

WASHINGTON COMPLEX MIXED USE DEVELOPMENT

309 WILLOW STREET
TRENTON, NEW JERSEY

ZONING INFORMATION

BLOCK: 6503 LOTS: 1, 2, 5, ,22, 23, 24, 25, 26

ZONING: -Business, Mixed Use (MU)
 -Residential (RB)

SCOPE OF WORK

The Owner proposes to develop an existing group of buildings for a Mixed Use and associated Off-Street Parking. The new development shall include 2 Commercial Spaces and 224 brand new apartments (1, 2, and 3 Bedroom Units).

SITE COVERAGE: 88,380.98 SF
 (2.03 Acres)
 *Irregular Size

BUILDING SIZE (FOOTPRINT): 77,949.59 SF (Irregular Size)

BUILDING HEIGHT: 72 FT. (6 FLOORS)

BUILDING COVERAGE (PROPOSED COMMERCIAL)

COMMERCIAL SPACE 1 1,189 SF
COMMERCIAL SPACE 2 1,385 SF

GROUND PARKING 185 SPACES

BUILDING COVERAGE (Proposed Services)

-Administration & Maintenance 3,552 SF
-Community Services 15,433 SF
-Model Apartment (1 Br.) 655 SF
-Residents Atrium 8,424 SF
-Residents Plaza 932 SF

BUILDING COVERAGE (PROPOSED APARTMENTS)

1-Bedroom Apartment
Type 1A 655 SF - 172 Units
Type 1B 747 SF-755 SF - 12 Units
(Include Full accessible)

Total 1 Br. Apts.: 184 Units

2-Bedroom Apartment
1,019 SF - 1,048 SF..... 35 Units
(Include Full accessible units)

Total 2 Br. Apts.: 35 Units

3-Bedroom Apartment
1,367 SF..... 12 Units
(Include Full accessible units)

Total 3 Br. Apts.: 12 Units

GRAND TOTAL: 231 APT. UNITS

PROJECT AREA SUMMARY (TOTAL)

-Parking (Decks G-1 & G-2)	114,904.75 SF
-Commercial Space	2,574 SF
-Residential Space	234,436 SF
-Residential Plaza (Atrium)	8,424 SF
-Residential Plaza (Open 2nd Floor)	932 SF
-Administration & Comm. Service Area	18,985 SF

