

# City of Passaic Master Plan 2013



# STATEMENTS OF ASSUMPTIONS

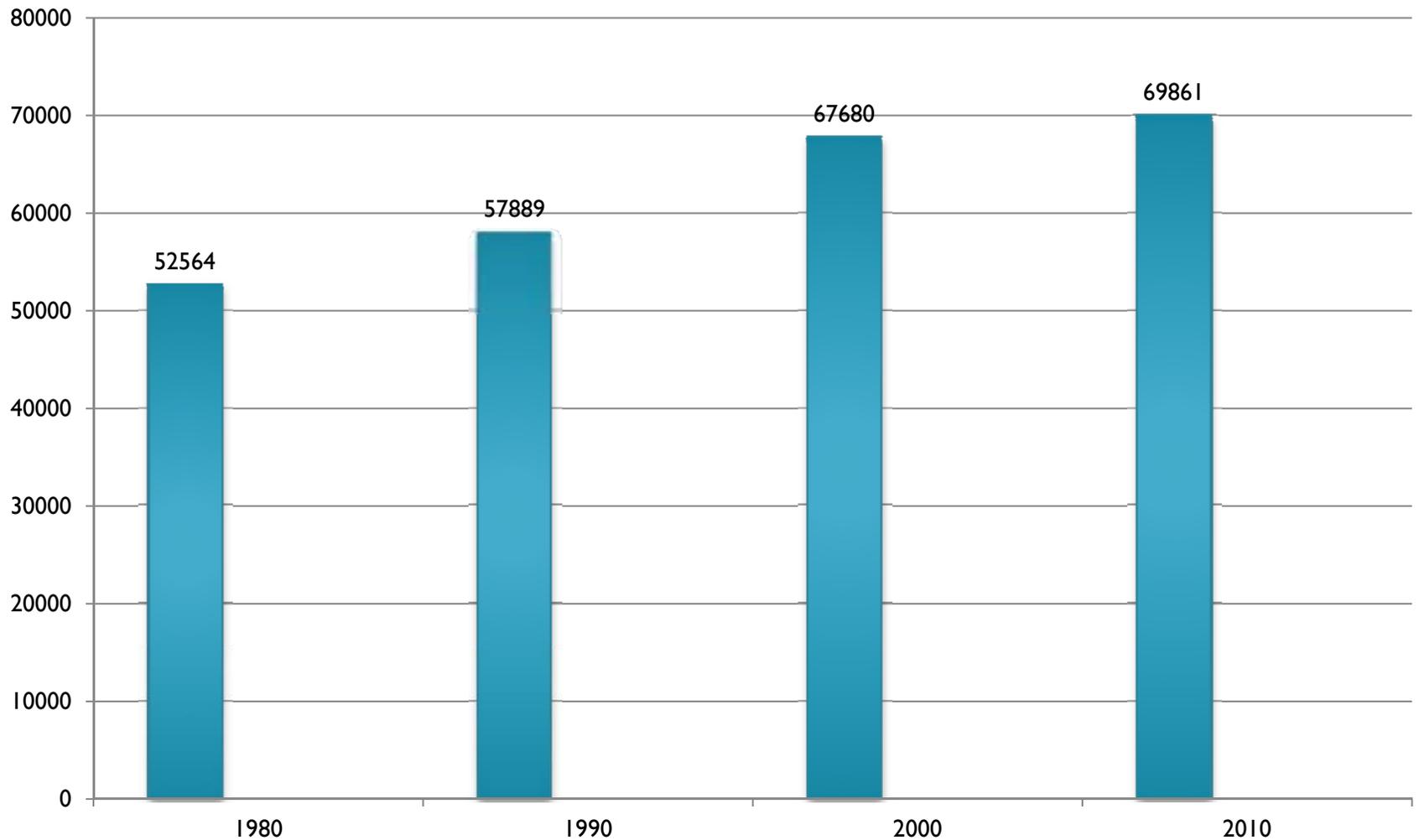


# Statements of Assumptions

- That Passaic's population will continue to increase at approximately 1% per year.
- That Passaic will continue to be a destination for various immigrant communities, particularly immigrants of Mexican and other Latino origins.
- That manufacturing employment will continue to decline on a national, regional, and city level.
- That industrial users will continue to prefer a single story facility with high ceilings and loading docks.
- That current economic conditions will continue without monumental change (significant expansion or recession).
- That the region's and City's transportation networks do not undergo significant change.
- That State and Federal regulations, in particular those concerning brownfields, asbestos, and flood zones, remain relatively static.
- That technology and in particular the internet will continue to grow in importance to the economy.
- That funding levels of various State and Federal grants will continue to decline.
- That real estate values and lease rates will continue along recent trend lines or moderate slightly.

