

CITY OF TRENTON | MERCER COUNTY

# MERCER HOSPITAL REDEVELOPMENT

BELLEVUE-RUTHERFORD REDEVELOPMENT AREA



October 28, 2021

MERCER HOSPITAL REDEVELOPMENT PLAN

BELLEVUE-RUTHERFORD REDEVELOPMENT AREA



Clarke Caton Hintz



# MERCER HOSPITAL REDEVELOPMENT

## PROCESS



**WE ARE HERE**

# WHO?

- NIA (Neighborhood Improvement Association of Trenton)
  - Octavia Sutphin, President of NIA
  - Rachel Cogsville, Vice President of NIA
  - Aziz Ali Bey, Vice President
  - Karriem Beyah, Director of Economic Development
  - Ameen Abdullah, Program Director
- Reed Gusciora, Mayor
- Stephani Register, City of Trenton Planning Office
- Robert Prunetti, Phoenix Ventures
- Michael Sullivan, ASLA, AICP, Clarke Caton Hintz
- Timothy Eismeier, Northwest Financial
- Doug Bacher, Northwest Financial
- Hemant Mehta, Panasia Estate

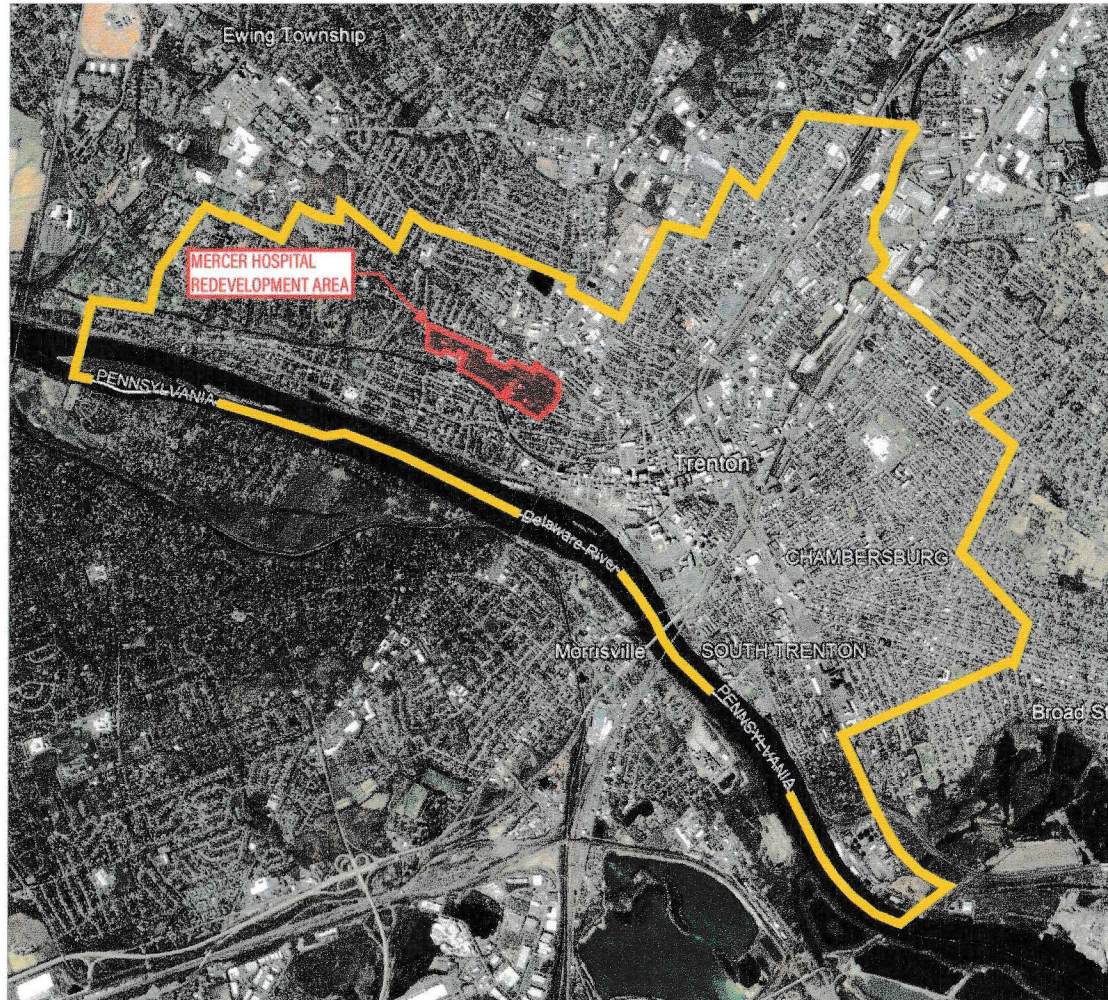
# WHAT DO WE INTEND TO ACCOMPLISH WITH THE REDEVELOPMENT PLAN?

- Eliminate blighted, dilapidated, underutilized and obsolescent conditions
- Strengthen the neighborhood
- Commercial, educational, healthcare, residential uses
- A range of housing types
- Rehabilitation of existing buildings
- Neighborhood-scale recreational and open space
- Connectivity to the Canal Park and Greenway
- Maintain historic assets

# WHY REDEVELOPMENT?

- New zoning and design regulations
- Redevelopment of Mercer Hospital campus as catalyst
- Enhanced tools, including fiscal incentives
- Improved economic growth to the City