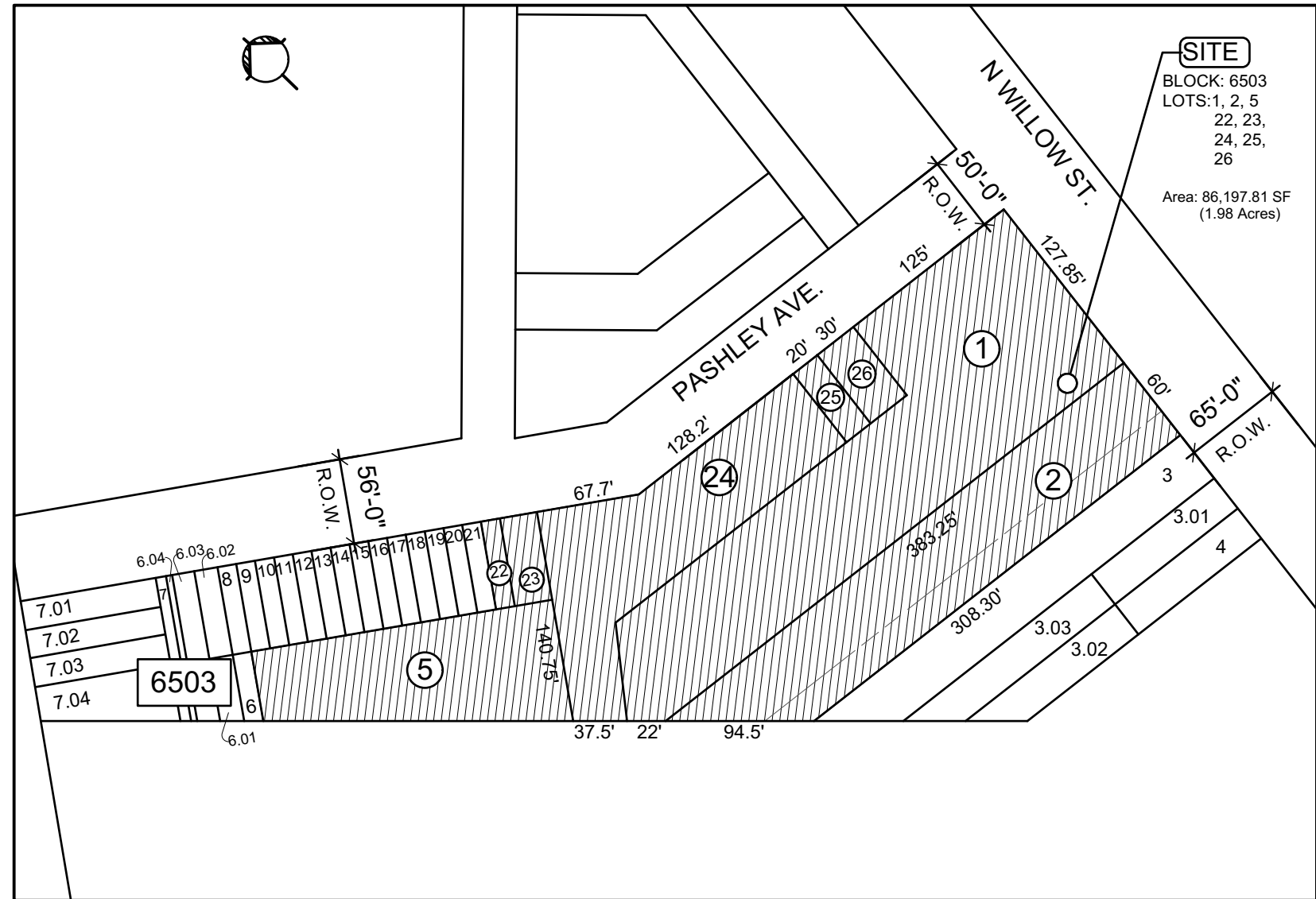
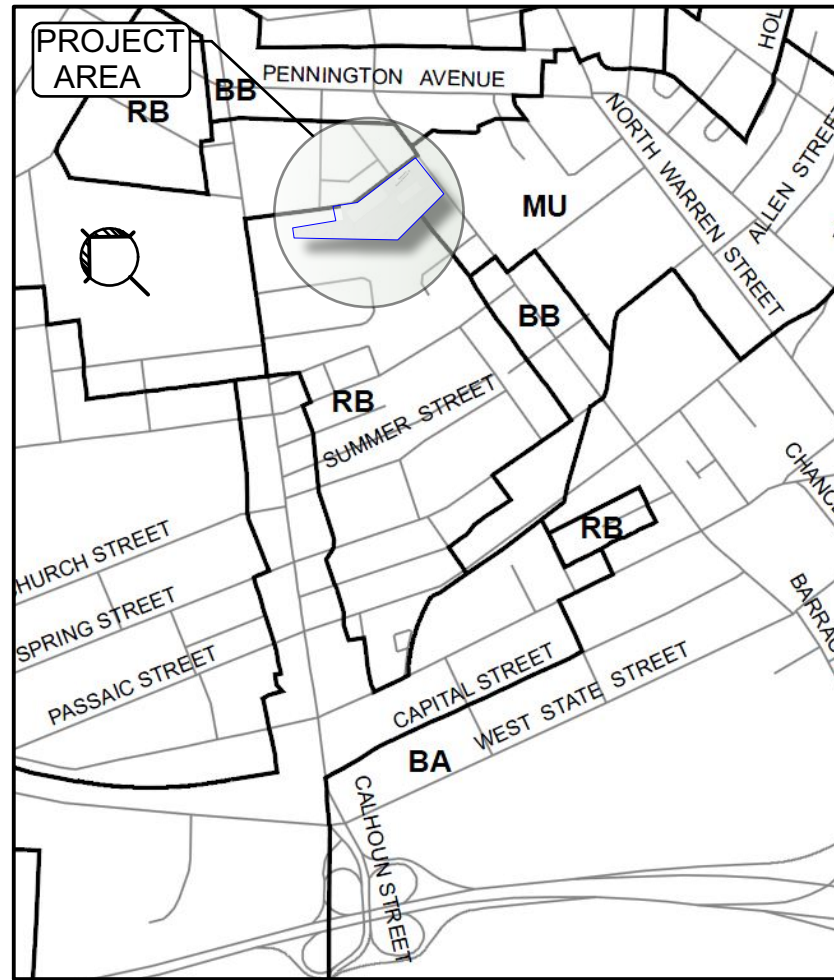


N WILLOW STREET VIEWS



PASHLEY AVENUE VIEWS

AERIAL AND VICINITY VIEWS
N.T.S.



