

# CENTER CITY SOUTH REDEVELOPMENT AREA PLAN

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ADOPTED MAY 1972

REVISED JANUARY 1976

REVISED JANUARY 1984

AMENDED JUNE 1991

AMENDED MARCH 2000 (REWRITE OF PLAN)

AMENDMENT – MAY 2008

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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### A. **DESCRIPTION OF PROJECT**

#### 1. Boundaries of Project

The boundaries are as described below:

The boundaries are as described on the attached Boundary and Land use Map dated February 2000, amended May 2006

The following lots are added as part of the May 2006 amendment:

Block 201, Lots 22, 21, 20, 19, 23, 2, 7, 6, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 1;  
Block 1903, Lots 2, 3, 5, 4, 6, 7, 8, 9,

#### 2. Redevelopment Objectives

The overall redevelopment objectives relate to enhancing the image of the downtown district as a place to visit, live, work, shop and be entertained. The plan seeks to encourage those uses that will make the downtown district an attractive location for heritage tourism, entertainment, arts and cultural offerings. In addition, the plan encourages the establishment of restaurants and shops, commercial, office and residential opportunities while also adequately providing for the basic retail needs of the local residents and employees.

This plan seeks to encourage uses that support and complement the existing Trenton Hotel/ Conference Center complex. Specific objectives include:

- a) Work collectively and collaboratively with the various State Agencies and New Jersey Transit to insure the proposed light rail system extends into downtown Trenton. If the light rail is extended into downtown, the city,

along with the New Jersey Transit should evaluate the affect this expansion will have on the existing on-street parking on E. State Street and, if significant, evaluate the need and proper location for additional structured parking in the downtown area.

- b) Investigate creative solutions to parking in the City's downtown to include shared parking concepts, transit check program and the like and memorialize these concepts in a new downtown parking ordinance.
- c) Support the development of entertainment type uses on Warren Street between State Street and Lafayette Street. Where appropriate, support mix use development to encourage residential development on the upper floors and commercial/retail development on the ground floor.
- d) Foster residential development in those sections of the redevelopment area that offers the opportunity to establish a sizable residential community. This will be accomplished by supporting the development of new residential units on the upper floors of existing commercial buildings.
- e) Target the redevelopment of key parcels along South Warren Street for uses that complement the development of the Hotel/Conference Center.
- f) Support efforts by the Trenton Downtown Association and the Capital City Redevelopment Corporation to upgrade building facades of the existing commercial structures in the downtown area.
- g) Support efforts by the State to re-evaluate the current traffic circulation in the downtown district.
- h) Maintain, as well as upgrade, the existing Mill Hill Park as a recreational resource for the residents of the City as well as the downtown work force. Incorporate new open spaces as new development projects come one line in this district. Assure that development projects meet their open space requirements as prescribed by the City of Trenton Land Development Ordinance. When the open space requirements are not met by individual developers, the developers are required to make an in-lieu open space payment as required under Section 315-209 of the City of Trenton Zoning and Land Development Ordinance.
- i) Preserve the historic scale and character of the South Warren Street Historic District and the other historic buildings within the redevelopment area. Every effort should be taken to preserve the building that comprise the St. Francis Church and School facility located at Front and Peace Streets, as such the Planning Board and/or the City may require redevelopers for this project to present their plans for review and comments before the City's Landmarks Commission. The reuse of this facility shall be in keeping with the objectives of this Redevelopment Plan.
- j) Promote smart growth and sustainable design principles in the downtown district.

B. LAND USE PLAN

1. Land Use Map

The permitted land uses are as indicated on the attached Land Use Map dated February 2000 and amended May 2006.

a) Business

The Business A zoning requirements shall apply in this district.

In an effort to maintain the historic architectural scale of the Warren Street Historic District, the following provisions shall regulate the permitted heights within the historic district:

1. A maximum height of four and one-half stories with a floor area ratio of 4.0 is mandated for new construction and rehabilitation of buildings within the Warren Street Historic District except as specified below in a) 2 and a) 3

2. A rear addition of no more than six stories will be allowed to the existing buildings at the northwest corner of South Warren Street and West Front Street, occupying Block 1-D, Lots 124, 125 and 126. The intent is to preserve the historic massing along Warren Street, while allowing additional stories as the building steps back from Warren Street. During their review, the Landmarks Commission shall determine the appropriate distance of the step back from Warren Street.

