

NORTH CAMDEN WATERFRONT STUDY AREA

AREA IN NEED OF REDEVELOPMENT REPORT

Prepared for the City of Camden Department of Planning and Development
and the Camden Redevelopment Agency (CRA)



Prepared by Wallace Roberts & Todd, LLC
Planning and Design
wrtdesign.com

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REDEVELOPMENT PLAN

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NORTH CAMDEN WATERFRONT STUDY AREA REDEVELOPMENT PLAN

Prepared for:

The Honorable Dana L. Redd, Mayor, City of Camden, New Jersey

Rodney Sadler, Chairman, City of Camden Planning Board

Dr. Edward C. Williams, PP, AICP, Director, Division of Planning and Zoning

January, 2013

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INTRODUCTION

Introduction

The residents and stakeholders of North Camden collaborated to develop a unified vision of a vibrant waterfront park and mixed use district that reflects the heritage and interests of the community. The North Camden Waterfront Study Area Redevelopment Plan creates a flexible regulatory framework to implement that vision. The Plan leverages the site's assets to catalyze investment in the creation of new medium- to high-density development that is well integrated with the existing neighborhood while providing the necessary amenities to support the needs of existing and new residents.

***Redevelopment Plan Vision:
Create a vibrant, mixed-use district that provides new opportunities for riverfront recreation and attracts sustainable development while connecting existing residential neighborhoods to the waterfront.***



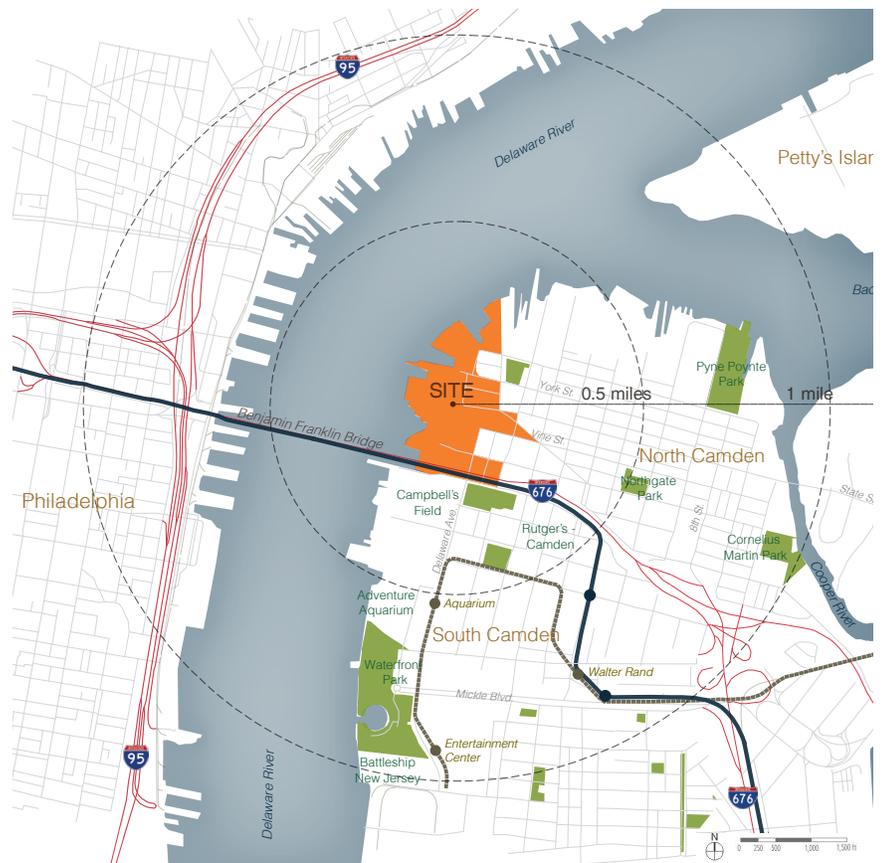
The primary goal of this Redevelopment Plan is to revitalize the North Camden Waterfront Study Area and to transform it into a vibrant mixed-use waterfront district filled with commercial, residential, retail, cultural, and recreational amenities.

Purpose

The North Camden Waterfront Study Area Redevelopment Plan follows a determination by the governing body of the City of Camden that the North Camden Waterfront Study Area is an “Area In Need of Redevelopment” as established in the New Jersey Local Redevelopment and Housing Law N.J.S.A. 40A-12A-1. Located in an Urban Enterprise Zone and a state Designated Center for Smart Growth, the study area’s prime waterfront location, numerous vacant parcels, and large areas within municipal ownership make it ripe for redevelopment. The City Council, after reviewing the North Camden Waterfront Study Area–Area In Need of Redevelopment Report, formally requested the preparation of this Redevelopment Plan on March 9, 2010. The primary goal of this Redevelopment Plan is to revitalize the North Camden Waterfront Study Area and to transform it into a vibrant mixed-use waterfront district filled with commercial, residential, retail, cultural, and recreational amenities. This Plan establishes a framework to guide future development that will build on the site’s unique environmental and recreational resources to create the necessary vibrancy to attract investment and reinvigorate the area. The revitalization of the North Camden Waterfront Study Area will require incentives to attract redevelopment and increase residential density in order to support services and amenities crucial to achieving a dynamic, mixed-use waterfront district. The zoning and design standards in this plan shall supersede the City’s current Zoning Ordinance. A market snapshot of the district will be developed as one of the first steps towards implementation.

Study Area

Located directly north of downtown Camden, the North Camden Waterfront Study Area is adjacent to the City’s major institutions and attractions, including Rutgers University–Camden, Campbell’s Field, Adventure Aquarium, Camden Children’s Garden, and the Battleship New Jersey Museum. The study area has great regional road access provided by I-676 as well as public transit access with PATCO, RiverLine, and RiverLink Ferry stations within a mile.



Map 1 Study Area Context

OVERVIEW & BASIS FOR THE REDEVELOPMENT PLAN

2.1 Study Area Boundaries

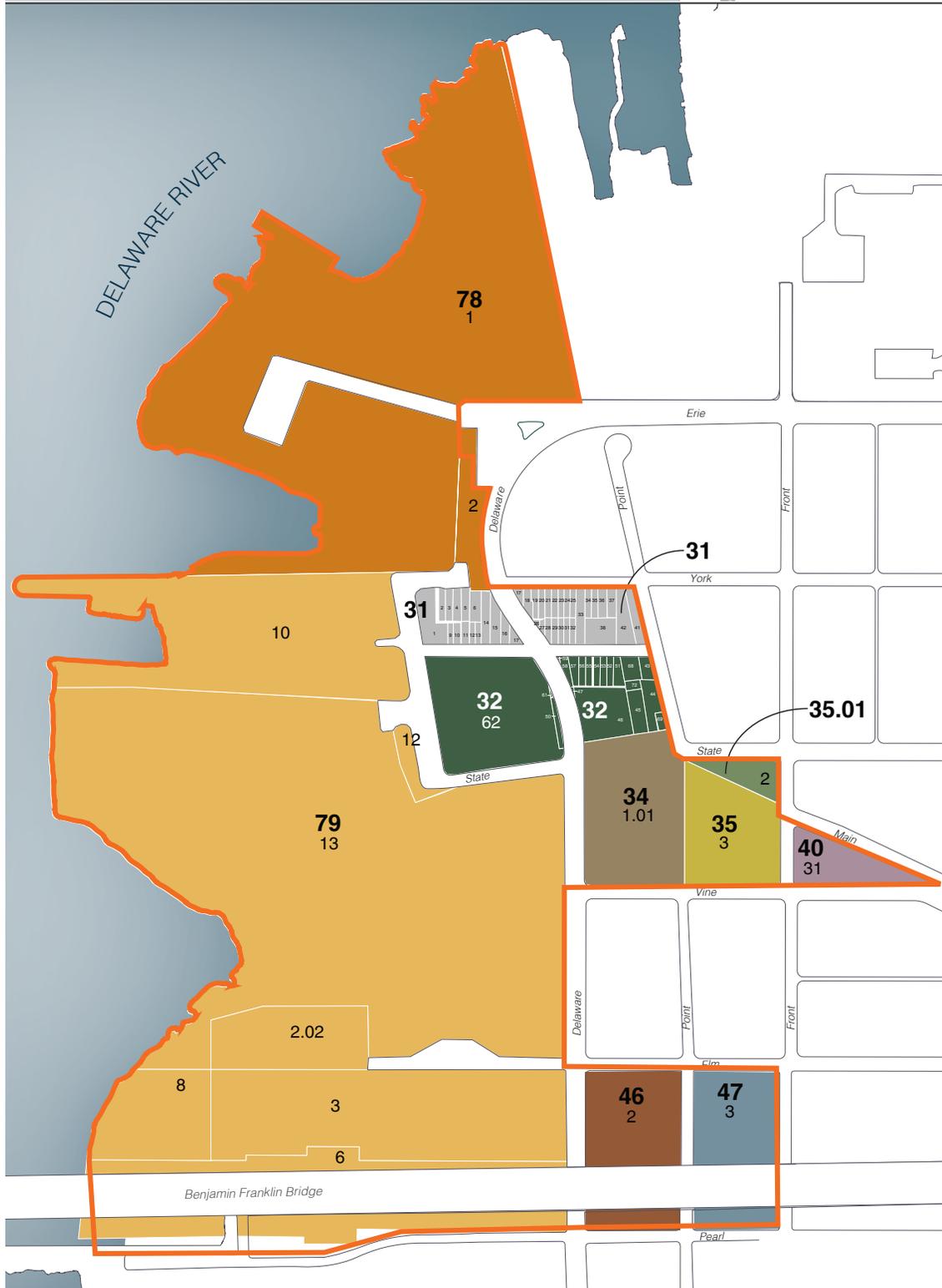
The North Camden Waterfront Study Area is defined as part of census tract #6007, in the Cooper's Poynt area of the North Camden neighborhood. The study area includes 54 acres bounded by the Delaware River at the west and north, variously Point Street, Front Street, and Delaware Avenue to the east, and the Ben Franklin Bridge to the south. The study area consists of 10 City of Camden tax blocks and 73 tax lots. The land uses vary with over 23 acres currently vacant, two commercial properties, streets and public utilities, and one residential property. The site is generally flat with fantastic views overlooking the Delaware River, the Philadelphia skyline, and the Benjamin Franklin Bridge.

