Robert K. Root, dean of the faculty in the early 20th century, remarked that Princeton evolved into a major university without ever losing “the character of a college.” What makes a campus truly livable is not just the physical beauty of its landscape or superb academic and research facilities, but also more personal spaces and opportunities to make friendships and pursue interests of many kinds. Even with a population of several thousand and properties that now spread far beyond the original college core, Princeton can sustain a strong sense of community by providing quality housing and a lively calendar of events and activities for students, faculty, and staff alike, whether they live on campus or nearby.
Housing

New and renovated housing facilities will support the four-year undergraduate residential system and offer better living space options to graduate students, faculty, and staff.

The Campus Plan proposes a number of initiatives to address residential needs of undergraduate and graduate students, faculty, and staff. Almost all undergraduates live on campus, and Princeton prides itself on providing an environment in which learning and intellectual dialogue that begins in the classroom can continue in student residences located nearby. Princeton also houses an unusually high percentage of its graduate students. It provides both rental and for-purchase housing for faculty and staff, and offers assistance to faculty and staff who seek to rent or buy in local markets. The housing master plan focuses on the graduate student, faculty, and staff initiatives, while the undergraduate housing section addresses changes to the residential college system.

The need to upgrade housing led to a comprehensive planning approach both on campus and off campus. Housing types will be generally organized within concentric rings: undergraduate residential colleges will form the inner ring; graduate student housing will lie within the second ring, and faculty and staff housing will comprise the outer ring. Graduate student housing will be concentrated on the east side of campus in a loosely defined neighborhood with shared services. Faculty and staff housing will continue to be concentrated on the east side of campus.

HOUSING MASTER PLAN

Currently, over 70 percent of graduate students live in the areas immediately surrounding the campus. Improvements, renovations, and new construction are planned to convert the Hibben and Magie apartments to graduate student housing, while creating new staff and faculty housing on the current Butler Tract site and next to Dean Mathey Court. Renovations of the Hibben and Magie apartments and their reassignment for graduate student use will create a mid-rise graduate student housing neighborhood in the eastern area of campus near the Graduate College and the Lawrence Apartments. Graduate students will benefit from this area’s proximity to the campus and the new Arts and Transit Neighborhood, with its associated retail, including the Wave, the Dinky and the campus shuttles; and the recreational pathways and woodlands along Lake Carnegie. In the future, there may be a bus rapid transit stop at the intersection of Faculty Road and Alexander Street near these apartments and there may be new retail and commercial developments along Alexander Street.

The clustering of faculty and staff housing just to the east of campus is part of the effort by the Campus Plan to use available land east of FitzRandolph Road for uses that are compatible with the existing character of this area (see also Chapter 5: Ivy Lane and Western Way Neighborhood and Chapter 7: Looking to the Future). The redevelopment of the Butler Tract site and construction of new apartments at Dean Matthey Court will create faculty and staff housing that is compatible with the area’s residential scale and character, while simultaneously providing quick access to campus as well as to existing and new daycare facilities at Broadmead and Western Way.

In addition to creating a graduate student residential neighborhood on the west side of campus, the plan calls for a transition of most Stanworth apartments from faculty and staff to graduate student use. In time, the Méness site adjacent to Stanworth is likely to be developed for faculty, staff, and potentially additional graduate student housing. The plan seeks to maintain the capacity to house approximately 70 percent of eligible graduate students in each of the next few years. In addition to expanding the existing faculty and staff residential neighborhood east of campus, the housing master plan also recommends programs to help faculty and staff rent and purchase housing in the private housing market.

APPROACH AND ANALYSIS

To gather data for the planning process, surveys of faculty, staff, and graduate students were conducted. Graduate students also participated in facilitated discussion groups. In addition to contributing to the planning process, the survey data led the University to develop a web site and a services addition to contributing to the planning process, the survey data led the University to develop a web site and a services survey of faculty, staff, and graduate students was conducted. Graduate student participation in the planning process will help tremendously, while the survey data led the University to develop a web site and a services assistance to faculty and staff who seek to rent or buy in local markets. The housing master plan focuses on the graduate student, faculty, and staff initiatives, while the undergraduate housing section addresses changes to the residential college system.

