

Cancer Center & Imaging Center

Penn Medicine Princeton Health
Plainsboro Township Planning Board Hearing Exhibits

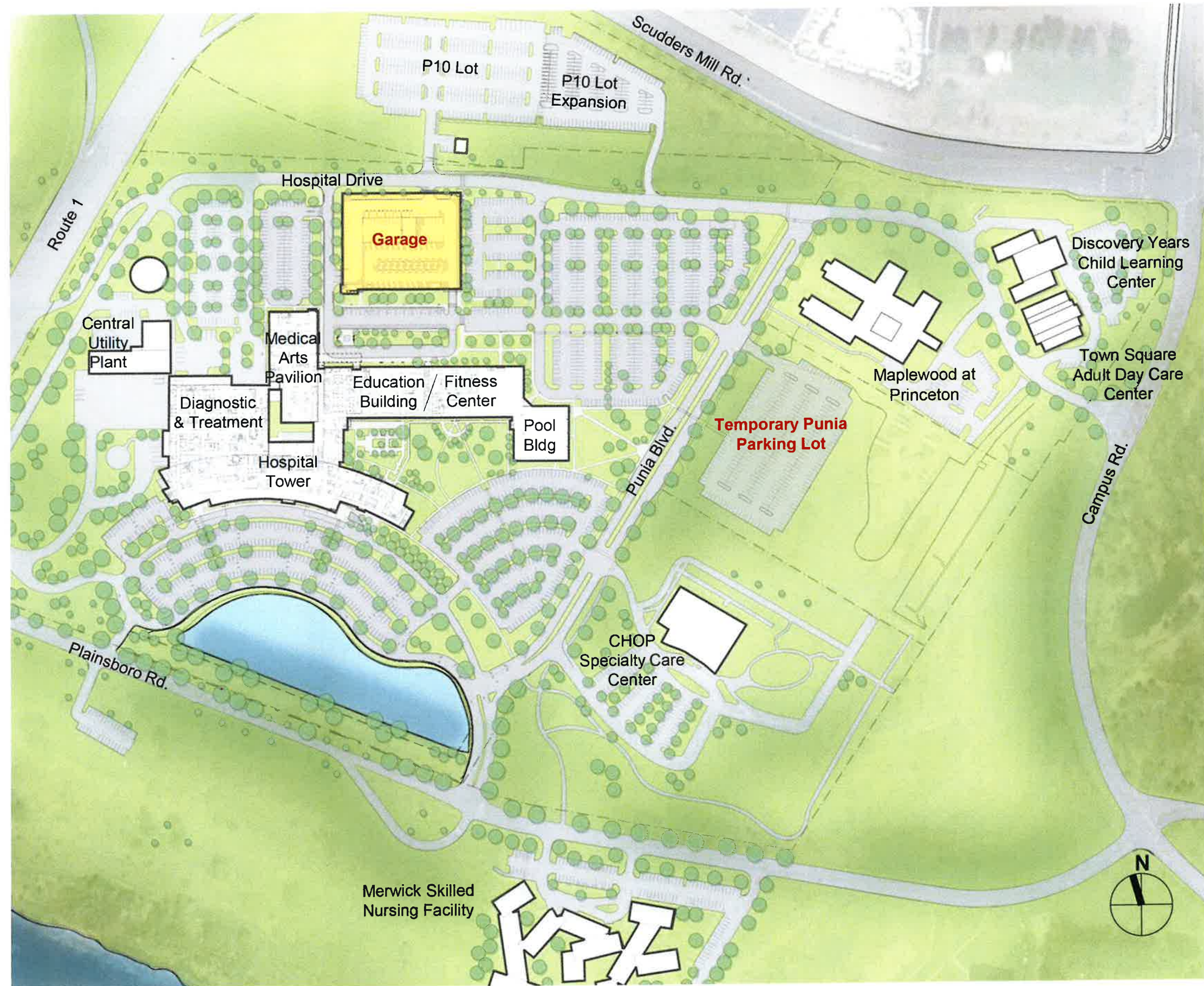
November 12, 2024

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

Campus Plan Before Construction

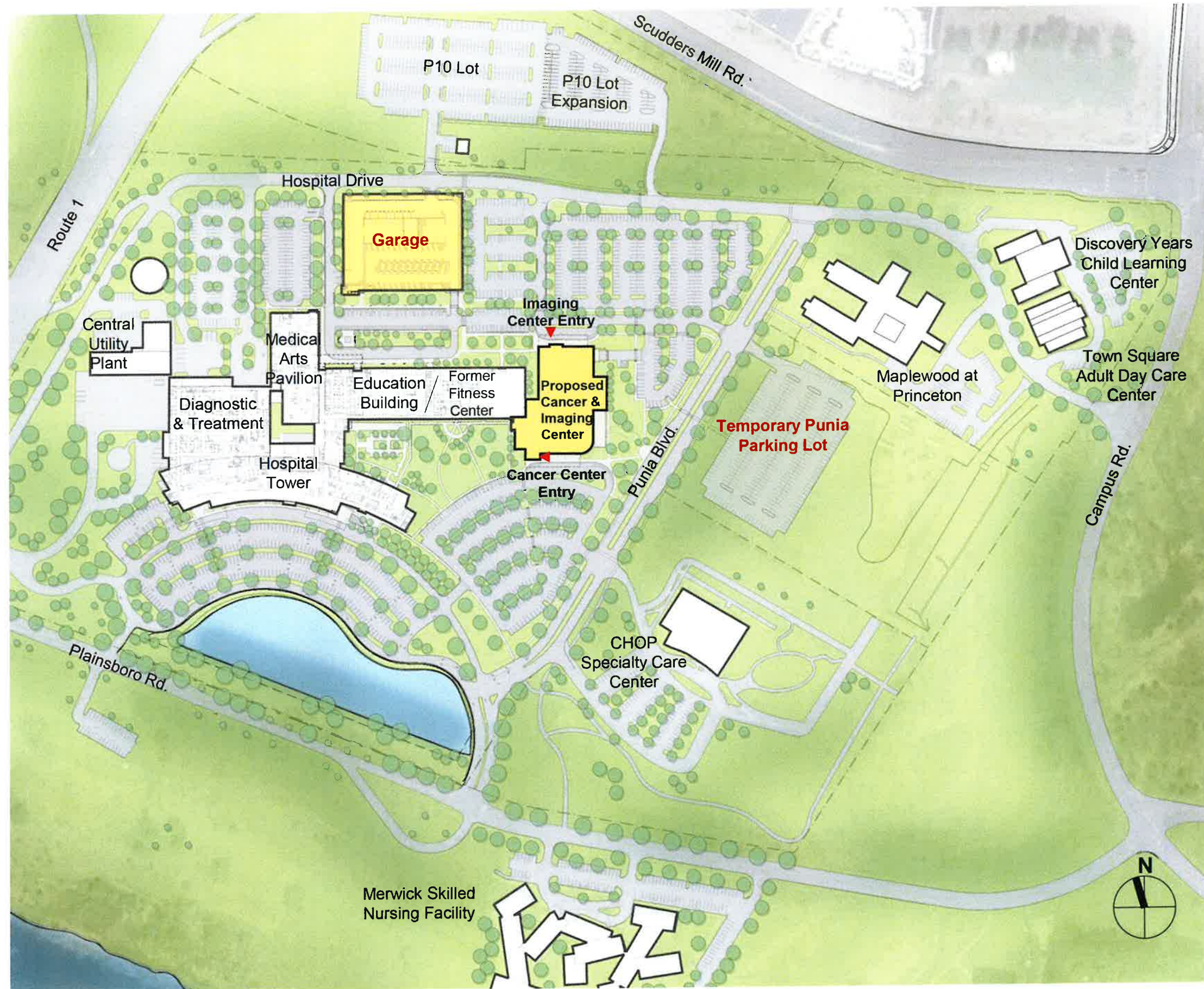
A-1

Prepared by Shepley Bulfinch



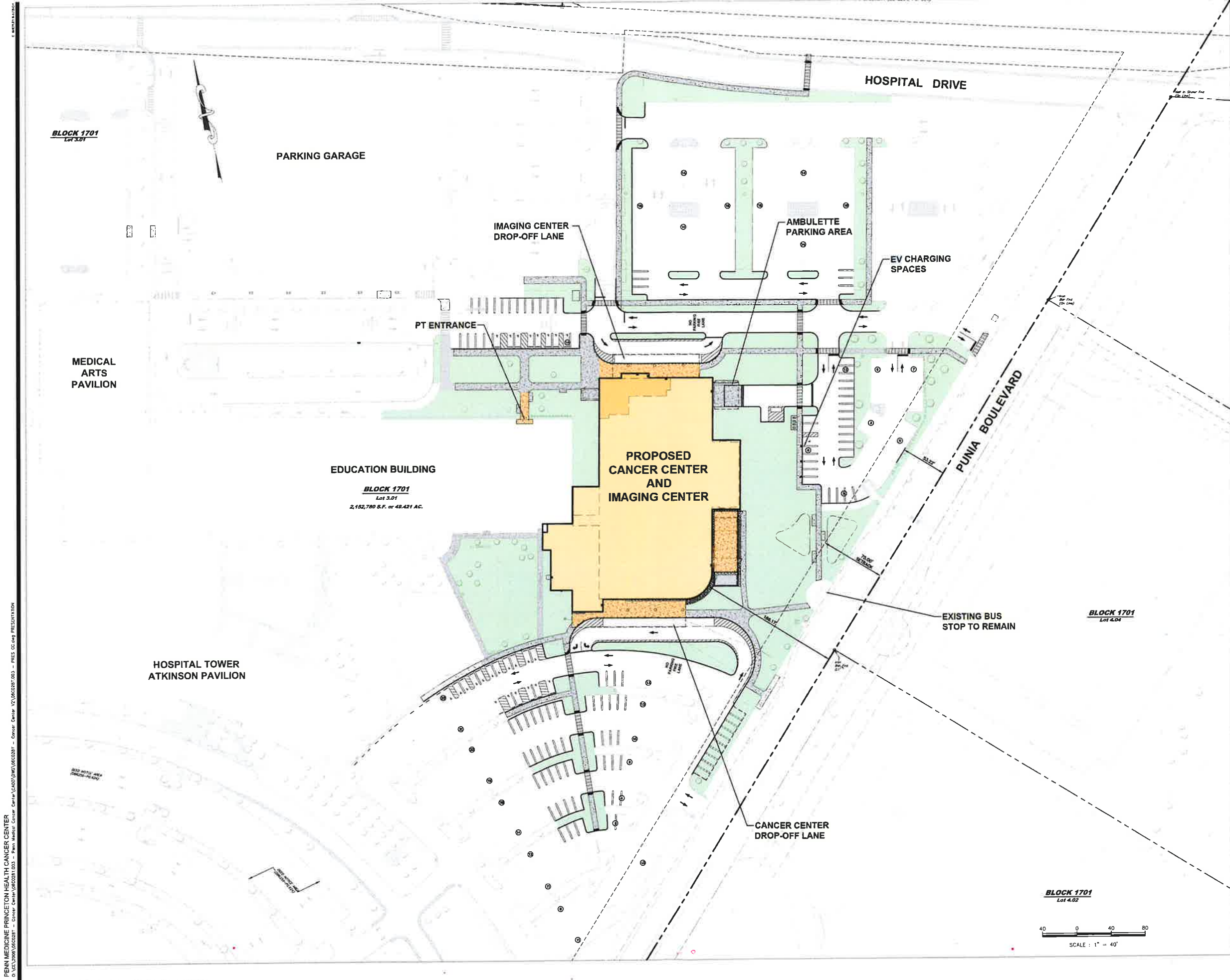
PMPH – Hospital,
Cancer & Imaging Centers,
Parking Garage &
Temporary Parking

Campus Plan After Construction



A-2

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1 Plainsboro Road
Plainsboro, NJ 08536

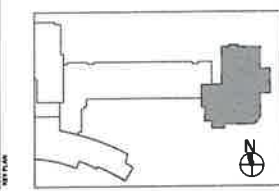
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ANDREW L. FRENCH, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. 42854

NO.	DATE	DESCRIPTION
10/15/2024		REVISED PER LDC COMMENTS



**PENN MEDICINE
PRINCETON
HEALTH CCIC**

1 Plainsboro Road
Plainsboro, NJ 08536
JOB NO. 2307.003
Block 1701 Lot 3.01
Township of Plainsboro
Middlesex County, New Jersey 08536

A-3
Prepared by French & Parrello
Associates
SITE AND LAYOUT PLAN
C203

07/01/2024
09/02/2024

PACKAGE B
PACKAGE 1

PENN MEDICINE PRINCETON HEALTH CANCER CENTER
07/01/2024 (C203) - CONCEPT SITE PLAN (V02.00) - PENN MEDICAL CENTER - CONCEPT SITE PLAN (V02.00) - PHS - CC-049 PRELIMINARY
THE ORIGINAL OF THIS DRAWING IS BY 4.07. IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED. TAKE APPROPRIATE PRECAUTIONS ACCORDINGLY.