Vacant parcel adjacent to the Benjamin Franklin Bridge provides a prime opportunity for redevelopment at the site of the former Riverfront State Prison.

Map 2 Study Area Boundaries



Map 3 Study Area Tax Lots and Blocks



79 Block 79 Lot Study Area

Data Source: City of Camden, NJ 0 66.6 133.3 200 ft

2.2 Community Driven Planning Efforts

The North Camden Neighborhood Plan

Led by Save our Waterfront (SOW), a community-based coalition in North Camden, and Coopers Ferry Partnership (formerly Cooper's Ferry Development Association), residents and stakeholders completed a comprehensive, award-winning neighborhood plan in 2008 for the entire North Camden neighborhood, which includes census tracts 6007 and 6008. The North Camden Neighborhood Plan is based on four key principles derived from the original 1993 North Camden Plan. These include: no displacement, community control, and increasing employment and homeownership opportunities for local residents.

As an official amendment to the City of Camden Master Plan, the North Camden Neighborhood Plan describes community values and sets forth a vision for the neighborhood, which contains the North Camden Waterfront Study Area. Several projects and programs have already been implemented as a result of the Neighborhood Plan, including designation of the neighborhood under the State's Neighborhood Revitalization Tax Credit (NRTC) program.

The North Camden Waterfront Park Plan

The North Camden Waterfront Park Plan was developed and adopted in conjunction with the Neighborhood Plan in 2008. The Waterfront Park Plan leverages the site's location on the Delaware River to envision a two and a half mile waterfront park that can become a cultural, economic, and ecological centerpiece for neighborhood revitalization. The Waterfront Park Plan extends the framework created in the Neighborhood Plan to reconnect the core neighborhood with the waterfront via street and pedestrian extensions, balancing waterfront development with public access and community needs, and providing active and



The demolition of the Riverfront State Prison provides a unique opportunity to redevelop prime waterfront land and implement the community supported vision for North Camden's revitalization.



Community Celebration at the former prison site (June, 2010)



Community Celebration at the former prison site (June, 2010)



Illustrative concept plan developed as part of the community visioning process for A Vision for Cooper's Poynt.

passive recreation as well as economic opportunities.

Demolition of the Riverfront State Prison

With the Riverfront State Prison demolished, the neighborhood and city are presented with an enormous opportunity to achieve the goals of the Neighborhood Plan and Waterfront Park Plan. The former prison site accounts for roughly a third of the North Camden Waterfront Study Area and is owned by the New Jersey Economic Development Authority (EDA). A comprehensive Infrastructure Assessment Study has been performed for North Camden. The study details current conditions of transportation, sewer, stormwater, gas, and water infrastructure, and it offers a phased upgrade plan for area infrastructure, in conjunction with Neighborhood Plan priorities.



"North Camden Triangle" Design Workshop (January, 2010)

A Vision for Cooper's Poynt

Most recently, SOW, with technical assistance from Cooper's Ferry Partnership (CFP), worked in collaboration with the residents and stakeholders of North Camden to develop a unified vision for the area encompassing the prison site and surrounding properties. Through a participatory design workshop and community meetings, local organizations, institutions, the City, and several hundred residents were involved in the development of an illustrative framework for the prison area called a Vision for Cooper's Poynt. The guiding vision for the prison site builds on the principles from the 2008 Neighborhood Plan and Waterfront Park Plan. This significant and sustained community involvement has been a major factor in all the recent planning and implementation activities in North Camden, and the community vision put forth in these community plans will be incorporated into the legal framework as part of this Redevelopment Plan.



"North Camden Triangle" Design Workshop (January, 2010)

2.3 Study Area Background



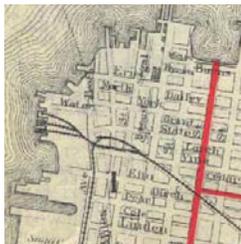
Historical photograph of North Camden waterfront



Aerial perspective rendering from North Camden Waterfront Park Plan (WRT, 2008)

The City's strategic location along the banks of the Delaware River attracted early settlers and supported a range of water dependent industries. While industrial uses once represented the city's livelihood, the North Camden waterfront no longer has the industrial job base that once provided economic opportunities to neighborhood residents. Vacant industrial sites and the construction of the Riverfront State Prison further isolated residents

from the area's greatest asset: the Delaware River. Governor Corzine's 2006 prison relocation announcement presented the opportunity to reimagine North Camden's derelict waterfront as a vital, mixed-use hub of activity.



**1914
Industrialized**

Before construction of the Benjamin Franklin Bridge, goods were transferred from the railroad terminal via ferry across the Delaware River.

**1950
Thriving**

At its peak the population of Camden was 125,000.

**1985
Forgotten**

Opened in August 1985, the Riverfront State Prison occupies a major waterfront location blocking off access to the river.



**2013
Repurposed & Celebrated**

The North Camden Area In Need of Redevelopment Study and Redevelopment Plan establish the regulatory framework for the site's reuse as a vibrant, pedestrian friendly, mixed-use district.

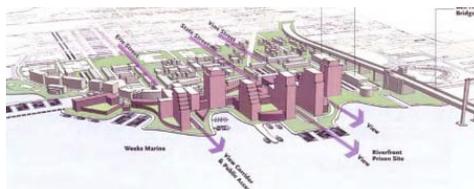
1926

The Benjamin Franklin Bridge (originally named the Delaware River Bridge) opened.



**2006
Recognized**

In 2006, the Delaware River Port Authority Commissioned the Riverfront State Prison Reuse Study to analyze the reuse potential of the North Camden Riverfront.



2008

The community creates a vision for North Camden's future in the North Camden Neighborhood and Waterfront Park Plans.



2009

A Vision for Cooper's Poynt - In 2009 a community charrette produced a vision for the Cooper's Poynt area of North Camden.



2010

Demolition of the Riverfront State Prison



2.4 AINR Study Findings

The North Camden Waterfront Study Area in Need of Redevelopment Report established that the North Camden Waterfront Study Area met the N.J.S.A. 40A:12A-1 criteria for an Area In Need of Redevelopment:

Urban Enterprise Zones (N.J.S.A. 40A:12A-5.g)

- The entire Study Area is within a designated Urban Enterprise Zone, which provides tax incentives in targeted distressed urban areas throughout the State of NJ.

Smart Growth Consistency (N.J.S.A. 40A:12A-5.h)

- Development in the redevelopment area promotes Smart Growth principles by taking advantage of existing community assets.

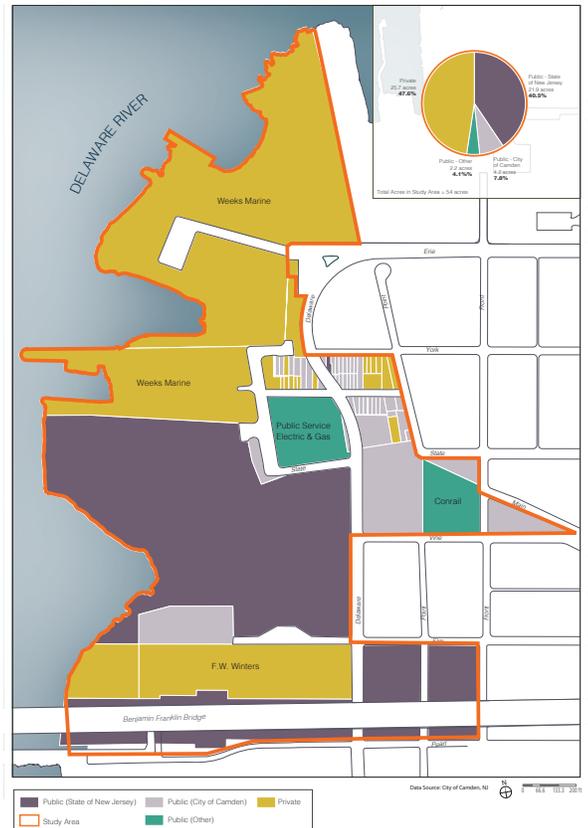
Public and Vacant Land (N.J.S.A. 40A:12A-5.c)

- Over 35 acres of land within the study area is owned by the City of Camden and the State of New Jersey, including the 16+ acre site of the former Riverfront State Prison.

Lack of Proper Utilization (N.J.S.A. 40A:12A-5.e)

- Over 22 acres (42% of the study area) is vacant land and another 27 acres is currently underutilized, including low-intensity industrial uses, the former prison use, and a patchwork of uses that have negatively impacted the proper utilization of the study area.

Map 4 Ownership



The North Camden Waterfront Study Area includes large tracts of vacant municipally owned land.



Block 79/Lot 13 the site of the former Riverfront State Prison

2.5 Challenges to Revitalization

In order to fully maximize the redevelopment opportunities that exist within this waterfront district, there are several site constraints that must be addressed. The following summarizes the critical challenges to revitalization:

Floodplain

The majority of the waterfront sits within the 100-year floodplain. Given the potential for flooding and the generally flat topography of the site, new development will require new gray infrastructure, green infrastructure best practices, such as green streets, bio swales, pervious paving, and green roofs, and other sustainable strategies to ensure that new development is protected. (New construction must be designed to meet New Jersey Flood Regulations.)

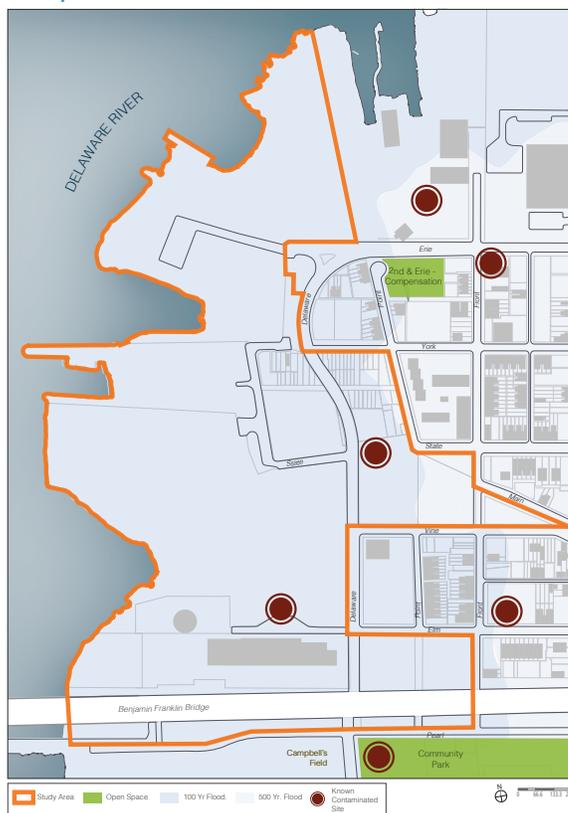
Brownfields

Portions of the study area have been designated by the New Jersey Department of Environmental Protection (NJDEP) as a Brownfield Development Area (BDA). The BDA designation identifies areas that require further study as the historical industrial uses of the waterfront may have potential impacts on soil quality. Further investigation and assessment is necessary prior to redevelopment and reuse.