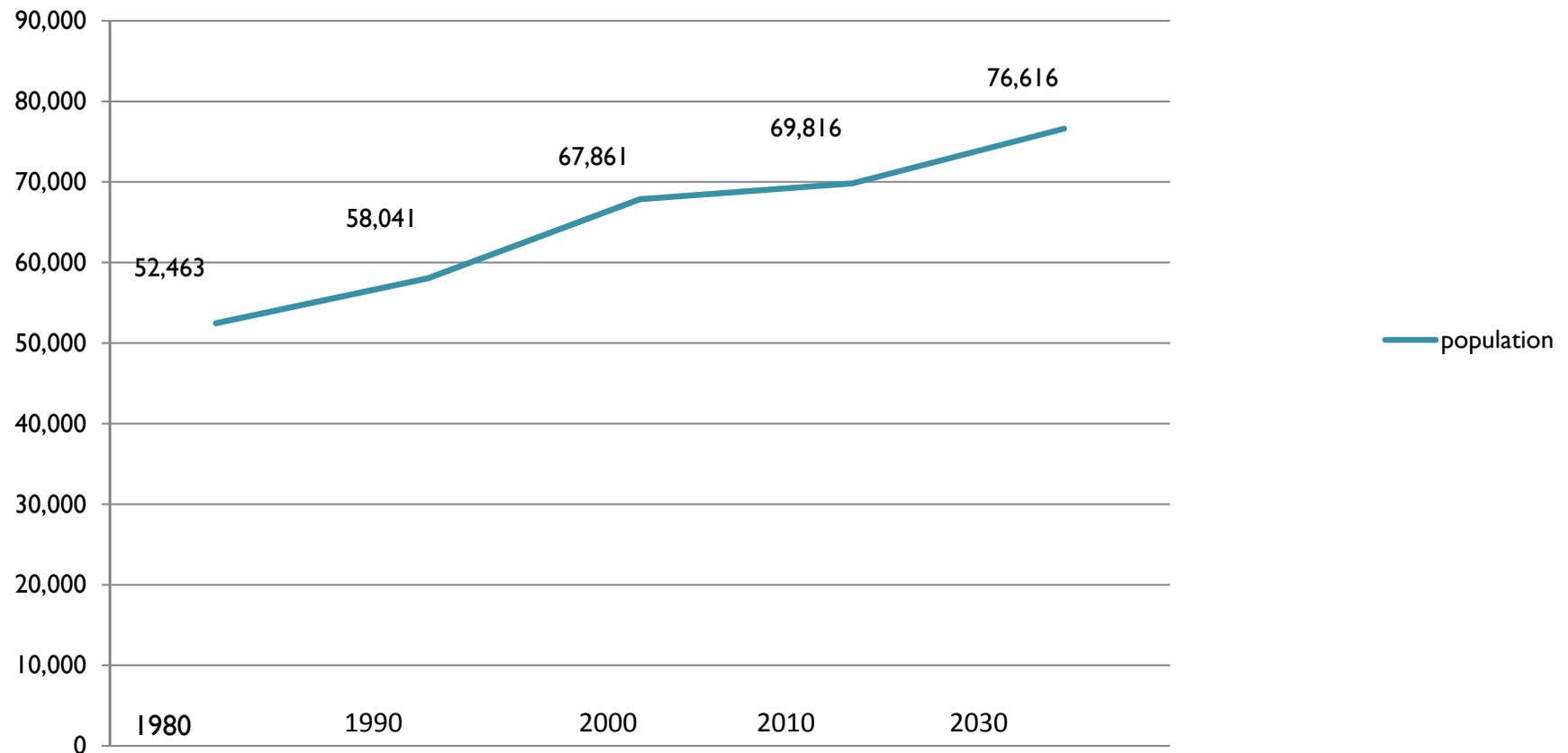
# Statements of Assumptions

■ Population in Passaic has grown by 32.9% from 1980 to 2010



# Statements of Assumptions

## City of Passaic Population Projections



Sources: US Census; NJ Dept of Labor Economic Demographic Model, 2012

# Master Plan Relationship With Other Plans

Plans Reviewed	Goals Carried Forward into City Master Plan	New Goals Requiring Amendment To Reviewed Plan	Type of Plan Amendment(s)
HUD 5 Year Consolidated Plan	Yes	No	No
Nj State Development & Redevelopment Plan	Yes	No	No
Passaic County Master Plan	Yes	No	No
Eastside Redevelopment Plan	Yes	Yes	Density, Use
Scattered Site Redevelopment Plan	Yes	Yes	Use
River Road Redevelopment Plan	Yes	Yes	Density, Use
Master Plans of Adjacent Municipalities: Clifton, Rutherford, Garfield, Wallington	N/A	No	No

# Recreational Uses/Open Space/Natural Capital





# Recreational Uses/Open Space/Natural Capital

The American development patterns have left many communities struggling with ways of rehabilitating their natural resources. The Smart Growth Manual describes these development patterns as,

*“One of the worst outcomes of sprawl has been the gradual distancing of large scale open space from urbanized areas. Most American cities that did not establish park systems by the early twentieth century now find their residents deprived of the benefits and pleasures of nature. Access to nature is a basic right, especially for those without means to drive. Parks can be justified on an economic basis alone. Studies show that creative-class workers— those young, educated innovators who can live wherever they please, and whom every city wants to attract— consistently list ready access to nature as a dominant factoring their choice of place to live... Cities that wish to be competitive will establish and maintain a thorough network of parks.”*

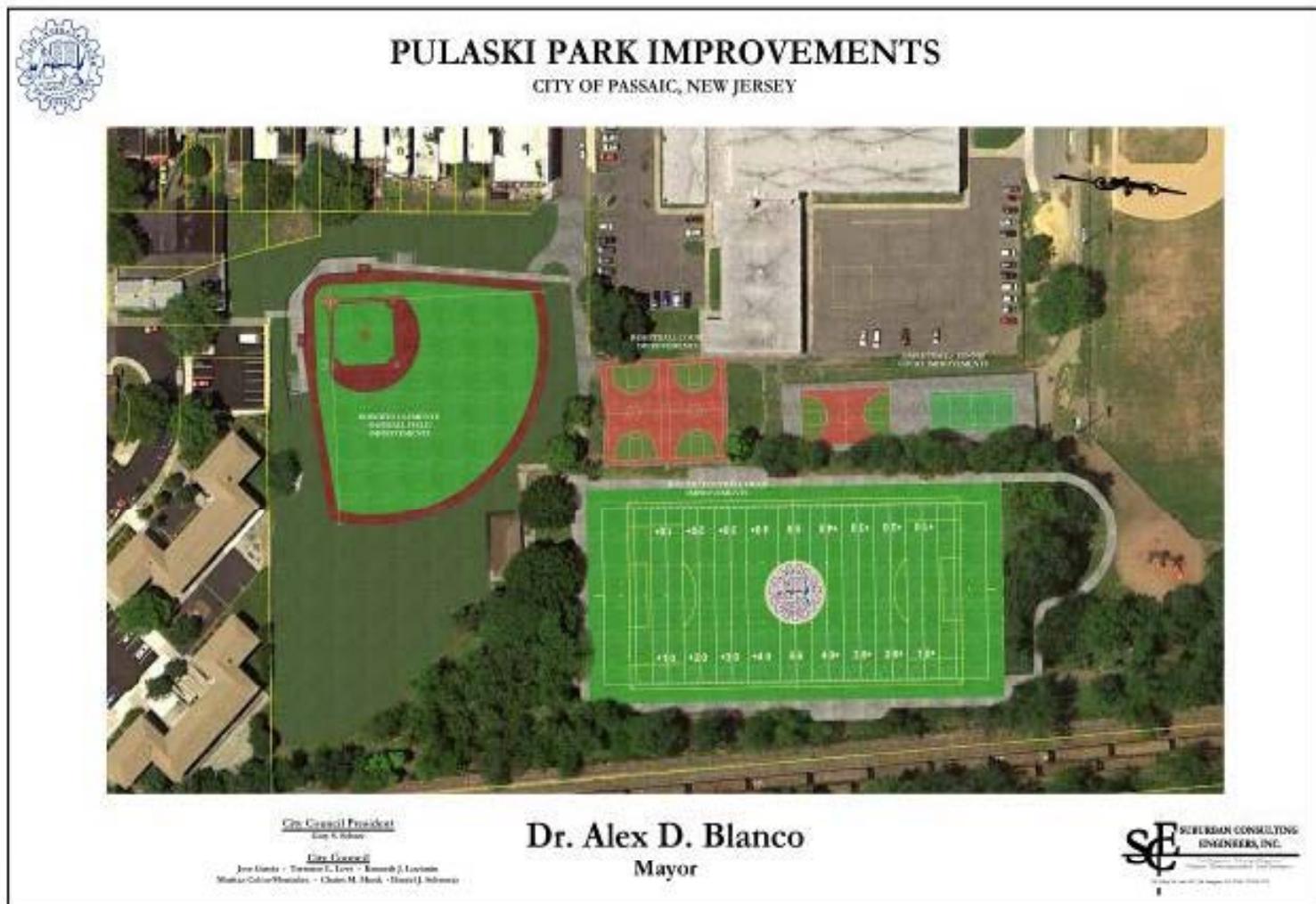
This makes one of the City’s greatest assets the numerous acres of parkland!!!!



# Recreational Uses/Open Space/Natural Capital Recommendations

- To construct an indoor athletic facility to house the City's multiple programs during the winter months.
- To complete the rehabilitation of Christopher Columbus (2<sup>nd</sup> ward) Park.
- To complete the rehabilitation of Veteran's Memorial (3<sup>rd</sup> ward) Park lighting and bathrooms.

