


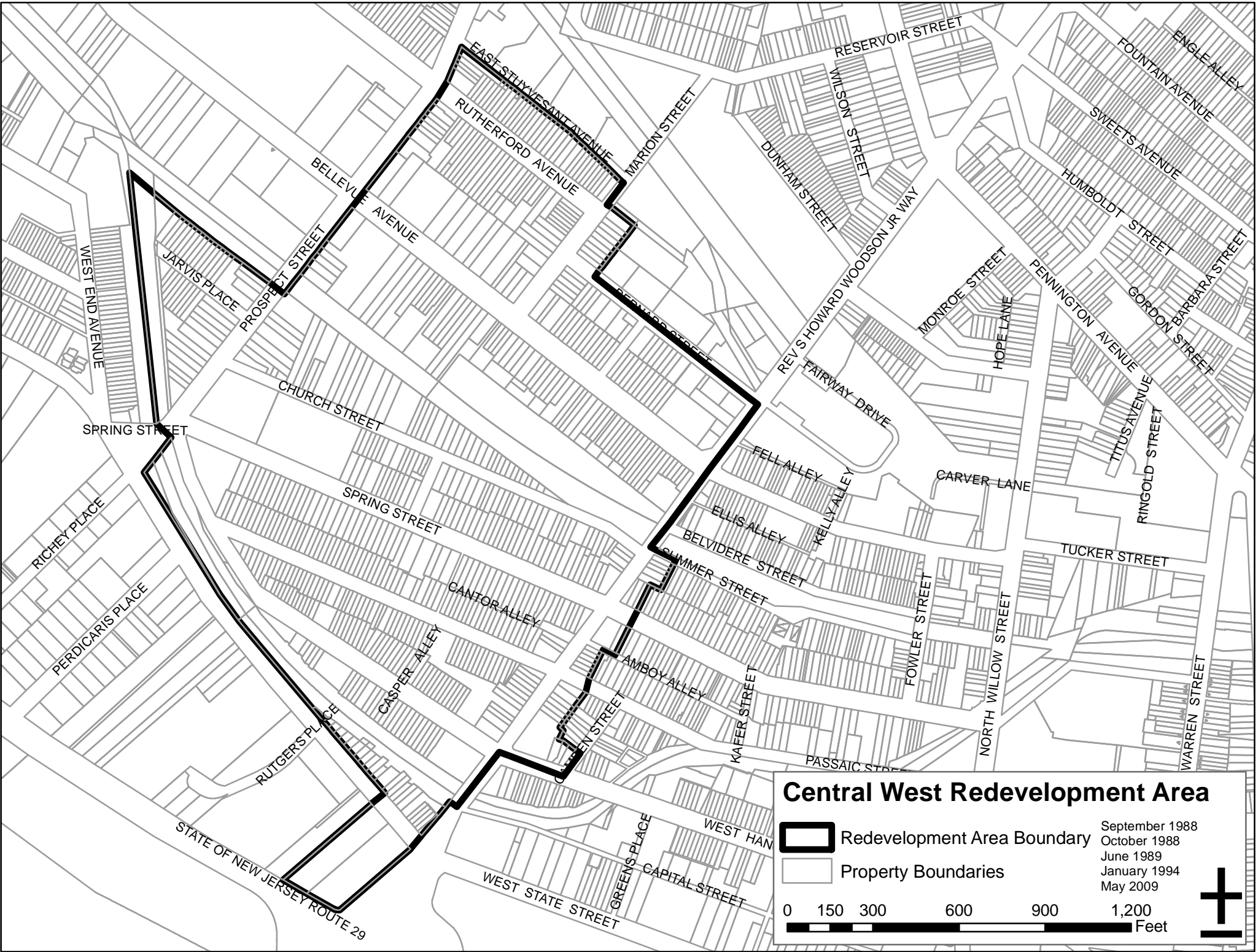




Central West Redevelopment Area

	Redevelopment Area Boundary	September 1988	
	Property Boundaries	October 1988	
		June 1989	
		January 1994	