Market Potential

An economic analysis was not included in the Redevelopment Plan but will be a part of the first phase of implementation.

Map 5 Constraints



As North Camden's waterfront industry has declined, there is a unique opportunity to redefine these former industrial lands and create thriving waterfront mixed-use neighborhoods.

THE PLAN

3.1 Plan Concept and Strategy

With the majority of the North Camden Waterfront Study Area parcels being vacant, there is an opportunity to create a vibrant, pedestrian-oriented waterfront district that can attract residents, visitors, and investment to Camden's waterfront. The overarching redevelopment strategy for the study area is based on the development of new mixed-use, medium density development that can take advantage of the site's numerous assets. With its proximity to Philadelphia, regional transportation access, major institutions, and waterfront setting, the North Camden Waterfront Study Area has the potential to transform North Camden by attracting new residents to live in townhomes and apartments that have views to the river and immediate access to new waterfront parks and amenities. By increasing its residential density, the waterfront district can draw new businesses and services that will provide a higher quality of life for the neighborhood's new and existing residents. At the heart of this waterfront development is an open space network that creates the framework for an attractive, walkable, mixed-use waterfront district. The open space system will connect the existing residential neighborhood to a large, publicly accessible waterfront park that provides an array of recreational opportunities. This waterfront park provides amenities for residents and visitors, while linking the North Camden Waterfront Study Area to the rest of Camden via the Camden Greenway trail.

Stakeholder input was used to verify the alignment of plan goals with the previous planning processes and to develop design guidelines to ensure that new development adheres to community-supported planning principles.

The Redevelopment Plan proposes the following:

1. Development—construction of new residential, commercial, and mixed-use buildings
2. Open space—development of substantial publicly accessible recreational open space
3. Unified urban design standards for buildings and the public realm

Following is a conceptual plan that illustrates what form development within the study area may take.

The Redevelopment Plan guidelines provide for market flexibility while incorporating requirements that promote the walkable waterfront mixed-use character desired by stakeholders. The development plan concept is not based on a market-tested approach.

- 1- An extension of the existing grid and the development of a new riverfront road.
- 2- A public riverfront park accessible from new riverfront streets and a linear park lining an extended State Street, connecting the riverfront to the existing community.
- 3- Mid-rise, mixed-use development that supports a range of housing typologies. Maximizing waterfront and park views while stepping back height and density closer to the existing neighborhood.
- 4- Infill residential development within the existing neighborhood replacing the numerous vacant lots and reinforcing the public realm.
- 5- Screened parking facilities that meet development needs while minimizing the impact on the urban realm.

Map 6 Conceptual Redevelopment Plan



3.2 Plan Objectives

North Camden has gone through a number of community engagement processes that established a shared vision for redevelopment. The North Camden Neighborhood Plan and the North Camden Waterfront Master Plan (2008) create the basis for a unique and sustainable waterfront district. The following community supported objectives are established to guide the Redevelopment Plan:

1. Create a vibrant, pedestrian friendly, mixed-use district.

The closing of the Riverfront State Prison provides North Camden the unprecedented opportunity to rebuild and redefine itself.

2. Enhance the visual impact of the river.

As stated in the North Camden Waterfront Park Plan, “The two and a half-mile stretch of waterfront that wraps the neighborhood on three sides is a cultural, economic, and ecological asset. The transformation of this once-bustling industrial area into a revitalized waterfront park will help to transform the future of North Camden.” The high visibility of the site provides an opportunity to announce the rebirth of North Camden and draw new residents, businesses, and investment.

3. Provide continuous public access to the waterfront.

Throughout the planning process, stakeholders expressed the desire to have a public waterfront as an amenity to both existing and future residents and that a continuous waterfront trail cannot be interrupted by private development.

4. Connect existing neighborhoods to the

river.

The extension of the street grid to the water's edge along with a complete open space system will ensure that the existing neighborhoods are connected to the waterfront and can benefit from the significant resources that this plan will bring.

5. Create a pioneering environmental education asset.

This new waterfront district can serve as a model of sustainable development in Camden that can guide future investment in the city. The industrial legacy of the site has left an impact on the ecological health of the land, water resources, and community. This constraint can be used as an opportunity to create a green infrastructure strategy that is the basis for a new, thriving waterfront community.

6. Provide access to recreation.

Access to recreational amenities can bring tremendous benefit, including a vibrant pedestrian realm that ensures safety, active recreation that supports community health and well-being, and programming that promotes community cohesion.

7. Respect North Camden's maritime roots.

In the re-making of the North Camden waterfront, there is a singular opportunity to develop a unique waterfront district that builds on the industrial history of the waterfront. By taking cues from the site's history, the new development has a chance to reference the important role that the industrial waterfront once had to the daily lives of Camden residents and the economic well-being of the city.

3.3 Future Land Use

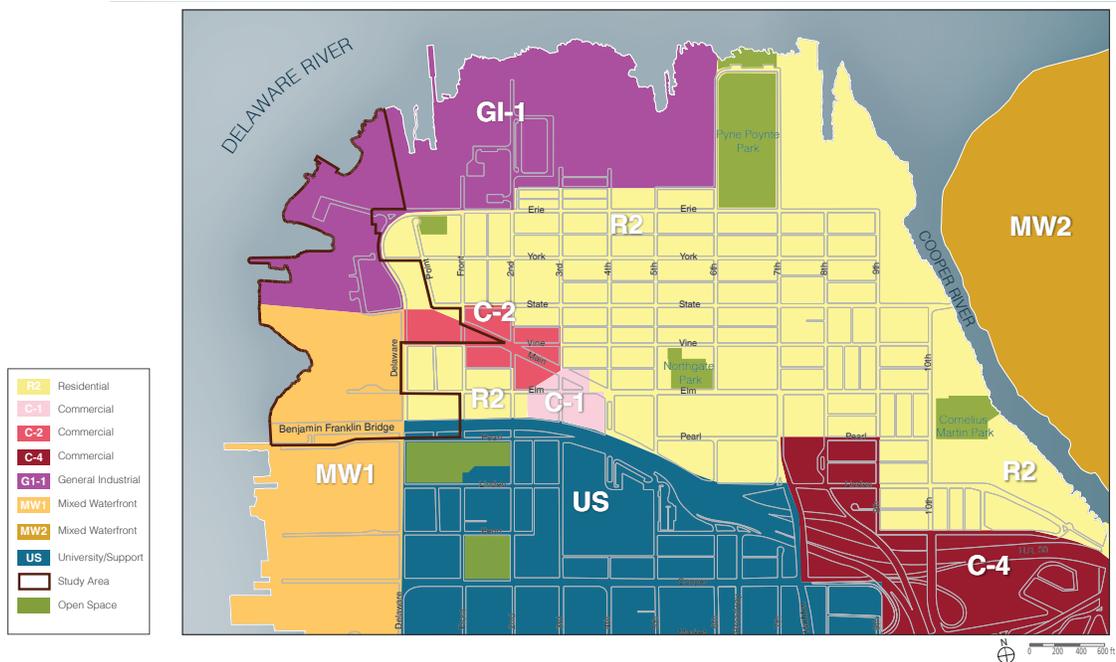
The proposed land use in the North Camden Waterfront Study Area Redevelopment Plan includes all the use categories currently permitted in MW-1 Mixed Waterfront Zone, plus additional land uses as identified in this plan. To the extent that current zoning is inconsistent with this plan, current zoning shall be superseded by this plan.

The Redevelopment Plan regulations will replace the GI-1 General Industrial Zoning designation within the study area with a mixed-use district that extends the waterfront uses south of the Benjamin Franklin Bridge along the North Camden Waterfront.

