



COOPER PLAZA

REDEVELOPMENT PLAN



DIVISION OF PLANNING

COOPER PLAZA



Redevelopment Plan

Honorable *Gwendolyn A. Faison*, **Mayor**

Prepared for: **City of Camden Planning Board**

Rodney Sadler, Chairman

Camden Department of Development and Planning

Arijit De, Director

Camden Division of Planning

Edward C. Williams, AICP, Director

Prepared By: **Bureau of Redevelopment Planning**

Charles E. Lyons, Jr., Chief of Planning

The Reinvestment Fund

Graciela Cavicchia, AICP

Ian Anderson, Project Associate

MARCH, 2005

Revised 5/13/05

TABLE OF CONTENTS

I. INTRODUCTION	4	IV. STATUTORY REQUIREMENTS	40
Executive Summary	5	Compliance With Development Regulations	40
Purpose	7	Redeveloper Entity and Redeveloper	40
Need for Redevelopment	8	General Provisions of the Plan	41
Redevelopment Strategy	9	Public Improvements	43
Redevelopment Goals and Objectives	11	Types of Proposed Redevelopment Actions	43
II. The Plan		Time Limits	45
Plan Concepts	12	Procedures for Amending This Plan	45
Project Plan, Targeted Activities, and Costs	13	Supercedence, Repeal, and Severability	46
Potential Funding Sources	16	LIST OF FIGURES	
Implementation	16	Redevelopment	10
Property Acquisitions	17	Conceptual Plan: Project Areas	14
Relocation	20	Acquisition Plan	19
III. Regulatory Controls	22	Proposed Land Use Controls	26
Proposed Property Use Controls	22		
Proposed Site/Design Controls	27		
Provisions To Meet State and Local Requirements	38		

INTRODUCTION

As Camden's premier historic neighborhood, **Cooper Plaza** is now poised to embrace new development while showcasing its glorious past. Through this redevelopment plan, Cooper Plaza joins the adjacent neighborhoods of **Camden Downtown, Bergen Square, and Central Waterfront** in the City of Camden's ambitious efforts to revitalize and redefine Camden through redevelopment of its central neighborhoods. While Cooper Plaza has long been a destination for those seeking medical services, at Cooper University Hospital, it will now also be a destination for education similar to the *Camden Downtown* with its colleges and new High School for the Performing and Creative Arts; as well as a place to live in style, through the rehabilitation of its historic housing stock and the introduction of comparable new homes, like *Bergen Square*; and an excellent choice for employment and new retail commercial, like *Central Waterfront*.

Given its excellent location; proximity to the institutional developments of Downtown; as well as sharing the shopping opportunities of the Broadway commercial corridor; declined property conditions balanced with an excellent housing stock; a strong fabric of community activities and facilities; and substantial public ownership of the project area's properties, Cooper Plaza has all the attributes that make it a prime candidate for redevelopment.

This ***Cooper Plaza Redevelopment Plan***, not only addresses the problems and conditions identified in the Need for Redevelopment Study, that accompanies this report, it also –more importantly – responds to this climate of new opportunities. The immediate objective of this plan is to create a strategy that will encourage existing businesses, residents, and institutions to stay and prosper, and also create a critical mass of new businesses, housing and institutions. The overall goal is to create and reinforce a balanced community, eliminate deteriorating property conditions, and encourage development of employment, consumer, housing, and community service opportunities in this neighborhood. While present land uses and activities in Cooper Plaza will experience a resurgence of investment through the implementation of this redevelopment plan, forging long lasting partnerships among private investors, public agencies, community representatives and lending institutions will be crucial to this plan's success.

EXECUTIVE SUMMARY

The primary thrust of Cooper Plaza's redevelopment is to restore it as a vibrant historic residential neighborhood, with a strong medical and educational facilities presence. This *Cooper Plaza Redevelopment Plan* proposes to strongly revitalize area housing, institutions, and businesses, and to create new commercial, housing, and institutional opportunities during the next twenty-five years.

Residential projects include 150 new Single Family Houses, affordable and market rate; 80 rehabilitated Single Family Houses, affordable and market rate; 40 houses rehabilitated and converted into 40 duplex apartments; and 30 Special Needs apartments. **Institutional** developments include expanded patient care facilities at Cooper University Hospital; new (replacement) Broadway Elementary School and a new Medical Arts High School; the proposed rehabilitation and reuse of the vacant YWCA building as a community center, or the rehabilitation and conversion of a formerly abandoned warehouse into a community center. **Commercial** projects include replacing the 10 existing, and introducing new, retail businesses and employment opportunities along the first two blocks of the Broadway commercial corridor, as the first floor of two mixed used buildings: a new 6-storey Medical Arts High School and new 10-storey parking garage. Additionally, approximately 18 vacant storefronts and commercial buildings will be rehabilitated for further use. **Open Space and Infrastructure** developments include refurbishing 3 neighborhood parks and playgrounds; building a new neighborhood park and playground; repair or replace neighborhood water and sewer lines, as needed; roadway improvements; new street lighting, sidewalks, bus stops, etc.

Regarding property acquisitions, 214 buildings and lots have been identified as To Be Acquired, and 65 buildings and lots have been identified as May Be Acquired. There are 10 occupied commercial properties that will require relocation, due to the acquisition needs of this redevelopment plan. These ten commercial properties are likely to be displaced by the proposed construction of a Medical Arts Public High School. There are approximately 9 occupied properties: 3 houses, 1 institution, and 5 garages that may require relocation, depending upon the acquisition needs of this redevelopment plan. Effort will be made to relocate the 10 displaced businesses to the new Broadway Garage, before construction at Broadway and MLK Boulevard commences. These businesses will have the option to remain at the relocated site or return to their original location after the Medical Arts High School is built. Comparable replacement housing will be provided from the existing Camden area (10 miles minimum, within the 50 miles statutory limits) housing market for the temporary and permanent relocation of those Cooper Plaza residents who are displaced as a result of this redevelopment plan. This will include up to 150 new and 150 rehabilitated/converted houses and apartments to be built in the Cooper Plaza Redevelopment Area. These new, as well as rehabilitated, units will provide those who already live in Cooper Plaza, the opportunity to remain in or return to Cooper Plaza.

The Cooper Plaza Redevelopment Plan (2005 – 2030) should be completed several years before its 25-years time frame expires; and is estimated to cost approximately \$302 Million. Beginning in 2005, most efforts will be used to develop project plans, secure funding, and engage design consultants and construction managers. From that point, most of Cooper University Hospital's expansion, new school construction, new and rehabilitated housing projects and retail commercial developments should be concluded in the first ten years of this plan's implementation, with subsequent construction projects completed in the next ten years period.

To foster these changes, the City of Camden, through the Camden Redevelopment Agency, will attract, invest and deploy resources necessary to develop construction; provide necessary infrastructure and public amenities; and leverage financial and technical assistance to owners of occupied properties, so that such properties might be renovated to good building, housing and business use standards.



PURPOSE

The ***Cooper Plaza Study Area Redevelopment Plan*** follows a determination by the governing body of the City of Camden that the Cooper Plaza Study Area is an “area in need of redevelopment” according to the standards established in the “Local Redevelopment and Housing Law of the State of New Jersey (NJSA 40A-12A et seq.). Given its stable and attractive historic housing stock, yet an increasing incidence of vacant properties, as well as the need for Cooper University Hospital to expand its facilities to better serve the Camden area as a regional trauma and acute care medical center, Cooper Plaza is ripe for redevelopment. The City Council of Camden formally requested the preparation of this Redevelopment Plan June 2003.

This Cooper Plaza Study Area Redevelopment Plan documents decisions made by the City of Camden to assist the Planning Board and City Council in their efforts to address redevelopment needs and potentials of the neighborhood. It is the purpose of this Plan to facilitate the redevelopment of Cooper Plaza by providing a framework for the design and implementation of development projects throughout the neighborhood. This report is organized into four sections:

- ☞ *The Need*, which summarizes the project area’s need for redevelopment;
- ☞ *The Plan*, which outlines the concepts, strategies and implementation of proposed redevelopment activities;
- ☞ *Regulatory Controls*, which offers guidelines for managing future land uses and property design;
- ☞ *Plan Administration*, which identifies the entities, powers and responsibilities involved in this plan’s execution.



NEED FOR REDEVELOPMENT

The findings of the *Cooper Plaza Determination of Need Study* established that the Study Area is in need of redevelopment, due primarily to the underutilization of (vacant) buildings and land to foster and support the development and expansion of educational and medical facilities needed in Cooper Plaza and Camden. Coincidentally, redevelopment activities elsewhere in the city has spurred renewed interest among those who wish to live in this conveniently located, attractive, and historic downtown neighborhood. These thwarted opportunities are further frustrated by the Study Area's concentrations of vacant and under-utilized land; as well as deteriorated and abandoned property. The area's problems can be summarized as follows:

- Presence of many vacant buildings and lots
- Several potential brownfields sites
- Moderate decline of existing housing stock
- Unmet demand for new housing and related retail commercial amenities
- Under-utilization of properties

In addition to the *Cooper Plaza Area* being part of Camden's New Jersey Urban Enterprise Zone, one of several criteria (G) establishing Cooper Plaza as an area in need of redevelopment, one other criteria in New Jersey's redevelopment statute has also been met by these property uses and conditions:

(E) A LACK OF PROPER UTILIZATION OF AREAS, RESULTING IN A STAGNANT OR NOT FULLY PRODUCTIVE LAND USE.

It has been recommended that the Camden City Planning Board and City Council, after public notice and hearings, declare the Cooper Plaza Study Area to be in need of redevelopment.



