

COALPORT
REDEVELOPMENT AREA PLAN
(REVISED)

ADOPTED September 2000

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

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A. DESCRIPTION OF PROJECT

1. Boundaries of Project

The following blocks and lots are included in this Redevelopment Area:

Block 40	Lots 72, 75, 81, 77, 43, 78, 79, 54, 12, 10, 1
Block 37	Lots 165, 166, 164, 163, 161
Block 39-2A	Lots 18, 29, 18A, 18B, 32, 33, 31
Block 36	Lots 44, 19, 20, 22, 23, 24, 25, 33, 26, 27, 28, 30, 41, 6, 52, 53, 38
Block 38	Lots 227, 228, 232, 235, 234, 231, 229, 226

The boundaries are included on the attached “Boundary Map” dated September 2000.

2. Redevelopment Objectives

The vision for the Coalport area is to have an attractive, tree-lined streetscape along Perry Street and to provide a better urban experience for visitors and Trenton residents utilizing the municipal courts and other uses in this area. Escher Street would have a mix of community service uses and facilities integrated into a campus-like setting. Streetscape improvements along Escher and Southard Streets would seek to improve pedestrian linkages to Perry Street. Vacant underutilized land between Southard Street and Route 1 would be developed for light industrial or heavy commercial uses with appropriate landscaping and buffers provided along Southard Street.

The original Coalport Redevelopment Area Plan was adopted by the City Council on September 1, 1955 and has since expired. A number of parcels remain undeveloped or underdeveloped necessitating the reactivation of the plan. The revised plan mirrors the boundary of the original plan, minus lands fully developed by the Trenton Times.

The objectives of the Coalport Redevelopment Plan (revised) are set forth below:

- a. Encourage the redevelopment of vacant, underutilized land between Southard Street and Route 1 for light industrial or heavy commercial uses, utilizing Carroll Street to the fullest extent possible, as the main egress/ingress point. Building frontages should be oriented towards Southard Street with parking, loading and unloading off of Ewing Street. Building setbacks for new light industrial or heavy commercial facilities should be a minimum forty feet from Southard Street. Developers will be required to create visually pleasing, pedestrian level streetscape along Southard Street to include new sidewalks and street trees. In conjunction with the redevelopment of underutilized property in this area, Carroll/Kossuth/Ewing Street right-of-way should be redesigned, if needed, to allow this road to function as the main access point to new development.

Upgrades may include changing the turning radius on Perry Street. The cost to upgrade this roadway should be jointly shared by the City and redevelopers.

- b. Work with the City's Police Department to evaluate the feasibility of redesigning the police headquarters, municipal building and parking lot complex, including redesigning the North Clinton Avenue elevation in an effort to create a more efficient and attractive facility.
- c. Upgrade the Perry Street, Southard Street and Escher Street streetscape to include new sidewalks and street trees. Encourage existing business operators on Perry Street to work cooperatively to consolidate curb cuts off of Perry Street. In conjunction with proposed streetscape improvements along Perry Street, create appropriate buffers, including landscaping, street walls and decorative fencing to reduce the visual impact of front parking areas. Work with the Trentonian and the City of Trenton Housing Authority to upgrade the streetscape on the west side of Southard Street. Along Southard Street, the City should explore the possibility of removing the existing concrete median strip and replacing it with a landscaped median.
- d. Work with the Trenton Times to upgrade its properties fronting on Perry Street west of Carroll Street. Upgrades should include new decorative fencing along Perry Street, landscaping and a complete rehabilitation of the building and site at the northwest corner of Perry and Carroll Streets.
- e. Create a more "campus-like setting" along Escher Street, unifying the area as a community service district serving the City's neediest population. Explore both physical and operational connections to bring this about. Develop an advisory board made up of owners, operators and area non-profits to work on upgrading the physical appearance of the area as well as addressing operational issues on the block.

B. LAND USE PLAN

1. Land Use Map

The attached Land Use Map dated September 2000 indicates the permitted land uses in the Project Area.

