Former St. Mary’s Hospital Site
Block 3254, Lot 37, Block 3236, Lot 36, Block 3237, Lot 47
211 Pennington Avenue
Cities Plan to Avoid these Problems

- Rundown Buildings = Lost Property Value
- Breeding Ground for Vermin = Health Concerns
- Building Vacancy = Crime & Vagrancy
Purpose of Redevelopment:

To further the City Council’s goal of advancing the economic vitality of the City of Passaic as determined by Resolution #14-03-030 A adopted on March 4, 2014.
Basis of the Plan:

Rehabilitation is expected to:

• prevent vacancy of the properties
• prevent further deterioration
• promote the overall development of the community

This is a development guide

NOT A SITE PLAN
THE PLAN
Permitted Uses and Standards to Guide Development

• Permitted Uses
  ▫ Existing Building Adaptive Reuse
  ▫ Apartments
  ▫ Townhomes

• Standards
  ▫ Adequate Parking – Apartments 1.4 spaces each; Townhomes – 2 spaces each
  ▫ Landscape Buffers as per Passaic Ordinances
Map of Redevelopment Area:
Figure 2: A view of the former Hospital
Proposed: Adaptive Reuse
118 Residential units
Figure 3: A view of the former Hospital

Proposed: Adaptive Reuse
118 Residential units
Figure 4: A view of the existing parking lot
Proposed To Remain
Figure 5: A view of the parking lot
Proposed:  22 Townhomes/
28 Multifamily Units
# Requirements

<table>
<thead>
<tr>
<th>Minimum /Maximum</th>
<th>Former Hospital Prop. Apartments</th>
<th>Former Parking Prop. Townhomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>None</td>
<td>None</td>
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<tr>
<td>Minimum Lot Front Yard</td>
<td>Existing</td>
<td>10 feet</td>
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<tr>
<td>Minimum Side Yard</td>
<td>25 feet</td>
<td>15 feet</td>
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<tr>
<td>Minimum Rear yard</td>
<td>25 feet</td>
<td>20 feet</td>
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<tr>
<td>Max. Building Height Exist. Structures</td>
<td>Existing</td>
<td>N/A</td>
</tr>
<tr>
<td>Max. Building Height New Structures</td>
<td>85 feet/8 stories</td>
<td>40 ft/3 stories</td>
</tr>
<tr>
<td>Max. Lot Coverage</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Max. Resid. Units</td>
<td>118 units</td>
<td>22, 28 units</td>
</tr>
<tr>
<td>Minimum Open Space</td>
<td>None</td>
<td>None</td>
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</tbody>
</table>