REDEVELOPMENT STRATEGY

Having identified the scope of redevelopment for Cooper Plaza, intervention strategies for this project area will be effective only if they prioritize among the various levels of revitalization efforts. Within the range of physical renewal proposals, the objective is to establish a solid base and momentum for development of the project area. The **Cooper Plaza Redevelopment Plan** proposes to rehabilitate vacant properties and build new housing units, strengthen the existing complement of area institutions, upgrade the area's physical infrastructure, (re) create new stores and shops, and renew Cooper Plaza as a destination to work, shop, and live. This plan will revitalize Cooper Plaza by combining new construction of both housing and commercial properties, medical facilities and schools, and the remediation and redevelopment of brownfields, with the rehabilitation of existing historic homes and retail establishments in the community. The redevelopment strategy therefore identifies and locates improvements among three classes of action:

- **Conservation:** limited renovation to maintain or restore property uses or conditions
- **Upgrade:** moderate to substantial rehabilitation of property uses or conditions
- **Development:** construction to introduce, expand upon or replicate property uses

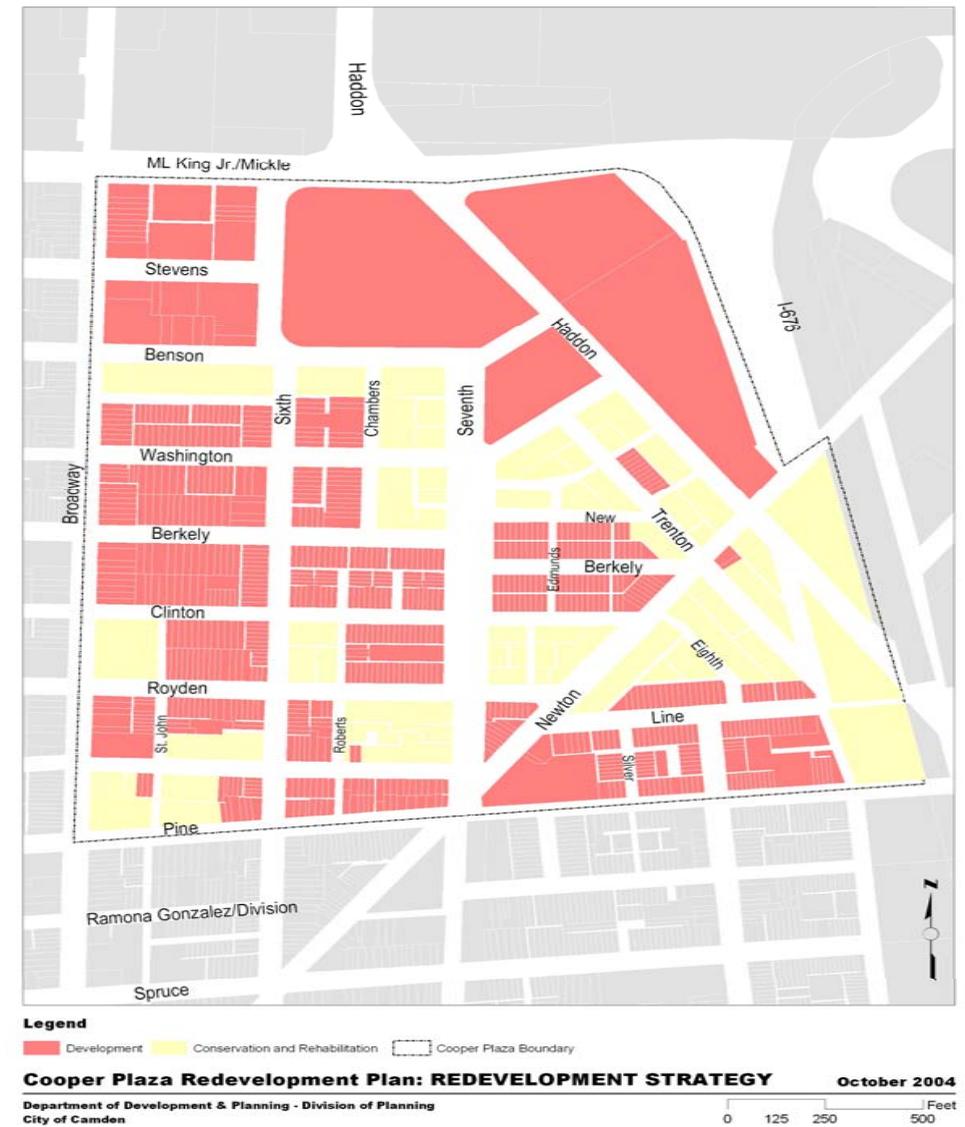
Underlying the effectiveness of this redevelopment strategy is the phased expansion of Cooper University Hospital along with the revitalization of the Broadway commercial corridor, anchored with the restoration of Cooper Plaza as a historic residential community. Given the multiple redevelopment needs of Cooper Plaza, prudent selection among three choices of action will crucially help the City to anchor

its efforts on blocks where strategic investments will yield sustainable results, and then build upon those efforts. Based upon existing land uses, property conditions and development needs, the two priority classes of revitalization action, Upgrade and Development, will be realized as follows, and are distributed among the Study Area's tax blocks as shown on the accompanying map.

The following objectives have been established to carry out the goals of this strategy:

- **Upgrade** functioning residential, institutional and accessory land uses in Cooper Plaza
- **Develop** and introduce new residential, commercial, and institutional land uses, to maximize the new utility of Cooper Plaza
- **Create momentum** for redevelopment through prioritizing redevelopment projects, and effective scheduling or phasing of development
- **Foster** compatible development through dynamic land use controls (zoning)
- Rezoning of areas to correct for outdated land uses
- Redevelopment of vacant properties and properties in poor condition for residential re-use
- Improvement of existing commercial areas, through renovation and repair
- Creation of new homes, both market-rate and affordable

- Provision of sites for recreation and neighborhood amenities
- Improvement of existing business, housing, and service uses and conditions, through rehabilitation, renovation, and repair.
- Rehabilitation of vacant properties for community service uses.
- Demolition of obsolete structures, structures in advanced stages of deterioration and decay, and non-conforming uses that present a blighting influence on surrounding areas.
- Development compatible with existing residential, economic, and institutional uses to remain.



REDEVELOPMENT GOALS AND OBJECTIVES

The purpose of the Cooper Plaza Redevelopment Plan is to facilitate the following redevelopment goals and objectives

Facilitate Institutional Development

- Promote Cooper University Hospital's expansion
- Promote elementary and secondary school development
- (Re) Develop new facilities for non-profits

Foster New and Rehabilitated Housing Development

- Produce new Single Family Housing, Affordable and Market Rate
- Rehabilitate vacants for Affordable and Market Rate Single Family Homes
- Convert Single Family Houses into duplex apartments
- Renovate occupied Cooper Plaza housing
- Provide Special Needs (seniors, disabled, etc.) housing
- Preserve all historic structures

Foster New and Rehabilitated Retail Commercial Development

- Create new retail commercial uses along Broadway
- Rehabilitate vacant commercial and mixed use properties in Cooper Plaza
- Create commercial parking garages

Enhance Open Space Development

- Create/refurbish neighborhood parks and playgrounds
- Enhance residential and commercial streetscapes with tree plantings

Improve Area Infrastructure

- Upgrade water, sewer lines
- Rehabilitate or renovate area streets, sidewalks and lighting
- Improve traffic circulation, as well as access and egress routes



Clinton Street Park

II. THE PLAN

PLAN CONCEPTS

This *Cooper Plaza Redevelopment Plan* complements development themes for the adjacent neighborhoods of Downtown to the north and Bergen Square to the south, and enhances the central Camden area as a preferred destination to live, work, shop, and visit. The focus of this plan will be upon those projects, including expansions, refurbishments, and new development that will significantly renew attraction to this Camden historic community. The range of proposed developments, to re-create Cooper Plaza into a vibrant, mixed use neighborhood in Camden's future, include:

- **Institutional Development:** expansion of the Cooper University Hospital, which will include and require demolition of the structures along the west side of Sixth Street between MLK Boulevard and Benson Street, to increase its attraction and effectiveness as a regional **tertiary** care and trauma facility; as well as the creation of two public schools: a replacement for the aged and undersized Broadway Elementary School and the installation of a High School for the Medical Arts as complement to Cooper as a teaching hospital. Additionally, work will be completed to create the Cooper Plaza Community Center.
- **Residential Development:** rehabilitation, conversion, and the new construction of single and multi-family dwellings, as row houses or apartment buildings. Although some may be built on tracts of presently vacant land on approximately half or entire blocks, most will be built as infill construction at mid-block or corner locations. Vacant houses will be prepared for single-family home ownership, and in some cases converted into apartments, mostly as affordable and some as market rate housing, through intensified replacement of damaged, deteriorated and missing building elements, including structure, weatherization (roof, windows, doors, etc.), utilities, interior finishes, etc. In some instances, some multi-family dwellings will be prepared for those with special needs, i.e. seniors, the disabled and others in need of supportive living housing. Deteriorated occupied dwellings will be repaired and restored to high qualities of function and attractiveness, through the provision of needs assessment, advice, loans, grants, and contractor referrals. Owners will be assisted, in a non-punitive fashion; to bring their properties up to established standards of housing safety and amenity.
- **Commercial Development:** construction of anchor and supplemental stores, integrated into otherwise mixed use (e.g. institutional and or residential) development; moderate repairs and other improvements to existing stores throughout the redevelopment area. There will also be a new parking garage with retail stores on the first floor, **fronting on**

Broadway, to be located on the site of Cooper University Hospital's present parking lot on block 1401.

- **Open Space Development:** small parks and recreational areas will be refurbished and developed in the redevelopment area.
- **Streetscape Development:** the upgrade and installation of new infrastructure elements, such as water and sewer lines, commercial parking lots, street lighting, sidewalks, roadways, traffic stop signs and lights, etc. There will also be regular street cleaning, and pothole repair.