2. Land Use Provisions and Building Requirements

a. Permitted Uses

Land uses as indicated on the Land Use Map shall be as follows:

- 1) Industrial A: All uses permitted in Industrial A (light manufacturing and heavy commercial) shall be permitted within the Project Area.
- 2) New development between Southard Street and Route 1 shall be developed in accordance with the Redevelopment Objectives as described in Section A(2) of this report.
- 3) Escher Street shall continue to be primarily developed as a community service district. New or expanded light industrial uses or heavy commercial uses will have to be designed to minimize any negative impact on adjacent residential or community service uses.

b. Building Requirements

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 Department of Housing and Economic Development shall make recommendations concerning site planning and design as deemed appropriate in the implementation of the Redevelopment Plan objectives.

In order to ensure functional coordination essential to carrying out the objectives of the Redevelopment Plan, developers shall agree to certain controls through such means as are deemed appropriate by the Department of Housing and Economic Development. Such controls will be concerned with functional considerations and will not relieve developers of their responsibility to comply with all ordinances and governmental rules and regulations. The Department of Housing and Economic 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. The right of the Department of Housing and Economic Development to review plans and specifications of new development shall extend for a period of thirty (30) years following the official adoption.

C. PROJECT PROPOSALS

1. Land Acquisition

In order to carry out the intent of this plan, the City may need to acquire underutilized land throughout this area. In addition, the City may need to acquire the vacant one-story cinder block building located on Ewing Street to facilitate redevelopment.

2. Redeveloper's Obligations

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

D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The laws of the State of New Jersey require that any redevelopment project be undertaken in accordance with a Plan for the Project Area.

The Trenton Planning Board has approved this Redevelopment Plan for the Coalport Avenue Redevelopment Area (revised). 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.

1. Land Use

The Land Use Plan and Land Use Map indicate proposed land uses following redevelopment. The land uses as shown on the Land Use Plan/Land Use Map are in general conformance with the local objectives for the project area which is primarily designated for light industry, heavy commercial and community service facilities on Escher Street.

2. Density of Population

At the time of the writing of this plan, Trenton Cityhome Corporation, in cooperation with the City of Trenton, is constructing a drug treatment center in addition to a 24 bed transitional housing complex at 56 Escher Street. This development is consistent with the intent of this plan to create a community service district. As such, population density is expected to increase slightly in this area. The balance of the redevelopment area, excluding Escher Street is zoned for light industrial and heavy commercial; consequently, the City does not expect population densities to increase in other areas.

The City does not expect any significant increase in population density on Escher Street in the future.

3. Traffic and Parking

There is expected to be an increase in the amount of traffic in this area due to the proposed redevelopment of underutilized property for light industrial or heavy commercial purposes. Increased levels of both truck traffic and employee car

traffic are expected. Because of the area's ease of accessibility to and from Route 1, it is not expected that redevelopment will create any significant new truck traffic in the surrounding residential districts. Any new development in this project area will be required to have adequate off-street parking for employees in addition to adequate on-site loading and unloading areas, as required by the City of Trenton Land Development Ordinances. Any new development in excess of 1,000 square feet will also be required to appear before the City of Trenton Planning Board or Zoning Board of Adjustment for site plan review. During plan review the appropriate board shall determine if individual projects warrant separate traffic studies.

4. Public Transportation

There are no proposed changes to existing public transportation. The area is currently served by public transportation.

5. Public Utilities

Public utility improvements and upgrades may be needed as a result of the redevelopment activity in this area. As new uses are proposed for this area the existing systems will be evaluated for adequacy. If they are determined to be inadequate or in need of repair, appropriate improvements will be made. It will be the responsibility of the Department of Housing and Economic Development in conjunction with the Department of Public Works to determine public/private responsibility for these improvements.

6. Recreational and Community Facilities

No new recreational facilities are proposed for this area. As mentioned in other part of this plan, Escher Street will continue to be developed as a community service district, which may include new recreational space.

7. Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, building heights, etc. are governed by the City of Trenton Zoning Ordinance, unless specifically addressed in the Plan.

8. Relocation Plan

No displacement of families, individuals or businesses will occur as a result of the Plan.

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 MAP

1. Boundary & Land Use Map