Zoning Data Table

BULK STANDARDS BASED ON REDEVELOPMENT PLAN	REQUIREMENTS HOSPITAL/MEDICAL OFFICE COMPLEX	EXISTING HOSPITAL/MEDICAL OFFICE COMPLEX	PROPOSED CANCER CENTER & IMAGING 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

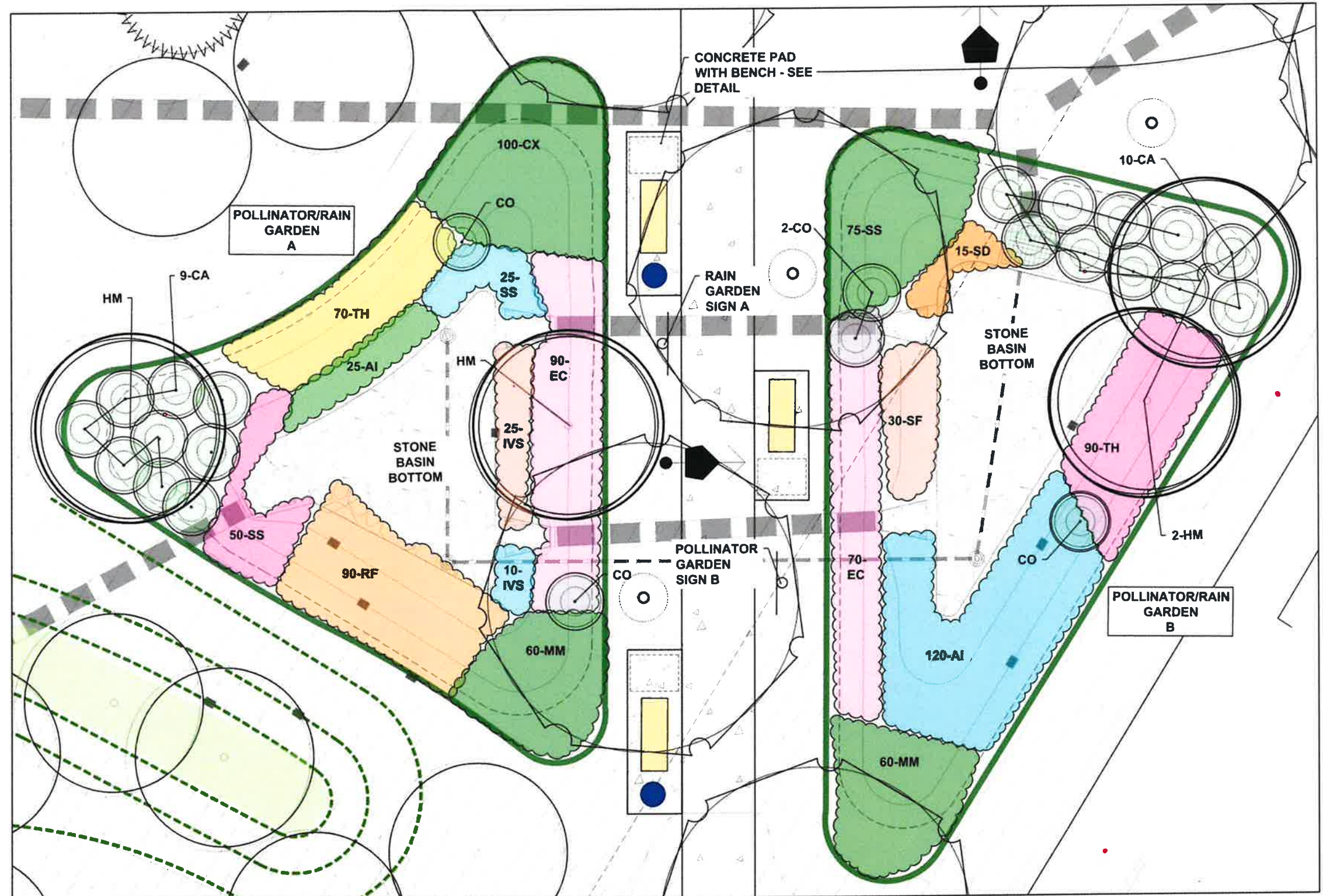
Cancer Center:

