

THE INSTITUTE FOR ADVANCED STUDY

Minutes

Meeting of the Special Committee on Land Development

April 25, 1980

Present: Messrs. Dilworth (Chairman), Hansmann, Petersen, Taplin and Woolf. Also, Messrs. Hunt (Secretary), Rowe and Donald Elliott.

Presiding Officer: Mr Dilworth opened the meeting at 3:00 p.m.

Minutes: The Minutes of the meeting of the Special Committee on Land Development which was held in New York City on March 18, 1980, were approved.

At the request of the Chairman, Dr Woolf presented a summary of recent discussions between the Institute and the community with regard to the proposed development of the Institute's land. He then described the circumstances of the adverse vote in the Princeton Regional Planning Board and indicated that the Institute would appeal the change of designation of its lands from first to second priority for conditional high density development. The Director also indicated that if it proved impossible to reverse the decision of the Planning Board, an alternative development would be prepared which would conform to the zoning designation of the Township Commission.

Minutes

2

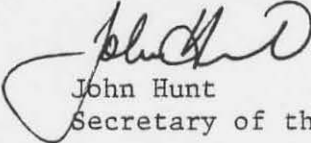
Meeting of the Special Committee on Land Development
April 25, 1980

Mr Elliott pointed out that even with current zoning, the Institute could carry out a development project which would add significantly to the Institute's endowment, provided that clustering is possible.

The Director indicated that if the necessary clustering was not permitted, a different approach would be necessary, perhaps in conjunction with an appropriate corporation or research institution.

In response to a question about the 12% interest figure which appears on page 2 of the Memorandum of Intent, Mr Elliott stated that Mr Collins would be willing to re-examine this figure if the Institute Board so desires.

There being no further business, the meeting was adjourned at 3:30 p.m.



John Hunt
Secretary of the Corporation

THE INSTITUTE FOR ADVANCED STUDY

Special Committee on Land Development

Friday, April 25, 1980

3:00 - 3:30 p.m.

West Building - Second Floor Seminar Room

AGENDA

1. Minutes of the meetings of October 26, 1979,
and March 18, 1980
2. Discussions with the community: status report
3. Other business

THE INSTITUTE FOR ADVANCED STUDY

PRINCETON, NEW JERSEY 08540

Telephone-609-924-4400

THE DIRECTOR

9 April 1980

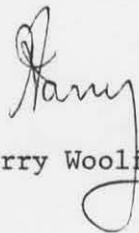
Mr J. Richardson Dilworth
Room 5600
30 Rockefeller Plaza
New York, New York 10020

Dear Dick:

I enclose copies of the agendas for the various Trustee meetings which will be taking place on April 25 and 26, in particular the meetings of the Special Committee on Land Development and the Meeting of the Corporation. Background materials will be sent to you and the Committee next week. I will be in touch soon about various matters of particular interest.

With best regards, I am

Cordially yours,



Harry Woolf

To the editor:

The following is a copy of a letter to Margen Penick, chairman of the Princeton Regional Planning Board.

I have reviewed the draft Master Plan with attendant maps and am separately forwarding comments for whatever use may be made of them.

As time goes on I have become increasingly concerned that the Institute for Advanced Study has been working with a plan for developing its property along Quaker Road without any public discussion. On the proposed Master Plan map the area involved is designated conditional high density.

This kind of zoning seems inconsistent to me with the following:

1. Goals outlined in the Draft Master Plan, among which are: "Proposals for location of higher density housing areas must consider not only environmental factors but also compatibility with existing and future adjacent uses, proximity and availability of needed community facilities and services and adequacy of existing and future circulation and transportation."