○ EXISTING ZONING (City of Trenton)
N.T.S.

ZONING NOTES

- 1. ZONE MU: MIXED USE (MULTIFAMILY)
- 2. ZONE RB: RESIDENTIAL (DETACHED & SEMIDETACHED SINGLE FAMILY)
- 3. AREA OF WORK DENSITY:
*DEVELOPMENT NEEDS A VARIANCE FOR HIGH DENSITY (35-100 UNITS/ACRE)
- 4. SITE OF WORK (ACREAGE)
1.98 ACRES

○ PLOT & VICINITY MAP
Scale: 1"= 100 ft

SOURCE:
TAX MAP
CITY OF TRENTON
NEW JERSEY

CITY OF TRENTON
ZONING SCHEDULES

Residential Districts

Zone	Use	Min. Lot Size (square feet)	Min Yards (feet) ¹			Min. Lot Width	Min. Building Width	Max. Building Height (stories/feet)	Max. Lot Coverage	Min. Net Habitable Floor Area (square feet)
			Front ²	Rear	Side					
RA	Detached 1-family dwelling units	6,000 sf	Avg. or 30'	35'	One: 6' Both: 16'	50'	25'	2.5/35'	45%	1,500 sf
RB-1	Detached 1-family dwelling units	4,000 sf	Avg. or 25'	35'	One: 6' Both: 14'	40'	20'	2.5/35'	45%	1,200 sf
RB-2	Detached 1-family dwelling units	4,000 sf	Avg. or 20'	35'	One: 6' Both: 14'	40'	---	3/35'	45%	1,200 sf
RB-2	Semi-detached 1-family dwelling units	2,500 sf/unit	Avg. or 20'	35'	One: 6' Both: n/a	25'/unit	---	3/35'	50%	1,000 sf/unit
RB	Detached 1-family dwelling units	4,000 sf	Avg. or 20'	35'	One: 6' Both: 14'	40'	---	3/35'	45%	1,200 sf
RB	Semi-detached 1-family dwelling units	2,500 sf/unit	Avg. or 20'	35'	One: 6' Both: n/a	25'/unit	---	3/35'	50%	1,000 sf/unit
RB	Rowhouse dwelling units	1,500 sf/unit	Avg. or 20'	35'	--- ³	15'/unit	---	3/35'	50%	900 sf/unit

¹ See § 315-232, Yard Exceptions.

² When there is only one existing structure on a block, the front yard setback for a new structure shall be as specified in the table.

³ There shall be no more than eight units in any one rowhouse structure. A minimum side yard setback of 6 feet is required for each end unit in a rowhouse structure.