- 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

A-5

Prepared by French & Parrello Associates

Proposed Rain Gardens



A-7

Prepared by French & Parrello Associates



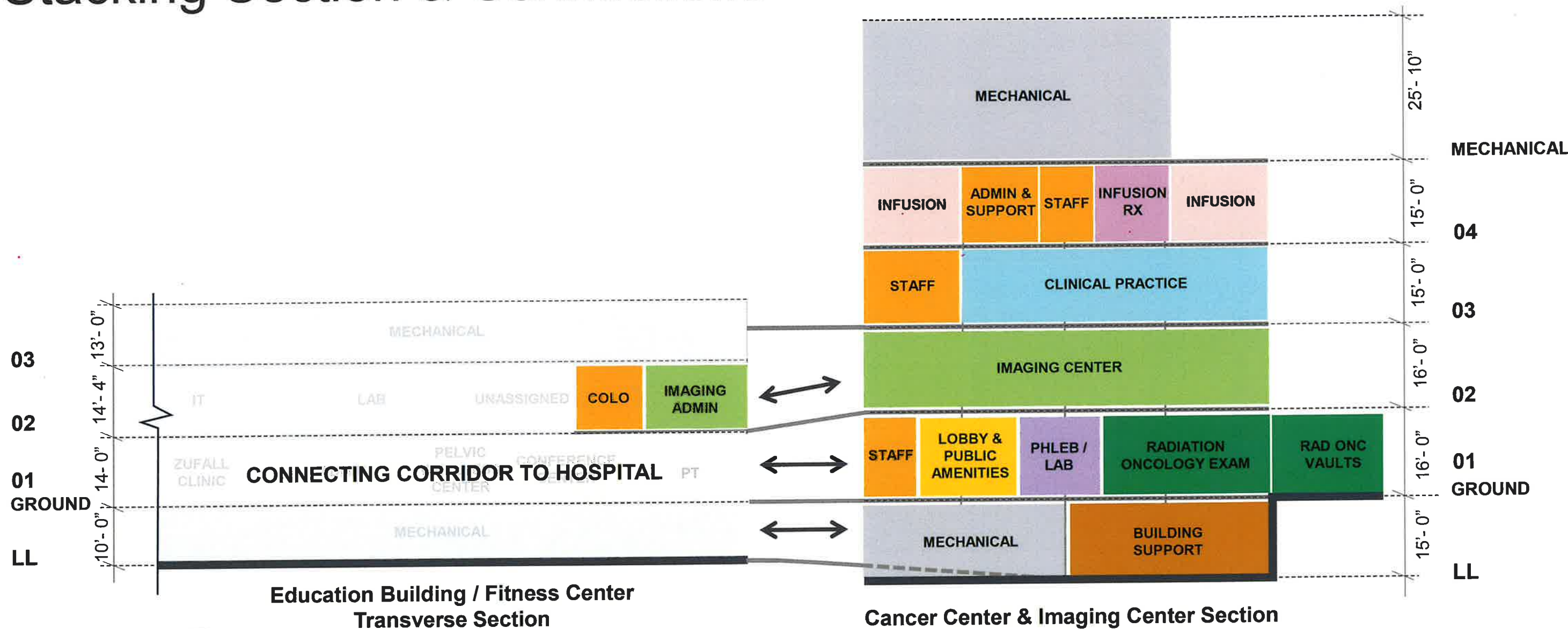
November 12, 2024

POLLINATOR/RAIN GARDEN PLANTING DETAIL

SCALE: 1" = 5'

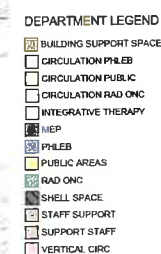
5 0 5 10
SCALE : 1" = 5'

PMPH Cancer Center and Imaging Center Stacking Section & Connections



A-8

Prepared by Shepley Bulfinch



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Discussion

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NO	DATE	DESCRIPTION
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1. *Journal of Management Education*, 2000, 24(1), 1-10.

1 Plainsboro Road
Plainsboro, NJ 0853
JOB NO. S267 003

40

Category	Subcategory	Value	Unit
Total	...	...	...
	...	...	...
...	...	...	...
	...	...	...

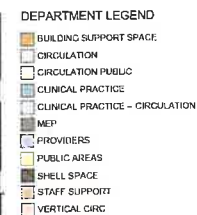
07/11/2024 PACKAGE 0

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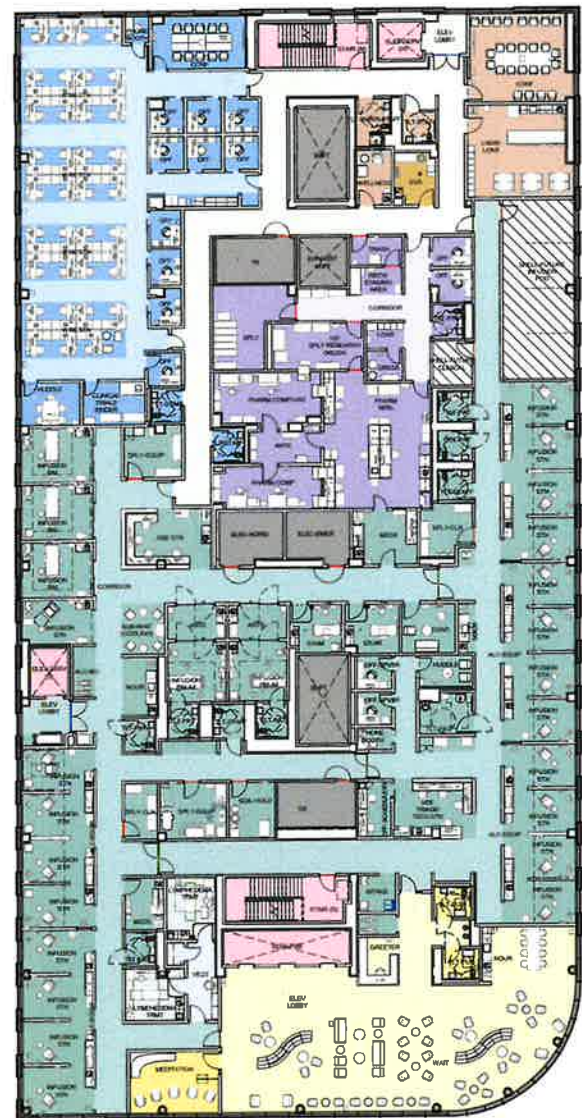
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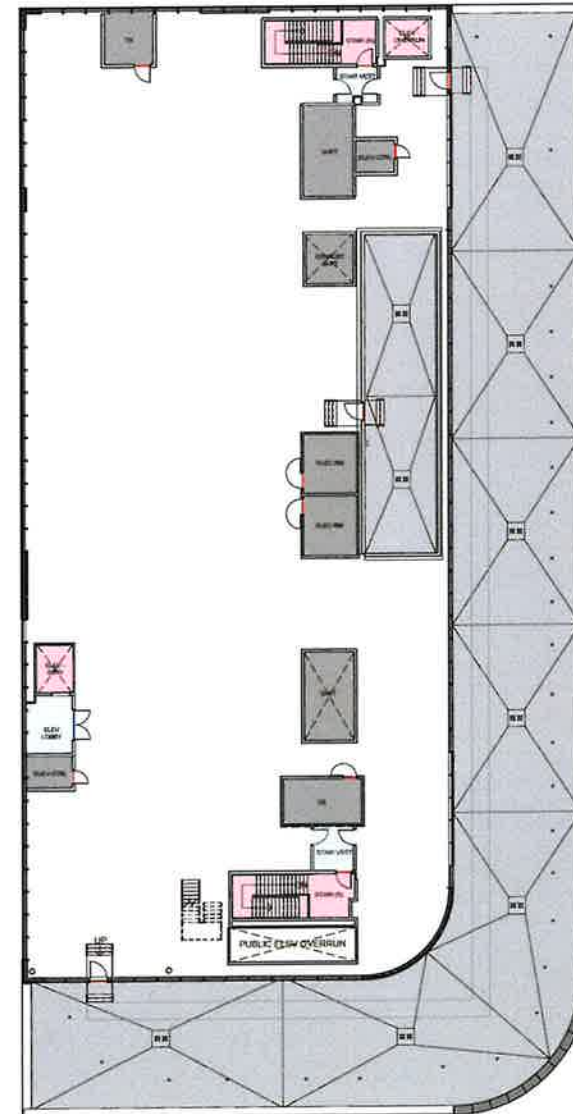
SCALE 1/16" = 1'-0"



