December 15, 2023

BY HAND DELIVERY
Kerry Philip, LUA
Princeton Planning Board
400 Witherspoon Street
Princeton, NJ 08540

Re: Trustees of Princeton University
   Concept Review Application
   Stadium Neighborhood: Quantum Institute for Quantum Science & Engineering and
   School of Engineering and Applied Science
   Block 50.01 Lot 18.01

Dear Kerry:

The Trustees of Princeton University (the “Applicant”) is hereby submitting a concept
review application for the proposed Stadium Neighborhood, which will be the new home for
Princeton University’s Quantum Institute for Quantum Science & Engineering (QI) and will
contain additional space for the School of Engineering and Applied Sciences (SEAS). The
Stadium Neighborhood is located within Block 50.01, Lot 18.01 on the Princeton Tax Map (the
“Property”). Enclosed please find the following items for consideration of said concept review
application:

1. Original and five (5) copies of “Application for Concept Review” which includes a
   narrative description providing detail as to the application proposal;

2. Six (6) sets of the Concept Plan with existing site photos;

3. Original and one (1) copy of executed Land Development Escrow Agreement;

4. Tax Certification and W-9;

5. Check in the amount of $430.00 payable to the Municipality of Princeton in satisfaction of
   the application fee;

6. Check in the amount of $2,500.00 payable to the Municipality of Princeton in satisfaction
   of the escrow fee; and

7. Flashdrive containing electronic version of application materials including plans.
Please feel free to contact me if you have any questions. Thank you.

Very truly yours,

Christopher H. DeGrezia
Partner

CHD/cas
Enclosure
APPLICATION FOR CONCEPT REVIEW

1. ✔ Site Plan
   □ Subdivision

2. Applicant's name: The Trustees of Princeton University
   Applicant's address: Office of Capital Project, E.A. MacMillan Building
   Princeton, NJ 08544
   Phone number: 609-258-8000

3. Engineer/Surveyor: Nitsch Engineering
   Address: 2 Center Plaza, Suite 430
   Boston, MA 02108
   Phone number: 617-338-0063

   Address: 374 Congress St. Suite 400
   Boston, MA 02210
   Phone number: 617-338-5990

5. Applicant's Attorney: Christopher DeGrezia, Esq.
   Address: Faegre Drinker Biddle & Reath
   105 College Road East, P.O. Box 627
   Princeton, NJ 08542-0627
   Phone number: 609-716-6615

6. Owner's name: Same as Applicant
   Address: 
   Phone number: 

7. Interest of applicant, if other than owner: N/A

8. Owner's interest in adjoining properties: Applicant owns adjoining properties
9. Name & address of individual to whom correspondence should be directed:
   Contact's name: Christopher DeGrezia, Esq.
   Address: 105 College Road East, P.O. Box 627
             Princeton, NJ 08542-0627
   Phone number: 609-716-6615

10. Location of site: Site area corner of Fitzrandolph Rd and Ivy Ln
     (street address)

11. Property information:
    a) Block/Section: 50.01
    b) Total area (square footage) of disturbance: 467,000
    c) Total area of the lot: 140.977 ± acres
    d) Water & sewer available? Yes  Where Western Way

12. List zoning variance(s) if requested: N/A

13. Provide a separate narrative to describe the nature and extent of the proposed site
development covered by this application.

14. Provide a separate narrative to describe the proposed site development with respect to
each of the following, to the extent information is known (refer to instructions):
    (a) Ecological consideration.
    (b) Landscape
    (c) Relation of proposed structure to environment.
    (d) Scenic, historical, archeological and landmark sites.
    (e) Surface water drainage.
    (f) Driveway connection to public streets.
    (g) Traffic effects.
    (h) Pedestrian Safety.
    (i) On-site parking and circulation.
    (j) Utility services.
    (k) Disposal of waste.
    (l) Noise.
    (m) Advertising features.
    (n) Special features.

15. List site plans and drawing submitted herewith, as described in the instructions and
describe them by name, date and most recent revision date, if any:

See attached package of drawings
16. Submit environmental information statement, as described in the instructions.

17. If the development project has been the subject of prior environmental design review or other municipal review, provide the docket number of the prior action or actions and briefly describe the nature of the application(s):

[Blank lines]

18. If land is needed for widening of roads in compliance with the Princeton Township Master Plan, I hereby agree to dedicate this land.

[Signature]

Owner's signature date

19. If the application is filed by someone other than owner, the following authorization is required and must be signed by the owner:

I/We, the undersigned, hereby affirm that this application is being made with the consent and knowledge of the owner and that the information contained herein is true and correct to the best of my knowledge.

[Name (print or type legibly)]

[Signature]

Owner's signature date

[Name (print or type legibly)]

[Signature] 12/15/83

Owner's signature date

Sworn and subscribed to before me

this day of

20 [blank].