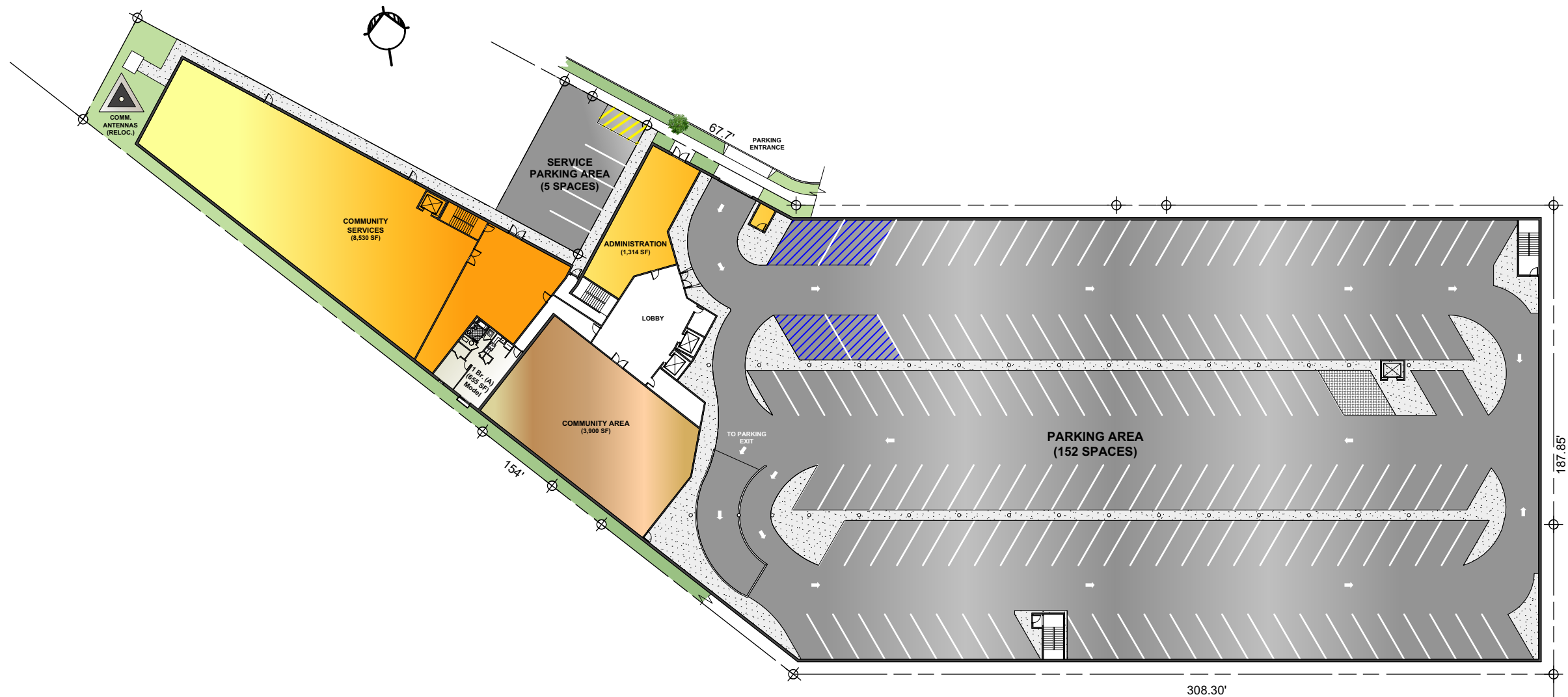
CITY OF TRENTON
ZONING SCHEDULES

Business/Mixed-Use Districts

Zone	Use	Min. Lot Size (square feet)	Min Yards (feet) ¹			Min. Lot Width	Max. Building Height (stories/feet)	Max. Lot Coverage	Min. Net Habitable Floor Area (square feet)
			Front ²	Rear	Side				
MU	Detached 1-family dwelling units	4,000 sf	Avg. or 20'	35'	One: 6' Both: 14'	40'	3/35'	45%	1,200 sf
MU	Semi-detached 1-family dwelling units	2,500 sf/unit	Avg. or 20'	35'	One: 6' Both: ---	25'	3/35'	50%	1,000 sf/unit
MU	Two-family dwelling structures	2,500 sf/unit	Avg. or 20'	35'	One: 6' Both: 14'	40'	3/35'	50%	650 sf/unit
MU	Rowhouse dwelling units	1,500 sf/unit	Avg. or 20'	35'	--- ⁴	15'/unit	3/35'	60%	900 sf/unit
MU	Multifamily dwelling structures	2,000 sf/unit (first 2 units) 500 sf/unit (add'l units)	Avg. or 20'	35'	One: 6' Both: 14'	40'	3/35'	60%	650 sf/unit
MU	Offices	5,000 sf	Avg. or 20'	35'	One: 10' Both: 20'	50'	3/35'	60%	---
MU	Mixed use structures	4,000 sf	Avg. or 20'	35'	One: 10' Both: 20'	40'	3/35'	60%	Residential: 650 sf/unit Business: 400 sf/business use
BA	Business uses	2,000 sf	Avg. or 0'	20' ³	One: 0' ⁵ Both: 0' ⁵	20'	--- ⁶	60%	800 sf/business use
BA	Detached 1-family dwelling units	4,000 sf	Avg. or 0'	20' ³	One: 6' Both: 14'	40'	3/35'	45%	1,000 sf/unit
BA	Semi-detached 1-family dwelling units	2,500 sf/unit	Avg. or 0'	20' ³	One: 6' Both: ---	25'	3/35'	50%	1,000 sf/unit
BA	Two-family dwelling structure	2,500 sf/unit	Avg. or 0'	20' ³	One: 6' Both: 14'	40'	3/35'	50%	650 sf/unit
BA	Rowhouse dwelling structure	1,500 sf/unit	Avg. or 0'	20' ³	--- ⁴	15'/unit	3/35'	60%	900 sf/unit
BA	Multifamily dwelling structure	2,000 sf/unit (first 2 units) 500 sf/unit (add'l units)	Avg. or 0'	20' ³	One: 0' Both: 0'	20'	--- ⁶	60%	500 sf/unit
BA	Mixed use structures	4,000 sf	Avg. or 0'	20' ³	One: 0' ⁵ Both: 0' ⁵	40'	--- ⁶	60%	Residential: 500 sf/unit Business: 800 sf/business use

