

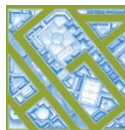


ST. JOSEPH'S HOSPITAL Redevelopment Plan

City of Paterson, New Jersey

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Introduction

The City of Paterson has made redevelopment a prominent feature of its initiatives and efforts at urban revitalization. South Paterson, in particular the areas surrounding St. Joseph's Regional Medical Center on Main Street, has been a focal point for economic development initiatives to capitalize on the major role that the hospital plays in the regional economy. In order to facilitate economic development around the hospital, the area known as "Area 11" was designated as an Area in Need of Rehabilitation in February of 2008. A Neighborhood Redevelopment Plan (Rehabilitation Plan) for the area was adopted by the City in April of 2008.

The Area 11 Neighborhood Redevelopment Plan provided a broad outline for the revitalization of a large area, 246 acres including public Rights-of-Way, and consisting of 980 parcels of the City. This Plan is narrowly focused on two specific sites within the greater Area 11 Redevelopment Area. The hospital site and the lots across the street from the hospital on the corner of Main Street and Court Street, are being targeted for this Redevelopment Plan. In order to maximize the potential of these two areas and support the growth of the Area, this Plan identifies detailed goals and standards for the development of those prime opportunity sites.

This Plan shall serve as an amendment to the Area 11 Neighborhood Redevelopment Plan, and as a stand-alone redevelopment plan (herein referred to as the St. Joseph's Hospital Redevelopment Plan) for these two specific areas within the larger Area 11 Neighborhood Redevelopment Area. The remaining Area 11 Rehabilitation Area shall be controlled by the existing Area 11 Redevelopment Plan.

Area and site description

There are two sites that are included in this Redevelopment Plan. These two sites are depicted in the Aerial Map. They are both located in the south side of Paterson along Main Street. The two sites are the St. Joseph's Regional Medical Center campus, and the vacant area across Main Street from the hospital on the corner of Main Street and Court Street. Both sites are also located within the boundaries of the Urban Enterprise Zone (UEZ) of the City.

The first site is the campus of St. Joseph's Regional Medical Center, Block 5804 Lot 1, and Block 5803 Lots 1, 2, and 3, which is the entire hospital campus between Main Street, Straight Street/Hospital Plaza, and the railroad. This site is approximately 20 acres in area, and is currently improved with a number of structures, including the hospital buildings, a parking garage, and other support structures and facilities. The lots have access from Main Street, Straight Street, and Getty Avenue. Excluded from this Area are the two small lots on the corner of Main Street and Hospital Plaza, Block 5804 lots 2 and 3. These two lots make up the St. Agnes Church and Rectory and its parking lot.

The second site consists of three lots between Court Street and the NJ Transit railroad along Main Street. Block 5603 Lots 1, 2, and 3 together are 29,400 square feet in area (0.67 acres) and are currently vacant. All three lots have frontage along Main Street, while Lot 1 also has frontage on Court Street. Lot

3 is an irregularly shaped parcel which abuts the railroad Right-of-Way. These lots also include the recently vacated section of the Courtland Street ROW. There were previously several buildings on these properties that have been removed.

Changes since the adoption of the Redevelopment Plan:

Since the adoption of the Area 11 Redevelopment Plan in 2008 there have been a number of changes to the area around St. Joseph's Regional Medical Center:

- The hospital has completed several expansion and renovation projects including:
 - A new medical center lobby was recently completed, which includes a women's and children's waiting area, and a new board/conference room.
 - A new 183,000 square foot critical care building which includes 88 treatment areas, and 12 operating theaters, pre-operative, and post-operative areas.
 - A new 1,000 + space parking garage has been constructed on the southern end of the property.
- A new retail building on Main Street has been constructed which houses a fast food restaurant and convenience store.
- The proposed Hamiltonian hotel, conference center, restaurant and bar development was recently approved by the City Planning Board. The development is located on the hospital site between the main hospital facility and the new parking garage on the southern end of the property.
- New medical offices and medical related businesses have been constructed along Main Street near the hospital.



