



COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

Camden, NJ

Comprehensive Economic Development Strategy

Camden, New Jersey

October, 2012

ACKNOWLEDGEMENTS

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INTRODUCTION

STUDY PURPOSE AND PLANNING PROCESS

The City of Camden is strategically positioned to capitalize on its collaborative spirit, transportation infrastructure, waterfront access, regional recreation and visitor-oriented land uses, redevelopment opportunities and major economic players with a demonstrated commitment to invest in the City's neighborhoods. These assets are critical to the future economic health and revitalization of the City of Camden.

Camden has already begun the process of planning for economic revitalization. This is reflected in its 2002 *FutureCamden* Master Plan and in numerous neighborhood strategic plans and redevelopment plans completed between 2002 and now. To build on this, the City needed this up-to-date and coordinated vision for future economic growth. The last economic development strategy for the City was prepared in 2004. Since then, some of the City's needs have been reflected in regional economic development efforts such as The Greater Philadelphia Economic Development framework. This framework, however, has not been sufficiently comprehensive for purposes of guiding and monitoring local economic development.

The undertaking or preparation of this report had previously been recommended to the current Mayor by the City's Economic Development and Entrepreneurship Committee. This Committee believed that a Comprehensive Economic Development Strategy (CEDS) was important to undertake for "numerous reasons, including that federal regulations require the preparation and periodic updating of a CEDS in order to retain designation as a Redevelopment or Title II (Grants for Public Works and Economic Development) area eligible to receive EDA funds. Additionally, the creation of a CEDS will ensure that all development projects are tied to the same plan and can be prioritized for support by the City's administration."

This CEDS report identifies, prioritizes and coordinates local economic development projects. The strategy, for current and future plans and funding, establishes a roadmap for leveraging economic development efforts, forming and sustaining public and private partnerships, and achieving integrated land use and transportation to help fuel economic growth in the City. This CEDS report divides

the City into eight economic development districts. Each district has one or more focus areas where economic development is currently taking place or planned to be concentrated. Individual development and infrastructure projects that are planned or underway are also identified within each district. Finally, the CEDS report recommends which projects and plans should be prioritized.

The overall goal of the CEDS report, as expressed by the City, is to improve the economic prosperity of the City of Camden by creating a plan that builds on both the City's and Region's strengths including its transportation network, extensive educational and medical complexes, proximity to the City of Philadelphia and the Delaware River corridor. The CEDS report has taken into consideration the *FutureCamden* Master Plan, neighborhood strategic plans, and adopted redevelopment plans. The CEDS report permits the channeling of funds and other development finances into the City.

RECOMMENDATIONS

The sections of this report primarily outline a current snapshot of economic development activity, both underway and planned, in Camden in 2012. In this snapshot are a range of locations, types of projects, and departments, agencies, and owners that are bringing these projects to fruition. In each economic development district within the City, there is a list of priority projects that should be supported. In addition, outlined below, is an overall set of strategies and priorities for the City to address and support:

1. Connecting Downtown

Recent and planned development along the Waterfront is beginning to create a vibrant commercial and entertainment hub. The area around the Rutgers-Camden campus is now home to a number of South Jersey institutions that have collectively invested significantly in development and redevelopment that has spurred additional public and private investment. Additionally, a considerable hub of government services in the heart of Downtown brings works and visitors consistently on weekdays. Finally, adjacent to Downtown, the Cooper Hospital area is rapidly intensifying with additional facilities and the Rowan Medical School.

An effort should be made to knit these areas of activity together

and capitalize on the energy and investment in each of these districts. A prime opportunity for this connector exists on and around Roosevelt Plaza. This investment in open space and an improved connection to transit have the potential to create both a node of activity here as well as integrating education, health, government, and waterfront development. Key in this investment is the proposed improved connection to transit between the new Roosevelt Plaza and the existing City Hall PATCO station. This station is a de facto "front door" to much of Downtown and is an incredible asset that should be exploited to the fullest.

The City should identify a zone surrounding the Plaza that can be examined for development or redevelopment opportunities surrounding the Plaza. The site known as "Block N" to the south of the Plaza will likely play a critical role. Intensifying uses and building an office and/or residential population around the Plaza will help to bring more activity to the open space, support existing and new retail businesses, and link current nodes of activity in and adjacent to the Downtown.