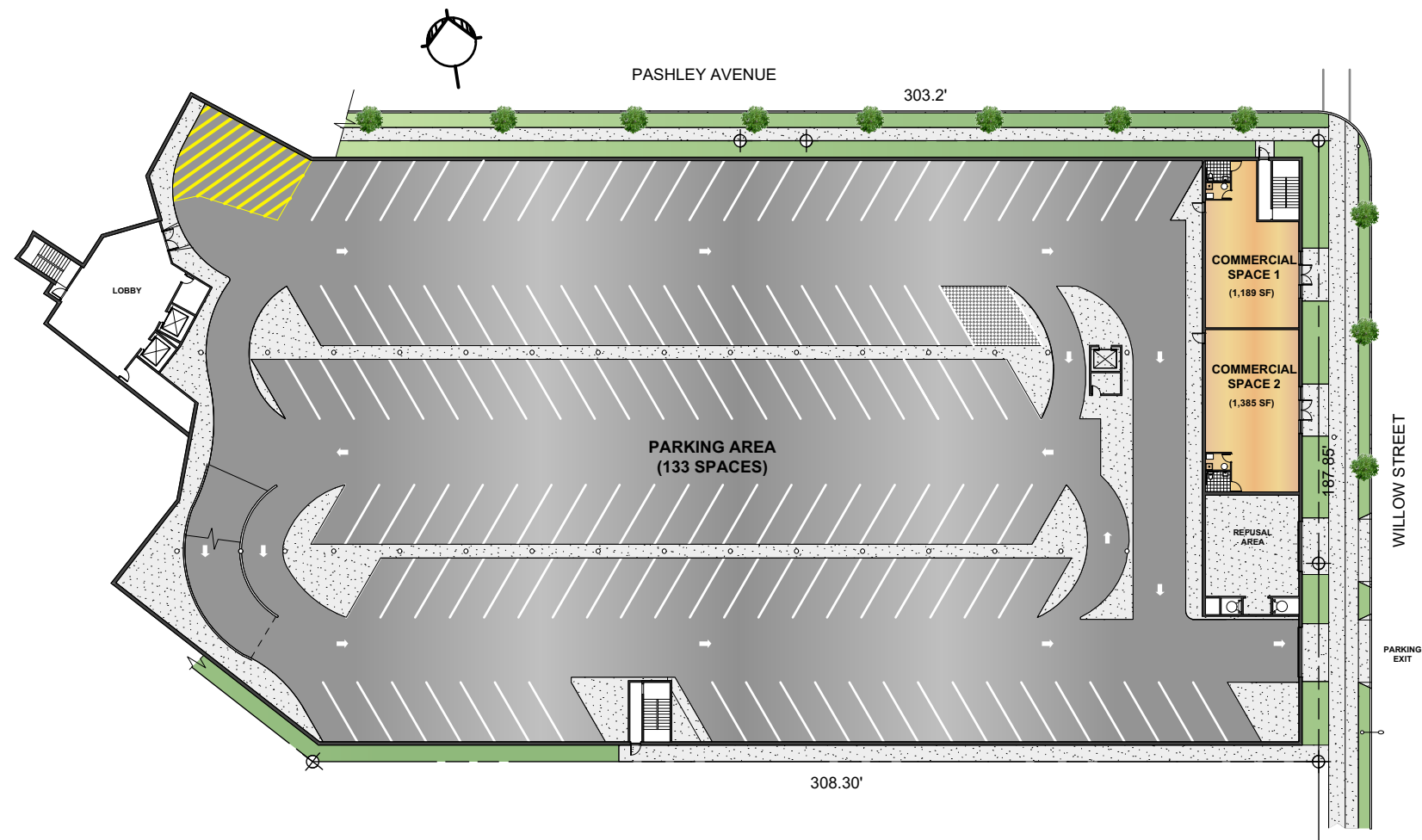
○ ZONE AREA REQUIREMENTS (RB & MU)

N.T.S.



