



PHILIP D. MURPHY
GOVERNOR

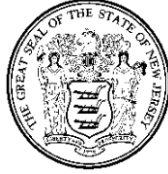
State of New Jersey
CAPITAL CITY REDEVELOPMENT CORPORATION

SHEILA OLIVER
LT. GOVERNOR

**CAPITAL CITY REDEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
36 WEST STATE STREET
BOARD ROOM
April 16, 2019 @ 10:00 AM**

- A. READING OF THE PUBLIC MEETING NOTICE**
Muneerah Sanders, Executive Assistant
- B. ROLL CALL**
Muneerah Sanders, Executive Assistant
- C. APPROVAL OF MINUTES FROM THE BOARD OF DIRECTORS MEETING OF February 26, 2019*** (Chairman Inverso)
- D. ELECTION OF OFFICER***
 - Secretary/Treasurer
- E. PRESENTATION OF FINANCIAL REPORT**
Nickie Papadopoulos, Department of Treasury
- F. PRESENTATION OF THE JLL REDEVELOPMENT SITES CATALOG REPORT**
(Juan Burgos)
- G. CITY OF TRENTON UPDATE**
- H. STAFF UPDATE**
 - Response Letter to CCRC on Review of Health and Taxation Building Impact Statements
 - Status of CCRC RFQP Update (Danielle Esser)
- I. CHAIRMAN'S UPDATE**
 - Financial Disclosure
- J. OLD BUSINESS**
- K. PUBLIC COMMENT**
- L. ADJOURNMENT**

Note: Items with an asterisk () require action by the CCRC Board of Directors.*



**CAPITAL CITY REDEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING**

**NJEDA OFFICES
36 WEST STATE STREET
BOARD ROOM**

ANNUAL MEETING

February 26, 2019 @ 10 AM

MINUTES

Members of the Board Present:

Peter Inverso, Chair
Robert Prunetti, Vice Chair
Robert Tighue, Secretary/Treasurer, Designee for Acting State Treasurer Muoio
Gina Fischetti, Designee for DCA Commissioner Oliver
Susan Weber, Alternate Designee for DOT Commissioner Scaccetti
Former Councilman Manuel Segura

Members of the Board Not Present:

Mayor Gusciora

Staff Members Present:

Danielle Esser, Deputy Chief of Staff, EDA
Christina Fuentes, Assistant Secretary, CCRC; EDA
Patience Purdy, Assistant Secretary, CCRC; EDA
Muneerah Sanders, Executive Assistant, EDA

Others Present:

Ryan Brown, Counsel
Nickie Papadopoulos, Treasury
Yoshi Manale, City of Trenton

Others Present:

Adam Sternbach, Governor's Authorities Unit

Call to Order:

Chairman Peter Inverso called the Annual Meeting to order at 10am without a quorum of the Board present. Mr. Tighue read the Open Public Meetings announcement and performed the roll call of the Board.

Previous Meeting Minutes:

Chairman Inverso asked if anyone had comments or corrections regarding the minutes.

Mr. Tighue stated that he might have a correction.

There was no quorum at this time, so the Members reviewed and discussed the 2019 Board Meeting schedule.

Submission of 2018 Annual Report:

Chairman Inverso asked Ms. Esser to summarize the 2018 Annual Report, as required during the annual meeting. Ms. Esser gave an overview, including the financial review, as well as touching upon the collaborative efforts between the EDA and the City of Trenton; the parking feasibility study being prepared by DCA; as well as business incentives and tax credits awarded to projects in the City of Trenton. There were no questions regarding the Annual Report.

Election of Officers:

The Election of Officers was deferred until there was a quorum of the board present.

Committee Appointments:

Chairman Inverso read the list of proposed assignments for the following board committees, including the Executive, Finance, Audit, Evaluation, and the Renaissance Plan Review.

Chairman Inverso stated that under the bylaws, the Evaluation committee examines RFPs for Auditing Services. The committee examines responses and provides a written report to the Audit Committee.

Mr. Segura asked how often the various committees meet. Chairman Inverso stated that the Audit Committee meets twice a year, while the others meet on an as needed basis. He added that the Renaissance Plan Review committee would probably meet more often, going forward.

Financial Report:

Nickie Papadopoulos from the Department of Treasury's Division of Administration stated that there was no activity on the account, except for interest. The balance is \$180,000.

Mr. Prunetti entered the meeting at 10:55am.

Parking Feasibility Study Update

George Sowa, Executive Director, Greater Trenton, gave the board an overview of a proposed parking garage to be located near the intersection of Market and South Warren Streets. He stated that the design firm of Tim Haas evaluated different locational layouts for the garage, and that Greater Trenton used them for their Amazon proposal. He stated that the design team looked holistically at the entire site and they didn't want to block views of the river. He also stated that nothing can be done to the PSEG site until the remediation is done. He noted that the first location viewed could hold the largest number of parking spaces, but that it also took up land which is considered prime for future development, due to the frontage on Market Street the views of the river.

Mr. Sowa stated that the second location would allow for the fewest number of parking spaces and had the least efficient layout due to property line constraints, and limited opportunity for ground floor retail development. It did allow for future repurposing, and the location was convenient to the Justice Complex across Market Street.

Mr. Sowa showed an architectural rendering of Market Street and Trent Place, which showed the completed garage, with ground floor retail and architectural features similar to nearby office buildings. The rendering also showed sidewalks and green spaces. Mr. Sowa emphasized that the garage was not just about parking spaces, but rather how to unlock the potential of the site, as it would be used by multiple users, not just the State.

Mr. Segura asked if there was a commitment regarding redevelopment of the site. Mr. Sowa stated not yet, we need all of the players in the same room.

Chairman Inverso stated that at this time, there was a quorum, and accordingly, the previous minutes and the Annual Meeting items would now be presented for approval.

Previous Meeting Minutes:

The Board was presented with minutes from the Board of Directors' December 19, 2018 meeting. **A motion to approve the December 19, 2018 minutes was made by Mr. Prunetti seconded by Ms. Fischetti, and approved by the Board in a vote of 6-0-0.**

Annual Meeting:

- **Meeting Schedule for Calendar Year 2019:**

The Board was presented with the Board Meeting Calendar for 2019. **A motion to approve the 2019 Board Calendar was made by Mr. Prunetti, seconded by Mr. Segura, and approved by the Board in a vote of 6-0-0.**

- **Election of Officers:**

The Board was presented with the nomination of Robert Prunetti as Vice Chair. **A motion to approve Mr. Prunetti as Vice Chair was made by Mr. Segura, seconded by Mr. Fischetti, and approved by the Board in a vote of 6-0-0.**

The Board was presented with the nomination of Robert Tighue as Secretary/Treasurer. **A motion to approve the nomination of Robert Tighue as Secretary/Treasurer was made by Mr. Prunetti, seconded by Mr. Segura, and approved by the Board in a vote of 6-0-0.**

- **2018 Annual Report:**

Chairman Inverso asked for a motion to approve the 2018 Annual Report. **A motion to approve the 2018 Annual Report was made by Mr. Tighue, seconded by Mr. Segura, and approved by the Board in a vote of 6-0-0.**

- **Appointment of Committees:**

For the upcoming year, on a single nomination for each position, the Board voted unanimously as follows:

Executive Committee

Peter Inverso, Chair
Robert Prunetti, Vice chair
Robert Tighue, Treasurer/ Secretary

Finance Committee

Robert Tighue, Chair
Peter Inverso
Robert Prunetti
Manuel Segura

Audit Committee

Robert Prunetti, Chair
Gina Fischetti
Manuel Segura

Evaluation Committee

Andrew Swords, Chair
Robert Prunetti

RPRC Committee

Robert Prunetti, Chair
Peter Inverso
Andrew Swords
Gina Fischetti

A motion to approve the Appointment of Committees was made by Mr. Prunetti, seconded by Mr. Segura, and approved by the Board in a vote of 6-0-0.

Chairman Inverso advised the Board that Mr. Brashier has tendered his resignation, which brings the total board vacancies under the Mayor to three.

Chairman Inverso asked Ms. Sanders to send a letter to the Governor Murphy regarding the remaining board appointment available to him.

Presentation of Independent Auditor's Report:

Audit Committee Chairman Prunetti stated that the Members were provided with the CCRC Financial Statements for the Fiscal Year ending June 30, 2017, as audited by DeVito & Col, LLC, Certified Public Accountants. Mr. Prunetti advised that the statements had been reviewed by the Audit Committee and no issues were found. **A motion to approve the FY17 CCRC Audit was made by Mr. Tighue, seconded by Mr. Seura, and approved by the Board in a vote of 6-0-0.**

Staff Update:

Ms. Esser stated that the RFP is moving forward and will be issued soon, with a three to four week turn around. She added that it's a standard RFP, with a number of items on the scope, and a number of plans on the scope. We'll work with the vendors and go thru the RFP and make sure everything is clear.

Chairman Inverso asked that the Board receive a copy of the RFP when final, as well as a list of individuals who received the RFP.

City of Trenton Update:

Yoshi Manale, Chief of Staff to the Mayor of Trenton, stated that an offer has been made for a Director of Economic Housing, and that hopefully the City will be able to fill this position soon.

He stated that the City was looking to hire a consultant whose focus would be State projects.

Mr. Prunetti asked if there were any updates on the Wyndham Hotel. Mr. Manale stated that an offer was made to the owner, but he rejected it.

Chairman Inverso stated that construction on the Health and Agriculture building has started on the corner of West Hanover and Barnes, and asked if any of the Executive committee's recommendations regarding potential modifications to the projects had been implemented. Mr. Tighue stated that he would go back and look at the recommendations, but; that some things couldn't be done. Ms. Fuentes stated that some suggestions weren't feasible.

Mr. Manale asked if there were local contractors working on the project. Ms. Fuentes stated that the EDA held an event for small businesses at Thomas Edison University. It was very well attended and included many local people, including Mayor Gusciora. Ms. Purdy said she would send Mr. Manale a copy of the invite and registration list.

Ms. Fuentes offered her assistance to the City of Trenton to help prepare small and minority owned businesses for working with the State. Mr. Tighue stated that the Department of Treasury had space at the Trenton Office Complex available to hold a training event.

Mr. Manale stated that the City is working with the State on parking lot issues near the Justice complex. He added that a proposal for parking submitted to the City by contractor needs to be renegotiated, as it doesn't feel walkable. Mr. Tighue stated that the parking project was his and it was only meant to replace a thousand cars. Mr. Manale stated that the garage is fine, but the structure around it doesn't feel walkable. He stated that in Bloomfield, they built a garage that has retail and restaurant space, as well as residential units around it. Mr. Tighue asked if the City was ready to speak with the developer or contractor. Mr. Manale stated yes.

Chairman Inverso stated that the board received two reports along with the agenda materials, including the Trenton Redevelopment sites and the Trenton Transit Blueprint. He added that it was important to have the reports for the Members' review.

Mr. Manale stated that the City was looking to hiring a consultant, whose focus would be State projects.

Ms. Fuentes asked Mr. Sowa if the Trenton Parking Authority had capacity to do bonding for the garage, and if there was a timeline for the completion. Mr. Sowa stated that they needed to get everyone in the same room. Mr. Tighue added that it wasn't known if the City of Trenton was on board with the garage project. Mr. Manale stated that the Mayor doesn't want a garage with nothing else around it.

Old Business:

There was no old business to discuss.

There being no further business a motion to adjourn the meeting was approved by a unanimous vote.

Next Meeting Date:

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, April 16, 2019, at 10am. The meeting location will be 36 West State Street, Trenton, NJ 08625.

Certification:

The foregoing and attachments represent a true and complete summary of the actions taken by the Capital City Redevelopment Corporation Board of Directors at its Annual Meeting on February 26, 2019.

Robert Tighue, Secretary/Treasurer

A handwritten signature in blue ink, appearing to read 'RT', followed by a horizontal line.

CAPITAL CITY REDEVELOPMENT CORPORATION
FY19 FINANCIAL STATEMENT, as of April 12, 2019
(Prepared by Treasury Administration)

ACCOUNT AND DESCRIPTION	FY18 COSTS	FY19 BUDGET	FY19 YTD EXPENDED	FY19 PROJECTED REMAINING EXPENSES
Account 12-Salaries				
Salaries	0	0	0	0
Fringes	0	0	0	0
Sub-Total	0	0	0	0
Account 21-Printing and Office				
Copier Rental and Supplies	0	0	0	0
Sub-Total	0	0	0	0
Account 33-Insurance				
Property & Casualty - Hartford Insurance Co		0	0	0
Officers & Directors - ACE Insurance Co	10,062	5,200		5,200
Sub-Total	10,062	5,200	0	5,200
Account 36-Professional Services				
Auditing Services	7,510	6,000		6,000
Sub-Total	7,510	6,000	0	6,000
Account 38-Other Services				
Other	0	1,000	0	1,000
Sub-Total	0	1,000	0	1,000
TOTAL	17,572	12,200	0	12,200

<u>Resources:</u>	
Balance in the State account	101,792
Balance in CCRC Bank Account	78,683
Total Resources	180,475

City of Trenton - Downtown Redevelopment Sites

New Jersey Economic Development Authority

FINAL REPORT

Revised: December 21, 2018



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Section 1

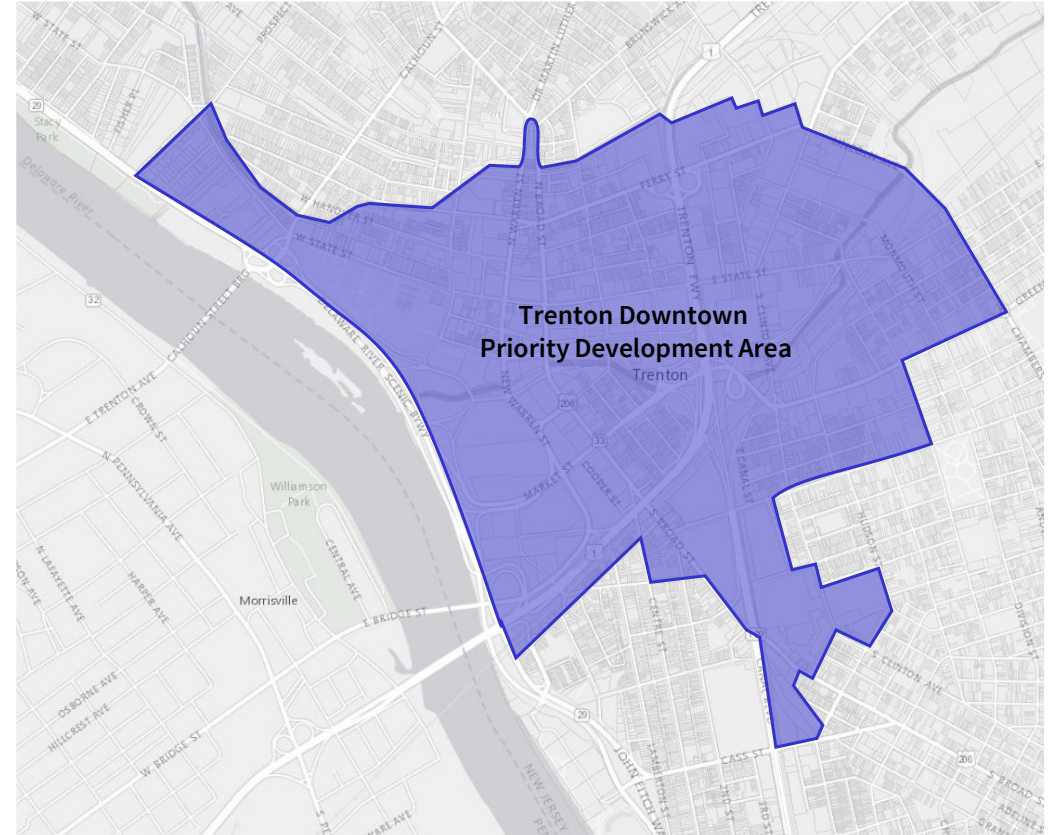
Introduction

Introduction

Background

- The City of Trenton, New Jersey was identified as one of five Garden State Growth Zones under the State's New Jersey Grow Act, N.J.S.A. 34:1B-242 et seq., which permits a greater level of incentives to advance the City's redevelopment.
- To support the redevelopment of the City of Trenton's Downtown ("Downtown Redevelopment Sites"), several government agencies signed a Memorandum of Understanding ("MOU") in 2017, agreeing to identify and foster commercial development opportunities.
- The following government agencies were party to the MOU ("MOU Parties"):
 - New Jersey Economic Development Authority ("NJEDA")
 - New Jersey Department of the Treasury, Division of Property Management & Construction ("DPMC")
 - County of Mercer ("County")
 - Mercer County Improvement Authority ("MCIA")
 - City of Trenton ("City" or "Trenton")
 - Capital City Redevelopment Corporation ("CCRC")
 - Greater Trenton, Inc. ("GT")
 - City of Trenton Parking Authority ("TPA")
- The government agencies delineated the Trenton Downtown Priority Development Area, which is identified on map 1.