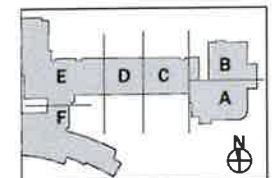
SCALE 1/16" = 1'-0"



1 FOURTH LEVEL FLOOR PLAN
SCALE 1/16" = 1'-0"



2 MECHANICAL LEVEL FLOOR PLAN

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**PENN MEDICINE
PRINCETON
HEALTH CCIC**

1 Plainsboro Road
Plainsboro, NJ 08536
JOB NO: 5267.003

A-11
Prepared by Shepley Bulfinch
**FLOOR PLANS -
FOURTH &
MECHANICAL LEVEL**

PD01.3

03/11/2034 PACKAGE 0

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A401-P0

5273034 PACKAGE D

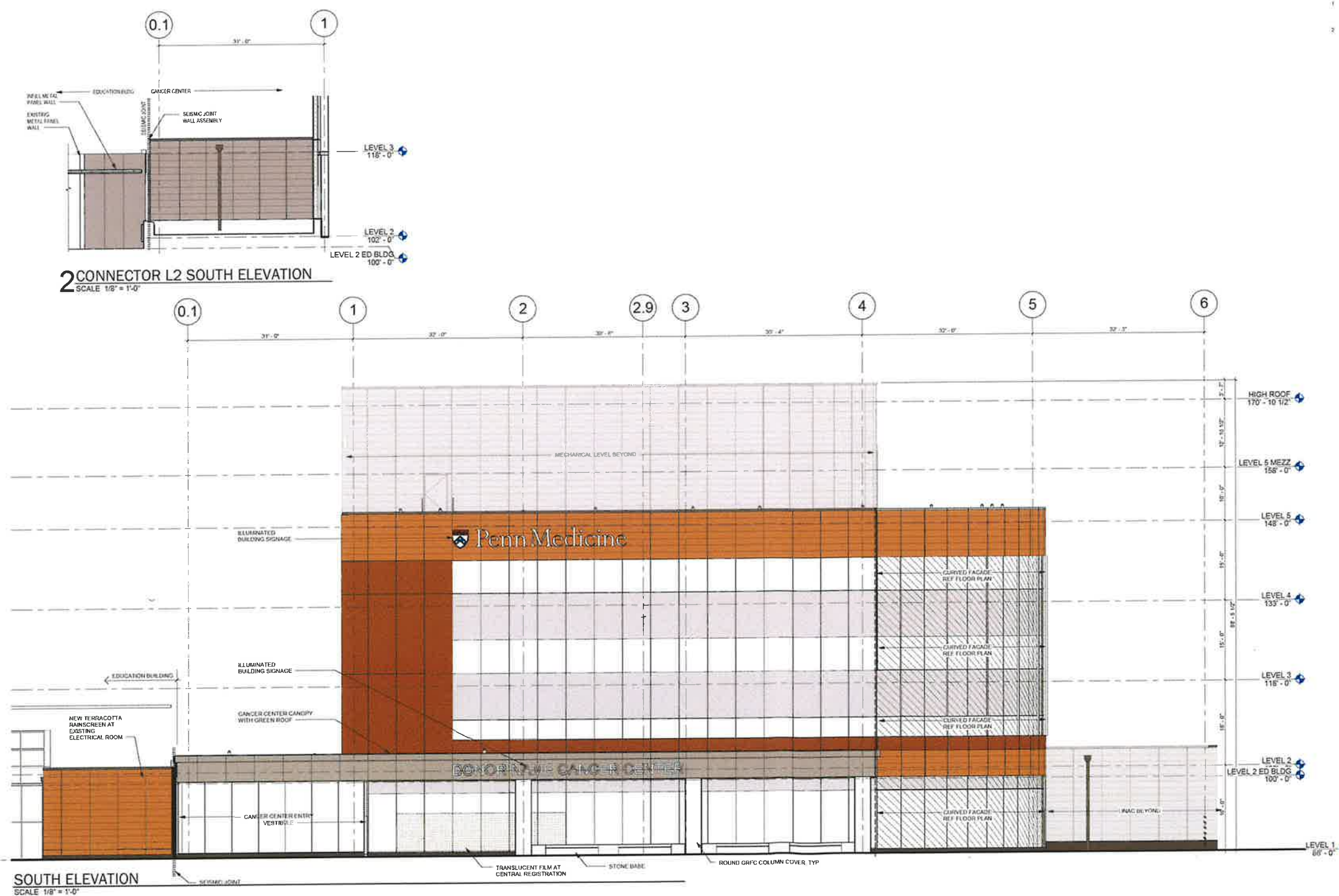
PACKAGE D

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

EXTERIOR ELEVATION GENERAL NOTES

- 1 MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY AND ARE NOT TO SCALE.
- 2 REFER TO FACADE SYSTEM DRAWINGS FOR THE UNITED EXTERIOR WALL SYSTEM SCOPE AND DETAILS.



