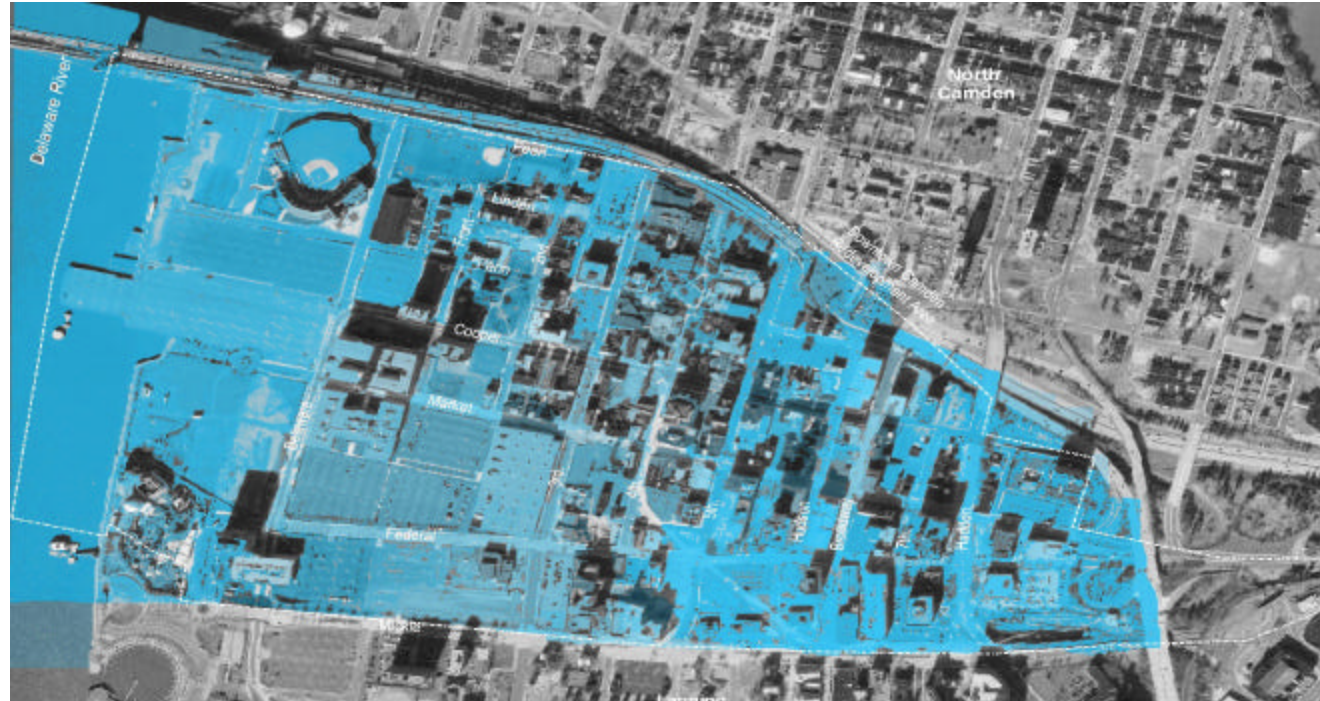


# ***CAMDEN DOWNTOWN***



## **REDEVELOPMENT PLAN**



***DIVISION OF PLANNING***

# **CAMDEN DOWNTOWN**



## ***Redevelopment Plan***

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

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

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# **OCTOBER, 2004**

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## I. INTRODUCTION

There is a new spirit in the city and a feeling that Camden's time has come – a spirit that is most evident in the Downtown area. After decades of decline and slow growth, Camden has blossomed into a place of opportunity, with a comprehensive agenda for success. Spurred by New Jersey's Economic Recovery initiative for Camden, many institutional and private sector development proposals have emerged and coalesced, to create new opportunities and a climate for investment. A coalition of interests - government, private and non-profit - is working to prepare a roadmap for new investment that will showcase the true potential of the city's downtown. Proposals for Downtown's revitalization presented in this document were developed over several months, with significant input from the many Downtown public and private stakeholders, i.e. residents, institutions, and businesses. Thus, this plan emerges from a multi-faceted stakeholders-collaborative process, that gave shape and locations to the various types of redevelopment investments required to make Downtown Camden a thriving, vibrant and successful part of the region's economic, housing, services and entertainment infrastructure.

Given its excellent location and access, array of land uses, substantial property investments and maintenance, and burgeoning activity at the area's various institutions, Downtown Camden has all the attributes that make it a prime candidate for redevelopment. To be sure, there is much to build on:



*TRANSFORMATION: ABANDONED FACTORY TO BECOME CONDOMINIUMS*

- \$175 million in State funds, to provide for investment in infrastructure improvements and feasible redevelopment projects citywide.
- Camden's successful waterfront development.
- Camden's Higher Education and Healthcare Institutions that are investing more than \$100 million in new facilities citywide. There are plans for more than \$400 million in education facilities, some in Downtown and the adjacent neighborhoods.
- Sparked interest in expanding the opportunities for those who wish to live in Camden's downtown
- New demand for retail commercial, offices space and parking facilities in the downtown

This ***Camden Downtown 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 will also create a critical mass of new businesses, housing and institutions. The overall goal is to create and reinforce a balanced community, eliminate deteriorating conditions, and encourage development of employment, consumer, housing, and recreation

opportunities in the area. While present land uses and activities in Downtown Camden 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.



***301 MARKET STREET, OLD OFFICES INTO NEW OFFICES AND RETAIL***

## EXECUTIVE SUMMARY

Camden, like most older (east coast) cities, has experienced the cycles of birth, growth, stabilization, decline, and (now) rejuvenation. Redevelopment is a mechanism that can reverse the disinvestment and blight of decline, and spur the process of revitalization. Redevelopment of the Camden Downtown is key to further revitalization throughout the city, and is expected to stimulate complementary smart growth and development in adjacent towns in the south Jersey region.

This redevelopment plan proposes to develop and expand area institutions, businesses and housing, as well as create and enhance recreation and entertainment opportunities in the downtown area during the next 10-25 years. Beginning in 2005, most efforts will be used to develop project plans, secure funding, acquire properties for development projects, and engage design consultants and construction managers. From that point, a variety of focused redevelopment activity will take place, beginning in 2005 and ending with the completion of most construction activities by 2015.

During that time, Camden will witness an explosive amount of development projects, spanning from transformation of the waterfront into concentrated array of tourist, entertainment, and recreation venues, complemented by new offices, townhouses, condominiums, hotels and conference center. In the core of the new and invigorated Camden Downtown, there will be the expansion and development of area colleges and universities, a Creative and Performing Arts High School, a Technology

Complex, several exciting venues for the visual, performing and musical arts, new offices for various branches and levels of government, a robust retail commercial corridors and shopping nodes, new and refurbished parks and open space, as well as nearly 1,000 new houses, apartments and condominiums affordable for a range of market incomes.

By focusing redevelopment and localizing new activities into 6 distinct districts or project areas, the City of Camden will be able to create a compact and walkable downtown, with an unusually rich transit infrastructure; excellent access to surrounding job and shopping centers, a good inventory of historic structures, and more -- which gives Downtown Camden a unique character and sense of place. We are confident that this cohesive, coherent, and synergistic downtown will become the preferred destination for those who visit, learn, work, shop, and live in Camden. To implement these changes, the City of Camden, through the Camden Redevelopment Agency, will attract, invest and leverage the resources necessary to design and develop the facilities, infrastructure and public amenities needed to make this long-awaited \$1.3 Billion vision a reality.