Map 1



JLL Services

Scope of Services

- As part of the MOU, NJEDA engaged JLL to research and compile a catalogue of nine (9) potential redevelopment sites within the Trenton Downtown Priority Development Area.
- JLL has been appointed to undertake the following scope of services relevant to this study:
 - Task 1: Conduct background research on the Trenton Downtown Priority Development Area
 - Task 2: Host meeting and interviews with key stakeholders
 - Task 3: Prioritize potential redevelopment sites
 - Task 4: Prepare a Site Catalogue
- This catalogue will identify the nine (9) potential redevelopment sites within the Trenton Downtown Priority Development Area and will be used by the MOU parties to foster redevelopment.

Report Structure

This report covers the following areas:

- **Background Research:** This section describes the methodology used to identify and prioritize potential redevelopment sites.
- **Summary of Key Stakeholder Outreach:** This section summarizes the key trends, challenges and opportunities collected from the meetings, interviews and conversations with government representatives and private sector real estate professionals.
- **Site Catalogue of Potential Redevelopment Sites:** This section provides a detailed assessment of each of the nine (9) potential redevelopment sites, along with five (5) sites that will be included as part of Site Catalogue as information only.

Section 2

Summary of Key Stakeholder Outreach

Introduction

Goals & Objectives

As part of the scope of work, JLL interviewed representatives of the MOU Parties and Other Key Stakeholders. Specifically, for the representatives of the MOU Parties the purpose of the interviews was to:

1. Outline the Party's development needs
2. Identify parameters the properties that should be included in the catalogue
3. Discover if the Party has any readily available list or catalogue of properties that can be reviewed and serve as resource for the catalogue

For the Other Key Stakeholders, including private sector real estate professionals, the purpose of the interviews was to:

1. Identify parameters for the properties that should be included in the catalogue
2. Discover if the stakeholder has any readily available list or catalogue of properties that can be reviewed and serve as a resource for the catalogue

To further assess opportunities for development in Trenton, JLL also established the following goals for the outcome of the interviews:

- Understand past successes – what made projects successful?
- What are the biggest challenges faced by Trenton?
- Where are the biggest opportunities?
- What are the team's needs for this property catalogue?

The MOU Parties and JLL created a list of over 25 interviewees, which is listed on the following page. JLL conducted the interview in Q3 and Q4 2017.

List of Interviewees

Downtown Trenton MOU Interviewees

JLL interviewed representatives of the MOU Parties as follows:

New Jersey Economic Development Authority:

- Tim Lizura
- Maureen Hassett
- Christina Fuentes

Greater Trenton:

- George Sowa

Mercer County Improvement Authority:

- Phillip Miller

City of Trenton:

- Diana Rogers
- Jeffrey Wilkerson

Mercer County Economic Development Authority:

- Elizabeth Muoio
- Anthony Carabelli, Jr.

Trenton Parking Authority

- Bill Watson

Capital City Redevelopment Corporation

- Robert Prunetti

New Jersey State Treasury

- Christopher Chianese
- Guy Bocage
- Charles Connery
- Robert Tighue

Other Key Stakeholders

JLL also interviewed other Trenton stakeholders, including private and public entities, which were identified by the MOU team as follows:

- Dr. Wang, Mercer County Community College
- Dr. John Thurber, Thomas Edison State University
- John Hatch, Clarke Caton Hintz and HHG development
- Peter Kasabach, NJ Futures Inc.
- Anne Labate, Segal Labate Commercial Real Estate
- Roland Pott, Trenton Makes
- John Salis, SIABC
- Margaret Piliere, Choose New Jersey
- Joe Constance, Business Action Center
- Department of Environmental Protection

Commonalities



The most common challenge to development in Trenton cited by every interviewee is “Safety”. However, it is not physical safety that is believed to be the issue, but rather the perception of an unsafe environment. Changing that perception is critical to fostering a 24/7 community in Trenton.

Challenges & Opportunities

Challenges

By and large, challenges to development in Downtown Trenton focused on the following:

- Political history
- Large portion of City properties non-taxable
- Inconsistent messaging (i.e. “too many cooks in the kitchen”)
- Vehicle issues: traffic and parking
- Private sector skepticism (including financing and ability to complete deal)
- Retail environment
- Non-walking pedestrians
- Non-engaged landlords
- Lack of live/work lifestyle (9-5 environment not conducive to millennials)
- Deficiency in skilled labor
- Lack of construction-ready sites
- Proximity to prosperous cities with other alternatives
- Decline of lobbying industry
- Exit of large employers

Opportunities

Opportunities for success cited by the group included the following:

- Alignment of stakeholders (State, City, County, and public entities)
- Historic neighborhood with Downtown feel
- Engaged local developers
- Engaged community
- Trenton 250 Master Plan conducive to development
- Logistical location (proximity to Philadelphia and New York)
- Ability to utilize State and County needs to spur development
- Workforce training programs
- Capital draws business and employees
- Tax credits and incentives
- Recreational opportunities (i.e. Riverfront and Assunpink)
- Arena brings in visitors
- Burgeoning arts scene with an opportunity for artists’ lofts
- Arts/Culture/Education District surrounding MCCC campus
- Demand for amenities such as a daycare and gym
- Higher education anchors can serve as catalysts
- South Broad Street can offer sites for large-scale development
- Development sites already owned by municipalities

Key Conclusions

What have we gotten right?

Interviewees identified the following as successes and positive progress:

- Trenton 250
- Roebling
- New Jersey REALTORS Association
- Incentives program
- Arts development
- Growing educational base Downtown
- Façade and lighting improvements
- CURE Insurance Arena (*formerly Sun Center*)
- The MOU

Tools for Success

What do the Stakeholders need to foster development?

- Implementation of Trenton 250
- Localized resource for property information
- Consistent message
- Continuing alignment of City/State/County and Public Entities
- Continued marketing by Greater Trenton and Business Action Center
- Leverage “traffic drivers” and civic anchor organizations – such as local universities – as a natural draw for community engagement opportunities and interactions

Section 3

Background Research

Targeted Development Corridors

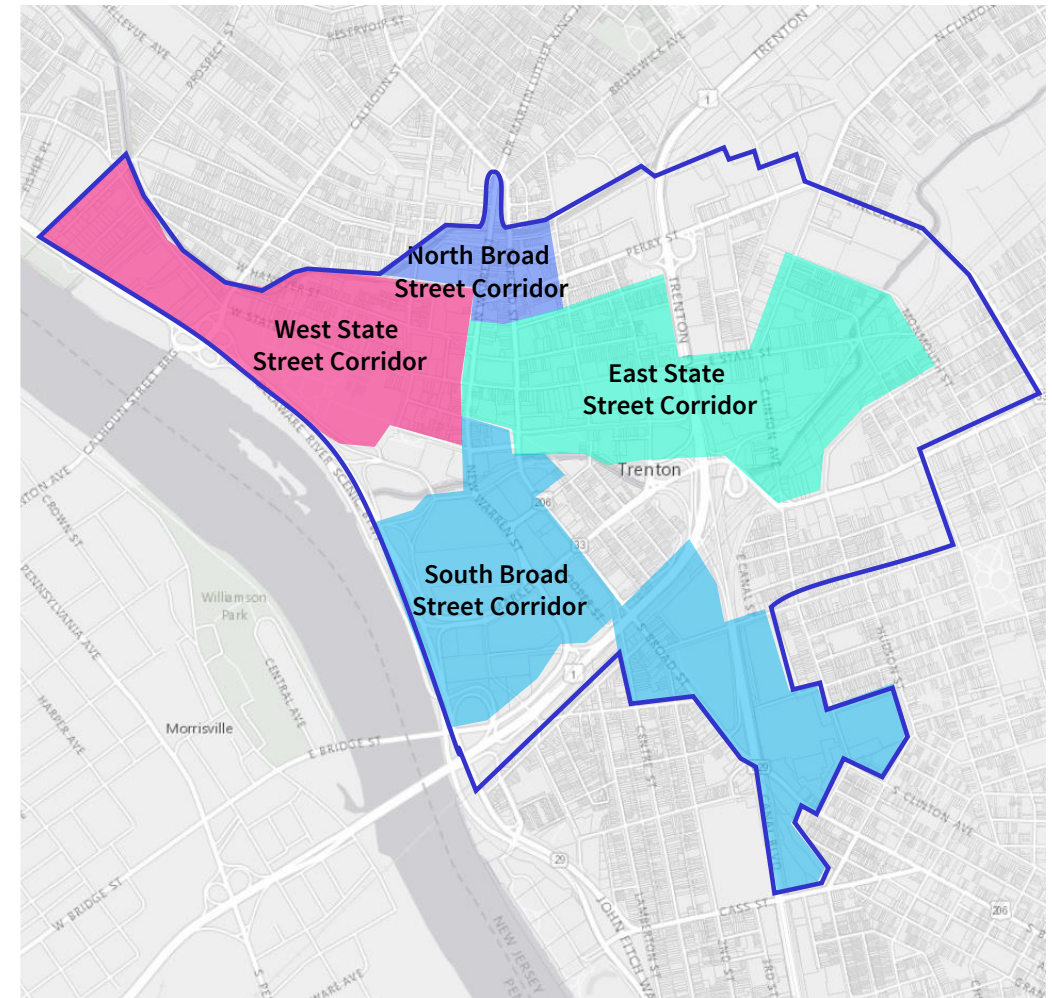
- JLL researched the Trenton Downtown Priority Development Area, specifically evaluating real estate characteristics of various neighborhoods within the zone according, but not limited to the following plans:

- Trenton 250
- City of Trenton Zoning (May 1989)
- City of Trenton Redevelopment Areas (July 2007)
- Land Use and Community Form Map



- The MOU Parties and JLL identified four (4) development corridors within the Trenton Downtown Priority Development Area for further analysis. Please see Map 2 for a delineation of the boundaries of each corridor:
 - West State Street Corridor
 - East State Street Corridor
 - South Broad Street Corridor
 - North Broad Street Corridor
- Within the development corridors, the MOU Parties identified forty (40) preliminary development sites for further research and evaluation. These sites were chosen based upon a mix of factors, including location, condition, and zoning. In many cases, the sites were chosen because they were perceived to be underutilized/vacant or because they were surface parking lots. JLL performed an evaluation for each of the 40 preliminary development sites.
- The following pages detail each preliminary development site and whether or not it was selected as one of the nine (9) potential redevelopment sites.
- A GIS map and online resource with this information can be found at: <http://arcg.is/15a0qf>

Map 2

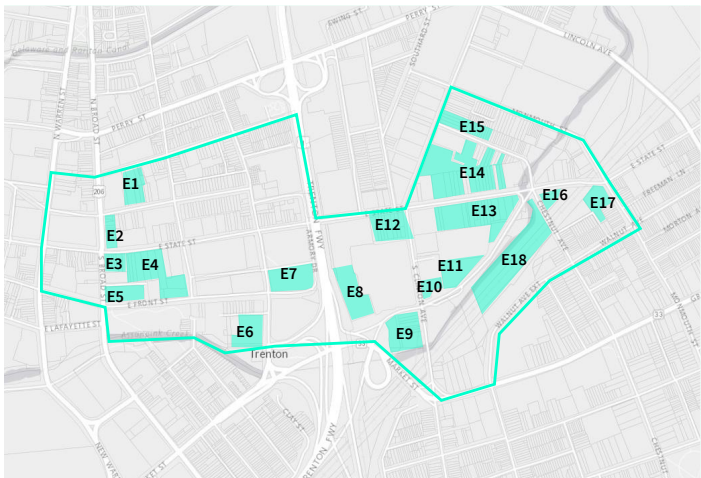


Preliminary Development Sites

West State Street Corridor			
Map	Preliminary Development Site No.	Preliminary Development Site Address	Selected as Potential Development Site?
	W1★	240 West State Street	No
	W2	166-170 Hanover Street	No
	W3	102-118 West Hanover Street	Yes
	W4★	Willow/Hanover/Bank/Barnes Block	No
	W5	28-30 Barnes Street	Yes
	W6	45 West Hanover Street	No
	W7★	43-41 West State Street	No

Please note: Shaded entries represent sites which have not been selected as one of the nine (9) Potential Redevelopment Sites. Further, shaded site(s) marked with a black star indicate that although the site has redevelopment potential, it is privately owned and, therefore, has not been selected as a Potential Redevelopment Site.

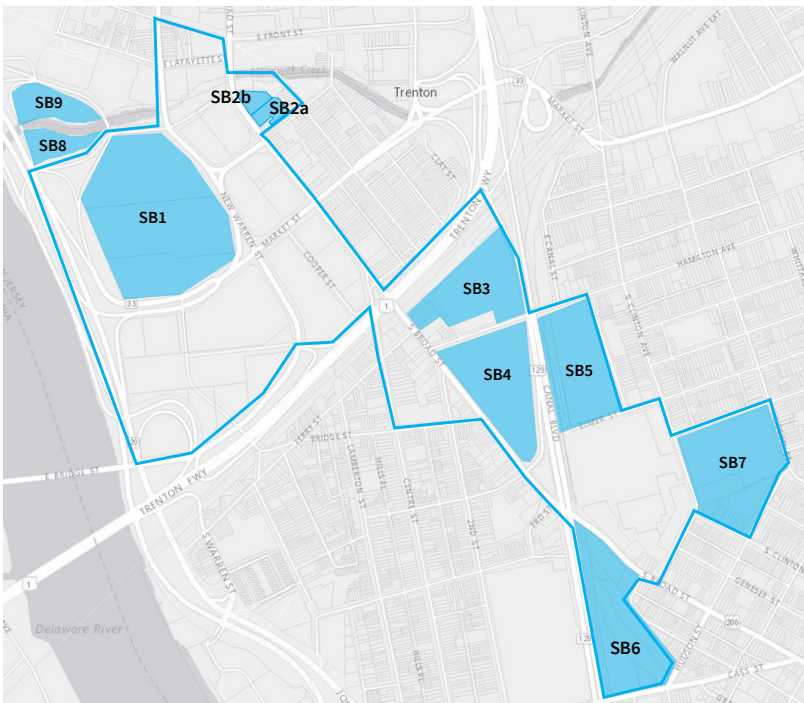
Preliminary Development Sites

East State Street Corridor			
Map	Preliminary Development Site No.	Preliminary Development Site Address	Selected as Potential Development Site?
	E1	113 Academy – 128 East Hanover Street	No
	E2	2-24 North Broad Street	No
	E3 ★	101-115 East State Street	No
	E4	117 E State St – 158 East Front Street	No
	E5	120 East Front Street	Yes
	E6	115-135 South Stockton Street	No
	E7	319 E State Street	Yes
	E8	421 East State Street	Yes
	E9	81-105 South Clinton Avenue	No
	E10 ★	54-66 South Clinton Avenue	No
	E11 ★	30 Wallenberg Avenue	No
	E12	429 – 445 East State Street	No
	E13 ★	519 – 583 East State Street	No
	E14	520 – 572 East State Street	No
	E15	66 North Clinton Ave - 48 Wall Street	No
	E16	613 East State Street	No
	E17	311-317 Monmouth Street	No
	E18	Chestnut Avenue	No

Please note: Shaded entries represent sites which have not been selected as one of the nine (9) Potential Redevelopment Sites. Further, shaded site(s) marked with a black star indicate that although the site has redevelopment potential, it is privately owned and, therefore, has not been selected as a Potential Redevelopment Site.

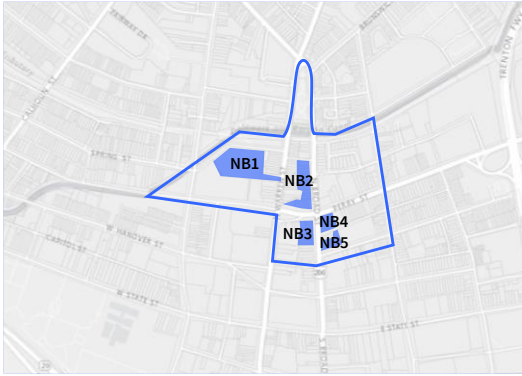
Preliminary Development Sites

South Broad Street Corridor

Map	Preliminary Development Site No.	Preliminary Development Site Address	Selected as Potential Development Site?
	SB1	John Fitch Plaza	Property will be included as part of Site Catalogue as information only
	SB2a	160 S Broad Street	Yes
	SB2b★	150 S Broad Street	No
	SB3	80 Hamilton Ave	Yes
	SB4	81 Hamilton Avenue	Yes
	SB5	21 Clark Street	Property will be included as part of Site Catalogue as information only
	SB6	615 South Broad Street	Yes
	SB7	670 South Clinton Avenue	Property will be included as part of Site Catalogue as information only
	SB8	Parking Lot South of Assumpink Creek	Property will be included as part of Site Catalogue as information only
	SB9	Parking Lot North of Assumpink Creek	Property will be included as part of Site Catalogue as information only

Please note: Shaded entries represent sites which have not been selected as one of the nine (9) Potential Redevelopment Sites. Further, shaded site(s) marked with a black star indicate that although the site has redevelopment potential, it is privately owned and, therefore, has not been selected as a Potential Redevelopment Site.