3. On Lafayette Street, between Akron Alley and Howell's Alley, a maximum height of five stories with a floor area ratio of 5.0 shall be allowed for the new construction and rehabilitation of buildings. Efforts should be made to set back the building line of the fifth floor level and to design key elements of the Lafayette Street façade to integrate into the existing fabric of the adjacent buildings. This infill shall be subject to the review and comment of the Trenton Landmarks Commission

The Pedestrian Mall "General guidelines" as stipulated in Section 315-115 of the City of Trenton Zoning and Land Development Ordinance shall govern all properties with street frontage on E. State Street.

All properties with frontage on East State Street shall be governed by the Pedestrian Mall height restrictions, which is 14 stories/210 feet. To assure appropriate massing, the Planning Board may require upper floors of new buildings to step back to mirror the massing of existing buildings on the block. This determination shall be made with the assistance of the Division of Planning as part of the site plan review process. Upper floor setback of no more than 10 feet may be required in this district.

c) Open Space (OS)

This land shall be preserved as open space within this district area.

2. 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.
- b) 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 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 to review plans and specifications of new development shall extend for a period of thirty (30) years following the official adoption of this plan.
- c) The Trenton Landmarks Commission shall review any rehabilitation or new construction within the South Warren Street Historic District as well as any rehabilitation work to a designed Landmark building. The Planning Board shall have the discretion to require applications for development proposed elsewhere in the redevelopment area to submit their plans to the Commission for an advisory review if the Board believes that the application raises significant historic preservation issues.

**C. PROJECT PROPOSALS**

1. Land Acquisition

In order to achieve the redevelopment goals of the project area, the City may acquire privately owned properties in this area, and if needed, exercise its powers

to condemn. The City will seek to minimize acquisition of occupied buildings that require the relocation of existing residents and/or businesses.

It is the City's intention that property acquisition necessary to implement this Plan will be carried out by the designated redeveloper negotiating with property owners. The City reserves the right to exercise its power of eminent domain in cases where the designated redeveloper and a private property owner cannot agree on the terms of purchase.

## 2. Redeveloper's Obligations

In order to achieve the objectives of this Redevelopment Plan, developers are to construct improvement in conformity with this plan and begin and complete such construction within a reasonable time as determined by the Department of Housing & Economic Development.

## 3. 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.

## 4. Smart Growth and Sustainable Design

The following smart growth principals shall guide new development in this district. Developers will be required to demonstrate to the Planning Board how these principals are adhered to in their development plans:

1. Range of housing types – promote compact, “New Urbanist” communities to include a variety of housing sizes and types. Promote high-density urban in-fill housing, utilizing existing infrastructure (roads, water, sewer) to the greatest extent possible. Expand the ridership base for public and alternative transportation by providing a design that supports and encourages alternative modes of travel. Expand the economic base for local retailers and reduce per-capita consumption of open spaces and environmental resources.
2. Walkable Neighborhoods – promote the development of a walkable neighborhood that seamlessly connects the downtown core to the waterfront areas. Walkable neighborhoods are human-scale and characterized by mixed land uses, compact buildings, and pedestrian amenities – sidewalks, on-street parking, ground floor retail, reduced setbacks, narrow streets, short blocks that balance

the mobility needs of multiple users – pedestrians, bicyclists, transit riders, and automobiles.

3. Foster a Sense of Place – Communities with a high quality of architectural beauty and distinctiveness fosters a sense of place. This can also be accomplished through the strategic location of open spaces and gathering areas. As such the Planning board will have the authority to request an informal review of any development application before the City of Trenton Landmarks as related to architectural design. All comments from the Landmarks Commission shall be advisory.
4. Create Open Spaces – Promote the creation and preservation of open spaces to include community spaces, plazas, habitats for plants and animals, recreational opportunities, places of natural beauty and critical environmental areas, such as areas along the Assunpink Creek (adjacent to this redevelopment area).
5. Provide a Variety of Transportation Choices – Provide residents, workers and visitors with multiple, safe and connected options - roads with adequate levels of service for an urban environment, user-friendly connections to rail and bus routes, bicycling lanes and attractive pedestrian linkages to encourage walking.
6. Mixed Land Uses – New residential development can serve as an economic stimulus for existing commercial areas that are busy during the day but lack foot traffic in the evenings and weekends. By siting new residential development in close proximity to commercial development you increase the desirability of the community as a cohesive neighborhood. Basic services and amenities such as day care, groceries, medical and fitness facilities and restaurants address the needs of both the working and residential populations. These mutually beneficial mixed residential and commercial developments, when integrated as a compact walkable community, is often the most vibrant area of a downtown district.