## PURPOSE

The Camden Downtown Study Area Redevelopment Plan follows a determination by the governing body of the City of Camden that the 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 need and opportunity for the development of area institutions, businesses and housing, the Camden Downtown is ripe for redevelopment. The City Council of Camden formally requested the preparation of this Redevelopment Plan (Resolution MC-03: 577).

This ***Camden Downtown Redevelopment Plan*** documents revitalization proposals to assist the Planning Board and City Council in their efforts to address development needs and potentials of the study area. It is the purpose of this Plan to facilitate the redevelopment of the Camden Downtown, by providing a framework for the design and implementation of development projects throughout the area. This report is organized into four sections:

- ☞ *The Need*, which describes 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.



*CAMPBELL FIELD BASEBALL STADIUM*



*COOPER GRANT HOUSES*

## NEED FOR REDEVELOPMENT

The findings of the Camden Downtown Determination of Need Study established that the Study Area **is** in need of redevelopment, due to concentrations of vacant and under-utilized land; deteriorated and abandoned property; and a pattern of ineffective land uses among the area's 66 tax blocks. The area's problems can be summarized as follows:

- Under-utilization of several properties
- Presence of several vacant properties and brownfields sites
- Inclusion in a NJ Urban Enterprise Zone

These conditions not only undermine the downtown's functionality and synergy, but also constrain or discourage further development as well. In addition to the *Camden Downtown Area* being part of the New Jersey Urban Enterprise Zone, one of several criteria (G) establishing the downtown as an area in need of redevelopment, other specific criteria in New Jersey's redevelopment statute have 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 Camden Downtown Study Area to be in need of redevelopment.

## REDEVELOPMENT STRATEGY

- **Concentrate and harness significant land uses in the Camden Downtown:**
  - Institutional
  - Business and Entertainment
  - Housing
- **Balance the introduction of new development with enhancement of existing**
- **Promote and maximize the inter-connectedness of development clusters, through the strategic development and placement of support infrastructure and amenities, i.e. corridor/streetscape development, traffic and public transit facilities, etc.**
- **Foster compatible development through dynamic land use controls (zoning)**
- **Create momentum for redevelopment through prioritizing development or projects, and effective scheduling or phasing of development**





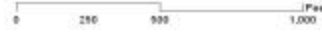
**Legend**

- Preservation and Enhancement
- New Development
- River LINE Light Rail
- Downtown Boundary
- River LINE Light Rail Stops

**Downtown Camden Redevelopment Plan: REDEVELOPMENT STRATEGY**

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

October 2004



## **REDEVELOPMENT GOALS AND OBJECTIVES**

The purpose of the Camden Downtown Redevelopment Plan is to facilitate the following goals:

### **Facilitate Institutional Development**

- Assist Universities' expansions/development (Rutgers, Rowan)
- Promote elementary and secondary School development (LEAP, Creative Arts)
- Create/attract new County, State and Federal offices
- Incorporate new facilities for non-profits (Red Cross, Camden Diocese)
- Enhance the presence and cohesiveness of educational, government and entertainment facilities in the Camden Downtown

### **Promote Opportunities for Economic Development**

- Expand existing, and introduce new, businesses, shopping and employment opportunities
- Revitalize existing commercial corridors and shopping areas
- Create new office space
- Attract new retail goods and services businesses
- Attract new restaurants/eateries

### **Foster New and Rehabilitated Housing Development**

- Strengthen and expand Downtown's residential community
- Upgrade existing vacant and occupied Cooper Grant housing stock
- Produce new Housing for rent & sale (condos and townhouses)
- Build new hotel (s0)
- Construct new student housing

### **Urban Design**

- Preserve and reinforce Camden Downtown's historic and architectural character

### **Develop Opportunities/Venues for Open Space, Recreation, and Entertainment**

- Create an attractive and pedestrian friendly system of open spaces and green areas for public use
- Create new parks/Town Square
- Refurbish existing park/Roosevelt Plaza and Johnson Park
- Increase the amount of open space downtown
- Create pedestrian promenades
- Promote new outdoor/indoor recreation facilities
- Promote new (evening) entertainment venues

## **Environmental Remediation**

- Clean up and redevelop area's contaminated sites/brownfields

## **Improve Area Infrastructure**

- Upgrade water, sewer line
- Improve area streets, sidewalks and lighting
- Incorporate existing and new fiber optics lines

## **Create or Improve Traffic, Public Transit, and Parking Opportunities**

- Promote more effective transportation, traffic circulation and parking network
- Build new parking garages
- Maximize curbside parking
- Improve public transit facilities (stops, signs, etc.)
- Promote water taxi service along the Delaware riverfront
- Improve traffic circulation and (bridge/highway) access and egress routes
- Create traffic calming and redirection strategies
- Facilitate new loading zones and short-term parking opportunities
- Promote bus/trolley shuttle or Loop service in the downtown



*COOPER STREET: FEDERAL COURTHOUSE*

## II. THE PLAN

### PLAN CONCEPTS AND STRATEGY

At the core of this *Camden Downtown Redevelopment Plan* is to create a robust mix of land uses and activities, through new development, that will maximize what the downtown has to offer: quality education, housing, shopping, training and jobs, government and social services, tourist attractions and entertainment. This plan redefines Downtown as a vibrant center that will go beyond its past limitations as a 9 to 5 place to visit and work; and transforms Downtown from its present patchwork of few and scattered stores, houses, institutions and government buildings, into a compact, cohesive, and coherent arrangement of mixed-use blocks, that have as much to offer residents, visitors and customers in the evenings as it does during the day. Businesses will be enhanced through new development, while housing and the institutional core will be strengthened, and amenities improved.

This plan will strengthen the fabric of and improve conditions for existing land uses, as well as balance the introduction of new ones in the *Camden Downtown Redevelopment Area*, through conservation, rehabilitation, and new construction. Priority will be given to those projects, including expansions, refurbishments and new development that will significantly enhance the attraction to the Camden Downtown as a preferred destination to learn, work, shop, visit, and live. The range of land use types and treatments include:

**Waterfront Development:** recreational and residential development of properties along the Delaware River and Camden's entry from Philadelphia.

**Institutional Development:** to meet the diverse needs of residents and visitors to Camden, new buildings will be constructed, to provide an array of services, from education, government services, the arts and entertainment, as well as research and job training.

**Commercial/Mixed Use Development:** construction of retail anchors and supplemental stores

**Commercial Renovation:** moderate repairs and other improvements to existing stores and shops throughout the redevelopment area, particularly along major streets and corridors.

**Commercial Rehabilitation:** minimal redesign, but maximum repair, painting and other improvements of existing stores.

**Residential Development:** construction of single and multi-family dwellings, as row houses or apartment buildings and condominiums. These homes will be built mostly on entire blocks of presently vacant land; although some may be infill construction at mid-block or corner locations.

**Residential Rehabilitation:** vacant houses will be prepared for single-family home ownership and occupancy through intensified replacement of damaged, deteriorated and missing building elements, including structure, weatherization (roof, windows, doors, etc.), utilities, interior finishes, etc.

