

# CITY HALL REDEVELOPMENT AREA PLAN

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APRIL  
2007

**CITY OF TRENTON**

**DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT**

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## **A. DESCRIPTION OF PROJECT**

### 1. Boundaries of Project

<u>Block</u>	<u>Lot</u>
301	1

As shown on the attached boundary and land use map

### 2. Redevelopment Plan Objectives

- a. Redevelop the existing municipal employee parking lot with a mixed use development consisting of a structured garage along with a mix of land uses that will reinforce the downtown district as a destination for entertainment, culture, shopping, living and working.
- b. Establish a more traditional street edge on Stockton Street by orienting the proposed mixed-use complex with significant frontage on Stockton Street. The design intent is to create a group of buildings that are contextually appropriate and sensitive to the historic fabric of the adjoining historic Mill Hill Historic District. As such the following “guiding principals” shall govern:
  - Maintain street wall alignments with the immediate surrounding blocks
  - Provide pedestrian friendly land uses at the street level
  - Conceal all parking within the envelope of the development site, except for entries and exits.
  - Maintain building expression lines
  - Design a major portion of the upper floors of the proposed development buildings to align with the cornice height of the existing City Hall building.

## **B. LAND USE PLAN**

### 1. Land Use Map

The attached land use map dated January 2007 indicates the proposed land uses in the project area.

### 2. Land Use Provisions and Building Requirements

a. Prohibited Uses

The following business and retail uses are strictly prohibited in this Redevelopment Plan: taverns, liquor stores, check cashing establishments, pawn shops and business establishments having more than three pinball machines or mechanical or electronic amusement devices. Taverns that also have a sit down restaurant component are exempt from this prohibition and allowable in accordance with the BA district requirements.

In addition, all of those uses that are prohibited in the Business A District as described under Section 315-106 of the City of Trenton Land Use and Redevelopment ordinance shall be prohibited in this redevelopment area.

b. Permitted Land Uses

Permitted land uses as indicated on the Land Use Map dated January 2007, except as modified herein, shall be and are limited as follows:

Business A (BA)

This lot shall be redeveloped as a multi-story mixed use structure with those uses that are appropriate for a downtown district. As such, the Business A zoning district of the City of Trenton Land Development Ordinance shall govern on this block. The following permitted uses shall be subject to the following restrictions:

1. "Single Use" Parking Garages are prohibited
2. "Stand alone" single family homes; rows, semi-detached or detached housing types are prohibited

To achieve the overall objectives of this redevelopment plan, the following supplemental controls or requirements shall apply:

1. All parking developed on this site shall be in a structured facility and shall generally be developed in the center of the site, whereby, the main building uses are built around and above the parking structure.
2. Circulation for loading and unloading shall be internal to the structure.
3. The first floor uses, shall be of a type that generates or encourages pedestrian activity on the street, such as retail, commercial, work/live space, restaurants and the like.
4. A variety of façade materials shall be allowed on the new structures on this redevelopment site if it can be demonstrated that the materials, color and design is in keeping with the traditional vocabulary of the area.
5. Streetscape improvements shall include decorative street lights, street trees and decorative sidewalk pavers. The redeveloper will be

required to follow the guidelines that will be developed as part of the City's downtown parking and sidewalk study and incorporated into the City Zoning ordinance

6. A redeveloper selected for this block will be required to provide on site replacement parking for the employees of the Trenton City Hall building. The details of these requirements shall be negotiated between the City and the Redeveloper and memorialized in a Disposition Agreement.

### 3. 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 design and materials of construction. The right of the City of Trenton to regulate plans and specifications of new development in accordance with this redevelopment plan shall extend for a period of thirty (30) years following the official adoption of the plan.
- c. As part of their review of development in the redevelopment area , the Planning Board may request that the Trenton Landmarks Commission undertakes an advisory review of all applications for development to insure that the historic preservation issues are adequately addressed.
- d. 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 shall be required to file the attached rating systems checklist as part of their Planning Board submittals.

## **C. PROJECT PROPOSALS**

### **1. Land Acquisition**

Acquisition of privately owned property within the redevelopment area is not necessary as it is already a city-owned parcel.

### **2. Redeveloper's Obligations**

In order to achieve the objectives of this Redevelopment Plan, developers are to construct improvements in conformity with this plan and begin and complete such construction within a reasonable time as determined by City of Trenton.

