



## **EWING, CARROLL, SOUTHARD STREETS REDEVELOPMENT PLAN**

City of Trenton  
Department of Housing and Economic Development

May, 1985

Amended November 1987  
Amended February 1988  
Amended December, 1993  
Amended April 1995  
Amended April, 1998  
Amended February 2007

Attachment A

## TABLE OF CONTENTS

- A. Description
  - 1. Boundaries of Project
  - 2. Redevelopment Plan Objectives
  
- B. Land Use Plan
  - 1. Land Use Map
  - 2. Land Use Provisions and Building Requirements
  - 3. Building and Rehabilitation Requirements
  
- C. Project Proposals
  - 1. Land Acquisition
  - 2. Redeveloper's Obligations
  - 3. Architectural Salvage
  - 4. Smart Growth and Sustainable Design
  
- D. Other Provisions Necessary to meet State and Local requirements
  - 1. Land Use
  - 2. Density of Population
  - 3. Improved Traffic
  - 4. Public Transportation
  - 5. Public Utilities
  - 6. Recreational and Community Facilities
  - 7. Regulations and Controls
  - 8. Relocation
  - 9. Significant Relationship of the Redevelopment Plan
  - 10. Consistency with the City of Trenton Master Plan
  
- E. Procedures for Changes in Plan
  
- F. Project Maps
  - 1. Boundary and Land Use Map

A. DESCRIPTION OF PROJECT

1. Boundaries of Project

The proposed Ewing-Carroll-Southard Streets Redevelopment Area is generally bounded by Perry Street, Southard Street, Monmouth Street to Cottage Alley, Cottage Alley, Elizabeth Street to Ewing Street, Ewing Street, Dill Alley and the rear property lines of properties on the West Side of Carroll Street up to and including 91 Carroll Street, and more fully defined on the attached Boundary and Land Use Map

2. Redevelopment Plan Objectives

Encourage redevelopment within the Project Area by permitting the following:

1. Rehabilitation of existing residential properties and loft buildings for residential use.
2. Rehabilitation of the existing industrial building on Ogden Street for commercial/public use.
3. Construction of new in-fill residential units on vacant lots throughout the Project Area.
4. Rehabilitation of the former PAL Building for office.
5. Where appropriate, supplemental land uses such as parking lots which support the expansion of /or the creation of new service providers in the redevelopment area shall be permitted. New service providers shall not be placed in the residential districts of this area.

B. LAND USE PLAN

1. Land Use Map

The attached Boundary and Land Use Map, dated May, 1985, amended February 2007 indicates the permitted land uses within the Project Area.

2. Land Use Provisions and Building Requirements

- a. Land uses as indicated on the Boundary and Land Use Map dated May, 1985, amended February 2007, except as modified herein, shall be and are limited as follows:

(1). Residential

- a. All buildings on the west side of Carroll Street shall be one or two family units.
- b. Any structure purchased from the City and proposed for more than one dwelling unit must be reviewed and approved by the Department of Housing and Economic Development. Some of the existing residential structures in the project area are oversized, containing significantly more floor area than can be rehabilitated at an affordable cost. In order to promote the rehabilitation of these units as affordable homeownership, all residential buildings within the zone designated R on the attached Land Use Map which is larger than 1,800 sf shall be either single family or two family units.
- c. The Residential B (RB) zoning requirements shall apply in this district, except where two family units are allowed, the Mix Use (MU) bulk requirements shall apply.

(2). Commercial

Any land use previously designated as Industrial A shall be re-designated as Business B, residential uses permitted.

- a. Office use shall be permitted in the former PAL Building, subject to the following restrictions:
  - (i) Parking: 1 parking space/2 employees
- b. Specific requirements for the PAL Building parking area shall include a minimum 4 foot landscaped area which will buffer the parking area from the property located at 21 Ewing Street, a 4 foot setback from the Ewing Street ROW line and decorative iron fencing along the Ewing Street frontage of the parking area. The parking area may be used by neighborhood residents for parking during non-business hours.
- c. All properties fronting on Perry Street shall conform to the City of Trenton Mixed Use (MU) district standards and bulk requirements
- d. A new surface parking lot may be developed on existing vacant land (vacant at the time of the approval of this amendment by City Council) in the following area:

Block: 1101, Lots 20 – 32

The purpose of the new parking lot will be to provide shared parking for service providers located in the redevelopment area. Surface parking is considered a “mid-range” interim use and the continued use of the surface parking lot may be reevaluated after eight (8) years from the adoption of this ordinance by the City of Trenton City Council. After that date and if this lot is redeveloped, uses allowed on this lot shall be in conformance with the Commercial zoning district of this plan. In addition, appropriate service providers may construct a new facility on this lot at a later date, subject to City approval. If parking is not developed on this lot all those land uses in the BB or MU districts of the City of Trenton Zoning district shall be permitted. The bulk requirements of these districts shall also apply.