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HOUSING INITIATIVES

1. Whitman College
2. Reconstructed Butler College
3. Hibben and Magie renovation
4. New apartments at Dean Matthey Court
5. Redevelopment of Butler Tract for new faculty and staff housing
6. Redevelopment of Stanworth for graduate student use
7. Development of Olden Street site for faculty and staff housing
HOUSING PROJECTS

Renovation and reconfiguration of the Hibben and Magie apartments

The Hibben and Magie apartments are adjacent mid-rise buildings that are currently occupied by graduate students, faculty, and staff. Spacious and solidly built, their proximity is undeniable. However, they were constructed in the 1960s and have outmoded building systems and interior layouts. Given their close location to campus, the University will renovate the buildings and convert all units to graduate student housing. Residences in the Hibben building will be reconfigured as studio and one-bedroom apartments, while the Magie building will return to service with modernized infrastructure, refreshed ambience, and a unit mix that better serves the housing needs of the University’s graduate students.

Reallocation of the Stanworth apartments to graduate students

Constructed in the late 1940s, the Stanworth apartments consist of 154 rental units in low-rise buildings. These are currently designated as faculty and staff housing, but many of these units will be gradually reallocated to graduate students over several years. Reusing these well-maintained apartments offers the opportunity to upgrade the graduate student apartment inventory in a cost-effective manner. Stanworth is adjacent to the Mercier Rehabilitation Hospital site that is being acquired by the University, offering a future opportunity to coordinate an expansion of the Stanworth site, as permitted under existing zoning, to give the original Dean Mathey Court its character. Together, these two neighborhoods will form the character, proportions, and outdoor open space that define the division between undergraduate residential and academic uses on campus that still exists today.

Redevelopment of the Butler Tract

The Butler Tract was constructed as temporary, barracks-style housing more than 60 years ago. This site has far outlasted its function as a temporary military facility and is potentially ripe for mixed-use development. The Butler Tract site, the new Dean Matthey apartments will replenish the faculty and staff housing inventory. The newly completed Whitman College, the reconstructed Butler College, and the existing Mathey College will serve as four-year colleges. In addition to new dormitories, the University introduced a new four-year residential college system in the fall of 2007. The four-year system builds on Princeton’s existing residential college system that provides an immediate sense of community for new students, while serving as a vehicle for a rich and varied intellectual, cultural, social, and recreational life on campus. Under the new system, all freshmen and sophomores continue to live in residential colleges. In addition, three-four-year colleges will be paired with two-year colleges to give juniors and seniors the option to continue living in residential colleges. The new system sustains relationships for all juniors and seniors with their residential colleges, regardless of whether they live there beyond two years, by transferring academic advising from deans in West College to the resident college deans and directors of studies. Furthermore, all juniors and seniors have the opportunity to eat two meals a week at the residential colleges, and some juniors and seniors have dining contracts at both a college and an eating club. The newly completed Whitman College, the reconstructed Butler College, and the existing Mathey College will serve as four-year colleges.

RECONFIGURATION OF RESIDENTIAL COLLEGES AND STUDENT LIFE

I remember the first time I walked through the Princeton campus. It was pre-frosh weekend 2004 and I couldn’t believe how large the campus was. Completely overwhelmed by the numerous impressive (and strange-looking) buildings all over campus, I wondered how I would fit into this new environment. Everything was different from what I was used to. I shouldn’t have worried. By the end of freshman year, I felt like I had always been a part of Princeton. Without a doubt, my residential college, Rocky, was instrumental in this. For the most part, residential colleges form a central part of a student’s experience during the underclass years. It’s hard to imagine what Princeton would be like without them. Residential colleges provide the first opportunities for new students to connect with the University. Through residential college trips, study breaks, and meals in the dining halls, these colleges foster a sense of community among students, a place to belong. In addition, the buildings, landscape, and facilities combine to create a campus environment that is aesthetically pleasing, yet very conducive to the pursuit of academic excellence. But perhaps the most interesting aspect of life at Princeton is how students from different backgrounds come together and, under the aegis of the residential college program and other extracurricular activities, build enduring relationships that enliven the college experience and promote a lifetime of association with Princeton.

