

CANAL BANKS

REDEVELOPMENT AREA PLAN

ADOPTED March 1994

Amended June 1996

Amended September 1998

Amended September 2000

Amended September 2005

Amended March 2018

Amended December 2023

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT TABLE OF CONTENTS

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ATTACHMENT

SUSTAINABLE DESIGN CONTROLS AND RATING SYSTEM

A. DESCRIPTION OF PROJECT

1. Boundaries of Project

The generalized boundaries are as follows:

Starting at the northeast intersection of N. Calhoun Street and Capital Street; moving easterly along Capital Street to North Willow Street; thence north to West Hanover Street, east along Hanover Street to North Broad Street, south on North Broad Street to East State Street; east along East State Street to US Route 1; north along US Route 1 to the northern edge of the Delaware and Raritan Canal; [west to the rear of Rivera School; northwest along the rear property line of Rivera School to Myers Alley; north east along Myers Alley to Old Rose Street; north on Old Rose Street to Brunswick Avenue; south west on Brunswick Avenue to Sanford Street; west along Sanford Street to Dr. Martin Luther King Boulevard; south along Dr. Martin Luther King Boulevard to Pennington Avenue; west along Pennington Avenue to Reservoir Street; south along the edge of the rear of the properties on Pennington Avenue to the rear of the properties on Calhoun Street; south to the rear of the properties along Dunham Street; north along Dunham Street along the rear property lines to Reservoir Street; south west along Reservoir Street to Marion Street; south west along Marion Street to the former rail road right-of-way; east along the rail road right-of-way to Calhoun Street; south on Calhoun Street to the south side of the Belvidere Greenway, south along the rear of the properties on Calhoun Street to West Hanover Street, west on Hanover Street to Calhoun Street, south to the point of BEGINNING at the corner of Calhoun Street and Capital Street and more accurately described on the attached CANAL BANKS REDEVELOPMENT AREA BOUNDARY AND LAND USE MAP.

2. Redevelopment Plan Objectives

Redevelop the Canal Banks Redevelopment Area in accordance with the recommendations put forth in the Canal Banks Community Planning Study, specifically;

- a.** Create a linear park along the Delaware and Raritan Canal. Vacant land adjacent to the Canal shall be developed with uses that complement the park setting. Create an extensive open space network throughout the area. In addition to the linear park along the Canal, new open space shall include the continued development of the linear park along the former Bel-Del rail line, and in conjunction with new single-family development, the creation of new village greens, squares, and mini-parks.
- b.** Promote new housing opportunities throughout the Canal Banks Redevelopment Area; both homeownership and rental housing. Rehabilitate suitable housing stock throughout the area, particularly on the 100 and 200 blocks of West Hanover Street, the 200 block of North Warren Street, and in the Hanover-Academy Historic District.

- c. Develop new infill housing on various sites in the Redevelopment Area to strengthen the residential character of the neighborhood. New infill housing sites shall include the state-owned parking lot on the northwest corner of North Willow and West Hanover Streets, North Willow Street; areas north of the canal and along the Belvidere Greenway, just west of Willow Street, and in the Old Trenton Neighborhood on the State-owned parking lot and vacant land adjacent to Route One.
- d. Promote homeownership opportunities throughout the project area through the rehabilitation of existing homes and construction of new homes for owner occupancy. Vacant structures that are too large for single-family use may be rehabilitated into two-unit owner-occupied structures.
- e. Preserve the existing stock of occupied housing by providing appropriate preservation programs to property owners.
- f. Foster the redevelopment of North Broad Street immediately south of the canal as a high-design residential complex, that will take advantage of the view of the Delaware and Raritan Canal as well as the Battle Monument Park
- g. Develop land adjacent to the Battle Monument Park with uses that complement the park setting. New uses in this area may include new residential development, new commercial development, and/or new educational/institutional/cultural development.
- h. Develop the 200 block of E. Hanover Street through the rehabilitation and/or selective demolition of deteriorated buildings and new construction that is architecturally compatible. Foster a mix of affordable and market-rate residential and compatible non-residential uses. Nonresidential uses may include a variety of community-serving and educational-oriented uses as well as independent professionals and office space for corporate tenants.
- i. A proposed mixed-use complex shall be developed on East State Street, with significant frontage on East State Street, Montgomery Street, and E. Hanover Street. The design intent is to create a building (s) that are contextually appropriate and sensitive to the historic fabric of the adjoining historic Hanover – Academy Historic District. As such the following “guiding principles shall govern:
 - ./ Maintain streetwall alignments with the immediate surrounding blocks
 - ./ Consolidate the primary mass of the complex at the southwest corner of the site at East State Street and North Montgomery.
 - ./ Provide pedestrian-friendly uses at street level
 - ./ Conceal all parking within the building envelope, except for entries and exits.
 - ./ Parking entrances will be a maximum of two lanes in width
 - ./ Screen any loading bays and limit openings along streetwalls to a single bay