Any parking lot developed in this area shall meet the requirements of the City of Trenton Planning Board as well as the City of Trenton Landmarks Commission.

(3) Institutional

(a) Height of Building (new construction) shall not exceed three stories, so as to integrate with the existing buildings and streetscapes.

(4) Professional Office/Community Service Provider

Permitted land uses shall be limited to:

- a. Non-residential, professional counseling and human service delivery facilities.
- b. Residential housing in accordance with the Residence B (RB) zoning standards.
- c. The MU bulk requirements of the City of Trenton Zoning Ordinance shall apply in this area

3. Building and Rehabilitation Requirements

(1) Regulations, controls and restrictions regarding the construction of new buildings and rehabilitation of existing buildings shall be generally determined by the City Zoning Ordinance, but the Department of Housing and Economic Development shall make recommendations in site planning and design as seen 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 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 of this Redevelopment Plan by City Council.

## C. PROJECT PROPOSALS

### 1. Land Acquisition

No acquisition of private property by the City is anticipated. There shall be no acquisition by the City of owner-occupied properties.

### 2. Redeveloper's Obligation

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 the Department of Housing and 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 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](http://www.ci.trenton.nj.us/housplan.html). All redevelopers are required to review this document and clearly indicate as part of the site plan application how their plans meet the intent of this document.

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 (Exhibit A attached) has approved this Redevelopment Plan for the Ewing-Carroll-Southard Streets Redevelopment Area. It has further indicated that 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 commercial and public uses also permitted.

2. Density of Population

Population density will increase as a result of the proposed redevelopment, to a level of density which previously existed. The existing infrastructure can accommodate the redevelopment.

3. Improved Traffic

The existing street system has the capacity to accommodate residential traffic. In order to restrict through traffic, however, and to retain the residential character of the neighborhood, the Department of Housing and Economic Development may propose to City Council the following measures:

- (a) Vacate portions of Ewing, Carroll and/or Southard Streets north of Ogden Street.
- b) Reverse or limit of traffic to one-way on streets within the Project Area.
- c) Implement findings of the Trenton Transportation Linkage Plan.

4. Public Transportation



There are no proposed changes in existing public transportation. The area is well served by existing public transportation, including bus and rail service.

5. Public Utilities

There is no public utility improvements planned, since existing utilities are adequate for the proposed redevelopment. If the existing systems are determined to be inadequate or in need of repair, appropriate improvements will be made by the redeveloper and/or the city.

6. Recreational and Community Facilities

The City is proposing the creation of a new neighborhood park at the intersection of Ewing and Southard Streets to include a new play ground. The City is also proposing a new park along the banks of the Assunpink Creek. This project will be phased over a number of years. This redevelopment area is within a short walk of the proposed Assunpink Park.

7. Regulations and Controls

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

8. Relocation Plan

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 create new residential units as

well as supporting commercial and institutional uses are 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, states as a goal creating opportunities for housing development and rehabilitation to serve a full range of incomes and lifestyles. 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 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 this area (Clinton Park Area), "the total renovation of the area with vacant homes restored and infill housing constructed that is compatible in design with the remaining historic structures. An upgraded Rescue Mission, providing a wide range of services and facilities, will coexist compatibly with the new and rehabilitated housing. Many of the homeless families assisted by this facility will have relocated into single room occupancy apartments, in this area and other parts of the city". Additionally central principles of the Trenton Land Use Plan, germane to this Plan, include:

- Urban development must be both visionary and pragmatic.
- Further development in the City of Trenton should generally follow established development patterns to achieve consistency and compatibility of various land uses. While large-scale development areas can introduce a variety of different land uses, site specific small-scale development should be compatible with surrounding or adjacent land uses.
- The neighborhood character of the City's residential areas should be preserved. Redevelopment should take place with the minimum disruption of the lives of residents.
- Trenton must maximize the potential of its waterways as aesthetic and recreational amenities. The Delaware River, the Assunpink Creek and the Delaware and Raritan Canal can become important attractions and amenities for residents and visitors.
- The diversity and special quality of Trenton's older buildings link the city to its rich historical heritage and give the city a unique character and identity. That quality should be protected. In order to create an urban community that works, as a whole, new development should respect the built and natural environments in regard to the choices of scale and materials. Trenton's historic fabric and its historic resources should be

preserved.