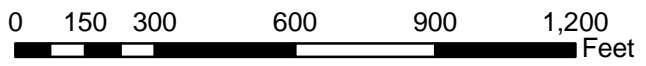
0	150	300	600	900	1,200	Feet
---	-----	-----	-----	-----	-------	------

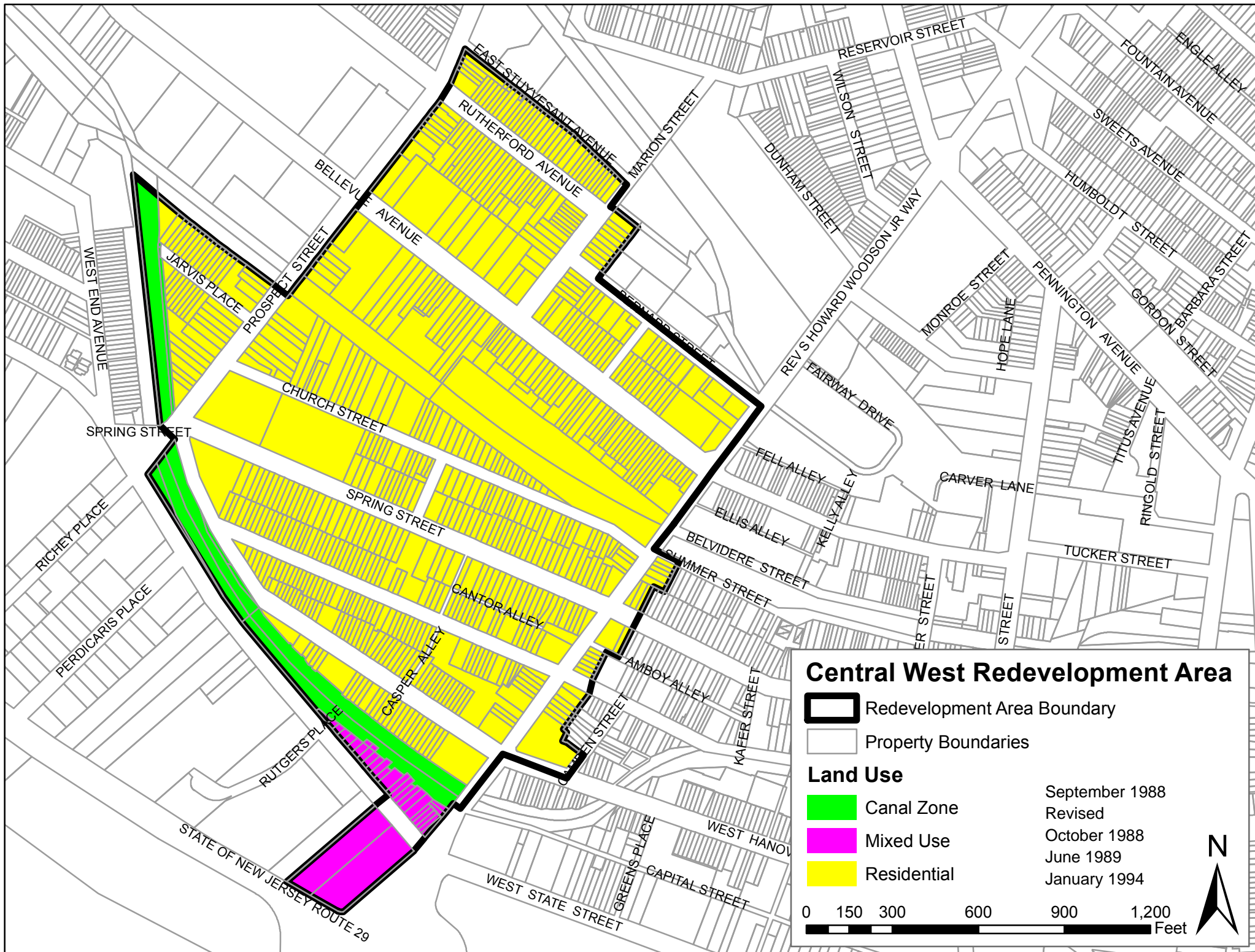
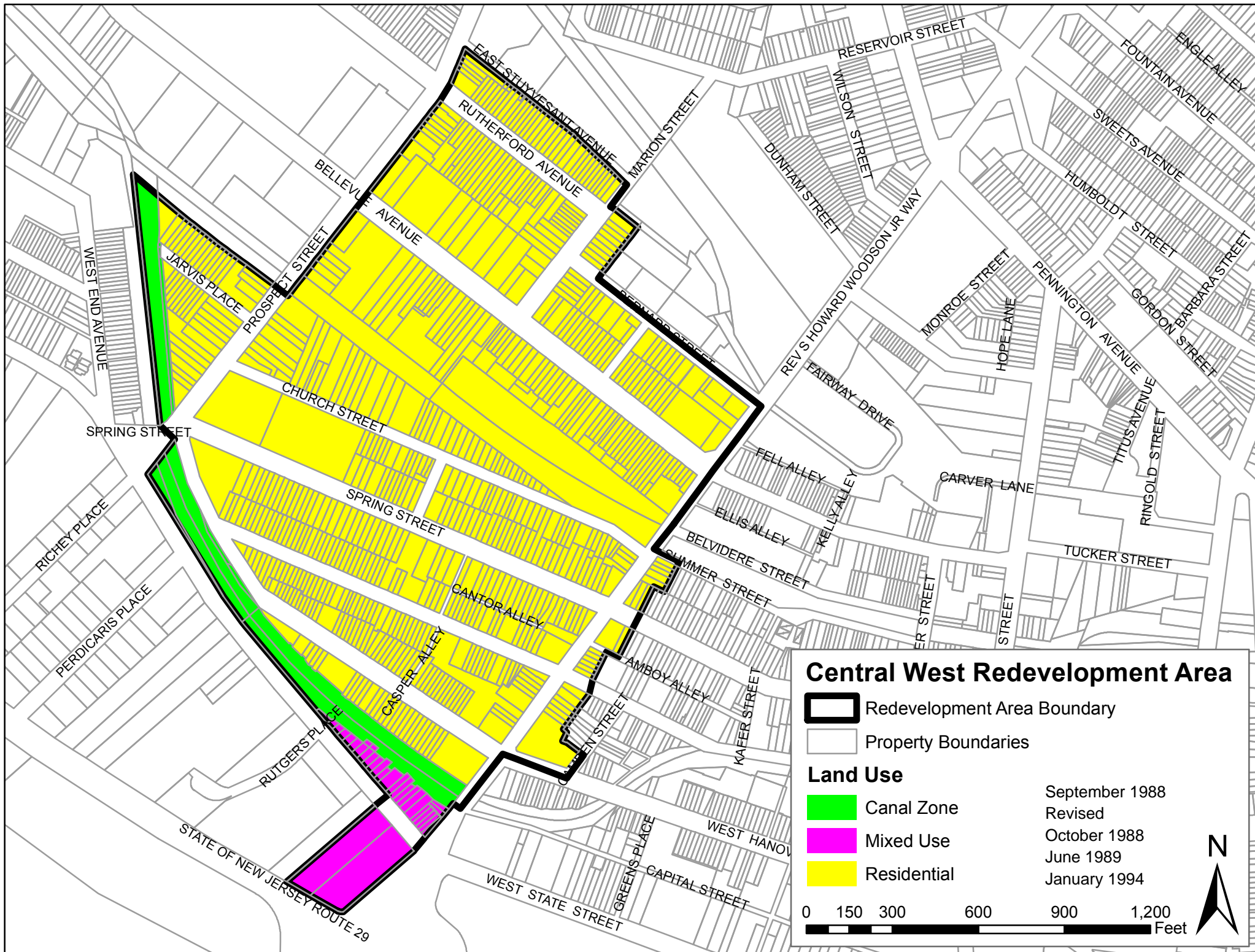