DEAN MEDICINE PRINCETON HEALTH CARE

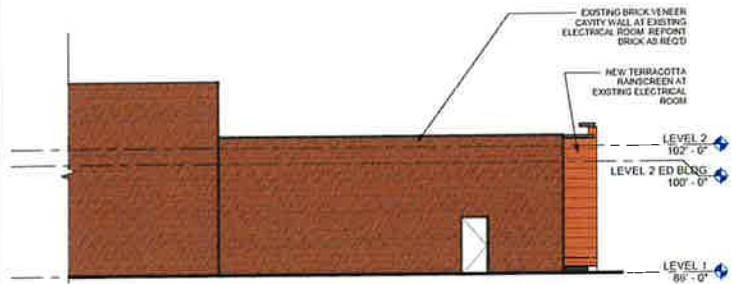
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REPORT / REPAIR EXISTING
BRICK AT STAIR TOWER
EXISTING STOREFRONT
TO REMAIN
ALL EXISTING THROUGH WALL
EQUIPMENT TO REMAIN AND
NOT DISTURBED DURING
CONSTRUCTION
APPROXIMATE LINE OF DEMOLITION
APPROXIMATE AREA OF TERRACOTTA

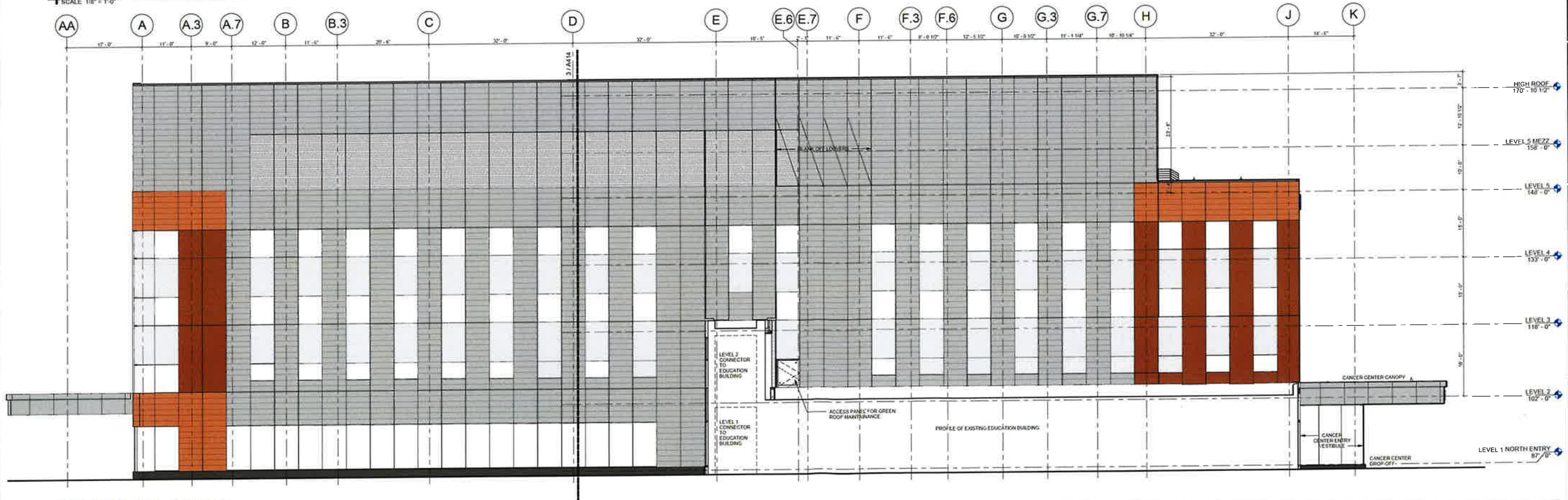
5 EXISTING BRICK WALL IMAGE / NOTES

NOT TO SCALE



4 WEST ELEVATION - SECTOR A

SCALE 1/8" = 1'-0"



1 WEST ELEVATION - SECTOR A

SCALE 1/8" = 1'-0"

MATERIAL LEGEND

TER-01	TERRACOTTA FLAT
TER-02	TERRACOTTA RIBBED
MPL	METAL PANEL
LVR	LOUVER
STONE	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

EXTERIOR ELEVATION GENERAL NOTES

- MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY AND ARE NOT TO SCALE
- REFER TO FACADE SYSTEM DRAWINGS FOR THE UNIFIED EXTERIOR WALL SYSTEM SCOPE AND DETAILS



