

COUNTY COURT HOUSE
REDEVELOPMENT AREA PLAN

March 2005

CITY OF TRENTON

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

TABLE OF CONTENTS

- A. DESCRIPTION3**
 - 1. BOUNDARIES OF PROJECT.....3
 - 2. REDEVELOPMENT PLAN OBJECTIVES3

- B. LAND USE PLAN3**
 - 1. LAND USE MAP.....3
 - 2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS4

- C. PROJECT PROPOSALS.....5**
 - 1. LAND ACQUISITION5
 - 2. REDEVELOPER'S OBLIGATIONS.....5

- D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS5**

- E. PROCEDURES FOR CHANGES IN PLAN8**

- F. PROJECT MAPS.....8**
 - 1. BOUNDARY MAP.....9
 - 2. LAND USE MAP.....10

A. DESCRIPTION OF PROJECT

1. Boundaries of Project

The boundaries are as follows:

The street boundaries are South Broad, Market, South Warren Streets and Assunpink Drive. More specifically, the block and lots contained in this Redevelopment Area are:

Block: 9503; Lots: 1, 2, 3, 4, 5

Block: 9502; Lots: 1, 2, 3, 4

Block: 10702; Lot: 1

2. Redevelopment Objectives

- a. The primary objective of this redevelopment plan is to enable Mercer County to redesign the layout of its Court House facilities into a more cohesive and efficient campus style arrangement.
- b. Facilitate and promote the adaptive re-use of the architecturally significant criminal court house building and annex building located at 209 South Broad Street as an office use or a mixed-use development that may include residential units.
- c. Encourage the development of a new multi-story parking structure that will include ground floor retail and provide parking for employees and visitors of nearby non-County facilities.
- d. Preserve the existing 1849 historic church building located at 189 South Broad Street. If this structure is no longer used as a church, encourage the adaptive re-use of the building with uses that compliment the Court House facility, such as restaurants, offices, or retail. Demolition of the building is not contemplated in this plan and any future plan for demolition must be approved by the Planning Board.
- e. Encourage the Trigen facility located at the corner of South Warren Street and Assunpink Drive to blend in aesthetically with the neighboring community.

B. LAND USE PLAN

1. Land Use Map

The attached land use map dated March 2005 indicates the primary land use within the project area.

2. Land Use Provisions and Building Requirements

a. Permitted Land Uses

1. Business “A”

All uses permitted in “Business A” Districts will be permitted in the Project Area, including private commercial office space and public facilities.

b. Building Requirements

The majority of the redevelopment that will occur in this redevelopment area will be performed by Mercer County or its development arm, Mercer County Improvement Authority. As a governmental or quasi-governmental agency, their improvements will be required to be reviewed by the Planning Board per C.40:55D-31 of the Municipal Land Use Law, as the review of a capital improvement. Nevertheless, these development plans should adhere to the site development controls outlined below.

1. Site Development Controls

Regulations, controls and restrictions regarding building area, floor area, lot width, yard setbacks and parking, if not controlled by this Redevelopment Plan, shall be generally determined by the City’s Zoning Ordinance, but the Department of Housing & Economic Development shall make recommendations to allow for innovations in site planning and design as seen appropriate to the Plan. Building height shall be subject to approval of the Planning Board as part of site plan review.

2. In order to ensure functional coordination essential to carrying out the objectives of the Redevelopment Plan and the continued maintenance of the Project Area, 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 aesthetic and 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, materials of construction, landscaping, access, advertising and identification signs, streets and sidewalks.

Preliminary sketch drawings of site plans and building elevations in sufficient detail to show access, layout, landscaping and building construction shall be submitted to the Department of Housing and Economic Development for review and approval before working drawings are made.

The right of the Department of Housing and Economic Development to review plans and specifications shall extend for a period of thirty (30) years following the official adoption of this Redevelopment Plan by City Council.

3. In order to insure that the proposed improvements are consistent with the master plan, and other relevant City, County, and State planning documents, the City may have its consulting engineer, traffic consultant and landscape consultant review and comment on the proposed development project. The cost for their review will be paid for by the developer.

C. PROJECT PROPOSALS

1. Land Acquisition

The City of Trenton may acquire, by condemnation where necessary, such properties as may be necessary to effectuate the objectives of this redevelopment plan.

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 such construction within a reasonable time as determined by the Department of Housing and Economic Development.

Development plans will be subject to the review and comment of the Capital City Redevelopment Corporation.

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 has by resolution approved this Redevelopment Plan for the County Court House Redevelopment Area. It has further indicated that the

proposals of 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 for Public Facilities/ Retail/ Commercial and Residential uses.

2. Density of Population

The redevelopment of this area may affect population density if residential development occurs. The residential development shall not exceed the capacity of the public utilities.

3. Improved Traffic

There are no plans to vacate or close any streets at this time. All loading/unloading is proposed to be off-street. The proposed parking garage shall be designed to provide adequate and safe entrances and exits from the County Courthouse Complex. It is anticipated that the Market and Warren Street intersection and segments of each street will be re-designed and re-constructed to improve traffic to and from the County Courthouse Complex.

4. Public Transportation

There are no proposed changes in existing public transportation. The area is well served by existing public transportation.

5. Public Utilities

6. It is anticipated that there will be some public utility improvements provided as a result of the new County Courthouse Complex. 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.

7. Recreational and Community Facilities

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

8. Regulations and Controls

All standards relating to land coverage, lot dimensions, yard sizes, building heights and the like are given in accordance with the Zoning Ordinance of the City of Trenton as amended, unless specifically addressed in this Plan.

9. 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 Division of Housing and Economic Development

10. 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 County Court House 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.

11. 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 higher density housing option closer to transportation center
- f) 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 produced waste faster than they can be absorbed

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

- a) utilizing LEED building 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 stormwater 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. Redevelopers 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 Map – Dated March 2005
2. Land Use Map – Dated March 2005