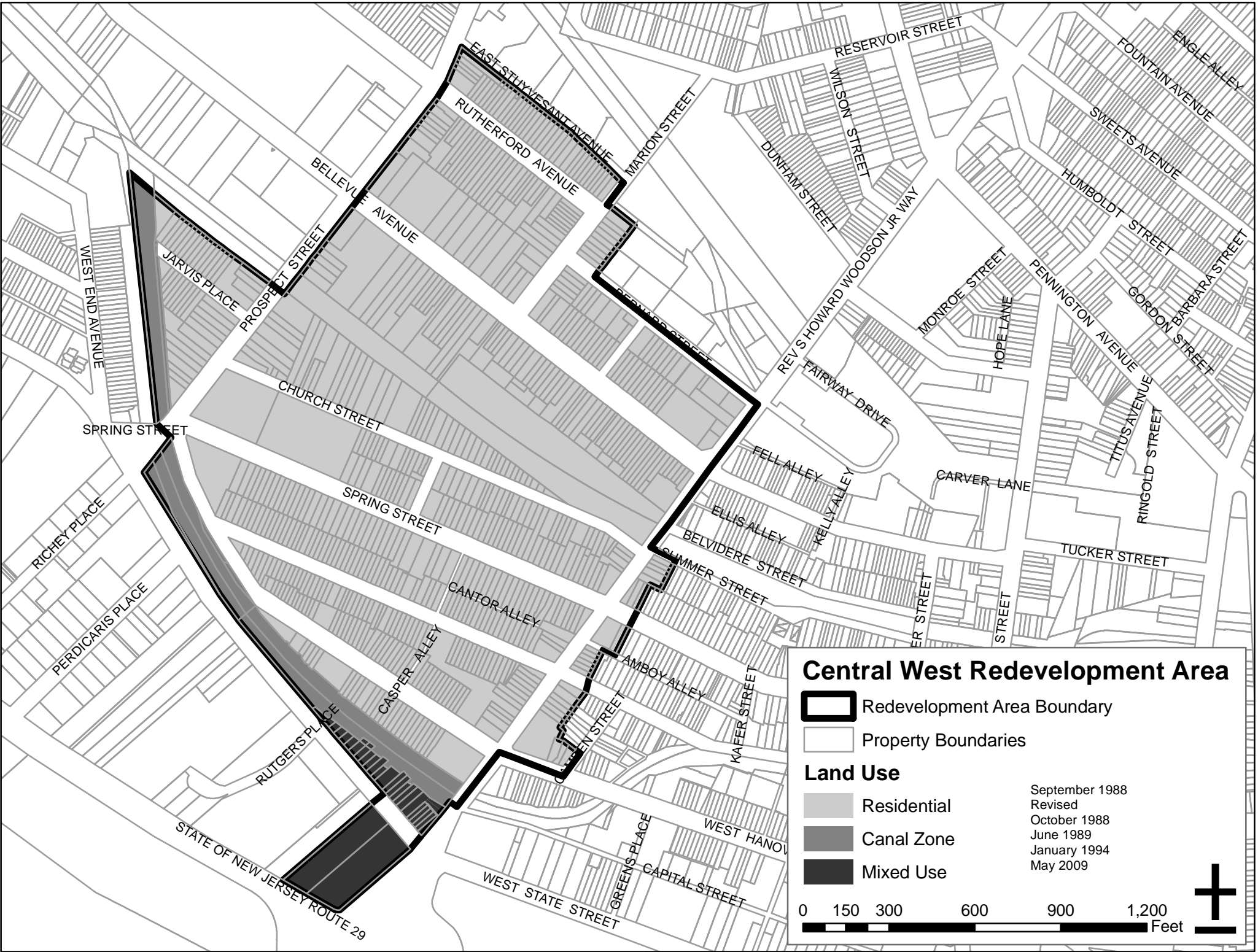
Central West Redevelopment Area

-  Redevelopment Area Boundary
-  Property Boundaries

September 1988
 October 1988
 June 1989
 January 1994
 May 2009







EAST-STUYVESANT AVENUE
 RUTHERFORD AVENUE
 MARION STREET
 BELLEVILLE AVENUE
 PROSPECT STREET
 JARVIS PLACE
 WEST END AVENUE
 CHURCH STREET
 SPRING STREET
 RICHEY PLACE
 PERDICARIS PLACE
 RUTGERS PLACE
 STATE OF NEW JERSEY ROUTE 29
 WEST STATE STREET
 GREENS PLACE
 CAPITAL STREET
 WEST HANOV
 FELL ALLEY
 ELLIS ALLEY
 BELVIDERE STREET
 SUMMER STREET
 AMBOY ALLEY
 KAEFER STREET
 MONROE STREET
 HOPE LANE
 PENNINGTON AVENUE
 GORDON STREET
 BARBARA STREET
 TITUS AVENUE
 RINGOLD STREET
 TUCKER STREET
 CARVER LANE
 FAIRWAY DRIVE
 REV S HOWARD WOODSON JR WAY
 DUNFAM STREET
 WILSON STREET
 RESERVOIR STREET
 HUMBOLDT STREET
 SWEETS AVENUE
 FOUNTAIN AVENUE
 ENGLE ALLEY



REDEVELOPMENT PLAN
FOR THE
CENTRAL WEST REDEVELOPMENT AREA

SEPTEMBER, 1988
Revised
OCTOBER, 1988
JUNE, 1989
JANUARY 1994
SEPTEMBER 1998
MAY 2009

A. DESCRIPTION OF PROJECT

1. Boundaries of Project

The boundaries of the Central West Redevelopment Area are indicated on the “Land Use and Boundary Map amended” included as part of this Plan.

2. Redevelopment Plan Objectives

- a. The primary objective of The Redevelopment Plan is to create new homeownership opportunities throughout the area as outlined in the City of Trenton Homeownership Zone Plan.
- b. Preserve the existing housing stock through the rehabilitation of structures as single family homes.
- c. In conjunction with new housing development, create new open space throughout the area.
- d. Develop re-use plans for the Glen Cairn Arms. Plans shall be in accordance with the mix-use land uses as defined under section 2 a. (2) of this plan..

B. LAND USE PLAN

1. Land Use Maps

The attached Land Use Map, dated August, 1988, amended January 1994, and July 1998, and May 2009, indicates the permitted land uses within the Project Area.