## **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.

### **1. Consistency with Master Plan**

The Trenton Planning Board has approved this Redevelopment Plan for the City Hall Redevelopment Area. It has further indicated that the proposals in this Plan are in accordance with Local Plan objectives and the Master Plan of the City of Trenton.

## 2. Land Use

The Land Use Plan and 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 uses, residential uses, and office uses.

## 3. Density of Population

It is anticipated that population density will increase as a result of the proposed development which will most likely include the construction of new high density residential units.

## 4. Recreational and Community Facilities

Development of this site will be subject to the Open Space provisions of the City Land Use and Development Ordinance. Given the constraints of the site, it is not anticipated that there will be any new recreational or community facilities.

## 5. Improved Traffic Patterns and Parking

A number of recommendations are put forth to alleviate parking in the neighborhood and improve traffic circulation in the Project area:

- a. Development of this redevelopment site is contingent upon the redevelopers ability to provide replacement parking for the City Hall employees presently using the surface parking lot.
- b. For all construction of new residential units, one off-street parking space per new dwelling unit shall be required. The Planning Board may waive the requirement where it feels that strict enforcement is not in the interest of the orderly and appropriate development of the area. Additionally, 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.
- c. Developers will be required to submit a Traffic Impact Study as part of their site plan submission to the City of Trenton Planning Board.

## 6. Public Transportation

There are no proposed changes in existing public transportation. The area is well served by existing public transportation. This site is approximately two blocks from the Trenton Train Station. A variety of transportation options are available at the Station, including, Amtrak service, NJ transit service, SEPTA service and light rail service.

## 7. Public Utilities

There are no public utility improvements planned. However, as 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. The 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.

## 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 a new mixed use downtown development 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. 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.

## 10. Relocation Plan

Displacement will not occur as a result of this Redevelopment Plan.

## 11. 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 City Hall 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.

## 12. Sustainable Design

The City of Trenton is committed to the ideals of Smart Growth and Sustainable design. As such, all redevelopers undertaking projects in this area are required, to the greatest extent possible, to incorporate these concepts into their redevelopment plans.

Some of the axioms of Smart Growth that should be considered in the redevelopment include:

- a) greater housing choices and access
- b) open space preservation
- c) improve air and water quality
- d) utilization of existing water and sewer capacity
- e) creating walkable neighborhoods

As borrowed from the Sustainable Sonoma Project, "Sustainability secures people's quality of life within the means of nature in a way that is fair and equitable to all humanity, other species and to the future generations. Sustainability recognizes the inter-relatedness of the economy, society, and environment. It requires that we do not consume resources faster than they can be renewed nor produce waste faster than they can be absorbed."

Sustainable design elements that should be considered as part of the redevelopment include:

- a) utilizing LEED building and neighborhood design
- b) building orientation, as it relates to microclimates, winds, sun, air quality and noise
- c) utilizing recycled materials on site, when possible
- d) creative storm water management techniques

The city has completed a primer describing these principles which is titled "Trenton Sustainable Brownfield Development Project", This document is available from the City of Trenton, Division of Planning, as well as on the City's WebPages at [www.ci.trenton.nj.us/housplan.html](http://www.ci.trenton.nj.us/housplan.html). Developers in this area should be able to address these issues when plans are presented to the City of Trenton Planning Board.

## **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 and Land Use Map

## **G. 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:

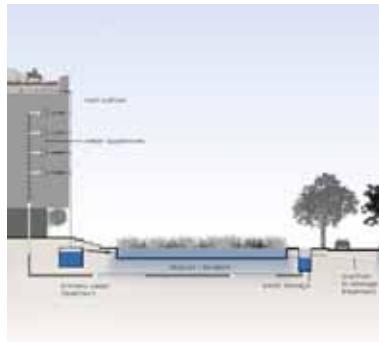
#### Summer

**Encourage light breeze**  
**Provide shaded routes**  
**Protect from rain**

#### Winter

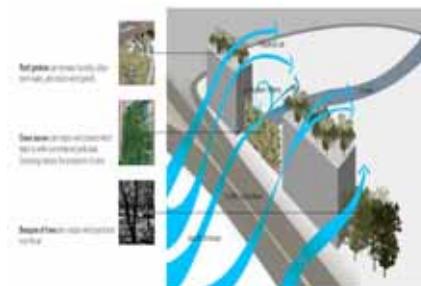
**Protect from winds**  
**Increase solar access**  
**Protect from rain & snow**

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/rain gardens

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)

## **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.

<b>1. Architectural design elements</b>	<b>Points yes/no</b>
➤ 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
<b>TOTAL POINT POTENTIAL</b>	<b>10</b>

