

**JOHN FITCH WAY
REDEVELOPMENT AREA PLAN**

**DEPARTMENT OF HOUSING AND DEVELOPMENT
CITY OF TRENTON, NEW JERSEY**

SEPTEMBER 1997

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JOHN FITCH WAY REDEVELOPMENT AREA

A. DESCRIPTION OF PROJECT

1. Boundaries

The boundaries for the John Fitch Way Redevelopment Area are as indicated on the attached Boundary / Land Use Map dated August 1997. The Project Area is bounded by Lafayette Street to the North, South Broad Street to the East, John Fitch Way to the South and Memorial Drive and Peace Street to the West.

Block 1H

Lots 154, 153 & 150

Block 1G

Lots 259 & 247

Block 47

Lot 169

2. Redevelopment Plan Objectives

In seeking the redevelopment of this area, the City has identified a number of overall Redevelopment Objectives, namely:

- a. To strengthen the downtown business district with provisions for the creation of a strong mutually supportive business anchor for South Warren Street. The realization of this goal will include the development of an existing underutilized surface parking area.
- b. To reopen the Assunpink Creek in the Project Area and provide a greenway linking the War Memorial to South Broad Street and Mill Hill Park. The intent is that this pedestrian linkage will eventually extend down to the South Trenton Waterfront Complex with the incorporation of a new scenic river walk.
- c. To provide increased revenues to the City both in the form of property taxes and purchase of the site from the City.
- d. To encourage tourism and convention business in an effort to help support downtown businesses and promote the urban character of the Project Area.

B. LAND USE PLAN

1. Land Use Map

The attached land use map dated August 1997 indicates the proposed land use in the Project Area, Business A.

2. Land Use Provisions

a. Permitted Land Uses

Unless specifically amended below, principal permitted land uses as stated in the City of Trenton Zoning Ordinance for Business A Districts shall apply to the Project Area. Generally, the Business A districts comprise the central shopping and business areas within the City. Uses permitted include restaurants, professional offices, multistory parking garages, hotels of 100 rooms or more, etc. The Project Area shall further permit conference / meeting centers, assembly halls for business related uses, fitness / wellness centers which may or may not be connected to professional medical care facilities and offices. Structured parking is preferred to accommodate business uses; however, surface parking lots shall be permitted given they are not primary uses, they only serve as ancillary to a primary permitted use or are used in conjunction with structured parking provided for a primary permitted use. At the time of site plan review, surface parking areas shall demonstrate the provision of adequate buffering from street view as deemed acceptable by the Trenton Planning Board.

The existing Capitol Place One office building at the corner of South Warren and Lafayette Street if redeveloped must provide for ground floor commercial uses as a continuation of the downtown shopping area. The site to be developed opposite Capitol Place One shall also incorporate into its design the provision for ground floor retail businesses and offices permitted in the Project Area as specified above. These sites together will act as an anchor to the South Warren shopping district. While the structure for these buildings should take into consideration the requirements of these various ground floor uses, the actual fit out of new retail development may be phased in over a period of time, as deemed acceptable by the Department of Housing and Development.

b. Prohibited Land Uses

In addition to the land uses specifically prohibited in Business A Districts, any light or heavy industrial, manufacturing and heavy commercial uses including but not limited to lumber yards, commercial laundries and warehouses shall not be permitted in the Project Area.

c. Bulk Requirements

Unless specifically amended below, bulk requirements as stated in the City of Trenton Zoning Ordinance for Business A Districts shall apply to the Project Area.

| | |
|----------------|--------------|
| Min. Lot Area | 2,000 sf |
| Min. Yards | |
| Front | 0' |
| Rear | 0'* |
| Side | |
| one | 0' |
| both | 0' |
| Min. Lot width | 20' |
| Max. Bdlg. Ht. | 10 stories** |

Max. lot coverage and Min. open space see Section 19.28.4d of the Trenton Zoning Ordinance

*Where a rear yard abuts the area dedicated to reestablishing the Assunpink Creek Greenway, all built structures, with the exception of temporary garden structures and walkways ancillary to primary permitted uses (outdoor cafes and restaurants), shall provide a minimum 25' buffer zone from the proposed greenway improvements and or excavations.

** In an effort to provide a complimentary and cohesive streetscape, the design of the elevations bordering Lafayette Street and South Warren Street shall incorporate a pedestrian scale at ground level. This smaller scale may be achieved through the use of large storefront windows for the retail uses, providing passers by with a visual connection into the new development. The use of street trees, shubbery, benches or planters along with the incorporation of outdoor cafes may also be utilized as ways of enhancing the streetscape and encouraging pedestrian traffic. The proper selection of ground floor materials and use of other construction details not limited to but including traditional canvas awnings, brick pavers and acorn light fixtures shall further be required to establish a more human and pedestrian scale. In deference to the War Memorial, elevations directly adjacent to this site shall not exceed the height of this historic landmark.