2. Land Use provision and Building Requirements

- a. Land use as indicated on the Land Use Map, except as modified herein, shall be and are limited as follows:
 - (1) Residential – Residential B shall be the permitted residential land use. Residential development shall be governed by the standards applicable to the Residential B zoning district as set forth in the City of Trenton Zoning Ordinance
 - (2) Mixed Use – The Mixed Use Land Use shall be permitted in this district. Mix Use development shall be governed by the standards applicable to the Mixed –Use zoning district as set forth in the City of Trenton Zoning Ordinance.

- b. Building and Rehabilitation Requirements
 - (1) Regulations, controls and restrictions regarding the construction of new buildings shall be governed by the City of Trenton Zoning Ordinance, but the City of Trenton shall make recommendations in site planning and design as seen appropriate in the implementation of the Plans objectives.
 - (2) In order to insure 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 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 and design standards for buildings being rehabilitated in the district.

The right of the City of Trenton to review plans and specifications of new development shall extend for a period of forty (40) years following the official adoption of this Redevelopment Plan by City Council.

C. PROJECT PROPOSALS

1. Land Acquisition

- a. Acquisition of privately-owned property may be necessary to achieve the objective of the Plan.

2. Redeveloper's Obligation

In order to achieve the objectives of this Redevelopment Plan, developers are to construct improvements in conformity with this Plan including the parking requirements. The developers are to begin and complete such construction within a reasonable time as determined by the administering agency or any other applicable agency.