**Residential Renovation:** 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.

**Open Space Development:** Parks, open space, a promenade, and recreational areas will be developed along the waterfront and throughout the downtown area.

In addition to the City's current projects to install new sidewalks, street lighting, trees, and other amenities throughout the Camden Downtown, redevelopment of the area's streetscapes, including infrastructure upgrades (water supply, sewers, fiber-optic lines, etc.) will be approached in three tiers of action:

**Streetscape Renovation:** general street cleaning, and pothole repair.

**Streetscape Rehabilitation:** present street lighting will be upgraded; sidewalks will be replaced; missing or damaged street and bus stop signs, traffic stop signs and lights, mail boxes, litter baskets, hydrants and fire alarm pull stations will be replaced.

**Streetscape Development:** upgrade and installation of new infrastructure elements; and where appropriate, loading areas will be designated, commercial parking lots will be built, and bus shelters will be erected.

The cornerstone of this redevelopment plan is recognizing the unique and complementary nature of several activity zones throughout the downtown (schools, government, waterfront and interior entertainment as well as open space venues, neighborhood housing, employment locations, and retail shopping), and creating interconnectedness among them. As such, this plan identifies six distinct Downtown Districts:

- A. WATERFRONT ENTERTAINMENT DISTRICT**  
Benjamin Franklin Bridge to Martin Luther King Blvd.; Delaware River to Delaware Avenue.  
**Theme:** *Water/riverfront related entertainment, eateries, shopping, and offices*
- B. COOPER GRANT NEIGHBORHOOD**  
Benjamin Franklin Bridge to Market Street; Delaware Avenue to 3<sup>rd</sup> Street.  
**Theme:** *Housing and related amenities*
- C. UNIVERSITY VILLAGE**  
Benjamin Franklin Bridge to Market Street; 3<sup>rd</sup> Street to Haddon Avenue.  
**Theme :** *Academic institutions and related facilities*
- D. TECHNOLOGY COMPLEX**  
Market Street to Martin Luther King Blvd.; Delaware Avenue to 3<sup>rd</sup> Street.  
**Theme:** *Technology research and development facilities*

**E. GOVERNMENT CENTER**  
Market Street to Martin Luther King Blvd.; 3<sup>rd</sup> Street to Haddon Avenue.  
**Theme:** *City, County, State and Federal offices, and shopping facilities*

**F. GATEWAY**  
I-676 to Martin Luther King Blvd.; Haddon Avenue to I-676  
**Theme:** *offices, retail commercial, health clinic, and government facilities*

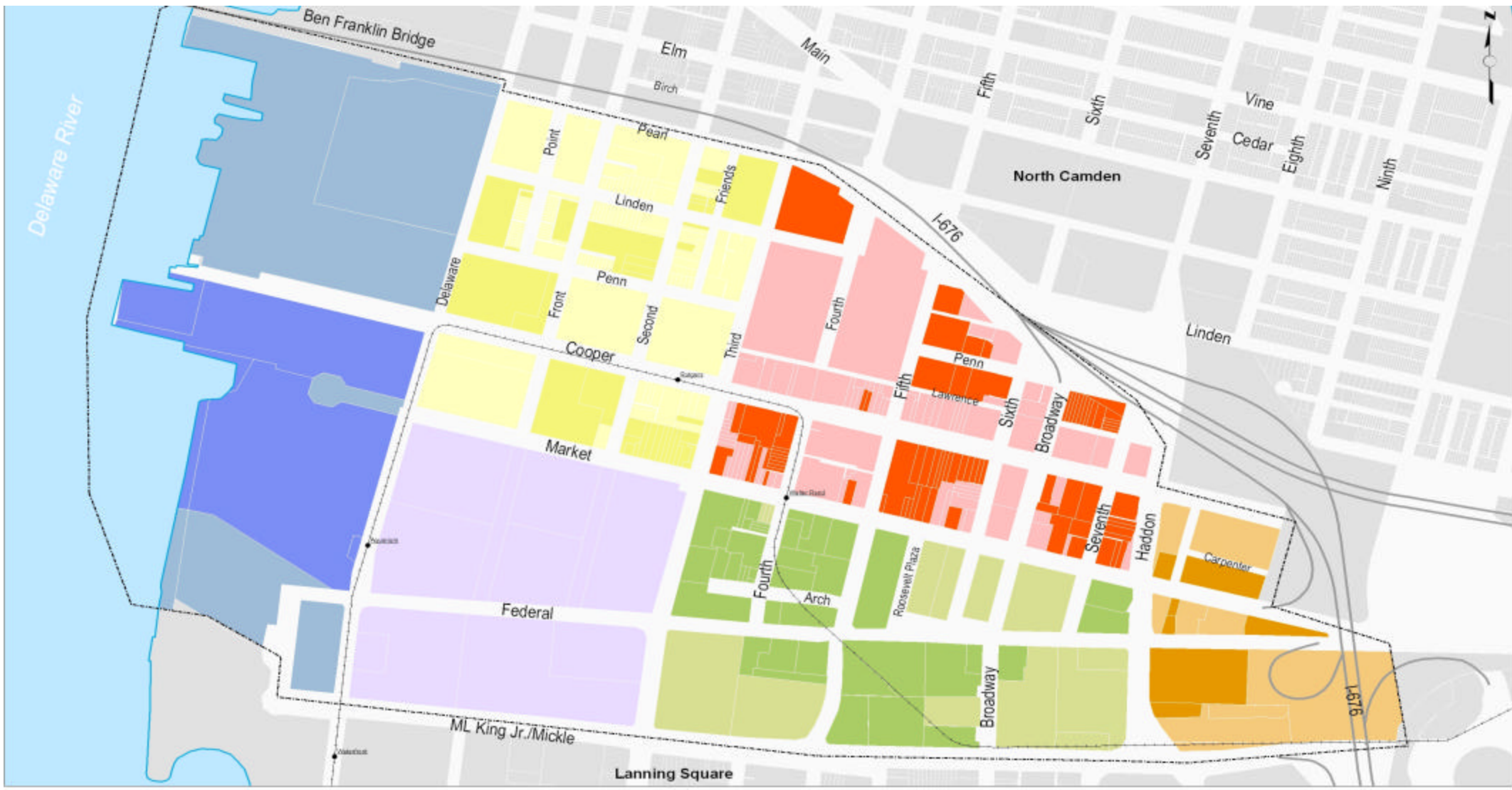
**CORRIDORS**

***East-West Direction***

- A. Cooper Street
- B. Market Street
- C. Federal Street
- D. Mickle Boulevard/Martin Luther King

***North- South Direction***

- E. Haddon Avenue
- F. Camden Downtown
- G. Delaware Avenue



**Legend**

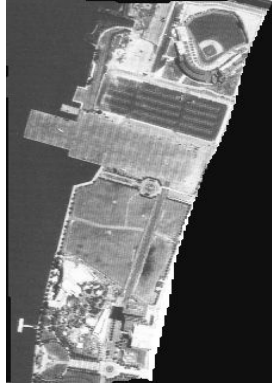
- CBD-Government
- Cooper Grant
- Downtown Gateway
- Technology
- University
- Waterfront
- River LINE Light Rail
- River LINE Light Rail Stops
- Downtown Boundary

