

CITY OF TRENTON | MERCER COUNTY

MERCER HOSPITAL REDEVELOPMENT

BELLEVUE-RUTHERFORD REDEVELOPMENT AREA



September 21, 2021

MERCER HOSPITAL REDEVELOPMENT PLAN
BELLEVUE-RUTHERFORD REDEVELOPMENT AREA

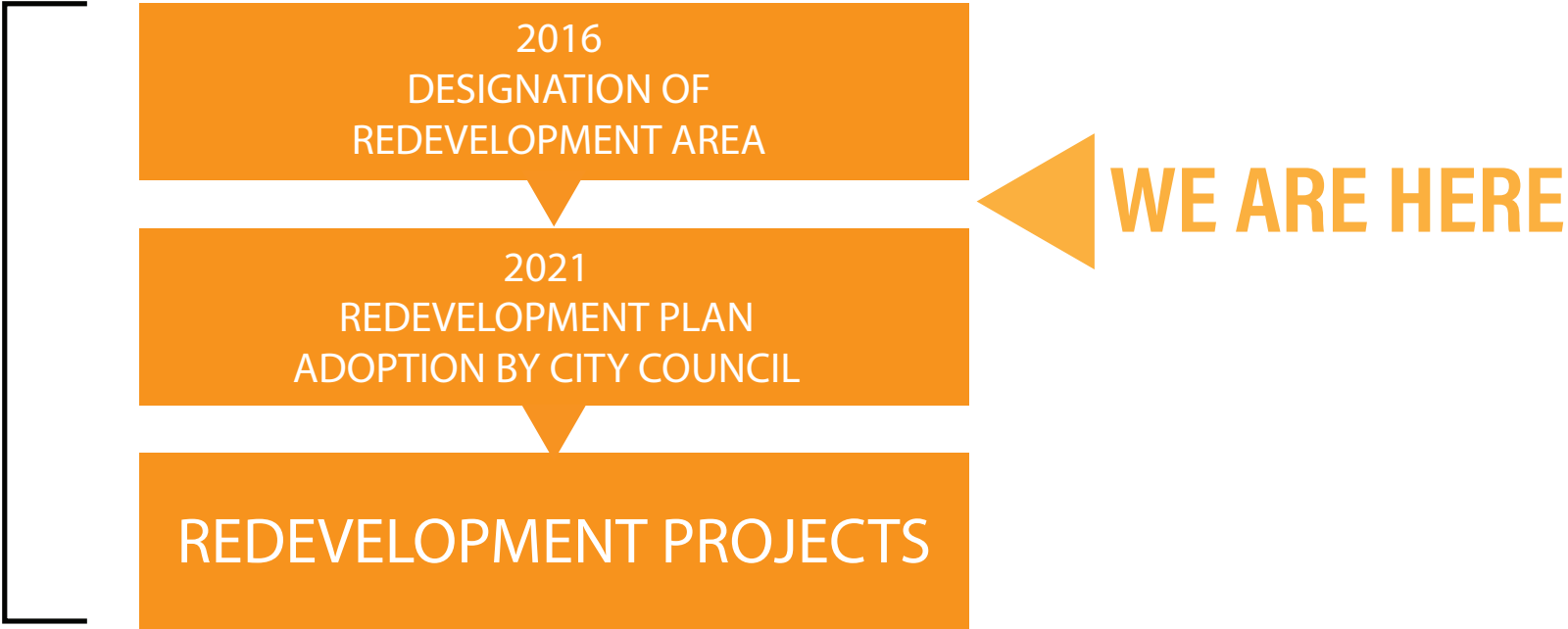


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MERCER HOSPITAL REDEVELOPMENT

PROCESS



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
- Robin M. Vaughn, Councilwoman
- 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

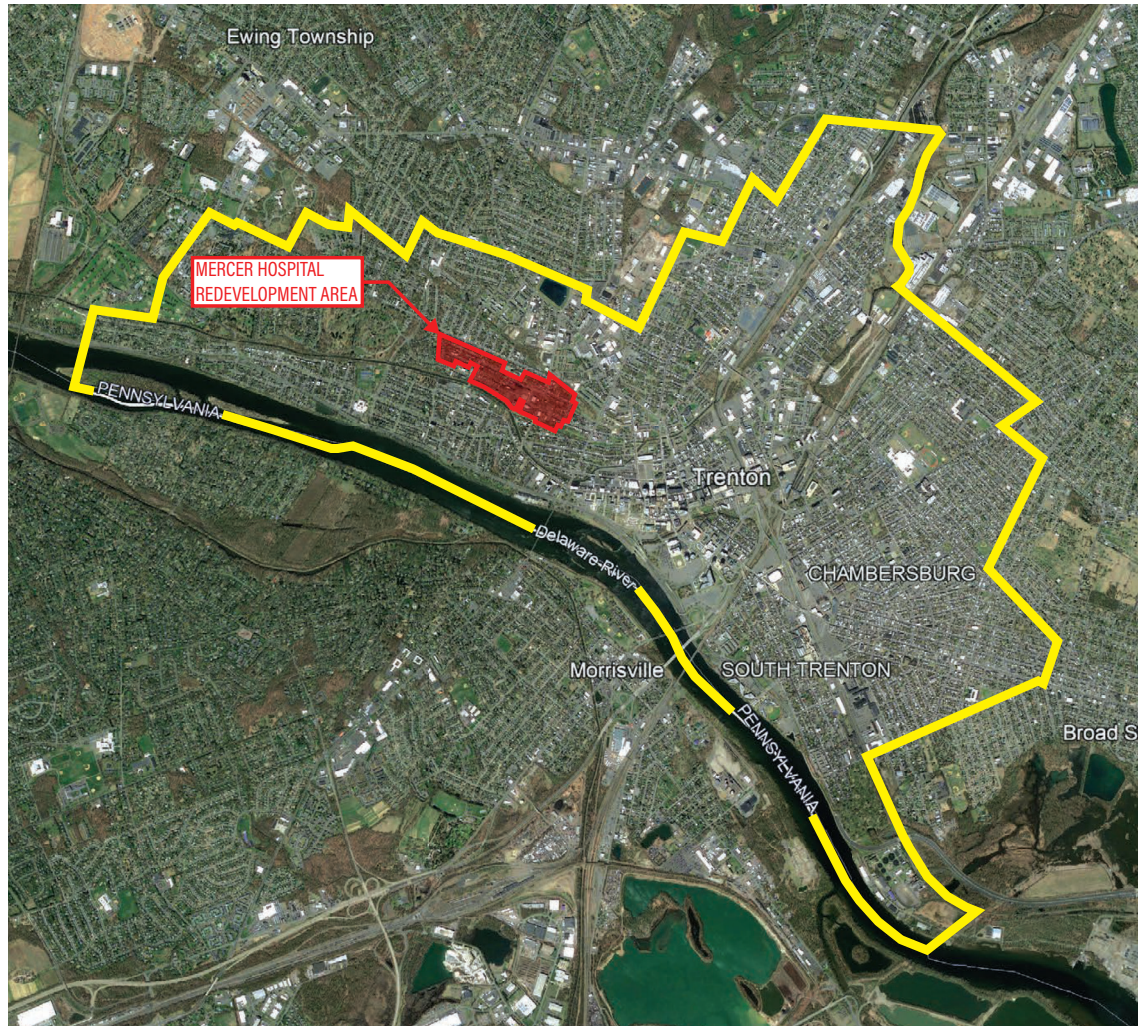
WHAT DO WE INTEND TO ACCOMPLISH WITH THE REDEVELOPMENT PLAN?