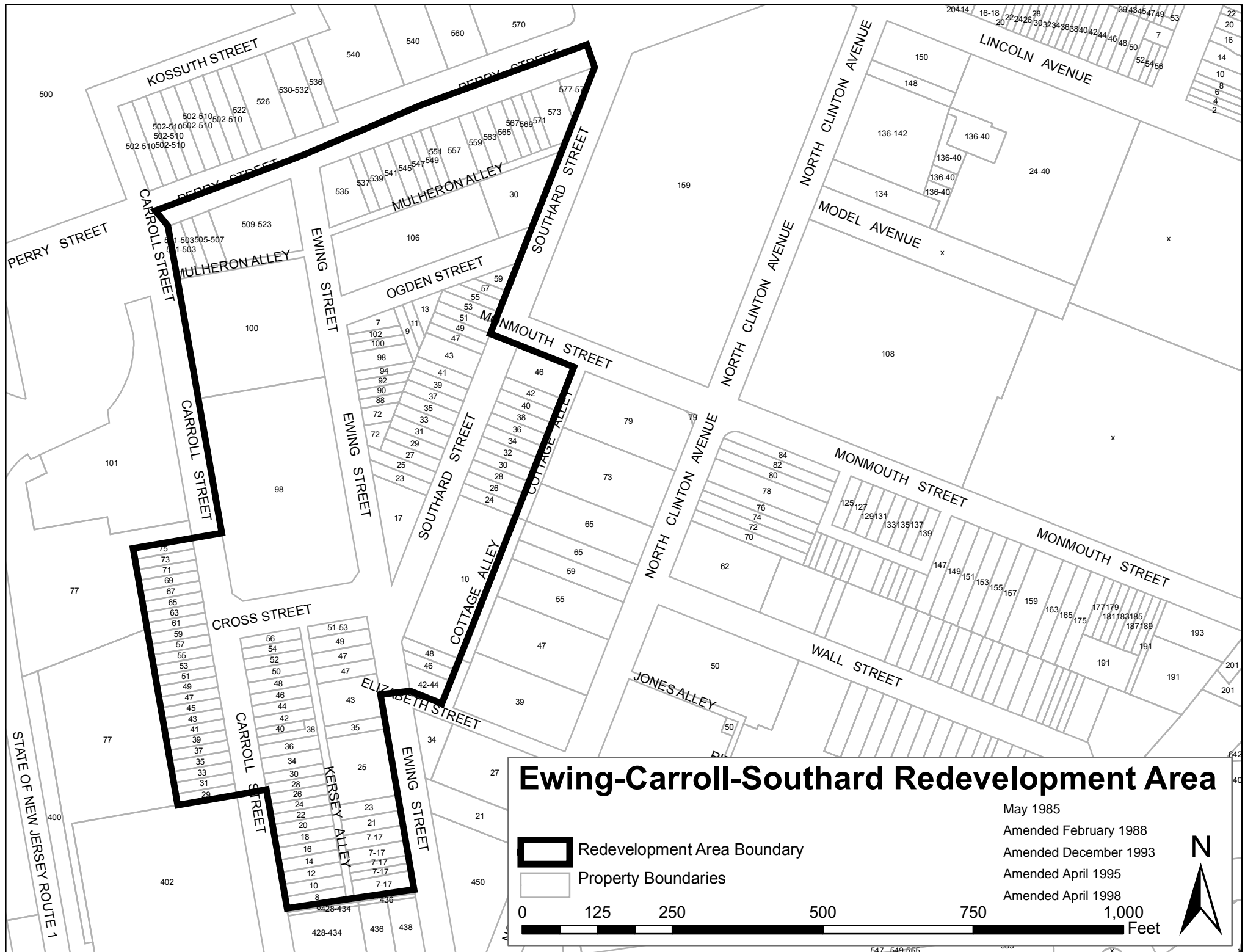
- A bright future for the city, to some extent, will be driven by our ability to keep and attract an intact middle class population and provide new housing opportunities for individuals of all incomes, thereby attracting individuals with disposable incomes back into the city.