# CONTEXT



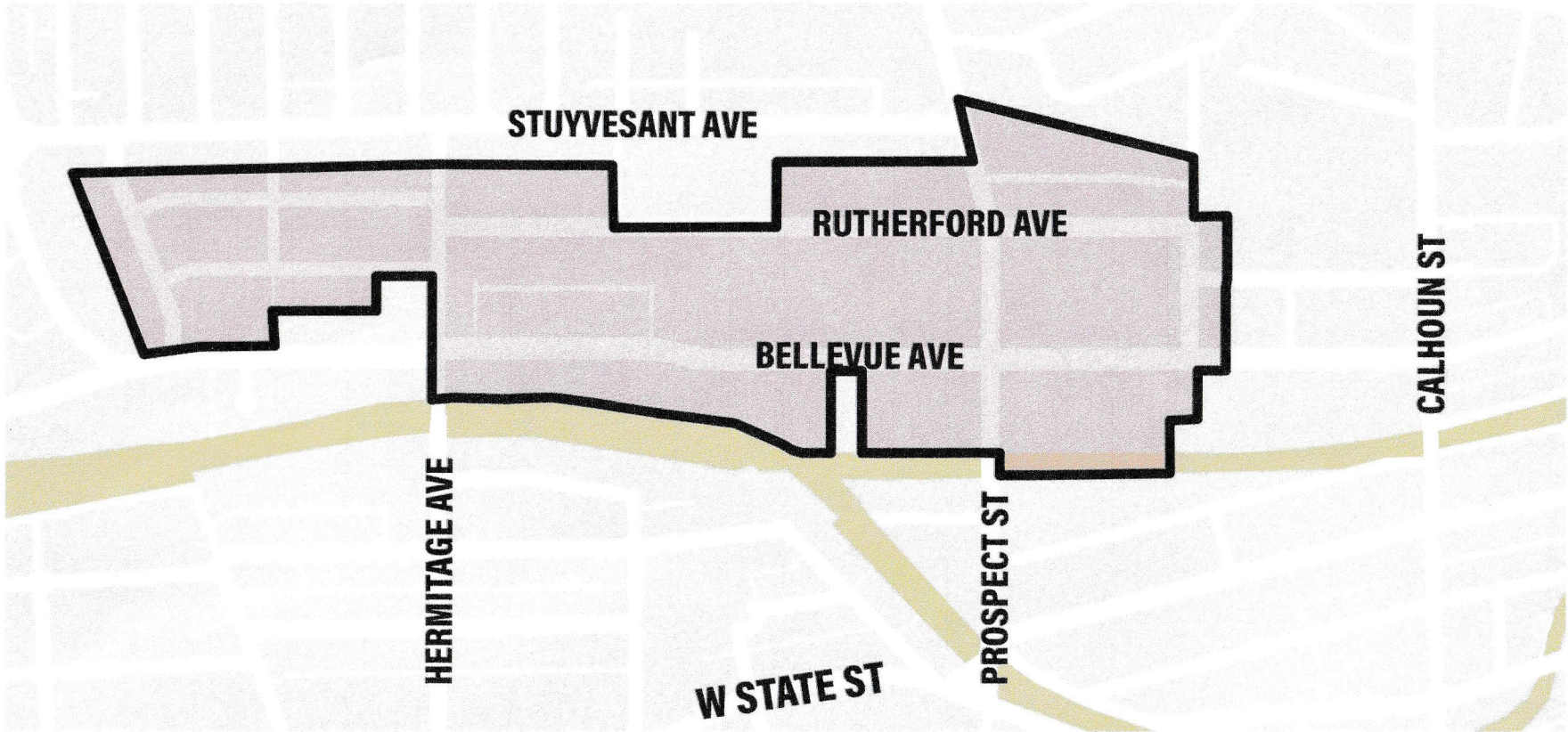
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BELLEVUE-RUTHERFORD REDEVELOPMENT AREA






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# BELLEVUE-RUTHERFORD REDEVELOPMENT AREA



-  MERCER HOSPITAL REDEVELOPMENT PLAN
-  BELLEVUE-RUTHERFORD REDEVELOPMENT AREA
-  D&R CANAL AND BELVIDERE GREENWAY

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# HOSPITAL PROPERTIES



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BELLEVUE-RUTHERFORD REDEVELOPMENT AREA

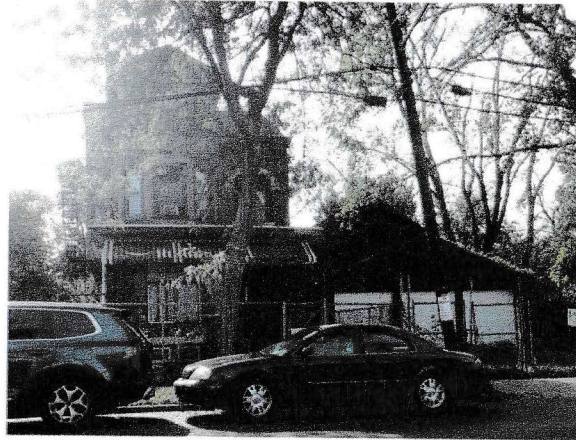


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# NEIGHBORHOOD



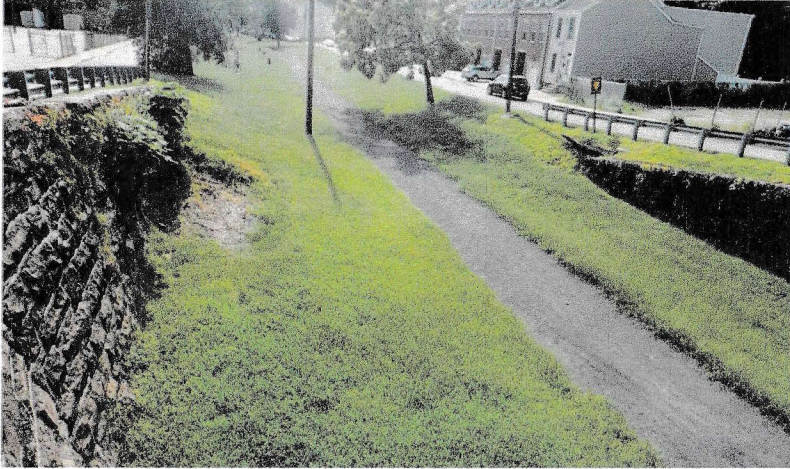
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# OPEN SPACE



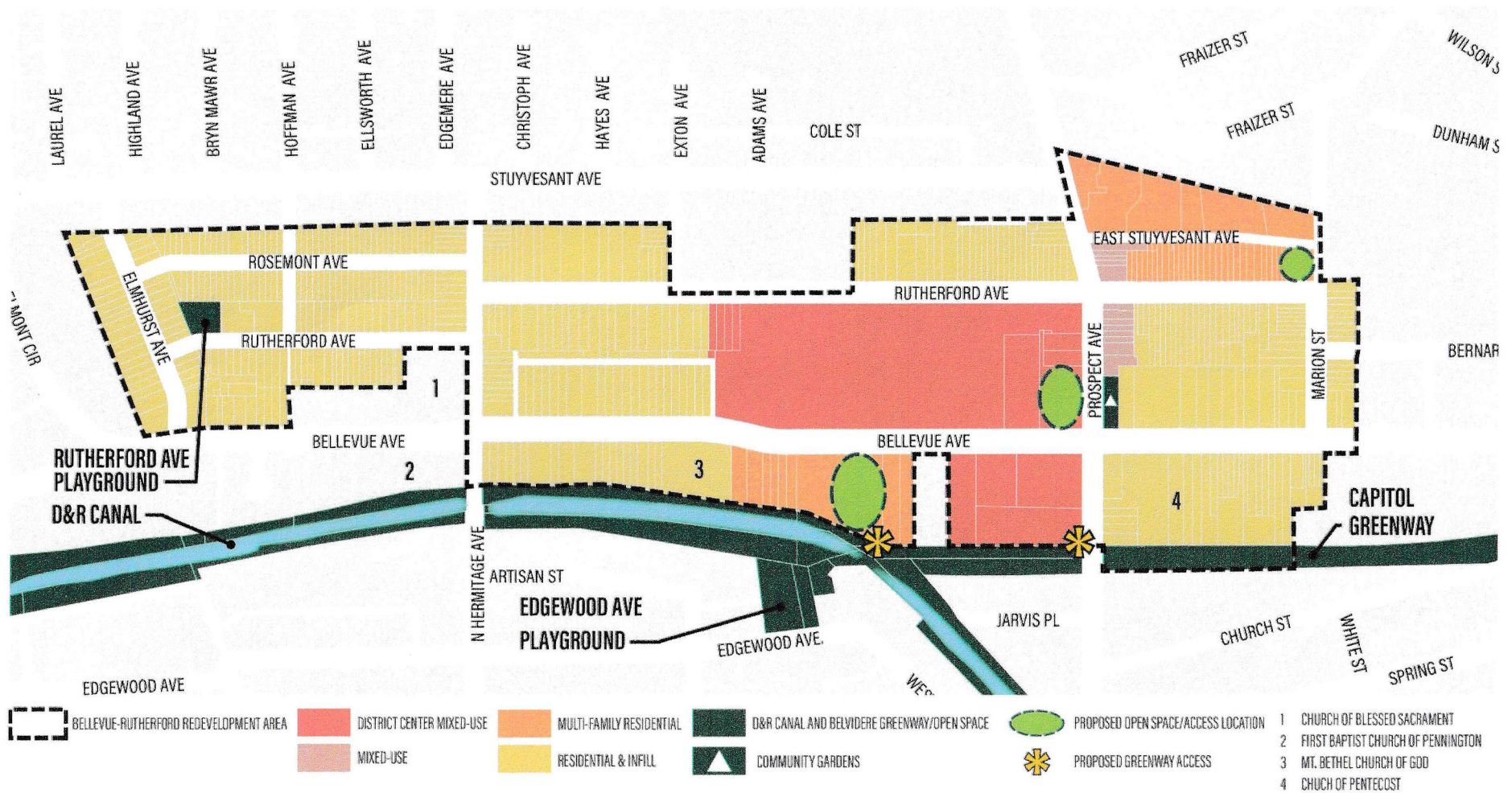
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# LAND USE & PROPOSED OPEN SPACE