PROJECT PLAN, TARGET ACTIVITIES AND COSTS

Redevelopment activities in Cooper Plaza will create new housing, schools, shopping and recreation opportunities in this project area. The primary focus for development will be upon creating a strong residential community allied with institutional and retail commercial developments. Proposed projects include:

RESIDENTIAL DEVELOPMENT:

- New SFH: Affordable (50 houses)
- New SFH: Market Rate (100 houses)
- Rehab SFH: Affordable (40 houses)
- Rehab SFH: Market Rate (40 houses)
- Rehab/Convert SFH to Affordable Apartments (20 duplex units)
- Rehab/Convert SFH to Market Rate Apartments (20 duplex units)
- Rehab/Convert SFH to Special Needs Apartments (30 duplex units)

INSTITUTIONAL DEVELOPMENT:

- Expanded Cooper University Hospital Complex, **requiring demolition of the structures located along the west side of Sixth Street between MLK Boulevard and Benson Street**
- New (replacement) Broadway Elementary School
- New Medical Arts High School
- Rehabilitation and reuse of existing Broadway Elementary School
- Rehabilitation and reuse of existing Carnegie Library
- New/Rehab Cooper Plaza Community Center

ECONOMIC DEVELOPMENT

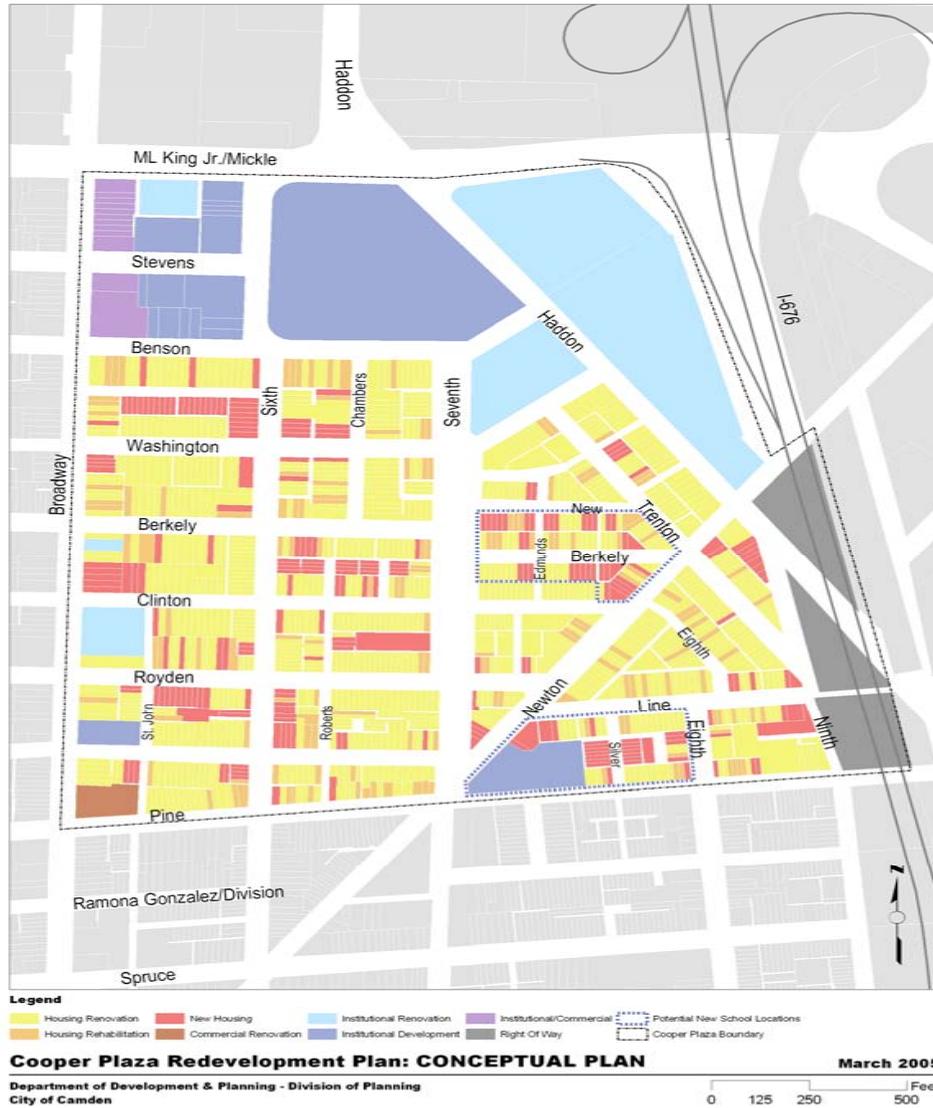
- Replace existing, and introduce new, retail businesses and employment opportunities (approximately 500,000 s.f retail commercial space)
- Rehabilitate abandoned storefronts (approximately 18 buildings)

OPEN SPACE DEVELOPMENT:

- Refurbish neighborhood parks, playgrounds (3)
- Develop new neighborhood parks, playgrounds (2)

INFRASTRUCTURE DEVELOPMENT

- Upgrade water, sewer lines
- Rehabilitate or renovate area streets, sidewalks and lighting
- Build new parking garages as needed (2)



ESTIMATED COST

Resources will be allocated and sites selected, to execute the range of proposals described in the conceptual plan, coupled with a strategic approach to implementation. Concentrated new construction, as well as the demolition and relocation of existing industries and some homes are anticipated. Otherwise, all other redevelopment activity will focus upon the renovation and/or rehabilitation of existing property.

TOTAL ESTIMATED COST: \$ 302,000,000

Residential Projects: \$30,000,000

Institutional Projects: \$70,500,000

\$141,000,000 Cooper Univ. Hospital expansion

Economic Projects: \$50,000,000

Open Space Projects: \$ 6,500,000

Infrastructure Projects: \$ 4,000,000



NOW DEFUNCT YWCA BUILDING



FUTURE SITE OF BROADWAY PARKING GARAGE



400 BLOCK OF HISTORIC CHAMBERS AVENUE



BROADWAY ELEMENTARY SCHOOL – TO BE REPLACED



COOPER PLAZA HISTORIC HOMES



PROPOSED CONVERSION FOR COMMUNITY CENTER

POTENTIAL FUNDING SOURCES

Both private and public funding sources are available for the implementation of redevelopment projects in Cooper Plaza. Although there are no firm commitments as of the publication of this report, discussions with public and private funding sources are underway and continue. Regarding Cooper University Hospital's expansion, the majority of its estimated \$141M needed has been secured through public and private financing. The remainder will be financed primarily through CUH operating funds.

- **Camden Economic Recovery Board** – – the ERB oversees funds to support improvements such as streetscape improvements, façade restoration, street signage, property acquisition and redevelopment projects
- **City of Camden** – Facilities Program
- **New Jersey Department of Community Affairs** – variety of programs including, but not limited to Balanced Housing
- **New Jersey Housing and Mortgage Finance Agency** – variety of programs including, but not limited to Low Income Housing Tax Credits and Market Oriented Neighborhood Investment.
- **New Jersey Economic Development Authority** – variety of programs to support property acquisition, development, and rehabilitation of commercial property; brownfields remediation; School Construction Corporation, etc.

- **New Jersey Redevelopment Authority** – variety of programs to support property acquisition and site remediation
- **US Dept. of Housing and Urban Development** – CDBG; US HOME Fund

IMPLEMENTATION

Implementation outlines an approach to carrying out target activities and illustrates, rather than predicts, the course that the Cooper Plaza's redevelopment should take. Successful execution of the **Cooper Plaza Redevelopment Plan** and its target activities will depend upon effective public-private collaboration among the developers selected to carry out redevelopment projects. Most of Year 0 (2005) will be used to develop project plans, secure funding, acquire and assemble properties for development projects, and engage design consultants and construction managers. From this baseline, there will be a 5-10 year period during which most of the extensive new construction and substantial rehabilitation will take place. Projects and redevelopment activities not completed by 2016 should be by 2025 – five years before the expiration of this redevelopment plan.

This aggressive and optimistic schedule notwithstanding, Camden's use of its standard 25 timeframe for the completion of this **Cooper Plaza Redevelopment Plan** (2005 – 2030) is intended to adequately provide for any and all delays and contingencies affecting the plan's implementation.

PROPERTY ACQUISITIONS

Acquisition is necessary in order to assemble sufficient property upon which to redevelop, as well as to mobilize resources for carrying out the objectives of redevelopment. The acquisition strategy for this Redevelopment Plan is based on a project approach. The following classifications apply to properties in the Cooper Plaza Redevelopment Area and are thus identified in this acquisition plan:

- **To Be Acquired:** Includes property to be acquired in order to implement the purposes of this Redevelopment Plan (new construction, rehabilitation and other development). The City of Camden and its agencies reserve the right not to demolish particular parcels if it is to be economically feasible to rehabilitate them.
- **May Be Acquired:** Includes property that may be needed to implement this Redevelopment Plan, as determined by prospective projects. The City and its agencies reserve the right to acquire the property if it is considered detrimental to surrounding uses or encumbers property disposition, clearance or redevelopment of the area. If the property is not acquired, the owner in accordance with local codes and property rehabilitation standards must rehabilitate it.
- **Not To Be Acquired:** Includes property not to be acquired, but subject to all property rehabilitation standards and local municipal codes.

Note: Acquisition of vacant and occupied properties is based upon project requirements and does not depend solely upon property condition.