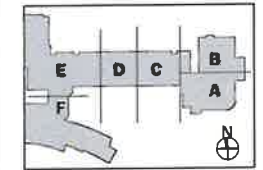
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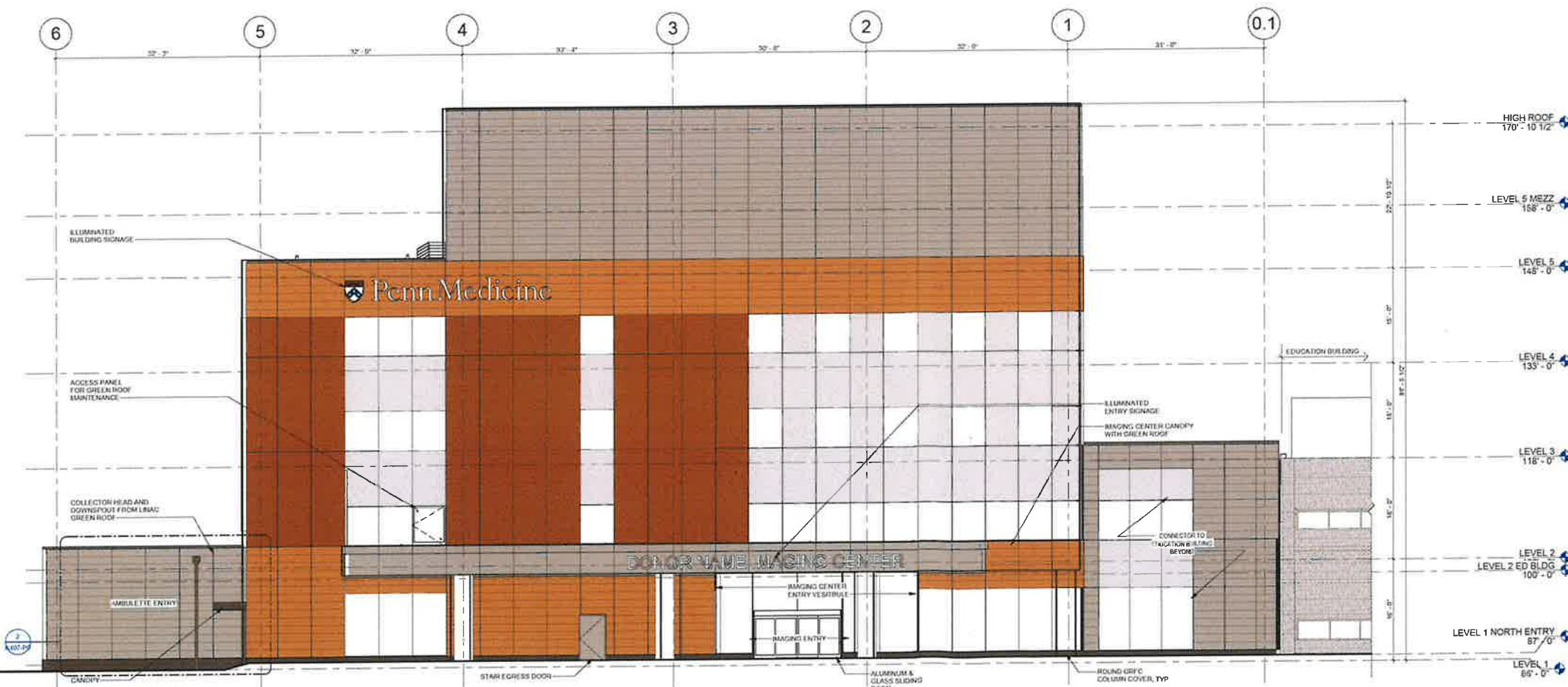
PENN MEDICINE PRINCETON HEALTH CCIC

1 Planchero Road
Plainsboro, NJ 08536
JOB NO. 5067.003

A-13 Prepared by Shepley Bulfinch EXTERIOR ELEVATIONS - WEST

A404-P1

04/19/2024 PACKAGE 0



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 FINIS

EXTERIOR ELEVATION GENERAL NOTES

- MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIALS ONLY AND ARE NOT TO SCALE.
- REFER TO FF/CAD SYSTEM DRAWINGS FOR THE UNITIZED EXTERIOR WALL SYSTEM SLOPE AND DETAILS.

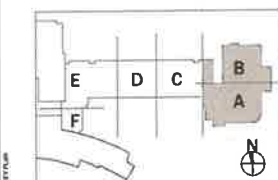


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**PENN MEDICINE
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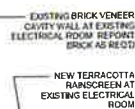
A-14
Prepared by Shepley Bulfinch
**EXTERIOR
ELEVATIONS**

A403-P0

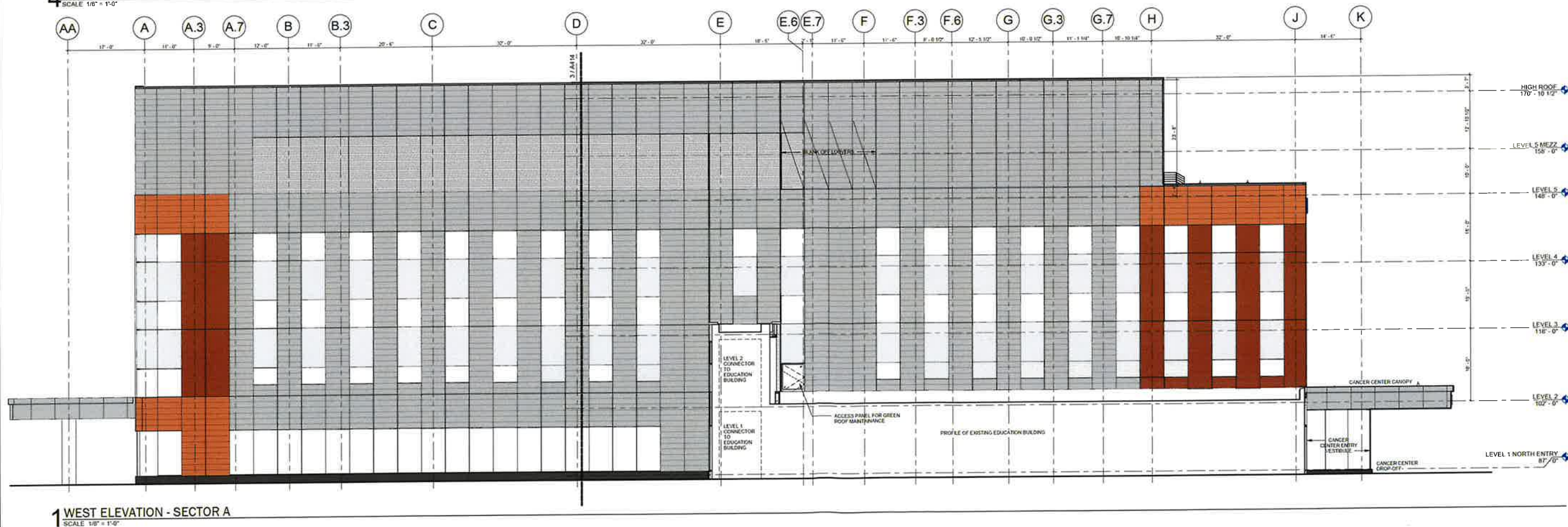
02/01/2024 PACKAGE B



5 EXISTING BRICK WALL IMAGE / NOTES
NOT TO SCALE



4 WEST ELEVATION - SECTOR A
SCALE 1/8" = 1'-0"



1 WEST ELEVATION - SECTOR A
SCALE 1/8" = 1'-0"

MATERIAL LEGEND

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	TER-02 TERRACOTTA RIBBED
	MPL METAL PANEL
	LVR LOUVER
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	GLS-04 CURVED SPANDREL
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	GLS-06 GLASS FINS

