

PREPARED FOR THE  
CITY OF BAYONNE

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# 455-461 Avenue C Redevelopment Plan



THE CITY OF  
**BAYONNE**  
NEW JERSEY

Clarke Caton Hintz



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# Why Prepare a Redevelopment Plan for the 455-461 Avenue C Site?

- ▶ Located in close proximity to mass transit, making it suitable for high density development.
- ▶ Improve the streetscape.
- ▶ Create the opportunity for new mixed-use development on a strategic commercial corridor.
- ▶ Establish building design standards that are emblematic of traditional design in the City and combine them with modern sustainable building techniques.



# What is in the Plan?

- ▶ **Context of the Plan**
- ▶ **Bulk standards for mixed-use development**
- ▶ **Building design standards**
- ▶ **Streetscape design standards**
- ▶ **Rooftop design standards**



# Property Description



- ▶ **Located on Avenue C with secondary frontage on W 20<sup>th</sup> Street.**
- ▶ **Vacant property and known contaminated site.**
- ▶ **Total size: 0.44 acres**



# Permitted Uses

Any one or combination of the following uses permitted on the <u>ground floor</u> :	
Art /Performance / Instructional Studio	Lodges, clubs and fraternal organizations
Bar, tavern	Office, general
Brewery, limited	Office, medical
Brewpub, cidery, meadery	Office, shared-work space
Café	Personal sales and service establishments
Civic uses	Recreation, indoor
Commercial recreation, indoor	Restaurant
Craft distillery	Retail sales and services
Health club / wellness center	Sidewalk café
Uses permitted <u>above the ground floor</u> :	
Multi-family residential dwellings	

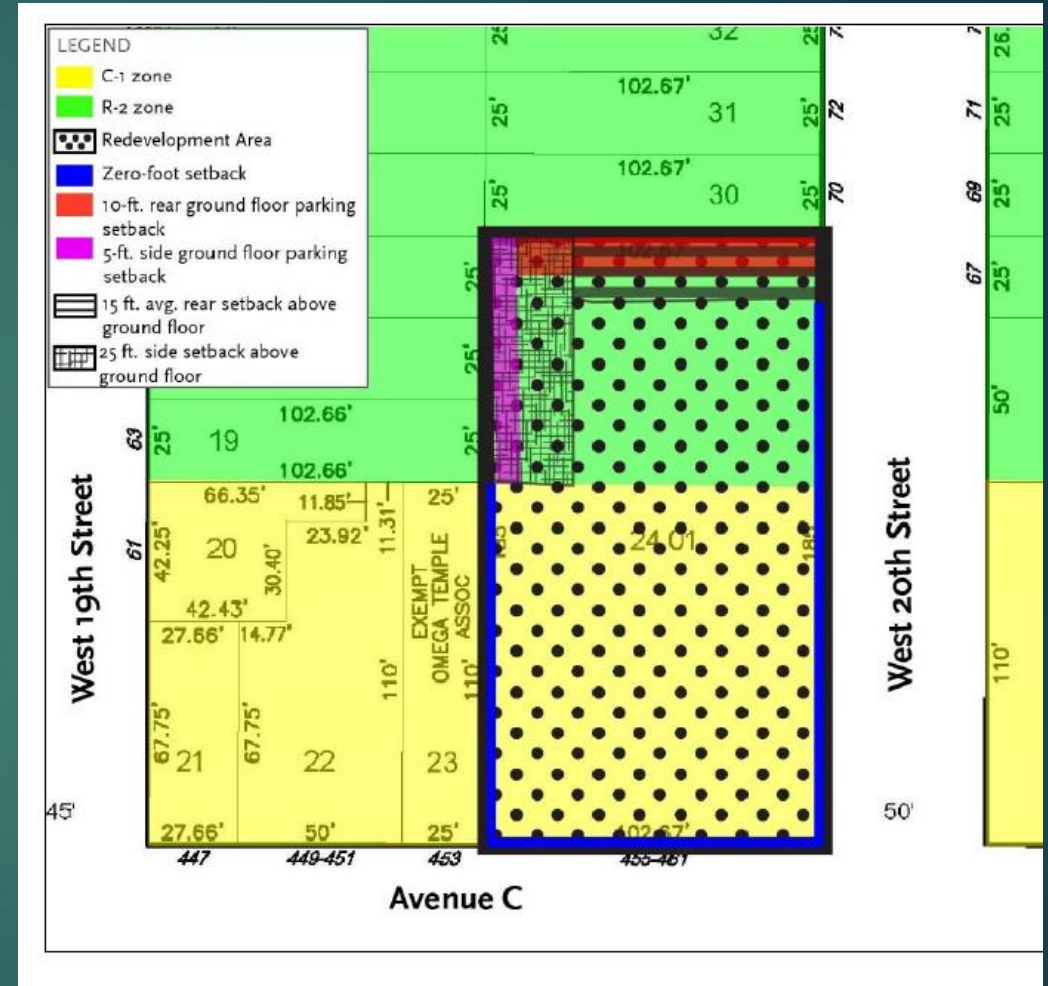


# Minimum Unit Sizes and Room Breakdown

Permitted on Floors 2 - 5		
Unit Type	Minimum Unit Size	% of Total Units
Studio	550 square feet	10%
One-bedroom	600 square feet	70%
Two-bedroom	800 square feet	70%
Three-bedroom or greater	1,000 square feet	5%

# Area and Yard Requirements

- ▶ **Building Height Limit - 55 ft. and 5 stories**
- ▶ **Front Build-to-Line:**
  - ▶ **Avenue C - 0 ft.**
  - ▶ **Front, W. 20<sup>th</sup> Street - 0 ft.**
- ▶ **Rear, Parallel to Lot 30:**
  - ▶ **10 ft. for enclosed parking**
  - ▶ **15 ft. average, 12 ft. min.**
- ▶ **Side yard setbacks:**
  - ▶ **0 ft. adjacent to Lot 23**
  - ▶ **5 ft. adjacent to Lots 17, 18, 19 for enclosed parking**
  - ▶ **25 ft. in all other cases, including all upper floors**
- ▶ **Min. Lot Width - 100 ft.**
- ▶ **Min. Lot Depth - 150 ft.**
- ▶ **Max. Building Coverage - 85%, with green roof offset of 2:1 ratio**
- ▶ **Max. Lot Coverage - 85%, or 100% with green roof**





# Parking Requirements

## ▶ **Minimum Parking Requirements:**

### ▶ **Residential:**

- ▶ **1.0 space per studio and one-bedroom dwelling.**
- ▶ **1.25 spaces per two-bedroom dwelling.**
- ▶ **1.5 spaces per three-bedroom dwelling**
- ▶ **0.5 bicycle parking space per unit.**

### ▶ **Non-residential**

- ▶ **1.0 space per 300 sf. over 2,500 sf.**
- ▶ **1.0 bicycle parking space per 500 sf.**

# Proposed Design Standards

- ▶ **Architectural standards emblematic of nearby Federal Post Office and Philip G. Vroom School.**
  - ▶ **Early classical style.**
  - ▶ **Federal style.**
  - ▶ **Colonial Georgian style.**
  - ▶ **Beaux arts style.**



# Proposed Streetscape Standards

## ▶ Streetscape standards:

- ▶ **Maintain existing sidewalk widths and repair faulty conditions**
- ▶ **Frontage zone, clear zone and tree zone**
- ▶ **Required to comply with the ADA, with recommendations for multi-sensory wayfinding.**
- ▶ **Use of native or native-adapted, drought-tolerant trees and plants required.**

Questions?



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Thank you!



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