

December 10, 2025

Township of West Windsor
West Windsor, NJ

Subject: Updated Parking Requirement for the Reduced Baseball Ballpark on Lake Campus in the Township of West Windsor

Ladies and Gentlemen:

The purpose of this letter is to update the parking requirement for the new application for the Lake Campus Baseball Ballpark that has been reduced in size from the original application filed and approved in late 2024. Most relevant to the parking requirement is the reduction of the number of seats from the original 463 seats to the current 300 seats. We will refer to the October 4, 2024 Parking and Traffic Report that was prepared by BFJ Planning in response to comments received from the West Windsor Township as a basis for calculating updated parking requirements.

The West Windsor zoning code requires 0.25 parking spaces per seat. As per West Windsor code 200-28D.3(a), Princeton University students are excluded from this calculation since they park in designated institutional parking areas (if they park at all). Based on attendance counts that were performed at Princeton baseball games in 2023 and 2024 it was estimated conservatively that 10% of the attendees are Princeton students.

Applying these ratios to the 463 seats in the old application yielded a requirement of 105 parking spaces (463 times 0.25 times 0.9, rounded up). This number was shown as 104 parking spaces in Table B of the October 4, 2024 Report, because in that table we analyzed the cumulative parking requirements of all uses on Lake Campus and the overlapping athletic events. In that case we only rounded up the bottom-line number.

Table B in the October 2024 report also showed that there would be two weekend days in that season where the cumulative parking demand on Lake Campus would exceed the parking supply (of the Phase 1 Garage). One weekend day had a shortage of 39 spaces, and another had a shortage of 93 spaces. The October 2024 report explains how the University manages unusual parking surges that may occur on Lake Campus or on East Campus as the result of overlapping athletic events.

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Attached is the updated Table B reflecting the reduced baseball seating capacity of 300 seats. The parking requirement for the baseball ballpark is now 68 spaces (300 times 0.25 times 0.9, rounded up). The cumulative analysis of all uses and athletic events on Lake Campus shows that with the reduced ballpark seating there would only be one week-end day when the parking demand would exceed the Phase 1 parking supply by 12 spaces. Please note that this calculation assumes that all athletic venues active on that day would be occupied at their full seating capacity.

Please let us know if you have any questions

Sincerely,

A handwritten signature in black ink, appearing to read "Georges Jacquemart". The signature is written in a cursive, flowing style.

Georges Jacquemart, P.E., FAICP, PP
Principal
New Jersey Professional Engineer No GE 28435

Table B Updated Meadows Parking Requirements for Periods of 2024 Varsity Baseball Games with Princeton GSH Parking Ratios and Phase 1 Garage with 300-seat Ball Park

Buildings/Sites	Number of Units, Seats or Employees	Parking Ratio	Parking Required Prior to Ordinance Credits (Spaces)	Ordinance Reduction for Use by PU Students (Note 2)	Spaces required after reduction for PU students	Typical Time Periods without Baseball Games						Seven Time periods with Baseball Games in 2024 (Note 3)													
						Weekdays 9am - 5pm No Baseball Games		Night Times 11pm to 5am		Late evening 5 to 11 pm, early morning 5 to		Saturday&Sunday March 23 and 24 11:30 to 5:00 pm		Saturday March 30 11:30 to 5:00 pm		Sunday March 31 12:00 to 2:30 pm		Wednesday April 10 3:00 to 5:30		Saturday&Sunday April 13 and 14 11:30 to 5:00 pm		Wednesday April 17 3:00 to 5:30		Saturday&Sunday April 20 and 21 11:30 to 5:00 pm	
						Percent Present	Spaces needed	Percent Present	Spaces needed	Percent Present	Spaces needed	Percent Present	Spaces needed	Percent Present	Spaces needed	Percent Present	Spaces needed	Percent Present	Spaces needed	Percent Present	Spaces needed	Percent Present	Spaces needed	Percent Present	Spaces needed
Graduate Student Housing (Note 1)																									
Apartments	379 apartments	604 bedroom	408	408	408	100%	408	100%	408	100%	408	78%	318	78%	318	78%	318	100%	408	78%	318	100%	408	78%	318
Fitness Center	max occup	200	0.15	30	25%	23	50%	11	0%	0	100%	23	50%	11	50%	11	50%	11	50%	11	50%	11	50%	11	
Athletics Activities on Meadows Campus (Racquet Center and Fields)																									
Squash seats	820	0.25	205	10%	185	Note 6	3	0%	0	Note 6	5	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Tennis (exter/inter) seats	500	0.25	125	10%	113	Note 6	3	0%	0	Note 6	5	0%	0	100%	113	0%	0	0%	0	100%	113	0%	0	100%	113
Baseball seats	300	0.25	75	10%	68	0%	0	0%	0	0%	0	100%	68	100%	68	100%	68	80%	54	100%	68	80%	54	100%	68
Softball seats	300	0.25	75	10%	68	0%	0	0%	0	0%	0	0%	0	100%	68	100%	68	0%	0	100%	68	80%	54	0%	0
Athletics Employees	63	0.8	50	-	50	100%	50	0%	0	50%	25	50%	25	100%	50	75%	38	100%	50	100%	50	100%	50	75%	38
Subtotal for Athletic Activities:							56		0		35		93		298		173		104		298		158		218
TOTAL							476		408		466		422		627		502		524		627		578		547
Parking Supply (Note 4)							669		669		669		669		669		669		669		669		669		669
Parking Surplus							193		261		203		247		42		167		145		42		91		122
Parking Demand for Rugby (Note 5)																	54				54				
Parking Surplus with Rugby							193		261		203		247		42		113		145		-12		91		122

- Notes:
- Princeton University undertook a number of occupancy surveys at the Lakeside and Lawrence graduate student complexes over the last 6 years. The surveys showed peak occupancy ratios ranging from 0.47 to 0.57 cars/bedroom. There are 604 bedrooms in the 379 GSH apartments. Applying the highest ratio (0.57) to the 604 bedrooms leads to a parking need of 344 parking spaces. To maintain a safe reserve of parking supply the University designates an area of 408 spaces in the Meadows garage controlled by gates and reserved for GSH residents. No shared parking is assumed for this analysis.
 - As per West Windsor code 200-28D.3(a), Princeton University students are excluded from this calculation since they park in designated institutional parking areas.
 - West Windsor code 200-28D.3(b) allows an adjustment for the uses that are not active during normal daytime hours. In these columns we show the % of each use and each athletic activity that is active during the 2024 baseball time periods. For the GSH we assume that they will share their parking spaces on weekends only. On weekdays the vacancy percentage is too low to justify the sharing of parking spaces.
 - Garage Phase 1: 612 spaces plus 43 sp for EV credit plus 14 spaces available in lots (out of 52): total of 669 spaces available in Phase 1. 325 additional spaces are land-banked
 - West Windsor zoning code does not require parking for rugby as the rugby field does not provide seating. The parking demand is added on those days when rugby varsity events take place. The parking demand reflects the number of cars that were counted on the rugby day events in 2024. The rugby game shown for April 13 and 14 occurred on April 14 only.
 - This parking demand reflects the use of a limited number of courts by faculty and staff during times when there are no students practicing and there are no varsity games. At most 3 squash courts and 3 tennis courts would be used during the day, and 5 courts for each would be used during evening hours. As some of the players will carpool and use other modes of transportation, the parking demand is estimated at 1 space per court.