- j. Reduce the number of surface parking lots that have been developed in the district, especially parking lots along the canal. New surface parking lots shall only be permitted in areas where there is a defined community need or where alternative uses appear infeasible. Parking lot designs shall include appropriate landscaping, decorative wrought iron fencing or equivalent, or a combination of brick and decorative fencing to mitigate their impact on the adjacent properties.
- k. Plan for the redevelopment of the former Magic Marker site as a new mixed-use residential community. Non-residential uses shall be of the type that supports and strengthens the fabric of the surrounding community.
- l. In the downtown district, redevelop vacant and underutilized buildings and land with appropriate commercial and/or mixed uses. New uses shall promote the downtown district as a destination for entertainment, culture, shopping, living, and working.

B. LAND USE PLAN

1. Land Use Map

The attached land use map dated March 1994 and amended in June 1996, July 1998, and August 2005 indicates the proposed land uses in the project area.

2. Land Use Provisions and Building Requirements

a. Prohibited Uses

The following business and retail uses are strictly prohibited in all districts of this Redevelopment Plan: taverns, liquor stores, check cashing establishments, pawn shops, and business establishments having more than three pinball machines or mechanical or electronic amusement devices, except that in the downtown district (fronting East State Street and North Montgomery Street between East State Street and East Hanover Street), taverns that also have a sit-down restaurant component are allowable in accordance with the BA district requirements.

b. Permitted Land Uses

Permitted land uses as indicated on the Land Use Map dated March 1994, amended June 1996, July 1998, and August 2005, except as modified herein, shall be and are limited as follows:

1. Canal Zone (CZ)

Create a linear park along the Delaware and Raritan Canal. Vacant land adjacent to the Canal shall be developed with recreation/ cultural/ educational, housing or community uses that complement the park

setting

2. Residential (R)

The RB zoning classification shall apply to all new and rehabilitated housing in this district. Existing multifamily housing units are grandfathered into this district. Temporary surface parking, of up to 18 months, associated with a development plan shall be permitted on land that is vacant.

3. Residential/Commercial (RC)

The Mixed-Use zoning classification shall apply for new or rehabilitated housing in this district. Commercial development in this district shall be in accordance with the Business-B zoning classification except that convenience food stores over 2,000 gross square feet and grocery stores are a matter of right. In the RC district buildings can be developed entirely as residential units, entirely for commercial use or commercial on the first floor and housing on the upper floors. The Mixed-Use zoning classification standards for height limits shall apply.

4. Business A (BA)

The BA zoning classification shall apply in this district. Properties fronting East State Street and North Broad Street, up to Hanover Street are bound by section 19-21.5 General Design Standard. The following additional controls shall apply to the parcels bounded by North Montgomery Street, East Hanover Street up to and including Block 605, lot 9, across Post Office Alley to include all properties on the North side of East State Street from Block 607, lot 11 (included) to North Montgomery Street.

a. The height limit for buildings fronting East State Street and North Montgomery Street shall be up to 25 stories or 350 Feet. This shall apply to new construction as well as buildings being rehabilitated in this area. Buildings that front onto E. Hanover Street must step down to the street and be no more than 6 stories or 70 feet in height on East Hanover Street. The first floor (at street level), fronting both East State Street and North Montgomery Street shall include uses that add activity at this level. Appropriate uses include retail, restaurants, art galleries, etc. Any proposed loading and unloading shall be adequately shielded from the street. It is highly recommended that loading and unloading occur within the building or off Post Office Alley. Any proposed redevelopment in the Hanover Academy Historic District should be reviewed by the Trenton Landmarks Commission.

a.b. For Block 3902, Lot 1, the C-MX District Dimensional Standards of the Capital City Renaissance Plan Urban Code shall apply.

5. Open Spaces (OS)

Vacant land in the OS District should be preserved or redeveloped as public open space.

6. Public Facility (PF)

Public Facilities or parking for public facilities shall be allowed in this district. Public facilities shall include public safety, educational, recreational, and medical buildings either publicly or privately owned. Commercial and retail uses related to the principal Public Facility are allowed in this district as long as these uses do not occupy more than one-third of the district.

