

STATE STREET SQUARE

REDEVELOPMENT AREA PLAN

ADOPTED September 1986

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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A.

DESCRIPTION OF PROJECT

1. Boundaries of Project

The Redevelopment Area is bounded by West State Street, North Willow Street, West Hanover Street and Chancery Lane.

2. Redevelopment Goals/Objectives

- a. Provide new, first quality office space in the Downtown adjacent to the main shopping area, the Trenton Commons.
- b. Renovate the existing 16-story office buildings at West State and Chancery Lane.
- c. Provide limited ancillary service oriented retail, primarily financial in nature (e.g. brokerage service, lending institutions, etc.) on the first floor.
- d. The main entrance (other than service) to both the office and the retail space shall be from West State Street.
- e. Provide off-street parking for office space of at least two spaces per 1,000 square feet. The parking requirement may be satisfied in whole or in part by lease of spaces at of-site parking facilities.

B. LAND USE PLAN

1. Land Use Map

The attached Land Use Map indicates the primary land use within the project area.

2. Land Use Provisions and Building Requirements

a. Permitted Land Uses

All those uses permitted in Business “A” zone.

b. Building Requirements

- 1) New office or other non-retail construction must be at least four stories and preferably six or more.
- 2) Pedestrian-oriented amenities such as, but not limited to, atriums, skylights, courtyard fountains and plantings, shall be provided.

- 3) Regulations, controls and restrictions regarding the construction of new buildings and rehabilitation of existing buildings shall be generally determined by the City Zoning Ordinance, but the Department of Housing and Economic Development shall make recommendations in site planning and design as seen appropriate in the implementation of the plan's objectives.
- 4) In order to ensure functional coordination essential to carrying out the objectives of the Redevelopment Plan, developers shall agree to certain controls through such means as are deemed appropriate by the Department of Housing and Economic 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 Economic Development specifically reserves the right to review and approve the developer's 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.

- 5) The right of the Department of Housing and Economic Development to review plans and specifications of new development shall extend for a period of thirty (30) years following the official adoption of this Redevelopment Plan by City Council.
- 6) Final site plan approval may be granted by the Planning Board upon submission of floor plans and building elevations without submission of complete architectural plans.

C. PROJECT PROPOSALS

1. Land Acquisition

The City of Trenton will not acquire property for implementation of this redevelopment plan.

2. Redeveloper's Obligations

In order to achieve the objectives of this redevelopment plan, developers are to construct improvements in conformity with this plan and begin 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 be undertaken in accordance with a redevelopment plan for the Project Area.

The Trenton Planning Board has approved this Redevelopment Plan for the Redevelopment Area by resolution.

1. Land Use

The Land Use Plan/Land Use Map indicate proposed uses following redevelopment. The land uses as shown on the Land Use Plan/Land Use Map are in general conformity with the local objectives for the project area, which is designated for commercial use.

2. Density of Population

No increase in population density is anticipated or a result of the implementation of this Redevelopment Plan.

3. Improved Traffic

In order to facilitate traffic flow as a result of this redevelopment, consideration should be given to increasing street traffic capacity at the intersection of West State and Willow by adding lanes on West State Street and/or Willow Street in the Redevelopment Area.

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 facilities are proposed for this 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

If displacement, temporary and/or permanent, should occur as a result of the implementation of this Redevelopment Plan, relocation assistance as required by State/Federal law will be provided by the Division of Neighborhood Development, Bureau of Property Management.

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 by such amendment.

F. PROJECT MAPS

1. Boundary Map
2. Land Use Map