2. North Waterfront Planning and Development

The North Camden Waterfront offers an unparalleled opportunity in Camden to incorporate new development and open space that will bring new investment while simultaneously connecting the existing neighborhood to the waterfront and to the Downtown. A significant amount of planning has gone into re-visioning the neighborhood and the waterfront by way of the North Camden Neighborhood Plan. The City should support efforts to bring new development that is consistent with the community's vision, although it will likely need to do so in conjunction with the Camden Redevelopment Agency (CRA) and Cooper's Ferry Partnership to handle assembling and conferring land, attracting developers, and catalyzing public-private partnerships.

3. Ferry Avenue Transit Village

The Ferry Avenue Transit Village takes advantage of existing rail infrastructure to benefit not only potential new residents, but also the existing residential and institutional community. New retail will serve surrounding communities, rail passengers, nearby workers, and new residents. Our Lady of Lourdes Hospital will gain additional parking

as well as a stronger physical connection to the existing station for visitors and employees. The City and CRA have already supported this effort through assembling and conveying land. Completing this project and building out the Transit Village will likely require additional support from the City, the CRA, and other non-profit agencies like the Cooper's Ferry Partnership.

4. Lanning Square Neighborhood and Elementary School

The Lanning Square Neighborhood is located adjacent to the Downtown as well as Broadway, a critically important commercial corridor, Cooper Hospital and surrounding Cooper Plaza, and the new Rowan Medical School. It would seem that demand for residential revitalization would be high in this neighborhood or at the very least have much potential. However, key to this revitalization must be a rebuilt Lanning Square Elementary School. This school has the potential to reinforce Cooper Plaza and Lanning Square as neighborhoods of choice within Camden and provide a benefit to existing residents as well as potential new residents. It is possible that this neighborhood may be a target for the new Renaissance School program introduced by the State this year.

5. New Supermarket Development

While preparing this CEDS for the City, we examined the demand for an additional supermarket in Camden. This analysis was conducted within the context of a long-term recognition of a shortage of supermarket supply in Camden. Residents, entrepreneurs, and corporate America have all compensated for this shortage of supermarket supply: residents by traveling outside Camden to purchase groceries; entrepreneurs through establishment of an unusually large number of convenience stores and "corner stores" in Camden's neighborhoods; and corporate America by inserting "grocery departments" within larger drug stores and dollar stores. Individual residents may choose to travel outside the City for their food purchases, just as some suburban residents may travel to visit a store within the City. However, the economic development objective is for there to be equivalency of supply and demand—not the current and long-term shortage of supply that forces City residents to leave Camden to find a quality food store.