On Perry Street, within the bounds of this district, a New Trenton Central Fire Headquarters shall be developed. ~~On North Warren Street within the bounds of this district, the new headquarters of the Trenton Head Start shall be developed.~~

3. Building and Rehabilitation Requirements

- a. Regulations, controls, and restrictions regarding the construction of new buildings and rehabilitation of existing buildings shall be generally determined by the City Zoning Ordinance, except that language in this plan shall take precedence. The City of Trenton shall make recommendations in site planning and design as seen appropriate in the implementation of the Redevelopment Plan objectives. New infill buildings shall be architecturally compatible or contemporary in design that complements the existing visual character of the streetscape.
-
- b. 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 City of Trenton. 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 City of Trenton 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 of the City of Trenton plans and specifications of a new development shall extend for a period of thirty (30) years following the official adoption.
- c. The Trenton Landmarks Commission shall review any rehabilitation or new construction within the Academy-Hanover Historic District. The Planning

Board shall have the discretion to review development elsewhere in the area and request that the Commission undertakes an advisory review when the Board feels that buildings in other areas raise significant historic preservation issues.

- d. Battle Monument Design Standards: The following design standards shall apply to development in the Battle Monument Area as defined by the attached map entitled "Battle Monument Special Design Zone". These guidelines are in addition to, and not instead of, existing standards or requirements of any City ordinance, code, or other sections of this plan. Where there is a conflict in controls, this section of the redevelopment plan shall take precedence. Where the City determines it to be appropriate, it may require development plans to be submitted for further review by the Landmarks Commission and/or Planning Board.

1. Standards for Site Design

- a. New development shall be laid out to create or reinforce a strong street wall along with North Warren and North Broad Streets. Where possible, the front wall of proposed buildings facing those streets should be set along the front property line; or, in the case of residential buildings, the front wall may be set back the depth of the porch and/or stoop, in which case the front of the porch and/or stoop shall be at the property line. Minor setbacks and variations in the front elevation in large commercial or institutional buildings are permitted, particularly around entrances or areas likely to receive heavy pedestrian traffic but should not be such as to diminish the sense of a strong street wall.
- b. Exceptions may be granted where the nature of the use or compelling economic considerations precludes the creation of a strong street wall through the layout of the building. Where an exception is granted, the developer shall alternatively provide a strong treatment along the front property line and any side property lines with a significant impact on the streetscape, utilizing decorative fencing or walls, towers, or other decorative or symbolic objects, or appropriate landscape treatment. Such treatment will conform to specific streetscape standards to be developed by the City.
- c. Parking areas shall be located behind buildings and shall not be readily visible from North Warren or North Broad Streets. An exception may be made, subject to design review, for the commercial development planned for North Broad Street between Allen Street and the Delaware & Raritan Canal. All parking areas shall be attractively screened and landscaped. All fencing of parking area frontage on public rights of way shall be of a decorative type and material acceptable to the City, such as wrought iron or brick.
- d. Wherever possible, buildings should face the Delaware & Raritan Canal. Where the need to ensure a strong street elevation results in a sidewall of

a building being situated parallel to the Canal, the side elevation should, to the extent possible, meet the same standards as front elevations under these guidelines. No building shall be configured so that its rear elevation faces the Canal.

- e. Areas along the Canal or adjacent to the Canal path or park may not be used for service access, for storage of waste or recycling (dumpsters, etc.), or any activity inconsistent with encouraging and maintaining the use of the Canal as a recreational amenity. The sitting of the commercial development shall be designed to facilitate pedestrian movement between the Canal path and the development.

2. Standards for New Construction

- a. New buildings in the area shall be consistent with the traditional architectural vocabulary of surrounding areas, which were largely constructed during the late 19th century using brick as the principal exterior material. Brick shall be the predominant facade material for any new building fronting on North Warren or North Broad Street. All non-brick facade materials shall complement the brick in color and style.
- b. Buildings shall generally be two or three stories high. Where a new building is constructed on the same block as one or more existing buildings, its height shall be consistent with that of the existing building or buildings. Exceptions may be granted where the nature of the use, or compelling economic considerations, render this unfeasible. In such cases, the facade treatment shall be such to maintain a high level of consistency and compatibility with the elevations of adjacent buildings.
- c. The front elevation of all buildings shall provide for a reasonable variety of color, texture, and material consistent with these standards and with the traditional vocabulary of the area. Windows and doors shall make up at least 25 percent of the ground floor areas of the front elevation. Where new buildings are proposed to be built on a block with existing buildings, the massing, rhythm, and spacing of doors and windows, and other features shall be consistent with that of existing buildings on the same block.

3. Standards for Rehabilitation

- a. The objective of rehabilitation shall be to restore the front elevation and any other visually significant elevations to their original appearance, to the extent possible recognizing reasonable physical and economic constraints. Where buildings have been significantly modified, developers and owners shall work with the City's historic preservation specialist to establish facade treatments consistent with known information with regard to the initial appearance of that building or similar buildings and shall receive the approval of the historic preservation specialist prior to

commencing work.