When I graduated from this place, I’ll remember chatting with friends in various dorm rooms until three o’clock in the morning; walking down to Dillon Gym, promising myself that tomorrow, I will go work out and never stop; attending inaugurations in Whitman and Butler halls, promising myself that someday, I will go to Harvard and never stop; walking through the old Princeton campus, looking for the traces of the past that enliven the college experience; walking through Princeton and feeling a sense of camaraderie with the people walking around me, knowing that we were all part of the same experience, which, in some ways, was also unique for each person. Most of all, I’ll remember how, slowly but surely as I resided at Princeton, those large and strange buildings I encountered pre-frosh weekend began to signify one thing to me: home.

Misan Ikemori
Princeton Undergraduate, Class of 2008

Community Action Group pre-orientation meeting
Butler College
Architect: Pei, Cobb, Freed and Partners
Landscape architect: Michael Van Valkenburgh Associates
Size: 112,000 square feet
Scheduled completion: 2009

Key features
Many of the existing Butler College dormitories have been demolished, and the area will be rebuilt to serve as a four-year residential college. The complex will feature improved room configurations and house approximately 290 undergraduate students. The building's façade will be light red brick, with horizontal limestone strips accentuating design elements. Varying in height from two to four stories, the complex will house communal facilities in the lower level commons connecting all buildings. These facilities, which will have large windows opening onto courtyards, include a café, study areas, and seminar rooms. The arrangement of the new buildings will create an accessible complex and will provide a direct visual connection to the ellipse.

Landscape features
The site features of the new Butler College are integrated into the existing campus landscape. The new college will be united with the ellipse to create a visual connection and identity for the campus. New campus walks will traverse Butler College, and a new iconic landscape will create an accessible complex and provide a direct visual connection to the ellipse.

The new entrance pavilion for Wilcox-Wu will reinforce new pathway connections through Butler College.

Whitman College
Architect: Demetri Porphyrios
Landscape architect: Michael Van Valkenburgh Associates
Size: 250,000 square feet
Completed: 2007

Key features
The recently completed Whitman College is one of the University's first four-year residential colleges, and it is the first residential college at Princeton designed from inception for that purpose. The college's design reflects a commitment to sustainability, the consideration of existing Princeton University's collegiate gothic style, and the desire to create a sense of campus community. The complex is composed of courtyards, towers, and covered arcades, providing dormitory, social, dining, and recreation space for 500 undergraduates. Facilities at Whitman College include an academic library, digital photo lab, theater, and common rooms.

Landscape features
The landscape plan for Whitman College carefully integrates the college's outdoor spaces into the campus landscape and pedestrian network. The grounds surrounding the college have been landscaped with 200 to 300 trees, including the installation of two 50-year-old, 55-foot-tall cedars in the north court. These large trees were planted at the outset in order to establish a strong landscape identity for the college that matches the scale and strength of the architecture. Much like the other iconic courtyards of the Core Campus, the north and south courts provide a shady and beautiful recreational place for Whitman College residents and the broader University community.

A green Princeton
Like the new QVF building, the newly constructed Butler College complex will have green roofs, consisting of vegetation and soil, or a growing medium, planted over a waterproofing membrane. They will have several functional and ecological benefits: the reduction of stormwater runoff through rainwater collection, the reduction of heating and cooling loads from higher insulation value, and the reduction of wear and tear on roof structures. In addition to green roofs, the landscape design for the complex will employ a sustainable stormwater harvesting and reuse system by reintroducing a modernized version of the Farrand-era cistern system that passively directs surface water to tree roots. Other sustainability features incorporated into the project include an energy efficient building envelope that is 30 percent greater than code requirements, natural light to illuminate 95 percent of interior spaces, and the use of low volatile organic compound (VOC) content materials and water-efficient plumbing fixtures.
Campus Life

Expanded and improved facilities will contribute to a rich and dynamic environment for the campus community.