Statutory Requirements:

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - The master plans of contiguous municipalities;
 - The master plan of the County in which the municipality is located; and
 - The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

Plan Principles

- Support St. Joseph's Regional Medical Center in its mission to provide the best healthcare and related services to residents of Paterson and the region.
- Stimulate economic development and employment growth through complementary uses to the medical center.
- Incorporate a hotel, conference center, medical offices, and a medical school into the sites in a way that is appropriate for the neighborhood context.
- Promote high quality in architectural design that is appropriate for the context of South Paterson, and adds to the aesthetic beauty of the City.
- Orient design towards the street and the public realm to encourage street activity on Main Street, and development of a neighborhood in South Paterson.
- Further the planning goals stated in the Area 11 Redevelopment Plan, and the 2014 Paterson Master Plan.

Goals and Objectives

- To capitalize on the site's proximity to St. Joseph's Regional Medical Center as an economic engine for Paterson.
- To encourage the development of a hotel and conference center to support the hospital.
- To provide opportunities for the development of medical office space, medical laboratory space and other related uses near the hospital.
- To provide for the opportunity to locate a medical school in close proximity to the hospital.
- To meet parking demand within the Area.
- To maximize the leveraging of public and private funding to accomplish the redevelopment of the Area.

Relationship of Plan to City Land Development Regulations

The Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The Plan supersedes the use, bulk, and design standard provisions of the City's Land Development Regulations. This Plan also supersedes the Area 11 Redevelopment Plan, as it relates to this area only.

Any deviation from permitted use standards, or height of a principal structure standards which would result in a "d" variance pursuant to N.J.S.A. 40:55D-70d, shall be addressed as an amendment to the Plan. Neither the Planning Board nor the Board of Adjustment shall have authority to allow deviations which would result in a "d" variance. The Planning Board shall have power to grant relief from other bulk and dimensional requirements of this Plan to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70c.

All exceptions or waivers from design standards from the requirements for site plan or subdivision approval shall also be granted by the City Planning Board.

All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D-1, et seq.

Final adoption of this Redevelopment Plan by the City Council shall be considered an amendment to the City Zoning Ordinance and Official Zoning Map.

Land Use Plan

This Plan identifies two distinct land use districts to govern the use of land within the area. These two districts coincide with the two different sites that make up the Area. Block 5603 Lots 1, 2, and 3 make up the Medical Office & School District, while Block 5804 Lot 1, and Block 5803 Lots 1, 2, and 3 (hospital campus) makes up the Hospital District. These two districts are shown on the Redevelopment Districts Map.

HOSPITAL DISTRICT

Purpose: The purpose of this district is to take advantage of the importance of St. Joseph's Regional Medical Center as one of the most significant regional assets in the City of Paterson. This district is intended to facilitate any future expansion of the hospital and its related accessory uses in a manner that is beneficial to the entire neighborhood. In addition to the hospital itself, this district is intended to create space for a hotel and conference center adjacent to the hospital.

Permitted Principal Uses

- Hospitals
- Medical Testing Laboratories
- Medical Supply Distributors
- Pharmacies
- Medical Offices
- Professional Offices
- Retail Sales and Services
- Child-Care Facilities
- Health and Fitness Centers
- Financial Institutions (without drive-thru)
- Eating and Drinking Establishments (without drive-thru)
- Hotels
- Conference Centers

Permitted Accessory Uses

- Surface Parking
- Structured Parking
- Ballrooms and Event spaces
- Any other uses or structures customarily incidental to one of the permitted principal uses

Bulk Standards

- Minimum Perimeter Setback: 0 feet
- Maximum Building Coverage: 70%
- Maximum Impervious Coverage 90%

- Maximum Building Height: 14 Stories or 165 feet (mixed-use hotels with conference centers are permitted to 25 Stories or 300 feet)

MEDICAL OFFICE/SCHOOL DISTRICT

Purpose: The purpose of this district is to capitalize on the district's proximity to the hospital and create a synergistic relationship between St. Joseph's Regional Medical Center and the introduction of a new medical school to the area, along with new medical offices and other related facilities.