2. The Natural Resource Inventory of Princeton prepared for the Princeton Regional Planning Board specifically as a guide in updating the Master Plan. Excerpts from this are the following:

"It was concluded that farmland is an important element of the Princeton landscape and that farming is a valued economic activity; so 'Farmland in Use' was included on the Community Value map for these reasons." (p.17)

Of the seven unusual natural areas included in the inventory, four are in the area surrounding the Institute property: the White Farm Ravine, the Institute Woods, Port Mercer Waterfowl Area, and the Stony Brook Wildlife Refuge. (p.20)

Two of the three districts in Princeton on the National Register of Historic Districts are the Princeton Battlefield and the D & R Canal historic districts. Institute property includes part of the former and borders on the latter (p. 21)

The inventory indicates the Clarke homesteads, which should be proposed for the National Register, are on or near the Institute's property: the Thos. Clarke House on the Battlefield State Park and the Eno and Updike houses, both of which are the Institute site. (p. 21)

One of the five Historic Areas included in the inventory is Stony Brook Hamlet, which borders on the Institute property. (p. 21)

3. New Jersey Energy Master Plan (Oct. 1978)

A significant quote from the Energy Plan follows: "Outer suburban and rural development should be discouraged in presently undeveloped areas of the state. Cities are efficient users of energy and suburban and rural areas are relatively inefficient."

4. New Jersey Transportation Plan (Draft Sept. 1979)

Among objectives from the plan are the following: Promote new facilities or improvements to existing facilities which encourages the clustering of economic activities.

Discourage land development which is inconsistent with the ability of existing transportation systems to serve the additional travel demands.

Goals of the Master Plan state that Environmental factors must be considered for location of higher density housing areas. There is no more environmentally sensitive area in Princeton than the Quaker Road area.

The Stony Brook Hamlet referred to in the Natural Resource Inventory was the first settlement of Princeton. Quakers, attracted to the potential of the rich farm land along Stony Brook, settled there around 1685. The Worth Mill built in 1710 and the Friends Meeting, 1728, were the focal points of the Hamlet. Clarke family homesteads are still standing on the Battlefield Park and along Quaker Road (Updike and Eno houses). The two bridges over Stony Brook date to 1795 and 1830, and many of the houses along Quaker Road and Stockton Street in that area were built prior to 1800.

Quaker Road is historically significant as the road over which Washington's troops passed on their way to Princeton the morning before the Battle of Princeton; the battle itself took place close by the old Stony Brook Hamlet.

It is remarkable that this area has changed so little over the years. The farm lands have remained productive to this day.

The combination of Stony Brook, the Canal, the Institute Woods and the Updike and Eno farm land support the Chas. H. Rogers Wild Life Refuge and the Port Mercer Waterfowl area, located at opposite ends of the Woods.

The only occasion when the Institute project came to public attention was in the summer of this year when it was discussed in the local papers as 1,200 to 1,500 units. This relates to over 3,000 people, which would be a significant percentage of the total population of Princeton. This kind of population or anything close to it clustered into this area would be totally destructive to the general landscape, the wildlife and the woods.

There are few regions in the township farther from "Needed community facilities and services" than this area. The area ranges from three to four miles from fire protection facilities, public schools, the hospital, doctors' offices, Princeton Shopping Center and the C.B.D.

The proposed plan offers no change in Quaker Road except at the Mercer Street intersection, which is primarily to straighten out the bridge approach on Mercer Street. There is no plan for any other access to the area. Through traffic on Quaker Road is blocked by flooding frequently and to be a viable access it should be open in both directions at all times.

There is no present public transportation passing the area and it would be difficult to work present lines into it. Mercer Metro traverses Route 206 but there is no cross road by which buses can get from Route 206 to Mercer Street without drastic changes in the routes or duplicating a service. With the declining use of automobiles, public transportation to high-density areas will be demanded by the residents of such areas.

We should bear in mind that the cost of transportation is skyrocketing. The Princeton taxpayer would be standing the cost of school busing, Crosstown 62 and bus service to a new outlying area. We stand little chance of working out subsidies. This will be in more ways than one an expensive ratable to support.