- 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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


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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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NEIGHBORHOOD



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OPEN SPACE



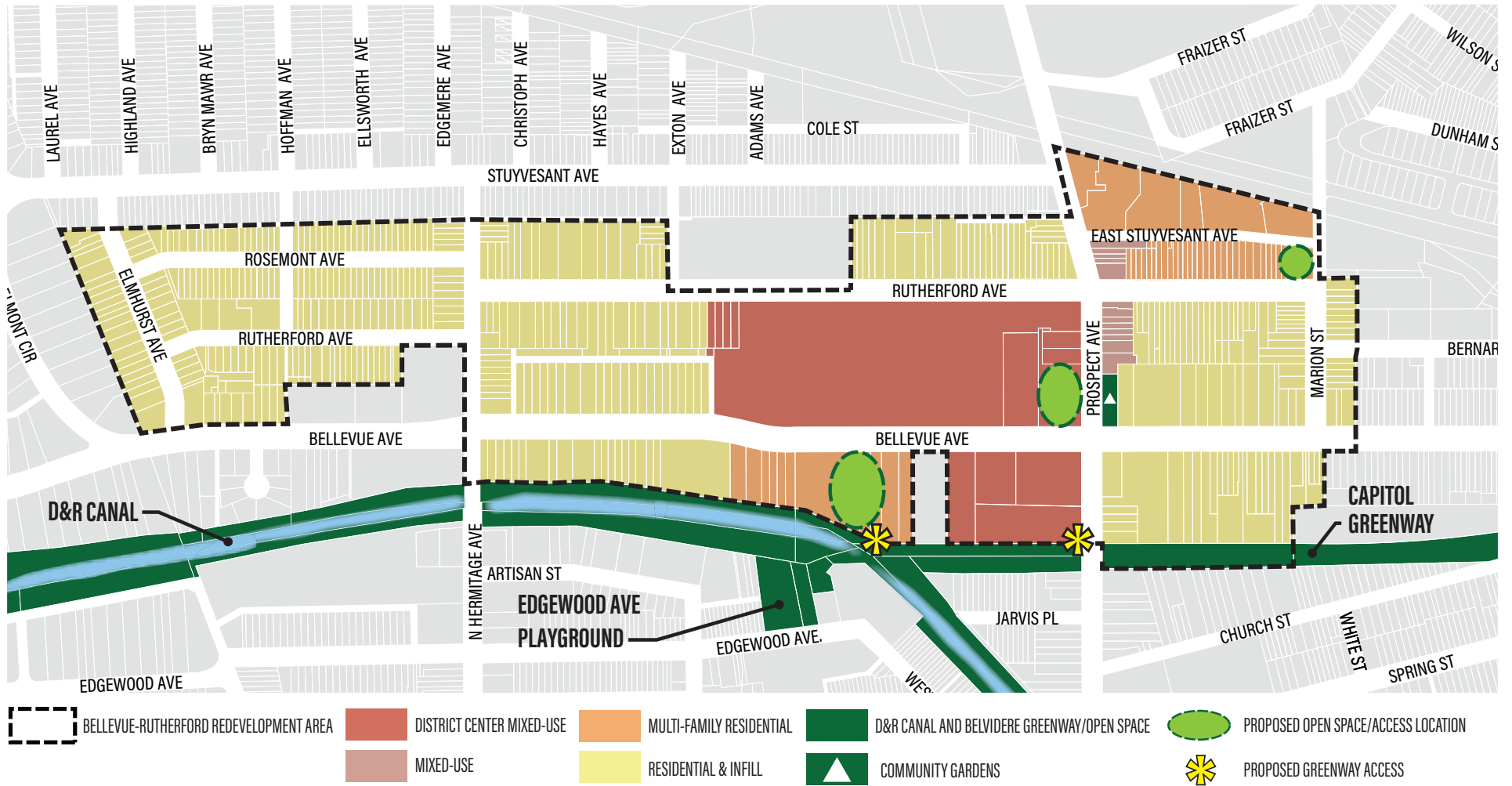
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LAND USE & PROPOSED OPEN SPACE