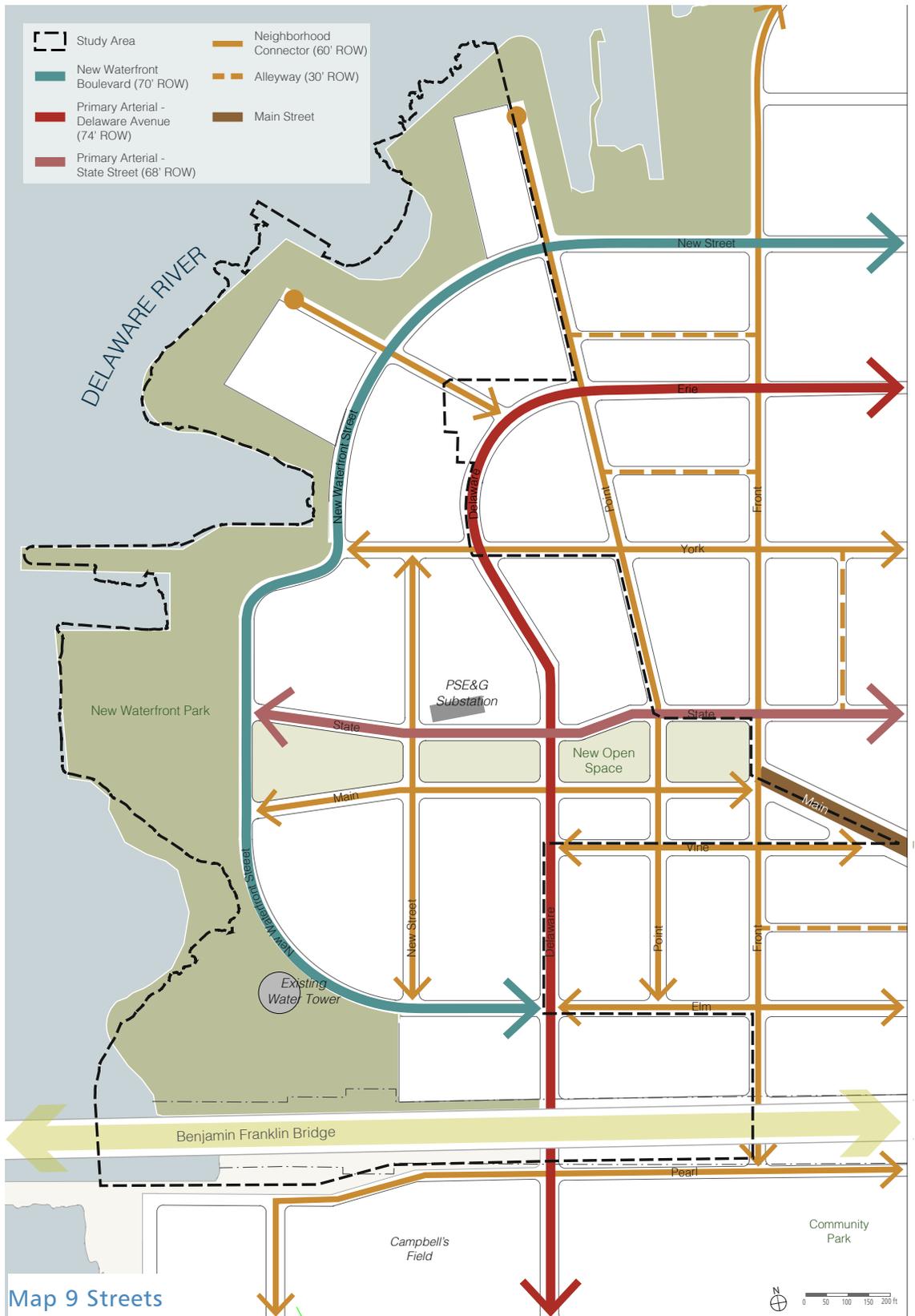
Map 7 Future Land Use



Map 8 Existing Zoning



3.4 Framework Plan





Map 10 Development Blocks



Map 11 Massing Diagram



Redevelopment Program (Based on conceptual massing)

2,000	Residential units
77,350sf	Retail/Commercial
19.2 acres	Open space
750	Parking spaces (on-street)
3,786	Parking spaces (garage)

Scale and Massing of Development

One of the primary goals of the Redevelopment Plan is to increase economic activity in North Camden by creating opportunities for new mixed-income and mixed-use development that can increase the residential population. New development needs to be balanced with the other community goals of continuous waterfront access and connecting the fabric of the existing residential neighborhoods east of the study area to the waterfront. While the study area is largely vacant, the scale of the adjoining residential neighborhood is primarily 2-3 story row homes. Recognizing that significant density is needed to achieve the vibrancy and economic vitality needed for a successful mixed-use, waterfront district, new development needs to be sufficiently dense while not creating a wall between the existing neighborhood and the waterfront. As such, this plan proposes a maximum building height of 10 stories closest to the waterfront, stepping down to a minimum of 2 stories adjacent to the existing residential neighborhood. The plan includes a variety of building heights and building types that provide opportunities for ground floor retail and commercial uses with residential above. Development is focused along a central linear park that connects to the waterfront park system. It is envisioned that vibrant ground floor uses will face onto the open space while secondary streets will provide access to parking and services.



Map 12 Open Space System



Green Infrastructure Opportunities

The Redevelopment Plan is based on an extensive publicly accessible open space system. The open space system includes: a 17-acre waterfront park that can accommodate a multi-use sports field, a regularized waterfront edge, a park greenway to strengthen the connection between the neighborhood and river, and miles of multi-purpose trails. The open space is envisioned to be a part of a comprehensive network of green infrastructure that can be designed to not only manage stormwater, but also to provide economic, environmental, and social benefits.



1. Constructed wetlands store and filter excess stormwater, permit infiltration, and enhance biodiversity.

2. Continuous trenches store and filter excess stormwater, permit infiltration, and provide more space for street tree roots.

3. Green roofs retain rainwater, improve air quality by capturing airborne pollutants, reduce energy costs for heating and cooling, and can also serve as additional recreational space.

4. Large permeable spaces permit infiltration and maintain groundwater levels.

5. Lawn and planted areas capture rainwater and recharge groundwater through detention and infiltration.

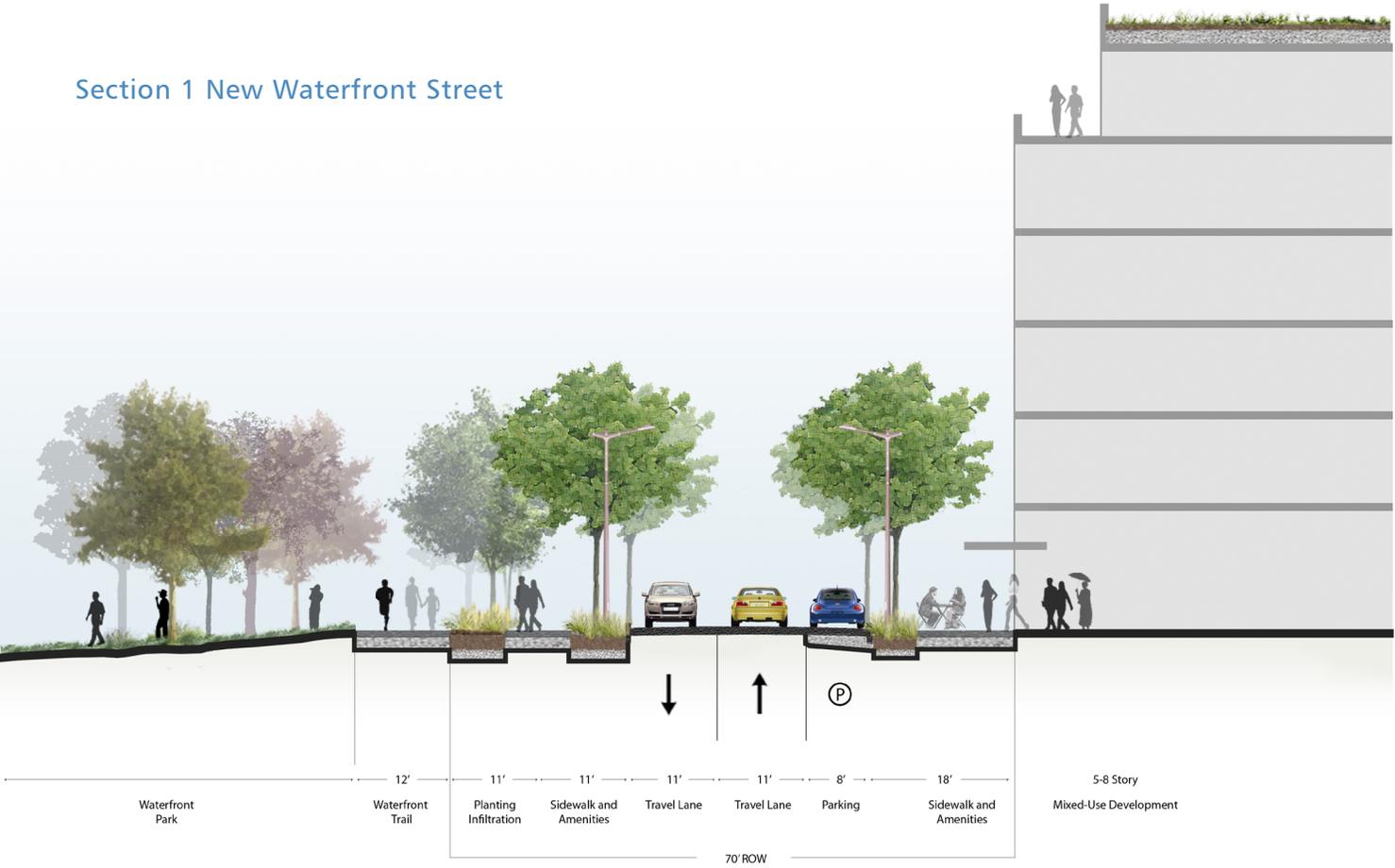
6. Pervious pavement in parking lots enhance permeability.

7. Playfield with subsurface infiltration bed can store rainwater.

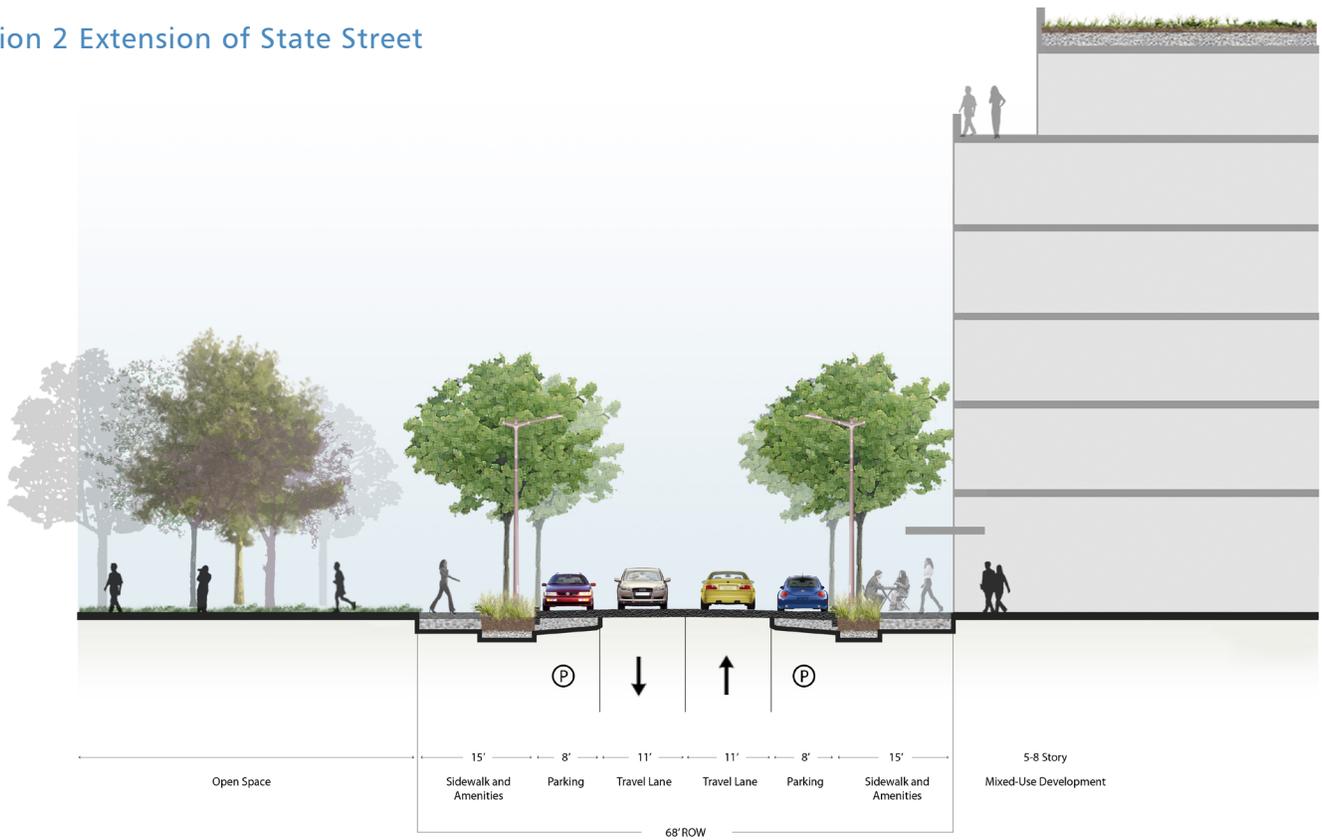
8. Rain gardens capture polluted runoff, provide habitat for birds and butterflies, and create an attractive landscape.