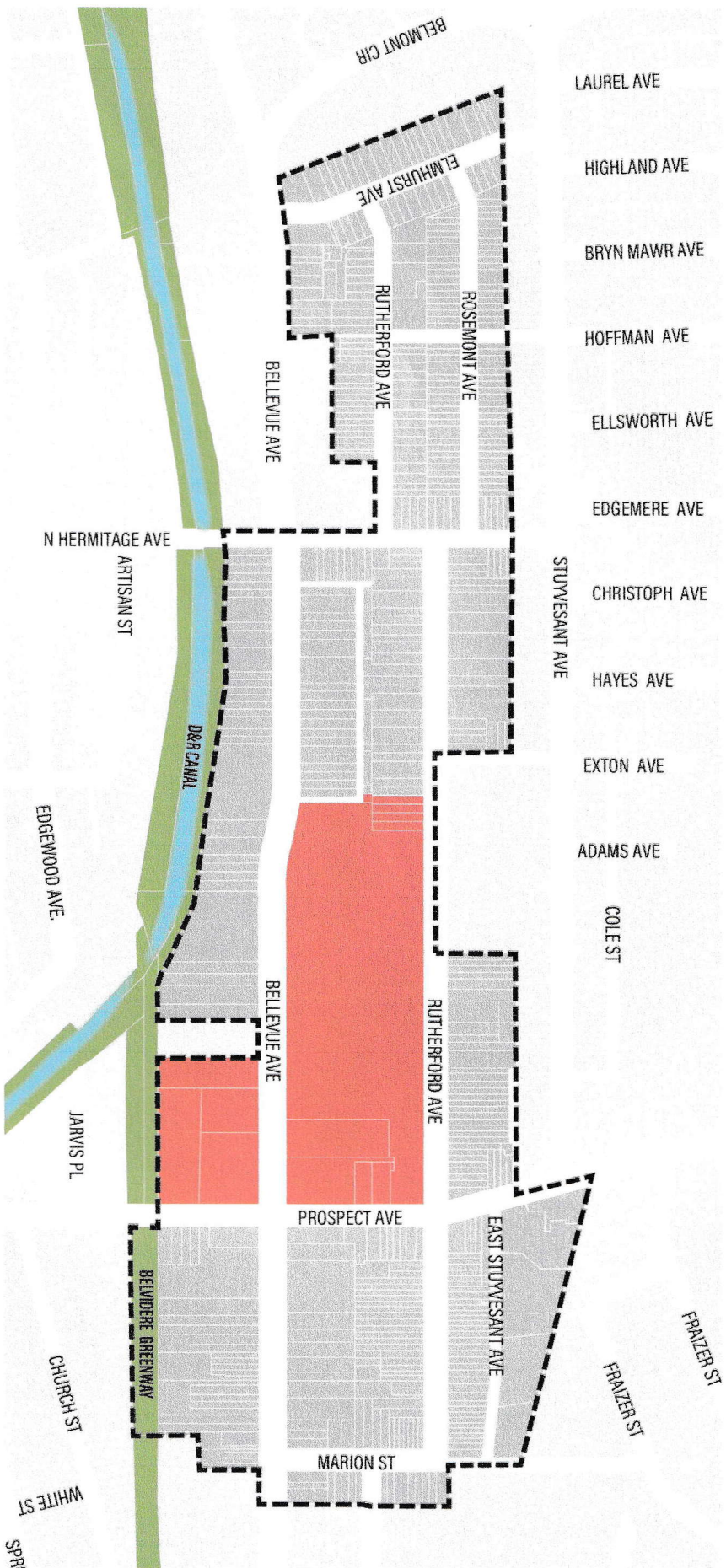
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# DISTRICT CENTER MIXED-USE SUB-AREA



 BELLEVUE-RUTHERFORD REDEVELOPMENT AREA  
 DISTRICT CENTER MIXED-USE

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 BELLEVUE-RUTHERFORD REDEVELOPMENT AREA



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# DISTRICT CENTER MIXED-USE SUB-AREA

## PERMITTED USES:

- ART GALLERY
- ART STUDIO
- ASSEMBLY
- ASSISTED LIVING
- BANKS & OTHER FINANCIAL INSTITUTIONS
- BREW PUB
- CHILD CARE CENTER
- CONTINUING CARE RETIREMENT COMMUNITY
- CRAFT DISTILLERY
- EDUCATION
- HEALTH & SPORTS CLUBS, INDOOR RECREATION FACILITIES, INCLUDING GYMNASIUMS
- HOSPITAL, INCLUDING EMERGENCY ROOM
- LABORATORIES
- LIMITED BREWERY (MICRO BREWERY)
- LIVE/WORK ARTIST STUDIO
- LIVE/WORK CRAFT OR ARTISAN STUDIO
- OFFICE
- RESTAURANTS & BARS, INCLUDING TAKE-OUT, BUT NOT FAST FOOD
- URGENT CARE

