

CAPITAL CENTER REDEVELOPMENT AREA PLAN

City of Trenton

June 1986

CAPITAL CENTER REDEVELOPMENT AREA PLAN

A. Description of Project Area and Goals/Objectives

1. Boundaries of Project Area

The Redevelopment Area is bounded by East State Street (Trenton Commons), North Broad Street, East Hanover Street, and North Warren Street.

2. Goals/Objectives

- a) Provide new retail development in the downtown for the daytime work population, as well as weekend and evening patrons from the region.
- b) The retail development should relate to other retail businesses surrounding the redevelopment area especially on the Trenton Commons.
- c) To the extent that relocation of businesses is necessary from the redevelopment area, businesses should be encouraged to locate elsewhere on the Trenton Commons.
- d) Redevelop at least 50% of the block for a mixed-use project, providing a minimum of 50,000 sq. ft. of new or rehabilitated retail space. All frontage on the Trenton Commons (State Street section) shall be retail space with exception of building entrances. The main entrance shall be on the Commons and individual stores fronting the Commons should have entrances on the Commons.
- e) Provide off-street parking for office space of at least two spaces per 1,000 sq. ft.. The parking requirement may be satisfied on whole or in part by lease of spaces in the Trenton Parking Authority garage at Hanover and Warren Streets or other off-street parking facilities.
- f) Provide a single management entity for all new or rehabilitated retail space which shall, as a minimum, be responsible for store designs, promotion, tenant selection, maintenance of common areas, and store hours.

B. Land Use Plan

1. Land Use Map

The attached Land Use Map, dated December, 1985, 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) Preservation of existing buildings is not required, but the developer should consider incorporating, where appropriate and feasible, existing facades into the overall project design rather than demolition. No demolition or condemnation will be allowed until site plan approval has been given by the Planning Board.

- 3) Pedestrian-oriented amenities shall be provided such as, but not limited to, atriums, sky lights, courtyards, fountains, and plantings.
- 4) 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 Development shall make recommendations in site planning and design as seen appropriate in the implementation of the plans objectives.
- 5) 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 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 Development 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
- 6) The right of the Department of Housing and 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.
- 7) Final site plan approval may be granted by the Planning Board upon submission of final floor plans and building elevations without submission of complete architectural plans.

C. Project Proposals

1. Land Acquisition

In the instance where a private redeveloper 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 redeveloper.

2. Redeveloper's Obligation

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 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 Capital Center Redevelopment Area. It has further indicated that the proposals in this Redevelopment Plan are in accordance 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 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

East Hanover Street will be re-aligned with West Hanover Street to facilitate the flow of downtown traffic.

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

If displacement, temporarily 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, said relocation plan to apply to residential as well as commercial tenants.

E. Procedure 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 Development for use in accordance with the Redevelopment Plan, the Department of Housing and Development receives the written consent of the then owner of such land whose interest, as determined by the Department of Housing and Development, is materially affected by such amendment.

The Planning Board may amend the parking requirements of the Redevelopment Plan without the approval of City Council.

F. Project Maps

1. Boundary Map
2. Land Use Map

CAPITAL CENTER PLAN

New Item Eight, Page 4, Item 8, Relocation Plan

Add to concluding sentence ... Bureau of Property Management, said relocation plan shall apply to Commercial as well as Residential Tenants.