9. Street trees capture rain, filter air, and provide shade.

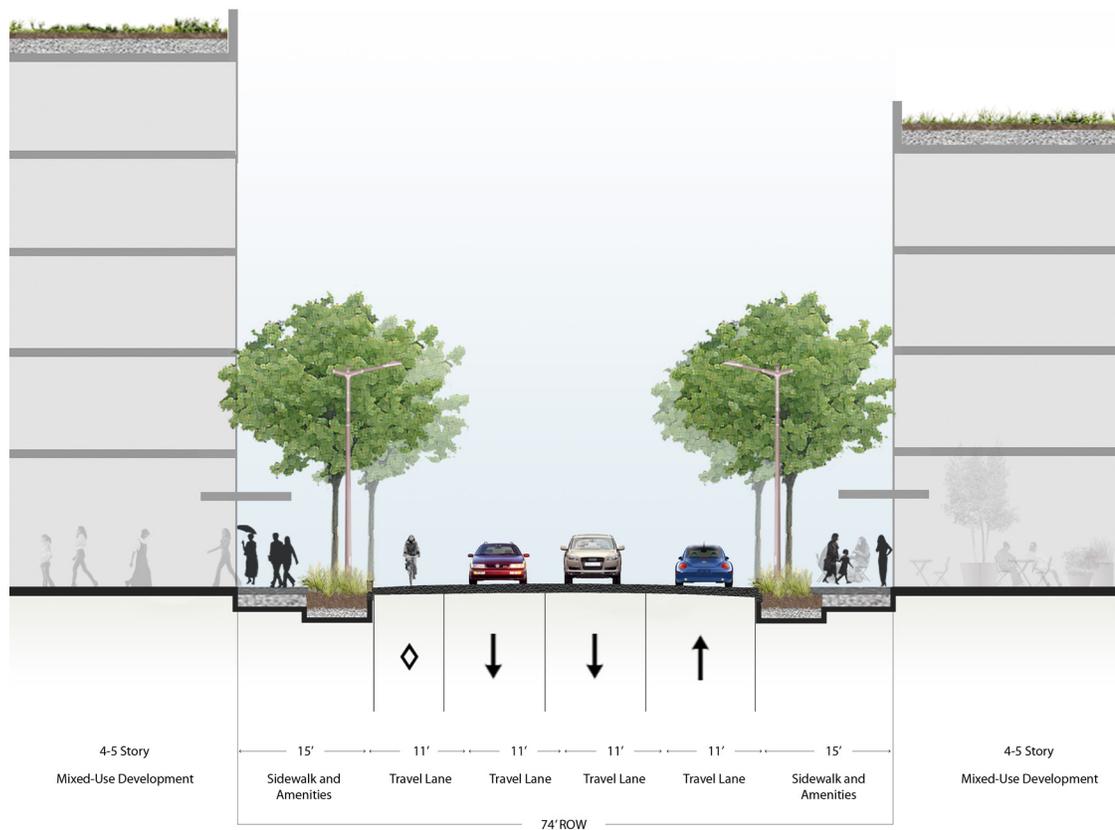
Section 1 New Waterfront Street



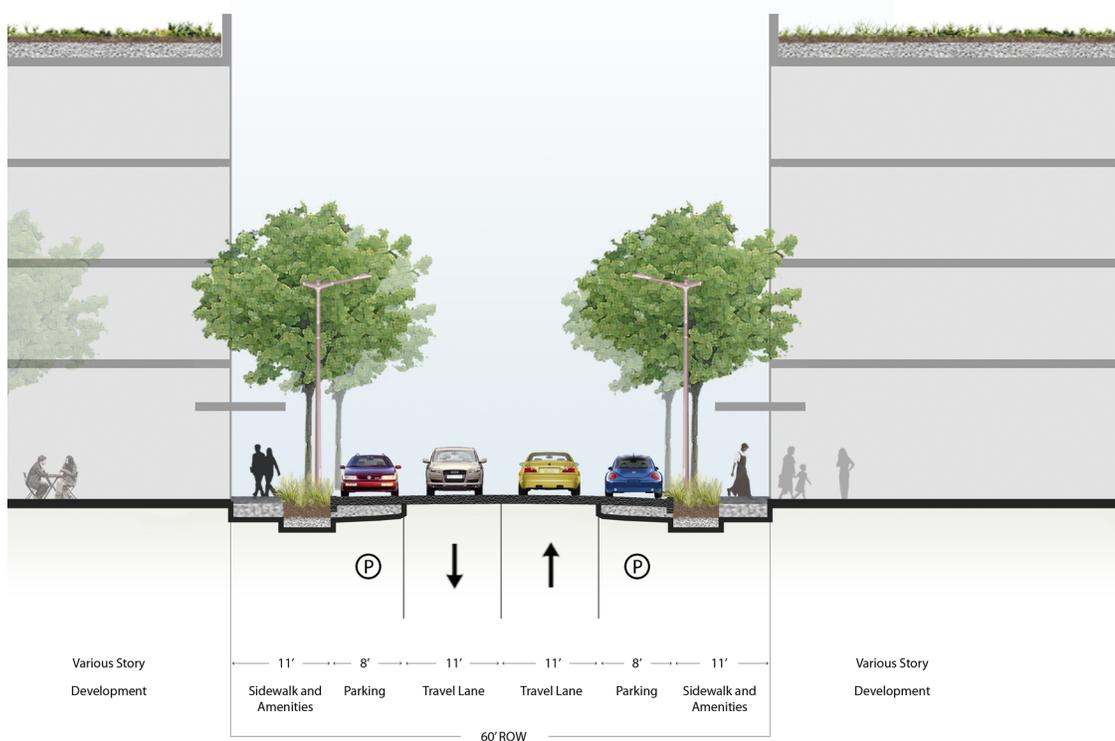
Section 2 Extension of State Street



Section 3 Delaware Avenue



Section 4 Neighborhood Streets



DESIGN GUIDELINES

Design Guideline Goals

The following design guidelines include development requirements that will ensure the redevelopment of North Camden Study Area is environmentally friendly, economically sustainable, pedestrian-scaled, and keeps with the values and vision established through the resident driven planning process.

Create a vibrant, mixed-use district that provides new opportunities for riverfront recreation and attracts sustainable development while connecting existing residential neighborhoods to the waterfront.

Property Use Controls

Below are the principal, accessory, and conditional uses permitted in this plan. The permitted land uses are generally in keeping with the MW-1 Mixed

Waterfront Zone. Buildings and properties with a mix of uses are encouraged and permitted.

Permitted Uses:

- Apartments over stores
- Art studios, museums, and art galleries
- Bars, night clubs, and banquet halls with noise mitigation measures to ensure compliance with state and local standards
- Banks, financial institutions, and insurance offices
- Colleges, universities, and educational institutions
- Commercial recreational facilities
- Community-serving facilities including police and fire stations, libraries, and municipal buildings
- Convenience stores
- Fitness facilities and health clubs
- Hotels, motels, and extended stay facilities
- Live-work spaces
- Marinas, docks, and piers
- Medical, professional, and governmental offices located above commercial uses, not occupying the ground floor
- Offices and professional services
- Parks, playgrounds, recreation areas, and community centers
- Personal service establishments
- Public assembly facilities and spaces (theaters, concert halls, cinemas...)
- Residential units including townhomes and multi-family apartment buildings
- Restaurants and coffee shops

- Retail
- Visitor information centers

Accessory Uses:

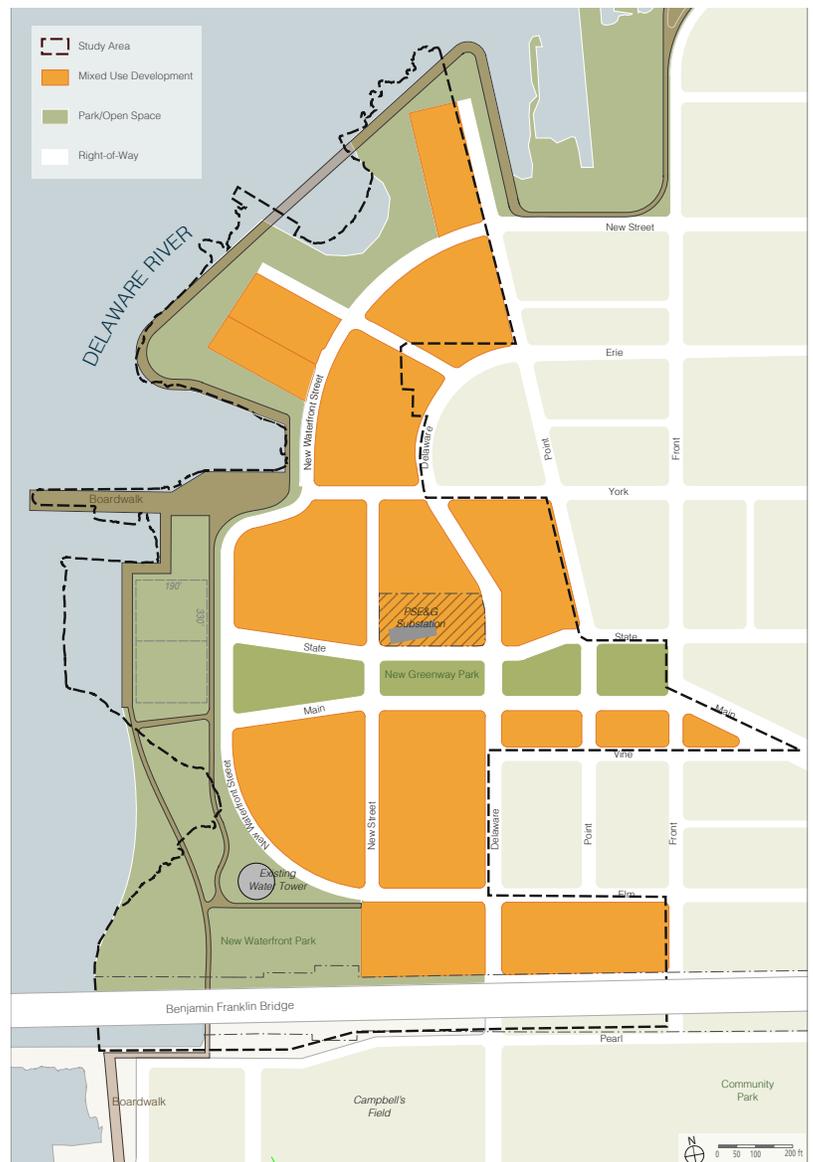
- Multi-level parking structures
- Off-street parking and loading areas
- Outdoor cafes, including temporary outdoor dining as long as it does not impede pedestrian traffic
- Sidewalk cafes including temporary outdoor dining

Prohibited uses:

- Adult bookstores and sexually oriented businesses
- Auto sale lots
- Auto repair and service stations
- Car washes
- Carry-out restaurants
- Drive thru establishments
- Industrial manufacturing, storage, or assembly facilities
- Junk yards and salvage facilities
- Lumber and building supply sales and storage
- Pawn shops and ammunition retailers
- Single family dwellings
- Signs in any form except as permitted in this Ordinance
- Stand-alone check cashing facilities
- Surface parking as a principal use
- Wholesale storage and warehousing facilities

Conditional uses:

- Parabolic dish antennae
- Public utility facilities
- Wireless communication facilities



Design Guidelines

This section provides design guidelines to ensure that redevelopment creates a vibrant, walkable, mixed-use district. Exceptions from the design guidelines in this section can be granted at the discretion of the City of Camden Planning Board if such exceptions further the overall intent of this Redevelopment Plan.

Bulk Requirements

2.1 Build-To Line

Buildings within the redevelopment area are required to meet the build-to line while providing variation for street level interest and promoting pedestrian traffic. All buildings with retail and commercial ground floor uses within the Redevelopment Area shall have zero (0) setback from the sidewalk along a percentage of its façade based on the designated street type:

Requirement	Street Frontage
90%	Active Waterfront and Park
75%	Active Street
50%	Semi Active Street

- Buildings with ground floor residential units with individual entrances may be set back a maximum of six (6) feet to allow for landscape areas including walkways, porches, and raised planters.
- Buildings with ground floor retail use can have hardscape setbacks to allow for additional outdoor dining and commercial activities.

2.2 Developable Area

The developable area is controlled by the public rights-of-way and easements proposed as part of the public access and open space system. Within the developable area 100 percent coverage is permitted.

2.3 Building Height

Minimum number of stories: two (2).

Maximum number of stories (excluding mechanical penthouses): ten (10).

2.4 Building Setback

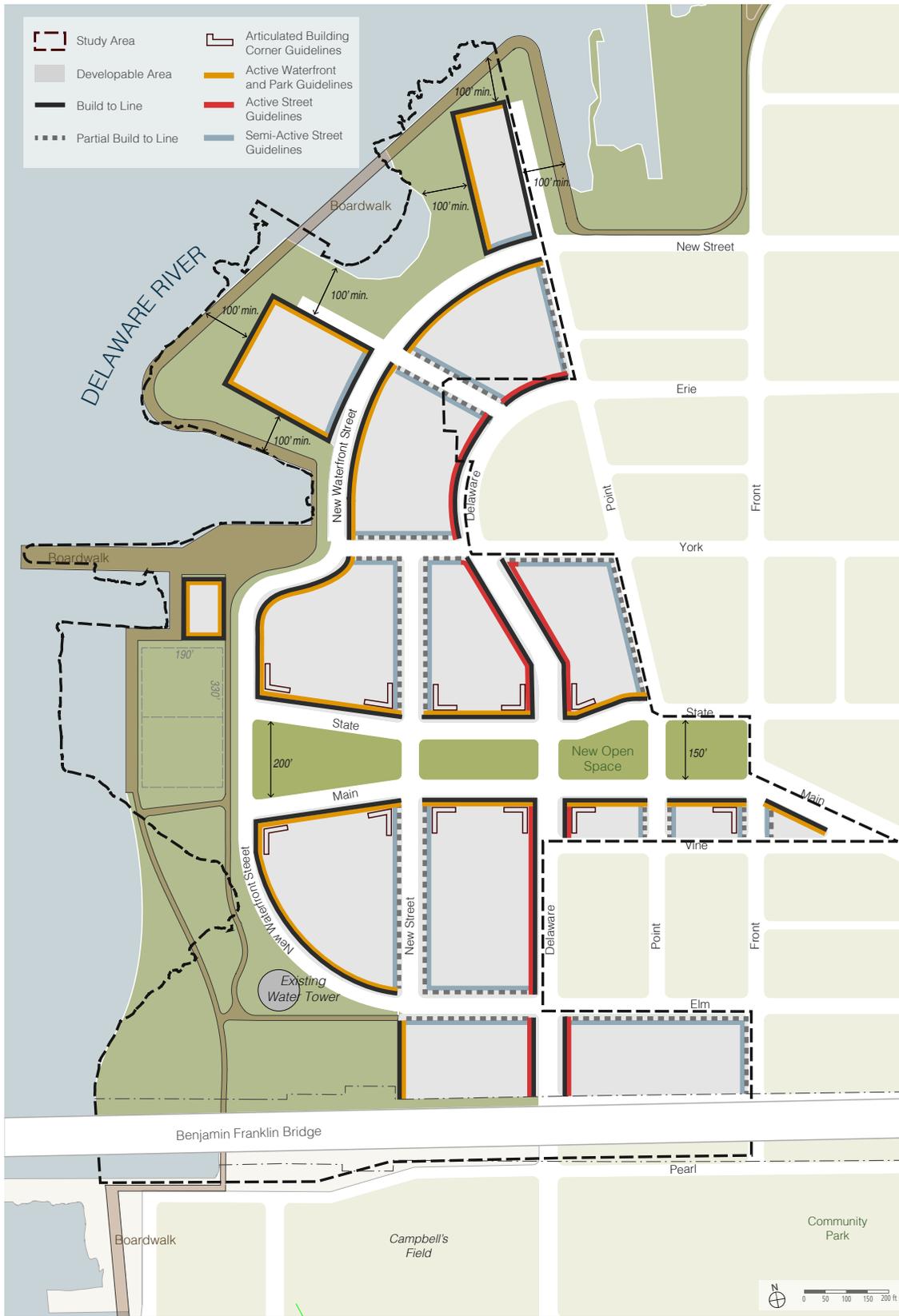
Above the 5th floor, buildings shall be set back at least ten (10) feet from the street.

In order to create distinctive civic landmarks, buildings may include a tower feature at building entrances or the corners of the building.

2.5 Building Orientation

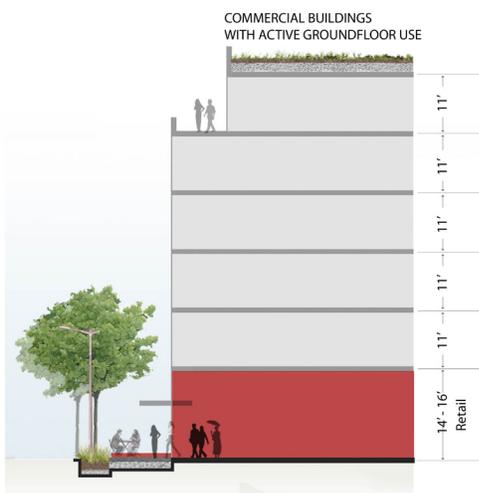
The following guidelines are intended to produce a street that is comfortable and convenient to pedestrians and creates an inviting public realm for residents and visitors.

- Buildings shall be constructed to meet the sidewalk.
- Restaurants and cafes can provide temporary outdoor seating in the public walk as long as five (5) feet of unobstructed pedestrian flow space is maintained between the edge of the tables and the curbline.
- No side yards or rear yards are required except those required to meet the local fire code.



2.6 Ground Floor Height

- Buildings on active waterfront and active streets are required to have a minimum sixteen (16) foot ground floor height floor-to-floor. The first floor height of new construction on other streets shall be a minimum of twelve (12) feet.



2.7 Building Articulation

Buildings must be articulated to break down the scale of development related to pedestrian activity. Articulated building corners are encouraged in locations identified in the regulating plan.

2.8 Entrances and Fenestration

These guidelines are intended to produce safe and attractive streets that are comfortable for the pedestrian. Providing windows and doors facing the street creates more visibility and “eyes on the street” that contribute to neighborhood safety through passive surveillance.

- A minimum of fifty percent (50%) of ground floors and thirty percent (30%) of upper floors shall be transparent and provide visual access to the street.
- Primary building entrances should be located on the streets noted as Active Waterfront and Park Guidelines
- The architectural design should distinguish between primary and secondary streets.
- Street corner entrances are encouraged at key corners to create more prominent intersections and neighborhood gateways.
- Articulate building entrances in the façade to make them clearly identifiable to motorists and pedestrians while providing visual interest.
- Consider providing shelter at building entrances as a place to transition from indoors to outdoors during inclement weather.
- When separate rentable spaces are housed in the ground floor, separate entrances on the sidewalk are required for each space, except when two businesses share a vestibule.