Notary Signature date
(seal)

20. Signature and certification of applicant:

The undersigned applicant hereby certifies that the information contained herein an on
the supporting documentation submitted herewith is true and complete to the best of its
knowledge.

The Trustees of Princeton University

[Name (print or type legibly)] 12/15/83

Applicant's signature date

Christopher H. DeGrezia
Attorney For
The Trustees of Princeton University.
Sworn and subscribed to before me this 15th day of December 2023

Notary Signature 12-15-23

(seal)

CAROL ANN SNOOK
Notary Public, State of New Jersey
My Commission Expires Jan 20, 2027

revised 8/20
Concept Application, Attachment 1, Narratives

13. Narrative to describe the nature and extent of the proposed site development

The Trustees of Princeton University (the “Applicant”) submits this concept review application for new facilities that are part of the Stadium Neighborhood, formally known as the East Campus. The Stadium Neighborhood will be the new home for Princeton University’s Quantum Institute for Quantum Science & Engineering (QI) and will contain additional space for the School of Engineering and Applied Sciences (SEAS). The development consists of a collection of state-of-the-art teaching and research facilities accommodating the rapidly growing engineering community (the “Project”). The Project site is located between Ivy Lane (Western Way) to the north, Fitzrandolph Road to the east, Stadium Drive to the west, and Finney and Campbell Fields and Roberts soccer stadium to the south. It is located within Block 50.01, Lot 18.01 on the Princeton Tax Map (the “Property”).

The Project is situated next to the new Environmental Studies & School of Engineering and Applied Sciences (ES&SEAS) development to the north, and within close proximity to the Natural Sciences departments. Primary vehicular entrances will be from Ivy Lane (north). The site will have pedestrian and bike access from all sides and through an open central courtyard.

The Project includes three distinct buildings connected on various levels, including at the basement level. In keeping with the Applicants’ commitment to sustainability and renewable energy, a geo-exchange field is proposed below the basement level of the buildings as well as below the surrounding landscape of the site. The proposed total area for the new development is approximately 467,000 gross square feet (GSF).

The Project site currently contains Clarke Field and Strubing Field, which will be relocated to the University’s Meadows Neighborhood in West Windsor Township.

14. Provide a separate narrative to describe the nature and extent of the proposed site development covered by this application

a) Ecological consideration

There are no regulated environmental constraints on the Project site.

b) Landscape

A landscape plan included as part of this submission identifies a conceptual design consistent with Princeton University campus and municipal standards.

The proposed landscape integrates the Project site into the overall Princeton University campus landscape and ties it to the major pedestrian walks crossing campus both in the north-south and the east-west directions in this area.

The planting will integrate native species for habitat creation, per Princeton University’s sustainability goals, as well as species adapted to the conditions imposed by green infrastructure where necessary.
The landscape within the Project is planted with a mix of grasses, groundcovers, and shrubs, keeping open spaces feeling vast and sunny, while displaying a diversity of flowers, textures, and colors through the seasons. Some trees will be placed strategically across the open spaces to provide accent within the landscape. Furnishings will provide ample seating, bike parking, and other features to promote social encounters and outdoor relaxation, as well as health and wellbeing in proximity to greenery. Site lighting will be designed to make open spaces safe and inviting while being sensitive to the adjacent residential neighborhood.

c) Relation of proposed structure to environment

An enhanced setback is proposed from the east side of Fitzrandolph Road to provide a buffer to the residential area along Fitzrandolph Road. Building heights adhere to the permissible standards and are stepped to integrate into the scale of the neighborhood.

A dense planting of native trees will serve to both screen the building and extend the landscape buffer along Fitzrandolph Road leading up from Faculty Road and Lake Carnegie.

d) Scenic, Historical, Archaeological, and Landmark Sites

The Project site is not an archaeological or landmark site, and it is not registered as a scenic or historical area.

e) Surface Water Drainage

The Project will be equipped with a new stormwater drainage system. Systems will be designed in accordance with municipal regulations and Princeton University campus goals.

While not yet fully engineered, it is anticipated that the primary stormwater management strategies for peak-rate attenuation will be a combination of Green Infrastructure (GI) systems including green roofs, permeable pavement with storage below, and bioretention areas with storage below. Fully engineered stormwater management plans will be included with subsequent site plan application submissions.

f) Driveway Connection to Public Streets

There are no changes to public access. Stadium Drive to the west will accommodate driveway access for loading / unloading and fire access.

g) Traffic Effects

Loading / unloading access will be from Stadium Drive. There is no anticipated impact to traffic on site, as users of the facilities will park in Stadium Drive Garage. Traffic Impact Studies, as necessary, will be provided as part of the site plan application submissions.

