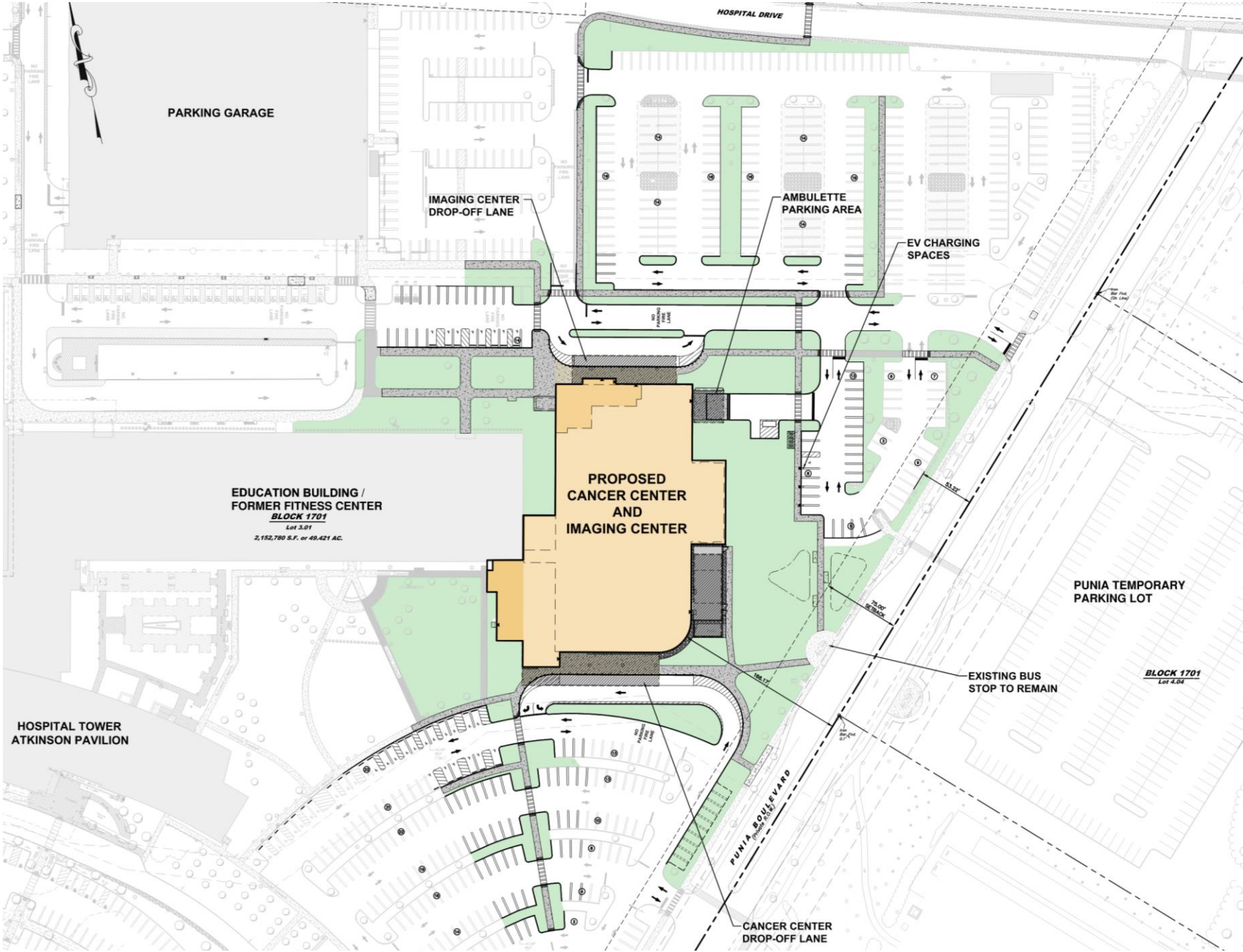


PMPH – Hospital,
Cancer & Imaging Centers,
Parking Garage &
Temporary Parking

Campus Plan
After Construction



Proposed Site Plan



Zoning Data Table

BULK STANDARDS BASED ON REDEVELOPMENT PLAN	REQUIREMENTS HOSPITAL/MEDICAL OFFICE COMPLEX	EXISTING HOSPITAL/MEDICAL OFFICE COMPLEX	PROPOSED CANCER CENTER
MINIMUM LOT AREA	40 ACRES	49.42 ACRES	NO CHANGE
MINIMUM LOT FRONTAGE	700 FEET	1,438.13 FEET	NO CHANGE
MINIMUM BUILDING SETBACKS FROM PERIMETER LOT LINES	75 FEET	116.83 FEET	166.17 FEET
MINIMUM SETBACK OF BUILDING TO DRIVEWAYS AND PARKING LOTS	5 FEET	5 FEET	9.9 FEET
MINIMUM SETBACK OF PARKING AREAS FROM PERIMETER LOT LINES: -ROUTE 1, PLAINSBORO ROAD AND PUNIA BOULEVARD -OTHER LOT LINES	50 FEET 25 FEET	53.22 FEET* N/A	53.22 FEET* N/A