TO BE ACQUIRED (214):

BLOCK	LOT
289	8, 9, 10
290	13, 26, 30, 33, 35, 39
291	1, 11, 12, 15
292	20, 23, 27, 31, 124, 126, 138
352	8, 9, 15, 18, 19, 20, 21, 22, 32
353	34, 35, 47, 51, 59, 60, 64, 75, 76, 77
357	2, 3, 25, 50, 51, 52, 53, 55, 56
1400	2, 3, 4, 5, 6, 7, 8, 9, 10, 11
1403	3, 4, 5, 8, 9, 15, 24
1404	25, 26, 28, 30, 48, 69
1406	25, 40
1407	5, 6, 7, 10, 11, 32, 37, 49
1408	43, 46, 47, 75, 80, 83, 84, 88, 91
1409	101
1410	5, 6, 8, 10, 12, 14, 24, 25, 26
1411	1, 3, 4, 5, 6, 7, 8, 25
1412	28, 29, 30, 38
1413	49, 50, 51
1414	66, 69, 70
1416	6, 24, 27, 28, 29

1417	8, 23
1418	46, 47, 48
1419	3, 7
1420	19, 20, 23, 34, 37, 41, 57
1421	1, 3, 4, 8, 12, 34, 35
1422	43, 57, 59
1423	73, 80
1424	40, 41, 42
1425	49, 54, 57, 58
1426	49, 50
1427	36, 38, 41, 43, 44, 45, 46, 56, 57, 60
1428	1, 2, 5, 9, 10, 13, 23, 28, 29, 30, 32, 36
1429	21, 24, 25, 29
1430	75, 85, 91, 104, 112, 116
1431	14, 30, 31, 40, 43, 47, 48, 50, 53, 58
1432	3, 9, 17
1434	55, 56
1435	18, 25, 26
1436	27, 36
1437	7
1438	17, 18, 19

MAY BE ACQUIRED (65):

290	25, 36
292	129, 140, 148
352	16, 25, 26, 27, 28, 80
353	66
357	9
1400	24
1405	1, 2, 3, 5, 8, 10
1406	115, 116
1407	45
1413	56, 57, 58, 59
1414	60, 61, 62, 63, 65
1416	25, 26, 44
1417	19
1418	67
1419	9
1420	35
1421	7, 74, 38
1422	29, 30, 43, 60, 74
1423	60, 81
1424	1, 2, 3, 44

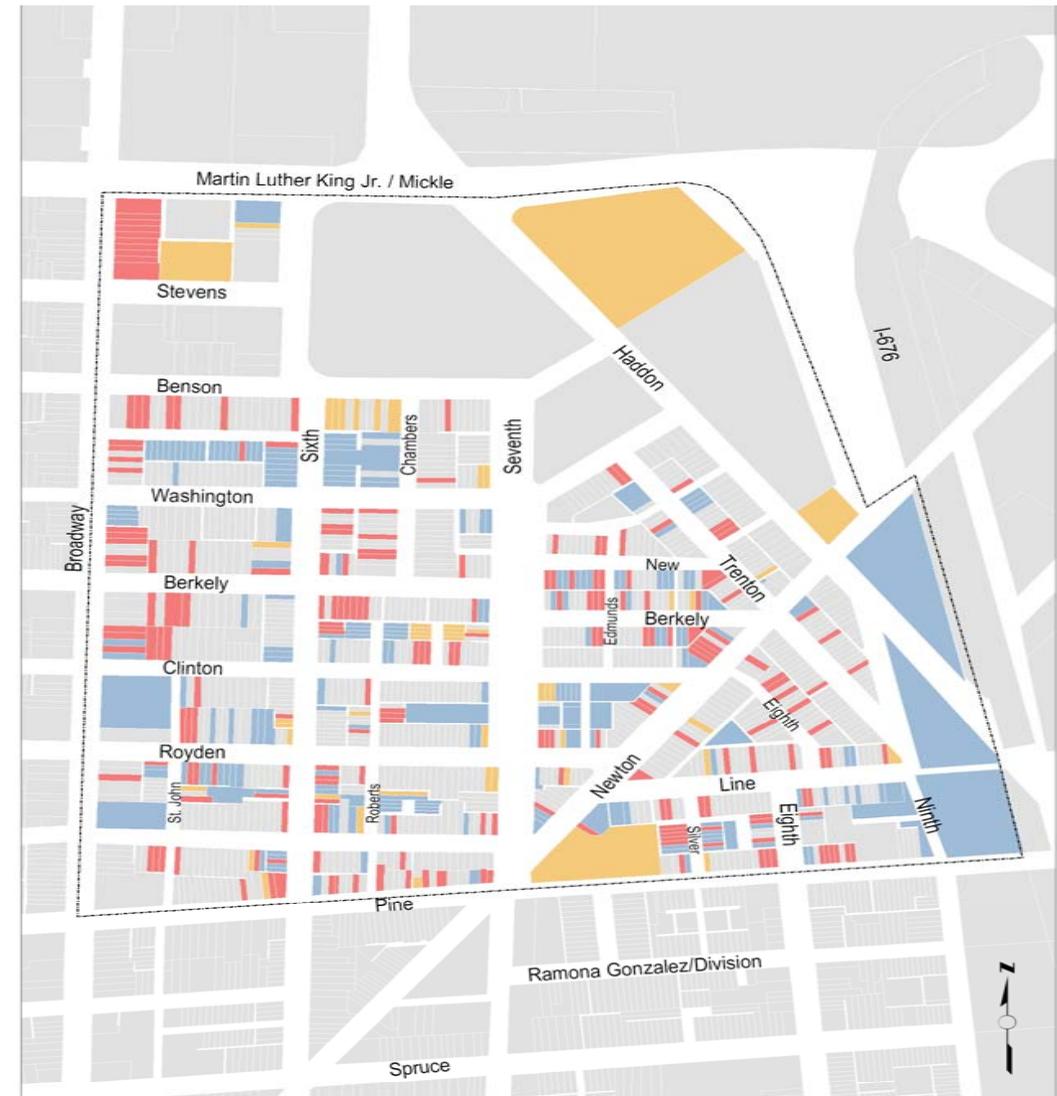
1425	52
1428	40
1429	20, 40
1430	72, 109, 116
1431	41
1434	55, 56
1439	9
1443	5

NOT TO BE ACQUIRED (1045):

All other properties not identified above. Includes 245 government owned properties.

RELOCATION

As required by the New Jersey Department of Community Affairs, the Cooper Plaza



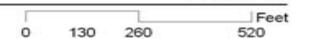
Legend

- Not To Be Acquired
- To Be Acquired
- May Be Acquired
- Government Owned Property
- Cooper Plaza Boundary

Cooper Plaza Redevelopment Plan: ACQUISITION

Department of Development & Planning - Division of Planning
City of Camden

May 2005



Redevelopment Plan identifies the following approach to relocating existing residents and businesses in the redevelopment area, as necessitated by property acquisitions. There are 10 occupied commercial properties that will require relocation, due to the acquisition needs of this redevelopment plan: Block 1400 – Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11. These ten commercial properties are likely to be displaced by proposed construction of a Medical Arts Public High School. Add to this number 3 occupied houses, 5 garages 14 side yards and 1 institution (YWCA) that may require relocation, depending upon the acquisition needs of this redevelopment plan. While the NJ School Construction Corporation (SCC) is likely to acquire occupied as well as vacant properties for the construction of the Broadway replacement Elementary School, the Camden School Board has chosen no specific site although two sites are presently under consideration. Relocation of affected households and businesses will be managed by the SCC, and is outside the scope of this redevelopment plan.

Efforts will be made to relocate the 10 displaced businesses to the new Broadway Garage, before construction at Broadway and MLK Boulevard commences. These businesses will have the option to remain at the relocated site or return to their original location after the Medical Arts High School is built. The Redevelopment Entity will adhere to all applicable state law requirements in connection with the acquisition and relocation of any business property located within the redevelopment area, including the identification of potential relocation sites and provision of statutorily mandated relocation assistance. Within the redevelopment area itself, new retail space will be developed and is anticipated to be among those spaces made available as replacement opportunities for Cooper Plaza businesses that are

eventually displaced as a result of this redevelopment plan. Comparable replacement housing will be provided from the existing Camden area (10 miles minimum, within the 50 miles statutory limits) housing market for the temporary and permanent relocation of those residents displaced as a result of this redevelopment plan. This will include up to 150 new and 150 rehabilitated/converted houses and apartments to be built in the Cooper Plaza Redevelopment Area. These new, as well as rehabilitated, units will provide those who already live in Cooper Plaza, the opportunity to remain in or return to Cooper Plaza.

After the adoption of this ***Cooper Plaza Redevelopment Plan***, and before the acquisition of any occupied property in the redevelopment area, a **WRAP** (Workable Relocation Assistance Plan) approved by NJDCA, will be developed and tailored to the various projects called for by this redevelopment plan, and the particular needs and circumstances of individual households and businesses in Cooper Plaza. Relocation, like acquisition of occupied property in Cooper Plaza, will be managed by the Redevelopment Entity, and is anticipated to be completed in the first 5 years of this plan's implementation: 2006 – 2011. The designated developers, through the agreements and contracts that are integral to the redevelopment process, will pay for property acquisition and relocation costs. Resources to support property acquisition and relocation will come from a variety of public and private funds, and have been preliminarily identified in this redevelopment plan.

III. REGULATORY CONTROLS

PROPOSED PROPERTY USE CONTROLS

Land use controls, in the form of three zoning classifications and districts: MS Medical And Support Zone, CR Commercial Retail Zone, and R-2 Medium Density Residential Zone, are proposed in order to facilitate the types of redevelopment activities necessary to revitalize the Cooper Plaza. These controls will promote effective and complementary mixed-use development throughout the Cooper Plaza redevelopment area, while strategically focusing recreational and entertainment venues along the waterfront and anchoring institutional, government, residential and commercial uses elsewhere in the waterfront. Supplementing these land use controls and zoning districts, particular attention is given to recognition, care, and treatment of historic landmarks and properties, which provide architectural foundation and guidance for the redevelopment of the Cooper Plaza Historic District.