PROPOSED GROUND FLOOR PLAN (PARKING DECK G-1)
 Scale: 1" = 50 ft





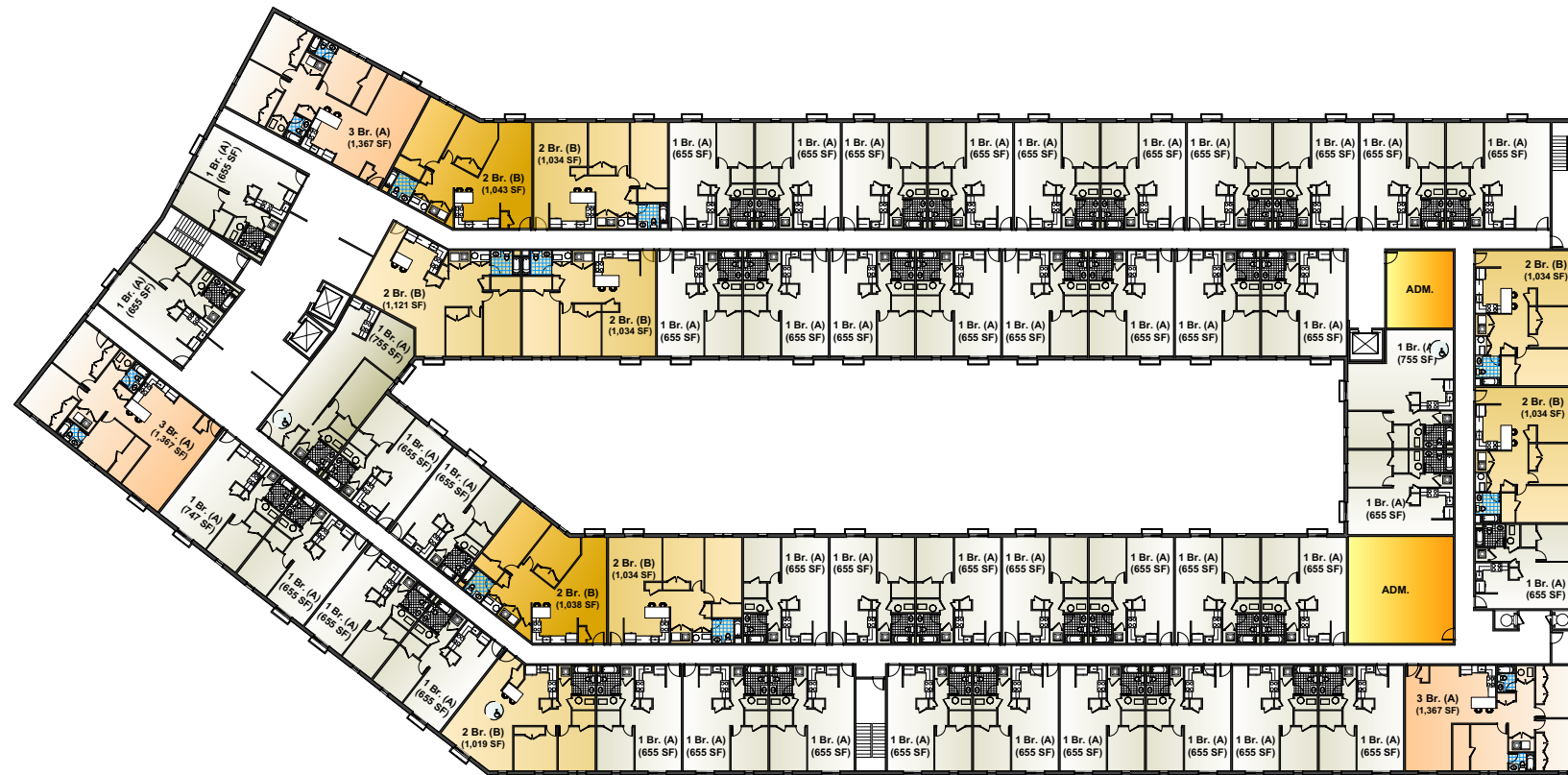
PROPOSED GROUND FLOOR PLAN (PARKING DECK G-2)
 Scale: 1" = 50 ft