**Downtown Camden Redevelopment Plan: PROPOSED DEVELOPMENT**

October 2004

## PROJECT PLAN, TARGET ACTIVITIES AND COSTS

### Project Area A: WATERFRONT ENTERTAINMENT DISTRICT

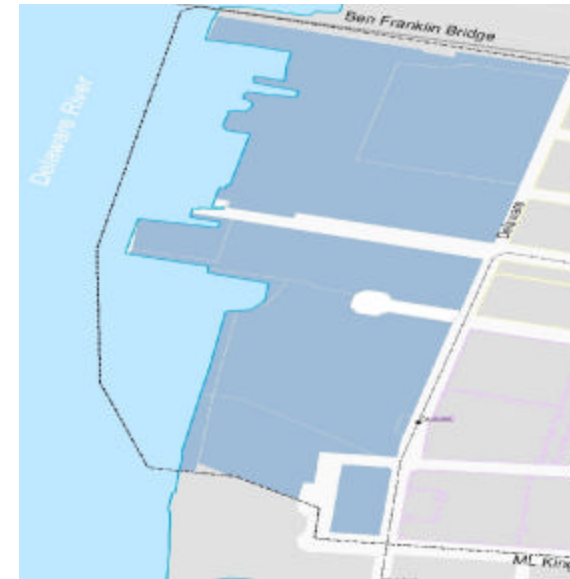


*Ben. Franklin Bridge to Martin Luther King Blvd.  
Delaware River to Delaware Avenue*

Redevelopment activities in the Waterfront Entertainment District will create new housing, entertainment venues, eateries, shopping, and offices in this district. While a primary focus for development will be upon tourism and visitor venues, there will be substantial investment for creating a small residential community allied with these attractive anchor developments. Proposed projects include:

#### ENTERTAINMENT AND ECONOMIC DEVELOPMENT PROJECTS:

- Expansion of the New Jersey State Aquarium (75,000 sf; 750 cars lot)
- Museum of Recorded Sound (100,000 sf)
- IMAX 3-D Theater (400 seats)
- Waterfront Conference Center (80,000 sf)
- Harbor View Offices (80,000 sf)
- Waterfront restaurants (18,000 sf; 10,000 sf)
- Aerial Tram Head house (30,000 sf)
- Parking Garage (1,000 – 1,500 cars)



#### RESIDENTIAL DEVELOPMENT:

- Harbor View Condominiums (100 units)
- Harbor View Townhouses (100 units)

#### OPEN SPACE PROJECTS:

- Waterfront Promenade (1.25 mile)
- Wiggins Park renovation

**Estimated Cost:** \$255,000,000



## Project Area B: COOPER GRANT NEIGHBORHOOD



### *Benjamin Franklin Bridge to Market Street Delaware Avenue to 3<sup>rd</sup> Street*

Redevelopment activities in the Cooper Grant Neighborhood will create new housing, rehabilitate existing vacants, produce new commercial office space, and restore Johnson Park on Cooper Street. The focus of these activities is to create a strong residential community in the Camden Downtown.

Proposed projects include:

#### RESIDENTIAL DEVELOPMENT:

- Victor Condominiums (100 – 125 apts.)
- Cooper Grant Condominiums (100 apts.)
- Cooper Grant Townhomes (28 houses)
- Cooper Grant Townhouses (50 houses)
- Cooper Grant Infill Houses (4 houses)

#### ECONOMIC DEVELOPMENT:

- Pickle Factory Bistro (20,000 sf)
- Victor Phase 2 Offices (8,000 sf)
- Victor Phase 2 Retail Commercial (10,000 sf)
- Victor Phase 2 parking garage (300 spaces)
- Arts District retail space (42,000 sf)



#### OPEN SPACE DEVELOPMENT

- Johnson Park Renovation
- Jim Harris Memorial Park
- Cooper Grant Garden

**Estimated Cost:** \$102,110,000

## Project Area C: UNIVERSITY VILLAGE



### ***Benjamin Franklin Bridge to Market Street; 3<sup>rd</sup> Street to Haddon Avenue***

Redevelopment activities in the University Village district will foster new educational facilities, alongside new university related support facilities and student housing, as well as commercial and service agencies'

offices along Cooper and Market Streets. Proposed projects include:

#### INSTITUTIONAL DEVELOPMENT:

- GSA Office Building (60,000 sf)
- Rowan University new campus (50,000 sf)
- Rutgers University expansion (100,000+ sf)
- Camden Creative Arts High School (100,000 sf)
- Music Settlement School (25,000 sf)

#### RESIDENTIAL DEVELOPMENT:

- Plaza Hotel Apartments (150 units)
- Helene Apartments (mixed use) (30,000 sf)
- Market Street Apartments (300 apts. With retail commercial)
- Rutgers Univ. New Dormitory (500 units)



#### ECONOMIC DEVELOPMENT:

- 301 Market St. Offices (25,000 sf)
- Wilson Building Offices and retail commercial (75,000 sf)
- Regional Conference Center (40,000 sf)
- Limited Service Hotel (100 rooms)
- Parking Garage with office/retail commercial (50,000 sf)

**Estimated Cost:** \$ 229,800,000

## Project Area D: TECHNOLOGY COMPLEX/DISTRICT



***Market Street to Martin Luther King Blvd.  
Delaware Avenue to 3<sup>rd</sup> Street***

Redevelopment activities in the Technology District will foster new research and development facilities, job training, and commercial office spaces. Proposed projects include:

### ECONOMIC DEVELOPMENT:

- New Jersey Technology Incubator (600,000 sf)

**Estimated Cost:** \$66,000,000



## Project Area E: CENTRAL BUSINESS DISTRICT/GOVERNMENT CENTER



### *Market Street to Martin Luther King Blvd.; 3<sup>rd</sup> Street to Haddon Avenue*

Redevelopment activities in the new Central Business District and Government Center will foster commercial and City, County, State and Federal government offices, retail stores, and eateries. Proposed projects include:

#### INSTITUTIONAL DEVELOPMENT:

- Camden County Offices (250,000 sf)
- Camden Public Library (15,000 sf)
- Camden Arts Center (50,000 sf)
- Camden Diocese Renovations (16,000+ sf)

#### ECONOMIC DEVELOPMENT:

- Commercial Offices with restaurants, entertainment (300,000 sf)
- Government Offices (300,000 sf)
- Parking Garage (2,000 cars)
- Regional Parking Garage (1,000 cars)



#### OPEN SPACE DEVELOPMENT

- Roosevelt Park (100,000 sf)

**Estimated Cost: \$620,850,000**

## PROJECT F: GATEWAY



### *I-676 to Martin Luther King Blvd.; Haddon Avenue to I-676*

Redevelopment activities in the Downtown Gateway District will foster a mix of offices, retail stores, health clinic, and government facilities (e.g. Municipal Complex, which would possibly house Police Administration, Municipal Court, Code Enforcement, etc.), including a possible new location for the Camden Public Library Main Branch. Proposed projects include:

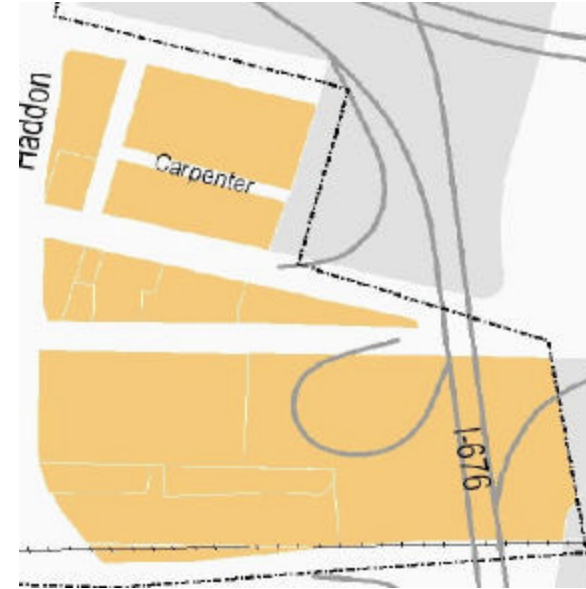
#### INSTITUTIONAL DEVELOPMENT:

- Municipal Complex (180,000 sf)

#### ECONOMIC DEVELOPMENT:

- Commercial offices with parking garage (40,000 sf)

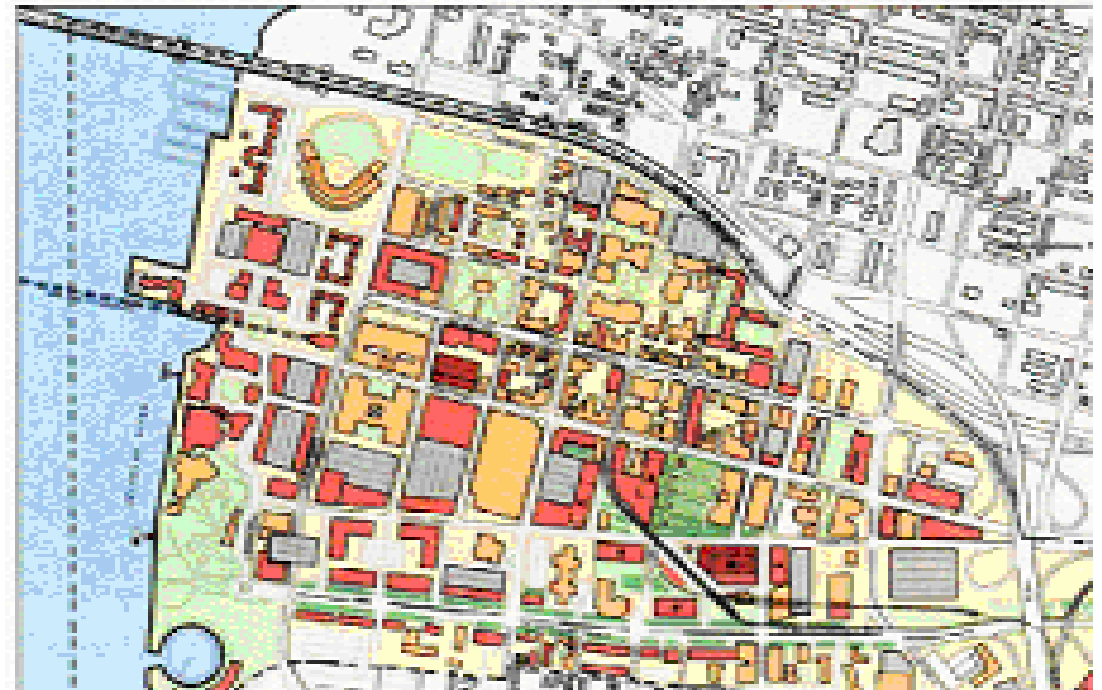
**Estimated Cost:** \$36,000,000



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 limited demolition, and relocation of existing businesses and homes are anticipated. Otherwise, all other redevelopment activity will focus upon the renovation and/or rehabilitation of existing property.

**TOTAL ESTIMATED COST:**            \$ 1,315,000,000

**Project A:**     \$255,000,000  
**Project B:**     \$102,110,000  
**Project C:**     \$229,800,000  
**Project D:**     \$ 66,000,000  
**Project E:**     \$620,850,000  
**Project F:**     \$ 36,000,000  
**Streetscapes &  
Infrastructure:** \$ 5,240,000



## POTENTIAL FUNDING SOURCES

Both private and public funding sources are available for the implementation of redevelopment projects in the Camden Downtown. 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** – 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
- **Delaware River Port Authority, PATCO**
- **Federal Home Loan Bank**
- **New Jersey Department of Community Affairs** – variety of programs including, but not limited to Balanced Housing
- **New Jersey Department of Transportation** – Transportation Improvement Program
- **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 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 Redevelopment Authority** – variety of programs to support property acquisition and site remediation
- **New Jersey Transit** – River line Access and Transit Village programs
- **US Dept. of Housing and Urban Development** – CDBG Program; US HOME Fund
- **US Department of Transportation** – Transportation Equity Act

## IMPLEMENTATION

Successful execution of the Camden Downtown Redevelopment Plan and its target activities will depend upon effective public-private collaboration among the developers selected to carry out redevelopment projects. As this plan guides the proposed redevelopment projects in the Camden Downtown, its implementation will stimulate development, focus government funding and allocation, attract and steer private investments, increase foundation sponsored projects, and support joint ventures.

Implementation outlines an approach to carrying out target activities and illustrates, rather than predicts, the course that the Camden Downtown's redevelopment should take. 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 10-year period during which most of the extensive new construction and substantial rehabilitation will take place. All projects are expected to commence and undergo redevelopment activities simultaneously, 2005-2015, although some project areas or districts may be finished sooner than others. This aggressive and optimistic schedule notwithstanding, Camden's use of its standard 25 timeframe for the completion of this ***Camden Downtown Redevelopment Plan*** 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 Camden Downtown 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 determined 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 (74):**

**Block 60**, Lots: 1, 23

**Block 65**, Lots: 1, 6

**Block 74**, Lots: 18, 22, 23, 24, 25, 26, 27, 28, 36, 52

**Block 75**, Lots: 3, 5, 9, 16, 17, 18, 19, 20, 21, 22, 28, 29, 30, 51

**Block 77**, Lots: 8, 9, 12, 15, 16, 17, 21, 25, 28, 29, 30, 31, 40, 57, 62

**Block 118**, Lots: 15

**Block 119**, Lots: 1, 5, 12, 22, 23, 27, 28, 30, 32, 34, 35, 36, 41, 95

**Block 120**, Lots: 1, 37, 58, 66

**Block 123**, Lots: 1

**Block 124**, Lots: 33

**Block 125**, Lots: 6

**Block 126.01**, Lots: 21

**Block 131**, Lots: 71

**Block 132**, Lots: 23

**Block 133**, Lots: 55

**Block 174**, Lots: 12.01, 12.02, 17.01

**Block 175**, Lots: 8

**Block 1397**, Lots: 1

**TO BE ACQUIRED BY NJ SCHOOL CONSTRUCTION CORPORATION (19):**

**Block 125**, Lots: 8, 9, 11, 15, 19, 21, 57, 59

**Block 126**, Lots: 1, 4, 5, 8, 9, 11, 64, 65, 67, 71, 72

**MAY BE ACQUIRED (16):**

**Block 74**, Lots: 15, 20, 21, 29, 30, 32

\* **Block 95**, Lots: 45, 49

\* **Block 96**, Lots: 57, 68, 70

\* **Block 97**, Lots: 59, 72, 74

**Block 123**, Lots: 1

**Block 125**, Lots: 6

\* **Rutgers University -- Expansion**

**NOT TO BE ACQUIRED (297):**

**All other properties not identified above**



**Legend**

- May Be Acquired
- To Be Acquired - SCC
- To Be Acquired
- Government Owned Property
- River LINE Light Rail
- River LINE Light Rail Stops
- Downtown Boundary
- Areas within this boundary are used to reflect actual, present conditions, but conflict with most updated City of Camden fair maps

**Downtown Camden Redevelopment Plan: ACQUISITION**

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

October 2004



## RELOCATION

As required by the New Jersey Department of Community Affairs, the Camden Downtown Redevelopment Plan identifies the following approach to relocating existing residents and businesses in the redevelopment area, as necessitated by property acquisitions.

