

ROEBLING MANSION

REDEVELOPMENT AREA PLAN

ADOPTED July 1985

Amended July 1987

Amended March 1997

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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A. DESCRIPTION OF PROJECT

1. Boundaries of Project

<u>Street Address</u>	<u>Block#</u>	<u>Lot#</u>
222 West State Street	23	6, 7

2. Redevelopment Objectives

The goal of the Roebling Mansion Redevelopment Plan is to develop vacant land and building into viable office space which will be compatible with the existing architecture and remove a blighting influence from the State House Historic District. The development of this office building will further enhance an area that has experienced a major revitalization effort (both private and governmental) over the past ten years. The execution of this project will provide the impetus for the private development of the project area. The specific objectives of the project is to ensure realization of the above goals as follows:

- a. The construction of a commercial office building with surface parking in the rear of the building.
- b. The rehabilitation of the existing building at 222 West State Street must be completed prior to occupancy of any new building constructed in the project area.

B. LAND USE PLAN

1. Land Use Map

The attached Land Use Map, dated August 1985 indicates the proposed office use in the Project Area.

2. Land Use Provisions and Building Requirements

a. Permitted Land Uses

Land uses as indicated on the Land Use Map dated August 1985, except as modified herein, shall be as follows:

1. Business “A”
 - a. All uses permitted in “Business A” districts will be permitted in the Project Area, including private commercial office space.

b. Building Requirements

1. Regulations, controls and restrictions regarding building area, floor area, height, lot width, yard setbacks and parking, if not controlled by this

redevelopment plan, shall be generally determined by the City's Zoning Ordinance, but the Department of Housing and Economic Development shall make recommendations to allow for innovations in site planning and design as seen appropriate to the plan.

2. The following land use controls shall apply to the Project Area described on the attached Land Use Map:
 - a. The height of new office construction shall not exceed 9 stories.
 - b. Parking shall be provided on or off site, to the rear of the Project Area. Two (2) spaces per 1,000 square feet of developed space shall be provided.
 - c. Ingress and egress for parking/service shall be located to the rear of the site area off Capitol Street.

C. PROJECT PROPOSALS

1. Land Acquisition

The City may acquire property within the Redevelopment Area where necessary to achieve the objectives of the Redevelopment Plan and remove blighting influences from the State House Historic District. The City may use its power of eminent domain if necessary to achieve those objectives.

2. Redeveloper's Obligations

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

D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

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

1. Land Use

The Land Use Plan/Land Use Map indicates proposed uses following redevelopment. The land uses as shown on the Land Use Map are in general

conformity with the local objectives for the project area, which is designated for commercial/office use and parking.

2. Density of Population

Population density will not be affected after redevelopment since residential development is not planned.

3. Improved Traffic

All access to the site will be from Capitol Street to the rear of the building.

4. Public Transportation

There are no proposed changes in existing public transportation. The area is well served by existing public transportation, including bus and rail service.

5. Public Utilities

There are no public utility improvements planned, since existing utilities are adequate for the proposed redevelopment.

6. Recreational and Community Facilities

No new recreational or community facilities are proposed for the project area.

7. Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, building heights, and the like are given in accord with the Zoning Ordinance of the City of Trenton as amended, unless specifically addressed in this Plan.

8. Relocation Plan

No relocation is necessary to achieve the stated redevelopment goals.

E. PROCEDURES FOR CHANGING APPROVED PLAN

The Redevelopment Plan may be amended from time to time upon compliance with requirements of law, provided that with respect to any land in the project area previously disposed of by the Department of Housing and Economic Development for use in accordance with the Redevelopment Plan, the Department of Housing and Economic Development receives the written consent of the then owner of such land whose interest, as determined by the Department of Housing and Economic Development, is materially affected.

F. PROJECT MAPS

1. Boundary Map
2. Land Use Map