Among top priorities in New Jersey are: (1) Minimizing suburban sprawl; (2) Conserving energy and; (3) Preserving farm land. Why do we here in Princeton have to transgress against all these worthwhile objectives while at the same time violating an extremely sensitive environmental area?

Institute feels it can help provide beneficial development

To the editor:

The following is a copy of a letter to Margen Penick, chairman of the Princeton Regional Planning Board.

This year the Institute for Advanced Study is celebrating its 50th anniversary as an independent, private institution devoted to the encouragement, support and patronage of learning. Founded in Princeton in 1930 by a gift from the Bamberger family of New Jersey, the Institute is widely known today as one of the world's leading centers of research. Although American in organizational form, it has from the beginning been international in character. At the same time the Institute has always been viewed as an integral part of the Princeton community with its university and its many institutions of research and learning.

The benefits enjoyed by the Institute during its half-century of existence here are numerous, deriving both from scholarly cooperation with the university and from the general quality of life which has been so carefully maintained by the citizenry of Princeton over the years. It is our belief that we in turn have made a not insignificant contribution to the larger community in both of these areas by enhancing the intellectual excellence of one of the nation's great universities and by acting as responsible stewards for close to a square mile of forest and farmland in the township.

Our historic roots and our present operations are identified with Princeton, and thus we welcome the op-

portunity to participate with the community in the process of planning for our common future.

The initial gift from Louis Bamberger and his sister, Mrs. Felix Fuld, was supplemented some years later by a substantial legacy from the founders. As a result, approximately 70 percent of the Institute's current operating budget is covered by the return on its investments. Other Institute revenues are derived from special purpose government grants and contracts, foundation grants and contributions from corporations and individuals.

Nevertheless, in the absence of tuition and other fees as well as of general purpose income provided by the largescale alumni giving characteristic of most private educational institutions, the Institute is and will remain dependent to a very large extent on income from its endowment. And though the endowment has increased over the years, the rate of increase has not kept pace with the combined costs of normal institutional development, augmented operating costs and inflation.

The resulting limitation on the growth and purchasing value of the endowment will, with continued inflation and in the absence of substantial additions to endowment, impose on the Institute a strategy of mere survival which would seriously reduce its ability to sustain present levels of achievement. For the Institute, operating as it must at the frontiers of research and scholarship and playing through its visiting members program — numbering this past year some 170 resident scholars from 104 universities in 21 countries — a leading role in faculty development for the international network of higher learning, this would mean a diminished capacity to perform an increasingly necessary task.

A Report of the Review Committee of the Institute's board of trustees concluded that after carrying out

certain recommended cost-saving measures the Institute would need to add substantially to its endowment in order to fulfill its academic mission. In this connection, the appropriate development of a portion of the Institute's land represents a logical means of realizing at least part of the necessary increase in the endowment.

After careful study, we have concluded accordingly that in order to maintain the Institute's intellectual leadership and to protect its freedom and flexibility of action, a portion of our land holdings should be developed. To this end we wish to support the Planning Board's designation of Institute properties for conditional high density development.

We believe that our concern for the appropriate development of a portion of our land concurs with that of the planning commission. We are convinced that comprehensive planning and development under the terms of the conditional high density designation will allow the Institute to provide the variety of housing and open spaces sought by the draft master plan while still permitting the Institute to realize the necessary increase in its endowment.

The increased densities provided by the designation are essential if we are to be responsive to the desired physical design and to the social and environmental concerns incorporated in the plan. They are also essential if the Institute is to provide the kind of unique and precedent-setting development with which it would wish to be identified.

During the past half-century we have attempted to maintain in all our endeavors at the Institute a commitment to excellence. We assure the community that this commitment will govern any development of our land in which the Institute is a participant.