# Recreational Uses/Open Space/Natural Capital

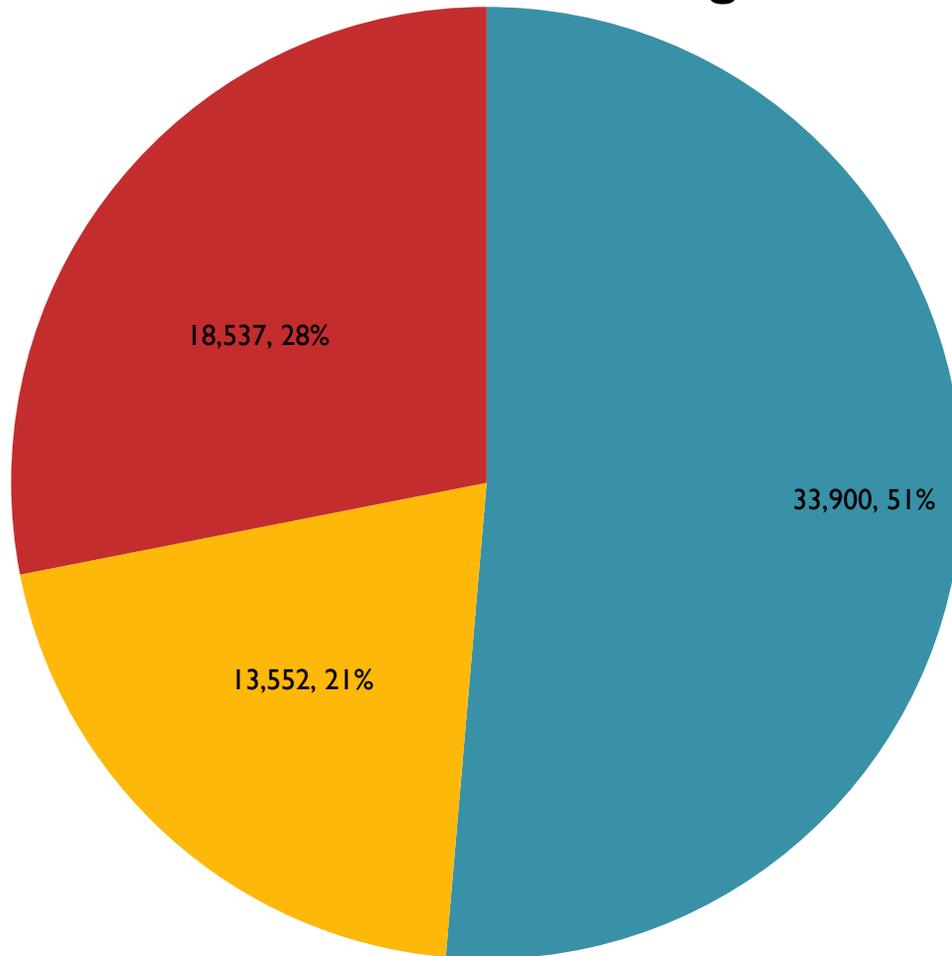


# Cultural Assets



# CULTURAL ASSETS

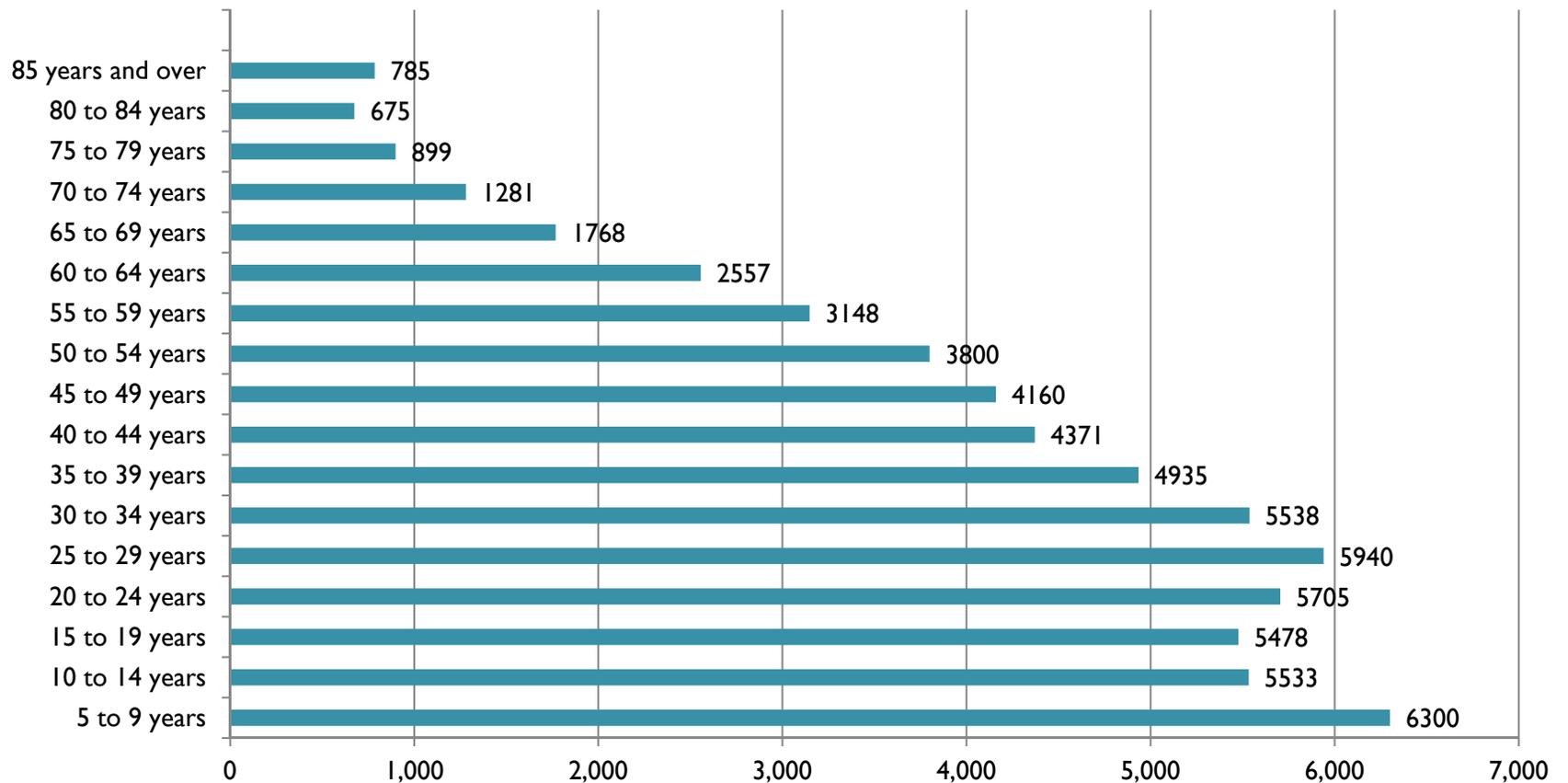
## Immigration



- Born in the United States and Native Born Outside US
- Born Outside the United States Immigrated Less Than 10 Years Ago
- Born Outside the United States Immigrated Ten or More Years Ago

