

WEST STATE STREET REDEVELOPMENT AREA PLAN

ADOPTED July 1983

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

TABLE OF CONTENTS

A. DESCRIPTION	3
1. BOUNDARIES OF PROJECT.....	3
2. REDEVELOPMENT PLAN OBJECTIVES	3
B. LAND USE PLAN	3
1. LAND USE MAP.....	3
2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS.....	3
C. PROJECT PROPOSALS.....	4
1. RELOCATION.....	4
2. HISTORIC LANDMARKS COMMISION.....	4
3. STREET CLOSING.....	4
D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS.....	4
E. PROCEDURES FOR CHANGES IN PLAN.....	5
F. PROJECT MAPS.....	5
1. BOUNDARY MAP.....	6
2. LAND USE MAP.....	7
3. ACQUISITION MAP.....	8

A. DESCRIPTION OF PROJECT

1. Boundaries of Project

<u>Street Address</u>	<u>Block #</u>	<u>Lot #</u>
146 West State Street	21-D	6
148 West State Street	21-D	5
152 West State Street	21-D	4

2. Redevelopment Objectives

The goal of the West State Street Redevelopment Plan is to develop three vacant parcels of land into a commercial office building who's design will be compatible with the existing architecture adjacent to the project area and remove blighted land from this Historic District. The construction 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 private development of the project site 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 either in the rear of the building or enclosed underground parking within the building, with a minimum of twelve (12) spaces.

B. LAND USE PLAN

1. Land Use Map

The attached Land Use Map, dated July 1983, indicates the proposed use (commercial) 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 July 1983, except as modified herein, shall be as follows:

1. Business "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 Development shall make recommendations to allow for innovations in site planning and design as deemed 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 the proposed office building shall not exceed 4 1/2 stories.
 - b) On-site parking shall be provided in the rear of the Project Area or enclosed underground parking within the building.
 - c) Ingress and egress for parking/service shall be located in the rear of the site area off Capitol Street. Said parking requirement may be waived by the Department of Housing and Economic Development.

C. PROJECT PROPOSALS

1. Land Acquisition

a. Identification of Real Property to be acquired by Private Developers:

All real property which is to be acquired by private developers is so identified on the attached acquisition map dated July 1983. The City of Trenton does not plan to acquire any real property in the Project Area. In the instance where a private developer who is interested in redeveloping the project area in compliance with plan objectives is unable to purchase said property within the Redevelopment Area, the City may, in order to achieve plan objectives, condemn said property on behalf of the developer.

2. Developer's Obligations

In order to achieve the objectives of this Redevelopment Plan developers 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

1. Relocation

Since the project area is a vacant land, no displacement of families, individuals and business will occur as a result of the execution of the Redevelopment Plan.

2. Historic Landmarks Commission

Because the Project Area is located in a Historic District, before a building permit can be issued by the Building Inspector's Office, any project developer must first receive approval from the City's Historic Landmarks Commission on the exterior appearance/design of the proposed office building.

3. Street Closing

No existing streets in the Project Area will be vacated.

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
3. Acquisition Map