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. Additionally rehabilitation work in this area shall generally follow the spirit of these guidelines. When developers come before the Planning and /or Zoning Board with a rehabilitation project, the applicant shall add, as part of their application, a "position paper" outlining how the spirit of these guidelines are met.

#### **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.

It has further indicated that the proposed uses and objectives specified in this Plan are in accordance with Local Plan objectives and the Master Plan of the City of Trenton. The attached Boundary and Land Use Map, as amended, shall become an overlay map to the existing zoning Map of the City of Trenton.

##### **1. Land Use**

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 retail, commercial and residential uses.

##### **2. Density of Population**

A number of buildings on South Warren Street and East State Street may be suitable for residential uses on the upper floors; subsequently population density will increase if new units are added to the upper floors. Increasing the number of residents living in the downtown area is an explicit goal of this redevelopment plan. When buildings are redeveloped for high density residential, parking will be a concern. Developers shall be required to meet the parking standards of the Business A district. Additionally, the City and State should work cooperatively to develop creative ways to share parking in this district.

### 3. Improved Traffic Patterns and Parking

The State, in cooperation with the City of Trenton is currently undertaking a traffic study to evaluate current traffic patterns as related to the new Hotel/Conference Center, the re-opened War Memorial and the entire State House Complex. Significant street upgrades and/or re-configurations may be advanced once this study is complete.

The City of Trenton put in place a new wayfinding system throughout the City. A portion of the system is currently in place in the downtown district. Other features will be installed in conjunction with the recommendations of the State traffic study. Additionally, the City is in the process of creating a new downtown-parking ordinance that will seek creative solutions to downtown parking.

### 4. Public Transportation

This area is well served by existing public transportation. The new light rail system that connects the Trenton Train Station to destinations south, as well as ongoing upgrades to the Trenton Train Station will further enhance the public transportation options available in the downtown district. Additionally, there are ongoing discussions on the potential expansion of the light rail down State Street to the State House, which will dramatically change the public transportation, options into this redevelopment area.

### 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 Mill Hill Park is a recreational resource for residents of the City as well as the local workforce.

The City recently completed a new urban park at the corner of North Warren Street and Hanover. The park contains decorative hardscape, along with benches, street trees and lighting and functions as a new gathering place for downtown residents and workers.

Additionally, to the south of the redevelopment area, the City is contemplating the development of a new multi-purpose path along the Assumpink Creek, linking downtown Trenton with the Delaware River waterfront.

#### 7. 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 South Warren Historic District as well as other designated Landmark buildings are regulated by the City of Trenton's Landmarks Commission.

#### 8. Relocation Plan

The anticipated amount of relocation required to implement the Redevelopment Plan as amended herein, is unknown at this time. All persons or business displaced by project activities will be assisted in finding other locations and facilities, in accordance with the requirements of N.J.S.A. 20:4-1, et seq., and any other applicable laws. Persons displaced from their homes will be assisted in finding housing which is decent, safe, sanitary and within their financial means in reasonably convenient locations and otherwise suitable to their needs. It is anticipated that there will be sufficient decent, safe, sanitary and affordable housing within the existing local housing market that is available to any such persons displaced.

#### 9. Significant relationship of the Redevelopment Plan to the Master Plans of contiguous municipalities, The New Jersey Development and Redevelopment Plan and the County Master Plan

There are no significant relationships between this redevelopment plan and the contiguous municipalities needing further review. The Redevelopment Plan's stated objective to enhance the image of the downtown as a place to visit, live, work, shop and be entertained and support redevelopment projects that further those objectives is consistent with both the Mercer County Master Plan and the State of New Jersey Development and Redevelopment Plan. The City of Trenton is a designated Urban Center as defined under the State of New Jersey Development and Redevelopment Plan. Goal #1 of the State Plan is the revitalization of the State's Cities and Towns. Additionally, The County of Mercer Growth Management Plan, Part 1, designates the City of Trenton as an Urban Growth Area, and states that Urban Growth Area provide major concentrations of mixed use activities that serve countywide needs, including

high density residential development, single-family housing on small lots, County and State government facilities, professional offices, and a wide range of cultural facilities.

Furthermore, it is believed that the stated objectives of this redevelopment plan will not impact the master plans of contiguous municipalities in any significant way.

#### 10. Consistency with the City of Trenton Master Plan

The vision for the Trenton downtown as advanced in the City of Trenton Land Use Plan, adopted January 1999, is “downtown Trenton should remain the heart of the city. It should become an attractive, busy area that is known as a popular destination for its heritage tourism, entertainment, arts and cultural offerings, restaurants and shopping, unique residential opportunities and attractive open spaces, while also adequately proving for the basic retail and service needs of local residents and employees.