<b>Sustainable Site Design Concepts and Elements:</b>	<b>Points yes/no</b>
➤ Use sustainable stormwater systems including: Bioswales/raingardens Permeable surfaces Grey water systems Retention and detention facilities Continuous trenching	3
➤ 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**

# Map 1

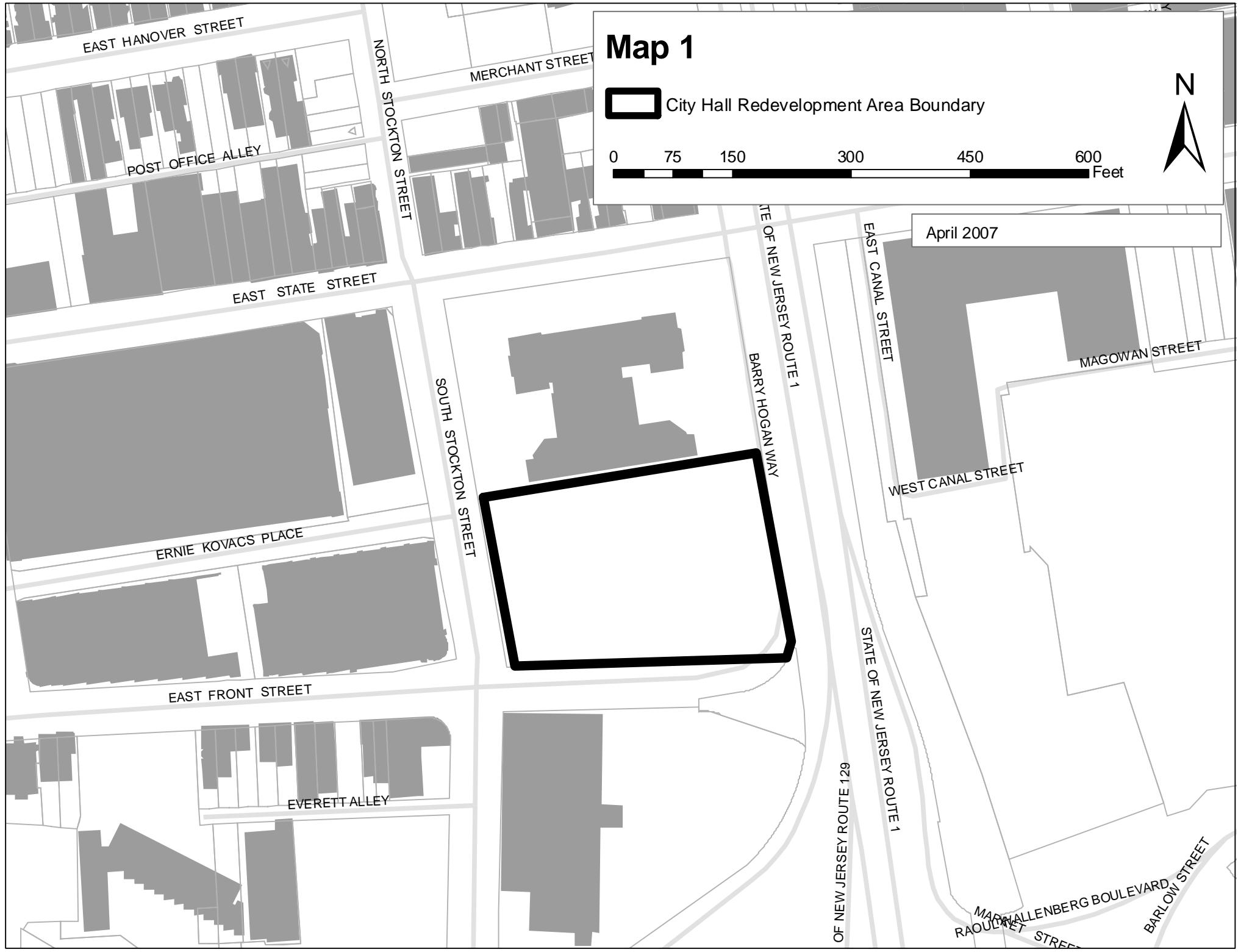


City Hall Redevelopment Area Boundary

0 75 150 300 450 600 Feet



April 2007



# City Hall Redevelopment Area



City Hall Redevelopment Area Boundary



Land Use: Business A (BA)

0

75

150

300

450

600

Feet



April 2007

BA