To assist us in our study of land development possibilities, we have secured responsible and expert professional advice through New

(continued)

Sources of Funding, Inc., a not-for-profit organization established by the philanthropic community to work with cultural and educational institutions in evaluating the issues involved in land development projects. After an extensive nationwide search for a developer and architect, we have selected the well-known firms of Collins Development Corp. (developers of Constitution Hill), and Venturi, Rauch and Scott Brown as architects.

The following policies have been established by the Institute with respect to the development of its land:

1. We will respect the character of the land, local architectural traditions, existing buildings of a historic nature and all considerations arising from the historic character of the site.

2. We will develop a design for the permanent and irrevocable protection of the woods and wetland.

3. We will develop an affirmative program for the husbanding of the woods, wetlands and open space within the development in order to bring about a harmonious integration of natural and human communities.

4. We will welcome the opportunity to be responsive to the housing objectives underlying the conditional high density designation.

5. We will use the development as an opportunity to demonstrate a variety of innovative approaches to energy conservation.

6. We will assume a continuing responsibility to assure the high quality of the character and operation of the development.

Meantime, we fully understand that there are still unresolved issues relating to the property which must be successfully addressed before the site planning review process can be completed. Among these are the following:

1. An acceptable solution to the flooding problem on Quaker Road which would benefit the whole com-

munity and produce a beneficial impact on the development of other conditional high density sites in the area.

In this connection, preliminary analyses by professionals suggest that the problem can be solved.

2. An analysis demonstrating the capacity of the road network to handle additional traffic.

3. An acceptable solution to the disposal of sewage.

In conclusion, I should like to emphasize again that we agree with the goals and constraints outlined in the draft master plan and we have relied, as you have, on the Natural Resources Inventory. We are convinced that because of the substantial acreage owned by the Institute, it will be possible to achieve a diversity of housing opportunities and a human scale which respects the character of the site.

We are confident that through the process of open discussion, we can together — the Institute and the community of which it has been part for five decades — successfully deal with the constraints that are part of any development and bring into being new community resources in the best Princeton tradition, thereby responding to the housing needs of the community and the financial needs of the Institute.

The alternative of breaking up the land area in question because of the pressure of rising financial need and selling it for piecemeal development without Institute control would accomplish the goal of increasing the Institute's endowment but would almost surely result in a missed opportunity for all concerned to contribute in creative and beneficial ways to the future of Princeton.

Harry Woolf
Director
Institute for Advanced Study

April 16, 1980

Major Institute housing project no longer likely

by Tom Lederer
Staff Writer

The Institute for Advanced Study's plans for building high density housing on its farmland were dealt a severe blow by the Princeton Regional Planning Board Monday.

In a 6-5 vote, the planners elected to downgrade the priority of the site to a secondary level, which "scotches it as a housing site," according to board chairman Margen Penick.

"It means we give up and take it off the map in effect," Mrs. Penick said in explaining the consequences of the board's action just prior to its vote. Technically, however, the opportunity for such conditional high density development still remains.

By giving the 250 acres a second priority, other conditional high density tracts which are ranked first priority would have to be developed before consideration would be given to the Institute lands.

In another close vote the planners defeated a proposal to create agricultural zones.

THE INSTITUTE tract designation was perhaps the most discussed and the most heavily opposed element of the proposed master plan during four recent public information sessions.

Though some of the other conditional high density sites were also attacked during the hearings, particularly the 95-acre Lambert Tract, the board made no changes to those.

In its proposed master plan the board has proposed six such conditionally high density areas. In return for building a certain proportion of the housing for low and moderate income families, developers would be allowed to build at a considerably higher density, in the area of six to nine units to the acre. These sites were expected to fill the planner's goals for low income housing.

The Institute was the only one of the six landowners that had expressed an intent to build housing and had indicated it would seek the conditional high density approval.

The board meeting Monday was the first of three scheduled to discuss revisions to the plan as a result of public comment. As The Packet went to press, a second was in progress and a third is scheduled for tomorrow.

IN OTHER ACTION Monday, the board voted to allow housing on the site of the Princeton Shopping Center. The new plan already included high density housing on the empty lots bordering Bamberger's side of the Shopping Center.