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ALDI SUPERMARKET



HEALTH CLUB



URGENT CARE



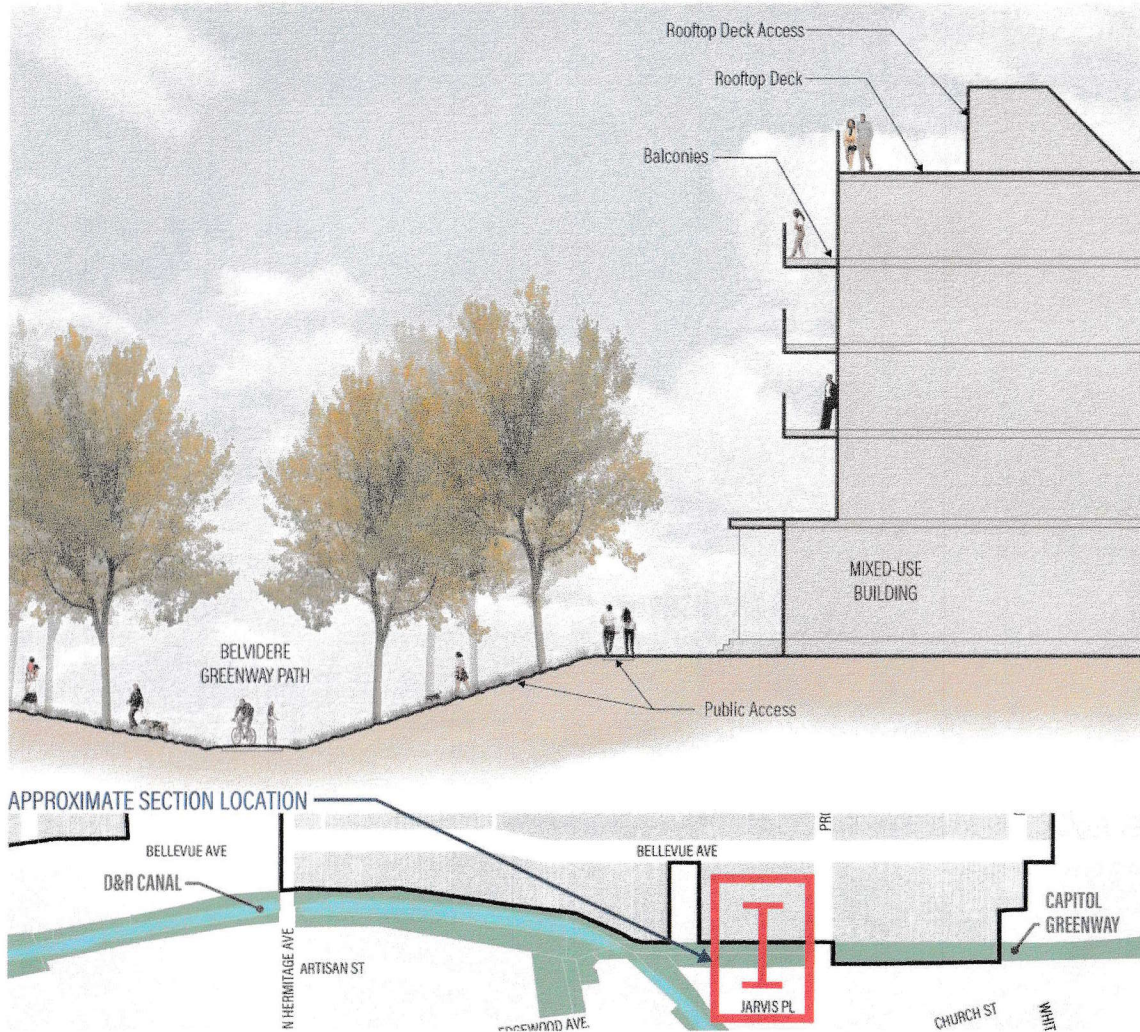
ART GALLERY



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# BELVIDERE GREENWAY AT DISTRICT CENTER MIXED-USE



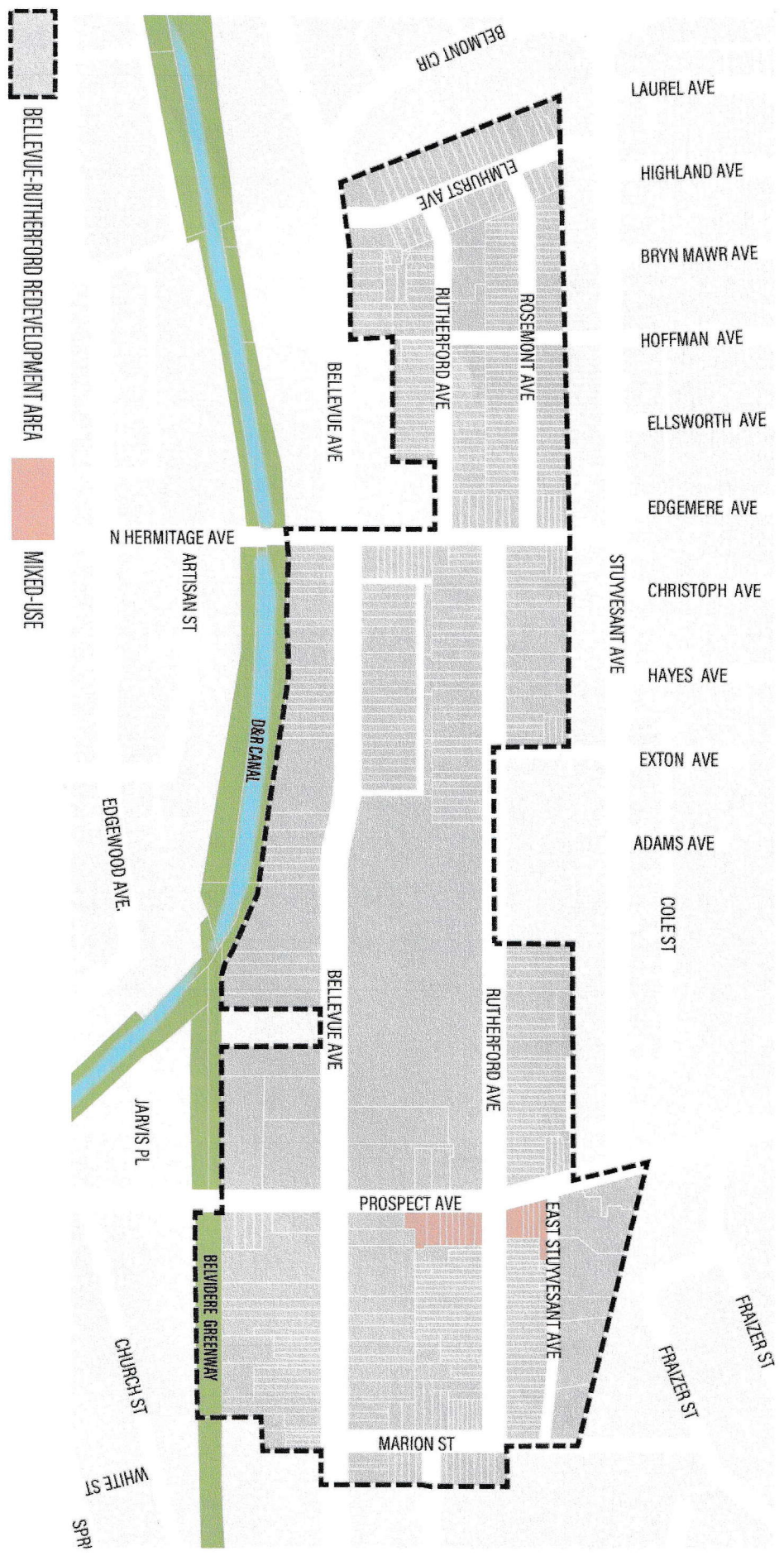
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# MIXED-USE SUB-AREA