There are 3 occupied residential properties that will require relocation, due to the acquisition needs of this redevelopment plan -- excluding the actions of the NJ School Construction Corporation and Rutgers University:

To Be Acquired: Block 74 – Lot 16; Block 77 – Lots 16, 29

Add to these number approximately 20 occupied properties that the NJ School Construction Corporation (SCC) is in the process of acquiring to construct the Camden High School for the Creative and Performing Arts. Relocation of these households, businesses, and church is being managed by the SCC, and is outside the scope of this redevelopment plan. Additionally, Rutgers University will likely acquire 8 properties (3 occupied houses) for its expansion and development plans. Similar to the NJ SCC, Rutgers' acquisition and relocation activities are beyond the scope of this 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 Camden Downtown residents who are displaced as a result of this redevelopment plan. This will include up to 950 new apartments, townhouses, and condominiums to be built in the Camden Downtown Redevelopment Area. These new, as well as rehabilitated, units will provide those who already live in Cooper Grant or elsewhere in the downtown, the opportunity to remain in or return to Camden Downtown.

There are approximately 44 active businesses and industries that will or may require relocation, depending upon the acquisition needs of this redevelopment plan:

To Be Acquired -- 38 businesses

May Be Acquired -- 6 businesses

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 Camden Downtown businesses that are eventually displaced as a result of this redevelopment plan.

After the adoption of this ***Camden Downtown Redevelopment Plan***, and before the acquisition of any occupied properties in the redevelopment area, a WRAP (Workable Relocation Assistance Plan) will be developed and approved by the State of New Jersey. The WRAP will be tailored to the various projects called for by this redevelopment plan, and will address the particular needs and circumstances of individual households and businesses in the Camden Downtown redevelopment area. Relocation, like acquisition of occupied property in Camden Downtown, will be managed by the Redevelopment Entity, and is anticipated to be completed in the first 5 years of this plan's implementation: 2005 – 2010. 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 –Mixed Waterfront, Center-City Flexible Development, and University Support are proposed in order to facilitate the types of redevelopment activities necessary to revitalize the Camden Downtown. These controls will promote effective and complementary mixed-use development throughout the Camden Downtown redevelopment area, while strategically focusing recreational and entertainment venues along the waterfront and anchoring institutional, government, residential and commercial uses elsewhere in the downtown. 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 Cooper Grant and the balance of historic downtown Camden.

## MW MIXED WATERFRONT ZONE

The purpose of the Mixed Waterfront District is to provide for a variety of land uses that complement the center city area, and that include river-related and entertainment 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:

- Visitor information centers.
- Commercial recreational facilities within enclosed structures, including but not limited to tennis or racquetball courts, health spas, and similar facilities.
- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- 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.
- Shopping center.
- Theaters, museums, art galleries and concert halls.
- Marinas and uses commonly accessory to marinas, such as fuel and ship's stores.
- Hotels and motels.
- Any permitted residential uses in the R-3 High Density Residential Zone.

- Buildings consisting of a mix of uses otherwise permitted in this zone.
- Buildings, structures, and uses owned and operated by the City of Camden.

PROHIBITED USES. Any uses not listed above shall be prohibited in the Mixed Waterfront 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 Mixed Waterfront District:

- Parking lots and parking structures provided that:
  1. The use will not increase traffic congestion in streets abutting the property.

CONDITIONAL USES. The following conditional uses shall be permitted in the Mixed Waterfront District:

- Childcare centers.
- Satellite earth station antennas.
- Wireless telecommunication facility.

## CC CENTER CITY ZONE

The purpose of the Center City District is to provide a location for those land uses and buildings which provide central functions of commerce and government and which are generally located in the central business district of the City. 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:

- 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.
- 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.
- Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- 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.
- Shopping centers.
- Commercial recreational facilities within enclosed structures, including but not limited to tennis or racquetball courts, health spas, and similar facilities.
- Theaters, museums, art galleries and concert halls.
- Visitor information center.
- Restaurants, including dine-in or take-out and fast food.
- Any permitted residential uses in the R-3 High Density Residential Zone.
- Hotels.
- Home occupations and home professional offices.

- Public, private, or parochial educational institution.
- Facilities for technology and product research and development, provided that on-site product manufacturing is an accessory use to such research and development only.
- Places of worship.
- Buildings consisting of a mix of uses otherwise permitted in this zone.
- Buildings, structures, and uses owned and operated by the City of Camden.
- Parks, playgrounds or recreation areas, community center buildings, and libraries.
- Railroad passenger stations.

PROHIBITED USES. Any uses not listed above shall be prohibited in the Center City 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 Center City District:

- Parking lots and parking structures provided that:
  1. The use will not increase traffic congestion in streets abutting the property.

CONDITIONAL USES. The following conditional uses shall be permitted in the Center City District:

- Childcare centers.
- Family day care home.
- Satellite earth station antennas.
- Wireless telecommunication facility.



## US UNIVERSITY AND SUPPORT ZONE

The purpose of the University and Support District is to provide for land uses that effectuate the land use plan element of the City's Master Plan for institution-residence interface area. 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:

- Colleges, universities, and associated research facilities.
- University or college residence.
- Public, private, or parochial educational institutions.
- Any permitted residential uses in the R-2 Medium Density and R-3 High Density Residential Zones.
- Home occupations and home professional offices.
- 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.
- Medical offices and facilities, including but not limited to doctor, dentist and veterinary offices, chiropractors, and psychiatrists.
- 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.
- 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, musical, professional and office supplies, optical goods, and packed goods when sold only on the premises.
- Restaurants, including dine-in or take-out and fast food.
- Theaters, museums, art galleries and concert halls.
- Buildings consisting of a mix of uses otherwise permitted in this zone.