Princeton believes that a well-rounded education requires not only excellent academic facilities, but also social, cultural, athletic, and recreational facilities. Princeton also strives to provide members of the faculty and staff with a campus environment that allows them to do their best work.

The Campus Plan recommends improving several existing campus life facilities, while proposing new resources that will benefit many members of the extended campus community. Among the new facilities are expanded space for child care and a new off-campus administrative office neighborhood with a number of attractive features.

FRIST AS THE NEW “CENTER” OF CAMPUS

The most comprehensive campus life facility at Princeton is the Frist Campus Center. Completed in 2000, Frist provides dining, social, cultural, and recreational facilities and serves as an interactive and vibrant hub for students, faculty, and staff. The 185,000-square-foot facility is relatively new to the historic campus, but in its short existence has become the new “center” of the campus, providing a proverbial bridge between historic buildings to the west and new buildings to the east. The location of Frist at a key nexus of the east and west areas of campus has made it an important benchmark for the Campus Plan. A key guiding principle of the plan is that no main campus uses should be more than a ten-minute walk from Frist (see the map in Chapter 1, page 11).

The plan’s strategy for campus life facilities is centered on the premise that recreational, health, and social facilities are important contributors to a vibrant and dynamic campus environment. These facilities are used by students, faculty, and staff and are generators of indoor and outdoor activity throughout the day.

Frist is undergoing a series of improvements that will increase its usage and importance as a campus hub. Plans include additional food service options, a renovated convenience store, mailboxes for all students, a package handling area, and the relocation of several student group offices to the building. In addition, the Frist south green is slated to be improved and transformed into a central campus gathering space.

HEALTH AND WELLNESS

McCosh Health Center has provided health services to Princeton students since 1932. University Health Services (UHS), located in McCosh Health Center, is a fully accredited health care facility that provides comprehensive health services to the University community.

The current location of UHS in a very central area of the campus just south of the Frist Campus Center makes it easily accessible for students and staff. The need for additional services has caused UHS to outgrow its existing facilities. Recognizing the desirability of maintaining its central location, the planning team has identified opportunities for UHS to maintain the majority of its services at McCosh Health Center and supplement them with satellite facilities in other parts of campus—such as the Dillon Pit, Frist Campus Center, or S Ivy Lane. Dillon Pit would have the advantage of creating a natural relationship between health services and the existing recreation facilities at Dillon Gymnasium, whereas a facility on Ivy Lane has greater vehicular access and development flexibility than a site within the historic campus. Alternatively, the Campus Plan has identified a potential future site for the full health services program at the existing MacMillan building site. Being close to residential, administrative, and recreational facilities, this site provides convenient access to the campus population while introducing a campus life destination to a new neighborhood. In the event that the maintenance and facilities offices in the MacMillan building are relocated, the site would be highly desirable as an extension of the surrounding Core Campus uses.

PROSPECT AVENUE

The location of eating clubs on Prospect Avenue east of Washington Road dates back to the late 19th century. Their presence makes Prospect a major location for undergraduate social life. With the reopening of Cannon Club, the development of the new Carl A. Fields Center, and the renovation of Campus Club, there will be an expansion of student life destinations on the avenue. The new facilities proposed along this corridor will increase the diversity of student life offerings and help create stronger connections between this area and the campus west of Washington Road.