- LAUREL AVE
- HIGHLAND AVE
- BRYN MAWR AVE
- HOFFMAN AVE
- ELLSWORTH AVE
- EDGEMERE AVE
- STUYVESANT AVE
- CHRISTOPH AVE
- HAYES AVE
- EXTON AVE
- ADAMS AVE
- COLE ST

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# MIXED-USE SUB-AREA

## PERMITTED USES:

- MULTI-FAMILY DWELLING UNITS
- ART GALLERY
- ART STUDIO
- ASSEMBLY
- BREW PUB
- CRAFT DISTILLERY
- EDUCATION
- HEALTH & SPORTS CLUBS & GYMNASIUMS
- LIMITED BREWERY (MICRO BREWERY)
- LIVE/WORK ARTIST STUDIO
- LIVE/WORK CRAFT OR ARTISAN STUDIO
- OFFICE
- PERFORMANCE & INSTRUCTIONAL STUDIOS
- RESTAURANTS & BARS, INCLUDING TAKE-OUT,  
BUT NOT FAST FOOD
- RETAIL GOODS & SERVICES
- THEATER



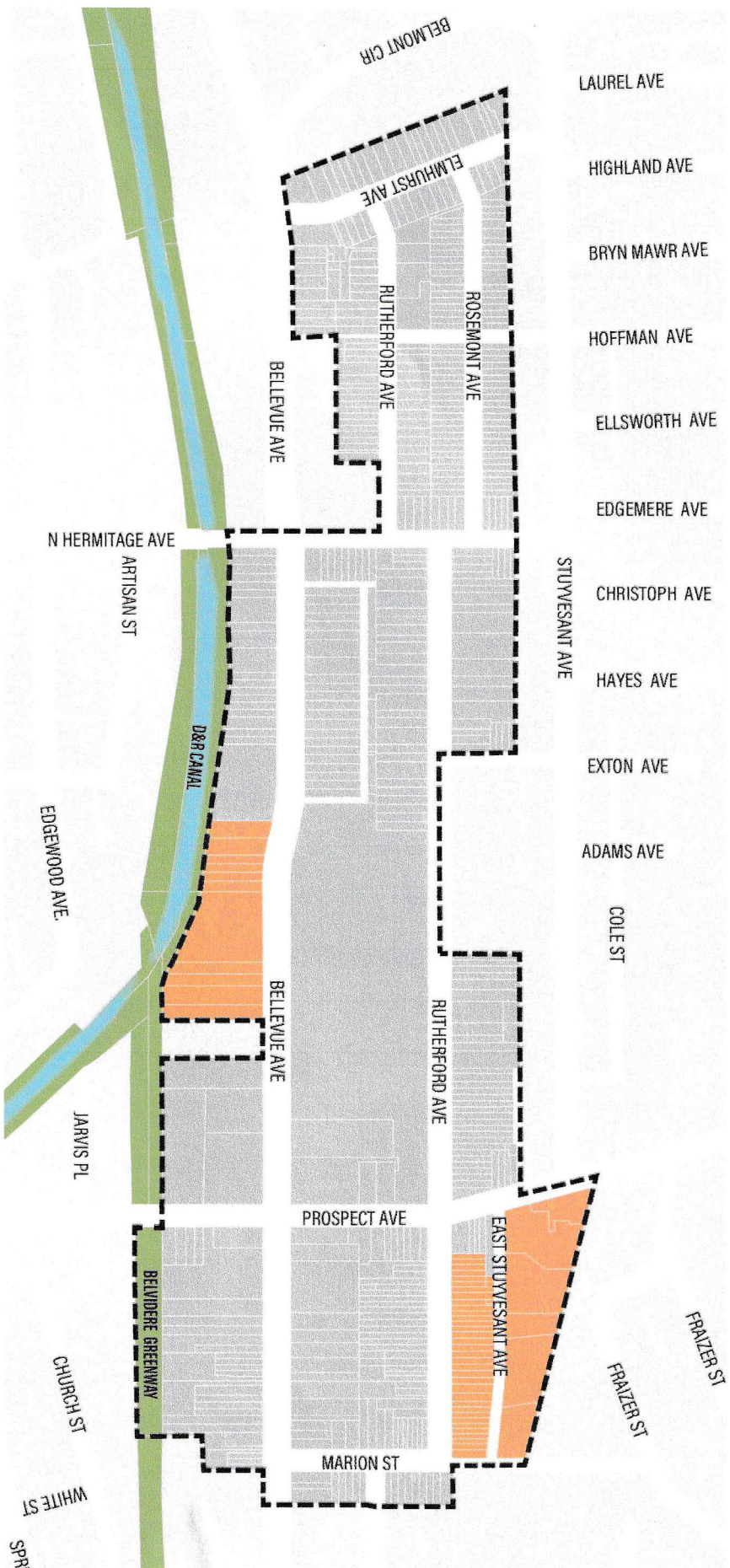
MIXED-USE BUILDING



TECH OFFICE



# MULTI-FAMILY SUB-AREA



BELLEVUE-RUTHERFORD REDEVELOPMENT AREA



MULTI-FAMILY RESIDENTIAL

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# MULTI-FAMILY RESIDENTIAL SUB-AREA

## PERMITTED USES:

- MULTI-FAMILY RESIDENTIAL DWELLINGS IN THE FORM OF TOWNHOUSES, STACKED TOWNHOUSES, AND APARTMENTS.