We estimate that the demand for food purchases in supermarkets

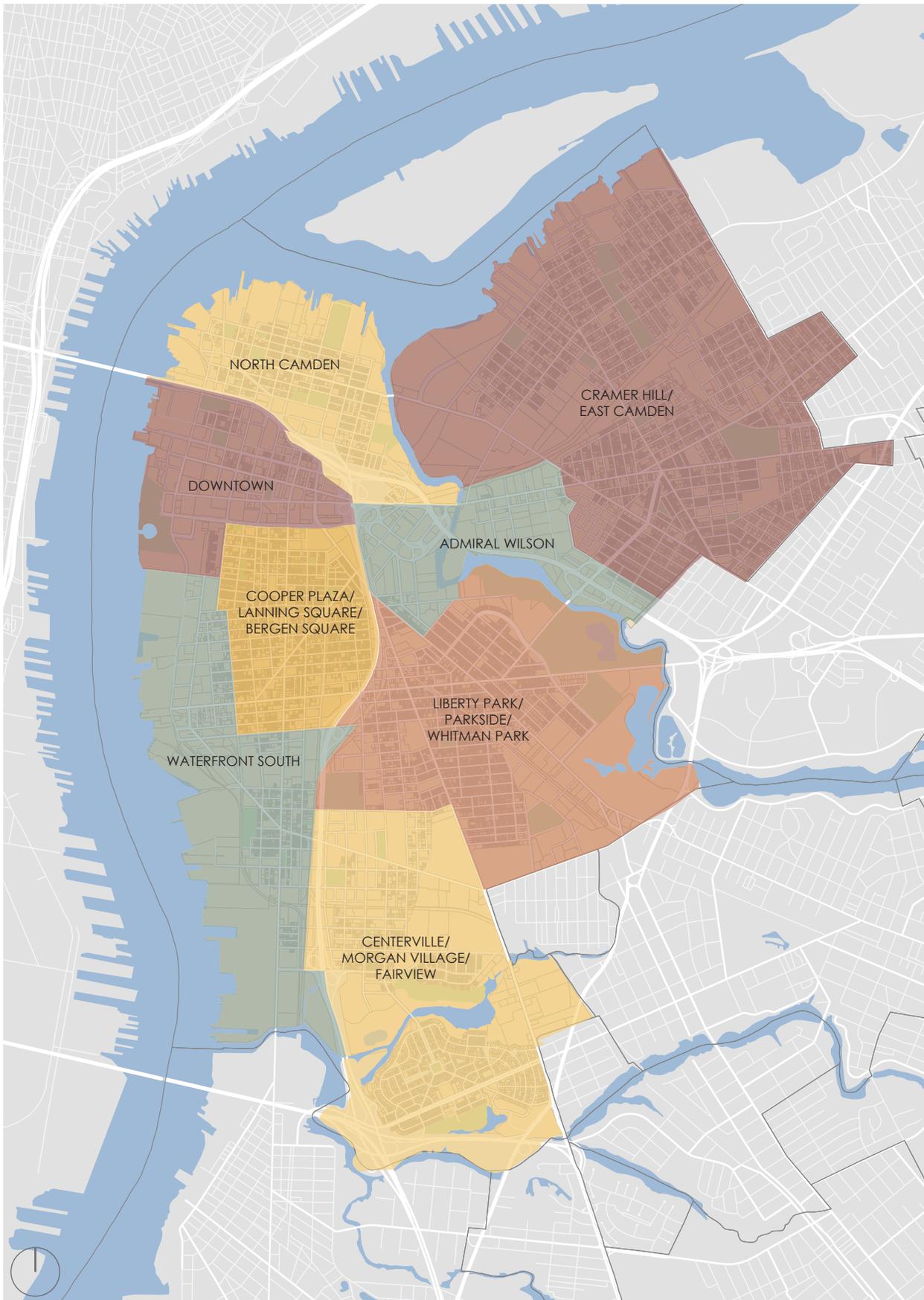
by Camden residents in 2012 is in the range of \$137.5 million to \$156.7 million, sufficient to support 305,000 SF to 350,000 SF of supermarket and larger grocery store space. Adjusting for the supply identified in the 2007 Economic Census, there is a minimum shortage of \$38 million in supermarket supply—sufficient to support 60,000 SF to 70,000 SF of high-performing, new store space. This gap may be as large as \$65 million to \$70 million in supply (110,000 SF to 150,000 SF) if we assume that some smaller, lower quality stores operating in 2007 were really emergency stopgaps filling the void due to a lack of quality supermarket offerings.

6. Support the Port

Retaining industrial uses on the south waterfront should be a focus of the City and its partners. Expansion is currently planned for existing uses in the former “terraces” properties east of Broadway. Priority should be given to properties adjacent to existing entrances to I-676 and to reduce truck traffic through residential neighborhoods.

7. Admiral Wilson Boulevard

Admiral Wilson Boulevard offers access, visibility, and site availability for new development. Between the planned office development from Campbell's and available commercial land to the north of the Boulevard, there are strong opportunities for private development in this area. Assistance may be needed for improving connectivity between potential sites, but investments in infrastructure will bring new private office investment and retail commercial uses. Cooper's Ferry Partnership is currently planning to create an Admiral Wilson Boulevard Plan to study traffic