

# CASS STREET REDEVELOPMENT AREA PLAN

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ADOPTED January 1992

AMENDED February 2002

AMENDED 2007

**CITY OF TRENTON**

**DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT**

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## **I. DESCRIPTION OF PROJECT**

### **A. Project Area**

The project area is located between South Broad Street, Madison Street, Adeline Street, Hudson Street, across Cass Street to Howard Street, across Hancock Street to the rear of Lot 125, Block 151C, Woolverton Avenue, and the N. J. Route 129 right-of-way in the south ward of the City of Trenton. The area includes vacant land, surface parking lots used by the County of Mercer, a sanitary pump station, two vacant bars, and nine occupied residential structures. The following lots are located within the Cass Street Redevelopment Area:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
148	53	615 S. Broad St.
148	50	651 S. Broad St.
147	8	651 S. Broad St. (rear)
147	7	650 Cass St.
147	5	640 Cass St .
147	1	630 Cass St.
147	6	615 S. Broad St. (rear)
147	4	Cass St. (portion of)
151A	78	717 Cass Street
151A	77	
151A	76	
151A	75	703 Cass Street
151A	74	701 Cass Street
151A	67	2 Hancock Street
151A	66	4 Hancock Street
151A	65	6 Hancock Street
151A	119	8 Hancock Street
151A	86	10 Hancock Street
151A	64	12 Hancock Street
151C	125	27 Hancock Street
151C	29	621 Cass Street
151C	36	647 Cass Street

### **B. Redevelopment Plan Objectives**

1. The primary objective of this Plan is to provide a location for the construction, installation and equipping of a full-service YMCA facility (the “Facility”) by the Greater Trenton Area YMCA (the “Y”). The Facility will front on South Broad Street and will contain (i) an aquatic center for various swimming and diving activities, (ii) a fieldhouse for various indoor sports, (iii) a program

center for day care, school age children, community meetings and educational programs, (iv) wellness and fitness facilities and (v) other uses compatible with the Y's mission statement. Access to and from the Facility will be provided along a redesigned Madison Street.

2. This redevelopment plan also envisions future development that will follow the principles of transit village design. These principles include but are not limited to: mixed uses, shared parking, and multi-modal travel options.
3. The redevelopment plan also seeks a build-out of this area that includes a sensitivity to the surrounding residential and commercial land uses. Attention shall be paid to building design, scale and orientation as well as the establishment of safe and efficient linkages and routes of travel to and from this development.

## **II. LAND USE PLAN**

### **A. Redevelopment Area Map**

The attached Redevelopment Area Map, dated February 1992, revised February 2007, Indicates the proposed commercial land use of the redevelopment area.

### **B. Land Use Provisions**

Commercial land uses are permitted within the redevelopment area in conformance with the Business B zoning designation of the City of Trenton and Land Development Ordinance.

At the present time, the City does not intend to acquire 621 Cass Street (Block 151C, Lot 29) as part of its redevelopment efforts in the Cass Street Redevelopment Area. However, if the development of the Mercer County parking area creates an increase in development on Cass Street, this property may be acquired for a purpose consistent with the objectives of the redevelopment plan. In that event, any relocation of the current property owner, MEI, will be subject to the following criteria:

- 1) No taking of the property will occur prior to April 2004
- 2) No taking will occur unless a temporary location is secured to ensure that the property owner experiences no disruption in access to the City of Trenton's sewer line
- 3) If a taking occurs, any negative economic impact of relocation on the property owner will be minimized to the extent possible
- 4) The City will work with the property owner to identify a suitable alternative location for their operations

## C. Building and Site Plan Requirements

### Business B District

#### Principle Permitted Uses

Buildings and other structures and uses permitted are all those permitted in the residence and mixed use zone districts. Retail sales and services, professional and business offices, restaurants, theatres, recreational facilities and multi-story parking garages will be permitted as of right.

It is anticipated that the garage will provide shared parking for multiple users at different times of the day. The location of the garage shall be established based upon patrons most efficient means of accessing and utilizing the garage.

Access drives to the parking garage shall be located where they will minimize conflicts with street travel at light rail crossings.

Location of retail / commercial uses should be planned in tandem with the location of the parking garage to minimize the traffic impacts of these uses at the Cass Street and Route 129 intersection.