# Human Capital

## City of Passaic Population By Age Group Total Pop. 69,781



# Social Capital





# Social Capital

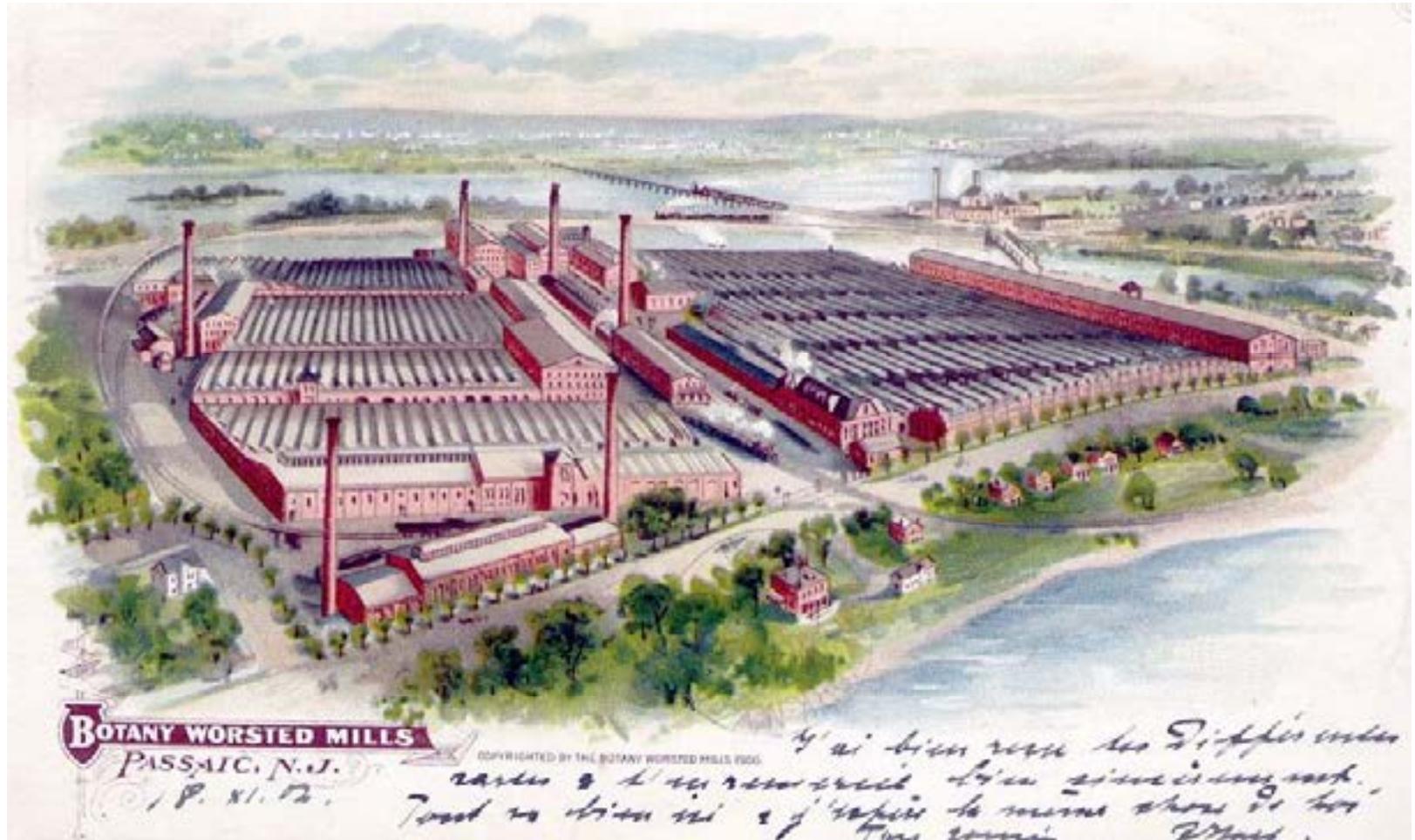
- Social capital, or the capacity to mobilize resources based on the recognition of shared group affiliations, can be a critical component for many of the minority groups. Accumulation of social capital generates economic and noneconomic resources and support that may compensate for social inequality.



# Social Capital

- The City of Passaic has numerous social organizations. There are several nationally recognized organizations such as the Mason's, the Police Athletic League (P.A.L.), the Boy Scouts of America, the Rotary, Optimist and Lions Clubs. These organizations are made up of a mix of individuals that are City residents and out-of-towners. Within these organizations there are many examples of social bonding and bridging

# Built Capital



# Built Capital

- Built capital is the infrastructure that supports other community capitals. This includes roads, sewer, water, factories, schools and other similar structures. The City of Passaic's built capital is one of its greatest strengths. As an old industrial City, one can find a fully developed infrastructure system that can withstand growth. This asset was recognized by the State of New Jersey by their placement of Passaic in a Planning Area I within the State Development Redevelopment Plan.

# Built Capital- Roads/Sewers

- The City's sewer system is an important aspect of the municipality's built capital.
- Sewer systems promote higher density designs and are more desirable locations for development.
- The sewers are combined with the public water supply system and road network inducing the urban growth the City has incurred.



# Built Capital- Roads/Sewers

## Recommendations

- Total reconstruction of city streets as opposed to merely resurfacing, when possible.
- Develop a priority list of sanitary sewer lines to be replaced, sanitary sewer manholes in need of repair, and city streets to be resurfaced.
- Continue to implement pedestrian friendly designs in the reconstruction of its streets.
- The creation and implementation of developer impact fees.

# Built Capital- Parking



# Built Capital- Parking

The “Smart Growth Manual” states the following:

- *“An emergent tourist or day-tripper parking problem is a symptom of success and should not be the catalyst for more parking”*

# Built Capital- Parking

- Parking shortages can be seen as a detriment and a burden. This occurs because of the overwhelming mind set of suburban level parking requirements over the urban environment.
- This way of thinking promotes more parking to address the problem and this mind set fails to acknowledge the different parking needs of mixed-use areas.
- Only two of the City's fourteen zones can be considered as part of a suburban context. The R-1 single family residential and the R-2 one and two family residential zones are consistent with suburban level parking requirements.

# Built Capital- Parking

*Passaic City    New Jersey*

*Tenure by Vehicles Available*

Owner Occupied Housing Units

*Vehicles Per Household*

*0.93*

*1.9*

Renter-Occupied Housing Units

*Vehicles Per Household*

*0.45*

*1.1*



# Built Capital- Parking Recommendations

- Develop a parking strategy for the area around the train station.
- Analyze the parking requirements for the R-3, C-R, and C-R HD for deviation from the current suburban parking ratio requirements.
- Redesign of the parking layout for Main Avenue between Monroe Street and Pennington Avenue.
- Analyze the possibility of parking deck construction on municipality or Parking Authority owned parcels.
- The creation and implementation of developer impact fees.

# Built Capital- Schools

Municipality	Less Than 9 <sup>th</sup> Grade	9 <sup>th</sup> to 12 <sup>th</sup> Grade No Diploma	High School	Associate's	Bachelor's	Graduate
Passaic City	<b>23.4%</b>	<b>11.7%</b>	35.1%	4.7%	9.8%	5.0%
Paterson	15.1%	13.2%	41.9%	5.1%	7.7%	2.2%
Clifton	6.6%	6.2%	34.0%	5.9%	21.1%	9.7%
New Jersey	5.5%	6.8%	29.6%	6.2%	21.8%	13.1%

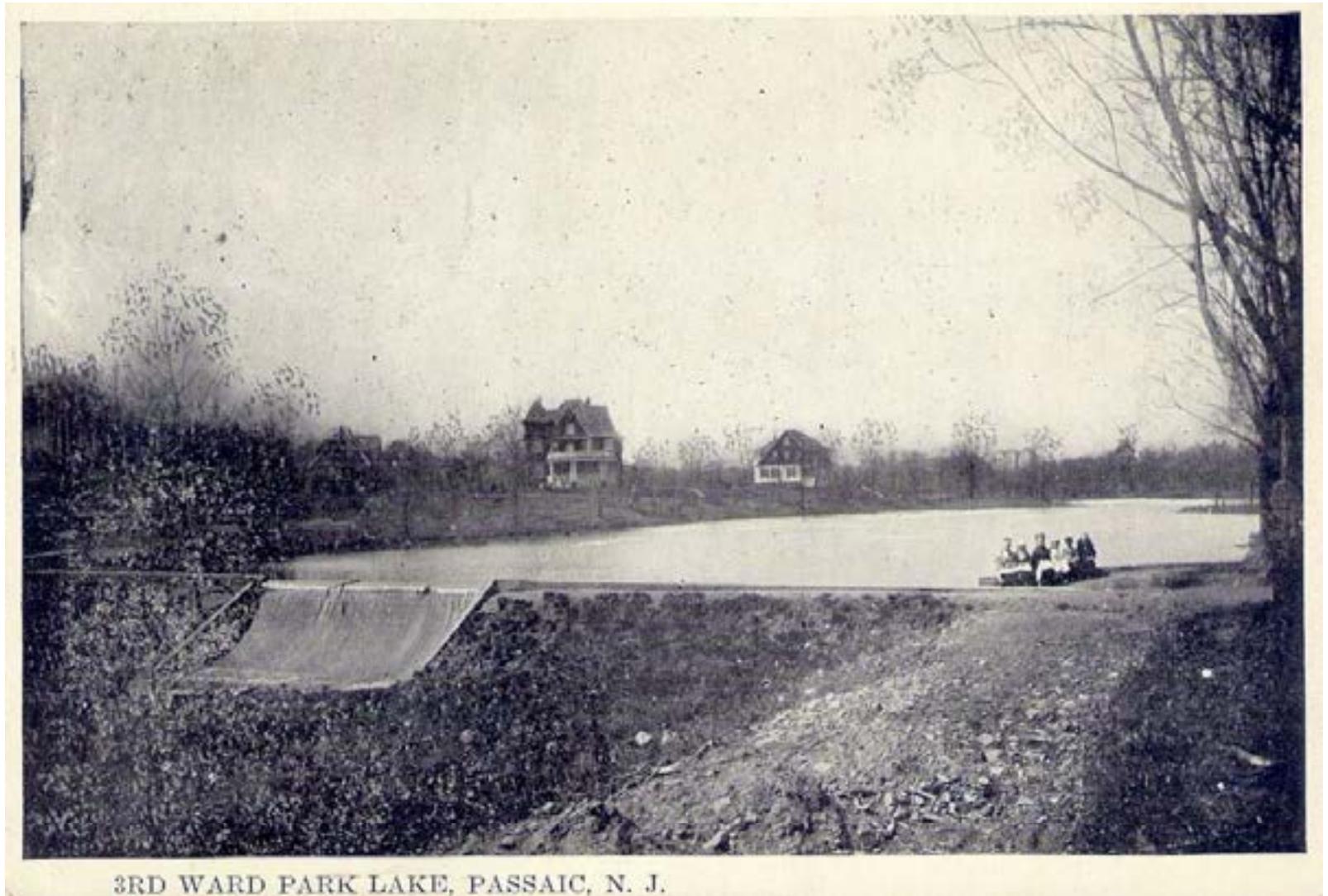
Passaic currently has the highest percentage, within the region, of individuals without a High School diploma.