Permitted Principal Uses

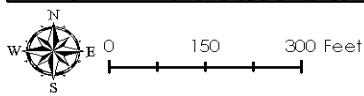
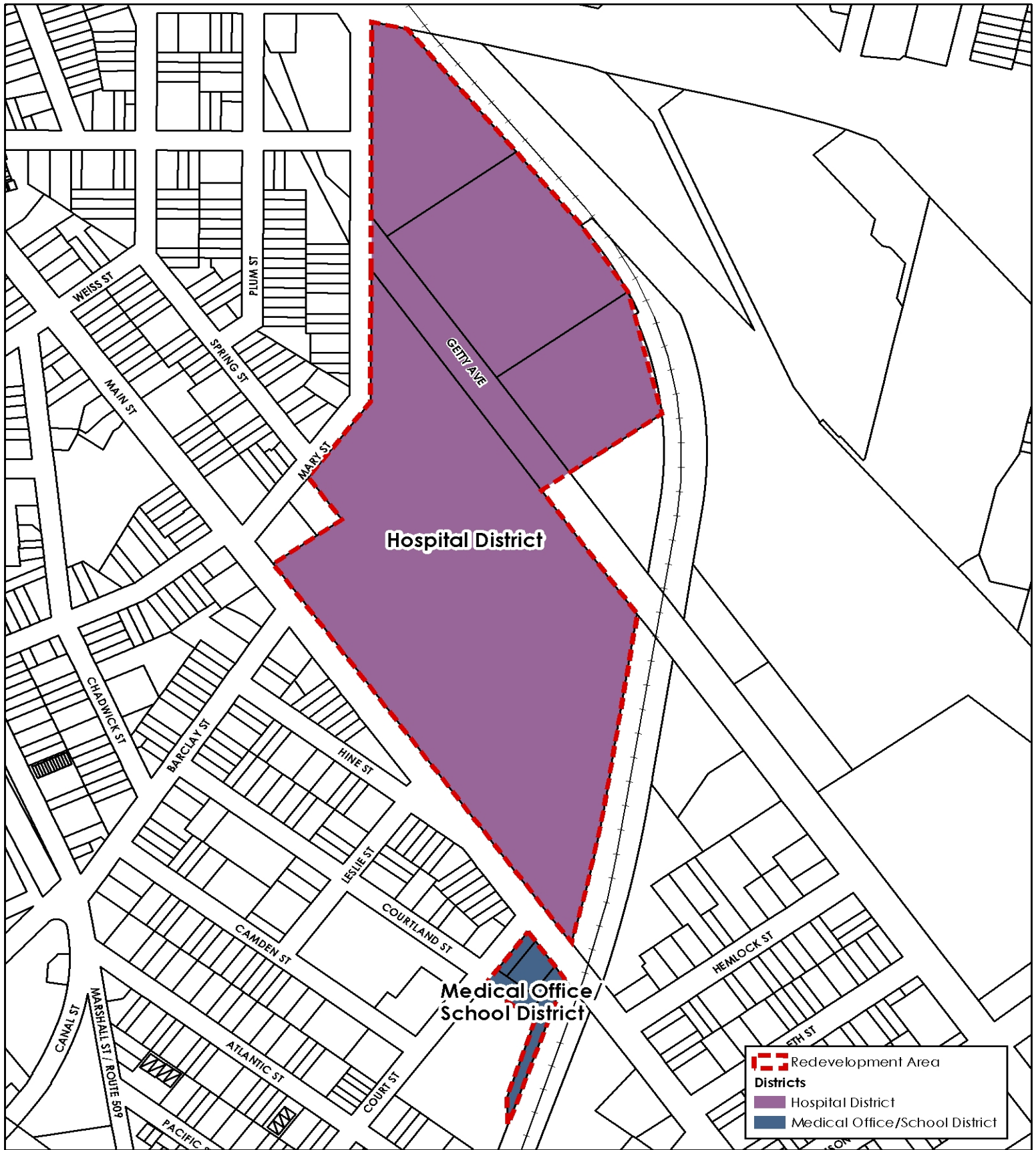
- Hospitals
- Medical Testing Laboratories
- Pharmacies
- Medical Offices
- Physician Clinics
- Professional Offices
- Retail Sales and Service
- Health and Fitness Centers
- Childcare Facilities
- Financial Institutions (without drive-thru)
- Eating and Drinking Establishments (without drive-thru)
- Schools (including without limitation medical schools)

Permitted Accessory Uses

- Surface Parking
- Structured Parking
- Any other uses or structures customarily incidental to one of the permitted principal uses

Bulk Standards

- Minimum Lot Size: 22,000 square feet
- Minimum Front Yard: 0
- Minimum Rear Yard: 15 feet
- Minimum Side Yard: 0
- Maximum Building Coverage: 70%
- Maximum Impervious Coverage: 80%
- Maximum Building Height: 10 Stories or 120 feet



Source: NJGIN, NJDOT, NJGIS, NJDEP,
City of Paterson

Redevelopment Districts

St. Joseph's Hospital Redevelopment Plan



Design Standards:

The following standards are required of all new development controlled by this Plan. These design standards shall be the only design standards governing development within this Area. Any deviation in these standards shall require a design waiver.