MINIMUM SETBACKS BETWEEN BUILDINGS AND PARKING GARAGE	10 FEET	N/A	N/A
MAXIMUM BUILDING HEIGHT (FEET/STORIES)	175 FEET/10 STORIES	121 FEET/7 STORIES	88.46 FEET/4 STORIES PLUS MECHANICAL LEVEL
MAXIMUM FLOOR AREA RATIO (FAR)	0.60	0.39 (TOTAL 846,652)	0.46 (989,211)**
MAXIMUM IMPERVIOUS COVERAGE ON LOT	60%	57.16% (28.25 AC)	57.36% (28.35 AC)

* SETBACK FROM PUNIA BOULEVARD.

** THE TOTAL BUILDING AREA FOR THE CCIC IS 200,876 SF. THE CCIC HAS A GFA OF 154,559 SF. A 12,000 SF PORTION OF THE FORMER FITNESS CENTER WILL BE DEMOLISHED. THEREFORE THE INCREASE IN GFA IS 142,559 SF.

- Project is consistent with the Redevelopment Plan
- In compliance with Land Use & Bulk Regulations, and Design Guidelines & Standards



Stormwater Management

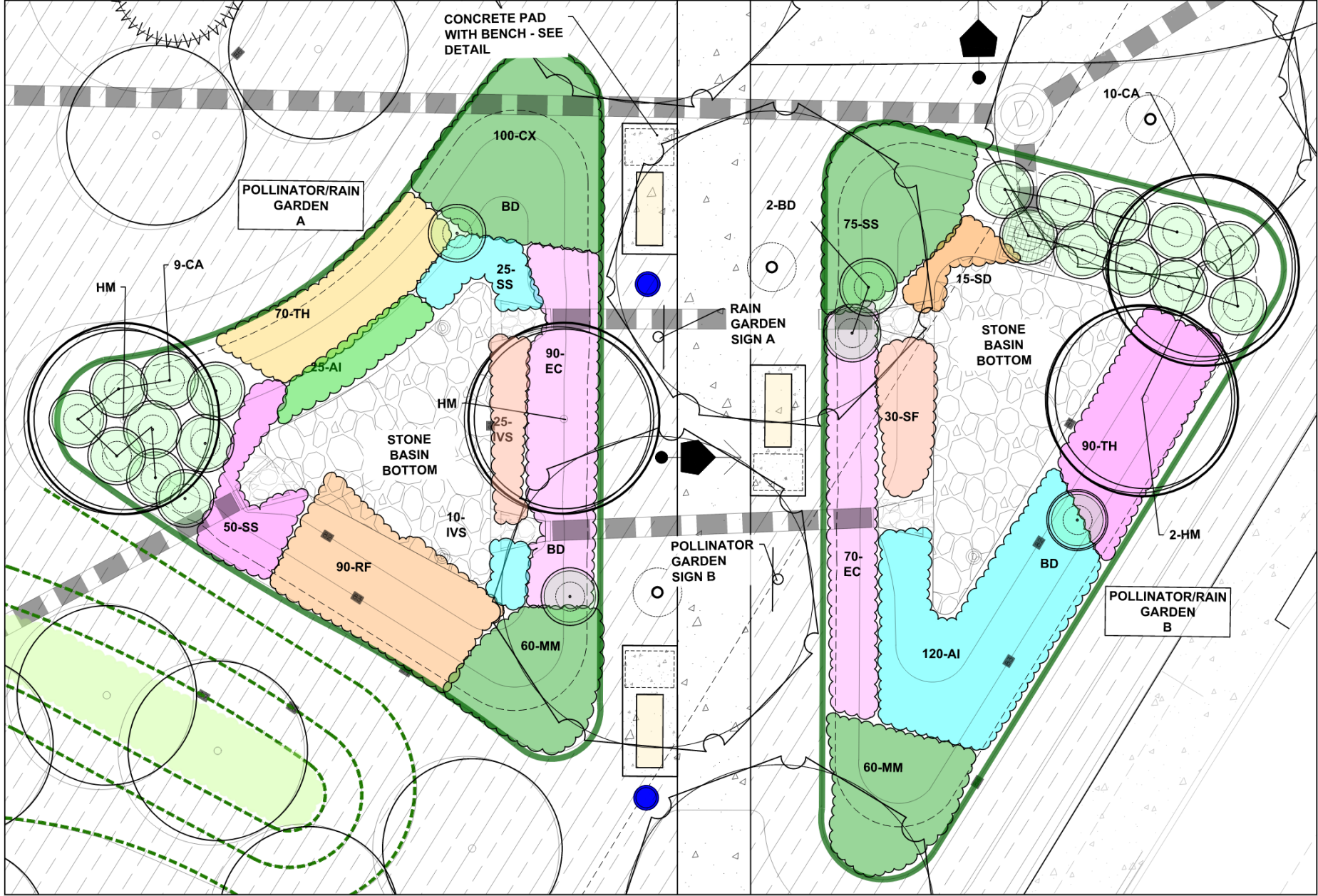
Cancer Center:

- Decrease of 0.62 ac motor vehicle surface
 - No water quality treatment required
- Increase of 0.1 ac impervious
 - Stormwater basins (Rain Gardens) sized for an increase of 0.22 ac to account for changes in design that may come up in resolution compliance

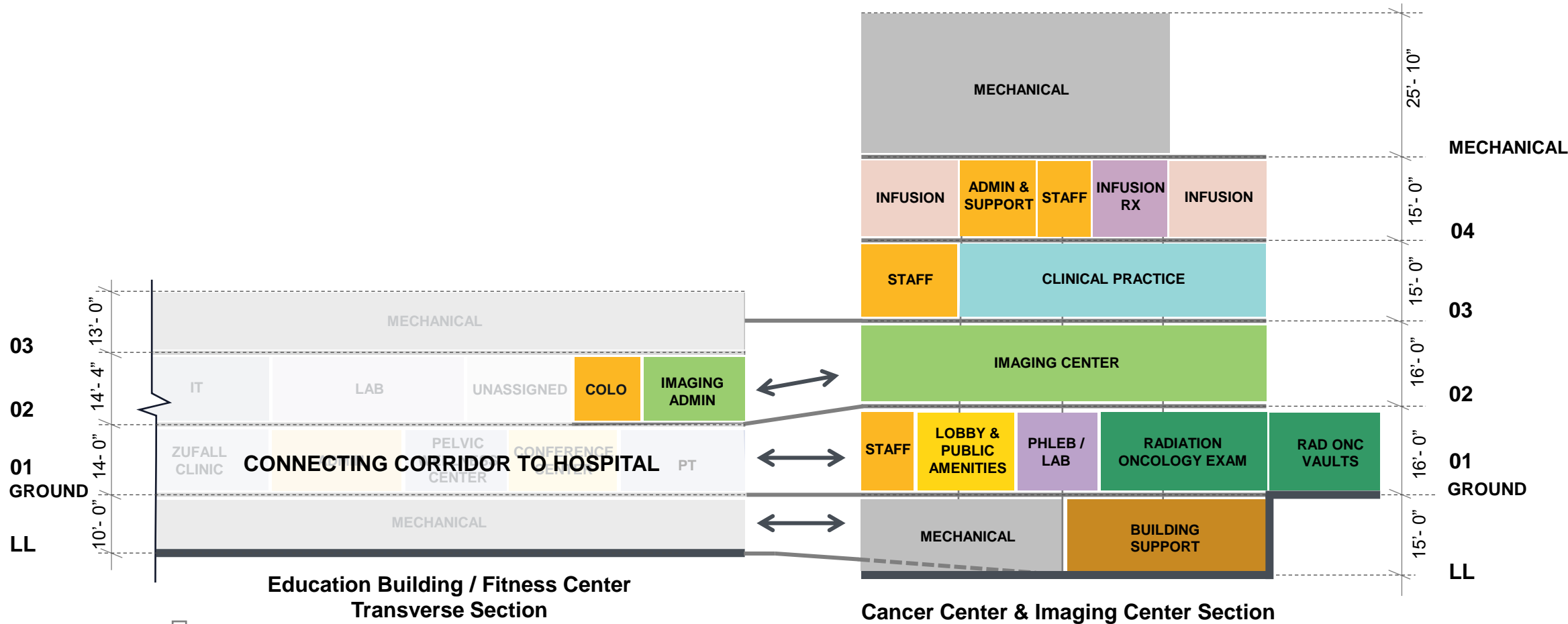
Proposed Landscape Plan



Proposed Rain Gardens



PMPH Cancer Center and Imaging Center Stacking Section & Connections



EXISTING EDUCATION
BLDG/ FITNESS CENTER