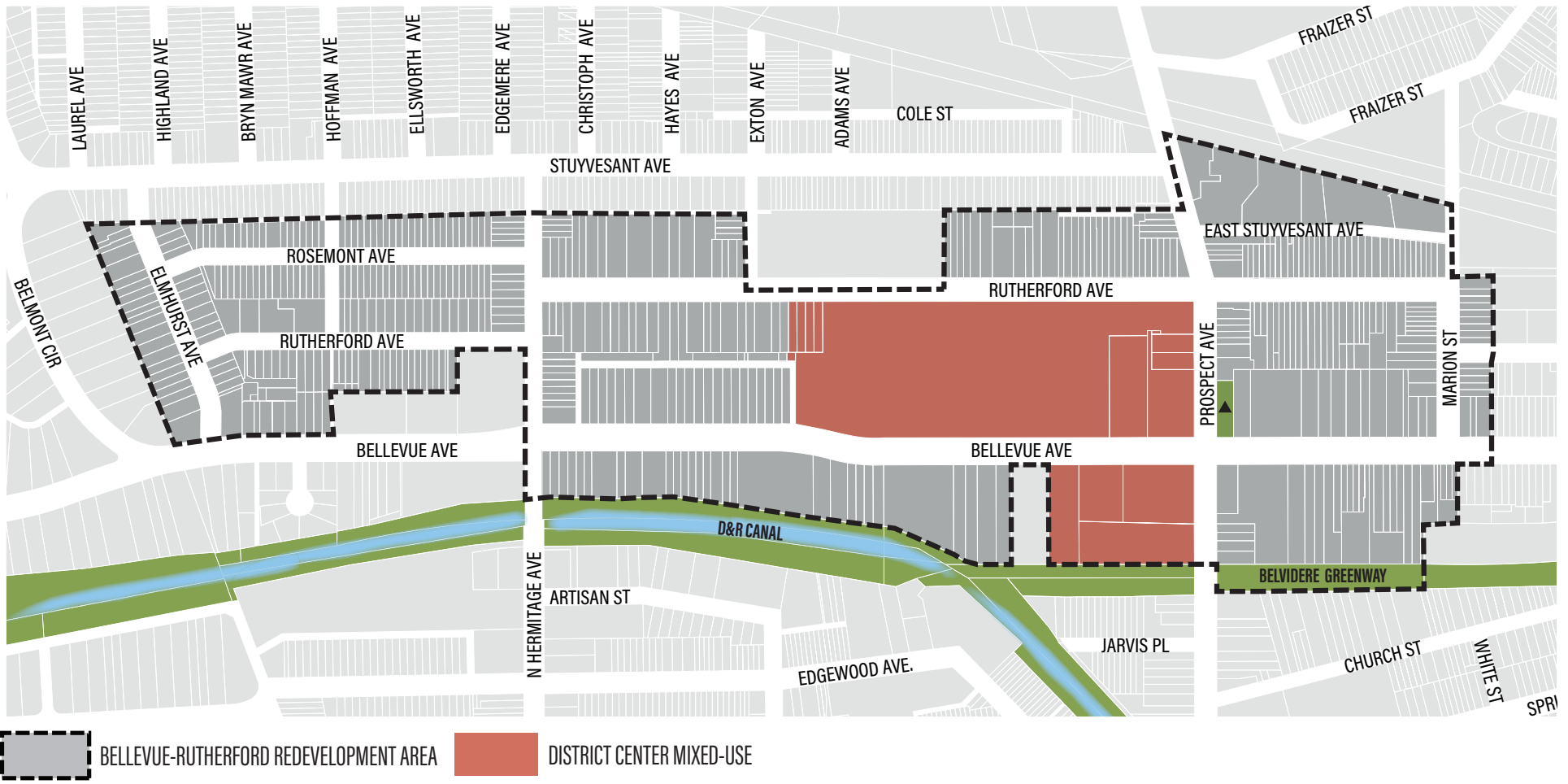
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DISTRICT CENTER MIXED-USE SUB-AREA



