



# MAYOR'S NEWS RELEASE

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## MAYOR, STATE AND COUNTY LEADERS COMMIT TO TRENTON'S ECONOMIC FUTURE, TRENTON DOWNTOWN AND WATERFRONT REVITALIZATION

Mayor Douglas H. Palmer today led a dozen City, State, County, and regional partners in formalizing a commitment to downtown and waterfront redevelopment in Trenton, with plans to identify and pursue "shovel-ready" projects pivotal to the economic future of the city.

"By signing a Memorandum of Understanding (MOU) today, our 12 partners are making an historic commitment to the capital city's economic growth, residential development, and recreational amenities," Mayor Palmer said. "This Trenton Waterfront Area Revitalization Initiative will go to work immediately to identify the priority projects - and the action steps for each partner - that will accelerate the momentum and achieve the goals we endorse today."

The City and Capital City Redevelopment Corporation (CCRC) are the lead agencies of a joint coordination committee for the Trenton Initiative. Other members are Mercer County; the State Departments of Transportation, Environmental Protection, Treasury, and Community Affairs, as well as the NJ Housing and Mortgage Finance Agency and NJ Economic Development Authority. New Jersey Transit and both the Delaware River Joint Toll Bridge Commission and the Delaware Valley Regional Planning Commission round out the participating parties.

"The MOU we are signing today formalizes a commitment to build what citizens and leaders endorsed 20 years ago - a new boulevard to provide access to our river and enhance a vibrant downtown in our historic Capital," said CCRC Board Chair Ingrid Reed. "We will make it happen."

(more)

"The Department of Transportation is proud to have collaborated with the City of Trenton on its plan and we look forward to working with the City as economic development progresses," said State Department of Transportation Commissioner Stephen Dilts.

The preamble to the joint memorandum signed today summarizes the goals of the Trenton Waterfront Area Revitalization Initiative, which envisions "a new, energized waterfront for the future that will unify diverse waterfront areas of the City into a cohesive and attractive mixture of recreational, residential, and commercial uses by capitalizing on one of the City's greatest natural assets, the Delaware River." The Trenton Initiative also will

- **encourage the development of a vibrant, mixed-use community adjacent to the waterfront**
- **contribute to the revitalization of surrounding neighborhoods**
- **provide enhanced park areas for the benefit of the people of the City**
- **increase access to the water, enhance visitor participation in the activities and opportunities provided along the new waterfront and**
- **leverage private investment in Downtown Trenton.**

The Trenton Initiative also aims to contribute to urban revitalization by improving the coordination of all waterfront development, as well as to provide greater access to adjacent neighborhoods and to connect the waterfront to the adjacent neighborhoods.

"The Trenton Initiative emphasizes collaborative planning," Mayor Palmer said. "Together, we can maximize the impact of investment in downtown Trenton. We can identify 'shovel-ready' projects like the Route 29 Boulevard conversion, recommend ways to engage in joint problem solving across agencies, and coordinate the full set of financial and intellectual resources of our partners, knowing that each one of us has a stake in the success of the capital city.

"One of the most important practical features of the effort is its focus on creating economic opportunities and enhancing the local labor force through training and apprenticeships," the Mayor emphasized. The specific goals of the Trenton Initiative are set forth in the full text of the Memorandum of Understanding signed today (*please see the following pages*).

# # #

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**Trenton Waterfront Area Revitalization Initiative  
Memorandum of Understanding**

**THIS MEMORANDUM OF UNDERSTANDING (MOU)** is entered into this 9th day of February, 2009 by and among the following entities which comprise the Joint Coordination Committee (JCC):

**Lead Agencies of the JCC:**

City of Trenton  
Capital City Redevelopment Corporation

**Other members of the JCC:**

New Jersey Department of Transportation  
New Jersey Department of Environmental Protection  
Mercer County  
Delaware River Joint Toll Bridge Commission  
New Jersey Department of the Treasury  
New Jersey Economic Development Authority  
Delaware Valley Regional Planning Commission  
NJ Transit  
New Jersey Department of Community Affairs  
New Jersey Housing and Mortgage Finance Agency  
(Each a "Party" and collectively, the "Parties").