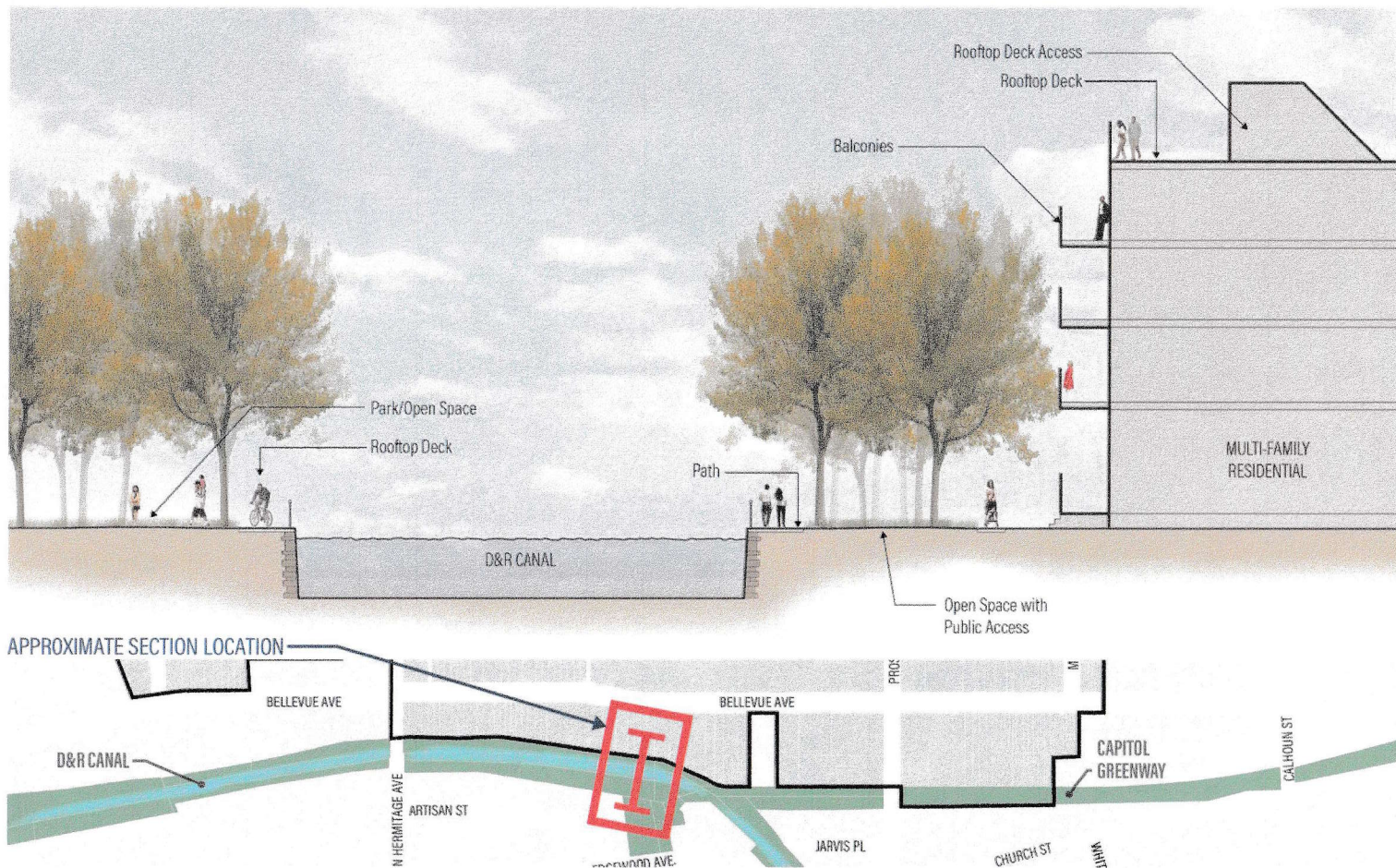


MULTI-STORY APARTMENTS



TOWNHOMES

# D&R CANAL PARK AT MULTI-FAMILY RESIDENTIAL



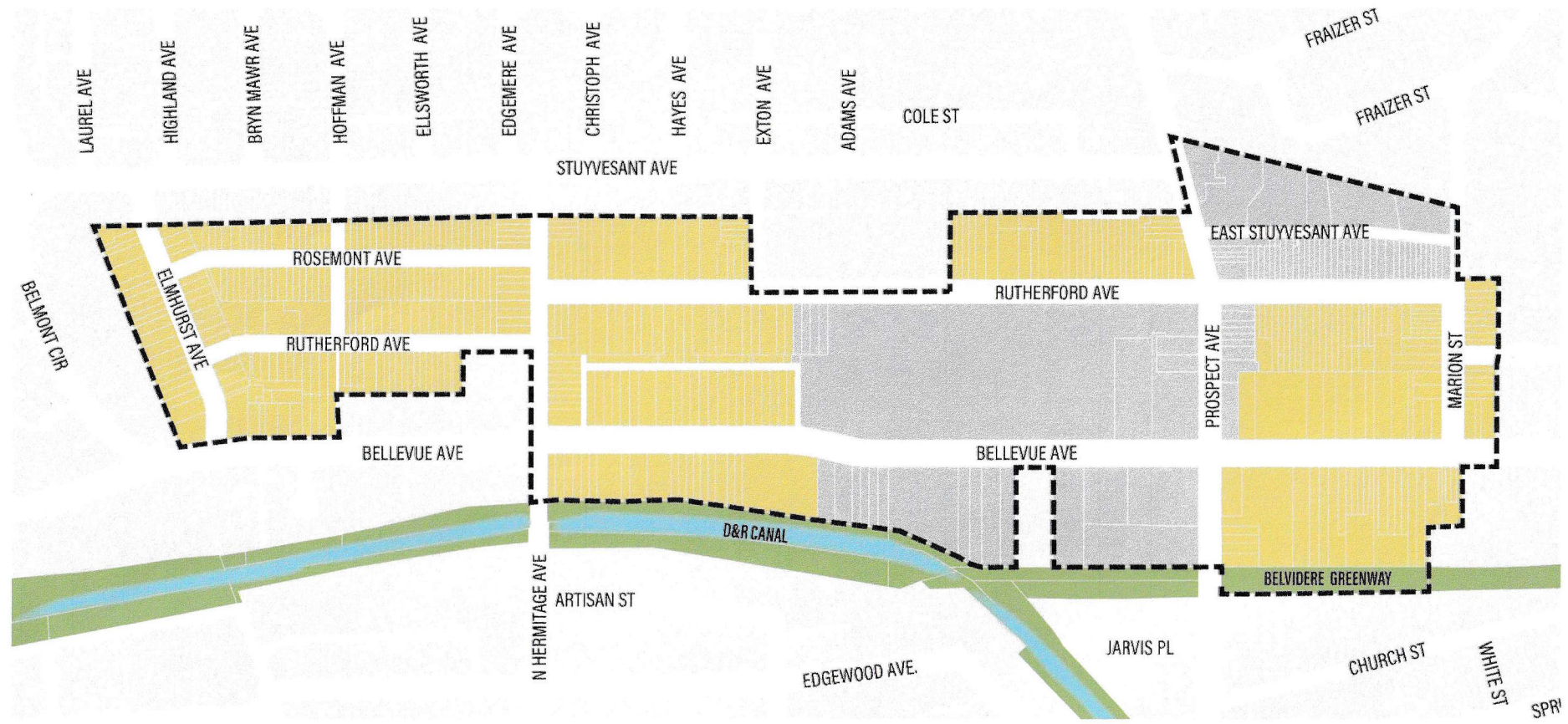
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# RENOVATION & INFILL SUB-AREA