Building Frontages and Lot Frontages

- a) All setback and building recesses along any street shall include an area of landscaping and/or decorative paving. Low fences, walls and gates may be provided along the landscape area but shall not exceed three (3) feet in height.
- b) All mechanical systems should be screened from line of sight from ground level from locations across adjoining streets.

Building Placement

- a) Build-to lines established.
 - 1) Build-to lines for all streets are 0 feet to 5 feet from front property lines, except where insufficient R.O.W. exists for ten (10') foot minimum sidewalk width requirements
 - 2) Adjustments to build-to lines to maintain visibility do not apply:
 - i. To buildings fronting a Public Plaza or Park space, or
 - ii. To building fronts, where wide sidewalks and on-street parking lanes allow the necessary visibility.

Building Size

- a) For multiple adjoining lots under single control, or for a single lot with multiple buildings, all standards apply to the combination of lot(s) and building(s).

Rooftop Appurtenances

- a) The following shall be considered roof appurtenances and may penetrate the maximum height limit by no more than twenty-five (25) feet so long as, in the aggregate, the appurtenances do not occupy more than 25% of the topmost roof:
 - 1) Chimneys and flues.
 - 2) Elevator or stair bulkheads, water tanks and mechanical equipment (such as air conditioning condensers).

- i. Parapets, cornices and other decorative architectural elements shall not count toward roof coverage so long as they are not higher than five feet above the roof slab.
- 3) Antenna, satellite dishes and cellular facilities shall not be visible from the street adjacent to the proposed development.

Architectural Design Standards

- a) Any of the following materials may be used for exterior walls and for columns, arches, and piers: Natural stone or brick, reinforced concrete (with smooth finish or with stucco), concrete block with stucco (CBS), wood (pressure-treated or naturally decay-resistant species), glass or metal. Other materials for exterior walls may be used only if approved as a deviation from these standards when explicit approval has been granted to vary from these standards.
- b) Buildings may have any of the following roof types: hip roofs, gable roofs, shed roofs, flat roofs, or mansard roofs. Sloping roofs may be constructed with one or more of the following roofing materials: Shingles (no imitation type products are permitted), asphalt (laminated dimensional shingles only), fiber-reinforced cement, metal, or clay, terra cotta or concrete tiles. Flat roofs may be constructed with any materials allowed by applicable building codes. Gutters and downspouts shall be metal. Other types of roofs and roofing materials are prohibited unless explicitly approved by the Planning Board.
- c) Non-residential developments consisting of two (2) or more buildings, whether individually owned or owned by separate entities, shall maintain a consistent design theme including building silhouette, architectural style and scale; massing of building form; surface material, finish and texture; decorative features; window and doorway proportions, entry way placement and location, signage and landscaping) throughout the development. Within this overall design theme, individual buildings may be differentiated by size, shape, detailing and fenestration.
- d) All additions, alterations and accessory buildings shall be compatible with the principal structure and design and material and shall share a common architectural theme

Parking Standards

General Parking Requirements

- a) No exhaust area or vent shall open directly into any street or park space.
- b) All self-parking spaces shall be a minimum of 8.5 feet in width by 18 feet in depth.
- c) All aisles shall be a minimum of 22 feet in width.

- d) Upon Planning Board approval, up to 15% of the total parking spaces provided within a single block of development may be compact spaces. Compact spaces shall be a minimum of 8 feet in width by 16 feet in depth.
- e) Off-site parking for the Medical Office/School District may be provided in the adjacent Hospital District if evidence is provided to the Planning Board that the parking needs can be satisfactorily accommodated.