**PREAMBLE**

The Parties, each of which owns land on, or otherwise has an interest in the revitalization of the waterfront and downtown area of the City of Trenton ("the City"), have joined together to attain a vision for the waterfront areas. This effort – collectively identified as the "Trenton Waterfront Area Revitalization Initiative" herein referred to as "Trenton Initiative" – envisions a new, energized waterfront for the future that will unify diverse waterfront areas of the City into a cohesive and attractive mixture of recreational, residential, and commercial uses by capitalizing on one of the City's greatest natural assets, the Delaware River. The Trenton Initiative will encourage the development of a vibrant, mixed-use community adjacent to the waterfront, contribute to the revitalization of surrounding neighborhoods, provide enhanced park areas for the benefit of the people of the City, increase access to the water, enhance visitor participation in the activities and opportunities provided along the new waterfront and leverage private investment in Downtown Trenton. The Trenton Initiative will contribute to urban revitalization through better coordination of waterfront development, as well as provide greater access to adjacent neighborhoods, and connect the waterfront to the adjacent neighborhoods. (See Exhibit A Map.) The Parties recognize that any development will need to comply with existing State and Federal laws governing such development including, but not limited to, environmental laws. The Trenton Initiative will provide for investment in building Downtown Trenton, create economic opportunities and enhance local labor force development through training and apprenticeships. The Parties believe that the Trenton Initiative will benefit New Jersey's Capital City. The Trenton Initiative envisions a new energized waterfront that will unify diverse waterfront areas of the City into a cohesive and attractive mixture of recreational, residential and commercial uses by capitalizing on one of the City's greatest natural assets, the Delaware River.

The Trenton Initiative is made possible by the willingness of the Parties listed above to devote time and resources within their respective services to engage in the Trenton Initiative. The Parties have joined together to set forth goals for the Trenton Initiative in a spirit of cooperation and shared vision. By working together, the Parties believe that they can promote a new waterfront and vibrant downtown for the Capital City.

The Parties agree as follows:

1. **Specific Goals.** Among the specific goals of the Trenton Initiative are the following:
  - a. **Recognizing the extensive work previously completed by members of the JCC, the documents listed below will be considered as a framework for future development:**
    - **The City of Trenton's Downtown Master Plan**
    - **Capital City Renaissance Plan**
    - **US Army Corp of Engineers' Assunpink Park EA**
    - **NJDEP's Capital State Park Master Plan**
    - **NJDOT's Route 29 Boulevard FA Study**
  - b. **Realizing the full potential of Trenton's waterfront in order to enhance the quality of life for residents of, and visitors to, the City through a partnership which will provide access to and improvement of the waterfront, including the potential for a pedestrian-friendly street network. Waterfront development will be planned to take advantage of its location, view corridors and access to green spaces.**
  - c. **Building on existing relationships to ensure that the waterfront is planned and developed with the participation and input of stakeholders, neighborhoods and community organizations. The Trenton Initiative will build on existing relationships between the City, federal and state agencies, Mercer County and the local community.**
  - d. **Assessing existing infrastructure with respect to anticipated future demand, particularly with respect to transportation, storm water management, wetland restoration, and bulkhead rehabilitation. The infrastructure will be planned in order to support the mix of private development, park protection and rehabilitation.**
  - e. **Developing a timetable in accordance with the Trenton Downtown Master Plan and the Capital City Redevelopment Corporation Renaissance Plan to create consistent and compatible development.**
  - f. **Building a framework by which the Parties will develop a cooperative plan for the Trenton Initiative. Appropriate implementation and management mechanisms for the realization of the Trenton Initiative will be developed. The implementation mechanism should assess the impact of development in the project area on environmental quality, economic development, access to open space, and sustainability of the entire region.**
  - g. **Bringing economic development, employment, housing and recreational opportunities to the surrounding communities consistent with all applicable laws.**
2. **Trenton Initiative.** The Parties agree to participate in the Trenton Initiative for the purpose of carrying out the terms of the MOU. The signatories, or their designees, for each of

the constituent agency Parties shall meet with the Mayor of the City, at least once a year, to review the progress of the Trenton Initiative.