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



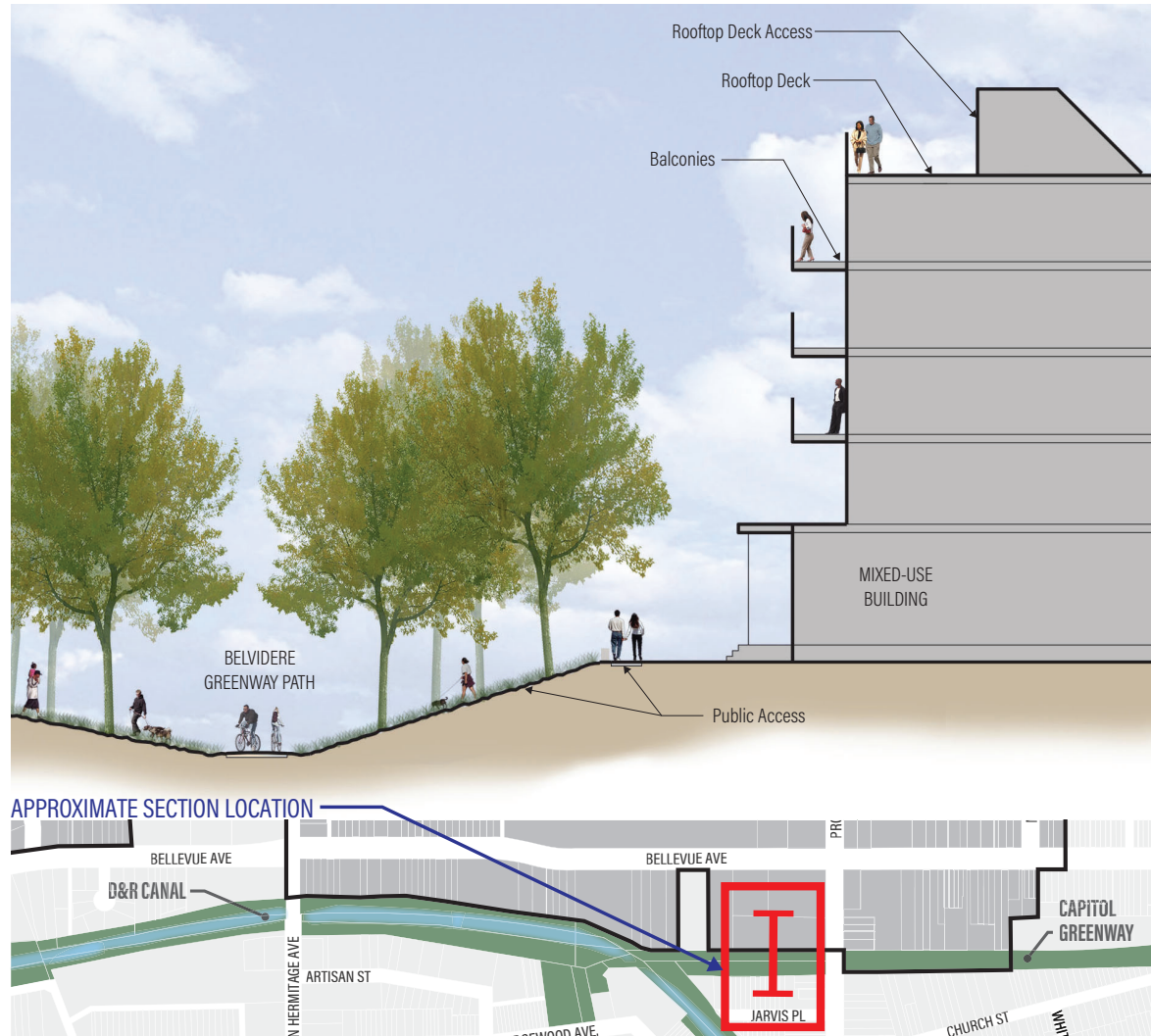
ART GALLERY



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BELVIDERE GREENWAY AT DISTRICT CENTER MIXED-USE



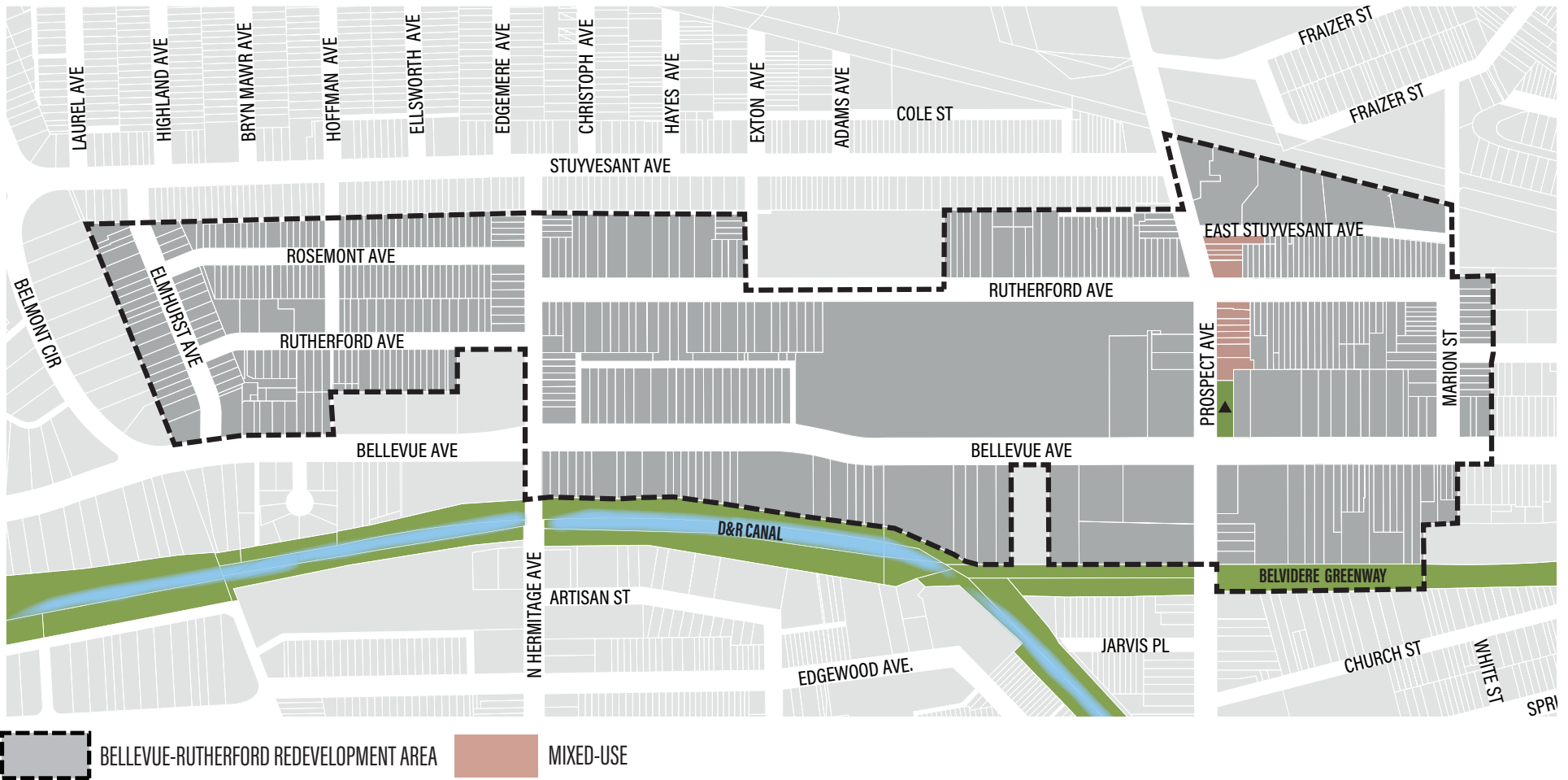
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MIXED-USE SUB-AREA