NEW CANCER CENTER/
IMAGING CENTER

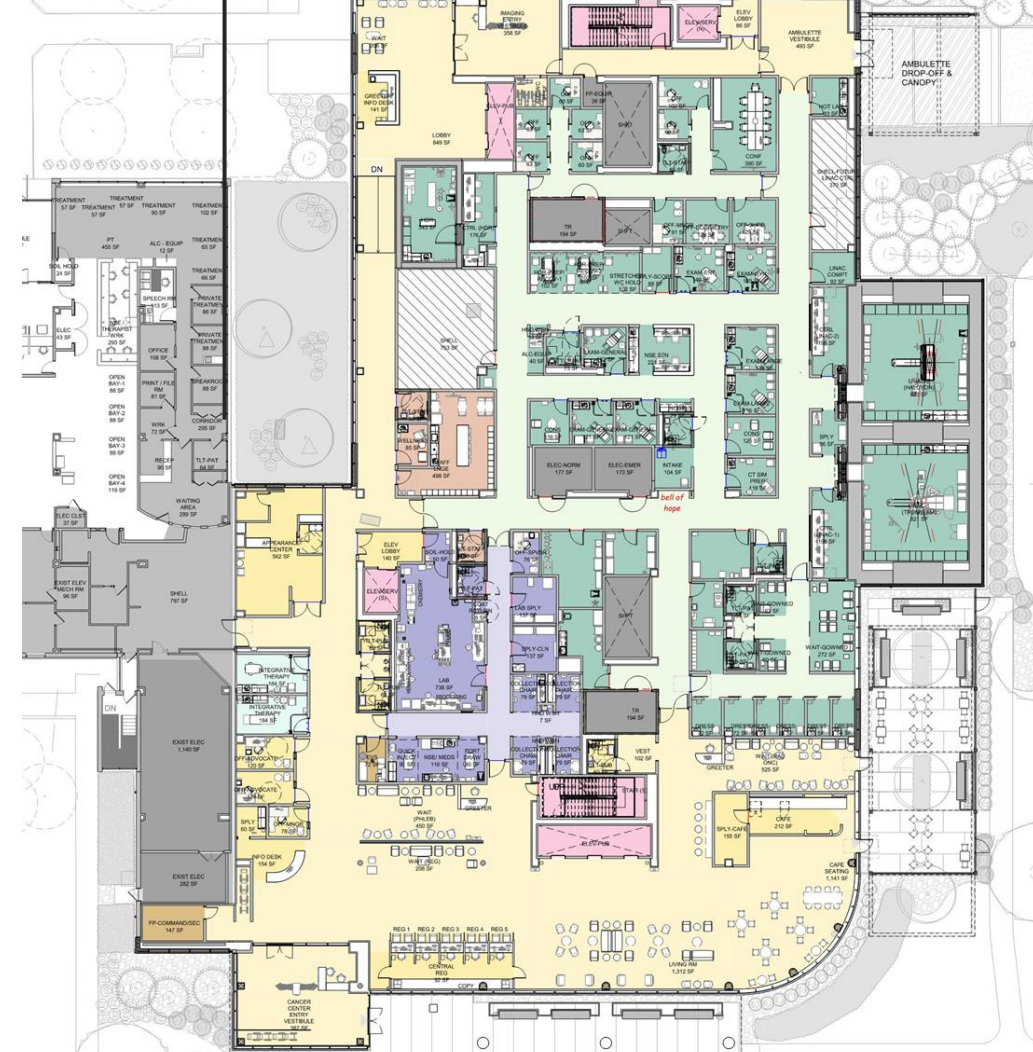
EXISTING EDUCATION
BLDG/ FITNESS CENTER

NEW CANCER CENTER/
IMAGING CENTER

Existing
Loading
Dock



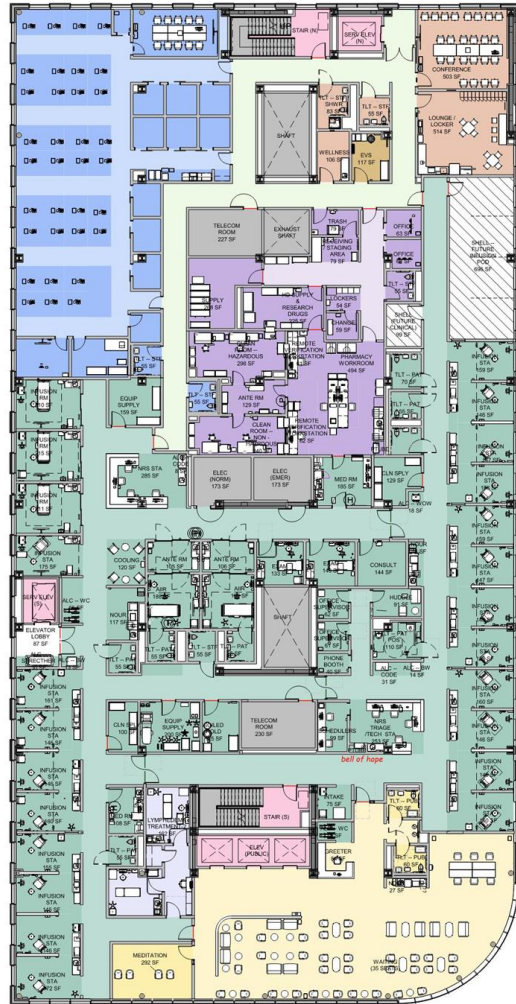
Building Support
Lower Level



Radiation Oncology
Level 1



Clinical Practice Level 3











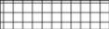


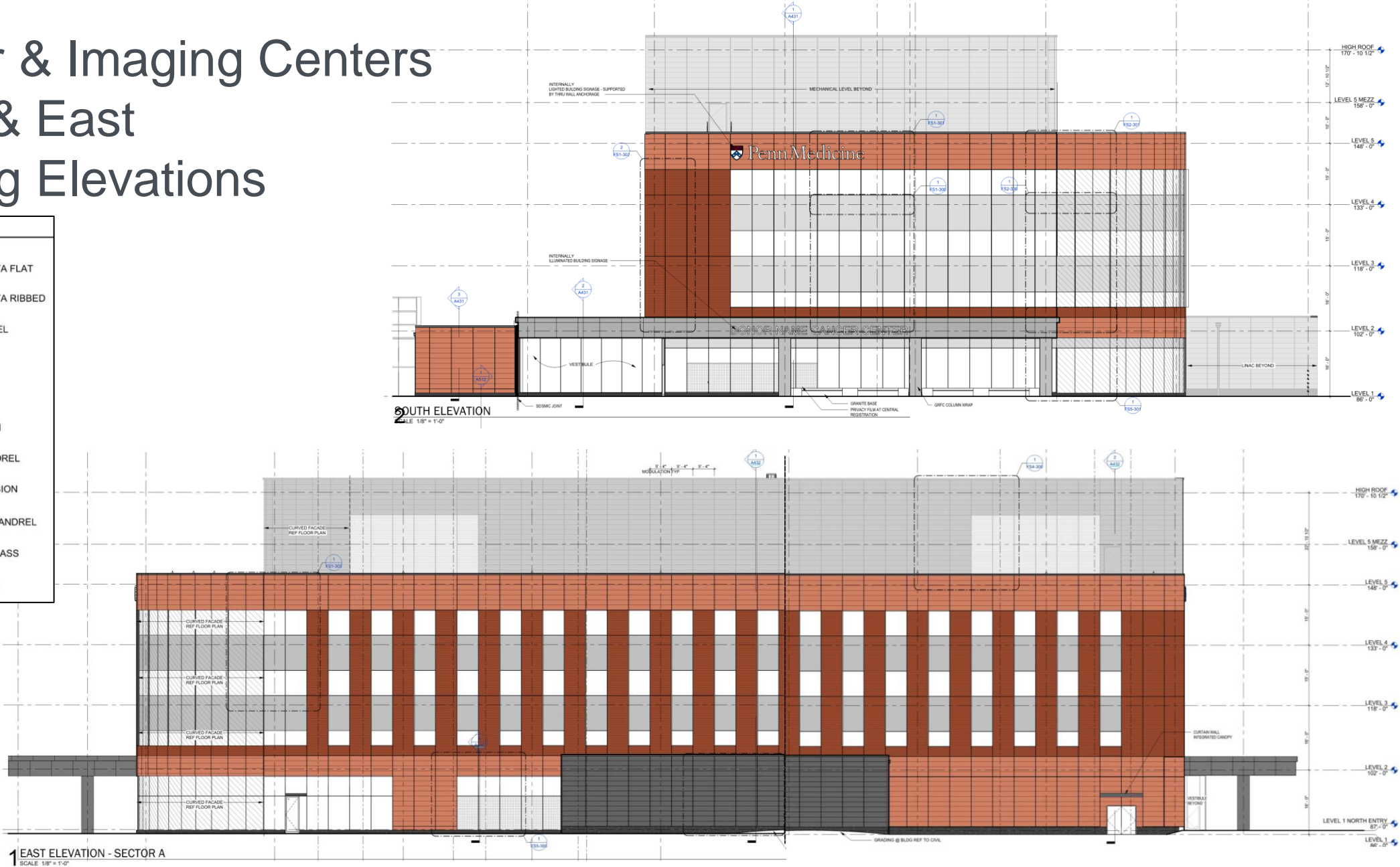
Infusion Therapy
Level 4











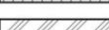
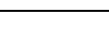

Mechanical Level

Cancer & Imaging Centers South & East Building Elevations

MATERIAL LEGEND	
	TER-01 TERRACOTTA FLAT
	TER-02 TERRACOTTA RIBBED
	MPL METAL PANEL
	LVR LOUVER
	STONE
	GLS-01 FLAT VISION
	GLS-02 FLAT SPANDREL
	GLS-03 CURVED VISION
	GLS-04 CURVED SPANDREL
	GLS-05 PRIVACY GLASS
	GLS-06 GLASS FINS



Cancer & Imaging Centers North & West Building Elevations

MATERIAL LEGEND	
	TER-01 TERRACOTTA FLAT
	TER-02 TERRACOTTA RIBBED
	MPL METAL PANEL
	LVR LOUVER
	STONE
	GLS-01 FLAT VISION
	GLS-02 FLAT SPANDREL
	GLS-03 CURVED VISION
	GLS-04 CURVED SPANDREL
	GLS-05 PRIVACY GLASS
	GLS-06 GLASS FINS



Campus Arial View from the Southeast



South View - Cancer Center



North View - Imaging Center



Parking

- Improvement to previously approved Parking Study
- 27 Less parking spaces needed now than previously approved as part of garage project

