

AMERICAN BRIDGE REDEVELOPMENT AREA PLAN

ADOPTED September 1985

Amended March 1989

Amended September 1993

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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A. DESCRIPTION OF PROJECT

1. Boundaries of Project Area

The proposed Redevelopment Area includes the following properties located in the City of Trenton:

Block 68-1 Lot 1
Block 69-C Lot 3
Block 66-E Lot 2, 106

2. Redevelopment Plan Objectives

The objectives of the American Bridge Redevelopment Plan are to ensure a practical and aesthetically pleasing mixed used development. The following are the specific objectives of the Plan:

- a) The rehabilitation and commercial re-use of the former Cooper Iron Works Building preferably as a restaurant. Parking requirements for a restaurant use shall be established as part of site plan review taking into consideration the availability of nearby parking for office development.
- b) The construction of approximately 300,000 square feet of office space on the portion of the site north of Cass Street.
- c) The construction of a sports/entertainment stadium on the southern portion of the site.
- d) The provision of open and recreational space along the riverfront, and improvements to the Old Wharf area.
- e) The provision of parking, which generally shall be 2 spaces per square feet (commercial/office use); and one space per dwelling unit (residential use) subject to modification if a shared parking arrangement, whereby certain spaces can be used for residential parking during the day, is approved by the Planning Board as part of site plan review.
- f) The construction of up to 40,000 square feet of commercial space at the Cass Street section of the site.
- g) The developer may construct 200,000 gross square feet of office space on the southern half of the site provided that at least five acres are set aside for residential development.

Upon starting rehabilitation of the Cooper Iron Works building or construction of residential development, the developer may construct an

additional 200,000 gross square feet of office space. A building permit for office space beyond 200,000 square feet shall be conditioned on prior issuance of building permit and a binding construction contract for either the Cooper Iron Works building or residential development of at least 200 dwelling units. The option to construct the additional 200,000 square feet of office space shall remain in effect on condition that construction is commenced within four years of commencement of construction of the office space described above.

The office space permitted under this section only applies if the current developer maintains a 15% interest in the office buildings to be constructed or, if as a result of foreclosure by a lender, there is a successor owner. The developer is not required to maintain any such interest in order to build the first 200,000 square feet of office space following final site plan approval for the first 200,000 square feet. The developer is not required to maintain any such interest in order to build the second 200,000 square feet of office space following completion of the foundation for the second 200,000 square feet.

The developer is also not required to maintain any such interest following either the substantial completion of rehabilitation of the Cooper Iron Works building or substantial construction of at least 200 dwelling units.

- h) A parking garage on the southern half of the site shall be constructed to meet the parking needs of the additional office space, the parking requirements of previous site plan approval for the northern half of the site, and 70% of the parking requirements for the residential development regardless of whether the residential development is scheduled for construction at that time. Said garage may be constructed in phases to coincide with the construction of one or more office buildings.
 - i) All utilities, including roadway, sewer, and water, shall be provided up to and sized for the residential portion of redevelopment area in conjunction with any office development over 200,000 square feet on the southern half of the redevelopment area.
 - j) In connection with residential development, the developer shall construct a walkway to the River's edge subject to governmental approval.

B. LAND USE PLAN

1. Land Use Map

The attached Land Use Map, dated September 1985, indicates the proposed land uses in the Project Area.

2. Land Use Provisions and Building Requirements

a) Permitted Land Uses

Permitted land uses, as indicated on the Land Use Map dated September 1985, except as may be modified herein, shall be as follows:

1) Commercial/Office (C/O)

Office and retail uses are permitted.

2) Residential (R)

3) Sports/Entertainment Stadium (s)

b) Building Requirements

1) Site Development Controls

Regulations, controls and restrictions regarding building area, floor area, 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 & Economic Development shall make recommendations to allow for innovations in site planning and design as seen appropriate to the Plan. Building height shall be subject to approval of the Planning Board as part of site plan review.

2) Granting of Final Approval

Final site plan approval may be granted by the Planning Board upon submission of first floor plans and building elevations without submission of complete architectural plans.

C. PROJECT PROPOSALS

1. Land Acquisition

No acquisition of private property by the City is anticipated.

2. Redeveloper's Obligation

In order to achieve the objectives of this Redevelopment Plan, redevelopers are to construct improvements 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 be undertaken in accordance with a Redevelopment Plan for the Project Area.

The Trenton Planning Board by resolution (Exhibit A attached) has approved this Redevelopment Plan for the American Bridge Redevelopment Area. It has further indicated that the proposals in this Redevelopment Plan are in conformance with local plan objectives and the Master Plan of the City of Trenton.

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 determined for commercial/office use, residential use, and parking.

2. Density of Population

Population density will be regulated by the Department of Housing & Economic Development and the Trenton Planning Board through site plan review.

3. Improved Traffic

Ingress and egress to the Project Area shall be limited to the Cass Street intersection. An interior street system shall be reviewed and approved by the Department of Housing and Economic Development and by the Trenton Planning Board as part of site plan review. Access to the site would be further improved with the completion of the proposed Rt. 29 along the site between the Project Area and the “Trenton Complex” and Rt. 129 which is accessible via Cass Street.

To facilitate access to Rt. 1 northbound, the State of New Jersey should consider via John Fitch Way and So. Warren Street – a connection to the existing ramp to Rt. 1.

4. Public Transportation

No changes to the existing public transportation network are proposed. Should a need develop, however, the City of Trenton will recommend the extension and/or re-routing of bus routes to service the Project Area.

5. Public Utilities

All utilities are available to the site.

6. Recreational and Community Facilities

The Old Wharf Area shall be improved as an open space/passive recreation 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

There will be no relocation as a result of this plan.

E. PROCEDURE FOR CHANGING THE 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 & 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 & Economic Development, is materially affected by such amendment.

F. PROJECT MAPS

1. Boundary Map
2. Land Use Map