Preliminary Development Sites

North Broad Street Corridor			
Map	Preliminary Development Site No.	Preliminary Development Site Address	Selected as Potential Development Site?
	NB1	11-13 Chauncey Street	No
	NB2	215-237 North Broad Street	No
	NB3	141 – 161 North Broad Street	No
	NB4	152-162 North Broad Street	No
	NB5	140 North Broad Street	No

Please note: Shaded entries represent sites which have not been selected as one of the nine (9) Potential Redevelopment Sites. Further, shaded site(s) marked with a black star indicate that although the site has redevelopment potential, it is privately owned and, therefore, has not been selected as a Potential Redevelopment Site.

Summary of Catalogue Development Sites

SUMMARY OF CATALOGUE DEVELOPMENT SITES			
<i>Catalogue Site No.</i>	<i>Preliminary Development Site No.</i>	<i>Corridor</i>	<i>Preliminary Development Site Address</i>
#1	W3	West State Street	102-118 West Hanover Street
#2	W5	West State Street	28-30 Barnes Street
#3	E5	East State Street	120 East Front Street
#4	E7	East State Street	319 E State Street
#5	E8	East State Street	421 East State Street
#6	SB2a	South Broad Street	160 South Broad Street
#7	SB3	South Broad Street	80 Hamilton Ave
#8	SB4	South Broad Street	81 Hamilton Avenue
#9	SB6	South Broad Street	615 South Broad Street

Please see Appendix A and Appendix B for additional mapping and site summaries.

Section 4

Potential Redevelopment Sites

Potential Redevelopment Sites

Catalogue Goals & Objectives

Goal: Centralize typical, key due-diligence documentation on development sites and properties

Benefits: This catalogue serves to convey to development groups and private sector entities a level of coordination and mutual interest in supporting development among the Trenton MOU members. Offering this level of transparency also broadcasts a business-friendly environment, where private sector due-diligence efforts can be expedited and supported, improving ease of entry to the Trenton market.

Methodology

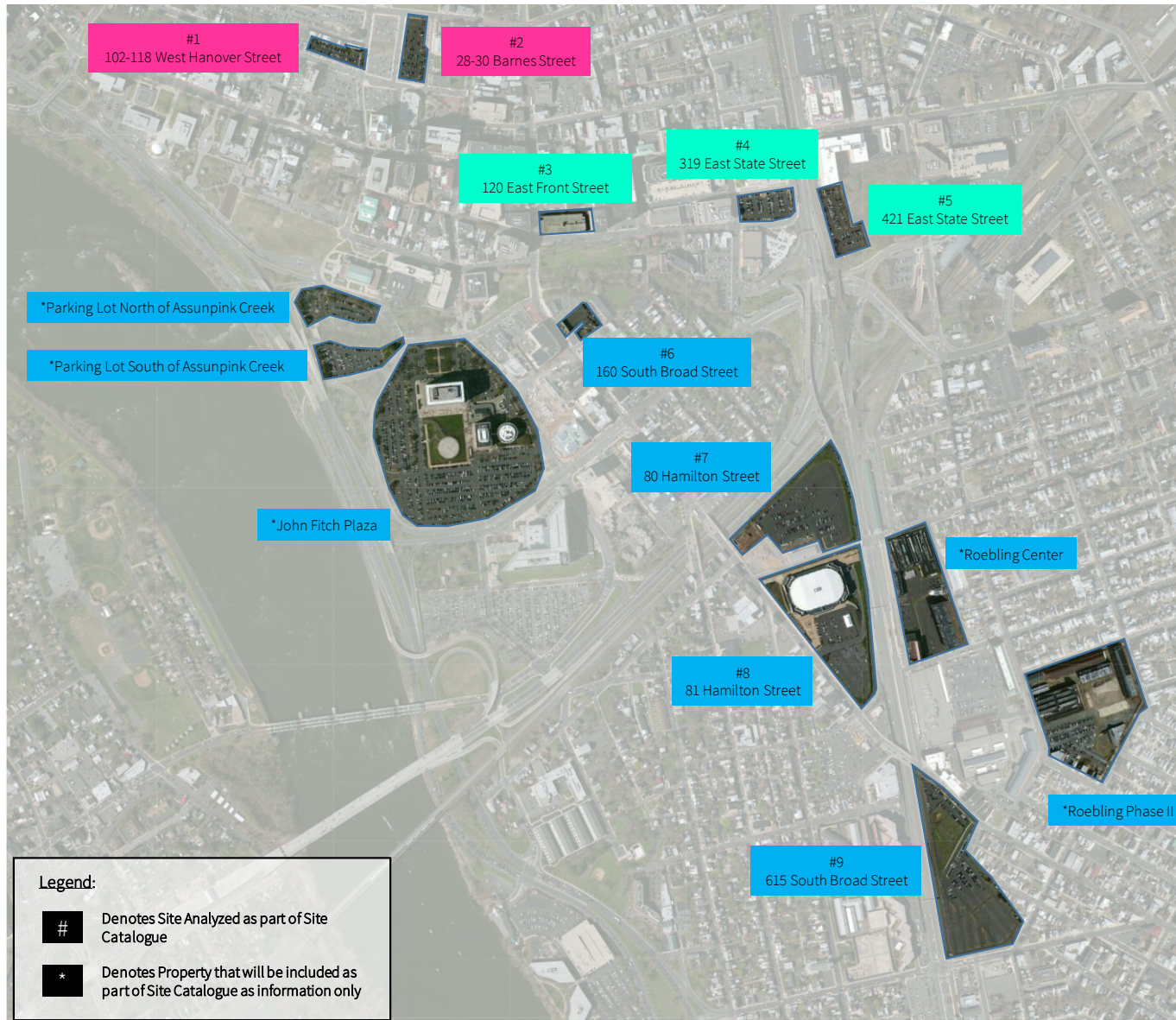
For JLL to fully evaluate each of the Potential Redevelopment Sites it was necessary to review and analyze the following:

- Trenton 250
- Existing State, County and City Property Lists
- City Zoning and Planning Code
- Zoning and Planning Records
- Environmental Information
- Tax Information
- Current Ownership
- Title Reports

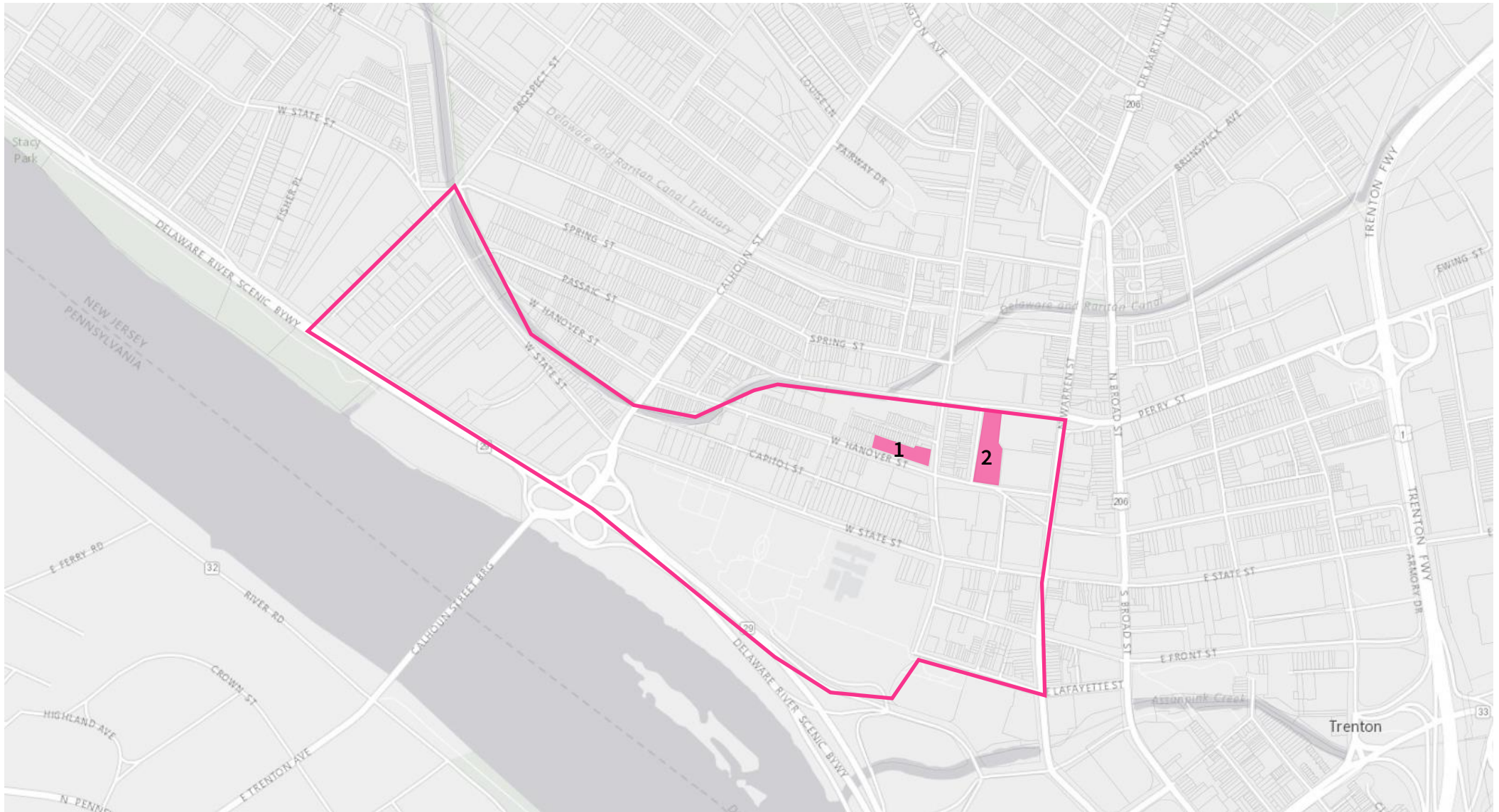
The following pages provide a map of selected Potential Redevelopment Sites (Map 3), along with in-depth information on each of the sites. Please see Appendix A for a Matrix of the Development Potential. Please note that the City is in the process of implementing Trenton 250 and that this analysis has been performed under existing zoning, which may change due to the recently adopted master plan.

Potential Redevelopment Sites

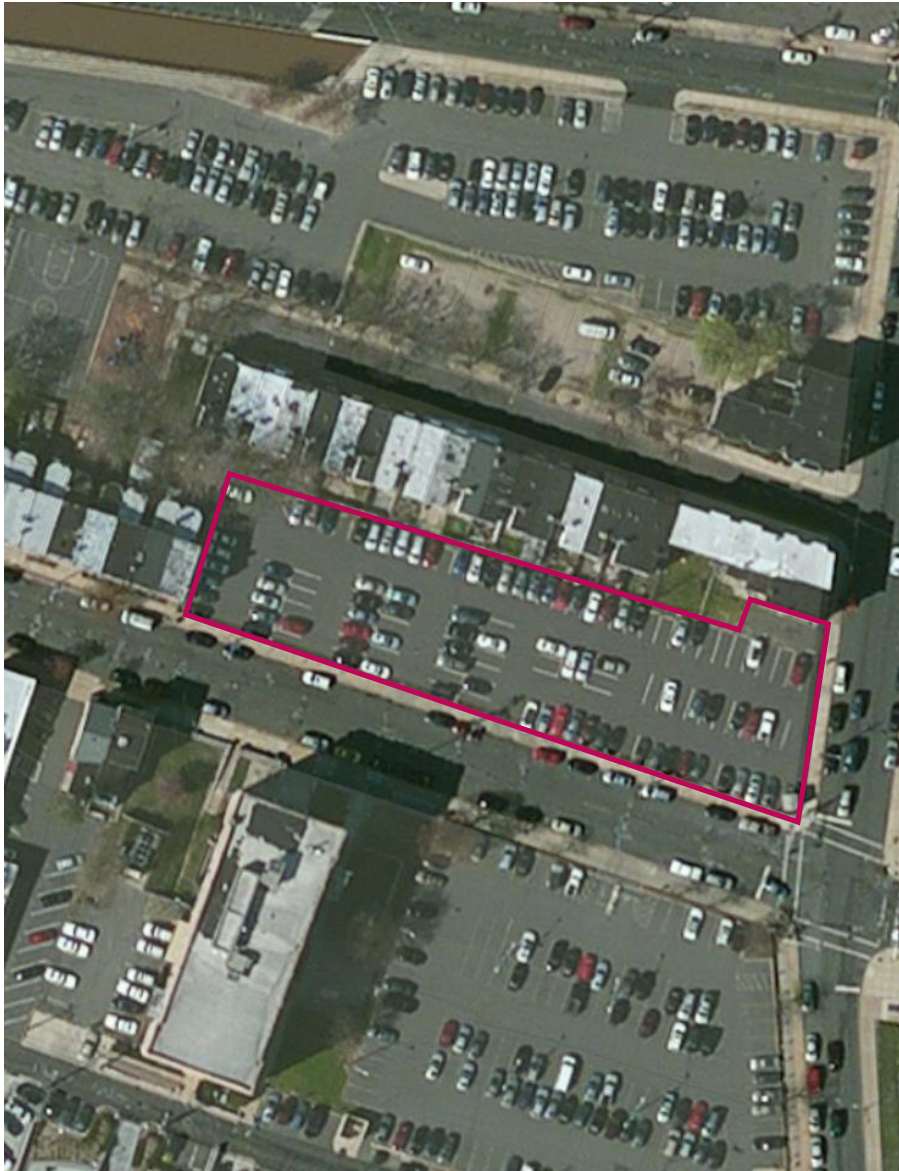
Map 3



West State Street Corridor



1. 102-118 West Hanover Street



Building Information	
Block and Lot:	3502, 46
Owner:	State of New Jersey
Current Use:	NJ State Employee Parking
Zoning:	Business (BA)
Trenton 250 Master Plan Category:	Medium Density Neighborhood Residential (NR-2)
Redevelopment Area:	Canal Banks
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	No
FEMA Flood Plain:	No
Flood Hazard:	Yes
Known Contamination:	No
Tax Description	
Lot Size:	32,608 SF
Building Size:	None
Prior Sale Value:	1986
2017 Assessment Value:	\$206,500
Foreclosure Action:	None

1. 102-118 West Hanover Street

Building Information	Zoning	Redevelopment Plan	Trenton 250
Type:	Business (BA)	Canal Banks – Residential (R)	Medium Density Neighborhood Residential (NR-2)
Description:	Central shopping area Allows for more than one use in the building (i.e. residential, retail, offices, hotel).	Redevelopment plan to create open spaces and park along Delaware and Raritan Canal Calls for housing and mixed-use development	Medium lot size and density Provides for mixed-use
Maximum Coverage:	60% <i>(inclusive of business uses, multi-family dwellings, and mixed use structures)</i>	Not Specified	Not Specified
Maximum Height:	Business uses and mixed uses not specified	2-3 Stories, but consistent with surrounding environment	2-3 Stories
Parking:	District 2: State / Hanover Office: 2 / 1,000 SF Residential: 1 per unit <i>(Adjustments are allowed for shared uses)</i>	Refer to Zoning	Not Specified

Site Strengths / Attributes:

- Consolidated ownership; parking site clear of any structures and primed for redevelopment; central location near central business district and canal banks

Potential Opportunities / Considerations:

- Development site - convert to highest-best-use from current surface lot; parking needs to be accommodates in future development, but may offer potential for structured parking

1. 102-118 West Hanover Street

Type	Assumption	Note
Lot Size:	32,608 SF	<i>Per New Jersey Tax Records</i>
Development Type:	Residential, with small commercial component at grade	<i>Pursuant to Trenton 250</i>
Maximum Coverage:	60%	<i>Per Zoning</i>
Number of Floors:	3	<i>Trenton 250</i>
Maximum GSF:	58,694 SF	<i>N/A</i>
Commercial GSF / USF:	4,891 GSF / 3,522 USF	<i>5% of development (per JLL), 72% efficiency</i>
Parking Ratio:	2 / 1,000 USF	<i>Per Zoning</i>
Residential GSF / USF:	53,803 GSF / 38,738 USF	<i>95% of development (per JLL); 72% efficiency</i>
Number of Units:	38	<i>Assumes 1/1000 USF</i>
Parking Ratio:	1 per Unit	<i>Per Zoning</i>

