

CAPITOL PLAZA REDEVELOPMENT AREA PLAN

AMENDMENT NO. 1

Delete: A2(b)

Add: A2(b) "Maintain the first floor for public use" including at least one restaurant, and provide adequate indoor parking for such uses."

Add: A2(d) "The first floor space to be used by the public and the hotel room floor must be leased and occupied prior to the lease and occupancy of space on the 16th floor. In addition, the space on the 16th floor must be leased to the private sector." Upon completion of the 1st floor restaurant, the developer may request a waiver of the private sector lease requirement for the 16th floor."

REC'D AND ORDERED FILED
JUN 2 1989

CAPITOL PLAZA REDEVELOPMENT AREA PLAN

AMENDMENT #2

I. DELETIONS:

- A2(c) Maintain at least one floor for hotel rooms.
- A2(d) "The first floor space to be used by the public and the hotel room floor must be leased and occupied prior to the lease and occupancy of space on the 16th floor. In addition, the space on the 16th floor must be leased to the private sector." Upon completion of the 1st floor restaurant, the developer may request a waiver of the private sector lease requirement for the 16th floor."

II. ADDITIONS:

- A2(b) Construction on the restaurant must begin by July 1, 1990.
- A2(c) Office space on the sixth and sixteenth floors must be leased to the private sector.

Mr. Kalinski

CAPITOL PLAZA REDEVELOPMENT AREA PLAN

CITY OF TRENTON

September, 1986

DOCKET No. _____

CAPITOL PLAZA REDEVELOPMENT AREA PLAN

A. Description of Project Area and Goals/Objectives

1. Boundaries of Project Area

The Redevelopment Area, is known as 240 W. State Street, Trenton, N.J. (Block 23-G, Lot 2) and is bounded by West State Street, Calhoun Street, and Capitol Street.

2. Goals/Objectives

- a) Rehabilitate the entire building to conform with present Building Code Standards.
- b) Maintain the first and sixteenth (top) floor for public use including at least one first floor restaurant and banquet facilities on the sixteenth floor and provide adequate indoor parking for such uses.
- c) Maintain at least one floor for hotel rooms.

B. Land Use Plan

1. Land Use Map

The attached Land Use Map, dated September, 1986, 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) No office space shall be located on the first floor; however, television studio space with ancillary office space is permitted.
- 2) 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.

- 3) 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.

- 4) 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.

C. Project Proposals

1. Land Acquisition

No acquisition of land will be undertaken by the City.

2. Redeveloper's Obligation

In order to achieve the objective 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 :

Capitol 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 indicates 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

No traffic improvements are needed. X

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 should occur as a result of the

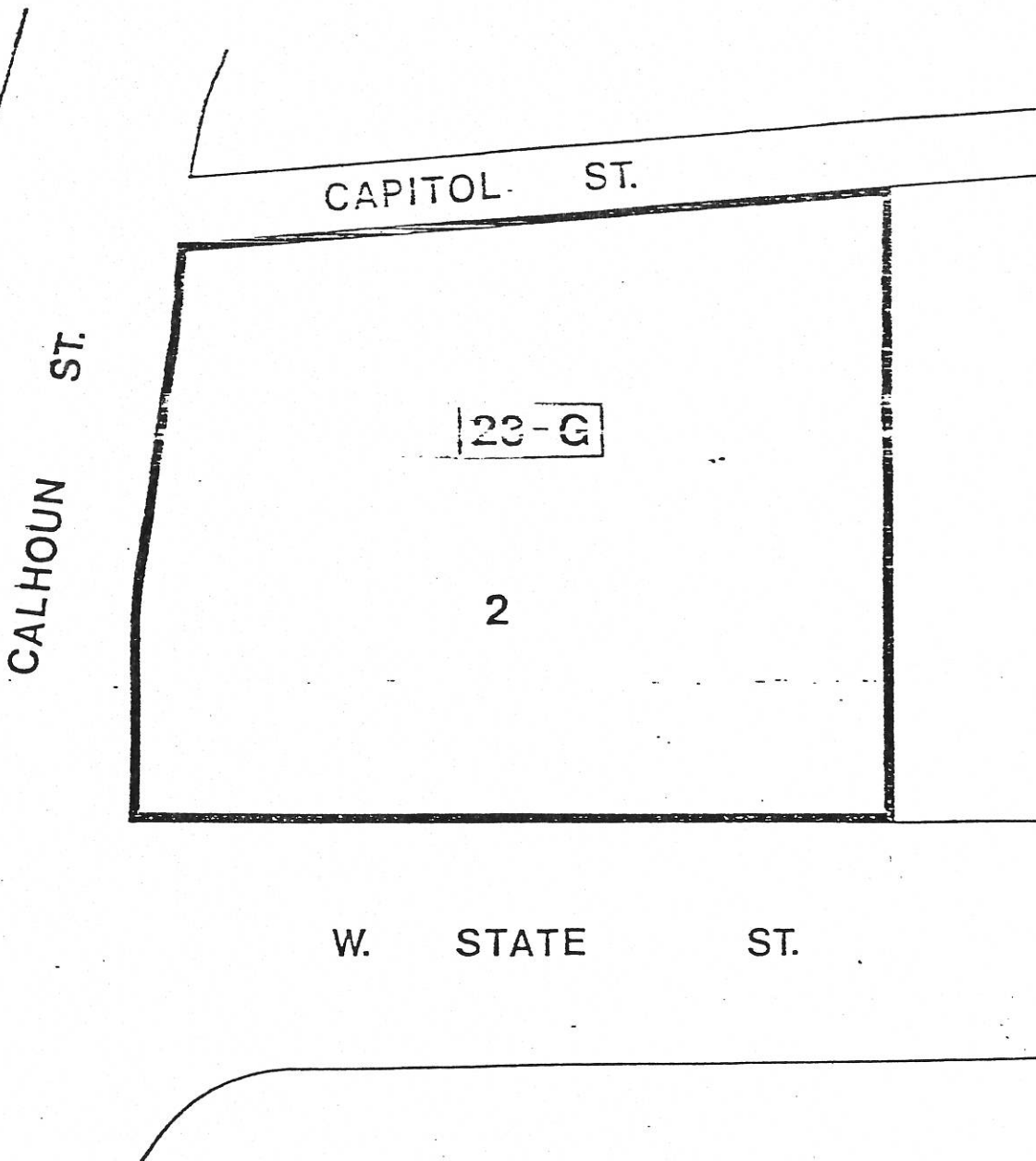
implementation of this Redevelopment Plan, relocation assistance as required by State/Federal law will be provided by the Division of Neighborhood Development, Bureau of Property Management.

E. 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.

F. Project Maps

1. Boundary Map
2. Land Use Map



CAPITOL PLAZA
REDEVELOPMENT AREA

CITY OF TRENTON

DEPARTMENT OF
HOUSING AND DEVELOPMENT

LAND USE &
BOUNDARY MAP



COMMERCIAL



SEPTEMBER 1986