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 has approved this Redevelopment Plan for the Central West Redevelopment Area. As specifically stated in the “Periodic Reexamination of the City of Trenton’s Land Use Plan and Regulations” as adopted by the City of Trenton Planning Board, February 2005, “a goal in the Central West neighborhood is to expand the number and percentage of home owners within the neighborhood”. The primary allowable use in the Central West Redevelopment area is single family housing to include row homes, semi-detached and detached homes. 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 primarily for residential uses, with limited commercial uses also, permitted.

2. Density of Population

- a. Density in the area will increase as a result of the rehabilitation of vacant residential structures, the new construction of infill housing.

3. Traffic and Parking

- a. The existing street system has the capacity to accommodate the anticipated traffic.
- b. In the event that the density of a given building is increased above the previous density, one off-street parking space for each additional units is required and shall be located within the redevelopment area.
- b. The city will investigate creating off-street residential parking lots in the area where rehabilitation of the existing vacant housing stock will occur. For all new construction of residential units, one off-street parking space per new dwelling unit will be required. 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.

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 is no public utility improvements planned, since existing utilities are adequate for the proposed redevelopment. However, as rehabilitation and new construction projects are proposed, the existing water/sewer systems will be evaluated for adequacy. If they are determined to be inadequate or in need have 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 West Ward Recreation Center is located on Prospect Street. Additionally, the city is creating a new linear parkway along the former Bel-Del rail line, south of Bellevue Avenue. The city is also proposing a new mid-block park between Passaic Street and Spring Street as part of its Homeownership Zone project.

7. 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.

8. 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 a 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.

9. 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 a 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.

10. Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, building heights, and the like are governed by the Zoning Ordinance of the City of Trenton, as amended, unless specifically addressed in this plan. As such, the Redevelopment Plan supersedes the applicable sections of the City of Trenton Zoning and Land Development Ordinance and constitutes an explicit amendment to the City of Trenton Zoning map.

10. 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, Department of Housing and Development. Any families or individuals, temporarily or permanently displaced 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 to the extent required by law. There is ample affordable housing throughout the city to accommodate any individuals or families displaced due to actions contemplated in this plan.

Anyone directly displaced, as a result of rehabilitation activity in the area will have first priority to occupy renovated units in the redevelopment area.

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

[Attachments: Sustainable design guidelines and rating system]

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

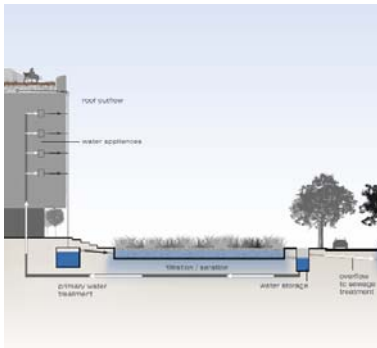
Winter

Protect from winds

Increase solar access

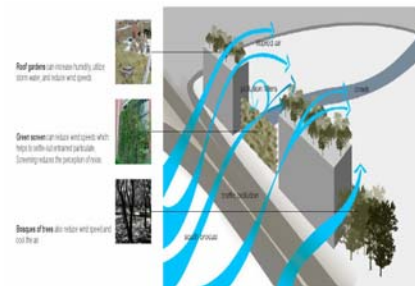
Protect from rain & snow

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 Brownsfields Development Project” Redevelopers 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, with applications for projects in excess of 25,000 square feet (in one structure) will be expected to have a total score of 10 (with a minimum of three points from section #1 and three 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. For projects under 25,000 square feet, be in a single building or multiple structures shall indicate in writing to the board how the "intent" of these guidelines will be met. When submitting this form the redeveloper should place an X by those items for which they seek credit.

1. Architectural design elements	Pointsyes/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
<hr/> Total point potential	<hr/> 10 <hr/>

Sustainable Site Design Concepts and Elements:

Points yes/no

- **Use sustainable stormwater systems including:** **3**
 - Bioswales/raingardens**
 - Permeable surfaces**
 - Grey water systems**
 - Retention and detention facilities**
 - Continuous trenching**
- **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,**
1
and adjustable shade structures on buildings with high summer solar exposure
- **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

14