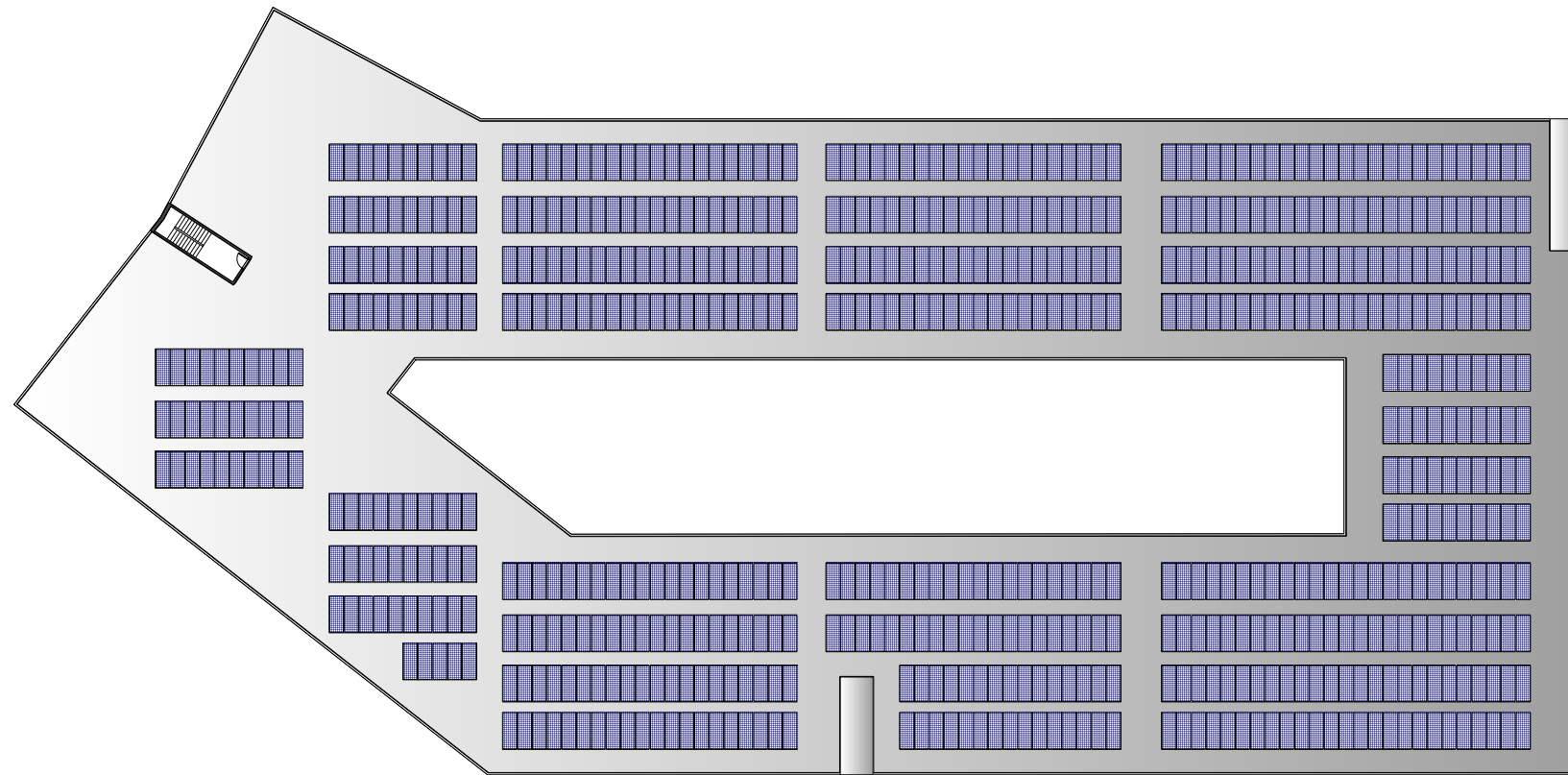
PROPOSED SECOND FLOOR PLAN
 Scale: 1" = 50 ft