The planners' idea would be to allow housing above the commercial buildings. The residences should be for those for whom housing is in short supply, such as the elderly and childless couples.

The action was in response to public criticism that most of the new high density areas were isolated from needed facilities and that in light of the energy crisis a more centralized plan was needed. Residents of the eastern section of Princeton Township supported such conditional high density sites, however, maintaining their end of town had enough already.

In another action, the planners reaffirmed their intent to allow only large lot residential housing in the ridge area of the township.

In another close vote, the Planning Board defeated a proposal for an agricultural zone. The vote came before discussion of the conditional high density sites. In a 6-5 vote a majority of the planners agreed with Jerome Rose that to designate an agricultural zone would subject the master plan to legal attack.

Agricultural production in the region, including Princeton is unrealistic because of the development pressures, Mr. Rose said. Owners would be denied the right to get a fair use of their property, he maintained.

SEVERAL PERSONS had advocated a farmland preservation designation for the Institute farmland, the former Eno and Updike farms, as a means of preserving their present use. Among the advocates were David Moore, director of the New Jersey Conservation Foundation, and James Gaffney, the recently appointed director of the Stony Brook-Millstone Watersheds Association.

Without the designation, the site is still subject to development, and Institute for Advanced Study director Harry Woolf told the board last week that the Institute needed income from the tract to continue its programs. He said the Institute "might be forced to sell the tract to a developer but would still work to assure quality housing."

Though divided on the appropriateness of the Institute site, all the planners agreed there were problems. Most frequently cited were the flooding problems on Quaker road, which could occasionally isolate the development, a difficult problem getting to the site, its remoteness from the center of town and the presence of a gasoline pipeline through the site. That same pipeline broke under the Millstone River last fall.

Institute Acreage Removed from Priority I Status for Housing; Borough Upset about Planning Board's 'No New Road Policy'

By a narrow 6-5 Planning Board vote Monday, acreage on Quaker Bridge Road owned by the Institute for Advanced Study was removed from Priority I conditional high-density housing, and assigned Priority II. Since there are three remaining Priority I sites, if the board allows its vote to stand, the action could have the effect of removing the land from conditional high-density consideration altogether.

Also, last week, Borough officials remonstrated with the Planning Board for a no-new-road system which, they say, makes a corridor of the Borough. "I think we're being screwed," former Planning Board member William H. Walker II told Borough Council last Tuesday.

Another board work session will be held at 8 this Thursday in Valley Road. Formal public hearings on the proposed Master Plan will be held Monday, May 5; Thursday, May 8, and, culminating in a final vote, Monday, May 12. Board members say changes can still be made as late as these three final, formal hearings.

Although none of the Borough people involved will say so for publication, there is strong feeling that Borough representatives were over-whelmed — "bulldozed," was one word used — by Township representatives on the Planning Board's subcommittee, particularly by Township Mayor Josie Hall.

Borough members of that group are Wendy Benchley, its chairman; Margen Penick and Nancy Myers. However, Mrs. Penick carries a heavy portfolio as chairman of the Planning Board and Mrs. Myers, since her appointment by the Borough mayor, has moved to the Township. Other members, all representing the Township, are Hans K. Sander, Ralph Phillips, Constance Greiff and Mayor Hall.

"There was very strong input to the circulation committee for a no-road plan," Borough Mayor Robert W. Cawley said this week. "We in the Borough don't have the power to close our streets and although I can sympathize with those no-road forces, we are at the mercy of them. We have less leverage because our streets are already in, and there isn't a darn thing we can do to stop traffic."

As for Borough members on the board itself, Mayor Cawley has been deep in a thorny municipal budget and Charles Cornforth has been away for two months. In addition, the Borough has had an unfilled slot on the Planning Board for many years.