 BELLEVUE-RUTHERFORD REDEVELOPMENT AREA

 RESIDENTIAL & INFILL

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# RENOVATION & INFILL SUB-AREA

## PERMITTED USES:

- SEMI-DETACHED DWELLINGS
- TOWNHOUSE DWELLINGS
- APARTMENT DWELLINGS



EXISTING HOUSING STOCK



TOWNHOMES

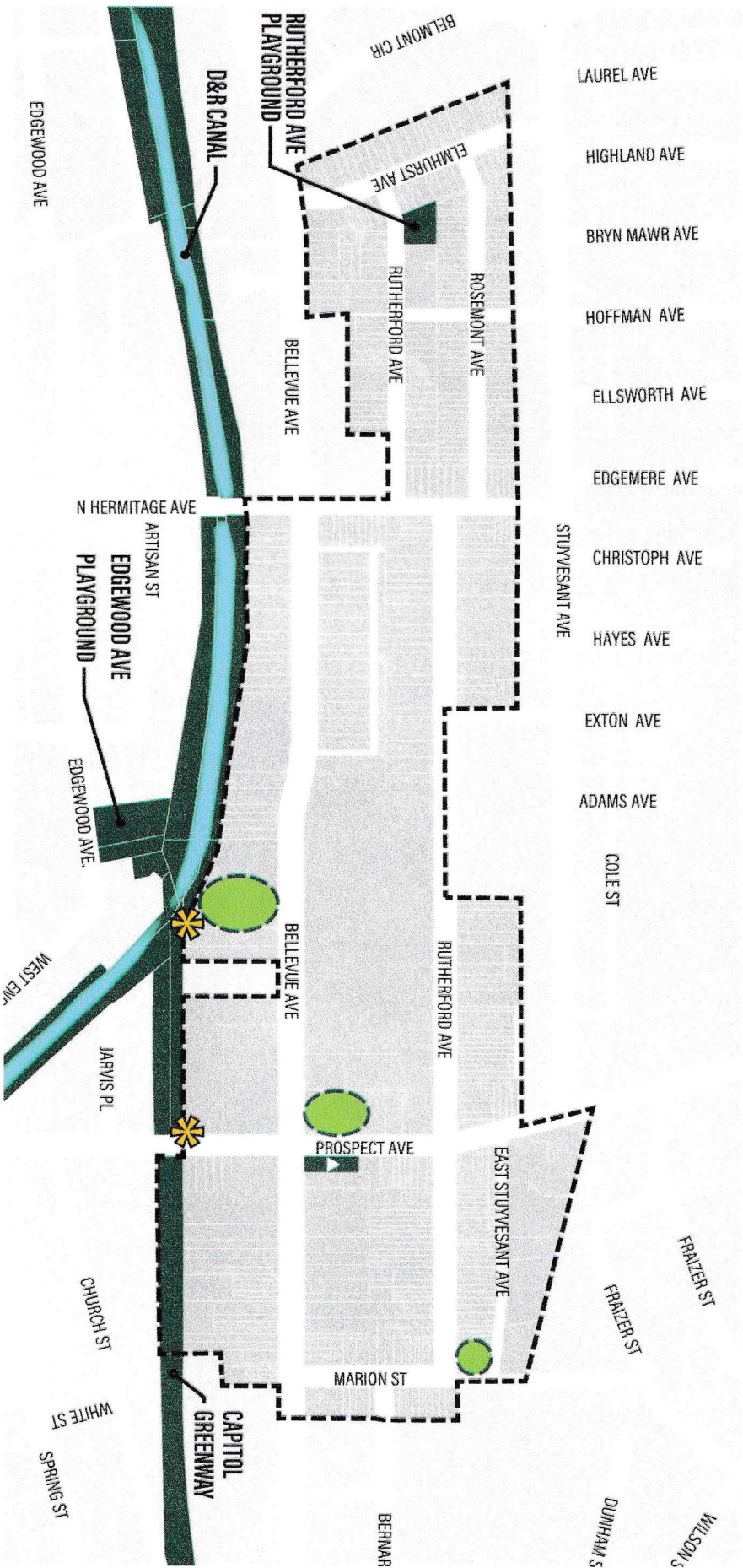
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# PROPOSED OPEN SPACE



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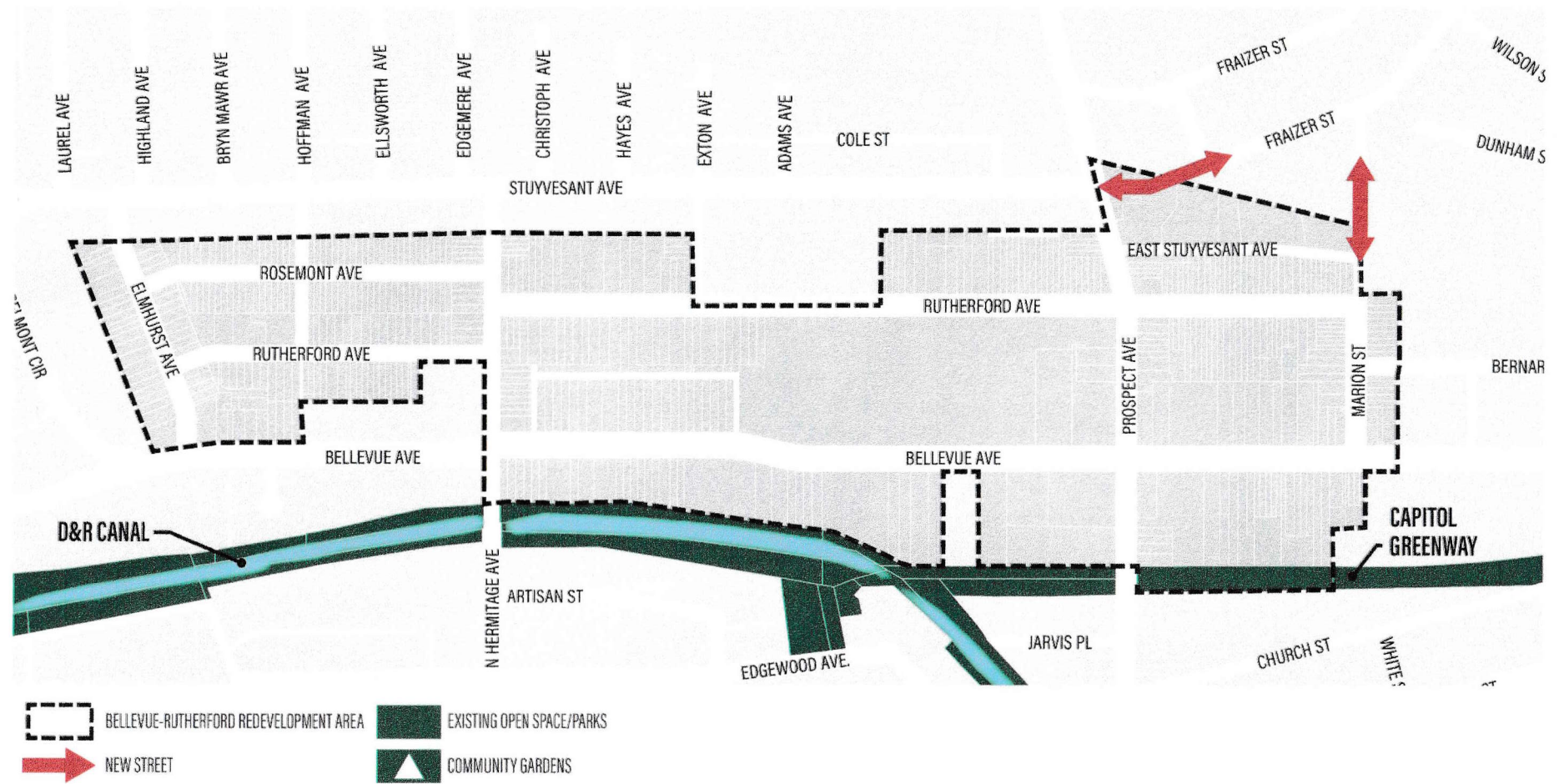
-  BELLEVUE-RUTHERFORD REDEVELOPMENT AREA
-  D&R CANAL AND BELLEVUE GREENWAY/OPEN SPACE
-  PROPOSED OPEN SPACE/ACCESS LOCATION
-  COMMUNITY GARDENS
-  PROPOSED GREENWAY ACCESS