MS MEDICAL AND SUPPORT ZONE

The purpose of the Medical and Support District is to provide for the complementary interface of institutional and residential land uses. Within this district no lot or building shall be used and no building shall be erected or altered, to be used, in whole or in part, unless it complies with the regulations set forth in this article.

PERMITTED USES: The following principal uses shall be permitted in this district:

- Hospitals, medical clinics, and health care facilities.
- Nursing and convalescent homes.
- Outpatient care facilities, including surgical centers.
- Establishments for physical therapy treatments.
- Health care and allied services, including family planning clinics, group health associations, and visiting nurse associations.
- Medical and dental educational and vocational centers.
- Medical and dental laboratories and testing facilities.
- Medical offices and facilities, including but not limited to doctor, dentist and veterinary offices, chiropractors, and psychiatrists.
- Financial institutions, including but not limited to bank, savings and loan associations, credit unions, and other financial institutions.
- Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, food, books, hobby and art supplies, flowers, drugs, handicraft art, household supplies or

furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.

- Personal services, including but not limited to barbershops, hairdressers, photographers, shoe repairs, tailors, newspaper, frame shops, and travel agencies.
- Restaurants, including dine-in or take-out and fast food.
- Commercial recreational facilities within enclosed structures, including but not limited to tennis or racquetball courts, health spas, and similar facilities.
- Places of worship.
- Any permitted residential uses in the R-3 High Density Residential Zone.
- Parks, playgrounds or recreational areas, community center buildings, and libraries.
- Public, private, or parochial educational institutions.
- Home occupations and home professional offices.
- Buildings consisting of a mix of uses otherwise permitted in this zone.
- Buildings, structures, and uses owned and operated by the City of Camden.
- Vehicular operations associated with any other use permitted in the MS zone
- Parking garages available for use by the general public

PROHIBITED USES. Any uses not listed above shall be prohibited in the Medical and Support District, and specifically the following:

- Wholesale, storage, and warehouse facilities.
- Lumber and building supply sales and storage.

- Junkyards.
- New and/or used automobile and truck sales.
- Automobile body repair and painting.
- Truck Stops.

ACCESSORY USES. The following accessory uses shall be permitted in the Medical and Support District:

- Parking lots and parking structures provided that:
 1. There is no automotive service or repair
- Medical heliports
- Fences and walls.
- Signs
- Public utility installations subject to the following special requirements:
 1. No storage of materials and trucks, and no repair facilities or staging of repair crews, except within completely enclosed buildings.
 2. The exterior of any structure shall be in keeping with the other structures in the immediate neighborhood.
- Childcare centers.
- Satellite earth station antennas.
- Wireless telecommunication facility.
- Family day care home.

CR COMMERCIAL RETAIL ZONE

The purpose of the Commercial Retail District is to create a zoning district for certain types of business, office, service and professional uses serving the neighborhood in which they are located. Within this district no lot or building shall be used, erected or altered in whole or part, unless it complies with the regulations set forth in this article.

PERMITTED USES: The following principal uses shall be permitted in this district:

- A. Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, food, books, hardware, hobby and art supplies, garden supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- B. Personal services, including but not limited to barbershops, hairdressers, cleaning and pressing establishments, photographers, funeral homes, shoe repairs, tailors, newspaper, printers, frame shops, laundromats and travel agencies.
- C. Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists, and lawyers.
- D. Medical offices and facilities, including but not limited to doctor, dentist, and veterinary offices, chiropractors and psychiatrists.
- E. Financial institutions, including but not limited to bank, savings and loan associations, credit unions, and other financial institutions.
- F. Restaurants, including drive-in or take-out and fast food.
- G. Commercial recreation facilities within enclosed structures, including but not limited to indoor tennis or racquetball courts, health spas, and similar facilities.
- H. Buildings, structures, and uses owned and operated by the City of Camden for municipal uses.
- I. Any permitted residential uses in the R-2 Medium Density Residential Zone.
- J. Residential uses above non-residential first floor.
- K. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- L. Buildings consisting of a mix of uses otherwise permitted in this zone.
- M. Places of worship.
- N. Home occupations and home professional offices.

PROHIBITED USES: Any uses not listed above shall be prohibited in the Commercial Retail District; and specifically the following:

- A. New and/or used automobile and truck sales.
- B. Wholesale, storage, and warehouse facilities.
- C. Lumber and building supply sales and storage.
- D. Junkyards.
- E. Automobile body repair and painting.
- F. Truck stops.
- G. Wireless telecommunication facility.

ACCESSORY USES. The following accessory uses shall be permitted in the Commercial Retail District:

- A. Parking lots and parking structures provided that:
 - 1. There is no automotive service or repair
 - 2. The use will not increase traffic congestion in streets abutting the property.
- B. Fences and walls.
- C. Signs.

CONDITIONAL USES. The following conditional uses shall be permitted in the Commercial Retail District:

- A. Public utility installations subject to the following special requirements:
 - 1. No storage of materials and trucks and no repair facilities or staging of repair crews, except within completely enclosed buildings.
 - 2. The exterior of any structure shall be in keeping with other structures in the immediate neighborhood.
- B. Satellite earth station antennas.
- C. Family day care home.

R-2 MEDIUM DENSITY RESIDENTIAL ZONE

The purpose of the Medium Density Residential District is to provide for amounts, types and configurations of housing development, to create a sustainable and manageable residential neighborhood.

PERMITTED USES: The following principal uses shall be permitted in this district:

- Single Family housing, detached or semi-detached, and their accessory buildings.
- Townhouse (attached/row) Dwellings.
- Multi-family and Garden Apartment dwellings.
- Buildings, structures, and other uses owned and operated by the City of Camden, for municipal purposes.
- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- Places of worship.
- Public, private, or parochial educational institutions.
- Home occupations and home professional offices.

ACCESSORY USES: The following accessory uses shall be permitted in this zone:

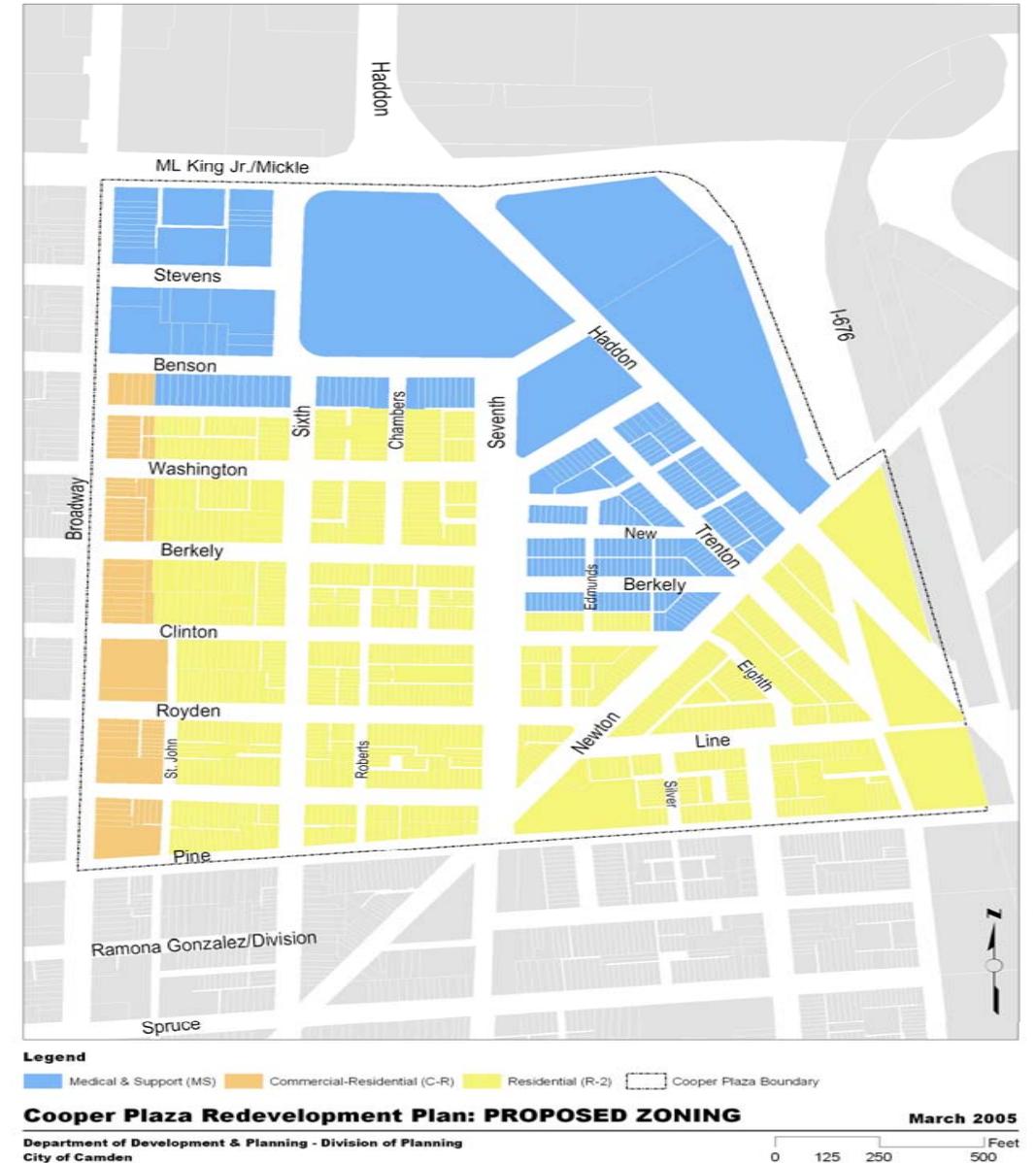
- Private parking garages, and carports.
- Swimming pools.
- Fences and walls.
- Signs.