- b. Where economic considerations dictate that complete interior rehabilitation be limited to the first floor and that upper floors are being partially rehabilitated and "mothballed" for future use, the facade treatment must be such to offer an exterior appearance suggesting that the entire building is in active use.

4. Parking Lot Design Standards

All new parking lot developments are subject to all standard reviews as mandated by the city ordinance. In addition, new parking lots in this redevelopment area shall include decorative wrought iron fencing or equivalent, a combination of brick and decorative fencing, and ample landscaping along its perimeter to soften its impact on adjoining uses.

- e. Sustainable Design Standards: The City of Trenton is committed to the concepts of sustainability and, as such, seeks to incorporate these concepts into new developments throughout the city. Generally, the sustainable design movement grew out of a strong conservation ideology that seeks to maintain harmony between our natural environment and our desires to grow. Sustainability requires that we do not consume resources faster than they can be renewed nor produce waste faster than it can be absorbed. First and foremost, the practices set out in these guidelines attempt to integrate into the urban development realm an understanding of the natural processes that make up our environment. For example, attention to the movement of water, wind, sun, and energy across a site can provide opportunities for making the urban environment more comfortable, more ecologically healthy, and more economically viable. Sustainable urban stormwater drainage systems that capitalize on on-site water not only increase groundwater recharge, which enhances the larger ecological structure of the area, but can also reduce the need for irrigation. Appropriate orientation for buildings can reduce heating and cooling costs, as well as mitigate noxious factors such as air pollution. These guidelines promote practices that will provide a greener and more livable environment while attending to the economic underpinnings of any development project. Sustainable development means economically sensible development, and these guidelines lay out practices that will add value to development projects.

Attached to this redevelopment plan are design guidelines that are made part of this Redevelopment Plan. Generally, all new development in this district should incorporate, to the extent possible, concepts from these guidelines. All new construction projects that are over 50,000 square feet of gross floor area shall meet the intent of these guidelines and developers are required to file the attached rating systems as part of their Planning Board submittals.

C. PROJECT PROPOSALS

1. Land Acquisition

In order to achieve redevelopment goals in the project area acquisition of privately owned property is essential. The City will seek to minimize the acquisition of occupied buildings requiring the relocation of existing residents and businesses. The City's acquisition efforts will give priority to vacant land and structures and the elimination of nuisances. In order to further the objectives of this redevelopment plan, the City may acquire occupied structures.

2. Redeveloper's Obligations

In order to achieve the objective of this Redevelopment Plan, developers are to construct improvements in conformity with this plan and begin and complete such construction within a reasonable time as determined by the City of Trenton.

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 Canal Banks Redevelopment Area. It has further indicated that the proposals in this Plan are in accordance with Local Plan objectives and the Master Plan of the City of Trenton.

1. Land Use

The Land Use Plan and 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 residential uses, commercial uses, recreational uses, and institutional uses.

2. Density of Population

It is anticipated that population density will increase as a result of the proposed redevelopment because of the rehabilitation and occupancy of vacant residential buildings and construction of new in-fill housing and the construction of new high-density housing in the downtown district.

3. Improved Traffic Patterns and Parking

A number of recommendations are put forth to alleviate parking in the neighborhood and improve traffic circulation in the Project area:

- a.** For all construction of new residential units, one off-street parking space per new dwelling unit shall be required. The Planning Board may waive the requirement where it feels that strict enforcement is not in the interest of the orderly and appropriate development of the area. Additionally, the Planning Board may grant de minimis exceptions from the New Jersey Residential Site Improvement Standard, when these exceptions further the intent of this redevelopment plan.
 - b.** The City will investigate creating off-street residential parking lots in areas where rehabilitation of the housing stock will occur. Due to the built-up physical environment of the city, creating off-street parking areas may not always be feasible. Existing structures that do not have adequate space for off-street parking will not be required to provide one parking space for each unit that is rehabilitated.
 - c.** Parking and loading berth requirements for retail uses that are not destinations unto themselves, but are considered ancillary support retail to other uses on the site and any adjacent development sites will be waived. This condition relates only to the new town center project (Montgomery Street and E. State Street) and adjacent buildings related to this project
 - d.** The traffic island at Willow and Spring Street may be eliminated to allow the re-establishment of the street grid in this area.
 - e.** As part of a proposed single-family housing development on land immediately east of the Battle Monument Park a new through street will be designed to connect Broad Street to Montgomery Street.

4. Public Transportation

There are no proposed changes in existing public transportation. The area is well served by existing public transportation.