The City of Trenton “Periodic Re-examination of the City of Trenton’s Land Use Plan and Regulation” as adopted by the City of Trenton Planning Board, February 2005, states as its goals for the State Street downtown corridor, the following:

- Identifying business niches appropriate for downtown Trenton that will lead to an increase in economic activity.
- Creating/ marketing a concentration of Trenton cultural attractions.
- Improving/ enhancing the retail profile of downtown, including the upgrading of the offerings and physical appearance of many downtown businesses.
- Reuse of large vacant office buildings on State Street, particularly at and near the corner of East State and Montgomery Streets. Many of these buildings have no adjacent or onsite parking, greatly limiting their market value.
- Providing adequate amounts of easily accessible short term public parking to serve the downtown, especially in conjunction with the possible development of the light rail line down State Street.
- Establishing a strong community living and working in the downtown area.
- Establishing an entertainment district in downtown.

The goals and objective of the Center City South Redevelopment Area are consistent with both the City of Trenton Land Use Plan and the Reexamination Report.

#### E. PROCEDURES 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 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 Map
2. Land Use Map

G. Sustainable Design Guidelines

## SUSTAINABLE DESIGN GUIDELINES

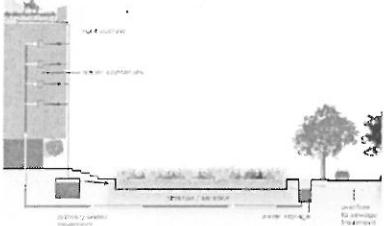
When doing development in this area, redevelopers should, to the extent possible incorporate the following sustainable design elements:

### Sustainable Architectural Design Concepts and Elements:

Seasonal Design Objectives:

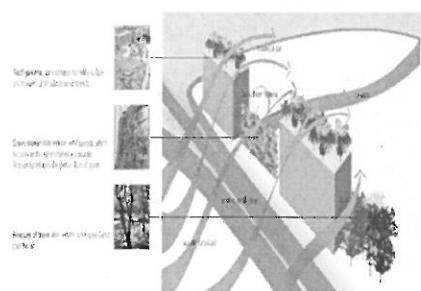
<u>Summer</u>	<u>Winter</u>
Encourage light breeze	Protect from winds
Provide shaded routes	Increase solar access
Protect from rain	Protect from rain & snow

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:

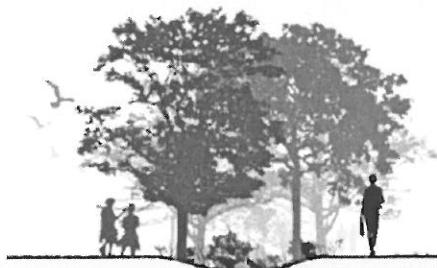


- Crushed gravel and concrete- use as sub-base
- Saw cut concrete can be used as dry-laid retaining walls, edging for planting beds; unit pavers
- Crushed glass, gravel, ceramics or aggregate for asphalt and concrete
- Asphalt reuse (as sub-base or aggregate)
- Re-use of gravel and tar roofing materials (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/ranggardens

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](http://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
<hr/> TOTAL POINT POTENTIAL	10

Sustainable Site Design Concepts and Elements:	Points yes/no
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- 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, 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

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TOTAL POINT POTENTIAL

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17



# Center City South Redevelopment Area

Center City South Redevelopment Area Boundary

Property Boundaries

Land Use

Business A (BA)

Open Spaces (OS)

0 100 200 300 400 500 600 800 Feet



337  
35  
30  
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# ORDINANCE

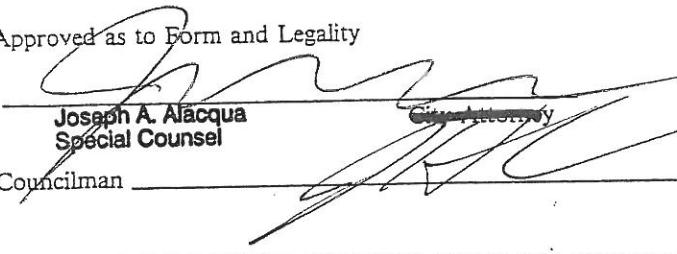
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08 27 5/22/08