**3. Membership/Coordination.** The City of Trenton and the Capital City Redevelopment Corporation shall be the lead agencies of the JCC. The lead agencies will have the responsibility for coordinating the affairs and activities of the JCC. The Parties agree to appoint their initial representatives to the JCC within thirty (30) days of signing of this MOU and will schedule an initial meeting of the JCC, followed by quarterly meetings. The JCC will make recommendations regarding joint planning and project development matters.

**4. Community Participation Process.** The Parties recognize the importance of public participation in the planning and implementation of projects along the waterfront. To that end, outreach efforts will be made to the community and stakeholders to discuss proposals and plans. As appropriate, the JCC will work with existing organizations and others. This process is only for the area designated in Exhibit A and will not supersede requirements and missions of the Parties.

**5. Planning.** The JCC involved with the Trenton Initiative will coordinate with the overall planning effort for other projects located in the City.

**6. Funding for the Trenton Initiative.** It is the intention of the City and CCRC with the support of the JCC to do the necessary due diligence to assess the feasibility of engaging a master developer to develop the sites adjacent to Route 29. Should Route 29 be converted to an urban boulevard, the developer in conjunction with the JCC would be responsible for finding and obtaining the necessary funding.

**7. Implementation.** The JCC will be the coordinating entity for the implementation effort for the Trenton Initiative. The JCC shall make recommendations with respect to implementation and shall facilitate coordination among relevant stakeholders. Recommendations shall be coordinated with appropriate federal, state and local agencies.

**8. Timetable.** Within thirty (30) days of the initial meeting of the JCC, the lead agencies will present a draft scope to the JCC. The scope will involve a process to review projects and provide recommendations to appropriate agencies/organizations and will develop a list of initial projects that can be completed in a timely manner to further the stated goals of the Trenton Initiative and to provide momentum for the Trenton Initiative.

**9. Miscellaneous Provisions**

a. Entire MOU. This MOU constitutes the entire agreement among the JCC with respect to the subject matter thereof.

b. Financial Obligation. This MOU does not financially obligate any party. It is specifically understood by all parties that no party is committing any funds to any specific projects by the signing of this agreement.

c. Admission. The JCC may consider, in its sole discretion, to include other parties that have an interest in the development of the waterfront of the City to join the Trenton Initiative at any time throughout the term of the initiative.

d. Withdrawal. Any member of the JCC has the right to resign during any term of the initiative. The resignation will be submitted in writing to the JCC. Should said member request reinstatement, the JCC will consider reinstatement of membership.

e. Amendment/Modification. This MOU is being entered into for the sole purpose of evidencing the mutual understanding and intent of the parties. This MOU may not be amended or modified without the express written consent of the member parties as approved by a simple majority of the membership.

f. Intent. This MOU is intended only to improve the management and collaboration on the matters referenced herein and does not create any new regulatory, permit, zoning, or other State, County or City approval requirements or any enforceable rights against the agencies, its offices or any person. It should be noted that when permits are necessary for a specific project initiated by a member party, that party will be responsible for ensuring compliance with all applicable local and federal rules, regulations and statutes and for pursuing and obtaining all applicable permits.

g. Third Party Beneficiaries. There are no third party beneficiaries to this MOU. Nothing contained in this MOU shall limit, restrict or otherwise constrain any of the parties' respective duties, responsibilities and obligations under the law.

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*For more information, please contact Carol Beske, ACT Engineers, Inc. (609-918-0200, x223)*