New Item Nine, Page 4

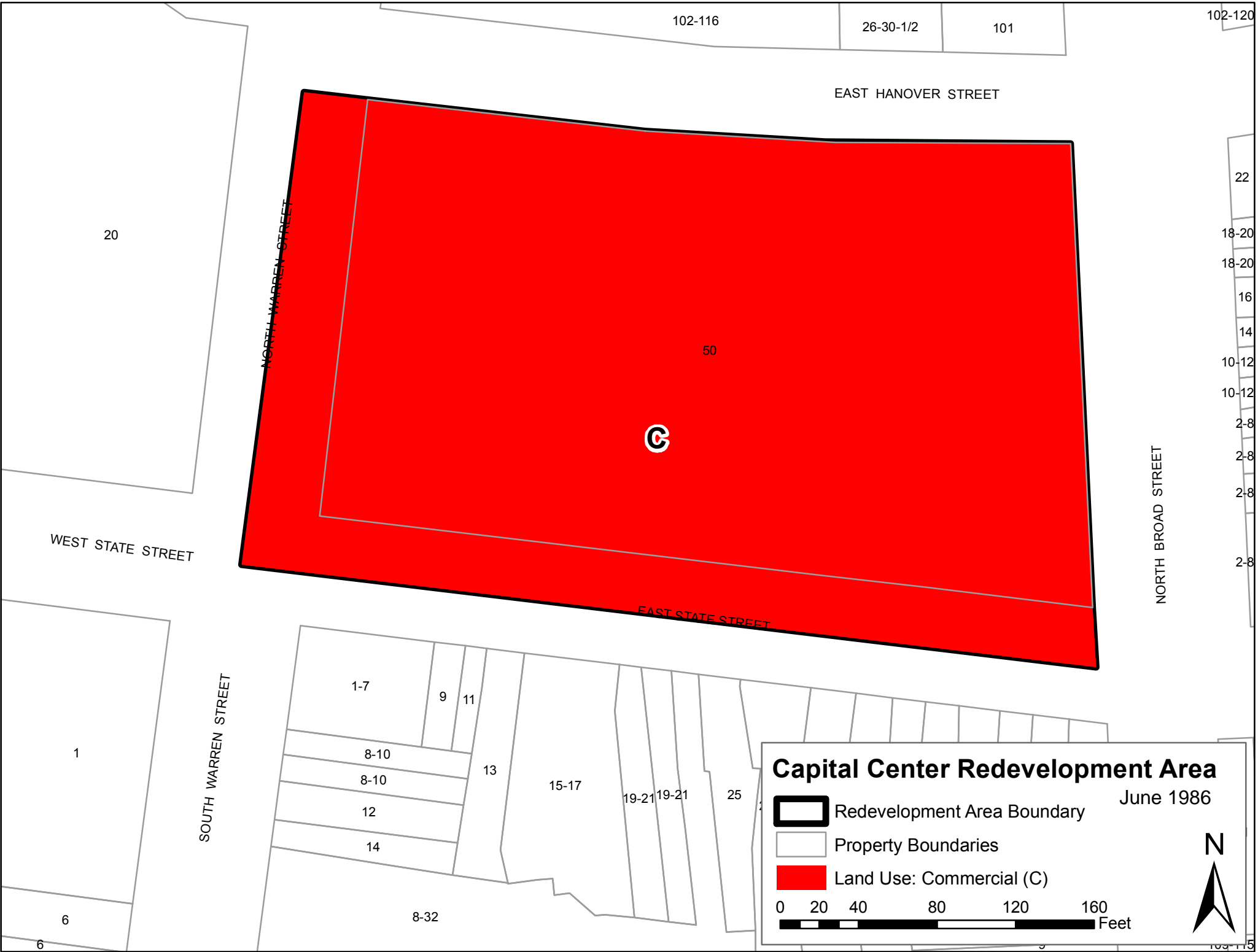
All possible efforts be undertaken to provide preference to the retailers who are relocated by redevelopment to have first choice of space or right of refusal in redevelopment area.

New Item Ten, Page 4

No demolition or condemnation until full UDAG or other monetary grants are obtained as necessary for completion of project.


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- B. Land Use Plan
 - 2. Land Use Provisions and Building Requirements
 - (b) Building Requirements
 - (2) Following the sentence to the overall project design: If possible, building renovation instead of demolition.




Capital Center Redevelopment Area

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 Redevelopment Area Boundary

 Property Boundaries

 Land Use: Commercial (C)

0 20 40 80 120 160 Feet