These numbers indicate a need for promoting the technical trades and apprenticeship programs for the City's youth and young adults.

# Built Capital- Schools

- Thirty-five percent (35%) of the City's 18 and older population is without a high school diploma, with only 14.8% of those 25 and older receiving a bachelor's degree or higher.
- These numbers indicate a need for promoting the technical trades and apprenticeship programs for the City's youth and young adults.
- It is recommended that the City of Passaic investigate the possibility of a public/private partnership between the City, School Board, and private technical trade companies to forward this goal.

# Vacant Land



3RD WARD PARK LAKE, PASSAIC, N. J.

# Vacant Land

- It is recommended that the majority of the vacant sites be designated as areas in need of rehabilitation and incorporated in the City's Scattered Site Redevelopment Plan. This would allow the municipality to provide a greater development potential for these specific sites without affecting the overall land use regulations for the zones.

# Redevelopment



# Scattered Site Redevelopment

- The Scattered Site Redevelopment Plan is a critical tool in promoting the development of scattered undersized and underutilized parcels.

# Scattered Site Redevelopment

- The following sites are proposed as additional parcels within the Scattered Site Redevelopment Plan:
  - All vacant parcels of 25'X100' or greater
  - Former St. Mary's Hospital on Pennington Ave
  - Clay Tennis Courts along Van Houten Avenue
  - Former Beth Israel Hospital on Parker Avenue
  - 147-151 Broadway, 247-255 Gregory Avenue

# Eastside Redevelopment Plan

- The eastside of the City of Passaic is the area for the future growth and development within the City. The City of Passaic is a municipality that is significantly built-out with minimal vacant land available for development. The City is currently in a position where the majority of the developable parcels are located on the City's eastside. This makes the zoning requirements and redevelopment plans for this area the most important in affecting the City's future.

# Re-Zoning

- Expand the R-2 zone designation to include the following areas:
  - From Sixth Avenue to Oak Street, between Linden Street and Lafayette.
  - From Oak Street to the City line, between Hammond Avenue and Poplar Street.
- With the exception of Main Avenue between Westervelt Place and Brook Avenue, it is recommended that the remainder of the C-R zone be changed to C-R HD.
- Creation of a new R-3 HD zone to increase the density requirement to the same level as the C-R HD to replace the R-3 zone between Virginia Street and South Street and between Eleventh Street and First Street.
- That the C-R HD be expanded to include the areas from President Street and Highland Avenue, between Barbour Avenue and Parker Avenue.
- Convert the PD-3 zone between Blaine Street and Broadway and Between Delaware and Van Houten to the R-3 zone