flow, connections, and transit opportunities. The Urban Transit Hub Tax Credit program, sponsored by the NJ EDA, will also help to spur private investment along this corridor. Urban Transit Hubs are located within a half-mile of rail stations in nine New Jersey cities. In Camden that area has been expanded to within one-mile of PATCO and NJ TRANSIT rail stations. In 2011, Campbell's Soup Company's application for over \$34 million was approved by NJ EDA. According to the EDA, “This powerful financial tool is designed to spur private capital investment, business development and employment by providing tax credits for businesses planning a large expansion or relocating to a designated transit hub.”



Map of Economic Development Districts

8. Fair and Consistent Tax Assessment and Collection

According to some initial analysis done by the Consultants, there are some indications of substantial inconsistencies in tax assessments among properties in Camden. The City should work to assure that there is a fair and consistent and updated tax assessment system in order to both maintain a stream of revenue for the provision of services and to provide a stable climate in which to attract continued investment. An investment in additional City staff may be necessary to assure assessments are maintained. This outlay would be a cost-effective investment to generate revenue. Additionally, once there is certainty that the system is being uniformly applied and revenues are enhanced, it may be possible to lower the tax rate relative to adjacent municipalities to incentivize investment. Investing in tax assessment consistency will bring a sense of stable investment climate for all forms of development and business.