2.9 Building signage

Signs shall be integrated into the architectural design of the building and shall be designed to satisfy all the

requirements as set forth in the City ordinance. All signs are subject to the approval of the Architectural Review Committee and the Camden Planning Board.

2.10 Exterior Building Materials

- Building façade materials shall be of high quality, including masonry materials (natural brick, stone, cast stone), cementitious siding, painted wood, metal panels, or glass curtain walls.
- Variety in building materials is encouraged.
- The use of building materials with a high recycled content is encouraged to divert construction waste from landfills.
- Arcades and awnings are encouraged along active frontages with sun exposure.

2.11 Service, Loading Areas and Mechanical Equipment

Service areas are an essential component to a building's function, but trash and recycling bins and loading docks can have a negative visual impact. These guidelines ensure that buildings and services are properly screened and located.

- Trash, service, and loading areas shall be located along streets designated as Semi-Active Street Guidelines and shall be screened from view from public streets, open spaces, residential areas, and pedestrian corridors.
- Rooftop mechanical units, vents, and other equipment shall be screened on the building.
- All trash, service, loading, and mechanical unit areas shall incorporate controls to minimize noise and odor.

2.12. Parking Standards

The site is within half a mile of Cooper Street/

Rutgers PATCO station, the Riverline stop on Delaware Avenue, and buses providing service to Camden neighborhoods, Southern Jersey and Trenton. The site is also less than a mile from the RiverLink Ferry stop with seasonal ferry service between Camden and Philadelphia. The following standards seek to leverage this transit access and minimize the negative impact that cars can have on the public realm.

- Shared parking available to more than one building or land use is encouraged.
- To minimize its impact, parking should be located behind buildings. Parking lots are not allowed facing onto the new river road / greenway (see diagram).
- Parking lots shall be landscaped with trees to provide shade, with one tree for every six parking spaces.
- In addition to the required facilities for passenger automobiles, facilities for the secure and convenient parking of bicycles shall be required. The number of spaces and/or racks shall be determined by the Planning Board at the time of subdivision or site plan review.
- Parking lots shall be designed and landscaped with plant materials to remove contaminants and encourage infiltration of stormwater.

The use of pervious paving materials is encouraged.

- The primary access points to parking lots and facilities may only occur from a street designated as a Semi-Active Street.
- Off-street parking spaces shall be nine (9) feet by eighteen (18) feet, and in the case of 90 degree parking, one-way, and two-way aisles, can be a minimum of twenty (20) feet to a maximum of twenty (24) feet.

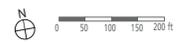
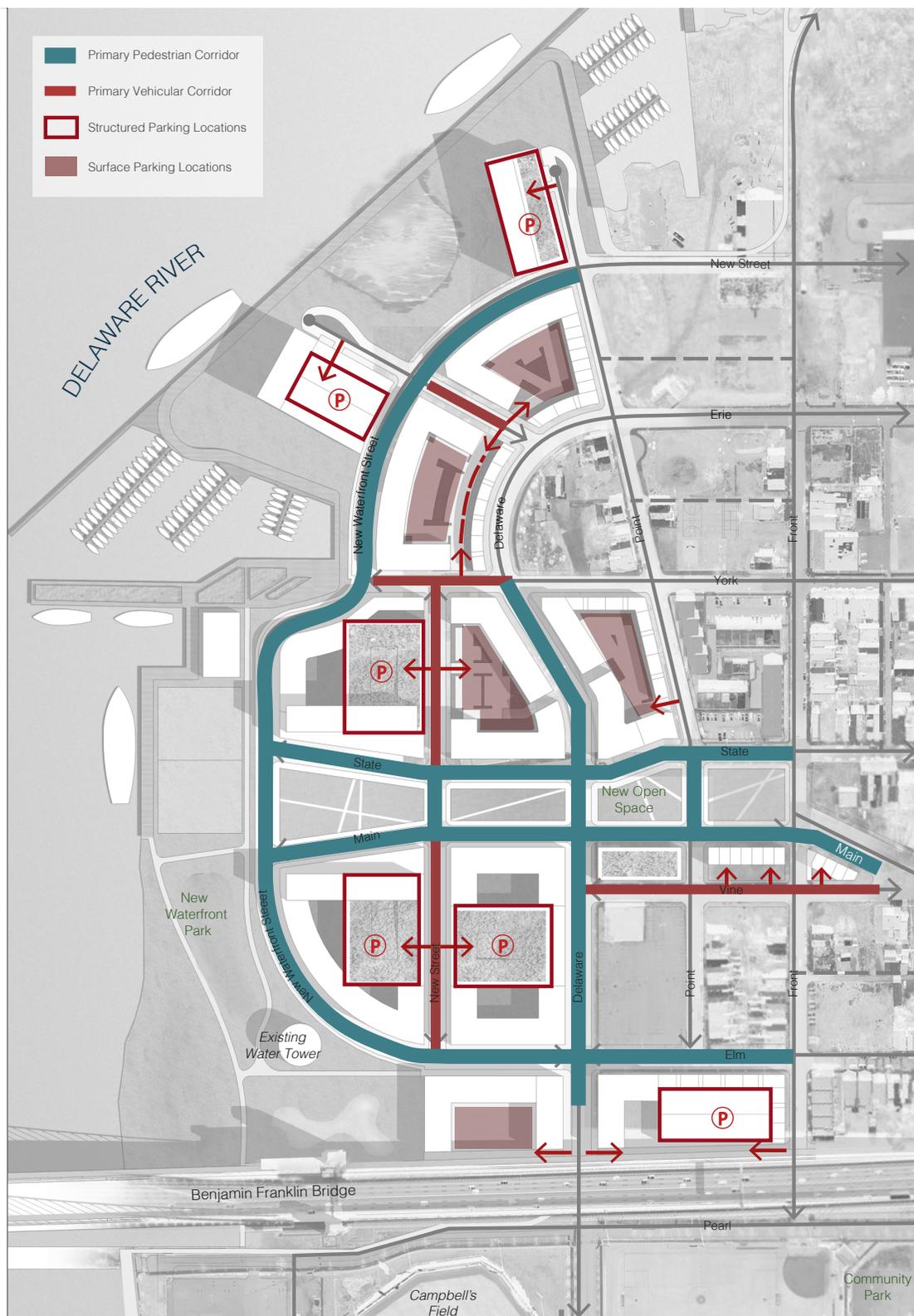
- Parking structures should exhibit design characteristics that positively contribute to the pedestrian environment including:
 - o external treatments to allow them to blend with adjacent land uses;
 - o integrated sustainable design features where possible; and
 - o integrated signage and wayfinding.
- Parking lots shall meet requirements set forth in the zoning code, section 577-23 I Parking and Loading Design Standards.

2.13 Parking Garage Design

Providing structured parking will be essential to maximize the open space and development potential of the North Camden Waterfront Study Area. However, parking garages can have a negative impact on the streets and properties they face. These guidelines aim to mitigate these impacts.

- When possible, parking structures shall be wrapped with retail or residential and office uses to screen parking from streets and adjacent development (see diagram).
- Parking structures shall display similar architectural quality, scale, and massing to surrounding structures on all facades.
- Parking garages shall meet requirements set forth in the zoning code, section 577-23 I Parking and Loading Design Standards.

Land Use	Min. Parking Required	Maximum Parking Allowed
Residential (Townhomes)	On-site parking is not required but can be incorporated into a larger development.	1 space per unit
Residential (Multi-family in excess of 4 units)	Minimum parking requirements for residential units over 1,000 gross square feet shall be .5 space per dwelling unit.	1 space per unit
Retail	No parking is required for retail spaces under 5,000 square feet. For spaces over 5,000 square feet, 2 spaces per 1,000 are required.	3 spaces per 1,000 sf
Office	1 space per 1,000 sf	3 spaces per 1,000 sf
Entertainment/Cultural Venues and Other Uses	Use the Urban Land Institute's Shared Parking Method (Shared Parking, Second Edition, 2005) to calculate the amount of parking required. Assumptions and results must be approved by the Planning Board.	



2.14 Lighting

- Lighting levels along paved portions of public walks shall average no less than one (1)-foot candle for commercial areas and one-half (.5)-foot candle for residential areas.
- Fixtures serving to light streets shall be at a height of no greater than twenty (20) feet above the adjacent roadway surface. The light center of a fixture for a pedestrian walkway shall be mounted at a height of twelve (12) to fourteen (14) above the adjacent surface of the walkway.
- Well-designed soft lighting of the building exterior shall be permitted provided that the lighting complements the architecture. The lighting should not draw inordinate attention to the building.
- Parking lot, service area, and roadway lighting shall be provided by either wall mounted and/or freestanding fixtures designed to minimize glare to the street and adjacent properties. The type of fixture and color of lamps will be evaluated for compatibility with existing street lighting, building architecture, and natural site characteristics.
- All lighting shall be designed and installed to avoid off-site spillage and halo effect to the greatest extent reasonably possible and consistent with public safety. Light sources should not be visible from outside the boundaries of the site.
- All lighting designs and installation are subject to Planning Board review and approval and shall meet the requirements of Sec.577-230.

2.15 Signage

- All signs are subject to the approval of the Architectural Review Committee and the Camden Planning Board.
- Billboards and off premise signs are expressly prohibited within this redevelopment area.
- No signs that flash, blink, twinkle, rotate, move,

are animated, or present the illusion of movement are permitted.

- 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 fourteen (14) days and shall not occur more than 4 times per calendar year.
- No sign shall be painted directly on the surface of the building, other than window glass.
- 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.
- 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.
- A sign for a single shop, store, or other use shall be limited in size or to a total area to a ratio of one square foot of sign area for every two lineal feet of building street frontage with an uppermost limit of forty (40) square feet for any individual store.
- No sign shall be more than five (5) feet in height.
- Signs shall indicate only the principal name of the establishment, proprietor, or owner and may include a brief description of the principal goods, service, or use thereof and a logo or trademark by which the business or owner is identified.
- Where total proposed signage exceeds forty (40) square feet in area, a signage plan shall be submitted to the Architectural Review Committee and the City of Camden Planning Board. Signage erected without proper approval of the Planning Board shall be removed.