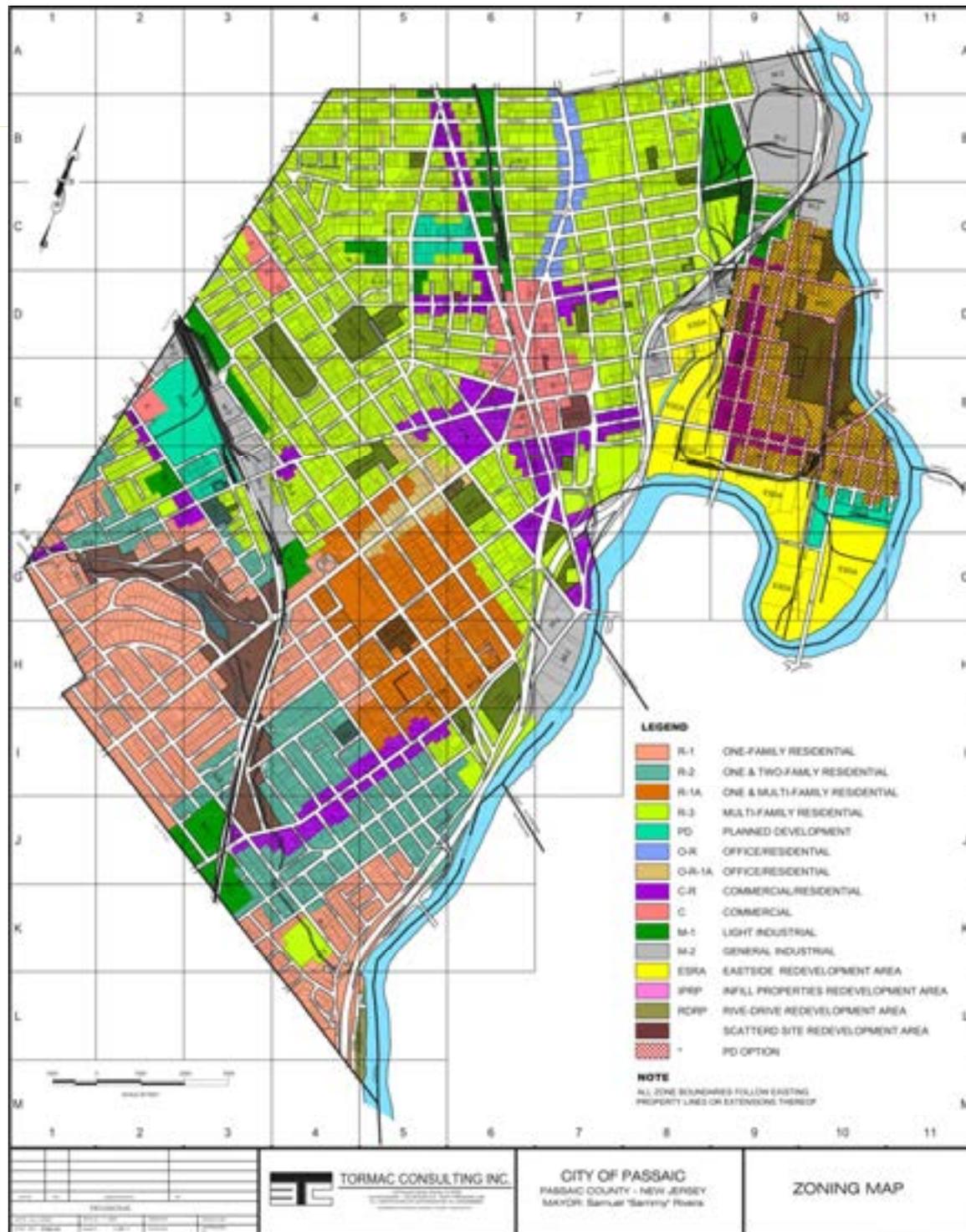
# Re-Zoning

- Convert the PD-3 zone between Van Houten and Delaware and between Brighton Avenue and Blaine Street into an M-2 zone
- Convert the O-R zone on Lexington Avenue between Jackson Street and Quincy Street into the C-R zone
- Convert the R-3 zone along Wall Street between the Passaic River and Passaic Street and between South Street and Seventh Street into the C-R HD zone
- Convert the R-3 zone along Monroe Street between Columbia Avenue and Parker Avenue into the C-R zone.
- Convert the PD-1 zone from Myrtle Avenue to Main Avenue and Oak Street to Sherman Street into the C-R zone



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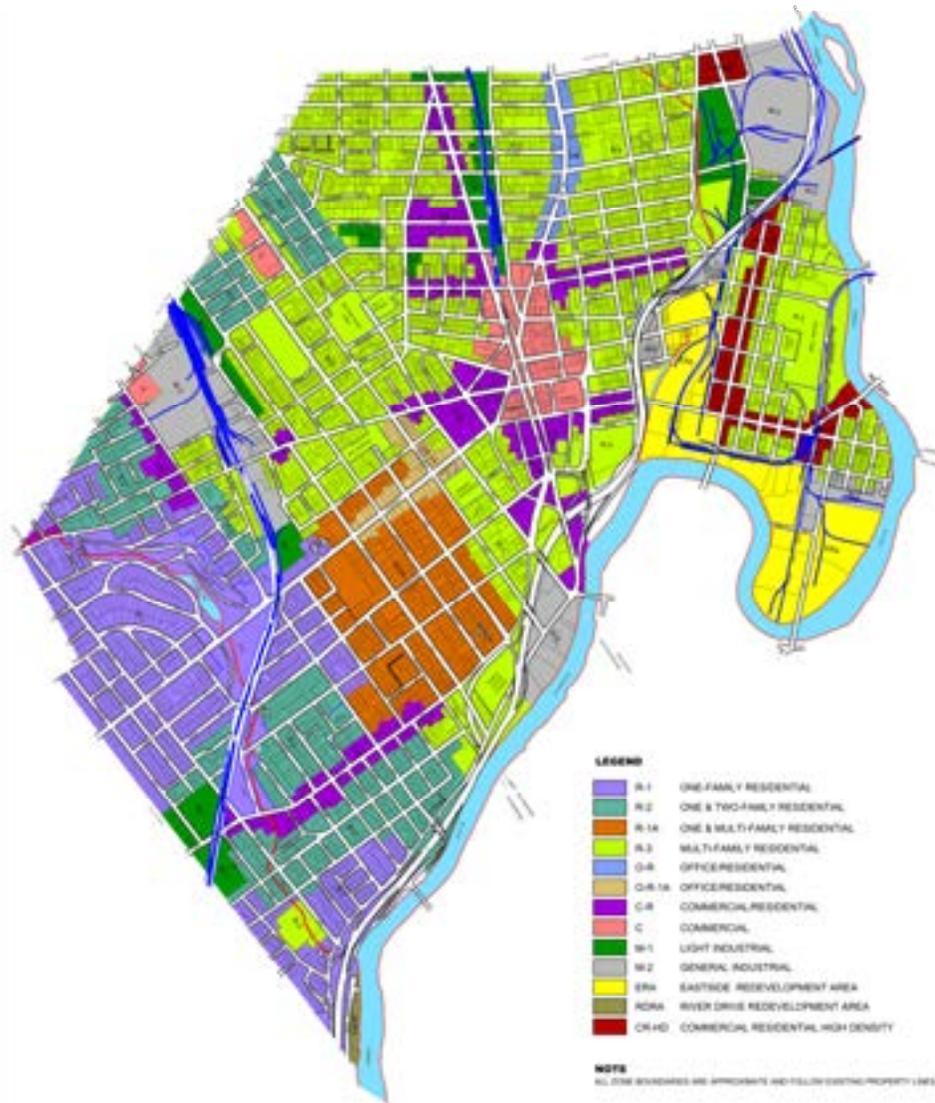
# Existing Zoning Map





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# Proposed Zoning Map



- LEGEND**
- R-1 ONE-FAMILY RESIDENTIAL
  - R-2 ONE & TWO-FAMILY RESIDENTIAL
  - R-1A ONE & MULTI-FAMILY RESIDENTIAL
  - R-3 MULTI-FAMILY RESIDENTIAL
  - O-R OFFICE RESIDENTIAL
  - O-R-1A OFFICE RESIDENTIAL
  - C-R COMMERCIAL RESIDENTIAL
  - C COMMERCIAL
  - W-1 LIGHT INDUSTRIAL
  - W-2 GENERAL INDUSTRIAL
  - ER-1 EASTSIDE REDEVELOPMENT AREA
  - RDR-1 RIVER DRIVE REDEVELOPMENT AREA
  - CR-HD COMMERCIAL RESIDENTIAL HIGH DENSITY