Crux of the matter is the Borough's position in the center of the doughnut. As Sydney Taggart, chairman of the Borough Traffic Safety Committee, pointed out to Council, if you live in Plainsboro and work at Western Electric, you must travel through the Borough; if you want to get from Riverside to The Great Road, you must travel the Borough. And so on.

It's been a year and a half, Mrs. Taggart said, since she and her counterpart, Township Traffic Safety chairman Henry J. Frank, met with the circulation committee. Late this winter, she said, Mrs. Penick invited her comments. But she said she was not asked for input by the circulation committee, she said.

Mr. Walker, who divided last Tuesday between Council and Planning Board, found himself applauded by the board's audience after his remarks. At his request, Council set up a special meeting for last Thursday afternoon. Mrs. Taggart and Mrs. Benchley were there, also. What Mrs. Taggart, Mr. Walker and Mayor and Council want is not necessarily "new" roads, but the retention of roads that have been on the Township Master Plan since 1938.

"'68 was the era of the roads," Mr. Walker told Council, "but the Planning Board has gone too far the other way, losing internal circulation. The board has an 18th century radial street pattern, with all roads leading into the village center. We must have a road system for internal circulation."

Council asked the Planning Board Monday night to make changes. (Mr. Cornforth, who sits on the Planning Board as Council's representative, made the presentation at first using the word "you" in reference to the Planning Board; then realizing his position, he smiled and changed it to "we.")

Proposed for top priority:

- Leave on the '68 map the completion of Terhune from Snowden to River Road.
- Improve Quaker Road from Stockton to Mercer, making it a "minor" collector.
- For possible future use, put Province Line "through."
- Try for removal of Routes 206 and 27 from federal and state designation, turning them into local roads to discourage through traffic.

Proposed, for "medium" priority:

- If there is development in the Edgerstoune area, make a road connecting Rosedale and Stockton Street, perhaps by putting Edgerstoune "through."
- Extend Mountain Avenue to Johnson Park Road.
- Improve the link between Springdale and West Drive.

And for "low priority, extend Stuart between State Road and Cherry Hill.

(continued)

"We won't debate this tonight," Mrs. Penick said Monday, "We will think it over."

David Blair, Township Committee member, made it clear there would be a lot of thinking to do.

"If loop roads are re-established without long hearings," he warned, "there is no chance the Master Plan will make it through the Township. These changes would be very destructive in the Township. Since the '68 plan, residential neighborhoods have been heavily settled, and Township residents felt they were protected. This is a super-major change."

Leroy Hunninghake, 154 Dodds Lane, reminded the board of the 400 signatures he said he had obtained several years ago, opposing the extension of Terhune.

Mr. Walker told Council the Township never should have "given in" to residents who opposed the Terhune extension.

"Master plans are for the community," he declared, "officials shouldn't give in to a small group of people screaming bloody murder."

Mayor Cawley said, "The Township expressed a concern about the effect of developing the Central Business District, on Township traffic. We're asking for the same kind of consideration."

Mr. Walker told Council the Township never should have "given in" to residents who opposed the Terhune extension.

"Master plans are for the community," he declared, "officials shouldn't give in to a small group of people screaming bloody murder."

Equal Treatment. Mayor Cawley said, "The Township expressed a concern about the effect of developing the Central Business District, on Township traffic. We're asking for the same kind of consideration."

The mayor added that he wasn't optimistic that Council's recommendations would succeed.

Regarding the 6-5 vote on the Institute acreage, Mr. Sander says he thinks the question may come up again. It is unwise, he said, to make such a major decision by such a close vote.

Mr. Sander, with Elizabeth Hutter, Constance Greiff, Ralph Phillips, Charles Cornforth and George Adriance, voted to remove the Priority I designation. Mrs. Penick, Jerome Rose, Mayor Hall, Mrs. Benchley and Aristedes Georgantas voted to keep it.

Flooding a Problem. The property is unsuitable for conditional high-density development, it is being argued, because of flooding, poor road access, distance

from center of town and lack of a school.