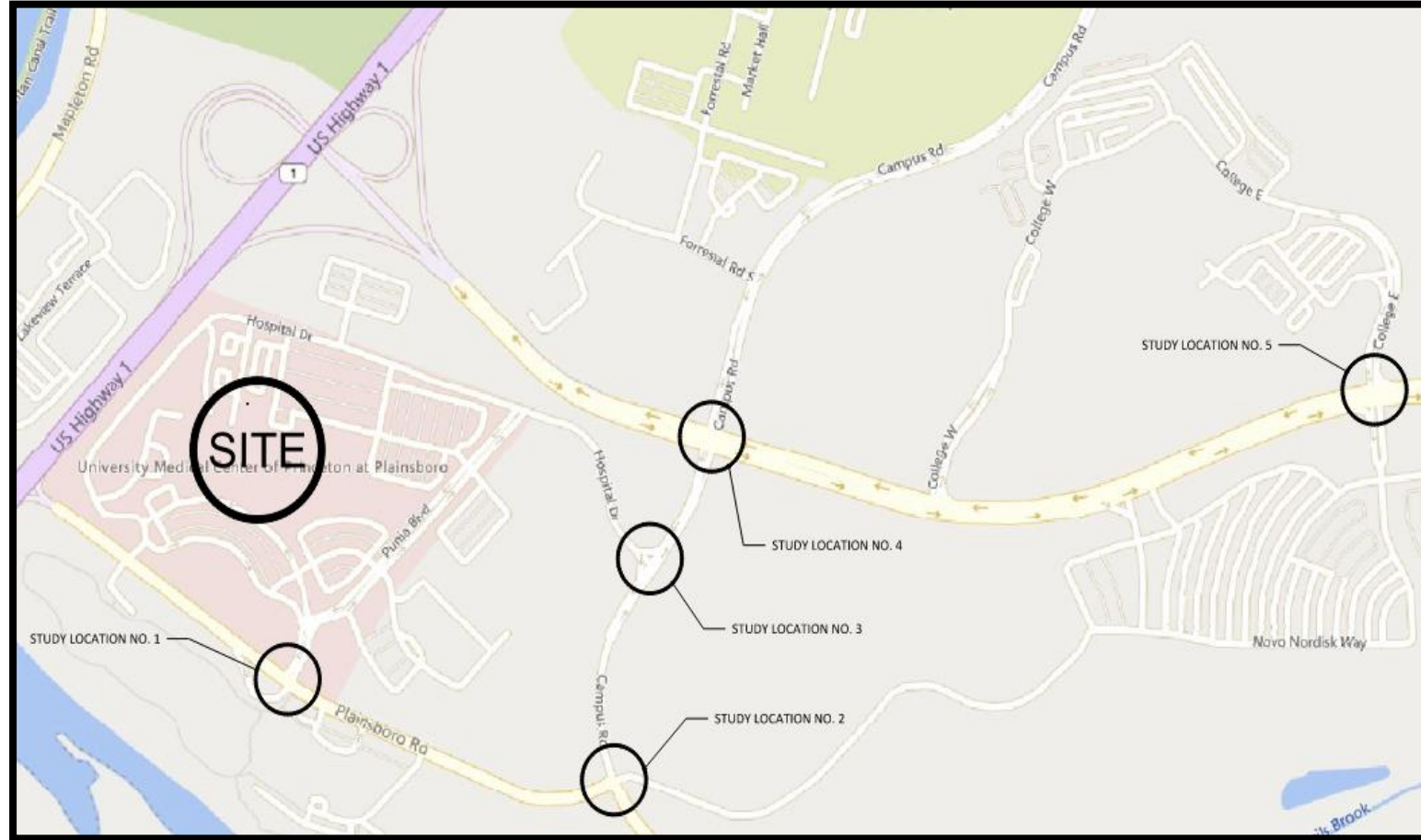
Net Change in Cancer Center Parking Demand From Prior Approval			
Proposed Changes	Prior Plan	Current Plan	Parking Demand Differential
Proposed Cancer Center	151,555 SF	152,486 SF	4
Health and Fitness Demolition	N/A	12,000 SF	-48
Parking Displaced by Cancer Center	163	180	17
Total Differential in Parking Demand			-27



Traffic Study

TABLE NO. 1.3.1
LEVEL OF SERVICE SUMMARY TABLE

INTERSECTION	PEAK AM HOUR (8:15 AM - 9:15 AM)			PEAK PM HOUR (5:00 PM - 6:00 PM)		
	2022 EXISTING	2027 NO BUILD	2027 BUILD	2022 EXISTING	2027 NO BUILD	2027 BUILD
	LOS DELAY (sec)	LOS DELAY (sec)	LOS DELAY (sec)	LOS DELAY (sec)	LOS DELAY (sec)	LOS DELAY (sec)
Plainsboro Rd & Punia Blvd/Jughandle	A	A	A	A	A	A
Plainsboro Rd/Novo Nordisk Drwy & Campus Road	A	A	A	A	A	B
Campus Rd & Hospital Dr	A	A	B	B	B	C
Campus Rd & Seudders Mill Rd	C	C	C	C	C	C
Seudders Mill Rd & Novo Nordisk Drwy/BMS Drwy	A	A	A	A	A	A



Thank you