PROHIBITED USES: Any use not listed above shall be prohibited in this zone, and specifically the following:

- Lodging houses, boarding homes and rooming houses.
- Wireless Telecommunication facility.

CONDITIONAL USES. The following conditional uses shall be permitted in this zone:

- Childcare centers.
- Family day care home.
- Community residence for the developmentally disabled, and shelters for victims of domestic violence.
- Bed and Breakfast establishments.
- Satellite earth station antennas.
- Wireless telecommunication facility.



PROPOSED SITE DESIGN CONTROLS

The following requirements are proposed as standards for site design, and should be referenced to similar requirements contained in the City of Camden zoning codes.

A. AREA AND BULK REGULATIONS

1. Lot area: a minimum lot area of two thousand (2,000) square feet shall be provided for every residential use hereafter erected.
2. Lot area: a minimum lot area of two thousand five hundred (2,500) square feet shall be provided for every non-residential use hereafter erected.
3. Lot width: each lot upon which permitted residential uses shall be erected shall have a width of not less than twenty (20) feet.
4. Lot width: each lot upon which permitted non-residential uses shall be erected shall have a width of not less than twenty-five (25) feet.
5. Building coverage: the maximum building coverage shall not be greater than eighty percent (80%) of the gross lot area.
6. Lot coverage: the maximum lot coverage, including all structures, shall not be greater than ninety percent (90%) of the gross lot area.
7. Front yard: a front yard setback shall be provided to be not less than five (5) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
8. Yards: where the lot in question adjoins a residential district, there shall be a yard adjacent to the common boundary line to provide at least five (5) feet between the building and said boundary line.
9. Rear yard: there shall be a rear yard to be not less than ten (10) feet.
10. Building Heights, minimum: a structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
11. Building Heights, maximum: a residential structure shall not have a greater height than three (3) stories or forty-five (45) feet measured from the average grade line perimetering the building to the top of the main roof cornice line.

12. Building Heights, maximum: a mixed-residential structure shall not have a greater height than six (6) stories or ninety (90) feet measured from the average grade line perimetering the building to the top of the main roof cornice line.
13. Building Heights, maximum: a non-residential structure shall not have a greater height than ten (10) stories or one hundred fifty (150) feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary **and customary roof-top structures such as HVAC compressors, air handling units, cooling towers, elevator mechanical rooms, antennae and satellite dishes, and other** utility-type roof structures.
14. Floor area ratio: The maximum is 10.0 FAR.

B. ARCHITECTURAL GUIDELINES

Important to this redevelopment plan is the creation of a cohesive built environment where existing and proposed development are integrated. The City shall exercise its aesthetic controls through site plan review, in accordance with the procedure established by ordinance. The following architectural guidelines are recommended for all new construction and major renovations of **residential and mixed-residential structures** within the redevelopment area.

1. New buildings within the project area will become integral parts of overall site design, and developed with consideration for appropriate height, mass, siting, location, materials, orientations, signs, lighting and use.

2. Every reasonable effort shall be made to provide a compatible use for structures that require minimum alteration to the building.
3. The predominant material of all street walls on primary and secondary streets shall be brick.
4. Large areas of glass curtain walls or strip windows of more than 15 feet in length are discouraged, as are tinted and highly reflective glass. Window openings shall have sills and heads of masonry or stone, which may be of pre-cast concrete, limestone, granite, brick soldier courses, or slabs exposed only for the length of the window.
5. Mechanical equipment located on building roofs shall be screened so as not to be visible from the ground level or from adjacent developments.
6. Awnings, which add visual richness to commercial corridors while enhancing the quality of public walkways, are encouraged for all storefronts. Awnings shall have fixed or retractable metal framework, with vinyl laminated polyester base scrim awning fabric to blend with storefront paint colors.
7. Canopies, unlike awnings, are non-retractable. They shall be constructed of metal framing, standing seam metal roof, and molded millwork trim. Canopies shall incorporate signage, down lighting and security grille housing.

8. All awnings and canopies shall be securely attached to the building so that the lowest part of the awning or canopy is mounted a minimum of 8'-0" and a maximum of 12'-0" above the sidewalk at the storefront.
9. Lighting levels along paved portions of public walks shall be no less than 1-foot candle for commercial areas and .5-foot candles for residential areas.
10. Fixtures serving to light streets shall be at a height of no greater than 20'-0" above the adjacent roadway surface. The light center of a fixture for a pedestrian walkway shall be mounted at a height of 12'-0" to 14'-0" above the adjacent surface of the walkway.
11. Luminaires shall have high-pressure sodium lamps.
12. Trash receptacles shall be employed along the Broadway commercial corridor in the project area. One receptacle shall be provided for every 200 feet of street frontage.
13. Parking and other automobile facilities will be designed as an integral part of site development with careful regard to safety, topography, landscaping, sight lines, and access.

C. HISTORIC PRESERVATION

- Rehabilitation shall not destroy distinguished qualities or character of the structure. Removal or alteration of historic material or architectural features should be held to a minimum.
- Buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
- Attractive landscape transition to adjoining properties shall be provided.
- Harmony in texture, lines, scale, materials, and masses is required while monotony shall be avoided.
- Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to its surroundings.
- Colors shall be harmonious with the man-made or natural surroundings of the project and shall be typical of colors found on the landmark or within the historic district. Only compatible accents shall be permitted.
- The height of proposed structures may vary according to the height of existing structures that have a visual relationship to the proposed structures.

- Building materials and components, such as windows, door, and eaves shall have good proportions and relationships to one another and to the surrounding man-made and natural materials.
- All projects shall be compatible in scale, height, site planning, and color with any officially designated federal, State or local historic landmark or district.

HISTORIC LANDMARKS

The following are excerpts from ARTICLE XXII, contained in the pending revised City of Camden Zoning Code, and **except for structures the Redevelopment Plan indicates are required to be demolished**, are applicable to properties characterized as historic in nature or design, whether or not associated with an official historic preservation or conservation district.

AREA AND HEIGHT LIMITATIONS: The maximum building height, minimum lot size, maximum coverage, etc., shall be as provided in the Land Development Ordinance for the respective zones, except that the Planning Board or Zoning Board may waive such regulations where necessary to preserve historic characteristics.

COMPLIANCE REQUIRED.

- The exterior of structures within designated historic districts or of designated historic structures shall not be restored, reconstructed, rehabilitated, constructed or demolished, altered or added to unless such action complies

with standards set forth in and a certificate of appropriateness is issued.

- If any person shall undertake any activity on a structure or improvement within an historic district or an individual historic structure without having first obtained a certificate of appropriateness, such person shall be deemed to be in violation of this article.

STANDARDS FOR REVIEW: The Commission and Board shall be guided by the following standards in reviewing applications for certificate of appropriateness:

- Every reasonable effort should be made to provide a compatible use for structures, which will require minimum alterations to the structure.
- Rehabilitation shall not destroy distinguishing qualities or character of the structure. Removal or alteration of any historic material or architectural features should be held to a minimum, consistent with the proposed use.
- Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features.

- Distinctive stylistic features or examples of skilled craftsmanship that characterize older structures and often predate the mass production of building materials should be retained wherever possible.
- All structures should be recognized as products of their own time. Alterations to create an appearance inconsistent with the original character of the structure should be discouraged.
- In regards to applications for new construction, additions, and alterations, in addition to those applicable standards for rehabilitation, the Commission shall consider visual compatibility factors. The following factors shall be used in determining the visual compatibility of a building, structure or appurtenance thereto with the buildings and places to which they are visually related:
 1. Height of the proposed building shall be visually compatible with buildings and places to which it is proximate or visually related.
 2. Proportions of building's front facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings and places to which it is proximate or visually related.
 3. Proportion of openings within the building. The relationship of the width of windows to the height of windows in a building shall be visually compatible with the buildings and places to which it is proximate or visually related.
 4. Rhythm of solids to voids in front facade. The relationship of solids to voids in the front facade shall be visually compatible with buildings and places to which it is proximate or visually related.
 5. Rhythm of spacing of buildings on streets. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with the buildings and places to which it is proximate or visually related.
 6. Rhythm of entrances and/or porch projections. The relationship of entrance and porch projections to the street shall be visually compatible with buildings and places to which it is proximate or visually related.
 7. Relationship of materials, texture and color. The relationship of materials, texture and color of the facade and roof of a building shall be visually compatible with the predominant materials used in the buildings and places to which it is visually related.

8. Walls of continuity. Appurtenances of a building such as walls, open-type fencing and evergreen landscape masses shall form cohesive walls of enclosure along a street to the extent necessary to maintain visual compatibility with buildings and places to which it is proximate or visually related.
9. Scale of building. The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is proximate or visually related.
10. Directional expression of front elevation. A building shall be visually compatible to the buildings and places to which it is proximate or visually related and its, directional character, whether this be vertical character, horizontal or non-directional character.

MAINTENANCE AND REPAIR REQUIRED: Neither the owner nor the person in charge of a property listed in the Camden Historic Survey shall allow such property to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce a detrimental effect upon the life and character of the property or the historic district in which it may be located.

D. SIGNAGE

The following requirements shall be applicable to all new construction and major renovations of residential and mixed-residential structures within the redevelopment area.

1. All signs are subject to the approval of the Design Review Committee and the Camden Planning Board.
2. Billboards and off premise signs are expressly prohibited within this redevelopment area.
3. No signs that use flashing, blinking, twinkling, rotating, animation, moving, or present the illusion of movement, are permitted.
4. The temporary display of signs, banners, flags, pennants and similar devices, in connection with special events or activities of a public or nonprofit nature, or upon the occasion of the opening of a new business use, shall be permitted — provided such display shall not exceed 14 days and shall not occur more than 4 times per calendar year.
5. No sign shall be painted directly upon a building surface, other than window glass.

