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July 31, 2024

RE: Supplemental Plans and Information for
Cancer Center and Imaging Center
FPA No. 06C028T.003

As part of the submission requirements for site plan applications, the Applicant must address Section 9.2.1 of the Amended Redevelopment Plan for Supplemental Plans and Information for this project. Therefore, we offer the following response to this requirement:

A. General Land Use Plan

The Penn Medicine Princeton HealthCare System Campus has been designated as an area for redevelopment in Plainsboro Township, and the Township has adopted the Amended Redevelopment Plan for the Princeton HealthCare System at Plainsboro Site, dated March 13, 2013, which establishes the zoning requirements for the project. Penn Medicine Princeton Health ("PMPH" "Applicant") has identified a need for a Cancer Center and Imaging Center (CCIC) facility and associated parking garage. The project site for the CCIC and Parking Garage is in the Hospital Medical Office Complex (HMOC) district within the Redevelopment Plan. The parking garage has been approved and is currently under construction. A temporary surface parking lot has been approved and constructed on vacant Lot 4.04 located in the Office and Residential Complex (ORC) Zone to account for the on-site parking displaced during construction of the parking garage.

The proposed CCIC is a permitted use and conforms to the HMOC use standards under the Amended Redevelopment Plan. The proposed facility consists of a four-story structure with a penthouse that will consolidate the primary cancer treatment into one comprehensive building. The surface parking surrounding the new CCIC will be reconfigured to provide for vehicular access, drop off and parking for the new facility. The proposed project conforms to the land use plan and bulk design standards set forth in the Plan. The building orientation, massing, materials and landscape design will be consistent with the Plan requirements and will maintain the same high-quality standards within the healthcare campus. See Figure 1 for an overall site plan depicting the location of the current and approved projects.

B. Circulation Plan and Traffic Impact Analysis

The project site is located at the intersection of Route 1 and Plainsboro Road with two main access locations to the health care campus. Punia Boulevard is the main "spine" entry roadway into the Health



Care Campus. Punia Boulevard starts at Plainsboro Road and proceeds northward to connect to Hospital Drive. Hospital Drive is the secondary entry roadway that links Punia Boulevard to Campus Road to the east. The proposed CCIC is located on the east side of the Education Building, between the existing P2 and P3 parking areas with direct access from Punia Boulevard and the existing access driveway to P3 parking lot. Both existing access driveways will be maintained at current locations and be used for vehicular access to the proposed facility.

The proposed Cancer Center portion of the facility will utilize the existing driveways for vehicular access to the proposed patient drop-off areas at the south sides of the building. A portion of the existing parking lot P2 will be reconstructed for the drop-off lane and pedestrian access. A pedestrian walkway is proposed from the center of the parking area to near the main entrance of the Cancer Center. The north drop off area, which is associated with the proposed Imaging Center portion of the project will also utilize the existing and modified driveways for vehicular access. A portion of parking lot P3 will be reconstructed. The east façade of the building will contain an ambulette parking area and patient drop-off. A portion of the existing parking lot P4 will be reconfigured to create a landscaped island and new sidewalk. This island will facilitate a safer traffic flow at the north drop off and allow for grade transition as well.

Delivery and solid waste management will be the same as the hospital's current operation. The deliveries will be received at the main loading area on the west side of the existing hospital building. Refuse and recycling will also be managed at the existing main loading area.

Pedestrian pathways are being proposed for the facility to be consistent with the Amended Redevelopment Plan and in order to maintain pedestrian circulation throughout the hospital site.

C. Open Space Plan

The proposed development complies with the Open Space requirements of the Amended Redevelopment Plan and does not impact the existing open space areas on the hospital site. The open space areas located on the project site will remain, which includes the healing gardens, educational gardens and landscape areas on the hospital site. The existing Public Park on the south side of Plainsboro Road will not be impacted by the proposed development and pedestrian access to the passive park will be maintained.

D. Utility Plan

The existing utility infrastructure within the hospital site is adequate to provide service to the proposed CCIC. Some of the existing utilities will be relocated to accommodate the construction of the proposed Cancer Center and Imaging Center.

The new CCIC building will be connected to the existing sanitary sewers near both the south side and north side of the proposed Facility. The domestic water will be connected to an existing 8" water main on the south side and also through an external backflow preventor inside a hot box on the north side. Fire water service will be provided through a utility connection from the Central Utility Plant (CUP). Electric service to the proposed Facility will be provided internally from the hospital. Communications service will be provided from the existing lines located in the Education Building.



E. Stormwater Management Plan

The proposed Facility will be designed to comply with the Township Stormwater Management requirements, which include stormwater quantity reductions and groundwater recharge using Green Infrastructure (GI) elements.