CAMPUS LIFE INITIATIVES

1. Improvements to Frist Campus Center
2. Campus Club renovation
3. Relocation and expansion of Carl A. Fields Center
4. University Health Services expansion options (location TBD)
5. Increased campus-oriented retail
6. Daycare expansion
7. Off-campus administrative neighborhood at Canal Pointe
8. Restated undergraduate dining options
Campus Club, a former eating club that was donated to the University, will be renovated into a social and recre- ational space for Princeton undergraduate and graduate students. It will be a place where students can gather informally between classes as well as a place that they can reserve for dinners, receptions, musical and other cultural events, social events, meetings, precepts, and other uses. Its location on the corner of Prospect Avenue and Washington Road will provide a bridge of student-centered activity between Frist Campus Center and the eating clubs.

DAYCARE EXPANSION
Currently, daycare for the campus community is offered by two outside providers that are located in a former private day school facility at 171 Broadmead. In 2004, a University Task Force on Health and Well-Being determined that there is a need for additional daycare capacity. The Campus Plan studied several locations for a new third daycare facility, including sites on and off campus. All sites were thoroughly evaluated, taking into consideration issues such as access to parking and major transportation routes, proximity to campus, the surrounding community context, and opportuni- ties for future expansion.

The corner of Broadmead and Western Way, across the street from 171 Broadmead, was determined to be the ideal location for a new daycare facility for several reasons. For parents commuting from off campus, the new facility will be located in close proximity to the proposed Western Way parking garage, making parking convenient. The facility would also be located close to the expanding faculty and staff residential neighborhoods west of Broadmead, where at least some parents using the daycare facility might live. The scale and use of the daycare facility would be compatible with the surrounding residential area and in keeping with the University’s desire to locate only non-academic uses east of Fee/Redolph Road. (See also Chapter 7: Looking to the Future.) The clustering of daycare facilities provides convenience for parents with more than one child in the system.

OFF-CAMPUS ADMINISTRATIVE HEADQUARTERS
Certain functions of the University, such as the Forestal Research Center and a number of administrative uses, have been located in off-campus neighborhoods since the 1950s. As the University seeks to adhere to its guiding principles and to locate new academic and residential buildings within a ten-minute walk of the Frist Campus Center, it has had to develop a more thoughtful strategy for increasing the use of offsite locations for administrative functions. The Campus Plan recommends that these functions be clus- tered. It also recommends that these locations be made as attractive as possible to those who work there, and that easy access be provided between these locations and the campus.

The University is implementing this recommendation in an off-campus administrative neighborhood under creation in West Windsor on Canal Pointe Boulevard near its inter- section with Alexander Road. Instead of being conceived as an isolated office building, this new facility is being designed as a complete neighborhood with amenities. Currently scattered at various locations across the main campus, the Office of Information Technology (OIT) will be consolidated at this new facility, although some OIT support functions will remain on the main campus. The Treasurer’s Office will also move to this site, thereby freeing space in New South for academic use.

Canal Pointe Boulevard was chosen as the site of the new off-campus neighborhood for a variety of reasons. Proximity to the Route 1 interchange makes it convenient to commuters who arrive using this artery. The location of this facility is also close to a stop on a potential bus rapid transit system under study by New Jersey Transit to the Alexander Street corridor.

ON-CAMPUS RETAIL
As an amenity to both the University population and the community at large, new retail facilities will introduce a vibrant mixed-use quality to some campus neighborhoods and surrounding streets. The independently owned and vibrantly mixed-use retail at Georges River is an example of this concept. The Campus Plan recommends that easy access be provided between these locations and the campus. The Campus Plan recommends that these functions be clus- tered. It also recommends that these locations be made as attractive as possible to those who work there, and that easy access be provided between these locations and the campus.

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The location of this facility is also close to a stop on a potential bus rapid transit system under study by New Jersey Transit to the Alexander Street corridor.

ATHLETICS
Princeton is an NCAA Division I school that offers 38 varsity sports and nearly 40 club teams. Varsity and club sports play an important role in the undergraduate student experience. In addition, nearly 2,000 students participating in these activities each year. In contrast to several peer insti- tutions, Princeton’s campus is unique in that most of its major athletic facilities are located on the main campus, in walking distance from academic and residential areas. This proximity assists students in balancing their academic pursuits with participation in athletic programs and rein- forces Princeton’s long-held belief that athletics should be integrated into, not separated from, the overall life of the campus.