6. No sign shall be placed in such a position that it is likely to cause danger to or otherwise interfere with the free flow of pedestrian traffic on the sidewalk.
7. A sign shall not project above the roof of a structure to which it is affixed, or project more than two feet from the facade of a building.
8. A sign for any non-residential use shall be limited in size to a total area or ratio of one square foot of sign area for every two lineal feet of building street frontage, with an upper limit of 40 square feet for any such non-residential use.
9. No sign shall be more than 5 feet in height.
10. Signs shall indicate only the principal name of the establishment, proprietor, or owner, and may include a brief description of the principal goods or service or use thereof, and a logo or trademark by which the business or owner is identified.
11. Where total proposed signage exceeds 40 square feet in area, a signage plan shall be submitted to the Design Review Committee and the City of Camden Planning Board. Signage erected without proper approval of the Planning Board shall be removed.
12. Floodlighting to illuminate signs shall be shielded so that the light source shall not be visible from any point off the lot upon which the sign is erected.

13. Existing non-conforming signs shall be removed from this project area within a period of 12 months after this redevelopment plan's approval. **Excluded from this provision are non-conforming signs for which a variance was granted.**
14. All signs within the project area shall be part of the overall total design scheme and in keeping with the architectural character of the project area.

E. LANDSCAPE TREATMENTS AND GUIDELINES

1. To reduce air and sound pollution; regulate solar radiation and wind control; influence the type and speed of pedestrian and automobile traffic flow; screen out glare and reflection; and produce an aesthetically pleasing environment, all projects within the redevelopment area shall be planted with street trees at the property owner's sole obligation and expense.
2. Street trees shall be located at a minimum distance of 40 feet on center, allowing plus or minus for driveways, walks or other obstructions.
3. Street trees are required to be greater than 30 feet in height when fully grown.
4. When street trees are to be planted in paved areas, the soil in the tree pit shall be protected from compaction through the use of tree grates or cobbles.
5. Trees adjacent to public walkways or streets shall be pruned from the trunk to a minimum height of 7' - 0".

6. All plants, trees, and shrubs shall be installed in accordance with a landscape plan and schedule provided by the developer, subject to the approval of the Planning Board.
7. All plant material must be able to withstand an urban environment. All screen planting must be a minimum of 4 feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen.
8. The developer shall replace any landscaping which is not resistant to the environment, or that dies within 2 years of planting.
9. All landscaped areas shall be kept clean; all litter and refuse of any type shall be removed daily.
10. All open areas, plazas, and parking areas shall be attractively and appropriately landscaped.
11. A minimum of five percent (5%) of any surface parking facility shall be landscaped area.
3. Restaurants: 1 parking space for each 8 seats, plus one space for each three employees.
4. Theater: 1 parking space for each 8 seats.
5. Institutions: 1 parking space for every 1,000 square feet of institutional use; or 1 parking space for each 10 seats of public assembly, including auditoriums, convention halls, churches or similar uses, whichever yields the maximum number of parking spaces.
6. Housing: 1 parking space for every new residential unit.
7. All off-street parking for residences shall be provided on the same lot as the dwelling.
8. Handicap Parking: **The percentage or number of parking spaces provided on a site to be reserved for vehicles displaying handicap parking plates, placards, or other permits issued by the Department of Motor Vehicles shall be the percentage or number required to comply with applicable provisions of the Americans With Disabilities Act."**

F. OFF STREET PARKING MINIMUM REQUIREMENTS

1. Retail: 1 parking space for every 500 s.f. of gross sales floor area.
2. Office: 1 parking space for every 1,000 s.f. of professional space.
9. All public and/or commercial off-street parking areas shall be buffered from the sidewalk by an approved architectural separation (e.g., a masonry wall or fence), and/or a landscaped planting bed.

10. Open parking areas, entrances, and exits shall be adequately illuminated during night hours to aid in providing a safe environment for vehicular and pedestrian movement. Lighting shall be arranged to limit spill light and glare to adjacent private and public properties. Luminaries shall be spaced to minimize shadows and avoid dark pockets.
11. Parking areas, including all access ways and driveways, shall be smoothly paved with materials that do not produce dust or debris; are durable and all weather; uniform in application and appearance; and do not permit growth of vegetation. The choice of surfacing material is left to the property owner's discretion and Planning Board's approval, provided the above standards are met. Choices can include but are not limited to: bituminous asphalt, concrete, crushed stone, etc.
12. Parking areas shall be graded to ensure proper drainage.

G. TRAFFIC CIRCULATION

1. Parking and service access shall be separated from, i.e. not into, main traffic streets. These access areas shall be designed to avoid the backing in and out of vehicles onto street right of ways.
2. Sidewalk widths shall measure between 10 and 15 feet, and be durably paved and smoothly surfaced to provide for the free movement of pedestrians.
3. All sidewalks and pathways must be designed to provide access for the

physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with local zoning and the Americans with Disabilities Act.

H. DESIGN REVIEW

Proposed development shall follow the plan review process as specified in the Municipal Zoning Code, with the addition of the Camden Redevelopment Agency as a review and approval body preliminary to submission of relevant plans and related development documents to the City of Camden Planning Board. All developers undertaking new developments and major renovations in the Redevelopment Area shall submit necessary site plans, building plans, sections, building elevations and perspectives to comprehensively convey architectural and landscape proposals. Such plans will be reviewed in the concept stage as well as the construction documentation phase. The development shall be reviewed and approved by the Camden Redevelopment Agency and the City of Camden Planning Board, and shall receive all other necessary approvals and permits before construction shall commence.

PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

A. CONFORMANCE

The **Cooper Plaza Redevelopment Plan** is substantially consistent with the *City of Camden Master Plan* and other relevant plans, and is designated to effectuate them. These plans' goals include: ensuring area stability; fostering successful coexistence of uses in mixed use areas and areas in transition; improving existing housing stock, and promoting new housing construction on appropriate sites; preserving and improving the maintenance of existing institutions and commerce, and stimulating new institutional and commercial development; maximizing the provision of community services to city residents; and improving indoor and outdoor recreation areas and facilities.

B. STATUTORY REQUIREMENTS

As described below, the **Cooper Plaza Redevelopment Plan** fully complies with state statutes.

1. Relationship To Definite Local Objectives: This Redevelopment Plan is comprehensive and sufficiently complete to indicate redevelopment, improvements, conservation or rehabilitation, zoning and planning changes, building requirements, and the Plan's relationship to local objectives in respect to appropriate land use, population densities, traffic, public transportation, utilities, recreation, community facilities, and other public improvements.
2. City of Camden Comprehensive Plan: Proposals of this Plan conform to intents

of and is consistent with the **FutureCAMDEN** Master Plan 2002-2022.

3. Relationship To Other Plans: The proposed Plan conforms to the New Jersey Development and Redevelopment Plan adopted pursuant to the "State Planning Act." That plan's goal to revitalize urban centers, and its policy of providing appropriate densities to make efficient use of existing infrastructure, while maintaining the character of the area is exactly what this Redevelopment Plan hopes to achieve. As this Redevelopment Plan is substantially similar to existing zoning regulations, and since site plan review will require the approval of all state and federal environmental review entities, uses in the Redevelopment Area shall be complementary to the economic and other development, and environmental protection concerns of Camden, its contiguous municipalities and the County.
4. Relationship To Municipal Land Use Law: This Redevelopment Plan complies with the Municipal Land Use Law, and creates no conflict with its development regulations.
5. Proposed Land Uses And Building Requirements: This Redevelopment Plan includes maps and text sufficient to describe proposed land uses and building requirements within the Redevelopment Area.
6. Identification Of Property To Be Acquired: This Redevelopment Plan sufficiently identifies all properties within the Redevelopment Area proposed to be acquired.

7. Relocation Provision: This Redevelopment Plan sufficiently describes the City of Camden's approach to the relocation of all displaced families, businesses, and individuals affected by the implementation of this Plan. The City of Camden, or its designated agent, will provide displaced families, businesses and individuals with the opportunity of being relocated into decent, safe, and sanitary facilities within their financial means, in the Redevelopment Area, where feasible. Displacees will be interviewed to determine their relocation requirements. The City of Camden will comply with the "Relocation Assistance Law of 1967", PL 1967, C. 79 and the Relocation Assistance Act, PL 1971, C. 362.

8. Civil Rights and Affirmative Action: The City of Camden and its designated agent(s) agree to assert leadership within the community, to ensure compliance with Title VI of the Civil Rights Act of 1964, and Title VII as amended in March 1972, and with all the affirmative action requirements of the state of New Jersey, including those required by PL 1975 as well as regulations issued by the State of New Jersey and the City of Camden.



IV. STATUTORY REQUIREMENTS

COMPLIANCE WITH DEVELOPMENT REGULATIONS

1. Development and subdivision within the Redevelopment Area shall be governed by the requirements of Codes of the City of Camden governing Land Use Procedures, Subdivisions and Development, and Zoning, as well as the State of New Jersey governing development and redevelopment, including but not limited to N.J.S.A. 40:55D-1 et seq. and 40A: 12A-1 et seq.
2. The redevelopment entity shall promulgate detailed design and improvement standards for development that shall be adopted as an amendment to this Plan by the City Council through ordinance. These regulations may vary from existing ones, based upon the unique nature of the parcels and Redevelopment Plan, while being consistent with the objectives of local, state, and federal regulations.
3. The designated Redevelopment Entity or Redeveloper shall agree to comply with all applicable application submission requirements, design standards and development regulations established in this plan for the Redevelopment Area, as well as those established by the City of Camden, County of Camden and State of New Jersey, except where variances and waivers are properly approved. (N.J.S.A. 40:A: 12A-13).

4. The City of Camden Planning Board or Zoning Board shall review and approve all plans and specifications for development with respect to conformance with this Plan.