Stormwater quantity – The proposed CCIC and Parking Garage project will result in an increase of 0.561 acres in impervious cover on the hospital site. This increase consists of 0.461 acres of impervious for the parking garage project area and 0.1 acres of impervious for the CCIC project area. The existing wet pond was designed to handle the stormwater runoff from the hospital site for the full maximum build out of 60% impervious coverage on the project site. For the Parking Garage, a porous pavement system with underground storage in the parking areas was approved by the Township. This system will provide peak flow reductions for the additional impervious surface. For the CCIC, two small-scale interconnected bioretention basins will be provided to reduce the peak runoff into the existing system. Because the porous pavement system and bioretention basins are considered Green Infrastructure BMPs, the project quantity reductions for the CCIC and Parking Garage will comply with the GI requirement.

Stormwater water quality - The proposed Cancer Center and Imaging Center project results in an increase of impervious surfaces of 0.561 ac (24,455 sf). However, there is a decrease in motor vehicle surface area, which are generating total suspended solids, largely because a portion of the existing parking lot will be reconstructed to be part of the CCIC building area and Parking Garage. The decrease in motor vehicle surface is 7,393 sf. Since there is a decrease in motor vehicle surface area, water quality treatment is not required as per NJAC 7:8-5.5(a). However, the porous pavement system being proposed for the Parking Garage project will provide water quality treatment. The bioretention basins will receive clean roof runoff and minor flow from the surrounding landscaped areas, thus not requiring water quality treatment.

Groundwater recharge - The existing soil condition on the project site consists of mostly Glacial Till, which is decomposed shale with clay and silt. The project area has already been developed in the past and the subsurface soil conditions are heavily compacted and do not provide groundwater recharge under the existing conditions. We have performed a subsurface soil assessment, consisting of test borings and percolation testing that indicates that the existing soils are not suitable for infiltration. These findings are consistent with other projects throughout the healthcare campus and the Township has granted a waiver from this requirement in the past. Therefore, the annual pre-construction groundwater recharge is zero and the requirement for post-construction recharge would be the same.

F. Environmental Inventory

The environmental impact of this proposed project is addressed in the Environmental Impact Assessment submitted with this application. The report sets forth in detail the environmental assessment in accordance with the township ordinance and the steps that can be taken to minimize impact to the environment. The project areas have been previously developed and do not contain any freshwater wetlands and/or floodplain areas. Therefore, there are no environmentally sensitive areas, such as flood plains and/or freshwater wetlands, that will be impacted by the proposed development of the Facility.



G. Community Facility Plan

The community facility plan is being implemented by the creation of additional walkways around and throughout the project site. The pedestrian pathways will be connected into the existing pathways and are consistent with the standards of the Amended Redevelopment Plan. The linking of the pathways allows for pedestrian and bike circulation throughout the campus but also provides pedestrian links to the community as per the vision of the Amended Redevelopment Plan.

H. Housing Plan

There are no changes to the housing plan as a result of the proposed development.

I. Local Service Plan

Local utility services are available for the project site from the existing utility infrastructure on the healthcare campus. Utility service connections for the proposed development are shown on the site plans.

J. Fiscal Impact Report

The proposed Facility will result in approximately 110 new permanent jobs (over time) for the operation of the facility. The construction estimate for the project is an investment of approximately \$200 million which is anticipated to create approximately 300 jobs throughout the construction period of this project.

K. Phasing Plan

This project is consistent with Phase III of the Amended Redevelopment Plan. The construction of the Facility is phased to minimize the impact on the operation of the hospital and other uses.

Phase 1A – Utility relocation in the footprint of the parking garage. This portion of the work is completed.

Phase 1B – Construction of a temporary parking area on the vacant lot, known as Lot 4.04, that is located on the east side of Punia Boulevard has been completed. The temporary parking consists of approximately 304 parking spaces and is provided with temporary site lighting. This portion of the work is completed.

Phase 1C – Construction of the proposed parking garage to the north of the site has commenced. The proposed parking garage will consist of approximately 1,161 spaces.

Phase 2B – After Phase 1 improvements are completed, then the construction of the new Cancer Center and Imaging Center which is the subject of the current application can be started. After completion of the Cancer Center and Imaging Center and Parking Garage, the temporary parking area on Lot 4.04 may be removed and restored to its condition that existed prior to construction of the temporary parking.



If you have any questions or require additional information, please do not hesitate to contact me.

Respectfully Submitted,
FRENCH & PARRELLO ASSOCIATES, P.A.

A handwritten signature in blue ink that reads "A.L. French".

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