The Campus Plan strategy for the athletics program is to augment its facilities by introducing improvements such as artificial turf and lighting to increase the utilization and efficiency of existing facilities. This approach allows for a balance of athletic needs and academic needs. The plan also includes enhancement of campus recreation facilities.

ATHLETIC FACILITIES
Bedford Field

On the west side of campus, Bedford Field will be converted to an artificial turf field. The area underneath the renovated field will serve as the stormwater retention basin for the Neuroscience and Psychology buildings.

Eastern athletic fields

As described in the Ivy Lane and Western Way Neighbor- hood plan, the Campus Plan includes a reconfiguration of the athletic facilities in the eastern areas of campus. The new complex, to be located south of the new parking facility, will consist of practice fields, a new baseball field, and club sports facilities.

Princeton maintains additional athletic fields in West Windsor, south of Lake Carnegie, for club and intramural sports. The Campus Plan recommends that lighting and restroom facilities be considered for the West Windsor fields.

Passive recreation space

In addition to formal athletic facilities, the Campus Plan recommends sustainably designed spaces for informal recreational use. For instance, the newly completed Whitman College has several large courtyards that are available for socializing or informal recreation, as well as the new South Green, to be located in the Arts and Transit Neighborhood, is designed to encourage informal recreation and outdoor socializing. Landscape improvements along the edge of the Ellipse will make that area more attractive for students to play sports informally or through the intramural sports program.
Recognizing that fitness and recreation facilities are actively used throughout the day, the Campus Plan recommends that fitness facilities be easily accessible to undergraduates living on campus, while still being at a convenient location for graduate students, faculty, and staff. Dillon remains an ideal location, but in addition to proposing an expansion of the Stephens Center on-site at the Dillon Pit, the Campus Plan has also identified potential satellite sites for fitness and recreation.

ATHLETICS FACILITIES
1. Springdale Golf Course
2. Baker Rink
3. Dillon Gymnasium and Stephens Fitness Center
4. Holder volleyball court
5. Wilson volleyball court
6. Van Pelt Field (Ellipses)
7. Class of 1945 Field
8. Lenz Tennis Center
9. Roberts Stadium
10. Tennis courts
11. Bedford Field
12. Class of 1952 Stadium
13. Shea Rowing Center
14. Princeton Stadium
15. Weaver Track and Field
16. Jadwin Gymnasium
17. Lakefield
18. Coalbed Fieldhouse
19. Delaware Field
20. New practice fields
21. Clarke Field
22. Rugby Field
23. West Windsor fields

FITNESS EXPANSION OPTIONS
24. Dillon Pit
25. Princeton Stadium
26. New parking facility

LENZ TENNIS CENTER
Architect: DATUM Architects
Landscape architect: Michael Van Valkenburgh Associates
Scheduled completion: 2009
Key features: The existing Lenz Tennis Center, which was constructed about 30 years ago by Princeton’s own maintenance shops, is to be replaced with a new 3,500-square-foot varsity tennis facility. The program under consideration for this new building includes separate varsity locker rooms for men and women, four coaches’ offices, a large room for team meetings and support areas. The intent is to provide convenient access to the existing courts and grandstand and allow the varsity tennis coaches to observe practice and matches from the new structure.

ROBERTS STADIUM
Architect: Anderson Architects
Landscape architects: Spenser Rushforth and Partners LLP
Scheduled completion: Fall 2008
Key features: An improved soccer facility, including the new Roberts Stadium for soccer, is planned to the area just south of the Ellipses. It will feature a three-sided stadium, a playing field with a natural grass surface, and an adjacent practice field with an artificial surface. Myslik Field will be a competition field, and the practice field, to be called Plummer Field, has been separately funded by an anonymous donor. Three free-standing pavilions will house a ticket office, press box, concession stands, team rooms, restrooms, and other facilities. The stadium will have a 3,000-person capacity, and the playing field will be lighted for night games.