DESIGNATION OF REDEVELOPMENT ENTITY, REDEVELOPER

1. The governing body of the City of Camden has designated the **Camden Redevelopment Agency** to implement redevelopment plans and carry out redevelopment projects in the area designated by this Plan as the Redevelopment Area (N.J.S.A. 40: 12A-4).
2. When necessary for the implementation of this plan, the Camden Redevelopment Agency as authorized by the governing body of the City of Camden shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Redevelopment Plan (NJ S. A. 40A: 12A-4(c)).
3. The designated redeveloper shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, as per the terms of a negotiated Redevelopment Agreement(s). The redeveloper(s) shall agree not to lease, sell, or transfer interest or any part thereof without prior written approval of the Camden Redevelopment Agency, as per negotiated Redevelopment Agreement(s). The redeveloper shall be required to furnish escrows and performance guarantees as required by the Redevelopment Entity (N.J.S.A. 40:55D-53).

GENERAL PROVISIONS OF THE PLAN

Land use provisions and building requirements for the **Cooper Plaza Redevelopment Area** are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They are intended to provide reference for physical development of the project area. Developers will be given flexibility in project planning and design, so long as buildings and improvements reflect quality, permanence, and physical integration through design elements. The City of Camden has not attempted in these controls to anticipate every possible design or land use solution. Rather, proposals will be evaluated as to how well they achieve the objectives of this Plan.

1. The Camden Redevelopment Agency and the City of Camden Planning Board specifically reserve the right to review and approve the redeveloper's plan and specifications with respect to their conformance to the redevelopment plan. Such a review shall be based on submissions to both agencies of a site context plan locating the proposed project in the redevelopment area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.
2. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to NJ S.A. 40:D-53. The City's Attorney or the Attorney of the Camden Planning Board shall approve such performance guarantees. The City shall determine the amount and form of such performance guarantees.
3. Interim uses may be established, subject to determination by the Camden Planning Board that such use will not have an adverse effect upon existing or contemplated development during the interim use. The Planning Board will determine a time period during which the interim use will be permitted. No interim use approval shall be granted for more than two years; extensions may be granted at the Board's discretion for a maximum of 2 additional one-year periods.
4. Subdivisions of lots and parcels of land within the redevelopment area shall be in accordance with requirements of this plan, Land Subdivision Ordinance of Camden, and the Zoning Code. If parcels are combined that include the use or taking of public right-of-ways, thus interfering with existing circulation patterns, and in creating a new street or tax block, the developer shall also be required to comply with the Municipal Zoning Code, as if the developer were proposing a subdivision or portion thereof.
5. The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, PL 1992, Chapter 79.

6. No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other features detrimental to the public health, safety or general welfare.
7. No building shall be constructed over an easement in the project area without prior written approval of the Camden Redevelopment Agency and appropriate City authority.
8. Utility easements, when necessary, shall be provided by developers and approved by the City of Camden. Such easements shall be provided within 7 working days after completion of project construction.
9. The developer of a specified project within the redevelopment area shall submit, if needed, a storm water management plans as part of the design submission for review by the Camden Planning Board and appropriate City authority. Storm water management in the redevelopment area is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into adjacent streams.
10. Any designated (re) developer providing new construction of any type of use, or building rehabilitation in excess of \$100,000 per project, will set aside an amount equal to 2% of project construction costs for the provision of public art or streetscape amenity on the block(s) where such project construction shall occur, as specified by negotiated Redevelopment Agreement(s). Proposed artwork or amenities will be reviewed and approved by the Camden Redevelopment Agency and Camden Planning Board.
11. No covenant, lease conveyance or other instrument shall be affected or executed by the Camden Redevelopment Agency, or other designated agency, or by the developer or any successors or assignees, whereby land within the project area is restricted by the Redevelopment Agency or other designated agency, or the developer, upon the basis of race, creed, color, marital status, gender, age, handicap, familial status, or national origin, in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions, and shall be included in the disposition agreements.
12. Any plans or plats approved by the City of Camden, or its agencies and subsidiaries, prior to the adoption of this Redevelopment Plan shall not be subject to the requirements of this Redevelopment Plan.

PUBLIC IMPROVEMENTS

Existing water, sewer, and roadway facilities serving the **Cooper Plaza Redevelopment Area** require upgrading in order to meet present and future needs. The City of Camden Division of Capital Projects shall continue its long-range improvement planning program to upgrade the sanitary sewer and water systems in the Redevelopment Area, for service to existing and new residential customers, and to enhance the attractiveness of the area. Redevelopers of large-sized parcels shall participate in infrastructure improvements per the terms of a negotiated Redevelopment Agreement(s). At the sole option of the City of Camden, the City or its designees may opt to pay for all or part of these public improvements. Any water system improvements will be coordinated with the appropriate utility company.

TYPES OF PROPOSED REDEVELOPMENT ACTIONS

Upon adoption of a Redevelopment Plan pursuant to PL 1992, the municipality or Camden Redevelopment Agency may proceed with the clearance, re-planning, development and redevelopment of the area designated in that plan. In order to carry out and effect the purposes of this act and the terms of this **Cooper Plaza Redevelopment Plan**, the municipality or Camden Redevelopment Agency may:

1. Undertake redevelopment projects, and for this purpose issue bonds in accordance with provisions of section 29 of PL 1992, C-79.
2. Acquire privately held parcels and property that are vacant, or under-utilized, scattered or under varied ownership, and assemble them into parcels of sufficient size to support commercial and residential development.
3. Form a public-private partnership for development of this Redevelopment Area.
4. Provide public improvements necessary to support redevelopment.
5. Select (a) redeveloper(s) to implement all or part of the projects for this redevelopment area, in conformance with this redevelopment plan and all applicable local, state, and federal requirements.
6. Enter upon any property in the redevelopment area, to conduct investigations, surveys, soundings or test bores necessary to carry out the purposes of this plan.

7. Acquire by condemnation any land or buildings necessary for the redevelopment project, pursuant to provisions of the “Eminent Domain Act of 1971”.
8. Clear any area owned or acquired, and install, construct or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan.
9. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants, to carry out redevelopment projects.
10. Arrange or contract with public agencies or redevelopers for (re) planning, construction, or undertaking of any redevelopment project, or any part thereof.
11. Negotiate and collect revenue from a redeveloper, to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the Camden Redevelopment Agency, and to secure payment of such revenue as part of any such arrangement or contract.
12. Provide for extension of credit, or making of loans, to redevelopers, to finance any project or redevelopment work; or upon a finding that redevelopment work would not be undertaken but for the provision of financial assistance, or would

not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement for capital grants to redevelopers.

13. Arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys or other places, or for the furnishing of facilities, or for the acquisition by such agency of property options or property rights, or for furnishing of property or services in connection with this redevelopment plan.
14. Lease or convey property or improvements to any other party, without public bidding, and at such prices and upon such terms as it deems reasonable, provided such lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule or regulation to the contrary.
15. Arrange or contract with a public agency for relocation of residents, industry or commerce displaced from or within a Redevelopment Area, pursuant to the “Relocation Assistance Law of 1967” and “Relocation Assistance Act,” PL 1971.
16. Consistent with this plan, conduct a program of voluntary repair and rehabilitation of buildings and improvements; and plan for the enforcement of laws, codes and regulations relating to the use and occupancy of buildings and improvements, as well as the compulsory repair, rehabilitation, demolition or removal of buildings and improvements.

17. Publish and disseminate information concerning any redevelopment area, plan, or project.
18. Improve vehicular circulation in the redevelopment area through roadway (re) design, improved signal timing, signage, and paving.
19. Improve the infrastructure and streetscape on adjacent streets, as development or renovations take place.
20. Demolish acquired housing that cannot be cost effectively renovated, or are located so as to impede new development.
21. Rehabilitate vacant housing that can be done cost effectively for residential use.
22. Develop residential prototypes for new block construction and infill housing.
23. Develop and adopt design guidelines and a design review process that will govern all new development in the redevelopment area.
24. Dedicate a portion of the tax revenue from development in the redevelopment area for increased security and other amenities.

TIME LIMITS

A. REASONABLE TIME FOR DEVELOPMENT

The redeveloper of a project within the **Cooper Plaza Redevelopment Area** shall begin the development of land and construction of improvements within a reasonable period of time, to be determined in Redevelopment Agreement between the Camden Redevelopment Agency and the duly designated redeveloper. (N.J.S.A. 40A: 12A-9)

B. EXPIRATION OF REDEVELOPMENT PLAN

The provisions and regulations specified in this Plan shall continue in effect for a period of 25 years from the adoption of this **Cooper Plaza Redevelopment Plan**, by the governing body of the City of Camden.

PROCEDURES FOR AMENDING THIS PLAN

This **Cooper Plaza Redevelopment Plan** may be amended from time to time in conformance with the requirements of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et seq.), provided that any change in use of a particular parcel in the project area previously conveyed to the Camden Redevelopment Agency and restricted as to its use in accordance with this Redevelopment Plan, the Camden Redevelopment Agency first receives the written consent of the current owner or contract purchaser of such a parcel whose interest are materially affected by such Plan or its proposed amendment(s). Whether an amendment to the Plan materially affects an owner with an interest in the Redevelopment Area will be decided solely by the City of Camden. Procedures for amending the plan shall be regulated in the “Local Redevelopment and Housing Law” (N.J.S.A. 40A: 12A-7).

SUPERSEDEENCE, REPEAL, AND SEVERABILITY

1. All ordinances or parts of ordinances inconsistent with this **Cooper Plaza Redevelopment Plan** are repealed to the extent of such inconsistency only.
2. If any standards, controls, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Redevelopment Plan differ in content from provisions set forth in the zoning law, provisions of this plan – unless otherwise specified – shall prevail.
3. If any provision or regulation of this Redevelopment Plan shall be judged invalid by court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Redevelopment Plan are hereby declared severable.