○ PROPOSED THIRD-FIFTH FLOOR PLAN
 Scale: 1" = 50 ft

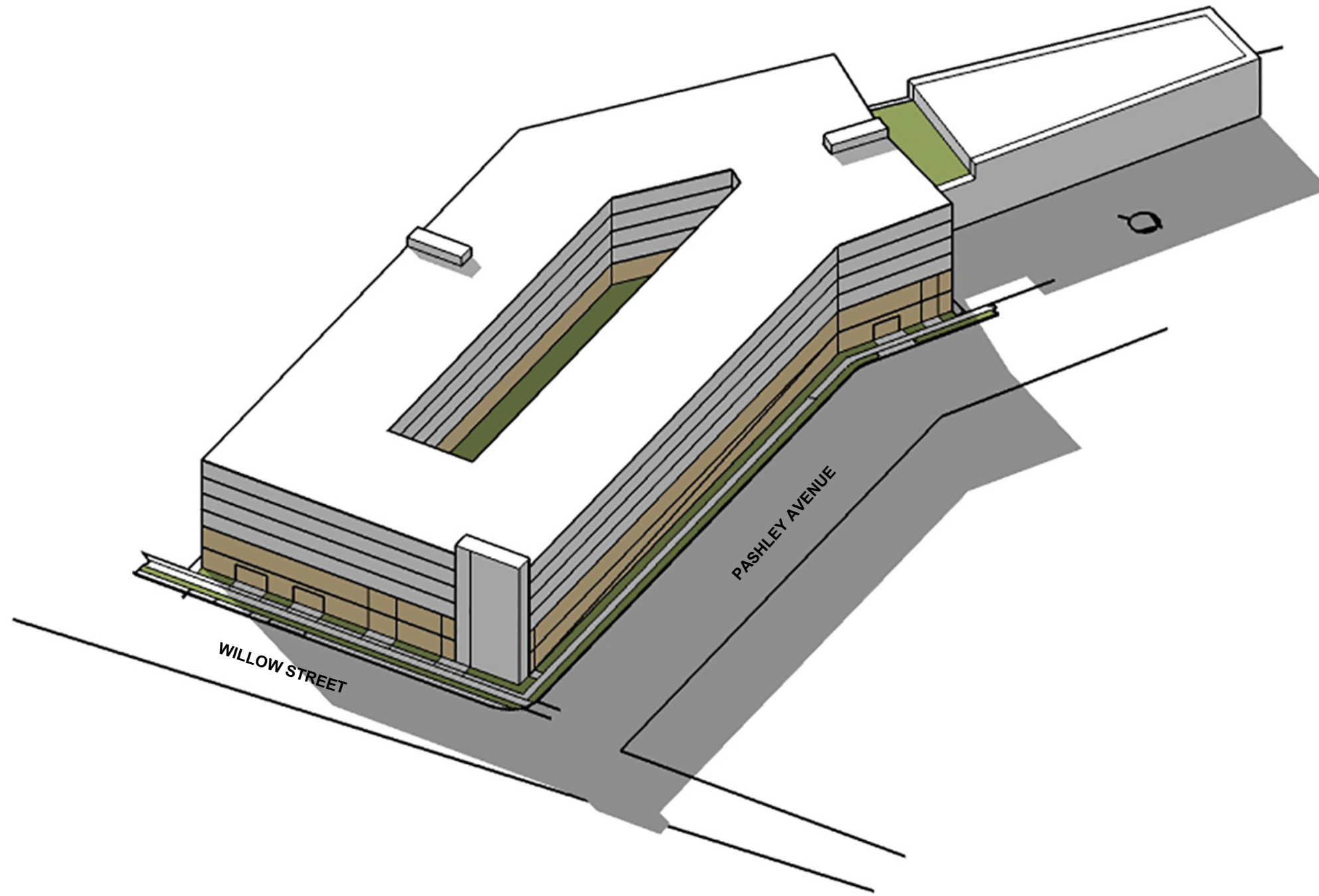




○ PROPOSED ROOF PLAN (SOLAR PANEL ARRAY)

Scale: 1" = 50 ft





○ VOLUME AERIAL VIEW
N.T.S.



○ FRONT ELEVATION (WILLOW STREET)
Scale: 1" = 40 ft



○ RIGHT SIDE ELEVATION (PASHLEY AVENUE)
Scale: 1" = 40 ft