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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

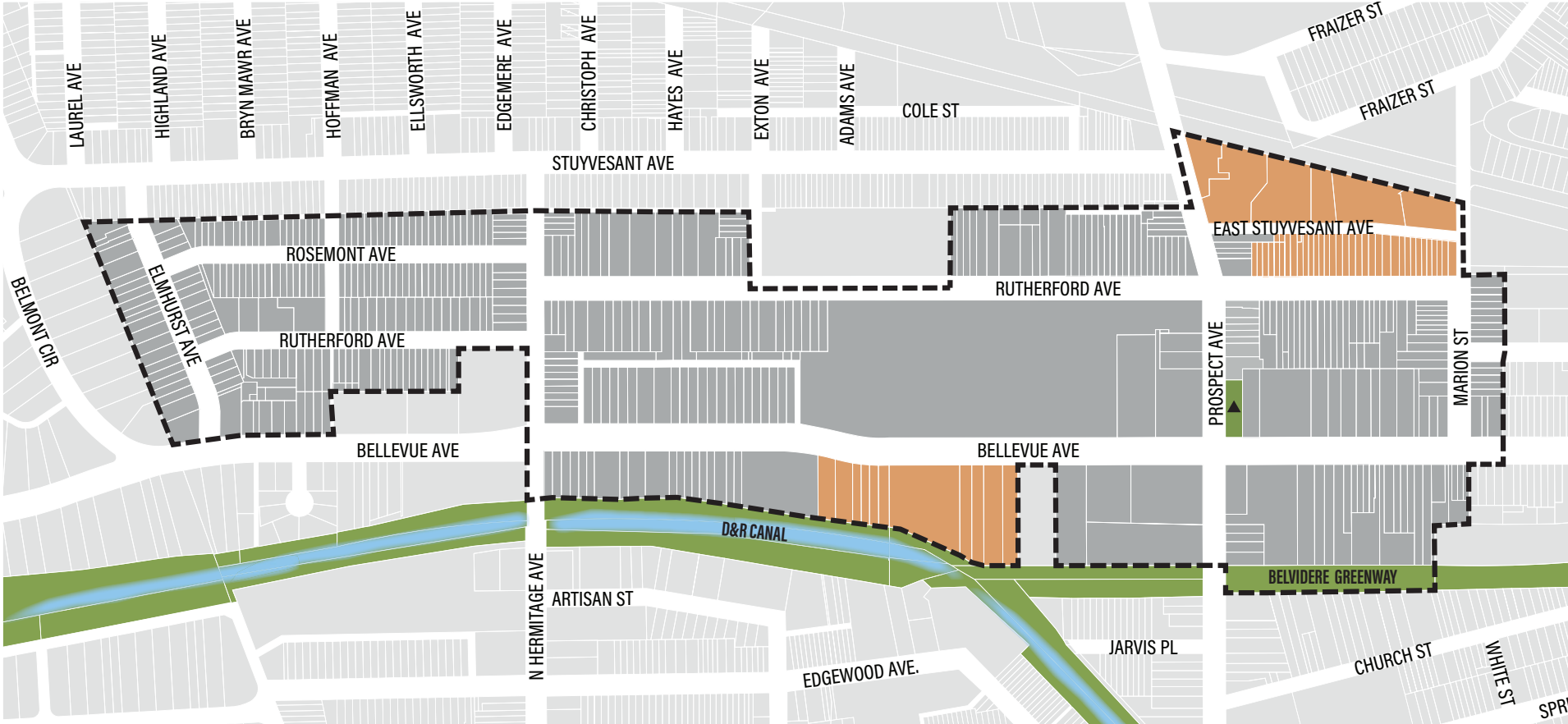


MIXED-USE BUILDING



TECH OFFICE

MULTI-FAMILY SUB-AREA



BELLEVUE-RUTHERFORD REDEVELOPMENT AREA



MULTI-FAMILY RESIDENTIAL



MULTI-FAMILY RESIDENTIAL SUB-AREA

PERMITTED USES:

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

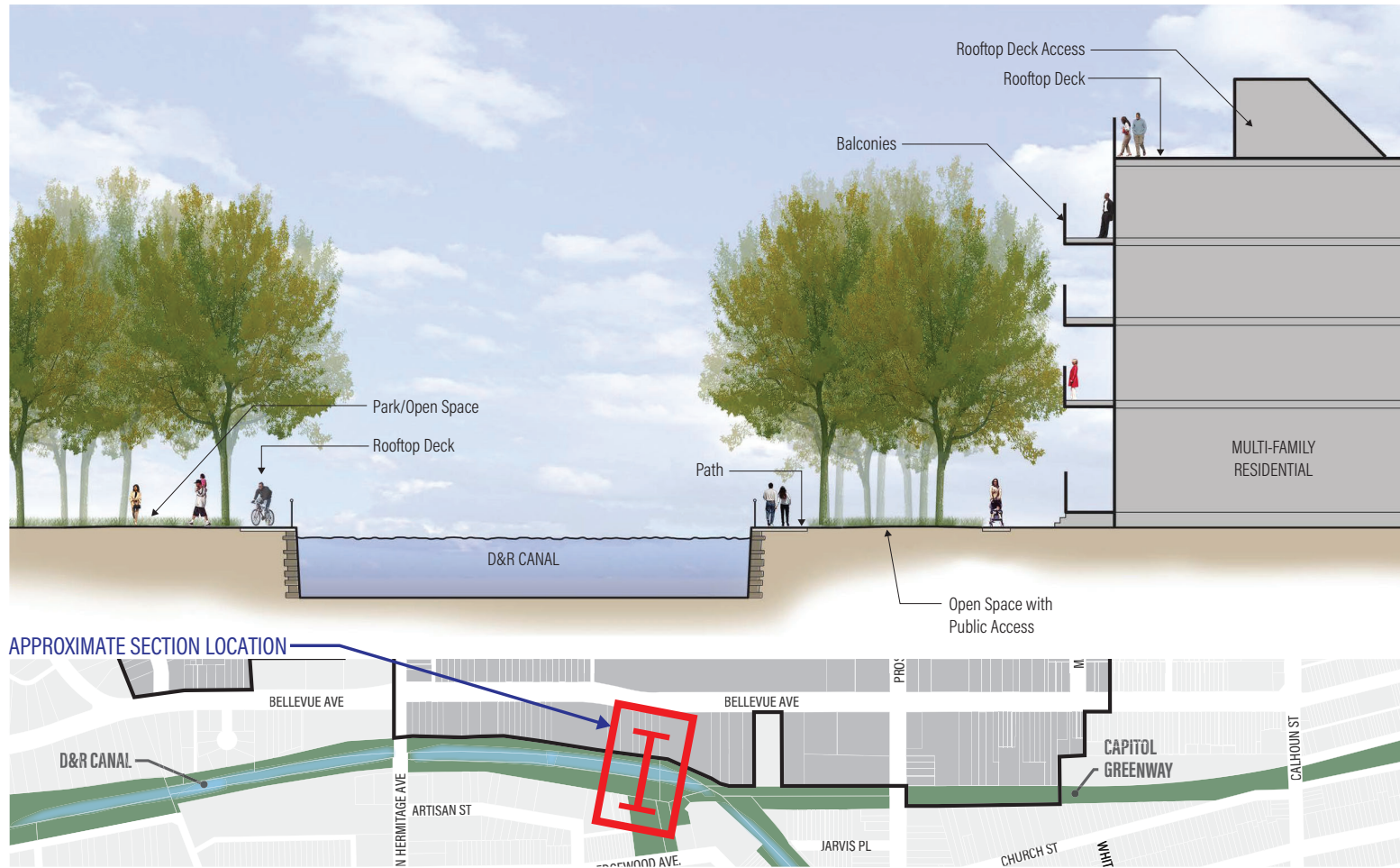


MULTI-STORY APARTMENTS



TOWNHOMES

D&R CANAL PARK AT MULTI-FAMILY RESIDENTIAL



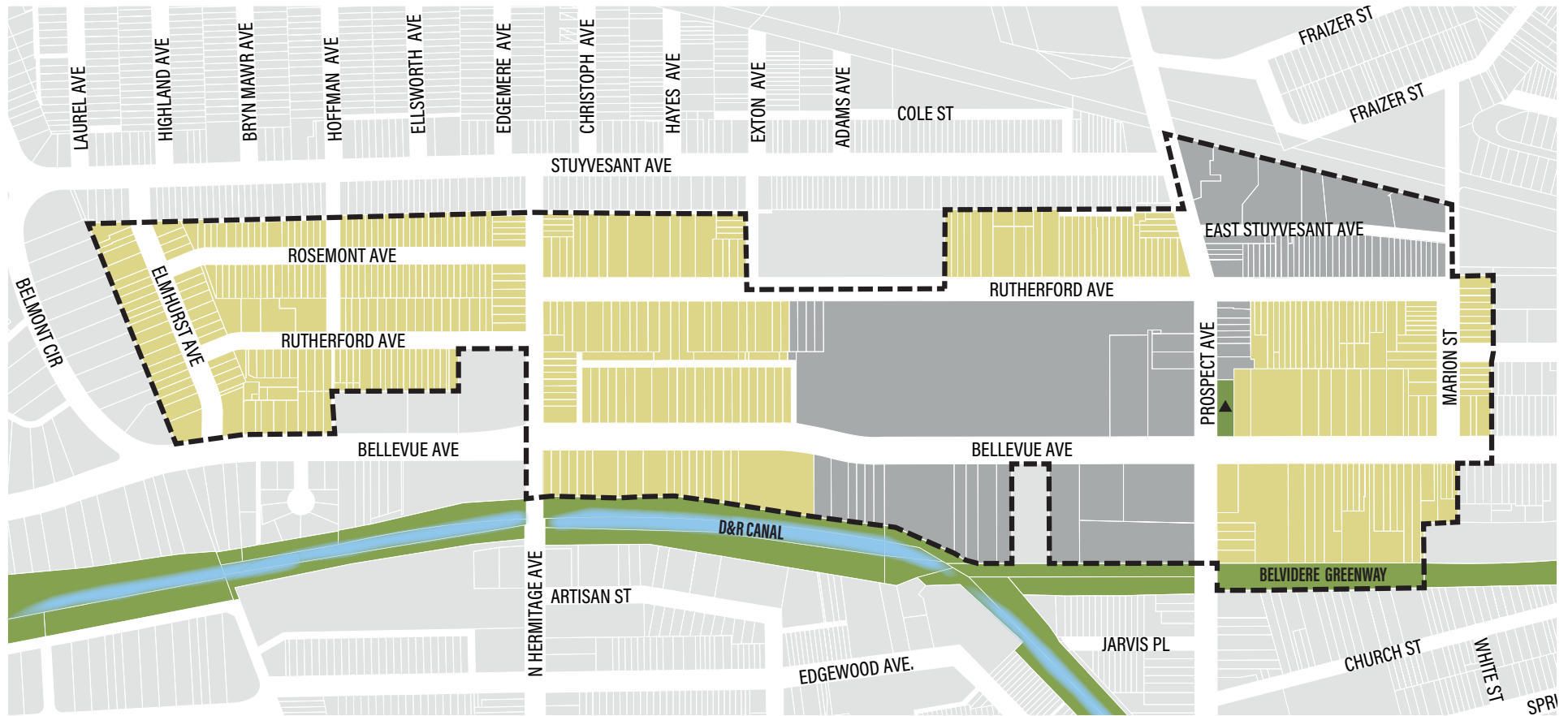
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RENOVATION & INFILL SUB-AREA