Under "conditional high density," developers may build more units than would otherwise be allowed, if they build an unspecified number for moderate-income families. The board said Monday that six to nine units per acre might be allowed; however, this conditional density would occupy only part of any given tract, not the entire acreage. Elsewhere, on the parcel, the developer could build whatever the ordinance allowed.

Thomas Southerland urged the board to assign the Institute land to a new "Agriculture" zone, citing farmland as "our most valuable resource," and Mr. Sander said later that he would like to see the board explore a New York State device for retaining agricultural properties.

The spokesman for keeping the Institute Priority I, was Jerome Rose, who said it would protect Princeton from Mt. Laurel challenge.

"If we eliminate the one site with any realistic chance for moderate-income housing," he declared, "it will tell the world that what we're doing is only a farce, only an effort to create the effect of compliance."

Conditions Suggested. He proposed conditions to high-density building: resolution of problems relating to the gasoline pipeline, environmental damage, flooding and road access.

Mrs. Greiff and Mr. Phillips said the people of Princeton would have to pay, in terms of a new school, buses, roads, and so on, for any high-density use of the land.

Mrs. Greiff also urged the board to define conditional high-density more specifically: "People are scared of death of the concept," she said. "They need to know they aren't getting Star-X City."

-Katharine H. Bretnall

THE INSTITUTE FOR ADVANCED STUDY

17 April 1980

Memorandum to the Princeton Planning Board

Re: Proposed Master Plan

The Institute for Advanced Study supports the balanced land use, environmental and socio-economic goals of the original proposed Princeton Master Plan and regrets the changes in that Plan which are now proposed and which directly affect the Institute. The property owned by the Institute offers the town a unique opportunity to achieve its housing objectives and at the same time to guarantee the permanent protection of historically important, aesthetically pleasing and environmentally sensitive open space and buildings. The absence of any development is no longer feasible for the Institute.

The Institute owns approximately 775 acres of land of which 55 acres are now developed with academic and residential buildings; 720 acres, including the woods and the farms, have been held vacant, but the Institute now needs the value of these lands for its endowment. In addition, in the adjacent bird sanctuary, parks, historic sites and

Memorandum to the Princeton Planning Board

2

golf courses, there are some 350 more acres of contiguous open land.

By permitting high density development on 250 of these 1,125 acres and clustering there the housing which would otherwise be permitted on the balance of the Institute's property, it will be possible to eliminate in perpetuity any future development in the Institute woods, and leave 875 acres in contiguous open space around the development.

The proposed development will not endanger the landscape, woods and wildlife as feared by some; rather, by intelligent husbandry, the environmental and ecological importance of the woods will be enhanced. In fact, only in such large tracts can these values be permanently assured. The alternative of conventional single lot development of the Institute's land would be far less desirable.

The scale of the proposed development at higher densities and the parties involved will guarantee: (a) the superior architectural quality and character of the buildings and open spaces; (b) the improvement of various off-site municipal features; (c) the preservation of the Eno and Updike farm compounds; and (d) the effective incorporation of least cost housing. The cost of achieving these objectives must be spread over many sites if it is not to become too great an economic burden for each potential buyer.

The history of planning and development here and abroad demonstrates that protecting the architectural quality and environmentally significant areas of a site are significantly more difficult if the land is sold for single lot development at lower densities.

Memorandum to the Princeton Planning Board

3

The Institute believes that least cost housing should be provided as part of the housing spectrum offered in the new development and not as part of an isolated or inferior living environment. The Institute will always remain as the nearest neighbor to this new development, and we are convinced that conditional high density makes incorporation of lower cost housing possible without undermining the quality or marketability of the remaining units.

A number of environmental issues have been raised. Conclusive answers cannot be found until more detailed studies provide the basis for a specific site plan. Expenditures for such costly studies would be inappropriate until the Master Plan has been adopted. However, preliminary work has led our professional advisers to be confident that acceptable solutions can be found.