3. Building Requirements

- a. Regulations, controls and restrictions regarding the construction of new buildings shall be generally determined by the City of Trenton and Land Development Zoning Ordinance, unless there are specific regulations contained within this redevelopment plan that supersede the underlying zoning regulations. Off street parking requirements shall conform to the City of Trenton site development

standards as set forth in the City of Trenton's Land Development Ordinance. Parking standards not specifically set forth in these standards, shall be determined by the City of Trenton Planning Board at the time of site plan review in conjunction with the Department of Housing and Development. The Department of Housing and Development shall make recommendations concerning site planning and design as appropriate in the implementation of the Redevelopment Plan objectives including the following:

1. Exterior character & siting of the new construction (existing surface parking area - Lots 150,153 & 154)

This portion of the Project Area has four distinct conditions to respond to urbanistically- the War Memorial, the Capitol Place One office building and South Warren Street, the small scale character of Lafayette Street and the natural boundary of the Assunpink Creek Greenway. The building proposed for the site must address all four street elevations appropriately and must form a cohesive blend of historic and modern styles as well as compliment the varying pedestrian and vehicular scales of the surrounding built environment.

In particular, any structure proposed shall be masonry construction and shall respect the colors of facade treatments and character of the adjacent South Warren and State House Historic Districts. Where possible, the building and the surrounding streetscape should serve to enhance and encourage pedestrian traffic around and through the site. The exterior elevations as well as siting of the building shall be subject to the review and approval of the City of Trenton Department of Housing and Development as well as the Trenton Planning Board at the time of formal site plan review.

- b. In order to coordinate and carry out the objectives for the Redevelopment Plan, developers shall agree to certain controls through such means as are deemed appropriate by the Department of Housing and Development. Such controls will be concerned with functional considerations and will not relieve developers of their responsibility to comply with all ordinances and governmental rules and regulations. The Department of Housing and Development specifically reserves the right to review and approve the developers detailed plans, final working drawings and specifications. Review and approval will be specifically concerned with, but not limited to site planning, architectural layout and materials of construction. The right for the Department of Housing and Development to review plans and specifications of new development occurring within this redevelopment area shall extend for a period of thirty (30) years following the official adoption.

C. PROJECT PROPOSALS

1. Land Acquisition

Given that the primary area for new construction within the redevelopment area (existing surface parking area) includes properties owned by either the City of Trenton and its instrumentalities or the State of New Jersey, no acquisition of privately owned property is necessary to further the goals of the redevelopment plan for that particular site. Likewise, the adjoining properties within the redevelopment area are either owned by the City or not planned to be acquired.

2. Redeveloper's Obligation

In order to achieve the objectives for this Redevelopment Plan, redevelopers are to construct improvements in conformity with this plan and begin and complete such construction within a reasonable time as determined by the Department of Housing and Development.

D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The laws of the State of New Jersey require that any redevelopment project be undertaken in accordance with a Redevelopment Plan for the Project Area.

1. Land Use

The Land Use Map and Land Use provisions along with the Building Requirements indicate the proposed land use for the redevelopment area. The proposed land use is in general conformity with the local objectives for the Project Area.

2. Density of Population

The only proposed new construction of habitable space at this time will occur on the area properties adjacent to the War Memorial. The projected use at this time for these surface parking lots is a hotel and conference center. This use along with the intended and permitted business uses permitted for the remaining Project Area will not result in an increase in density of population within the Project Area.

3. Traffic Patterns & Parking

Traffic patterns along South Warren Street and West Lafayette Street shall be coordinated in order to alleviate the congestion from the State House and downtown district to Route 29. The vacation of Peace Street and the allowance of two way traffic along South Warren from Lafayette southward may be necessary to achieve the project goals and objectives. NJDOT is currently investigating the assessment and viability of

these proposed traffic pattern changes.

In addition to investigating the alteration of surrounding traffic patterns, a scenic river walk study will also be initiated by the City to investigate linking the South Trenton Waterfront Complex and the Assunpink Creek Greenway. This linkage will further serve to strengthen the connection between the downtown area and the waterfront complex while creating increased pedestrian activity between these important focal points of redevelopment.

4. Public Transportation

There are no proposed changes to existing public transportation. The general area is well served by the New Jersey Transit bus system and is within walking distance from the train station.

5. Public Utilities

The adequacy of the existing public utility system will be evaluated. In the event that the existing systems are determined to be inadequate for the proposed uses or they are in need of repair, appropriate improvements will be made by the developer and / or the City.

6. Recreational and Community Facilities

Outdoor recreational space is currently provided by Mill Hill Park. The Assunpink Creek which was filled and covered under the previous redevelopment plan will be resurrected and landscaped as part of the Assunpink Creek Greenway Project. The development of the greenway along with a portion of the hotel / conference center site slated for a landscaped open public courtyard will provide a multitude of opportunities for passive recreational activities. Further, the river walk connecting the Project Area site to the South Trenton Waterfront Complex will provide access to additional sources for both recreational and community activities.