- Building, structures and uses owned and operated by the City of Camden.
- Places of worship.
- Parks, playgrounds or recreation areas, community center buildings, and libraries

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

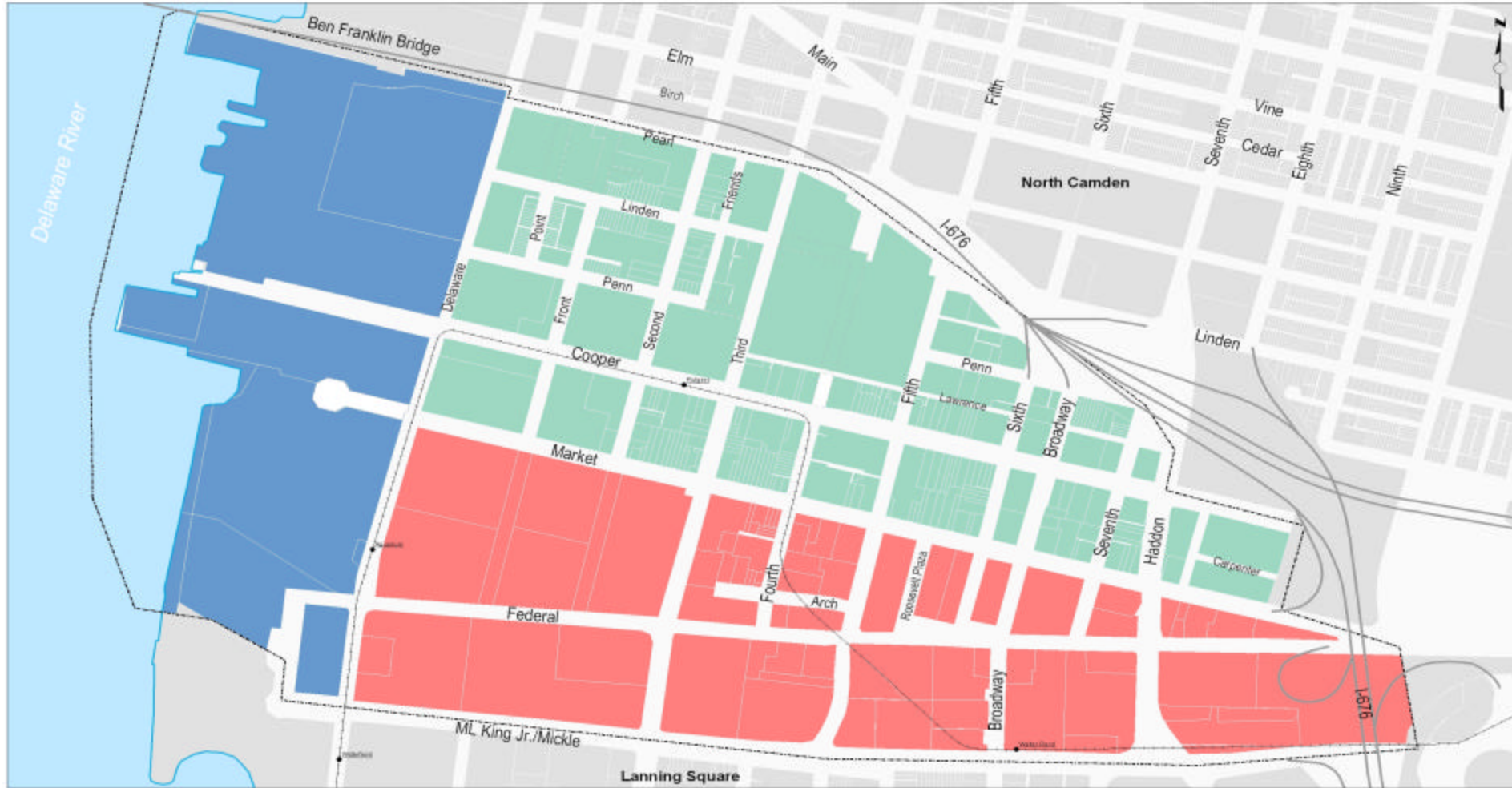
- Wholesale, storage, and warehouse facilities.
- Lumber and building supply sales and storage.
- Junkyards.
- New and/or used automobile and truck sales.
- Automobile body repair and painting.
- Truck stops.

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

- Parking lots and parking structures provided that:
  1. The use will not increase traffic congestion in streets abutting the property.

CONDITIONAL USES. The following conditional uses shall be permitted in the University and Support District:

- Childcare centers.
- Family day care home.



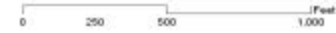
**Legend**

- Center City
- University Support
- Mixed Waterfront
- River LINE Light Rail
- Downtown Boundary
- Areas within this boundary are used to reflect actual, present conditions, yet conflict with most updated City of Camden tax maps
- River LINE Light Rail Stops

**Downtown Camden Redevelopment Plan: PROPOSED ZONING**

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

October 2004



## 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 ten thousand (10,000) 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 one hundred (100) 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 ten (10) 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 five (5) 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 structure shall not have a greater height than thirty (30) stories or four hundred fifty (450) 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.

12. 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 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 all corridors 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 site landmark or district.

## **HISTORIC LANDMARKS**

The following are excerpts from ARTICLE XXII, contained in the pending revised City of Camden Zoning Code, and are applicable to properties characterized as historic in nature or design, whether or not associated with an official historic preservation or conservation district.

### PURPOSE:

- Encourage the continued use of historic resources and facilitate their appropriate re-use.
  - Safeguard the heritage of the City of Camden by preserving resources within the City that reflect elements of its cultural, social, economic and architectural history.
  - Maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, sites, objects, or districts within the City of Camden.
  - Stabilize and improve property values and discourage the unnecessary demolition of historic resources.
  - Foster civic beauty and neighborhood pride.
  - Promote appreciation of Historic Districts for the education, pleasure and welfare of the citizens of the City of Camden and its visitors.
- Spur beautification and private reinvestment.
  - Manage change by preventing alteration or new construction not in keeping with the historic structure or the historic district.
  - Recognize the importance of all buildings in historic districts and of individual historic structures located outside of a district by urging property owners and tenants to maintain their properties in keeping with the requirements and standards of this ordinance.
  - Encourage the proper maintenance and preservation of historic settings and landscapes.
  - Encourage appropriate alterations of historic structures and buildings in historic districts.
  - Enhance the visual and aesthetic character, diversity, continuity, and interest of the City.
  - Promote the conservation of historic sites and districts and invite voluntary compliance in a manner that minimizes hardships on residents of historic districts, especially those of low and moderate income.

PERMITTED USES: All uses permitted for a historic structure(s) within a historic district, shall be those designated by the Official Zoning Map. Such uses shall not be altered by further designation as a historic 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.

CREATION OF DISTRICTS AND STRUCTURE DESIGNATION.

- The designation and creation of historic districts and the designation of historic structures is hereby authorized.
- Surveys shall be used as a basis for identifying future historic structures and historic districts worthy of such designation. The Commission shall consider for designation individual structures and districts in the Camden Historic Survey and other structures and districts that have integrity of location, design, setting, materials, workmanship and association, and that meet one of more of the following criteria:
  1. Character, interest or value as part of the development, heritage or cultural characteristics of the City, State or nation;

2. Identification with a person or persons who significantly enriched the City, State or nation;
3. Site of an historic event which had significant effect on the development of the City, State or nation;
4. Embodiment of distinguishing characteristics of a type of period or method of construction, architecture or engineering;
5. Identification with the work of a builder, designer, artist, architect, developer or landscape architect whose work has influenced the development of the City, State or nation;
6. Embodiment of elements of design, detail, materials or craftsmanship that render a site architecturally significant or structurally innovative;
7. Unique location of singular physical characteristics that make a district or site an established or familiar visual feature or landmark; or likely to yield information important in prehistory or history.



#### 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 should not destroy the distinguishing qualities or character of the structure. The 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.