 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



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

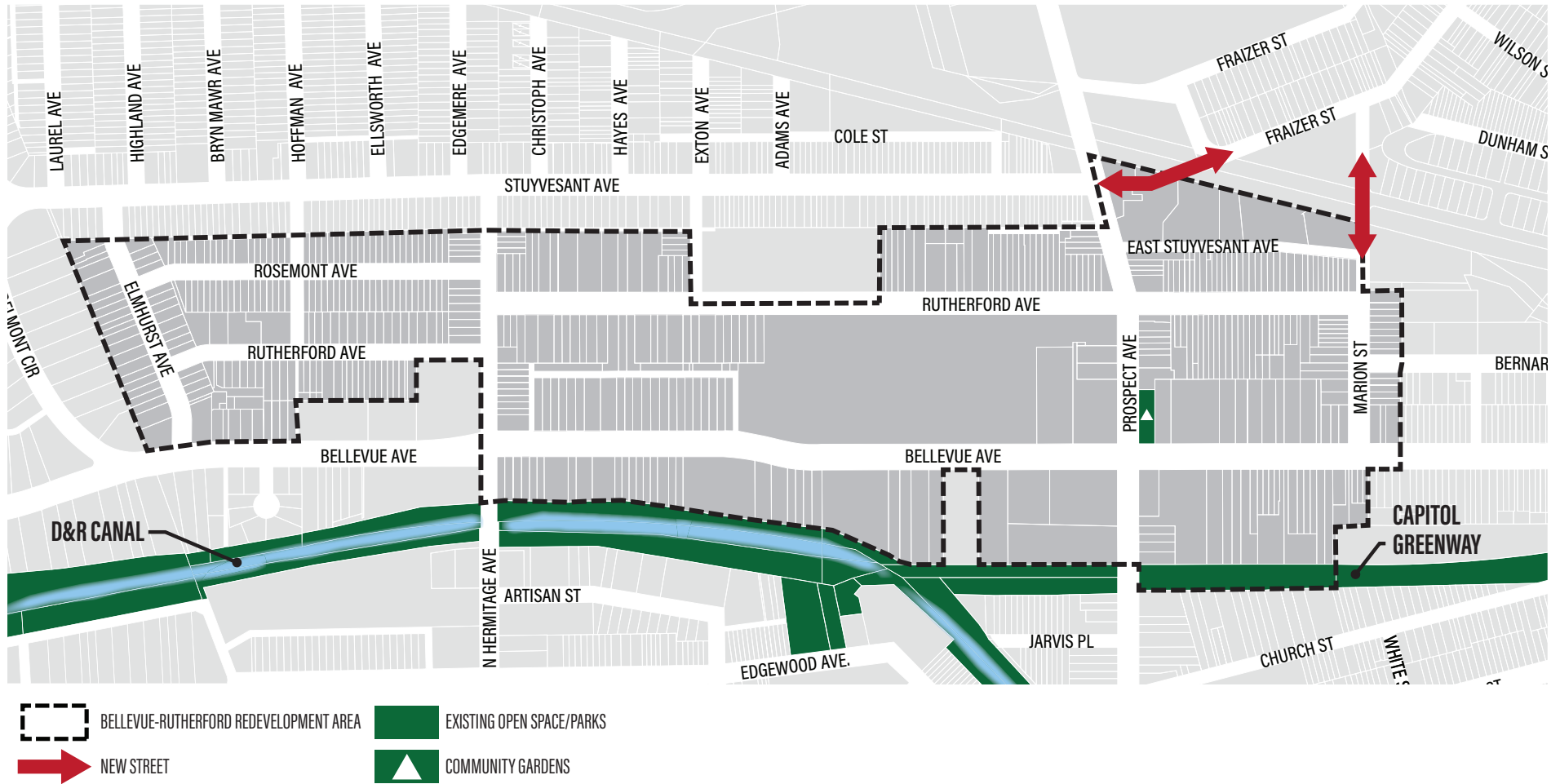
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CIRCULATION