Parking Ratios

The following ratios shall apply to determine the number of off-street parking requirements:

Shared parking for complementary uses is encouraged. If complementary uses can be demonstrated, parking requirements may be reduced, subject to a demonstration satisfactory to the Planning Board that a shared parking arrangement is possible and will serve the parking needs of the uses.

- a) Retail — One (1) per 2,500 square feet
- b) Office space and schools — One (1) per 1,000 square feet
- c) Hotel — One (1) per room
- d) Hospital – One and a half (1.5) spaces per 2 beds plus one (1) space per 2 employees on maximum shift.
- e) Eating and Drinking Establishments – One (1) space per 3 seats.
- f) Conference/Event Space – One (1) space per 200 square feet.

Loading Standards

- a) All loading areas for non-residential uses shall be enclosed and their doors kept closed except when loading and unloading. Trash and recycling materials must be kept inside the loading area prior to pick-up.
- b) Only hotels are required to have off-street loading berths.
 - 1) Hotels with Conference Centers
 - i. First 100,000 square feet – One (1)
 - ii. Each additional 50,000 square feet or fraction thereof – One (1)

Signage Standards

- a) Purpose of this section. The purpose of this section is to restrict inappropriate signage and to encourage signage that is appropriate for St. Joseph's Hospital and related uses.
- b) Permitted signs. The following types of signs are permitted:
 - 1) Wall signs.
 - i. One wall sign per street façade is permitted.
 - ii. Maximum area of 200 square feet per sign.
 - 2) Ground signs
 - i. One per street façade
 - ii. Up to 4 feet in height
 - iii. Maximum area of 20 square feet
 - iv. Each sign may be one or two sided
 - v. Cannot be located within a required sight triangle area
 - 3) Banners and or flags will be allowed on a temporary basis through municipal permits.
 - 4) Directional Signs.
 - i. Maximum area of 3 square feet
 - ii. Parking garage signs indicating a garage height warning may have a maximum area of 5 square feet
 - 5) Building ID sign. One building mounted street name and number sign is permitted, with a maximum area of 20 square feet.
- c) Prohibited Signs. The following types of signs are not permitted:
 - 1) Billboards
 - 2) Signs elevated on poles
- d) Illumination of signs. Signs may be illuminated either internally or externally.
- e) Placement of signs on principal facades. Placement of wall signs must coordinate with building design.

Streetscape Standards

A uniform streetscape plan is critical for successful redevelopment. The primary objectives of such a streetscape plan should be to facilitate an efficient access to and from the St. Joseph's Hospital; pedestrian shopping environment along the Main Street; walkability within and among the various residential neighborhoods; and a hierarchal distribution of vehicular traffic based on priority (emergency vehicles and school buses > cars, buses, and other non-commercial vehicles > trucks and other commercial vehicles). The following streetscape standards apply to all major and minor streets within the Rehabilitation Area:

- a) Any current aboveground utilities shall be located underground.

- b) All streetscapes shall have trees planted to the greatest extent feasible.
- c) New street furniture and other installations shall maintain uniformity with the streetscape. Street furniture such as benches, planters and bike racks are strongly recommended.
- d) Uniform trash receptacles with tops that discourage/inhibit residential use.
- e) Planters shall be uniform in style. Planters are permitted and encouraged within any plaza or pocket park.
- f) Bike racks shall be installed throughout the Area to eliminate bicycles being chained to trees.

Relationship to Other Plans

2014 Paterson Master Plan

The recently adopted Master Plan for the City of Paterson recognizes the area around St. Joseph's Regional Medical Center and South Paterson to be a key economic generator within the City, and recommends further development of the area with medical related uses to support the hospital and capitalize on the opportunities that it provides. A hotel and conference center adjacent to the hospital is specifically referenced as a development opportunity by the Master Plan. This Plan is consistent with the goals, objectives, and recommendations contained in the Master Plan.

Adjacent Municipalities:

The City of Paterson shares a border with Woodland Park, Totowa, Haledon, Prospect Park, Fair Lawn, Hawthorne, Elmwood Park, and Clifton. None of these municipalities are directly adjacent to this Redevelopment Area. The implementation of this Redevelopment Plan will not have any adverse impacts on any of these neighboring municipalities.