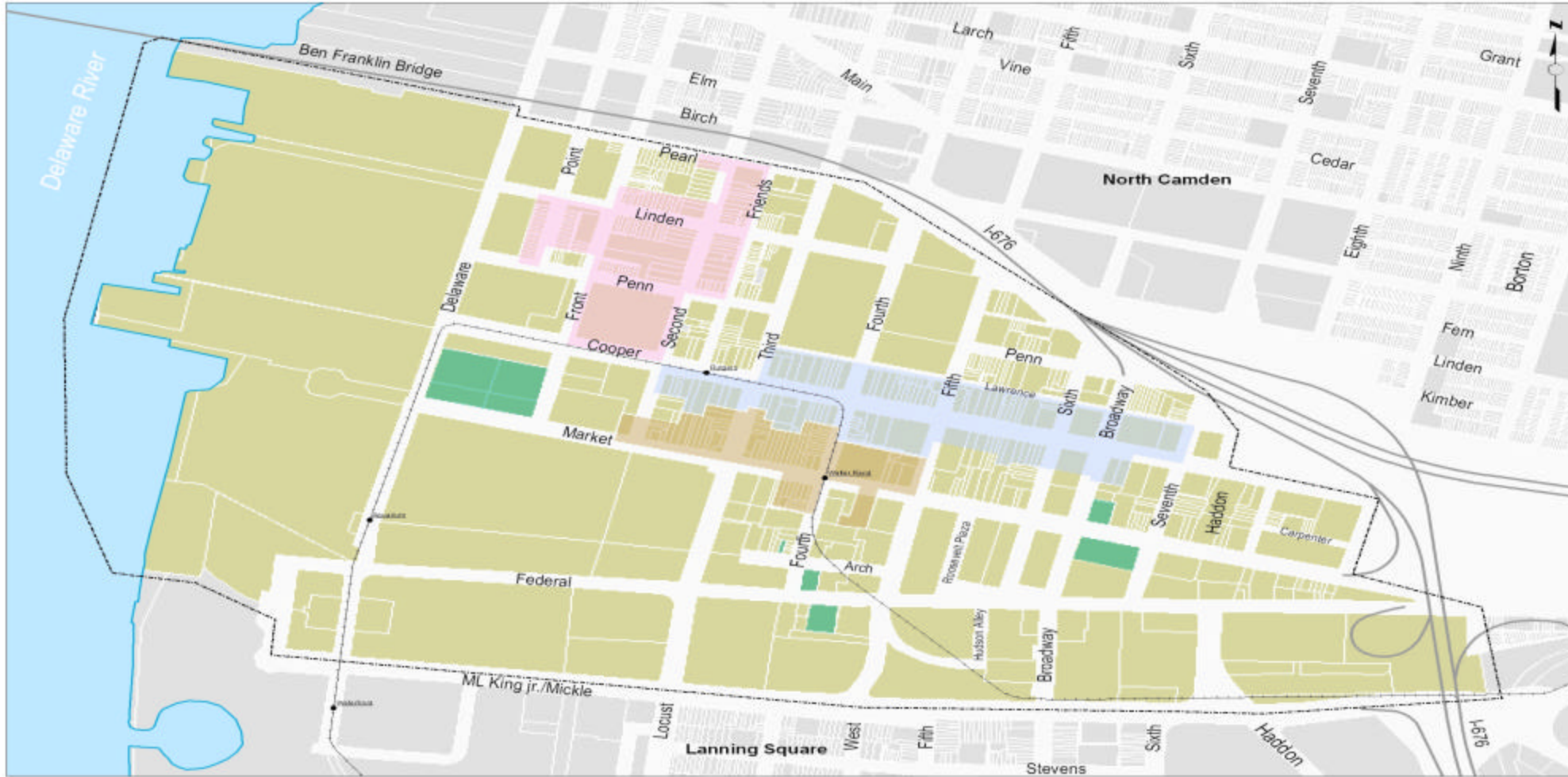
2. Proportions of building's front facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings and places to which it is proximate or visually related.
3. Proportion of openings within the building. The relationship of the width 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.

RELATION TO OTHER ARTICLES: Should there be any inconsistencies between the provisions of this Article and the other existing provisions of this article of the Code of the City of Camden, the provisions of this article shall prevail.



*COOPER STREET: RESTORATION OF HOUSES*



**Legend**  
 Cooper Grant    Market Street    River LINE Light Rail    Downtown Boundary  
 Cooper Street    Individually Listed    River LINE Light Rail Stops

**Downtown Camden Redevelopment Plan: HISTORIC DISTRICTS**

October 2004

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



#### D. SIGNAGE

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.
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

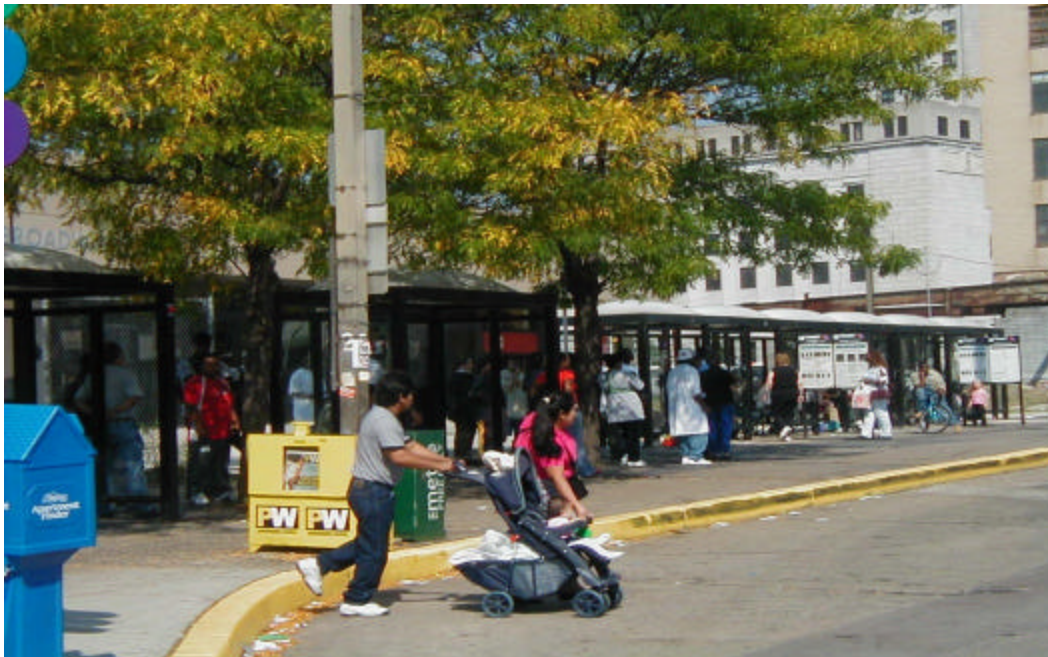
1. To reduce air and sound pollution; regulate solar radiation and wind control; influence the type and speed of pedestrian and automobile traffic flow; screen out glare and reflection; and produce an aesthetically pleasing environment, all projects within the redevelopment area shall be planted with 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.

## 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.
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: Not less than 10% of parking spaces provided on a site shall be reserved for vehicles displaying handicap parking plates, placards, or other permits issued by the Department of Motor Vehicles.
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 ***Camden Downtown 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 ***Camden Downtown 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 AND 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 **Camden Downtown 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. Such performance guarantees shall be approved by the City's Attorney or the Attorney of the Camden Planning Board. 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 Camden Downtown 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 **Camden Downtown 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 **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.

## PROCEDURES FOR AMENDING THIS PLAN

This **Camden Downtown 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 **Camden Downtown 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.