#### 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 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

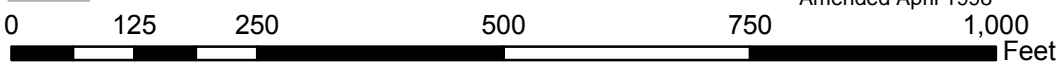
1. Boundary and Land Use Map

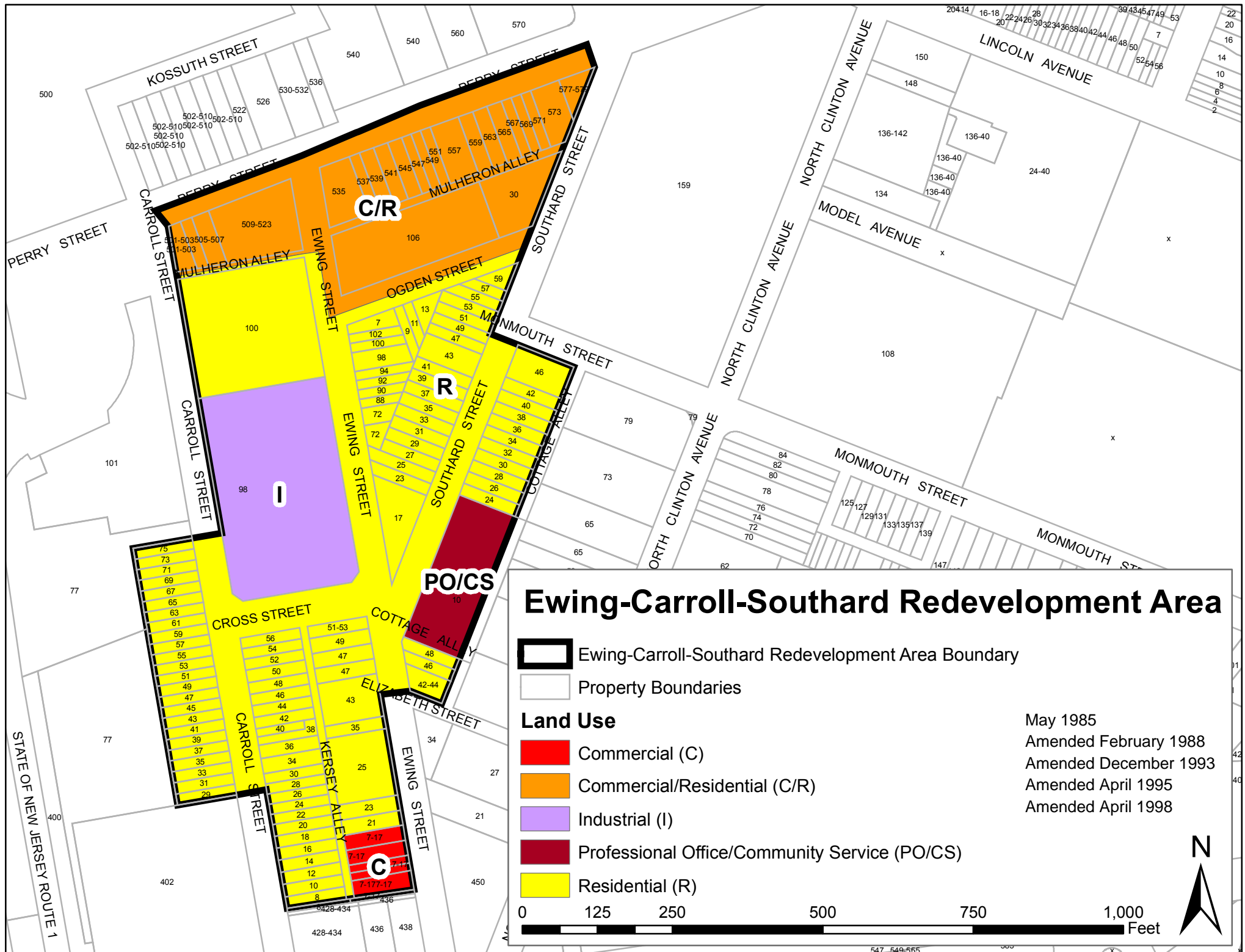


# Ewing-Carroll-Southard Redevelopment Area








May 1985  
 Amended February 1988  
 Amended December 1993  
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-  Redevelopment Area Boundary
-  Property Boundaries





# Ewing-Carroll-Southard Redevelopment Area

-  Ewing-Carroll-Southard Redevelopment Area Boundary
-  Property Boundaries
- Land Use**
-  Commercial (C)
-  Commercial/Residential (C/R)
-  Industrial (I)
-  Professional Office/Community Service (PO/CS)
-  Residential (R)

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