2.16 Landscape Treatments and Guidelines

- 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 streets within the redevelopment area shall be planted with street trees.
- Street trees shall be located at a minimum distance of forty (40) feet on center, allowing slight deviations for driveways, walks, or other obstructions.
- Street trees are required to be greater than thirty (30) feet in height when fully grown.
- 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.
- Trees adjacent to public walkways or streets shall be pruned from the trunk to a minimum height of seven (7) feet.
- 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.
- All plant material must be able to withstand an urban environment. All screen planting must be a minimum of four (4) feet high and shall be planted, balled, and burlapped as established by the American Association of Nurserymen.
- Any landscaping which is not resistant to the environment, or that dies within two (2) years of planting, shall be replaced by the developer.
- All landscaped areas shall be kept clean; all litter and refuse of any type shall be removed daily.
- All entranceways, open areas, plazas, and parking

areas shall be attractively and appropriately landscaped.

- A minimum of five (5%) percent of any surface parking facility shall be landscaped.

2.17 Green Building

All projects should be designed to achieve maximum energy efficiency and be designed and constructed to utilize the most current sustainable building practices. Developers are encouraged to utilize a sustainable building rating system to maximize building performance. Sustainable building rating systems are continually evolving. Current systems include: U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED), Green Building Initiative's Green Globes, Living Building Challenge's certification for zero-utility-energy buildings, EPA's Building Performance-Energy Star program and the Greenprint Performance Index.

2.18 Scale and Massing

Different uses on different floors, such as residential over retail, shall be expressed in the architecture of the building.

2.19 Streets and Sidewalks

- All streets within the redevelopment area shall be designed as green streets and incorporate a range of green stormwater infrastructure (street trees, permeable paving, bioretention swales).

2.20 Public Art

Public art can enhance the pedestrian realm by adding visual interest. Consider providing public art as part of redevelopment projects and in public spaces.

2.21 Sustainable Economy

Projects are encouraged to incorporate goods and services purchased from or produced in the local community to enhance the social-commercial fabric of the community.

2.22 Stormwater Management

The majority of the redevelopment area lies within the 100-year floodplain.

All sites shall be developed with the following goals:

- Use pervious paving and green roofs when possible to decrease the rate and quantity of stormwater runoff from the site.
- Consider harvesting rainwater for use in irrigation and for flushing toilets and other uses.

2.23 Reduce the Urban Heat Island Effect

These strategies are encouraged to reduce the urban heat island effect.

- Provide shade for thirty (30%) percent of the site's non-roof impervious surfaces.
- Use light-colored materials on the site's impervious surfaces.
- Use pervious paving systems for at least fifty (50%) percent of surface parking lots.
- Use a "green" vegetative roof for at least fifty (50%) percent of the roof area.

2.24 Accessibility

All redevelopment projects shall comply with federal, state, and local requirements regarding handicap accessibility.

2.25 Design Review

All developers undertaking new development shall submit necessary plans, sections, elevations, and perspectives to comprehensively convey architectural and landscape design intent. Proposed development shall follow the plan review process as specified in the Municipal Zoning Code, as well as preliminary review by the Camden Redevelopment Agency. All plans shall be approved by the City of Camden Planning Board and shall receive all other necessary approvals and permits before construction shall commence.

PLAN IMPLEMENTATION

5.1 Implementation

This section outlines an approach to carrying out targeted activities and illustrates, rather than predicts, the course that North Camden's redevelopment should take. Successful execution of the North Camden Waterfront Redevelopment Plan and its target activities will depend upon effective public-private collaboration among the developers selected to carry out redevelopment projects; City, state, and federal agencies; and funding sources. As this plan guides the proposed redevelopment projects in North Camden, its implementation will stimulate economic development, focus government funding, and attract private investment to create a high quality waterfront mixed-use district.

The City of Camden and the Camden Redevelopment Agency anticipate moving immediately towards implementation of the Redevelopment Plan and will be developing a separate financial feasibility analysis to guide development. The City's Department of Planning and Development will be responsible for scheduling and managing implementation activities as well as review of specific strategies for this redevelopment project. The City of Camden does not currently anticipate any property acquisitions or relocation as part of this plan.

Implementation is expected to take 25 years and will be based on market conditions. Most of the first five years will be used for selecting developers, developing project plans, securing funding, and engaging design consultants and construction managers. From that point, there will be a 10–20 year period during which most of the extensive new construction will take place, although some project areas may be completed earlier.

5.2 Potential Funding Sources

It will be necessary to secure both private and public funding sources for the implementation of the North Camden Waterfront Study Area Redevelopment Plan. Although there are no firm commitments as of the publication of this report, discussions with public and private funding sources are underway and continue.

Camden Economic Recovery Board (ERB) Financing Assistance

The ERB provides financial assistance to for-profit and not-for-profit organizations, businesses, commercial or residential developers, and governmental agencies to support the economic revitalization of the City of Camden. Funding allocations include:

Residential Neighborhood Improvement Fund: \$35 million to make grants, matching grants, or loans to support water and sewer improvements not funded by the county, to support litter removal and clean community activities, the development of tot-lots, community gardens, landscape amenities, small scale demolitions, streetscape improvements, property acquisition, housing, and restoration in neighborhoods outside of the central business district.

Demolition and Redevelopment Financing Fund: \$43 million to provide grants, matching grants, or loans to support neighborhood rehabilitation, land acquisition, brownfields remediation, demolition, and redevelopment.

City of Camden

Based on availability of City funding.

Neighborhood Revitalization Tax Credit Program (NRTC)

Offers business entities a 100 percent tax credit for funds provided to nonprofit entities carrying out comprehensive revitalization plans. Nonprofit entities must use at least 60% of the tax credit funds for housing and economic development; the remaining funds may be used for supportive services and other activities that promote neighborhood revitalization.

New Jersey Department of Community Affairs (NJDCA)

Variety of programs including, but not limited to, Balanced Housing.

New Jersey Housing and Mortgage Finance Agency (HMFA)

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 Corp.

New Jersey Redevelopment Authority –

Variety of programs to support property acquisition and site remediation.

US Department of Housing and Urban Development (HUD)

Community Development Block Grant Program (CDBG) HOME Funds

New Market Tax Credits (NMTC)

Federal subsidies established to target economic development to low income communities.

The projects can range from commercial and service businesses to office buildings to mixed use commercial and housing developments to community facilities such as child care centers and charter schools.

State of New Jersey Urban Enterprise Zone Program (UEZ)

The UEZ Program exists to foster an economic climate that revitalizes designated urban communities and stimulates their growth by encouraging businesses to develop and create private sector jobs through public and private investment.

State and Federal Grants

Federal and state programs provide opportunities for significant waterfront investment. Some of the state and federal programs that may be applicable to North Camden include:

Green Acres- Outdoor Recreation Development Funding

The Green Acres Program is administered by the New Jersey Department of Environmental Protection. The Program offers loans to local governments for the purchase of open space and development of recreational facilities. Loans are available for recreational open space development at 2 percent interest rate, payable over 20 years. Eligible recreational projects include facilities for boating, fishing, swimming, outdoor sport, biking, and nature interpretation. The Green Acres Program is a competitive process, and successful applicants must be able to demonstrate that the project will “reflect comprehensive environmental protection, effectively meet the public’s open space needs, demonstrate cost effectiveness, and provide meaningful public access.”

5.3. CONFORMANCE

The North Camden Waterfront Study Area 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; 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.

5.4. STATUTORY REQUIREMENTS

As described below, the North Camden Waterfront Study Area Redevelopment Plan fully complies with state statutes.

1. **Relationship To Local Objectives:** This 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 the intent of and are 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. Uses in the Redevelopment Area shall be complementary to economic and other development and environmental protection concerns of Camden, adjacent 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 and in the Redevelopment Area where feasible. The displaced 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 and to ensure compliance with Title VI of the Civil rights Act of 1964, 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.

PLAN ADMINISTRATION

6.1 Compliance with Development Regulations

1. Development and subdivision within the Redevelopment Area shall be governed by the requirements 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.
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.
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.

6.2 Designation of Redeveloper Entity and Redeveloper

1. The governing body of the City of Camden has designated the Camden Redevelopment Agency to implement redevelopment plans and projects in the area designated by this Plan as the Redevelopment Area (N. J. S. A. 40: 12A- 4).
2. When necessary for 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).

6.3 General Provisions of the Plan

Land use provisions and building requirements for the North Camden Waterfront Study Area 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 rights-of-way, 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 Redevelopers and approved by the City of Camden. Such easements shall be provided within seven working days after completion of project construction.
9. The developer of a specified project within the redevelopment area shall submit, if needed, a stormwater management plans as part of the design submission for review by the Camden Planning Board and appropriate City authority. Stormwater management in the redevelopment area is intended to minimize the quantity of stormwater 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 a community amenity in the project area(s) where such construction shall occur, as specified by negotiated Redevelopment Agreement(s). Proposed 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.

6.4 Public Improvements

The following guidance and requirements are based upon and taken from Article XXVII: Off Tract Improvements, from the revised City Of Camden Zoning Code.

Existing water, sewer, and roadway facilities serving the **North Camden Waterfront Study 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 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. All off-tract improvements shall conform to the following requirements:

Performance Guarantees: Sec. 577-284.

Start of Construction: Sec. 577-285

Installation of Improvements: Sec. 577-286

Off Tract Improvements: Sec 577-287

A variety of public improvements will be needed in order to fully implement this **North Camden Waterfront Study Area Redevelopment Plan**.

These include street and sidewalk improvements, street tree plantings, sewer and water system improvements, and other matters that should be incorporated within the City's ongoing capital maintenance and repair activities.

6.5 Types of Proposed Redevelopment Actions

Pursuant to PL 1992, the municipality or Camden Redevelopment Agency may, upon adoption of a redevelopment plan, proceed with clearance, re-planning, development, and redevelopment of the area designated in that plan. To carry out and effect the purposes and terms of this North Camden Waterfront Study Area 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, underutilized, scattered, or under varied ownership and assemble them into parcels of sufficient size to support proposed 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 projects for redevelopment, 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 of 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 compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
17. Publish and disseminate information concerning any redevelopment area, plan, or project.

6.6 Time Limits

A. REASONABLE TIME FOR DEVELOPMENT

The redeveloper of a project within the Camden Downtown 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 Camden Downtown Redevelopment Plan by the governing body of the City of Camden.

6.7 Procedures for Amending this Plan

This North Camden Waterfront Study Area 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).

6.8 Supercedence, Repeal and Severability

1. All ordinances or parts of ordinances inconsistent with this North Camden Waterfront Study Area 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.