Passaic County Master Plan Land Use Element

The County Master Plan was last updated in April 1988 when the Land Use Element was added. The following are some of the goals of the "Land Use Plan", that are in tune with the goals and objectives of this Redevelopment plan:

- **Balanced Development:** Provide for balanced development of the County with various types of residential uses, and with non-residential uses to support them; to encourage and maintain a balance between jobs and housing so that workers can find suitable housing within the county.
- **Concentrate Development and Conserve Critical Lands:** (3) Concentrate development in areas with existing infrastructure in order to promote efficient transportation, conserve energy and reduce pollution; Encourage the location of new facilities; (4) Encourage the location of new facilities and services near housing and jobs.
- **Business and Industry:** (9) Provide for commercial and industrial areas sufficient to maintain a viable economic base for the County.
- **Facilities and Services:** (13) provide adequate County facilities, particularly hospitals, vocational schools and colleges and administrative offices to serve the County's population; (15) encourage the expansion of public transportation wherever feasible.

Passaic County Master Plan Transportation Element

The Passaic County Master Plan recognizes Main Street in Paterson as a key thoroughfare, and targets it to become a “complete street”, which means that specific improvements intended to provide for multiple forms of transportation along the Main Street corridor are planned by the County. This Plan will not interfere with the goals of the County regarding Main Street in Paterson.

Passaic County Master Plan Open Space and Recreation Element

The County's Open Space and Recreation Element of the Master Plan does not identify any area within the boundaries of this Plan for Open Space or Recreation purposes.

State Strategic Plan

The final draft of the State Strategic Plan was last released in 2011. This Plan is consistent with the stated goals of the State Strategic Plan. Specifically this Plan exemplifies the guiding principle of “Spatial Efficiency”, where new development is encouraged to be located in areas where infrastructure is already in place to support growth.

This Plan meets the following goals of the State Strategic Plan:

- Targeted economic growth of industries of statewide and regional importance, with healthcare being one of the targeted industries.
- Major urban centers are to be targeted as priority growth investment areas
- Garden State Value #1 Concentrate development and mix uses
- Garden State Value #2 Prioritize Redevelopment, infill, and existing infrastructure
- Garden State Value #3 Increase job and business opportunities in priority growth investment areas

Property Acquisition

The use of eminent domain is not permitted under this Plan.

Relocation

It is not anticipated that any relocation will be necessary as a result of this Plan. The sites within the Medical Office/School District are currently vacant, therefore no relocation will be necessary. The hospital campus does not include any housing units. No relocation will be necessary on the sites covered under this Plan.

Affordable Housing

No housing is proposed to be removed or constructed as a part of this Plan.

Duration of Redevelopment Plan

This Redevelopment Plan shall remain in effect for 35 years from the date of adoption of this Plan by the City Council. After that time the City's Land Development Ordinance shall govern the use of land.

Amending the Redevelopment Plan

This Redevelopment Plan may be amended from time to time in compliance with the requirements of the law, by ordinance of the City Council.

Public Improvements

In addition to the standards outlined in this Plan, the City may take additional action to implement this Plan. These may include:

- Vacation or realignments of utility and roadway R.O.W. and easements (if any).
- Necessary negotiations with adjacent municipalities, County, State of New Jersey and New Jersey Transit.
- Improvements outside of this Plan's jurisdiction to facilitate connections between new and existing neighborhoods, mass transit stations and schools.

Off-Tract Improvements and Redeveloper Responsibility

The designated redeveloper of a site covered by this Redevelopment Plan shall be responsible for his/her fair share of any installation or upgrade of all infrastructure related to their project whether on-site or off-tract,. The extent of a redeveloper's responsibility for off-tract improvements, if any, will be set forth in the redevelopment agreement with the City and be in accordance with the provisions of the Municipal Land Use Law N.J.S.A. 40:55D-42.

Redeveloper Agreement

The property owner of a site shall be the designated redeveloper.

The redeveloper will be required to execute a Redevelopment Agreement with the City of Paterson which will describe the detailed terms and conditions of the redevelopment project including Project Description and Design, Project Schedule, Infrastructure Improvements, Reimbursement of City Costs, Statutory Covenants, Liability, Insurance and Indemnification, Financing, Redeveloper Financial Capability and Guarantees and other related necessary and desirable provisions. The Redeveloper may proceed with development approvals prior to executing a Redevelopment Agreement with the City.