5. Public Utilities

There are no public utility improvements planned. However, as rehabilitation and new construction projects are proposed, the existing water/sewer system will be evaluated for adequacy. If they are determined to be inadequate or in need of repair, appropriate improvements will be made. Developer may be required to contribute their fair share of the cost for off-tract improvements. Pro-rata share formulas shall generally be in accordance with Section 315-72 of the City of Trenton Land Development Ordinance.

6. Recreational and Community Facilities

The Delaware and Raritan Canal Commission is proposing to create a multi-purpose path along the Canal extending into Trenton from the Ewing Township border. The path will terminate at Warren Street. The City, as part of the overall development strategy for this area, intends to extend the park improvements to Route One. In addition, vacant lands adjacent to the Canal will be developed with appropriate recreational and community uses.

The City also intends to redevelop the North 25 Park, located on North Warren Street, into a more user-friendly recreational facility. The park currently bounded by Ringold Street and Titus Avenue may be relocated within this general area as part of the redevelopment of the larger block. Additionally, new open space will be developed in conjunction with the new single-family developments programmed for this area under the City's Homeownership Zone program.

7. Significant relationship of the Redevelopment Plan to the Master Plans of contiguous municipalities

There are no significant relationships between this redevelopment plan and the contiguous municipalities needing further review. The Redevelopment Plan's stated objective to create new affordable and market-rate housing, new in-fill development, new open spaces, and new mixed-use downtown developments is consistent with both the Mercer County Master Plan and the State of New Jersey Development and Redevelopment Plan. Furthermore, it is not believed that the stated objectives of this redevelopment plan will impact the master plans of contiguous municipalities in any significant way.

8. Architectural Salvage

The redeveloper will be required to consult with the City's Historic Preservation Specialist prior to the demolition of any buildings and/or structures in the Redevelopment Area and must work with the City to identify potential organizations for removing any salvageable historic architectural elements. Preference should be given to Trenton-based organizations and/or non-profits.

9. Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, building heights, and the like are to be done in accordance with the Zoning Ordinance of the City of Trenton as amended unless specifically addressed in this Plan. Also, all exterior construction within the Hanover-Academy Historic District is regulated by the City of Trenton's Landmarks Commission.

10. Relocation Plan

If displacement should occur as a result of the City acquiring property in the implementation of this Redevelopment Plan, relocation assistance as required by State and Federal laws will be provided by the Department of Housing and

Economic Development, Division of Real Estate.

Any families or individuals temporarily or permanently displaced by governmental action from the Project Area, will be relocated by the City of Trenton into decent, safe, and sanitary housing at rents within the means of the persons displaced from the project area.

E. PROCEDURES FOR CHANGING APPROVED PLAN

The Redevelopment Plan may be amended from time to time upon compliance with requirements of the 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 and Land Use Map
2. Battle Monument Special Design Zone

Attachment: Sustainable Design Guidelines and Rating system

Canal Banks Redevelopment Area

Redevelopment Area Boundary

Property Boundaries

0 250 500 1,000 1,500 2,000 Feet

Land Use

Business A (BA)

Canal Zone (CZ)

Open Spaces (OS)