1st Reading MAY 08 2008  
Public Hearing MAY 22 2008  
2nd Rdg. and Final Passage MAY 22 2008  
Withdrawn \_\_\_\_\_ Lost \_\_\_\_\_

Date to Mayor MAY 23 2008  
Date Returned MAY 30 2008  
Date Resubmitted to Council \_\_\_\_\_

Approved as to Form and Legality

  
Joseph A. Alacqua  
Special Counsel

Counsel Attorney

Councilman

Factual contents certified by

  
Sasa Montano, Acting Director  
Housing & Economic Development

presents the following Ordinance:

## ORDINANCE OF THE CITY OF TRENTON APPROVING THE AMENDMENTS TO THE BOUNDARIES AND LANGUAGE OF THE CENTER CITY SOUTH REDEVELOPMENT AREA PLAN

**WHEREAS**, the City of Trenton, acting through its Local Public Agency, the Department of Housing and Development (herein called the "Local Public Agency") pursuant to the Local Redevelopment and Housing Law (C. 79, P.L. 1992) is actively engaged in the execution and administration of the Center City South Redevelopment Area Plan; and

**WHEREAS**, there has been prepared and submitted to the City Council of the City of Trenton (Herein called the Governing Body") for its review and approval an amendment to the boundaries and language of the Redevelopment Plan for the Center City South Redevelopment Area (Attachment A) ; and

**WHEREAS**, this amendment will further the objectives of the Redevelopment Plan and will be in the interest of the People of the City of Trenton; and

**WHEREAS**, consistent with the Local Redevelopment and Housing Law, prior to a second reading of said ordinance the Planning Board of the City of Trenton, the duly designated and official planning body of the City of Trenton, will have submitted to the Governing Body its recommendations respecting the amendments to the Redevelopment Plan for the Project Area;

# ORDINANCE #08-27 Page 2

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF  
THE CITY OF TRENTON:**

1. That said amendment to the Redevelopment Plan for the aforementioned project entitled "Center City South Redevelopment Area Plan" dated May 2006 amended, April 2008, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the approved Redevelopment Plan with the minutes of this meeting.
2. That it be and is hereby found and determined that said Redevelopment Plan for said Project Area conforms to the Master Plan and local objectives of the City of Trenton.

RECORD OF COUNCIL VOTE ON FINAL PASSAGE														
COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
BETHEA	X			X	MELONE	X	X			PINTELLA	X	X		
COSTON	X	X			SEGURA	X	X			PRESIDENT				
LARTIGUE	X	X			STATION	X	X							

X—INDICATES VOTE

A.B.—ABSENT

N.V.—NOT VOTING

X.O.R.—INDICATES OVERRIDE VETO

MAY 08 2008

Adopted on first reading at a meeting of the City Council of the City of Trenton, NJ on MAY 22 2008  
Adopted on second and final reading after hearing on MAY 22 2008

Rejected  
Approved by John J. Augello  
Mayor

Reconsidered  
By Council

Override  
Vote  Aye  Nay

President of Council

John J. Augello  
ACTING CITY CLERK

City Clerk

## Attachment A

### **1. The boundaries of the Project shall be amended as follows:**

The boundaries are as described on the attached Boundary and Land use Map dated February 2000, amended May 2006

The following lots are added as part of the May 2006 amendment:

Block 201, Lots 22, 21, 20, 19, 23, 2, 1, 7, 6, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, Block 1903, Lots 2, 3, 5, 4, 6, 7, 8, 9,

### **2. The Redevelopment Objectives section shall be amended to include the following language:**

Maintain, as well as upgrade, the existing Mill Hill Park as a recreational resource for the residents of the City as well as the downtown work force. Incorporate new open spaces as new development projects come one line in this district. Assure that development projects meet their open space requirements as prescribed by the City of Trenton Land Development Ordinance. When the open space requirements are not met by individual developers, the developers are required to make an in-lieu open space payment as required under Section 315-209 of the City of Trenton Zoning and Land Development Ordinance.

- h) Preserve the historic scale and character of the South Warren Street Historic District and the other historic buildings within the redevelopment area. Every effort should be taken to preserve the building that comprise the St. Francis Church and School facility located at Front and Peace Streets, as such the Planning Board and/or the City may require redevelopers for this project to present their plans for review and comments before the City's Landmarks Commission. The reuse of this facility shall be in keeping with the objectives of this Redevelopment Plan.
- i) Promote smart growth and sustainable design principles in the downtown district.

### **3. The Land Use Map shall be amended as follows:**

The permitted land uses are as indicated on the attached Land Use Map dated February 2000 and amended April 2008