**NOTE**  
 ALL ZONE BOUNDARIES ARE APPROXIMATE AND FOLLOW EXISTING PROPERTY LINES

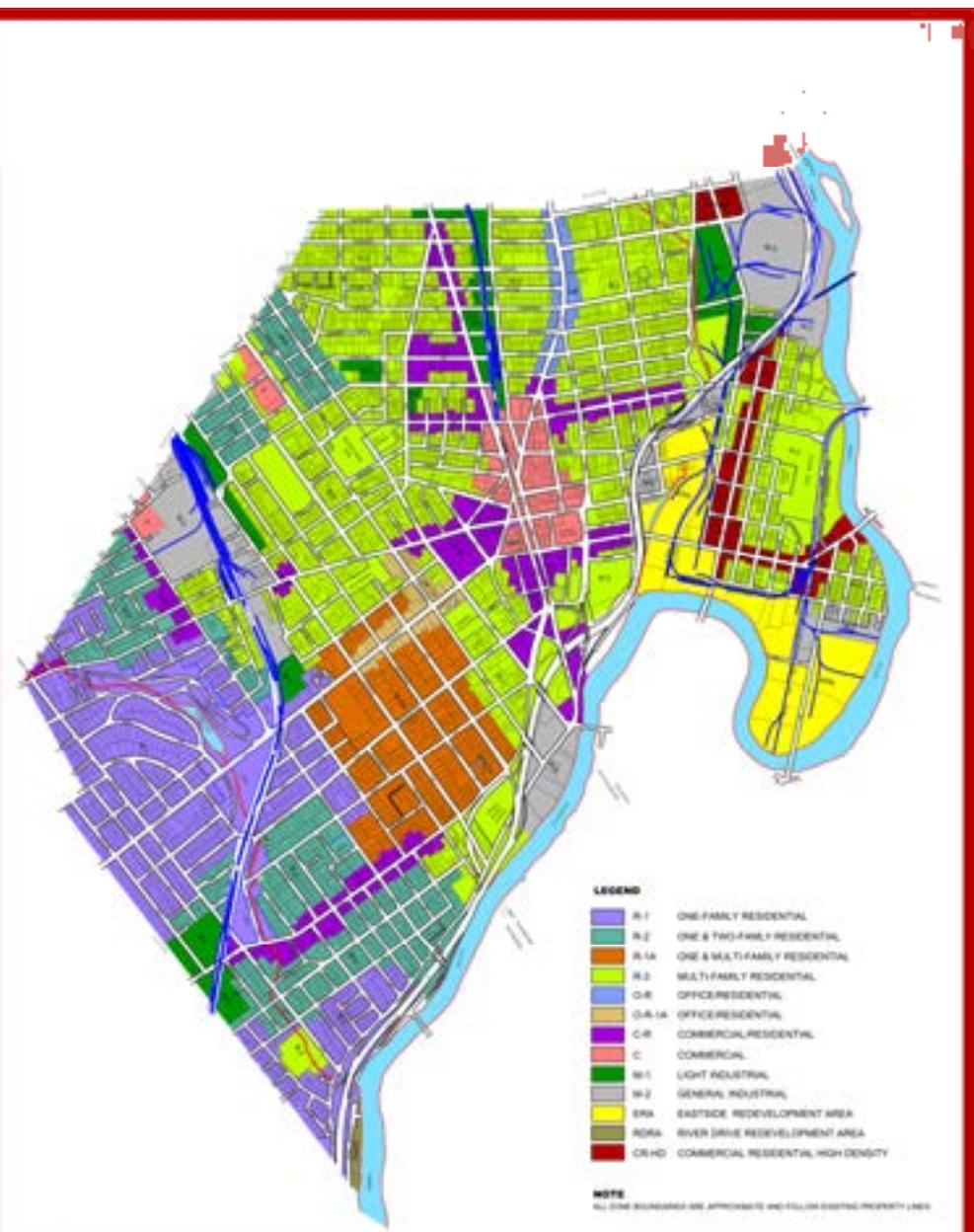
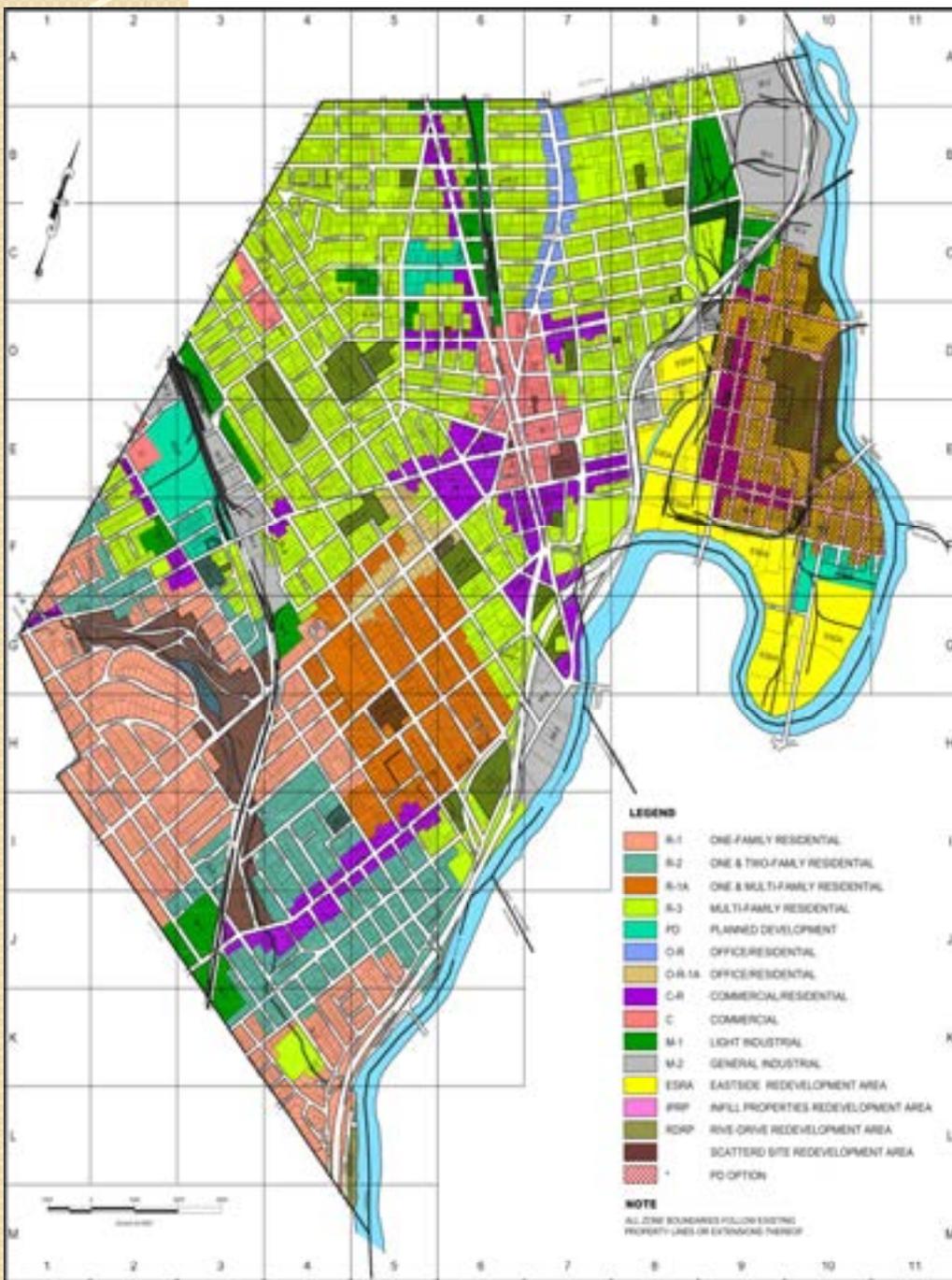
**CITY OF PASSAIC**  
**PROPOSED ZONING MAP**  
 PASSAIC COUNTY NEW JERSEY