EXTERIOR ELEVATION GENERAL NOTES:

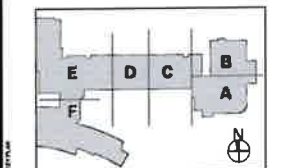
- 1 MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY AND ARE NOT TO SCALE
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**PENN MEDICINE
PRINCETON
HEALTH CCIC**

1 Plainsboro Road
Plainsboro, NJ 08536
JOB NO. 5267 003

A-15
Prepared by Shepley Bulfinch
**EXTERIOR
ELEVATIONS - WEST**

A404-P1

07/31/2024 PACKAGE 0

Campus Arial View from the Southeast

A-16

Prepared by Shepley Bulfinch

15
DESIGN DISTRICT

South View - Cancer Center



A-17

Prepared by Shepley Bulfinch

North View - Imaging Center



A-18

Prepared by Shepley Bulfinch

Parking Summary Zoning Compliance

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

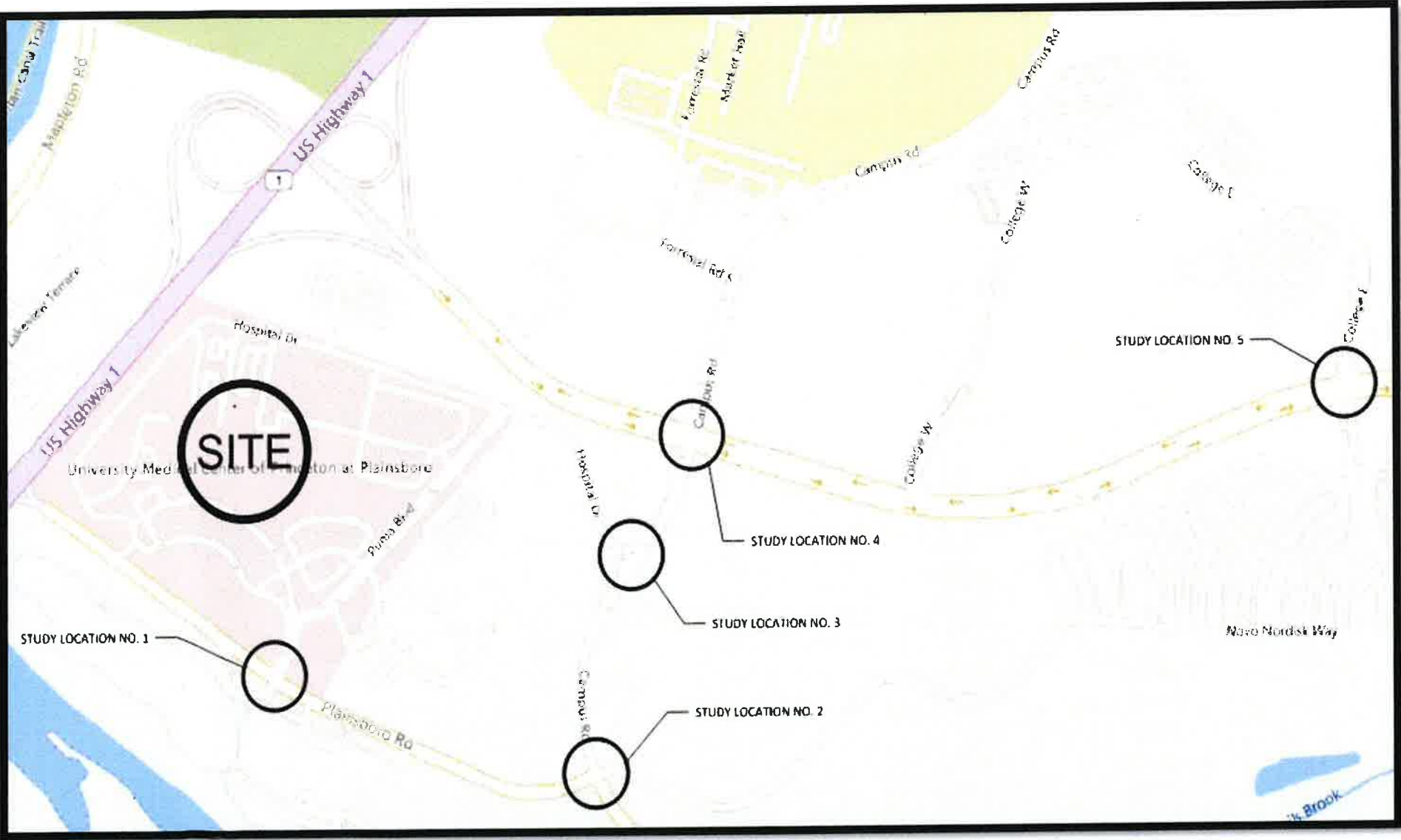
Net Change in Cancer Center Parking Demand From Prior Approval			
Proposed Changes	Prior Plan	Current Plan	Parking Demand Differential
Proposed Cancer Center	151,555 SF	152,486 SF	4
Health and Fitness Demolition	N/A	12,000 SF *	-48
Parking Displaced by Cancer Center	163	180	17
Total Differential in Parking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

* Although 16,000 SF of fitness center floor area is being repurposed with the demolition of the Pool Building, for the purposes of calculating parking requirements, we use 12,000 SF because mechanical and other related spaces are not counted.



Parking: Traffic Study Table & Location Plan

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 8.5	A 8.3	A 8.2	A 7.1	A 9.2	B 12.1
Plainsboro Rd/Novo Nordisk Drwy & Campus Road	A 4.3	A 6.1	A 6.9	A 5.2	A 7.6	B 12.5
Campus Rd & Hospital Dr	A 7.1	A 9.1	C 23.4	B 11.6	B 14.8	C 24.1
Campus Rd & Scudders Mill Rd	C 24.9	C 26.2	C 28.3	C 27.3	C 29.1	C 30.6
Scudders Mill Rd & Novo Nordisk Drwy/BMS Drwy	A 6.6	A 6.9	A 6.9	A 7.2	A 7.7	A 7.9



A-20

Prepared by DTS Provident



Princeton
Forward

November 12, 2024