h) Pedestrian Safety
Pedestrian access through the site will be enhanced with the introduction of the North-South Connector extending from the ES&SEAS complex through the Project site, as envisioned in the Princeton University Campus Plan. An internal network of paths will provide circulation for pedestrians and bicyclists and will connect with campus and community path networks.

i) On-site Parking and Circulation

There will be no on-site vehicle parking. The existing Stadium Drive Garage will be used by visitors, faculty and staff. Commuters and visitors can reasonably access the site from Stadium Drive Garage via bicycles, by walking, or by using Princeton University’s Transportation and Parking Services (TPS) transit services, which include the Tiger Transit system or the schedule-a-ride service, Tiger Access, for those with temporary or permanent disabilities. Outdoor bicycle parking will be provided proximate to the north and south entrances of the Project site.

j) Utility Services

Utility services will be designed in accordance with regulations and Princeton University standards.

k) Disposal of Waste

Waste and recyclables from the Project site will be collected at a room near the loading dock, picked up by University Building Services, and disposed of in accordance with University standards.

l) Noise

During construction, municipal ordinances pertaining to noise limits and time of construction will be adhered to. Similar to prior projects at the University, continuous sound measurements will be done to monitor compliance. After construction, noise levels are expected to comply with municipal ordinances.

m) Advertising Features

Building identity signage is anticipated for the Project and will be included as part of the subsequent site plan applications.

n) Special Features

No special features are anticipated for the Project.

15. **LIST OF SITE PLANS AND DRAWINGS.**

The following are the plans and drawings submitted by Applicant:
REGIONAL PLANNING BOARD OF PRINCETON
BOROUGH OF PRINCETON
TOWNSHIP OF PRINCETON

LAND DEVELOPMENT – ESCROW AGREEMENT

Land Development Application #: 

Application name: Concept Review - Stadium Neighborhood: Quantum Institute for Quantum Science & Engineering and School of Engineering and Applied Science

Block: 50.01 Lots: 18.01

Developer's name: The Trustees of Princeton University

Developer's address: Office of Capital Projects
200 Elm Drive, Princeton, NJ 08540

Pursuant to Section 17A-36 (b) of the Princeton Borough Code and Section 10B-36 of the Princeton Township Code, the undersigned hereby agrees to pay for the cost of professional services, including but not limited to engineering, professional planning and legal services, necessary to review the developer’s application as captioned above.

The Trustees of Princeton University

Name (print or type legibly) 

Applicant’s signature date 

Christopher DeGrezia, Attorney for the Trustees of Princeton University
TO: Planning Board
FROM: Tammie Tisdale
DATE: 4/25/22
RE: Taxes
Owner: Trustees of Princeton University

This letter is to certify that the property mentioned below is paid to date on taxes owed:

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>LOT</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>50.01</td>
<td>18.01</td>
<td>Western Mr.</td>
</tr>
</tbody>
</table>

This property is exempt from taxation

Tammie Tisdale
Tammie Tisdale
Tax Collector

Applicant Name
(Must be filled in by applicant before returning to Planning Board.)
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**n) Special Features**

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15. **LIST OF SITE PLANS AND DRAWINGS.**

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CONCEPT PLAN FOR THE STADIUM NEIGHBORHOOD:
QUANTUM INSTITUTE FOR QUANTUM SCIENCE &
ENGINEERING AND SCHOOL OF ENGINEERING AND
APPLIED SCIENCE

CONCEPT DESIGN

KEY PLAN
1" = 30' - 0"

ZONING MAP
1" = 30' - 0"
- R - 2 B RESIDENCE DISTRICT
- E - 2 B EDUCATIONAL
- E - 1 T EDUCATION & MULTI-FAM, RESIDENCE
- PROJECT BOUNDARY

OFFICIAL ZONING MAP OF PRINCETON
MERcer COUNTY, NEW JERSEY
WASHburn STOCKTON, P.E., ENGINEER
Date: November 28, 2022

DECEMBER 15, 2023

hga commission number: 3322-002-00
hga commission number: 3322-002-00
CONCEPT PLAN FOR THE STADIUM NEIGHBORHOOD: QUANTUM INSTITUTE FOR QUANTUM SCIENCE & ENGINEERING AND SCHOOL OF ENGINEERING AND APPLIED SCIENCE

EXISTING TREE

NEW TREE 1

NEW TREE 2

PROJECT BOUNDARY

REQUARED SETBACK

GRASS

MIX OF SHRUBS, GRASSES & GROUNDCOVER

SITE PAVEMENT

1 FLOOR PLAN - LEVEL 01 LANDSCAPE

DATE: December 15th, 2023

CONCEPT REVIEW

A020
OVERALL FLOOR PLAN - LEVEL 01

CONCEPT PLAN FOR THE STADIUM NEIGHBORHOOD:
QUANTUM INSTITUTE FOR QUANTUM SCIENCE & ENGINEERING AND SCHOOL OF ENGINEERING AND APPLIED SCIENCE