7. Regulations and Controls

All standards relating to land coverage, lot dimension, yard sizes, building heights and the like are to be done in accordance with the Business A district standards contained in the Zoning and Land Use Ordinance of the City of Trenton as amended, unless specifically addressed in this Plan.

8. Relocation Plan

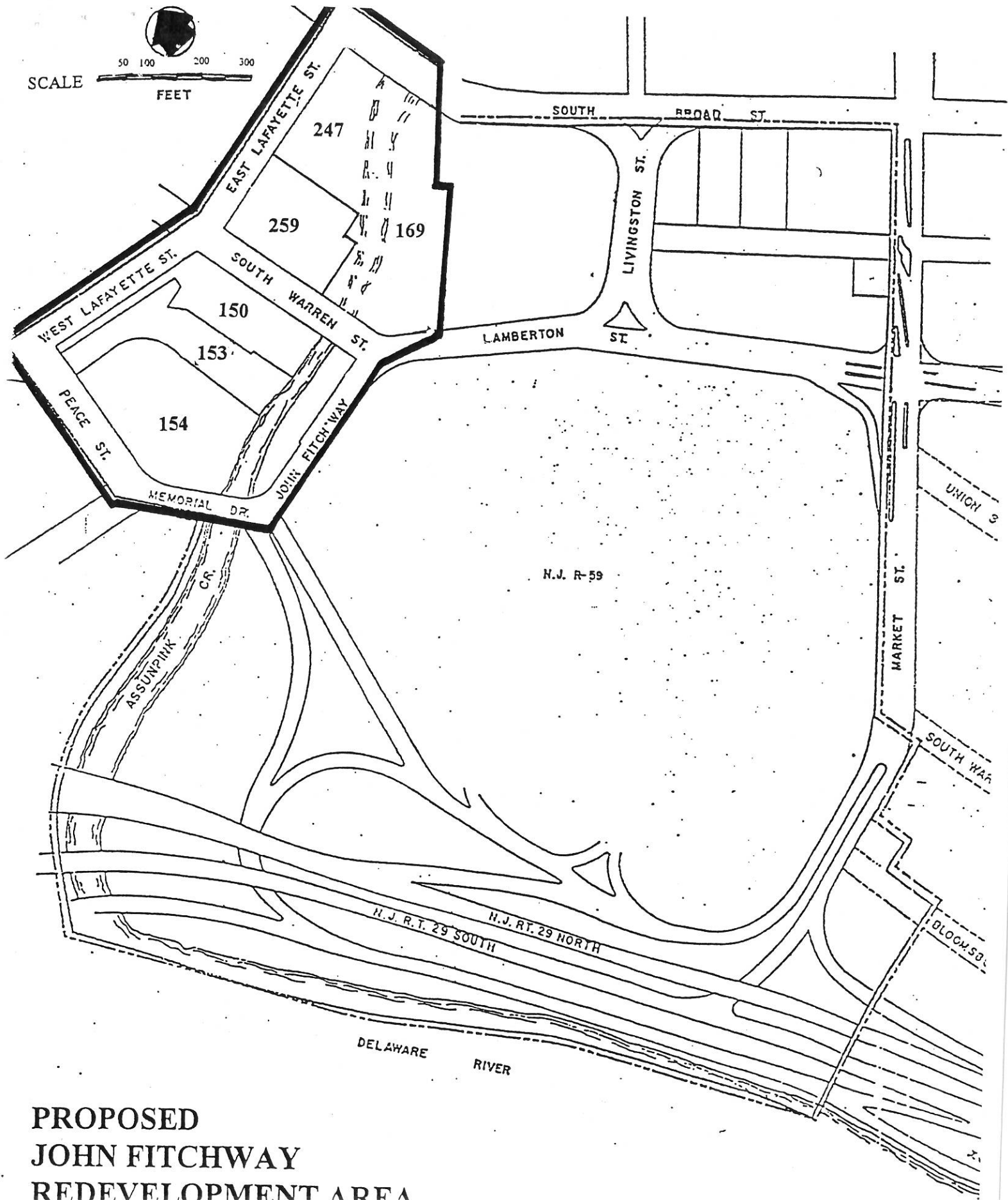
No relocation is anticipated to occur as a result of this Redevelopment Plan.

E. PROCEDURE FOR CHANGING APPROVED PLAN

This redevelopment Plan may be amended from time to time in compliance with requirements of the law. In accordance with State law, before the City Council of the City of Trenton can amend this redevelopment plan, the proposed amendment must first be heard and discussed by the Trenton Planning Board before an advertised Public Hearing.

F. PROJECT MAPS


1. Boundary / Land Use Map



PROPOSED JOHN FITCHWAY REDEVELOPMENT AREA

Attachment A
AUGUST 1997

LAND USE

 **BA DISTRICT**
as amended