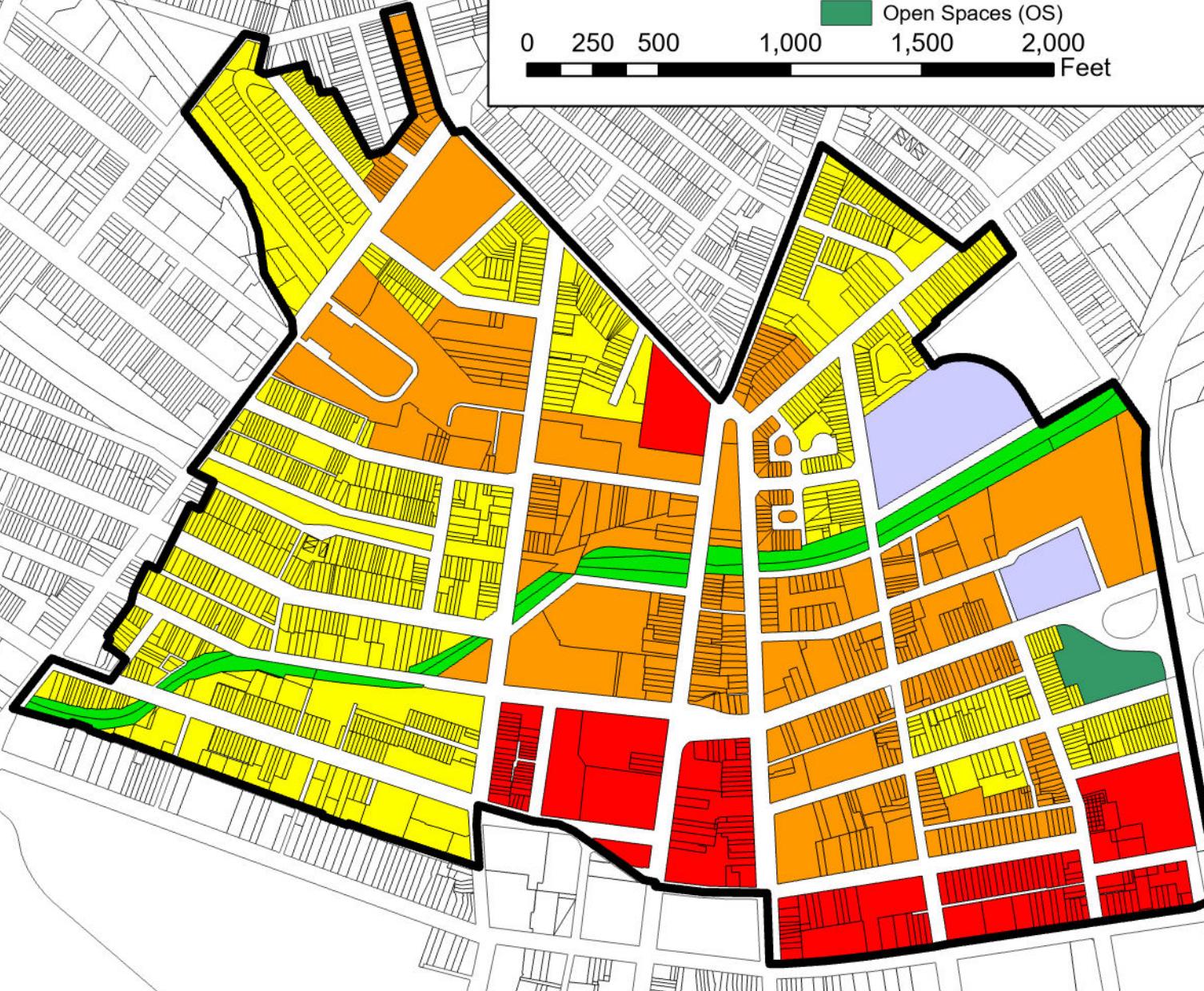
Public Facility (PF)

Residential (R)

Residential/Commercial (RC)



Adopted March 1994
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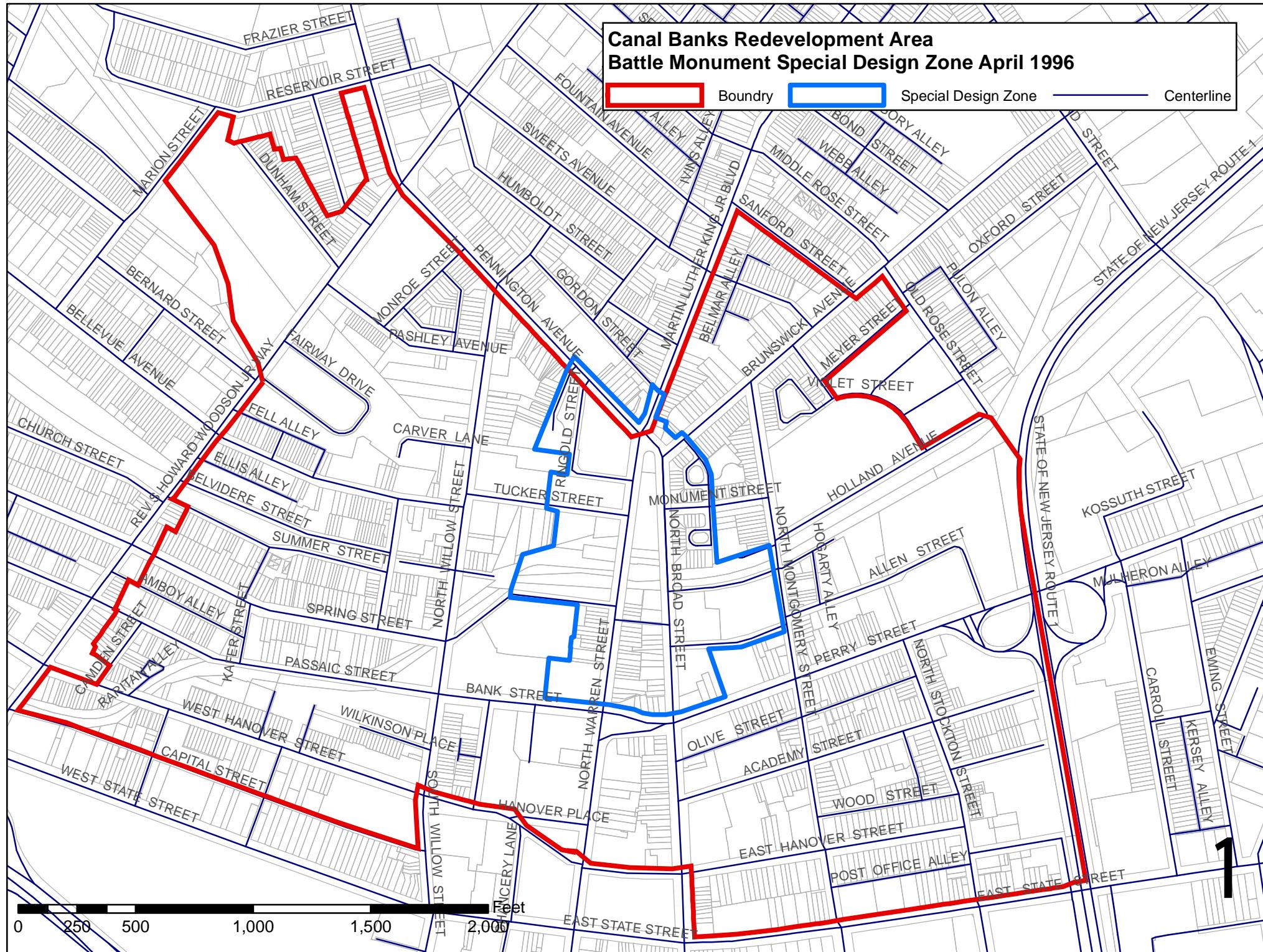