**CITY OF PASSAIC**



PREPARED BY:  
 RICARDO FERNANDEZ, PPACFP  
 LIZ BERNEK, PE/CME

DATE:  
 JULY 2013



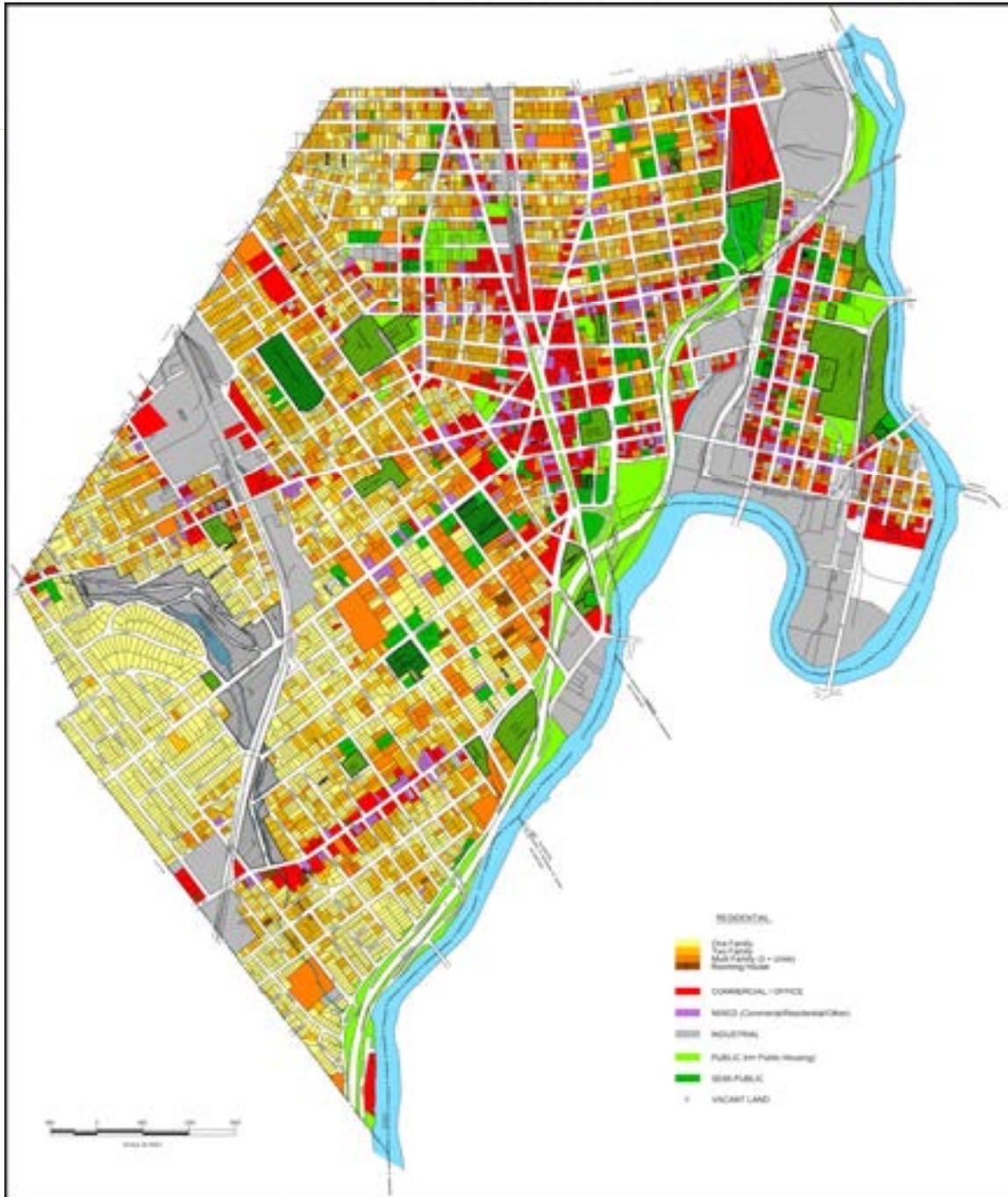
**CITY OF PASSAIC**  
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PASSAIC COUNTY NEW JERSEY

**CITY OF PASSAIC**  
  
 PREPARED BY:  
 RICARDO FERNANDEZ, PPAICP  
 LIZ BERNER, PEICM  
 DATE:  
 JULY 2013



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# Existing Land Use Map



DATE	DESCRIPTION

**TORMAC CONSULTING INC.**  
 1000 ROUTE 100, SUITE 200  
 PASSAIC, NJ 07652  
 TEL: 973-261-1100  
 FAX: 973-261-1101  
 WWW.TORMACCONSULTING.COM

**CITY OF PASSAIC**  
 PASSAIC COUNTY - NEW JERSEY  
 MAYOR Samuel "Sammy" Rivera

**EXISTING LAND USE MAP**



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# Park Land



KEY	NAME	LOCATION
1	St. J. & Moore Street	Moore Street & Captain Street
2	North Passaic	Moore Street
3	Conover Park (1st Ward)	Fourth Street & Moore Street
4	Manager's Knowledge (Clinton Island)	Waterline Court
5	Wall Street Pocket	Wall Street & Passaic Street
6	Columbia Park	Columbia Avenue
7	Armory Park	Main Avenue & Prospect Street
8	Schenckel's Park	Main Avenue & Spring Avenue
9	Gen. Johnson Memorial	Harrison Street
10	Carrie Grigg	Main Avenue & Burgess Place
11	Laura Coffin Memorial	Harrison Street & Spruce Street
12	Christopher Columbus (Edward Ward)	Paulson Avenue, Montgomery St. & Madison St.
13	Henry's Memorial (Third Ward)	Passaic Avenue, 1st Hudson Avenue, Main Avenue & Brook Avenue

**CITY OF PASSAIC**  
**MUNICIPAL PARKS**  
 PASSAIC COUNTY • NEW JERSEY

**CITY OF PASSAIC**



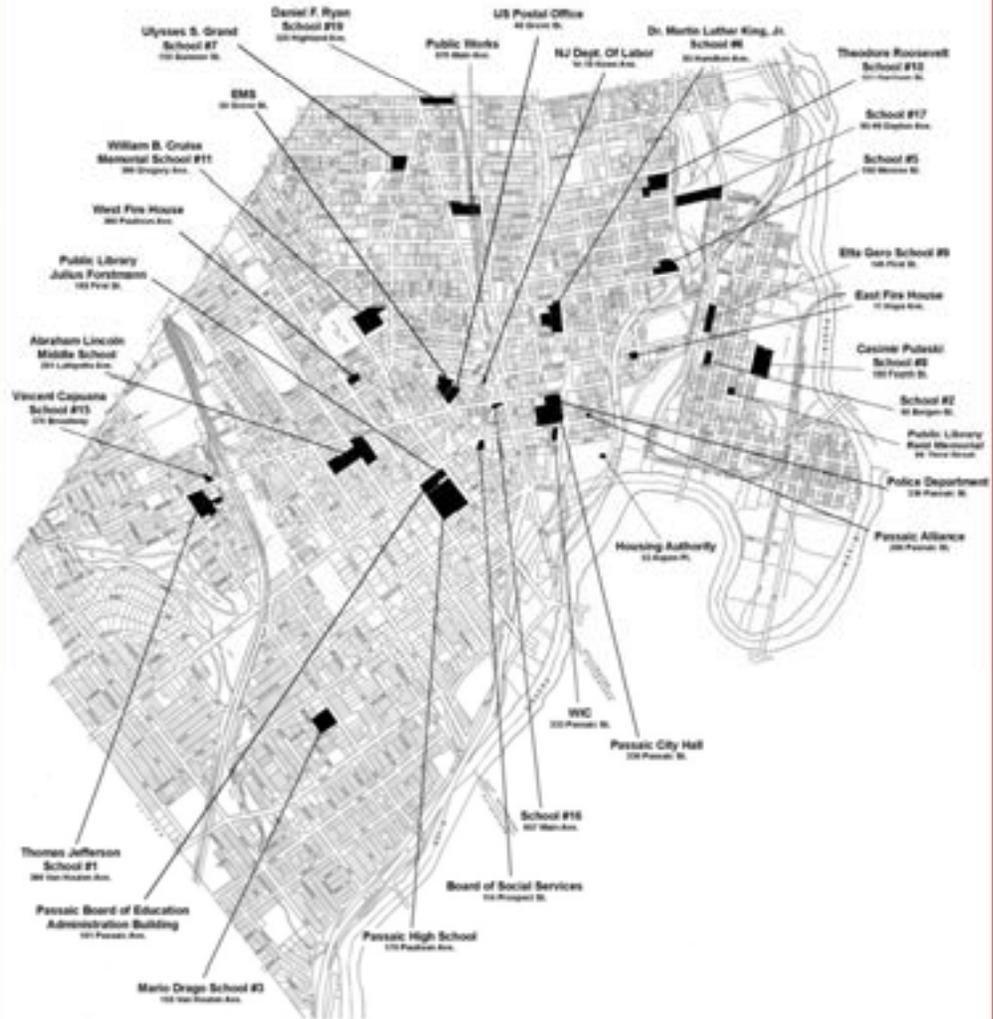
PREPARED BY: **RICARDO FERRANDEZ, PRACIP**  
 LUT BERNEK, PECCMB

DATE: **JULY 2013**



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# Existing and Proposed School Sites And Governmental Sites



**CITY OF PASSAIC  
PUBLIC SCHOOLS  
& GOVERNMENT SITES**

PASSAIC COUNTY • NEW JERSEY

**CITY OF PASSAIC**



PREPARED BY: RICARDO FERNANDEZ, PHAICP LJ BERMEK, PE/CME	DATE: JULY 2013
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