Briefly summarizing, the major issues are:

1. Flooding of Quaker Road: Marshall Frost Associates have prepared a preliminary analysis, and it is their opinion that necessary improvements are feasible. The costs of such improvements and the extent to which the development can absorb these costs must await a determination of density and further engineering analysis.

The solution to the flooding problem on Quaker Road will be a benefit to the whole community and is necessary for any other project in this quadrant. Development of the Institute land in conventional single lots manner would still require the problem to be addressed by the Township, but without benefit of funds from the project.

2. Capacity of the road network: Frost Associates have come to a preliminary conclusion that the carrying capacity of the road network would support a development of between 900 and 1,200 units. Further detailed work is required before a final upper limit to the allowable density can be determined.

3. Energy: The New Jersey Energy Plan has been cited as discouraging suburban and rural development. But the Institute's site is within the Township and two miles from the center, and could hardly be described as suburban or rural. The net energy savings arising from clustered high densities will far exceed any gains from insignificant variations in trip lengths.

4. Public transportation: The issue has not yet been fully studied, but we expect that a new bus route may be justified along Quaker Road to Route One with or without the high density development of the Institute's land. Such service will be no more expensive per rider than existing service elsewhere.

5. Farmland: A distinction should be made between those who wish to preserve farmland in order to maintain open space for aesthetic reasons and those who wish to integrate farming into the regional economy. The arguments addressing the issue of open space have been made above. If the concerning is farming per se, then larger tracts of land must be assembled for economic purposes. This reality is reflected in the low annual rent of \$16,000 paid by the farmer who uses the Institute's land. Associated with commercial farming is the use of pesticides and fertilizers which will impact on the adjacent watercourses, the wetlands and wildlife preserves.

The proposed development will guarantee preservation of major tracts of existing farmland as open space and will permit husbandry of the land in agricultural uses if that is deemed appropriate. Since the agricultural uses need not be profitable, they can be tailored to the environmental constraints which should hold for the area, including a ban on toxic pesticides and fertilizers.

6. Community facilities: Our preliminary analysis suggests that Princeton has adequate capacity in its existing community facilities and needed improvements would be more than compensated for by the increased tax base. The distances which must be traveled to and from such facilities are within tolerable limits.

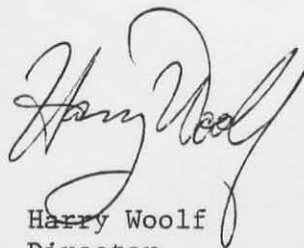
Conclusion: The Institute and the town are faced with an important choice. If development is permitted and controlled as the proposed Master Plan indicates is appropriate, it can set a new standard of quality and environmental sensitivity, while at the same time permitting the Institute to achieve the legitimate value of its land. Since the land will be developed in any case, the alternative of traditional single lot development would be far less desirable from every point of view. We, therefore, urge that the Institute's land be planned for conditional high density use with clustered housing protecting the surrounding open space.

The Planning Board has taken a consensus vote to change the development of the Institute's lands from Priority I to Priority II. Through informal inquiries, we have become convinced that as far as we know, none of the other tracts are owned or controlled by persons anxious to select the conditional high density option for the foreseeable

Memorandum to the Princeton Planning Board

6

future. In addition, opposition has been expressed by neighbors of some of the other sites designated which are already adjacent to existing housing. The location of the Institute's land, surrounded by open space, removes the property from similar concerns. We believe that the Planning Board is serious about having this option exercised so as to provide for various housing in our community. The Institute for Advanced Study is prepared to provide this needed housing in a manner consistent with the high standards of the Institute itself, which preserves in perpetuity large tracts of historically and environmentally significant lands. We trust that you will reconsider your preliminary decision to eliminate the first priority status of the Institute's lands.



Harry Woolf
Director
The Institute for Advanced Study