Lot size, area yard and building requirements for the Cass Street redevelopment area shall be in accordance with the Business B District standards which can be found in the City of Trenton Zoning and Land Development Ordinance.

1. Regulations, controls and restrictions regarding the planning of new buildings and rehabilitation of existing buildings shall generally be determined by the City Zoning and Land Development Ordinance, but the Department of Housing and Development shall make recommendations in site planning and design as seen appropriate in the implementation of the plan objectives.
2. 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 & Development. Such controls will be concerned with functional considerations and will not relieve developers of their responsibility to comply with all ordinances and government rules and regulations. The Department of Housing & 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.

3. The redevelopment plan shall extend for a period of thirty (30) years following the official adoption of this plan by the City Council of the City of Trenton.

### **III. LAND ACQUISITION**

The City of Trenton anticipates the acquisition of the following properties in order to further the objectives of this redevelopment area plan.

Block 147, Lot 1 630 Cass Street  
Block 147, Lot 5 640 Cass Street  
Block 147, Lot 4 Cass Street (portion of )  
Block 147, Lot 7 650 Cass Street

If applicable, relocation assistance as required by State and Federal law shall be provided as a result of any relocation.

### **IV. 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 the redevelopment plan for the project area.

#### **A. Land Use**

The Land Use Plan/Land Use Map indicates the proposed land uses for the site. The proposed commercial land uses are in general conformity with the local objectives for the project area as indicated in the Land Use Plan of the City of Trenton.

#### **B. Density and Population**

At this time there is no plan for residential development in the Project Area. However, it is anticipated that MCIA's surface parking lot will be eventually redeveloped with a mix of land uses, including residential. Until that time, population density is not anticipated to be significantly affected by the development of the YMCA facility.

#### **C. Traffic**

The development of the YMCA facility is not anticipated to have significant traffic impacts on the area in view of the proximity of the site to N. J. Route 129. A traffic impact analysis, however, may be required at the time of site plan review. Other than redesigning and reconfiguring Madison Street to incorporate part of it into the YMCA site and to provide for safe ingress and egress, no traffic related improvements are anticipated for the immediate area in relation to this redevelopment area plan.

**D. Public Transportation**

The area is well served by the New Jersey Transit bus system and the New Jersey Transit Light Rail system which provides a rail stop at Cass St. / Rt. 129.

**E. Public Utilities**

The status of public utilities in the area will be addressed during site plan review. Cass and South Broad Streets are understood to have adequate existing facilities at this time.

**F. Recreational and Community Facilities**

No new recreational or community facilities are proposed for the project area.

**G. 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 and Land Development Ordinance of the City of Trenton, unless specifically addressed in this plan.

**H. Relocation Plan**

If displacement should occur as a result of the implementation of this redevelopment Plan, relocation assistance required by State/Federal law will be provided by the City of Trenton, Department of Housing and Development.

**I. Architectural Salvage**

The redeveloper will be required to consult with the City's Historic Preservation Officer prior to the demolition of any building and / or structures in the Cass Street 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.

**V. PROCEDURE FOR CHANGING APPROVED PLAN**

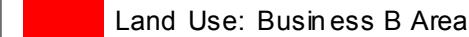
The Redevelopment Plan shall be in effect for thirty years after City Council adoption. The Redevelopment Plan may be amended from time to time upon compliance with requirements of law. To amend the plan once it has been adopted by City Council, a new public hearing must first be held by the Planning Board.

**VI. PROJECT MAPS**

A. Redevelopment Area Map

## **Cass Street Redevelopment Area**

Adopted January 1992  
Proposed Amendment 2007



STATE OF NEW JERSEY ROUTE 129

STATE OF NEW JERSEY ROUTE 129

WADSWORTH AVENUE

SOUTH BROAD STREET

FREUDENMACHER ALLEY

ROEBING STREET

BEATTY STREET

BUSHLER ALLEY

ADELINE STREET

WATSON STREET

CASS STREET

ARCH STREET

ADELINE STREET

CORAL ALLEY

LOMBARD ALLEY

GRAND STREET

HANCOCK STREET

HOWARD STREET

WOLVERTON AVENUE

GRAND STREET