Total Development Potential: 58,694 GSF
Parking Spaces Required: 45

2. 28-30 Barnes Street



Building Information

Block and Lot:	3402, 4
Owner:	New Jersey Economic Development Authority
Current Use:	NJ State Employee Parking
Zoning:	Business (BA)
Trenton 250 Master Plan Category:	Medium Density Neighborhood Residential (NR-2)
Redevelopment Area:	Canal Banks
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	Yes
FEMA Flood Plain:	No
Flood Hazard:	Yes
Known Contamination:	No

Tax Description

Lot Size:	1.202 Acre (52,359 SF)
Building Size:	None
Prior Sale Value:	2010: \$2,085,500 (part of larger purchase)
2017 Assessment Value:	\$278,500
Foreclosure Action:	None

2. 28-30 Barnes Street

Building Information	Zoning	Redevelopment Plan	Trenton 250
Type:	Business (BA)	Canal Banks – Residential (R)	Medium Density Neighborhood Residential (NR-2)
Description:	Central shopping area Allows for more than one use in the building (i.e. residential, retail, offices, hotel).	Redevelopment plan to create open spaces and park along Delaware and Raritan Canal Calls for housing and mixed-use development	Medium lot size and density Provides for mixed-use
Maximum Coverage:	60% <i>(inclusive of business uses, multi-family dwellings, and mixed use structures)</i>	Not Specified	Not Specified
Maximum Height:	Business uses and mixed uses not specified	3 Stories	3 Stories
Parking:	District 2: State / Hanover Office: 2 / 1,000 SF Residential: 1 per unit <i>(Adjustments are allowed for shared uses)</i>	Refer to Zoning	Not Specified

Site Strengths / Attributes:

- Central location, next to employment areas and canal banks; consolidated ownership; parking site clear of any structures and primed for redevelopment

Potential Opportunities / Considerations:

- Development site - convert to highest-best-use from current surface lot; parking for state employees will need to be accommodated in future development;

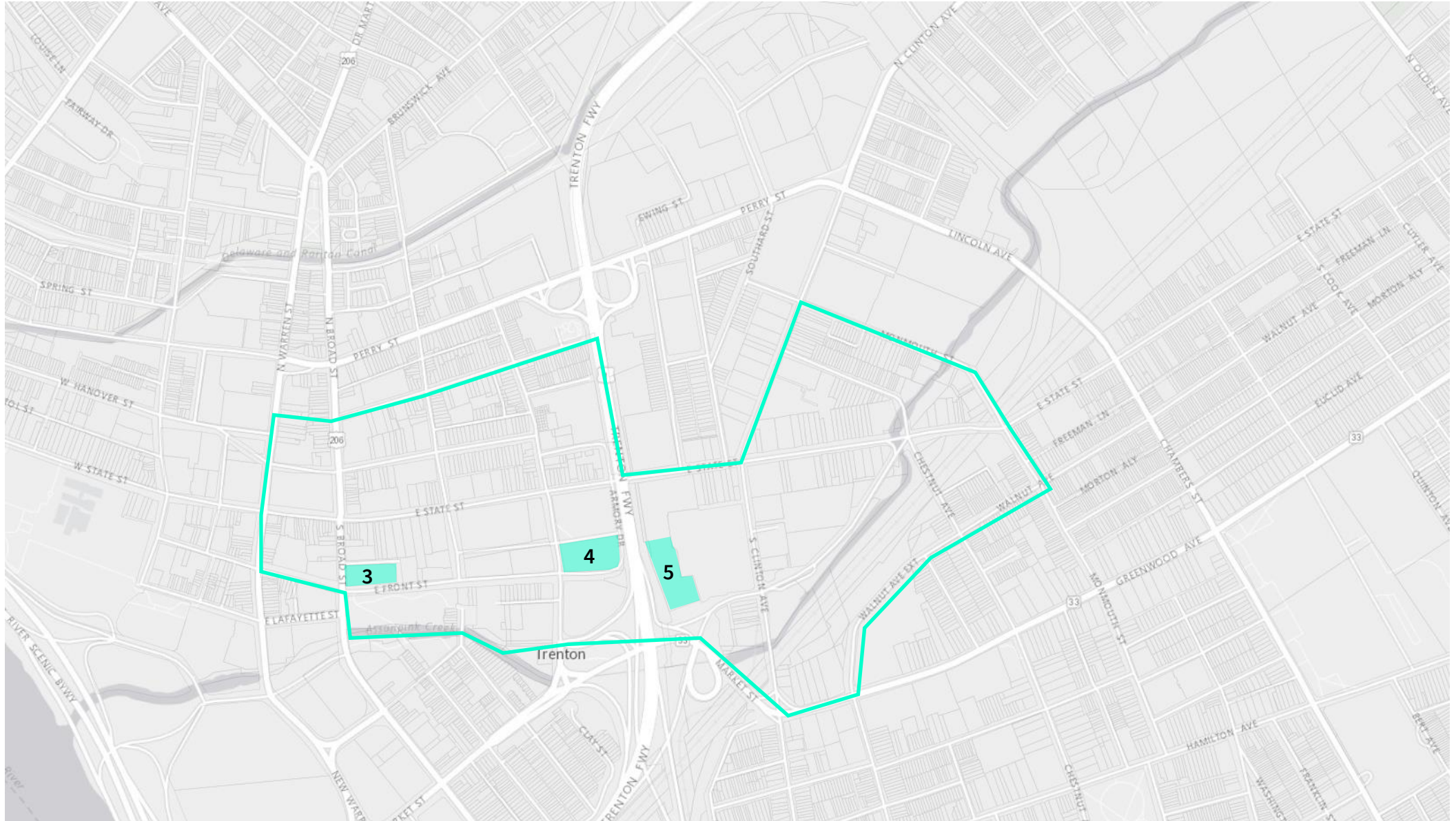
2. 28-30 Barnes Street

Type	Assumption	Note
Lot Size:	52,359 SF	<i>Per New Jersey Tax Records</i>
Development Type:	Residential, with commercial component	<i>Pursuant to Trenton 250</i>
Maximum Coverage:	60%	<i>Per Zoning</i>
Number of Floors:	3	<i>Trenton 250</i>
Maximum GSF:	86,392 SF	<i>N/A</i>
Commercial GSF / USF:	15,708 GSF / 11,310 USF	<i>18% of development (per JLL), 72% efficiency</i>
Parking Ratio:	2 / 1,000 USF	<i>Per Zoning</i>
Residential GSF / USF:	70,685 GSF / 50,893 USF	<i>82% of development (per JLL); 72% efficiency</i>
Number of Units:	50	<i>Assumes 1 / 1,000 USF</i>
Parking Ratio:	1 per Unit	<i>Per Zoning</i>

Total Development Potential: 86,392 GSF

Parking Spaces Required: 73

East State Street Corridor



3. 120 East Front Street



Building Information	
Block and Lot:	204, 1
Owner:	Parking Authority and City of Trenton
Current Use:	Mothballed Parking Garage
Zoning:	Business (BA)
Trenton 250 Master Plan Category:	Downtown Core High Density (DC-1)
Redevelopment Area:	Centre City South
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	Yes
FEMA Flood Plain:	No
Flood Hazard:	Yes
Known Contamination:	No
Tax Description	
Lot Size:	37,000 SF
Building Size:	N/A
Prior Sale Value:	2000 - \$4,500,000
2017 Assessment Value:	\$5,742,200
Foreclosure Action:	None

3. 120 East Front Street

Building Information	Zoning	Redevelopment Plan	Trenton 250
Type:	Business (BA)	Centre City South	Downtown Core High Density (DC-1)
Description:	Central shopping area Allows for more than one use in the building (i.e. residential, retail, offices, hotel).	Plan to enhance downtown district as place to visit, live, work, shop and be entertained. Tourism and the arts are also major components to this plan.	Intense development that forms the Downtown core Provides for mixture of uses (commercial, institutional, residential)
Maximum Coverage:	60% <i>(inclusive of business uses, multi-family dwellings, and mixed use structures)</i>	Not Specified	Not Specified
Maximum Height:	Business uses and mixed uses not specified	14 Stories	7 Stories
Parking:	District 4: Downtown Office: 2 / 1,000 SF Residential: 0.5 per unit <i>(Adjustments are allowed for shared uses)</i>	Not Specified	Not Specified

Site Strengths / Attributes:

- Central location with considerable frontage and footfall area; consolidated ownership

Potential Opportunities / Considerations:

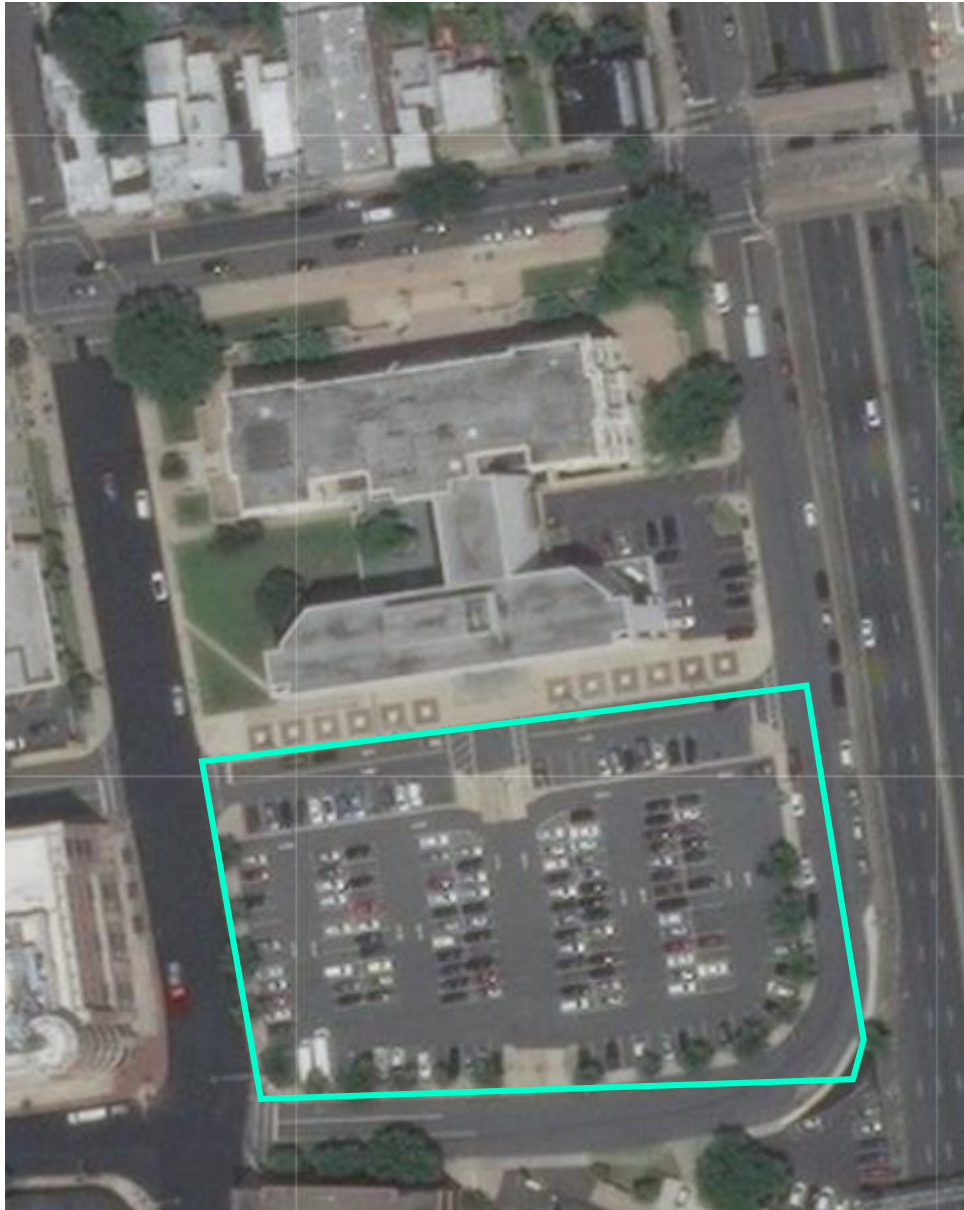
- Redevelopment potential, can be used to address current underutilization and blight to improve downtown environment; needs significant capital investment and likely full demolition

3. 120 East Front Street

Type	Assumption	Note
Lot Size:	37,000 SF	<i>Per New Jersey Tax Records</i>
Development Type:	Mixed-use	<i>Pursuant to Trenton 250</i>
Maximum Coverage:	60%	<i>Per Zoning</i>
Number of Floors:	7	<i>Trenton 250</i>
Maximum GSF:	259,000 SF	<i>N/A</i>
Commercial GSF / USF:	129,500 GSF / 110,075 USF	<i>50% of development (per JLL); 85% efficiency</i>
Parking Ratio:	2 / 1,000 USF	<i>Per Zoning</i>
Residential GSF / USF:	129,500 GSF / 93,240 USF	<i>50% of development (per JLL); 72% efficiency</i>
Number of Units:	93	<i>Assumes 1/ 1,000 USF</i>
Parking Ratio:	0.5 per Unit	<i>Per Zoning</i>

Total Development Potential:	259,000 SF
Parking Spaces Required:	267

4. 319 East State Street (Parking Lot)



Building Information	
Block and Lot:	301, 1
Owner:	City of Trenton
Current Use:	City Office Parking
Zoning:	Business (BA)
Trenton 250 Master Plan Category:	Downtown Core High Density (DC-1)
Redevelopment Area:	No
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	Yes
FEMA Flood Plain:	No
Flood Hazard:	Yes
Known Contamination:	TBD – Building contains known contamination
Tax Description	
Lot Size:	Approximately 1.75 Acres.
Building Size:	N/A
Prior Sale Value:	N/A
2017 Assessment Value:	\$15,434,000 (entire City Hall)
Foreclosure Action:	None

4. 319 East State Street (Parking Lot)

Building Information	Zoning	Redevelopment Plan	Trenton 250
Type:	Business (BA)	Not Applicable	Downtown Core High Density (DC-1)
Description:	Central shopping area Allows for more than one use in the building (i.e. residential, retail, offices, hotel).	N/A	Intense development that forms the Downtown core Provides for mixture of uses (commercial, institutional, residential)
Maximum Coverage:	60% <i>(inclusive of business uses, multi-family dwellings, and mixed use structures)</i>	N/A	Not Specified
Maximum Height:	Business uses and mixed uses not specified	N/A	7 Stories
Parking:	District 7: East State Street Office: 2 / 1,000 SF Residential: 1 per unit <i>(Adjustments are allowed for shared uses)</i>	N/A	Not Specified

Site Strengths / Attributes:

- Site is clear and ready for development; consolidated ownership; can accommodate significant development density; proximity to transit center and infrastructure

Potential Opportunities / Considerations:

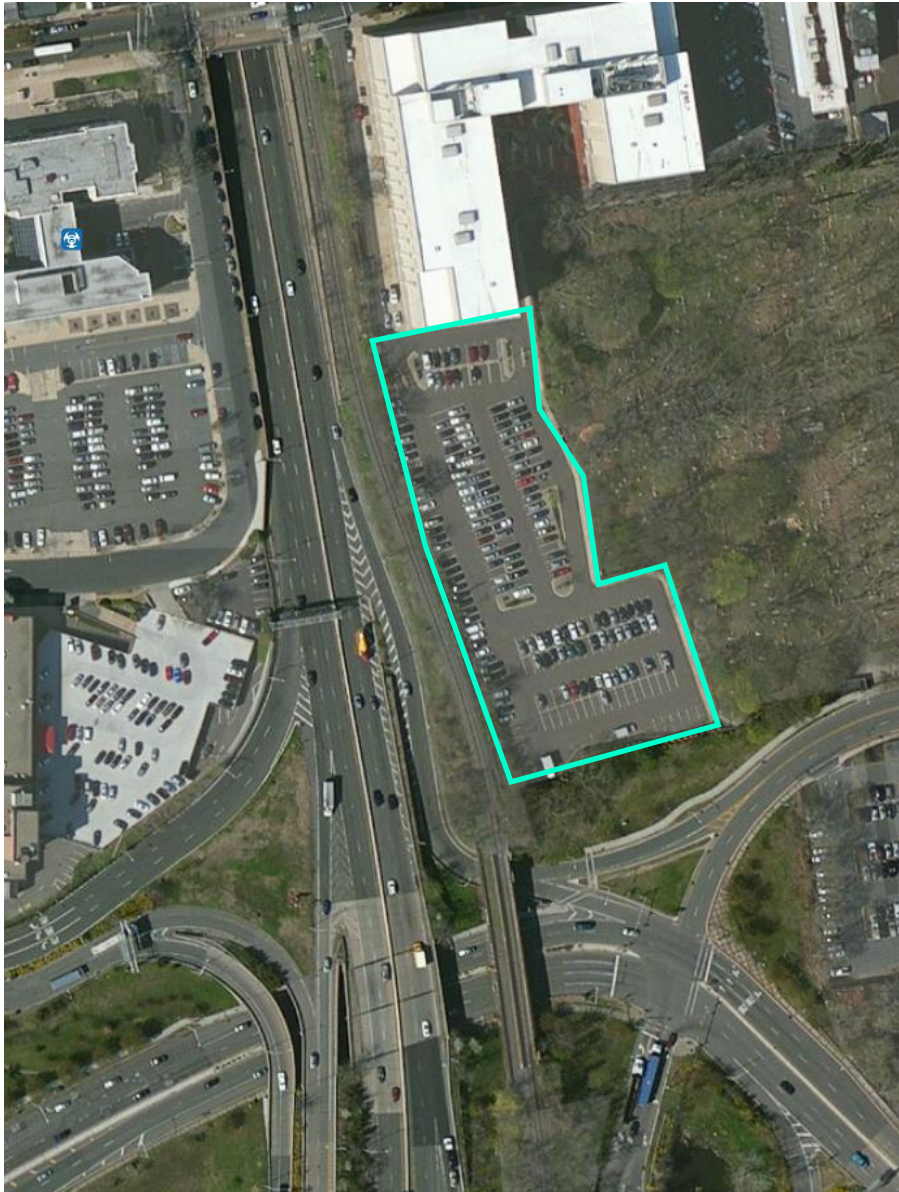
- Redevelopment potential opportunity to convert to more optimal use from current surface lot; parking needs to be accommodates in future development, but may offer potential for structured parking

4. 319 East State Street (Parking Lot)

Type	Assumption	Note
Lot Size:	76,230 SF	<i>Per New Jersey Tax Records</i>
Development Type:	Mixed-use	<i>Pursuant to Trenton 250</i>
Maximum Coverage:	60%	<i>Per Zoning</i>
Number of Floors:	7	<i>Trenton 250</i>
Maximum GSF:	453,569 SF	<i>N/A</i>
Commercial GSF / USF:	320,166 GSF / 272,141 USF	<i>71% of development (per JLL); 85% efficiency</i>
Parking Ratio:	2 / 1,000 USF	<i>Per Zoning</i>
Residential GSF / USF:	133,403 GSF / 96,050 USF	<i>29% of development (per JLL); 72% efficiency</i>
Number of Units:	96	<i>Assumes 1 / 1,000 USF</i>
Parking Ratio:	1 per Unit	<i>Per Zoning</i>

Total Development Potential: 453,569 SF
Parking Spaces Required: 640

5. 421 East State Street (Parking Lot)



Building Information

Block and Lot:	701, 6
Owner:	New Jersey Building Authority
Current Use:	NJ DEP Employee Parking
Zoning:	Business (BA)
Trenton 250 Master Plan Category:	Downtown Core Medium Density (DC-2)
Redevelopment Area:	No
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	Yes
FEMA Flood Plain:	No
Flood Hazard:	Yes
Known Contamination:	TBD – Building contains known contamination

Tax Description

Lot Size:	Approximately 2.0 Acres.
Building Size:	N/A
Prior Sale Value:	N/A
2017 Assessment Value:	\$3,175,800 (entire building)
Foreclosure Action:	None

5. 421 East State Street (Parking Lot)

Building Information	Zoning	Redevelopment Plan	Trenton 250
Type:	Business (BA)	Not Applicable	Downtown Core Medium Density (DC-2)
Description:	Central shopping area Allows for more than one use in the building (i.e. residential, retail, offices, hotel).	N/A	Moderately intense development that supports Downtown core Provides for mixture of uses (commercial, institutional, residential)
Maximum Coverage:	60% <i>(inclusive of business uses, multi-family dwellings, and mixed use structures)</i>	N/A	Not Specified
Maximum Height:	Business uses and mixed uses not specified	N/A	2 to 4 Stories
Parking:	District 10: Train Station Office: 1.6 / 1,000 SF Residential: 1 per unit <i>(Adjustments are allowed for shared uses)</i>	N/A	

Site Strengths / Attributes:

- Proximity to transit center and infrastructure; clear surface lot ready for development; consolidated ownership; can accommodate dense development

Potential Opportunities / Considerations:

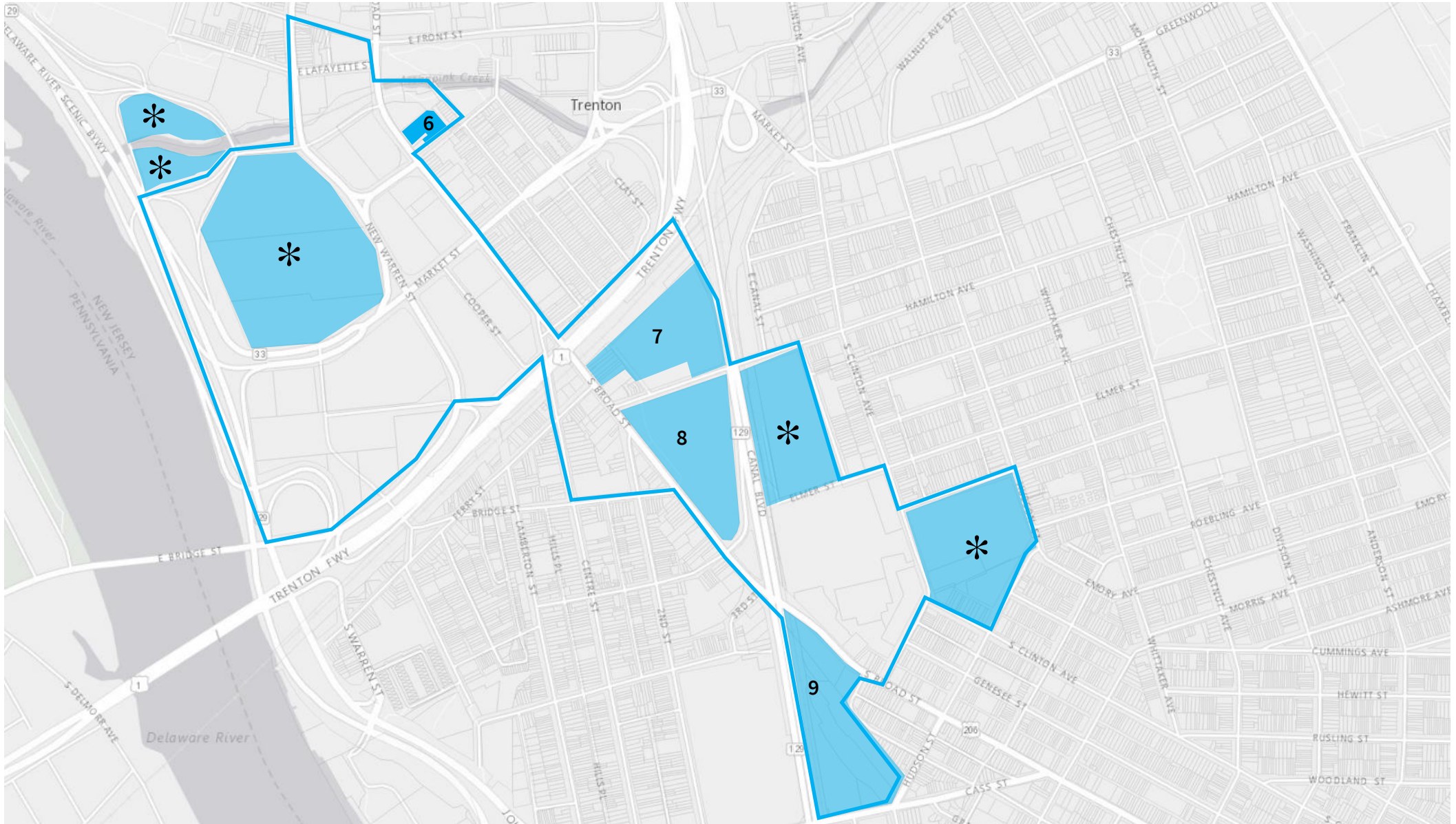
- Redevelopment potential can leverage proximity to transportation – transit-oriented development (TOD); site location and access is a challenge under current roadway configuration

5. 421 East State Street (Parking Lot)

Type	Assumption	Note
Lot Size:	87,120 SF	<i>Per New Jersey Tax Records</i>
Development Type:	Commercial	<i>Pursuant to Trenton 250</i>
Maximum Coverage:	60%	<i>Per Zoning</i>
Number of Floors:	4	<i>Trenton 250</i>
Maximum GSF:	209,088 SF	<i>N/A</i>
Commercial GSF / USF:	209,088 GSF / 177,725 USF	<i>100% of development (per JLL); 85% efficiency</i>
Parking Ratio:	1.6 / 1,000 USF	<i>Per Zoning</i>
Residential GSF / USF:	0 GSF / 0 USF	<i>0% of development (per JLL)</i>
Number of Units:	0	<i>Assumes 1 / 1,000 USF</i>
Parking Ratio:	1 per Unit	<i>Per Zoning</i>

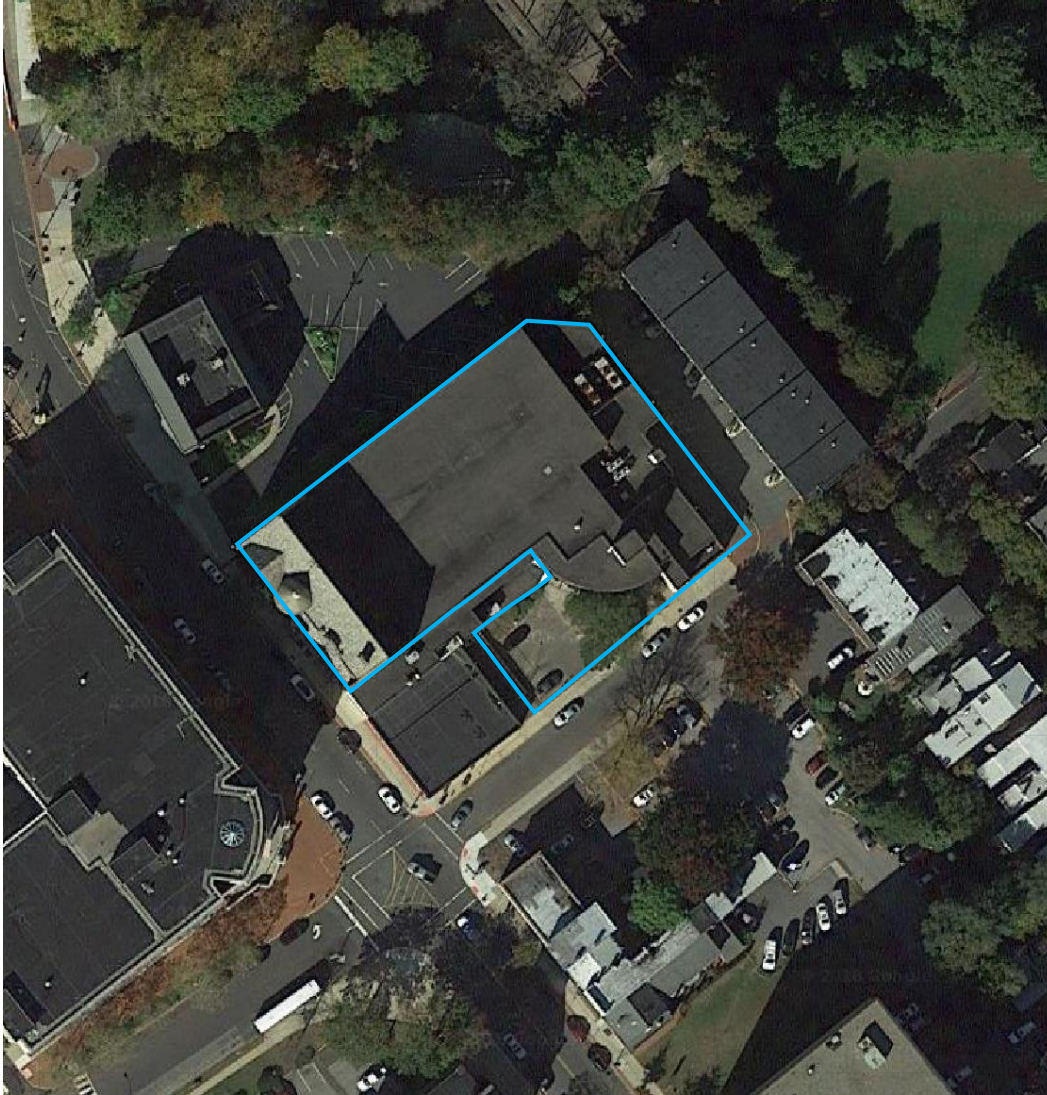
Total Development Potential:	209,088 SF
Parking Spaces Required:	284

South Broad Street Corridor



* Indicates property will be included as part of Site Catalogue as information only.

6. 160 South Broad Street



Building Information	
Block and Lot:	9501, 17
Owner:	State of New Jersey
Current Use:	Vacant and Office
Zoning:	Business (BA)
Trenton 250 Master Plan Category:	Downtown Waterfront Redevelopment Plan Zone (RPZ-5)
Redevelopment Area:	Mercer-Jackson 1
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	Yes
FEMA Flood Plain:	Partial
Flood Hazard:	Yes
Known Contamination:	No
Tax Description	
Lot Size:	34,848 SF
Building Size:	79,467 SF
Prior Sale Value:	1992 - \$1
2017 Assessment Value:	2017 - \$2,359,800
Foreclosure Action:	None

6. 160 South Broad Street

Building Information	Zoning	Redevelopment Plan	Trenton 250
Type:	Business (BA)	Mercer-Jackson 1	Downtown Waterfront Redevelopment Plan Zone (RPZ-5)
Description:	Central shopping area Allows for more than one use in the building (i.e. residential, retail, offices, hotel).	Enhance neighborhood as a residential and commercial area to promote safety and general welfare for residents and businesses. Promotes increase in residential population.	Plan specifies development of a vibrant, mixed-use community adjacent to the waterfront with mid-rise development that includes a mix of residential, office, retail, entertainment uses and new open spaces.
Maximum Coverage:	60% <i>(inclusive of business uses, multi-family dwellings, and mixed use structures)</i>	Not Specified	Not Specified
Maximum Height:	Business uses and mixed uses not specified	Not Specified	7 Stories
Parking:	District 8: Mercer - Jackson Office: 2 / 1,000 SF Residential: 1 per unit <i>(Adjustments are allowed for shared uses)</i>	Not Specified	Not Specified

Site Strengths / Attributes:

- Proximity to waterfront and green spaces and parks; large site with main street frontage and along well trafficked thoroughfare; can accommodate dense urban development

Potential Opportunities / Considerations:

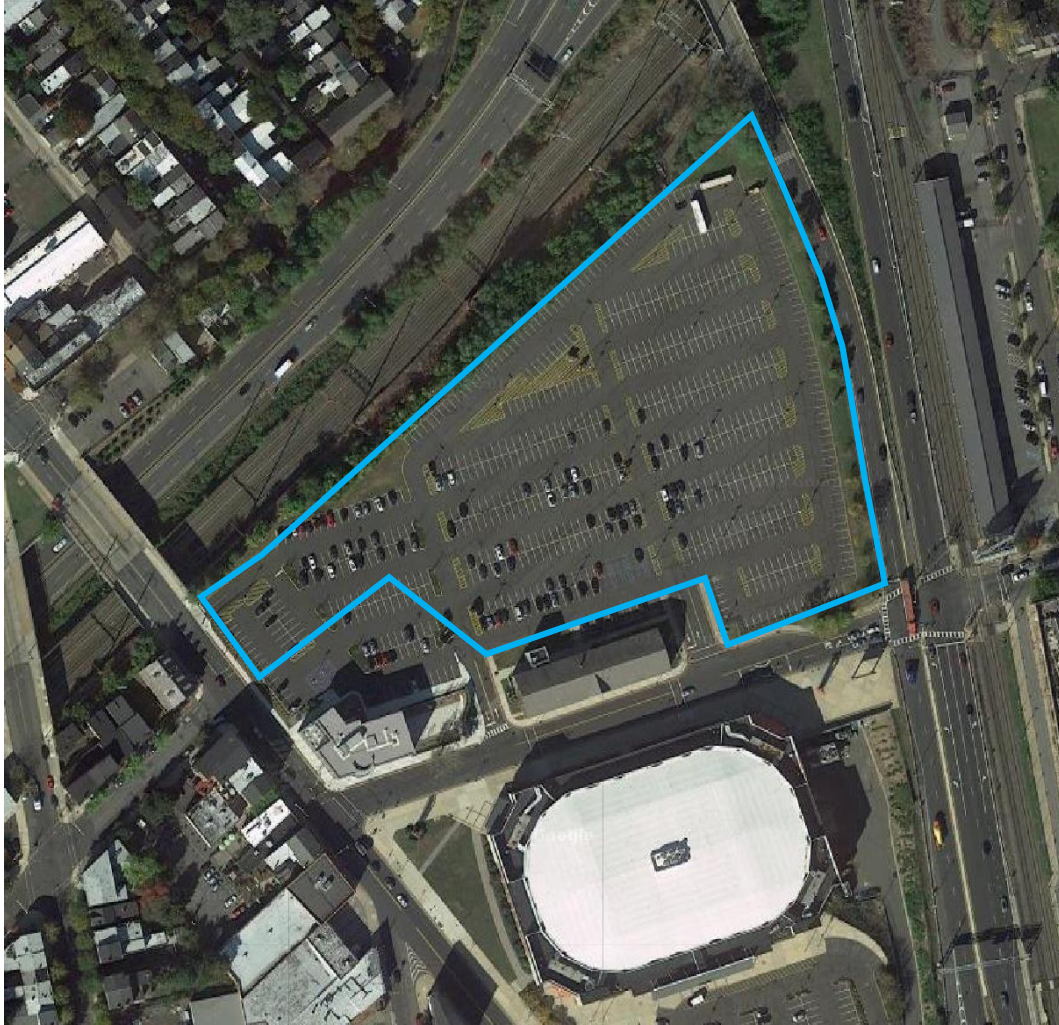
- Redevelopment potential; unique existing architecture, however may require demolition in favor of repurposing

6. 160 South Broad Street

Type	Assumption	Note
Lot Size:	34,848 SF	<i>Per New Jersey Tax Records</i>
Development Type:	Commercial incorporating Van Sciver building	<i>Pursuant to Trenton 250</i>
Maximum Coverage:	60%	<i>Per Zoning</i>
Number of Floors:	7	<i>Trenton 250</i>
Maximum GSF:	121,968 SF	<i>N/A</i>
Commercial GSF / USF:	121,968 GSF / 103,673 USF	<i>100% of development (per JLL); 85% efficiency</i>
Parking Ratio:	2 / 1,000 USF	<i>Per Zoning</i>
Residential GSF / USF:	0 GSF / 0 USF	<i>0% of development (per JLL)</i>
Number of Units:	0	<i>Assumes 1 / 1,000 USF</i>
Parking Ratio:	1 per Unit	<i>Per Zoning</i>

Total Development Potential:	121,968 SF
Parking Spaces Required:	207

7. 80 Hamilton Avenue



Building Information

Block and Lot:	10001, 12.02
Owner:	Mercer County Improvement Authority
Current Use:	Office and Parking
Zoning:	Business (BB) and Industrial (IA)
Trenton 250 Master Plan Category:	Sun National Bank Redevelopment Zone (RPZ-3)
Redevelopment Area:	Roebing Complex
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	Yes
FEMA Flood Plain:	Partial
Flood Hazard:	Yes
Known Contamination:	Yes - Multiple

Tax Description

Lot Size:	7.337 Acres (319,599 SF)
Building Size:	TBD
Prior Sale Value:	1999 - \$3,000,000
2017 Assessment Value:	\$5,542,000
Foreclosure Action:	TBD

7. 80 Hamilton Avenue

Building Information	Zoning	Redevelopment Plan	Trenton 250
Type:	Business (BB) and Industrial (IA)	Roebling Complex	Sun National Bank Redevelopment Zone (RPZ-3)
Description:	BB: Neighborhood shopping and business convenience IA: Light manufacturing and heavy commercial usage	Reignite development in blighted area of former Roebling Plant. Plan focuses on mixed-use development, with a focus on residential and retail.	Commercial uses that support the CURE Insurance Arena (formerly Sun National Bank) New development should provide appropriate parking and street access, as well as multi-modal access.
Maximum Coverage:	60% <i>(inclusive of business uses, multi-family dwellings, and mixed use structures)</i>	Not Specified	Not Specified
Maximum Height:	Business uses and mixed uses not specified	Commensurate with adjacent buildings	3 Stories
Parking:	District: N/A Office: N/A Residential: N/A	Not Specified	Not Specified

Site Strengths / Attributes:

- Consolidated ownership; large plot area clear of structures and ready for development; can accommodate dense development

Potential Opportunities / Considerations:

- Redevelopment potential; recent new development has occurred on/around parcel

7. 80 Hamilton Avenue

Type	Assumption	Note
Lot Size:	319,599 SF	<i>Per New Jersey Tax Records</i>
Development Type:	Commercial incorporating existing buildings	<i>Pursuant to Trenton 250</i>
Maximum Coverage:	60%	<i>Per Zoning</i>
Number of Floors:	3	<i>Trenton 250</i>
Maximum GSF:	479,399 SF	<i>N/A</i>
Commercial GSF / USF:	479,399 GSF / 407,489 USF	<i>100% of development (per JLL); 85% efficiency</i>
Parking Ratio:	2 / 1,000 USF	<i>JLL Assumption</i>
Residential GSF / USF:	0 GSF / 0 USF	<i>0% of development (per JLL)</i>
Number of Units:	0	<i>Assumes 1 / 1,000 USF</i>
Parking Ratio:	1 per Unit	<i>JLL Assumption</i>

Total Development Potential: 479,399 SF

Parking Spaces Required: 815

8. 81 Hamilton Avenue



Building Information

Block and Lot:	10101, 6
Owner:	Mercer County Improvement Authority, Amtrak
Current Use:	Office and Parking
Zoning:	Industrial (IA)
Trenton 250 Master Plan Category:	Sun National Bank Redevelopment Zone (RPZ-3)
Redevelopment Area:	Roebling Complex
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	Yes
FEMA Flood Plain:	No
Flood Hazard:	Yes
Known Contamination:	No

Tax Description

Lot Size:	8.49 Acres (369,824)
Building Size:	104,448 SF
Prior Sale Value:	\$3,000,000
2017 Assessment Value:	\$56,700,000
Foreclosure Action:	None

8. 81 Hamilton Avenue

Building Information	Zoning	Redevelopment Plan	Trenton 250
Type:	Industrial (IA)	Roebbling Complex	Sun National Bank Redevelopment Zone (RPZ-3)
Description:	Light manufacturing and heavy commercial usage, excludes residential	Reignite development in blighted area of former Roebbling Plant. Plan focuses on mixed-use development, with a focus on residential and retail.	Commercial uses that support the Sun National Bank New development should provide appropriate parking and street access, as well as multi-modal access.
Maximum Coverage:	25%	Not Specified	Not Specified
Maximum Height:	Business uses and mixed uses not specified	Commensurate with adjacent buildings	3 Stories
Parking:	District: N/A Office: N/A Residential: N/A	Not Specified	Not Specified

Site Strengths / Attributes:

- Consolidated ownership; proximity to Roebbling developments and other active conversion plans; located at major intersection with visible presence

Potential Opportunities / Considerations:

- Current arena use limits redevelopment potential; however opportunity for more efficient and flexible utilization of parking areas may present potential for improved use

8. 81 Hamilton Avenue

Type	Assumption	Note
Lot Size:	369,824 SF	<i>Per New Jersey Tax Records</i>
Development Type:	Commercial incorporating the Sun Center	<i>Pursuant to Trenton 250</i>
Maximum Coverage:	25%	<i>Per Zoning</i>
Number of Floors:	3	<i>Trenton 250</i>
Maximum GSF:	665,683 SF	<i>N/A</i>
Commercial GSF / USF:	665,683 GSF / 565,831 USF	<i>100% of development (per JLL); 85% efficiency</i>
Parking Ratio:	2 / 1,000 USF	<i>JLL Assumption</i>
Residential GSF / USF:	0 GSF / 0 USF	<i>0% of development (per JLL)</i>
Number of Units:	0	<i>Assumes 1 / 1,000 USF</i>
Parking Ratio:	1 per Unit	<i>JLL Assumption</i>

Total Development Potential:	665,683 SF
Parking Spaces Required:	1,132

9. 615 South Broad Street



Building Information	
Block and Lot:	17000, 16901
Owner:	Mercer County Improvement Authority
Current Use:	Mercer County Parking
Zoning:	Industrial (IA) and Business (BB)
Trenton 250 Master Plan Category:	Main Street Corridor (MSC); Cass Street Station Redevelopment Plan Zone (RPZ-1)
Redevelopment Area:	Cass Street
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	Yes
FEMA Flood Plain:	No
Flood Hazard:	Yes
Known Contamination:	No
Tax Description	
Lot Size:	360,542 SF
Building Size:	N/A
Prior Sale Value:	See Following Page
2017 Assessment Value:	See Following Page
Foreclosure Action:	None

9. 615 South Broad Street

Lot #	Address:	Owner	Lot Size:	Building Size:	Prior Sale:	2017 Assessment Value
1	651 Rear S Broad St	Mercer County Improvement Authority	98,010 SF	N/A	2007 - \$1	\$380,300
2	650 Cass St	Mercer County Improvement Authority	78,844 SF	N/A	2004 - \$1,500,00	\$315,400
3	640 Cass St	Mercer County Improvement Authority	13,068	N/A	(See Above)	\$56,400
4.01	630 Cass St	Mercer County Improvement Authority	86,684	N/A	2007 - \$1,000	\$262,900
17001,1	651 South Broad St	Mercer County Improvement Authority	19,536	N/A	2007 - \$1	\$61,900
17001,2	615 South Broad St	Mercer County Improvement Authority	64,400 SF	N/A	Part of 2004 Sale	\$122,600

9. 615 South Broad Street

Building Information	Zoning	Redevelopment Plan	Trenton 250
Type:	Industrial (IA) and Business (BB)	Cass Street	Main Street Corridor (MSC); Cass Street Station Redevelopment Plan Zone (RPZ-1)
Description:	BB: Neighborhood shopping and business convenience IA: Light manufacturing and heavy commercial usage	Provide location for construction, installation and equipping of a full-service YMCA facility.	MSC: Characterized by primarily historic, urban-scale, attached, mixed-use (retail and residential) structures that are built to the property line and have a moderate width (typically between 25 to 60 feet). RPZ-1: New development should be transit oriented, with primarily residential uses
Maximum Coverage:	60% <i>(inclusive of business uses, multi-family dwellings, and mixed use structures)</i>	Not Specified	Not Specified
Maximum Height:	Business uses and mixed uses not specified	Not Specified	5 Stories
Parking:	District: N/A Office: N/A Residential: N/A	Not Specified	Not Specified

Site Strengths / Attributes:

- Location proximity to mixed-use areas and Roebling projects offering range of retail, residential and other uses; large site clear of structures and ready for development

Potential Opportunities / Considerations:

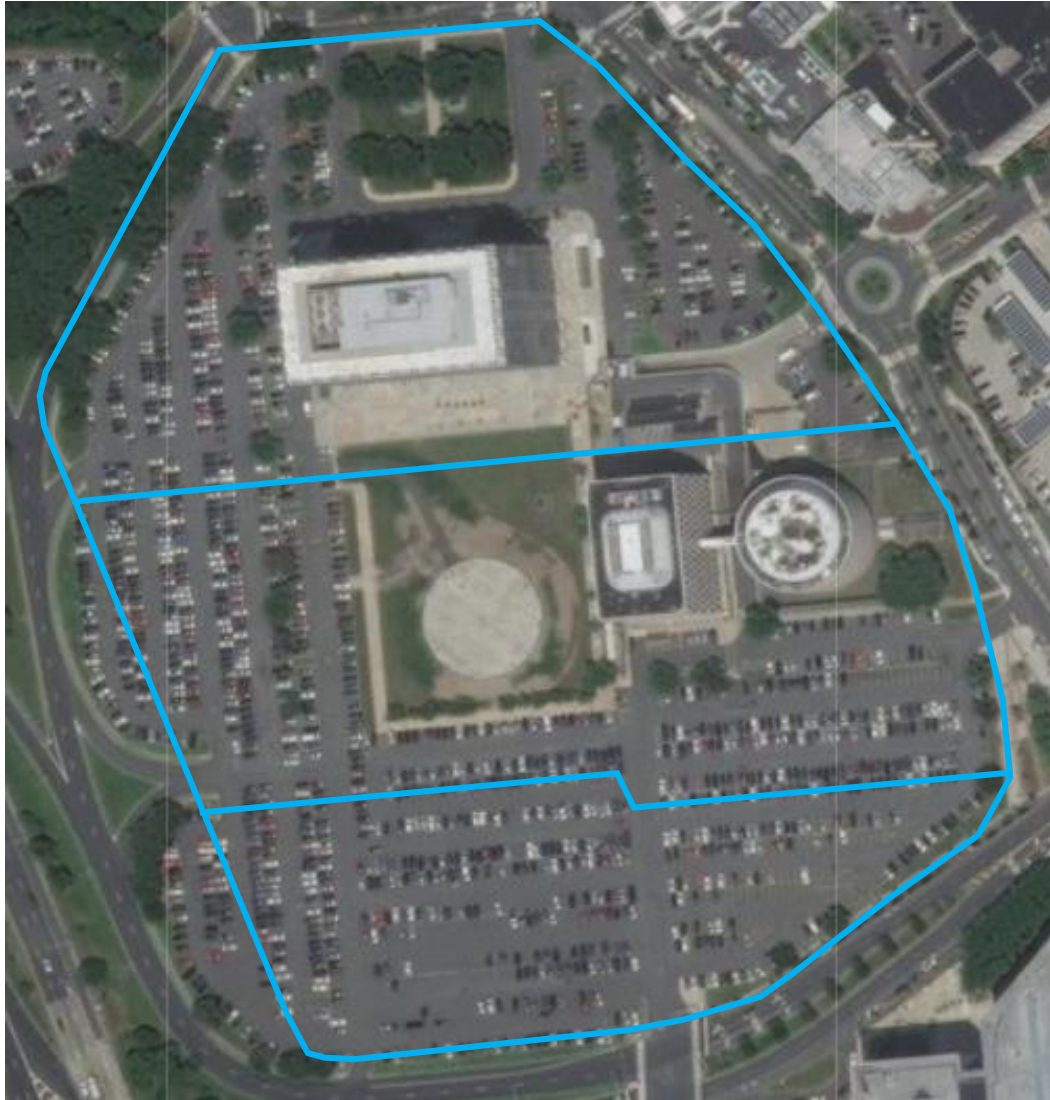
- Development plot; however challenged with views and overall site environment

9. 615 South Broad Street

Type	Assumption	Note
Lot Size:	360,542 SF	<i>Per New Jersey Tax Records</i>
Development Type:	Mixed-use	<i>Pursuant to Trenton 250</i>
Maximum Coverage:	60%	<i>Per Zoning</i>
Number of Floors:	5	<i>Trenton 250</i>
Maximum GSF:	811,220 SF	<i>N/A</i>
Commercial GSF / USF:	270,407 GSF / 229,846 USF	<i>33% of development (per JLL); 85% efficiency</i>
Parking Ratio:	2 / 1,000 USF	<i>JLL Assumption</i>
Residential GSF / USF:	540,813 GSF / 389,385 USF	<i>67% of development (per JLL); 72% efficiency</i>
Number of Units:	389	<i>Assumes 1/1000 USF</i>
Parking Ratio:	1 per Unit	<i>JLL Assumption</i>

Total Development Potential:	811,220 SF
Parking Spaces Required:	849

* John Fitch Plaza



Building Information	
Block and Lot:	10701, Lots 1-3
Owner:	State of NJ, Department of the Treasury
Current Use:	Office Buildings
Zoning:	Business (BA)
Trenton 250 Master Plan Category:	Downtown Waterfront Redevelopment Plan Zone (RPZ-5)
Redevelopment Area:	Lower Assunpink
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	No
FEMA Flood Plain:	Yes
Flood Hazard:	Yes
Known Contamination:	Yes – GW Soil Discharge
Tax Description	
Lot Size:	See Following Page
Building Size:	See Following Page
Prior Sale Value:	See Following Page
2017 Assessment Value:	See Following Page
Foreclosure Action:	None

* Indicates property will be included as part of Site Catalogue as information only.

* John Fitch Plaza

Lot #	Address:	Owner	Lot Size:	Building Size:	Prior Sale:	2017 Assessment Value
1	John Fitch Plaza	State of New Jersey	4.67 Acres	TBD	N/A	\$4,986,700
2	John Fitch Plaza	State of New Jersey	8.46 Acres	TBD	N/A	\$35,427,300
3	John Fitch Plaza	State of New Jersey	8.23 Acres	TBD	N/A	\$73,166,000

* Indicates property will be included as part of Site Catalogue as information only.