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# CIRCULATION



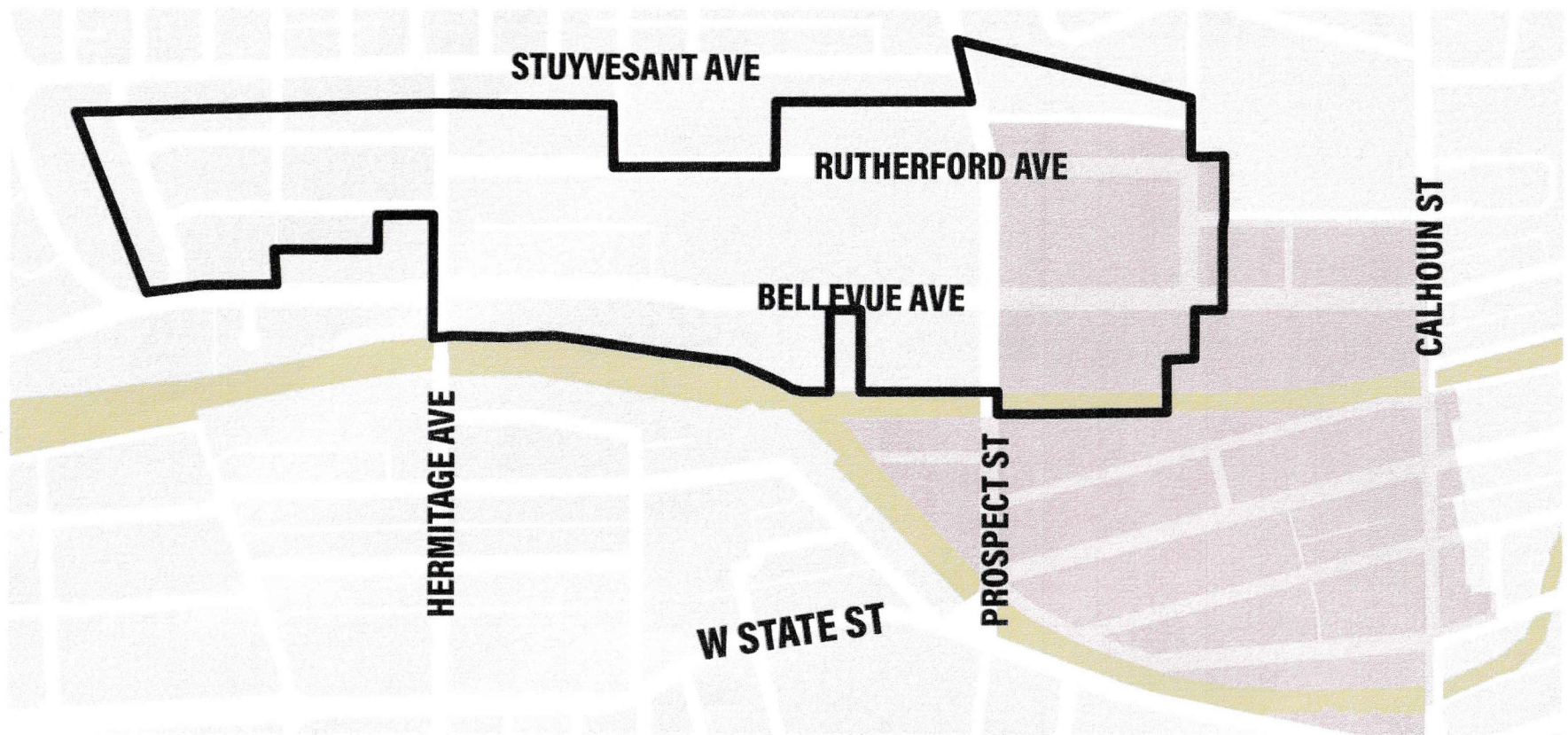
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# CENTRAL WEST REDEVELOPMENT AREA



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# PROJECTED DEVELOPMENT OVERVIEW



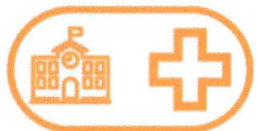
**MARKET RATE RESIDENTIAL: 417 UNITS**



**OFFICE SPACE: 144,000 SQUARE FEET**



**RETAIL/MARKET SPACE: 35,200 SQUARE FEET**



**EDUCATIONAL/MEDICAL SPACE: 300,000 SQUARE FEET**

\*SQUARE FOOTAGES AND UNIT COUNTS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL CONCEPT PLAN AND PHASING OF THE PROJECT

# ECONOMIC IMPACT

REDEVELOPMENT OF MERCER HOSPITAL WILL HAVE A SIGNIFICANT ECONOMIC IMPACT ON TRENTON AND THE SURROUNDING AREA



\*ECONOMIC IMPACT, JOBS AND ESTIMATED WAGES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL CONCEPT PLAN AND PHASING OF THE PROJECT

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# COMMUNITY ENGAGEMENT & PLAN ADOPTION



## COMMUNITY MEETINGS

- **COMMUNITY MEETINGS**
  1. PRELIMINARY CONCEPTS
  2. UPDATED CONCEPTS BASED ON COMMUNITY INPUT
  3. DRAFT PLAN
- **CITY COUNCIL INTRODUCTION**
- **PLANNING BOARD REVIEW**
- **CITY COUNCIL ADOPTION**

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