REPORT ORGANIZATION

Each section of this report contains information pertaining to one of eight economic development districts. The sections begin with a description of the location and the current land use policies and redevelopment plans of the district. This introduction is followed by a description of projects that are currently underway and its focus areas. Proposed initiatives are outlined in three categories (if they are present): plans, infrastructure, and development. Finally, priority projects are identified for each district. An appendix follows each section with more detailed project profiles, permitted and conditional uses by zoning district, and projects previously identified in redevelopment plans and strategic neighborhood plans.

The eight economic development districts are as follows:

Downtown

North Camden

Cramer Hill / East Camden

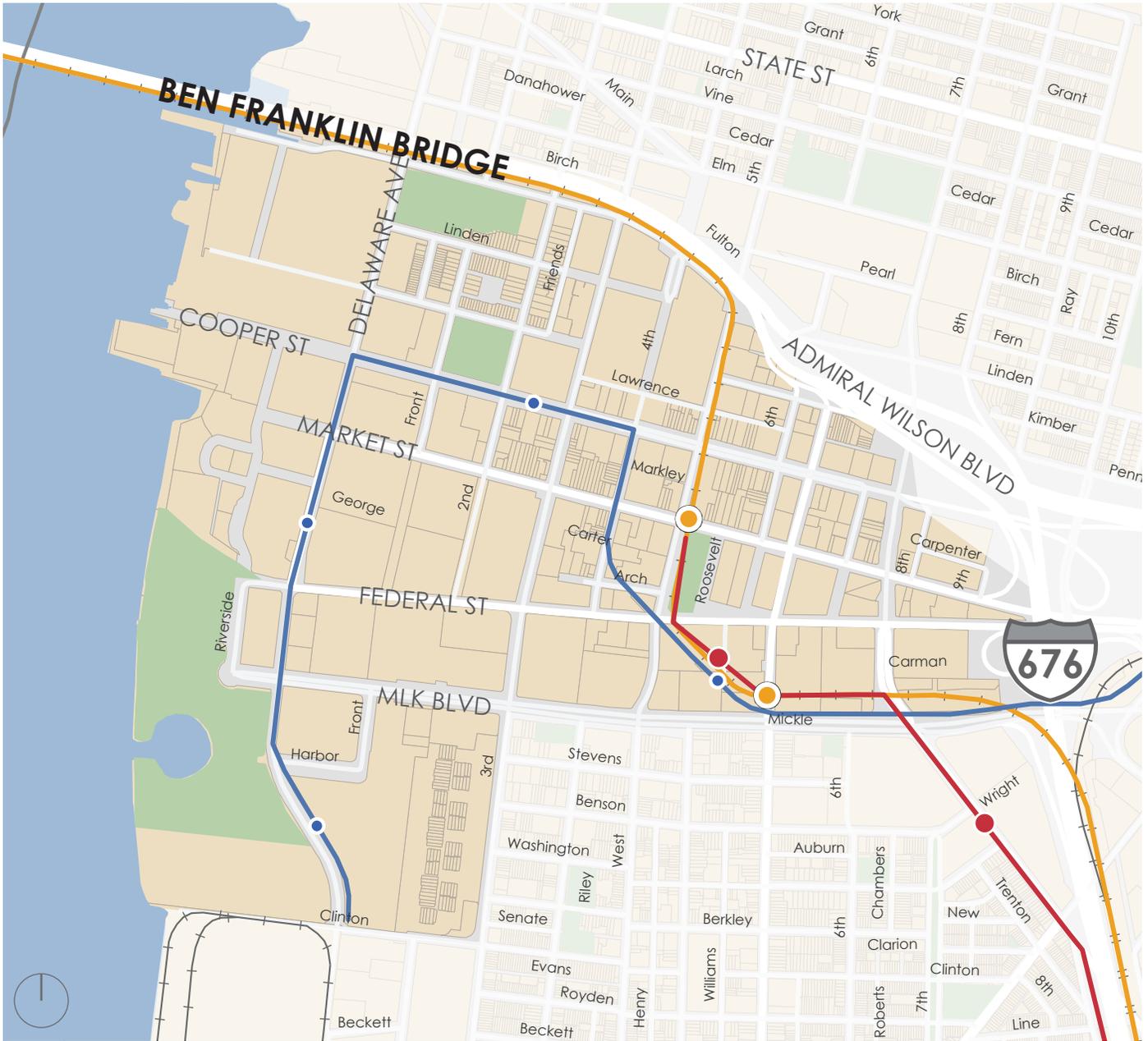
Admiral Wilson

Centerville / Morgan Village / Fairview

Liberty Park / Parkside / Whitman Park

Cooper Plaza / Lanning Square / Bergen Square

Waterfront South



Map of Downtown Economic Development District

Legend

- Patco Rail Line
- Patco Station
- RiverLINE
- RiverLINE Station
- Proposed Glassboro-Camden Line
- Proposed GCL Station

DOWNTOWN ECONOMIC DEVELOPMENT DISTRICT

LOCATION

This economic development district is composed of the Cooper-Grant and Central Business District neighborhoods. In addition, a small portion of the study area is located within the Central Waterfront neighborhood. The area is bounded by the Delaware River to the west, Martin Luther King Boulevard and Clinton Street to the south, and I-676 and the Ben Franklin Bridge to the north. The district is serviced by many major streets including Martin Luther King Boulevard, Delaware Avenue, and Federal Street. It is an intended area for many different land uses that will support a mixed-use waterfront, medical and support in and around the adjacent and nearby Cooper Medical Center, a mixed-use Center City area primarily designed to accommodate offices, retail, commercial, entertainment, hotels and higher density residential. In addition, the district is anchored by a growing University and Support District.

CEDS FOCUS AREAS

The Camden Downtown Redevelopment Plan identifies the following six (6) distinct focus areas:

A. WATERFRONT ENTERTAINMENT DISTRICT

Benjamin Franklin Bridge to Martin Luther King Boulevard; 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 3rd Street.

Theme: *Housing and related amenities*

C. UNIVERSITY VILLAGE

Benjamin Franklin Bridge to Market Street; 3rd Street to Haddon Avenue.

Theme: *Academic institutions and related facilities*

D. TECHNOLOGY COMPLEX

Market Street to Martin Luther King Boulevard.; Delaware Avenue to 3rd Street.

Theme: *Technology research and development facilities*

E. GOVERNMENT CENTER

Market Street to Martin Luther King Boulevard.; 3rd Street to Haddon Avenue.