* Roebling Phase I (21 Clark Street)



* Indicates property will be included as part of Site Catalogue as information only.

Building Information	
Block and Lot:	15901 (Multiple Lots)
Owner:	Mercer County Improvement Authority
Current Use:	Vacant
Zoning:	Industrial (IA)
Trenton 250 Master Plan Category:	Roebling Center Redevelopment Plan Zone (RPZ-2)
Redevelopment Area:	Roebling Complex
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	Yes
FEMA Flood Plain:	No
Flood Hazard:	Yes
Known Contamination:	Yes
Tax Description	
Lot Size:	Approximately 7.1 Acres
Building Size:	See Following Page
Prior Sale Value:	See Following Page
Assessment Value:	See Following Page
Foreclosure Action:	None

* Roebeling Phase I (21 Clark Street)

Lot #	Address:	Owner	Lot Size:	Building Size:	Prior Sale:	2017 Assessment Value
1.01	21 Clark St	Mercer County Improvement Authority	1.6 Acre	71,026 SF	2007 - \$10	\$1,417,500
1.02	41-55 Clark St	Block 3 – Urban Renewal, LLC	2.23 Acre	N/A	2016 - \$50,323	\$199,600
1.03	71 Clark St	Building 101 Urban Renewal, LLC	.757 Acre	112,840 SF	2016 - \$1,020,000	\$1,126,800
1.04	30 Elmer St	Mercer County Improvement Authority	1.036 Acre	N/A	N/A	\$180,300
1.05	10 Elmer St	Mercer County Improvement Authority	.988 Acre	15,610 SF	2007 - \$10	\$238,500
1.06	35 Clark St	Building 120 Urban Renwal, LLC	.4787 Acre	17,211 SF	2016 - \$32,677	\$214,600

* Indicates property will be included as part of Site Catalogue as information only.

* Roebling Phase II (670 South Clinton Avenue)



* Indicates property will be included as part of Site Catalogue as information only.

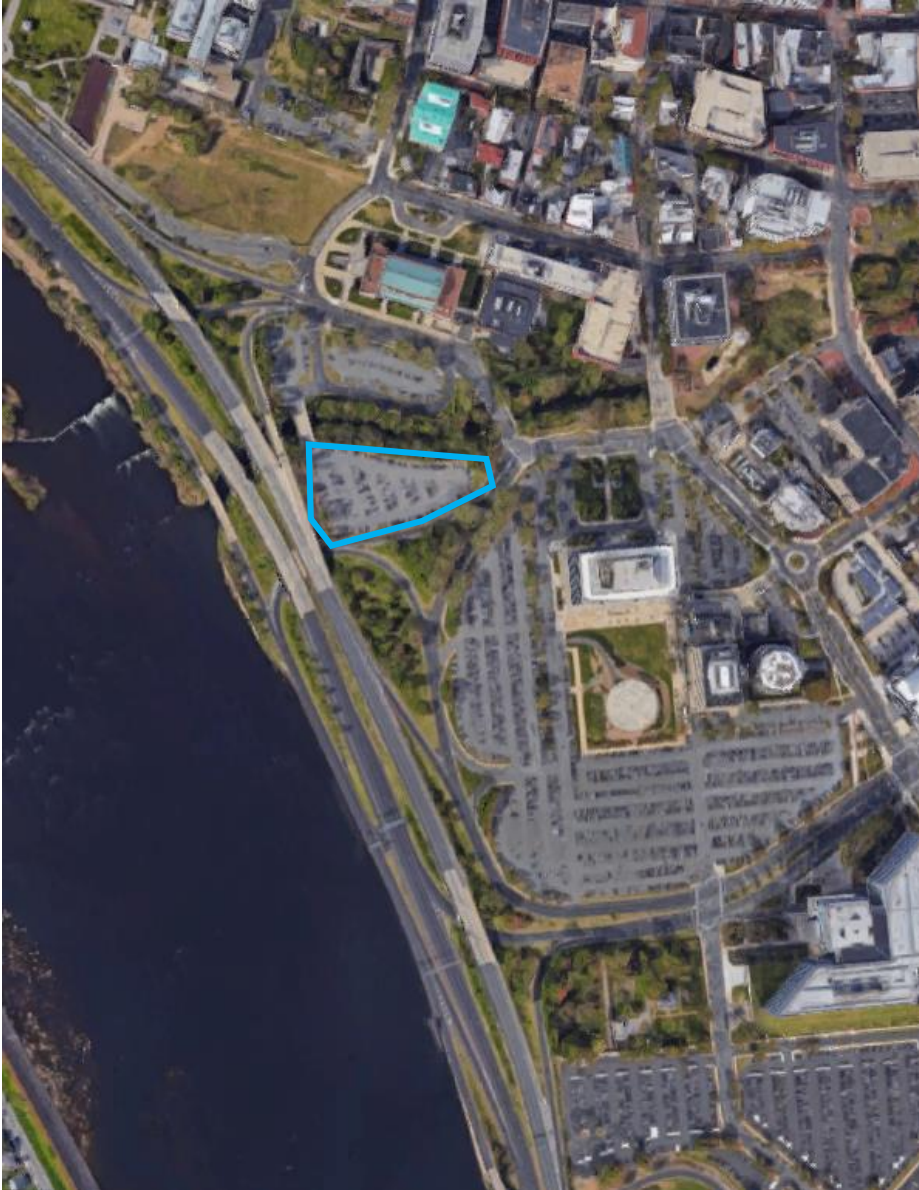
Building Information	
Block and Lot:	15901 (See Following Page)
Owner:	City of Trenton
Current Use:	Vacant and Parking
Zoning:	Industrial (IA)
Trenton 250 Master Plan Category:	Roebling Center Redevelopment Plan Zone (RPZ-2)
Redevelopment Area:	Roebling Complex
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	Yes
FEMA Flood Plain:	No
Flood Hazard:	Yes
Known Contamination:	Yes
Tax Description	
Lot Size:	Approximately 8.3 Acres
Building Size:	N/A
Prior Sale Value:	TBD
2017 Assessment Value:	TBD
Foreclosure Action:	None

* Roebling Phase II (670 South Clinton Avenue)

Lot #	Address:	Owner	Lot Size:	Building Size:	Prior Sale:	2017 Assessment Value
1	670 S Clinton Ave	NJ Schools Development Authority	269,723 SF	N/A	N/A	\$1,055,200
1.03	621 Hudson St	City of Trenton	40,554	N/A	1982 - \$305,000	\$183,100
1.08	676 Clinton Ave	City of Trenton	8,755	8,540 SF	2002 - \$145,000	\$708,900

* Indicates property will be included as part of Site Catalogue as information only.

* Parking Lot South of Assunpink Creek (Memorial Dr.)



* Indicates property will be included as part of Site Catalogue as information only.

Building Information	
Block and Lot:	Unknown
Owner:	State of New Jersey
Current Use:	Parking
Zoning:	Business (BA)
Trenton 250 Master Plan Category:	Lower Assunpink Redevelopment
Redevelopment Area:	Downtown Waterfront Redevelopment Plan Zone (RPZ5)
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	No
FEMA Flood Plain:	Yes
Flood Hazard:	Yes
Known Contamination:	No
Tax Description	
Lot Size:	1.65 Acres
Building Size:	N/A
Prior Sale Value:	N/A
2017 Assessment Value:	Unknown
Foreclosure Action:	None

* Parking Lot North of Assunpink Creek (Memorial Dr.)



* Indicates property will be included as part of Site Catalogue as information only.

Building Information	
Block and Lot:	2002
Owner:	State of New Jersey
Current Use:	Parking
Zoning:	Business (BA)
Trenton 250 Master Plan Category:	Lower Assunpink Redevelopment
Redevelopment Area:	Downtown Waterfront Redevelopment Plan Zone (RPZ5)
Historic District:	No
Historic Landmark:	No
Urban Enterprise Zone Boundary:	No
FEMA Flood Plain:	Yes
Flood Hazard:	Yes
Known Contamination:	No
Tax Description	
Lot Size:	2.55 Acres
Building Size:	N/A
Prior Sale Value:	N/A
2017 Assessment Value:	\$2,711,000
Foreclosure Action:	None

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Appendix A

Development Potential Matrix

Downtown Trenton Redevelopment Sites



Date: December 21, 2018

Site ID / Map ID:	1	2	3
Site Name:	102-118 West Hanover Street	28-30 Barnes Street	120 East Front Street
Site Opportunity Grouping: [A-B-C]	State Parking Lot A	State Parking Lot A	Mothballed-Garage B

Site Summary:			
Lot Size (SF):	32,608	52,359	37,000
Building Size (GSF):	0	0	0
Floors:	0	0	0
Construction Year:	n/a	n/a	n/a
Current Parking Spaces:	119	115	n/a
Development Recommendation:	Redevelopment	Redevelopment	Redevelopment

Site Assumptions:			
Total Developable SF:	32,608	52,359	37,000
Zoning Type:	BA	BA	PM and BA
Zoning Maximum Coverage:	60.00%	60.00%	60.00%
Redevelopment Area:	Canal Banks	Canal Banks	Center City South
Redevelopment Area Maximum:	3 Stories	3 Stories	14 Stories
Trenton 250 Master Plan:	NR-2	NR-3	DC-1
Trenton 250 Maximum Height (Stories):	3	3	7

Site Parameters			
Commercial Development:	5.00%	10.00%	50.00%
Residential Development:	55.00%	45.00%	50.00%
Open Space / Circulation:	15.00%	10.00%	0.00%
Parking Coverage:	25.00%	25.00%	0.00%

Maximum Development			
Commercial Development			
Number of Floors:	3	3	7
Commercial GSF:	4,891	15,708	129,500
Building Efficiency:	72.00%	72.00%	85.00%
Rentable SF:	3,522	11,310	110,075
Parking Ratio:	0.0020	0.0020	0.0020
Required Parking Spaces:	7	23	220
Residential Development			
Number of Floors:	3	3	7
Residential Development GSF:	53,803	70,685	129,500
Building Efficiency:	72.00%	72.00%	72.00%
Rentable SF:	38,738	50,893	93,240
Potential Units (1/1,000):	38	50	93
Parking Ratio:	1.00	1.00	0.50
Required Parking Spaces:	38	50	47
Parking Development			
Parking Type:	Lot	Lot	Lot
Number of Floors:	1	1	1
Parking SF:	8,152	13,090	0
Parking SF per Space:	225	225	225
Parking Spots:	36	58	0
Required Parking Spots:	45	73	267
Parking Deficiency:	(9)	(14)	(267)

Summary			
Maximum Commercial GSF:	4,891	15,708	129,500
Maximum Residential GSF:	53,803	70,685	129,500
Total Maximum GSF:	58,694	86,392	259,000
Potential Residential Units:	38	50	93
Required Parking Spaces:	45	73	267
Parking Deficiency:	(9)	(14)	(267)
Reduction of Current Gov't Parking Spaces:	(119)	(115)	n/a

Note: Site Opportunity Groupings:

- A - Top Tier Potential
- B - Mid Tier Potential
- C - Lower Tier Potential

Please note that the City is in the process of implementing Trenton 250 and that this analysis has been performed under existing zoning, which may change due to the recently adopted master plan.

Downtown Trenton Redevelopment Sites



Date: December 21, 2018

Site ID / Map ID:

4

5

6

Site Name:

319 E State Street
City Hall Parking Lot
A

421 East State Street
DEP Parking Lot
B

160 South Broad Street
Van Sciver Building
A

Site Opportunity Grouping: [A-B-C]

Site Summary:			
Lot Size (SF):	76,230	87,120	34,848
Building Size (GSF):	0	0	0
Floors:	0	0	0
Construction Year:	n/a	n/a	n/a
Current Parking Spaces:	277	317	n/a
Development Recommendation:	Redevelopment	Redevelopment	Redevelopment

Site Assumptions:			
Total Developable SF:	76,230	87,120	34,848
Zoning Type:	BA	BA	BA
Zoning Maximum Coverage:	60.00%	60.00%	60.00%
Redevelopment Area:	City Hall?	No	Mercer-Jackson
Redevelopment Area Maximum:	Not Specified	Not Specified	Not Specified
Trenton 250 Master Plan:	DC-1	DC-2	Waterfront Redevelopment
Trenton 250 Maximum Height (Stories):	7	4	7

Site Parameters			
Commercial Development:	60.00%	60.00%	50.00%
Residential Development:	25.00%	0.00%	0.00%
Open Space / Circulation:	0.00%	20.00%	10.00%
Parking Coverage:	15.00%	20.00%	40.00%

Maximum Development			
Commercial Development			
Number of Floors:	7	4	7
Commercial GSF:	320,166	209,088	121,968
Building Efficiency:	85.00%	85.00%	85.00%
Rentable SF:	272,141	177,725	103,673
Parking Ratio:	0.0020	0.0016	0.0020
Required Parking Spaces:	544	284	207
Residential Development			
Number of Floors:	7	4	7
Residential Development GSF:	133,403	0	0
Building Efficiency:	72.00%	72.00%	72.00%
Rentable SF:	96,050	0	0
Potential Units (1/1,000):	96	0	0
Parking Ratio:	1.00	1.00	1.00
Required Parking Spaces:	96	0	0
Parking Development			
Parking Type:	Garage	Lot	Lot
Number of Floors:	3	2	1
Parking SF:	34,304	34,848	13,939
Parking SF per Space:	225	225	225
Parking Spots:	152	155	62
Required Parking Spots:	640	284	207
Parking Deficiency:	(488)	(129)	(145)

Summary			
Maximum Commercial GSF:	320,166	209,088	121,968
Maximum Residential GSF:	133,403	0	0
Total Maximum GSF:	453,569	209,088	121,968
Potential Residential Units:	96	0	0
Required Parking Spaces:	640	284	207
Parking Deficiency:	(488)	(129)	(145)
Reduction of Current Gov't Parking Spaces:	(277)	(317)	n/a

Note: Site Opportunity Groupings:

- A - Top Tier Potential
- B - Mid Tier Potential
- C - Lower Tier Potential

Please note that the City is in the process of implementing Trenton 250 and that this analysis has been performed under existing zoning, which may change due to the recently adopted master plan.

Downtown Trenton Redevelopment Sites



Date: December 21, 2018

Site ID / Map ID:	7	8	9
Site Name:	80 Hamilton Avenue MCIA Parking Lot A	81 Hamilton Ave Sun Center B	615 South Broad Street Court House Parking B
Site Opportunity Grouping: [A-B-C]			

Site Summary:			
Lot Size (SF):	319,599	369,824	360,542
Building Size (GSF):	0	0	0
Floors:	0	0	0
Construction Year:	n/a	n/a	n/a
Current Parking Spaces:	852	814	1311
Development Recommendation:	Redevelopment	Redevelopment	Redevelopment

Site Assumptions:			
Total Developable SF:	319,599	369,824	360,542
Zoning Type:	BB	IA	BA
Zoning Maximum Coverage:	60.00%	25.00%	60.00%
Redevelopment Area:	Roebbling Complex	Roebbling Complex	Cass Street
Redevelopment Area Maximum:	Adjacent Buildings	Adjacent Buildings	Not Specified
Trenton 250 Master Plan:	Sun National Bank Red.	Sun National Bank Red.	C-MS, Cass Street Red.
Trenton 250 Maximum Height (Stories):	3	3	5

Site Parameters			
Commercial Development:	50.00%	60.00%	15.00%
Residential Development:	0.00%	0.00%	30.00%
Open Space / Circulation:	25.00%	25.00%	25.00%
Parking Coverage:	25.00%	15.00%	30.00%

Maximum Development			
Commercial Development			
Number of Floors:	3	3	5
Commercial GSF:	479,399	665,683	270,407
Building Efficiency:	85.00%	85.00%	85.00%
Rentable SF:	407,489	565,831	229,846
Parking Ratio:	0.0020	0.0020	0.0020
Required Parking Spaces:	815	1,132	460
Residential Development			
Number of Floors:	3	3	5
Residential Development GSF:	0	0	540,813
Building Efficiency:	72.00%	72.00%	72.00%
Rentable SF:	0	0	389,385
Potential Units (1/1,000):	0	0	389
Parking Ratio:	1.00	1.00	1.00
Required Parking Spaces:	0	0	389
Parking Development			
Parking Type:	Lot	Garage	Lot
Number of Floors:	1	3.5	1
Parking SF:	79,900	194,158	108,163
Parking SF per Space:	225	225	225
Parking Spots:	355	863	481
Required Parking Spots:	815	1132	849
Parking Deficiency:	(460)	(269)	(368)

Summary			
Maximum Commercial GSF:	479,399	665,683	270,407
Maximum Residential GSF:	0	0	540,813
Total Maximum GSF:	479,399	665,683	811,220
Potential Residential Units:	0	0	389
Required Parking Spaces:	815	1132	849
Parking Deficiency:	(460)	(269)	(368)
Reduction of Current Gov't Parking Spaces:	n/a	n/a	n/a

Note: Site Opportunity Groupings:

- A - Top Tier Potential
- B - Mid Tier Potential
- C - Lower Tier Potential






Please note that the City is in the process of implementing Trenton 250 and that this analysis has been performed under existing zoning, which may change due to the recently adopted master plan.