**Canal Banks Redevelopment Area
Battle Monument Special Design Zone April 1996**

Boundary

Special Design Zone

Centerline



SUSTAINABLE DESIGN GUIDELINES

When doing development in this area, redevelopers should, to the extent possible incorporate the following sustainable design elements:

Sustainable Architectural Design Concepts and Elements:

Seasonal Design Objectives:

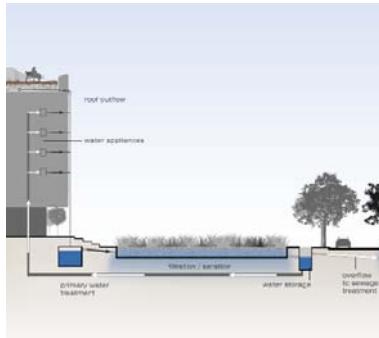
Summer

Encourage light breeze
Provide shaded routes
Protect from rain

Winter

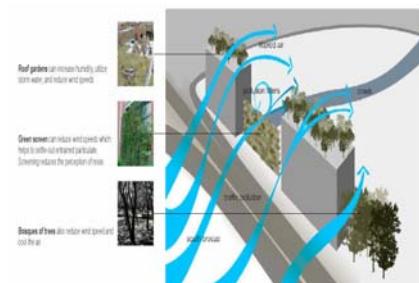
Protect from winds
Increase solar access
Protect from rain & snow

The following guidelines will maximize comfort while minimizing energy costs:



- Orient the majority of glazing to optimize daylighting potential and heat gain during winter season
- Orient thermal mass (materials that absorb, store, and conduct heat) and insulation to take advantage of southern exposure while blocking north winds
- Use roof-top gardens to reduce solar gain and insulate in winter

The following guidelines will minimize the effects of pollution:



- Using building massing to gather wind for the dispersion of air pollutants
- Use building massing to mitigate noise pollution
- Use building massing and vegetated screening to gather wind for the filtration/dispersion of air pollutants
- Use roof-top gardens and adjacent courtyards to mitigate air pollution and noise

Easily re-usable construction materials:



- Crushed gravel and concrete- use as sub-base
- Saw cut concrete can be used as dry-laid retaining walls, edging for planting beds; unit pavers
- Crushed glass, gravel, ceramics or aggregate for asphalt and concrete
- Asphalt reuse (as sub-base or aggregate)
- Re-use of gravel and tar roofing materials (from demolished buildings) avoiding large fees to dump material

Sustainable Building System Components:

- **Atrium spaces**
- **Shade structures, awnings, overhangs**
- **Internal heat recovery**
- **Thermal mass and insulation**
- **Up-draft ventilation and air scoop, for natural ventilation**
- **Under floor displacement ventilation**
- **Photovoltaic integration**
- **Separation of mechanical spaces**

Sustainable Site Design Concepts and Elements:



Bioswales/raingardens

Basic storm water components:

- **Roof gardens**
- **Bioswales/rain gardens**
- **Permeable surfaces**
- **Grey water systems**
- **Retention and detention facilities**
- **Continuous trenching**

The following guidelines will maximize comfort while minimizing energy costs:

- Orient buildings to the south
- Site taller buildings to minimize shadows
- on an open space and other buildings
- Orient open space to maximize winter solar exposure
- Provide tree canopy cover and reduce hardscape for areas with high summer solar exposure
- Provide opportunities for vegetated screening, awnings, overhangs, and adjustable shade structures on buildings with high summer solar exposure

Sustainable site design should seek the following benefits:

- Minimize disturbed areas by limiting clearing and grading to a carefully described development envelope
- Increase the extent of on-site landscaping
- Encourage growth of native and well adapted species and eliminate the need for fertilization and pesticides
- Reduce soil erosion
- Promote natural recharge and infiltration without the threat of surface contamination.
- Reduce runoff volumes and peak runoff rates

Engagement with adjacent waterways should consider these basic parameters:

- Stabilization and protection of slopes, water quality, and existing vegetation
- Access via pathways, bridges, boardwalks and concerns for safety
- Connections to stormwater systems, habitat networks, pedestrian and recreation areas

The following guidelines will provide a healthier framework for habitat:

- Link landscape elements to form a continuous network of forage, water, and cover
- Create “fingers” of habitat that reach into the urban landscape from the creek
- Create zones that provide a diversity of habitat and shelter through layers of plant heights and types
- Select native plants that provide food and shelter for song birds, small mammals, insects, etc.

Buildings are LEED Silver or better (please refer to the City of Trenton Website and the “Trenton Sustainable Brownfields Development Project” report or the LEED web site for addition information on the LEED program)

These sustainable guidelines are meant to function as “guiding principles” for all new development. As such, it will be the responsibility of each redeveloper to incorporate as many of these elements into their site plan, as practical, that will be submitted to the City of Trenton’s Planning Board. Developers are strongly encouraged to submit concept plans to the Division of Planning outlining all sustainable design elements prior to formal site plan submission. The Board, in consultation with the City’s consulting engineers, will have the jurisdiction to determine if the “spirit” of these guidelines are adequately addressed. As part of the site plan submission, the redeveloper will be responsible to submit the attached rating sheet (appendix A) along with a narrative describing how the sustainable guidelines are met.

These guidelines were called out of the report “Trenton Sustainable Brownfields Development Project” Developers are strongly encouraged to download this entire document for review and reference at www.ci.trenton.nj.us/housplan.html

Appendix A

Sustainable Design Rating System

This rating system should be used in conjunction with the attached guidelines. Redevelopers will be expected to have a total score of 10 (with a minimum of three points from section #1 and four points from section #2) in order to meet the minimum threshold for compliance. It will be the sole responsibility of the City of Trenton's Planning staff to make a determination whether items are adequately addressed. When submitting this form the redeveloper should place an X by those items for which they seek credit.

1. Architectural design elements	Points yes/no
➤ Orient the majority of glazing to optimize daylighting potential and heat gain during winter season	1
➤ Orient thermal mass (materials that absorb, store, and conduct heat) and insulation to take advantage of southern exposure while blocking north winds	1
➤ Use roof-top gardens to reduce solar gain in summer and insulate in winter	1
➤ Using building massing to gather wind for the dispersion of air pollutants	1
➤ Use building massing to mitigate noise pollution	1
➤ Use building massing and vegetated screening to gather wind for the filtration/dispersion of air pollutants	1
➤ Creating adjacent courtyards to mitigate air pollution and noise	1
➤ Using/reusing recycled materials on site	1
➤ Building of LEEDS silver or better	2
TOTAL POINT POTENTIAL	10

Sustainable Site Design Concepts and Elements:	Points yes/no
➤ Use sustainable stormwater systems including: Bioswales/raingardens Permeable surfaces Grey water systems Retention and detention facilities Continuous trenching	3
➤ Provide tree canopy cover and reduce hardscape for areas with high summer solar exposure (greater than ordinance requirement)	1
➤ Provide opportunities for vegetated screening, awnings, overhangs, and adjustable shade structures on buildings with high summer solar exposure	1
➤ Minimize disturbed areas by limiting clearing and grading to a carefully described development envelope	1
➤ Increase the extent of on-site landscaping (greater than ordinance req.)	1
➤ Encourage growth of native and well adapted species and eliminate the need for fertilization and pesticides	1
➤ Reduce soil erosion	1
➤ Promote natural recharge and infiltration without the threat of surface contamination.	1
➤ Reduce runoff volumes and peak runoff rates	2
➤ Access creek via pathways, boardwalks while addressing concerns for safety	2
➤ Link landscape elements to form a continuous network of forage	1
➤ Create zones that provide a diversity of habitat and shelter through layers of plant heights and types	1
➤ Select native plants that provide food and shelter for song birds, small mammals, insects, etc.	1
TOTAL POINT POTENTIAL	17