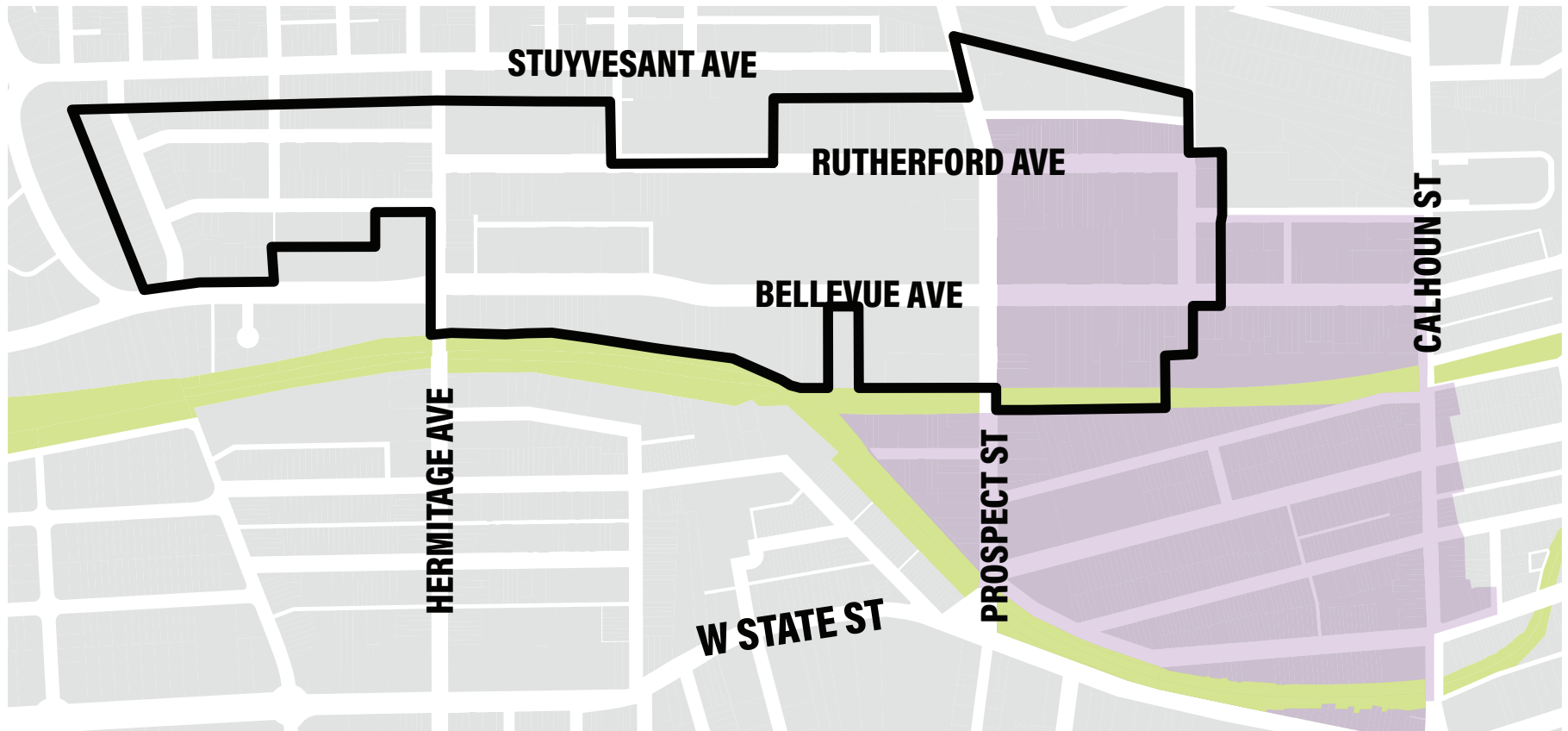
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CENTRAL WEST REDEVELOPMENT AREA



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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



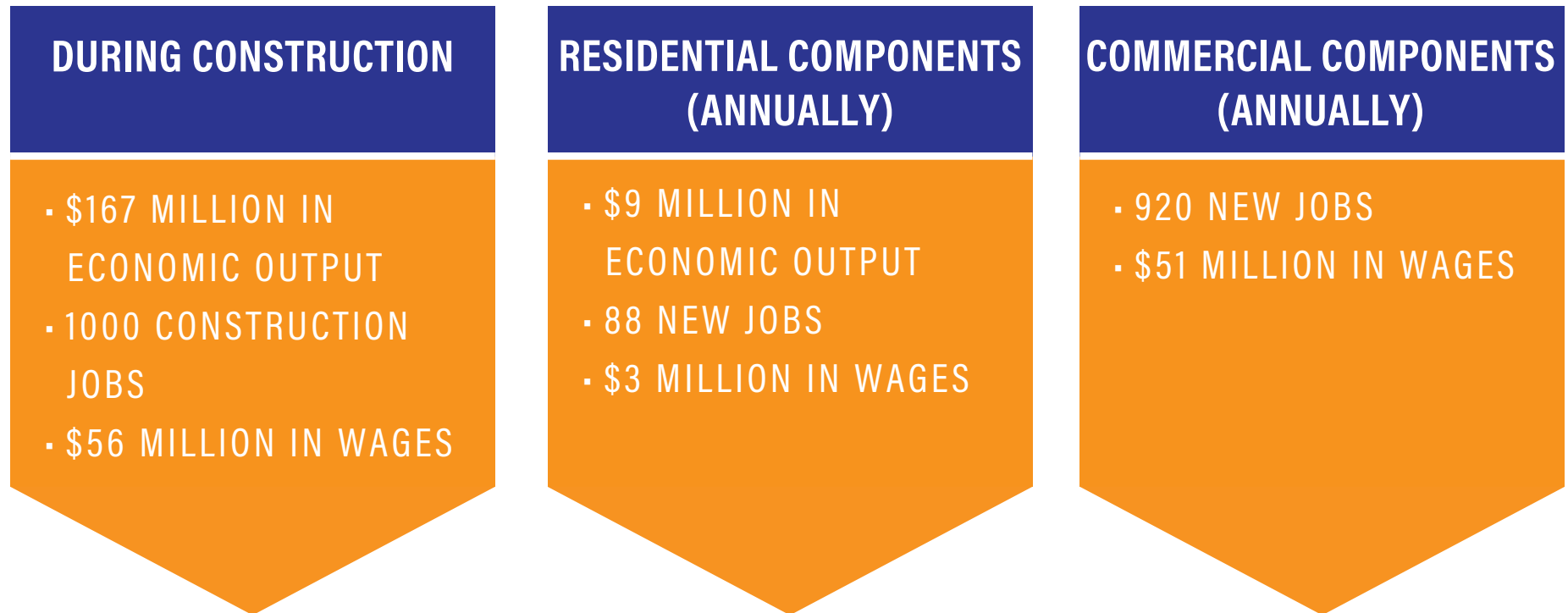
EDUCATIONAL/MEDICAL SPACE: 300,000 SQUARE FEET

*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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