Appendix B

Site Catalogue & Map







Trenton Downtown – Site Catalogue

Map ID	Site Image	Site Address	Site Description:	Development Potential:	Development Recommendation:
1		102-118 West Hanover Street	32,608 SF project site Currently utilized as parking lot, featuring approx. 119 spaces	Total Maximum GSF: 58,694 SF Commercial GSF: 4,891 SF Residential GSF: 53,803 SF Required Parking: 45 Spaces	Residential development with commercial at grade
2		28-30 Barnes Street	52,359 SF project site Currently utilized as parking lot, featuring approx. 115 spaces	Total Maximum GSF: 86,392 SF Commercial GSF: 15,708 SF Residential GSF: 70,685 SF Required Parking: 73 Spaces	Residential development with commercial component
3		120 East Front Street	37,000 SF project site Parking Garage is currently in moth-balled state	Total Maximum GSF: 259,000 SF Commercial GSF: 129,500 SF Residential GSF: 129,500 SF Required Parking: 267 Spaces	Mixed-use development project
4		319 East State Street (City Hall Parking Lot)	Approx. 76,320 SF project site Currently utilized as parking lot, servicing City Hall featuring approx. 277 spaces	Total Maximum GSF: 453,569 SF Commercial GSF: 320,166 SF Residential GSF: 133,403 SF Required Parking: 640 Spaces	Mixed-use development project
5		421 East State Street (NJDEP Parking Lot)	87,000 SF project site Currently utilized as parking lot, featuring approx. 317 spaces	Total Maximum GSF: 209,088 SF Commercial GSF: 209,088 SF Residential GSF: 0 SF Required Parking: 284 Spaces	Commercial development project

[CONTINUED ON NEXT PAGE]

Trenton Downtown – Site Catalogue

Map ID	Site Image	Site Address	Site Description:	Development Potential:	Development Recommendation:
6		160 South Broad Street	34,848 project site Van Sciver building: 79,467 SF	Total Maximum GSF: 121,968 SF Commercial GSF: 121,968 SF Residential GSF: 0 SF Required Parking: 207 Spaces	Commercial development project incorporating Van Sciver building
7		80 Hamilton Avenue	319,599 SF project site Currently utilized as parking lot, featuring approx. 852 spaces Ajax Building: 30,000 SF	Total Maximum GSF: 479,399 SF Commercial GSF: 479,399 SF Residential GSF: 0 SF Required Parking: 815 Spaces	Commercial redevelopment project, incorporating existing buildings (Approximately 450,000 SF available)
8		81 Hamilton Avenue	369,824 SF project site Currently utilized as parking lot, featuring approx. 814 spaces Sun Center: Approx. 175,000 SF	Total Maximum GSF: 665,683 SF Commercial GSF: 665,683 SF Residential GSF: 0 SF Required Parking: 1,132 Spaces	Commercial redevelopment project, incorporating the Sun Center (approx. 390,000 GSF)
9		615 South Broad Street	360,542 SF project site Currently utilized as parking lot, featuring approx. 1,311 spaces	Total Maximum GSF: 811,220 SF Commercial GSF: 270,407 SF Residential GSF: 540,813 SF Required Parking: 849 Spaces	Redevelopment

Appendix C

Title Reports

Title Reports

Due to volume and size of files, Title Reports for each site have been incorporated and packaged into a standalone exhibit. Information for particular sites is available upon request.

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April 5, 2019

Capital City Redevelopment Corporation Executive Committee
Peter A. Inverso
Robert Prunetti
P.O. Box 990
Trenton, NJ 08625-0990
(sent via email)

Re: Review of January 9, 2018 Taxation Building Impact Statement and
January 20, 2018 Department of Health Impact Statement

Dear Committee Members:

The New Jersey Economic Development Authority (NJEDA) is in receipt of the Capital City Redevelopment Corporation's Impact Statement Review of the Taxation Building and the Department of Health Building Projects. We thank you for your thoughtful comments and recommendations.

Please find below NJEDA and DPMC's response to each of the Impact Statement recommendations that will be incorporated as part of the Project(s):

1.0 Taxation Building (3 John Fitch Way):

- 1.01** The first floor of this building should be converted to public/private space opening up to South Warren Street and John Fitch Place. The uses included could be a restaurant/cafe, taxation information office, labor service center, public art and studio space, a Trenton and Assunpink Creek history and display area, sustainable building design information center space or other local business uses. All of these should open to the street.

In response to DCA comments, the ground floor plan was flipped to provide additional public space on the South Warren St. and John Fitch Way faces of the building. Initially, until it is rented, this space on the east side of the ground level will be a conference room that will enable the public/private potential use, as well as for art displays. The plan change allowed the addition of gallery space on the John Fitch Way side of the building for the display of the "New Jersey on Parade" art work that will be relocated from New York's Penn Station. The ground level also includes a public taxpayer information office. Additionally, the loading dock was moved to the opposite side of the building and away from South Warren. There is green space around the property that Trenton and Assunpink Creek history display plaques could be located.

- 1.02** The façade should have more articulation. A tiered front façade with roof decks and plantings.

The design of the Taxation Building is a response to the context established by its site and the existing Labor Building. Articulation at the ground level is achieved with a covered loggia which pays homage to

the mid-century modernism of the Labor Building while providing a pedestrian scaled approach that is protected from the weather. Articulation of the building's glass curtainwall is achieved with a subtle patterning of the glass with through different degrees of reflectivity. This approach to the building's design yields office floor plates that are very flexible and efficient with column free open office zones and abundant access to natural light. Based on the efficiency achieved with this design, beyond the 1st floor being recessed to create the loggia, it was felt additional articulation was not advisable.

The landscape design for the project includes indigenous species of plant materials that is planned to complement the Assunpink Creek and provide significant outdoor space that is comfortable and inviting, but also urbanistic in nature.

- 1.03 The proposed pedestrian plaza should be moved to the John Fitch Way side of the building and a road with landscaping should be constructed between the two buildings as shown on Map 4 of the Illustrated Plan.

A pedestrian plaza with seating and landscaping has been provided near the intersection of John Fitch Way and South Warren St. along with a street furnishings zone along John Fitch Way. Walkways are also planned to integrate pedestrian paths from key street corners into the project, while accommodating grade changes and providing clear pedestrian access to the Department of Labor.

- 1.04 New pedestrian crossings should be constructed on both intersections with John Fitch Way

Painting/stripping will be coordinated with Trenton.

- 1.05 The redesign of S. Warren Assunpink Drive and John Fitch Way should be finalized and the site plan fit into and contribute to this new intersection layout.

The future street grid as shown in the Trenton master plan has been respected. The building has been sited as shown on the plan which allows more dense urban scaled blocks.

- 1.06 A pedestrian greenway connection to the Delaware River should be planned and constructed under Route 29 as an offsite improvement.

This is beyond the scope of services and bonding for the project.

- 1.07 Open space improvements and strong pedestrian connections should be made to the public space across the street from the site and adjacent to the Assunpink Creek.

Open space improvements are only planned on the construction side since the State doesn't own the creek side of the street nor is it part of the scope of services or within the bonding for the project.

- 1.08 A comprehensive signage plan should be prepared and implemented to provide wayfinding for pedestrians and motorists around the new building.

Signage is planned for the building and any additional signage off site will be coordinated with Trenton.

1.09 The site plan should include accommodations for bicycles including dedicated routes and parking out of the elements.

Bicycle racks will be accommodated on site. Bicycle routes have recently been striped by the City along South Warren Street adjacent to the project site.

1.10 Private/public partnerships should be explored for the development of this project. Bonding has already been issued to develop this project.

2.00 Health Building (55 North Willow Street):

2.01 The proposed building should to be more attractive, inviting and safe by transforming is to a mixed-use building making the first floor into commercial and public space. This would allow for street windows and additional access points. Security to the upper floors of the building could be located to lock down the upper floors. This would allow for doorways and openings along West Hanover Street at street level. The following uses should be developed on the first floor.

The façade has undergone multiple changes. Window sizes have been increased. The main entrance side needs to be on North Willow due to the slope of the property. The cast stone for the 1st and 2nd floor is more ornate and additional colors are proposed. Two private tenant spaces were created on the 1st floor. The conference center on the 1st floor was designed to be able to be utilized by the public during normal and off hours.

2.02 The first two floors of the proposed building should have revised windows, access points and surface treatments to make the building conform to the historic nature of the Capital District.

The first two floors are designed to tie into the State House, 135 W. Hanover Street, Thomas Edison University and State Street Square while the upper floors are designed with brick to tie into the rest of the West State Street and West Hanover Street neighborhood.

2.02 The following uses should be developed on the first floor:

2.02.1 Gallery Space/Arts Studio space

It is anticipated that one of the private tenant spaces to be vacant upon the building being opened. Initially it will be used as a conference/meeting room with the lighting to be used to showcase gallery/art work.

2.02.2 Innovation Center – Joint Venture with Higher Education Institution

Conference rooms on the 1st floor can be utilized by a Higher Education Institution.

2.02.3 Maker Space – agricultural production/commercial kitchen

Due to code complexities, it was deemed inadvisable to have a kitchen installed.

2.02.4 New Jersey Health and Agriculture public education space

This building is slated for the Department of Health. The conference rooms on the 1st floor will be made available for other State functions to hold public education classes/seminars.

2.02.5 Performance Space/Meeting Space

The 1st floor is designed for meeting space.

2.02.6 There should be a cafe or restaurant on the first floor so employees will mix into the public space.

Due to code issues and to increase the foot traffic in Downtown Trenton including at least three (3) café/restaurants within a block of this facility, the facility was not designed to house a café/restaurant.

2.03 These first-floor uses would extend the building hours beyond the office hours to evening and weekends which is an essential component of making the areas that the building is to be located in more attractive, inviting and safe.

The State (DPMC) has a method to enable the conference room space to be available to the private/public to increase activity in this area afterhours or on the weekends.

2.04 The site plan should include accommodations for bicycles including dedicated routes and parking out of the elements.

Covered bicycle racks are part of the design for this project. Trenton would need to develop routes.

2.05 The project should include off site pedestrian improvements to the North Willow Street establishing a pedestrian paver/green way to the State House Complex

This improvement is outside the bond financing and scope of work for EDA.

2.06 The project should include textured and brightly colored pedestrian crossing at the intersections of West Hanover Street and North Willow Street as well as Capital Alley, North Chaney Lane and West Hanover should improve pedestrian access in and around the downtown.

The project will include new pedestrian crossings at the intersection of West Hanover and North Willow Streets as well as Capitol Street. North Chancery Lane is outside the project scope and will not be addressed.

2.07 A building and site signage plan should be developed to link the building to public transit opportunities and the Capital Complex.

Site signage is being developed. Trenton will be contacted should it need to improve/add additional signage due to this project.

2.08 Private/public partnerships should be explored for the development of this project. Bonding has already been issued to develop this project.

3.0 Health and Taxation Buildings:

The CCRC should recommend that the EDA take the following actions prior to starting construction of the Health and Taxation Buildings:

3.01 Prepare a redevelopment plan and developers agreement with Educational Institution of Higher Education or experienced developer for the redevelopment of the existing Taxation Building prior to the moving offices out of the building.

There are 3 plans that govern the existing Taxation building, which include:

- The Trenton 250 masterplan

<http://www.trenton250.org/district-plans/downtown-district?filterFor=civlcrcro0030a0pob7rwd2kr>

- the Downtown District Master Plan

<http://www.trentonnj.org/cit-e-access/webpage.cfm?TID=55&TPID=9125>

- the current CCRC plan

<http://web.njeda.com/ccrc/page.aspx?id=2571>

A building specific plan will add an unnecessary overlay to the already existing plans. The existing Taxation building will be redeveloped consistent with these plans and the local zoning ordinance, as amended.

Treasury previously stated that they will look at all options available for the Old Taxation building. As we get closer to that date anticipated for the building to be vacated, Treasury's plans will be announced.

3.02 Prepare a redevelopment plan for the Department of Agriculture Building and Department of Health Buildings and surrounding area showing any future parking garages, green space or sustainable site features.

There are 4 existing plans that govern the existing Labor, Health and Agriculture site, which include:

- the Trenton 250 masterplan

<http://www.trenton250.org/district-plans/downtown-district?filterFor=civlcrcro0030a0pob7rwd2kr>

- the Downtown District Master Plan

<http://www.trentonnj.org/cit-e-access/webpage.cfm?TID=55&TPID=9125>

- the current CCRC plan

<http://web.njeda.com/ccrc/page.aspx?id=2571>

- the Lower Assunpink Redevelopment Plan (2005)

<http://www.trentonnj.org/documents/housingeconomic/redevelopment%20plans/lower%20assunpink.pdf>

A site-specific plan will add an unnecessary overlay to the already existing plans. The Health and Agriculture site will be redeveloped consistent with the existing plans and the local zoning ordinance, as amended.

Thank you for your time in preparation of the comments from the Board Members. Please feel free to contact me if you have any questions.

Very truly yours,



Tim Sullivan
Chief Executive Officer

c: J. Povia, Chief of Staff, Treasury
C. Chianese, Director, DPMC
E. Gold
D. Esser
D. Sullivan
S. Martorana
T. Catapano
J. Burgos



PHILIP D. MURPHY
GOVERNOR

State of New Jersey
CAPITAL CITY REDEVELOPMENT CORPORATION

SHEILA OLIVER
LT. GOVERNOR

DATE: July 30, 2018

TO: New Jersey Economic Development Authority (NJEDA)

FROM: Executive Committee CCRC

RE: Review of January 9, 2018 Taxation Building
Impact Statement and January 10, 2018 Department of
Health Impact Statement.

BACKGROUND

On February 21, 2018 and April 20, 1980 Mr. Robert Tessier from the Department of Community Affairs Division of Local Planning Services (LPS) attended the Board of CCRC meetings to present, review and discuss the substance of LPS' review of the aforementioned Impact Statements submitted by NJEDA pursuant to the requirements of N.J.S.A. 52:9Q-18- "Capital District Impact Statement". At these meetings the public was given an opportunity to comment.

Subsequently, after discussion between Adam Sternbach, Authorities Unit counsel, and the chair of CCRC, the executive committee of CCRC met on April 25, 2018 to discuss appropriate action to take advising EDA of CCRC's position regarding the conclusions and recommendations embodied in the review of the impact statements. The executive committee agreed that a written response should be effectuated in order to comply with the spirit of the enabling statutory language governing impact statements, even if not specifically required to do so under the statute. The executive committee met again on May 18, 2018 with Counsel Sternbach, after which, it was agreed the communication to the NJEDA would be penned by the executive committee on behalf of the Board of CCRC.

ACKNOWLEDGEMENT AND SCOPE OF RESPONSIBILITY

CCRC acknowledges it does not have a decision-making role in the proposed building projects and cannot mandate revisions or modifications to the projects.

Its scope of responsibility, upon receipt of the statutorily required impact statements, is confined to noting where and how the projects do, or do not, comport with the general design criteria embodied in the CCRC Plan Urban Codes, the ten development goals of the CCRC

Capital City Renaissance Plan (the Plan), and the design, cultural, transportation, and land use elements of the Plan.

FINDINGS

Predicated on the following:

- LPS review of taxation and health building projects impact statements
- Review of proposed site and building plans accompanying the impact statements
- NJEDA presentations of same
- The Plan and Urban Design Standards
- Public testimony and expressions of opinion

we find that, as proposed, the building projects do not conform in all respects to the Plan. Succinctly, the buildings as single purpose use, do not engage the community, encourage interaction with the downtown and city residents, and do not serve as catalysts for redevelopment in any meaningful way.

We agree with the LPS review memorandum summary stating that the projects, as presented, will have an adverse impact on the Plan. We strongly encourage modifications to the projects which comply with the recommendations presented in the LPS review or other alterations which more closely align with the Plan.

We recognize that it may not be structurally or economically feasible to incorporate all the recommendations proposed by LPS. However, we respectfully request that you inform us as to which, if any, of the recommendations the NJEDA will consider.

We thank you for your ongoing cooperation and openness regarding these projects.

CORC EXECUTIVE COMMITTEE



Peter A. Inverso



Robert Prunetti



Christopher Brashier

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