Theme: *City, County, State and Federal offices, and shopping facilities*

F. GATEWAY

I-676 to Martin Luther King Boulevard.; Haddon Avenue to I-676

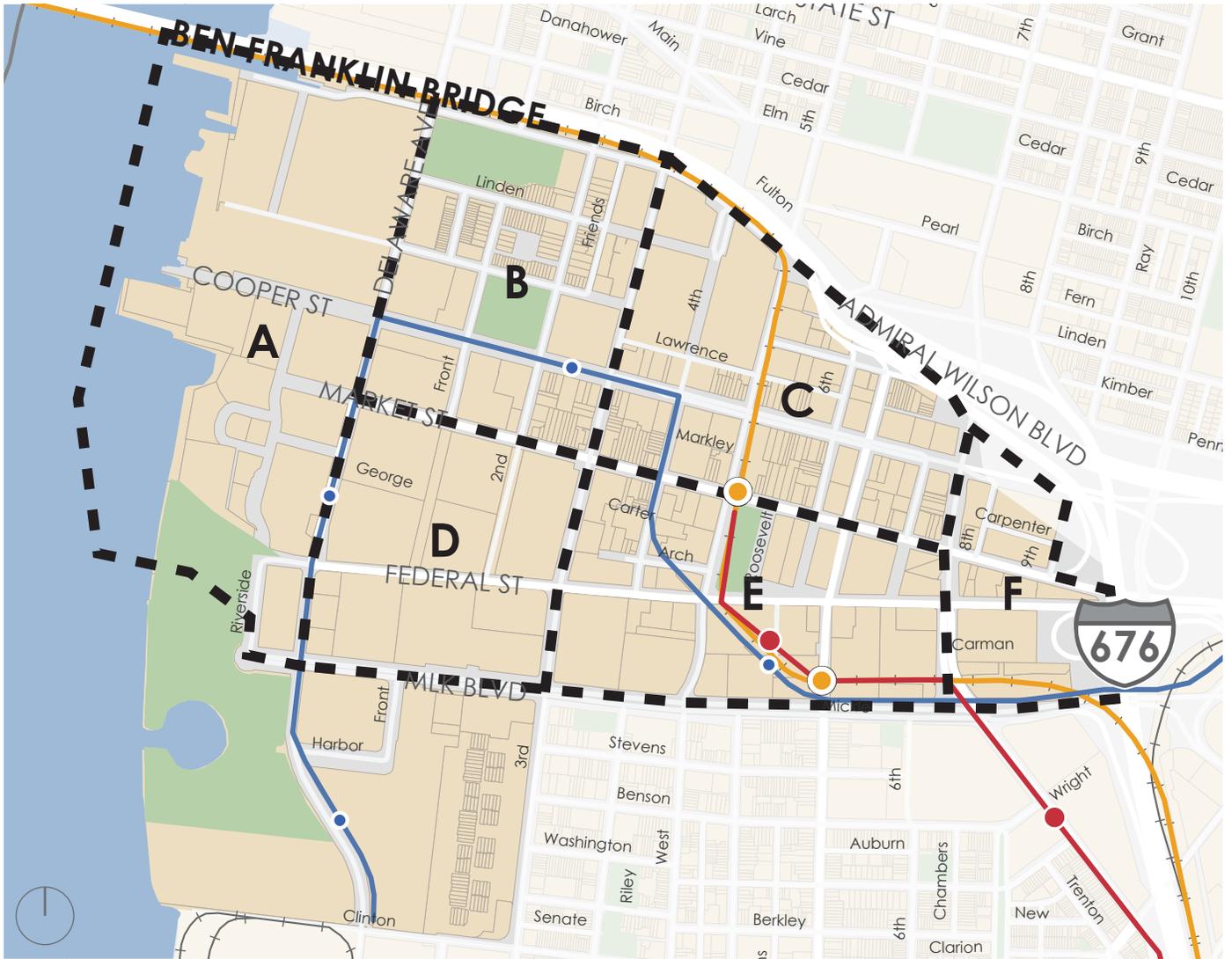
Theme: *Offices, retail commercial, health clinic, and government facilities*

POLICY

There are two primary policy documents that address the Downtown District: the 2002 *FutureCamden* Master Plan and the Camden Downtown Redevelopment Plan. The Downtown District is addressed in the 2002 *FutureCamden* Master Plan and the Camden Downtown Redevelopment Plan in the following ways:

***FutureCamden* Master Plan Land Use Categories for Focus Areas**

1. University and Support. Areas primarily designated for colleges, universities, schools and other institutions of learning, adjunct residential dwellings, including dormitories, and adjunct play and recreational grounds and facilities.
2. Mixed Waterfront. Areas primarily designated for a mix of land uses including offices, specialty retail, commercial, entertainment, hotels and convention facilities, and high density residential that capitalizes on the Delaware River waterfront location.
3. Center City. Areas primarily designated for a mix of land uses including public and private offices, retail, commercial, entertainment, hotels, high density residential and related uses that characteristically support the downtown core area of the City.



Map of CEDS Downtown Focus Areas

Future Camden Master Plan Priority Projects

1. Continue with mixed waterfront development along the Delaware River to include entertainment, commercial, office and high density residential land uses generally east of 3rd Street to the Delaware River.
2. Maintain the riverwalk and connections to Wiggins Park along the Delaware River. Incorporate green corridor streetscape improvements along Cooper Street, Market Street, Federal Street and Martin Luther King/Mickle Boulevard to connect with the Central Business District (CBD).
3. Continue with Center City mixed land use development containing commercial, office and medium/high density residential uses in the downtown area. Target infill and rehabilitation of housing in Cooper-Grant and on upper floors of buildings along Cooper/Market Streets.
4. Develop ground floor business and retail along Cooper/Market Streets consistent with character of the historic district.
5. Integrate university improvements into the CBD and Cooper-Grant with improved pedestrian green corridor streetscape connections and mixed land use rehabilitation along Cooper Street.
6. Upgrade existing public squares and open spaces including Johnson Park and Roosevelt Plaza. Create two new public squares – Whitehall Square at 3rd and Market Streets and Broadway Plaza at Broadway opposite the Transportation Center.
7. Improve the Newton Friends historic facility as a semi-public open space park site.
8. Create a pedestrian green corridor "galleria" connection between the proposed Broadway Plaza and Whitehall Square.
9. Upgrade through landscaping the PATCO tunnel approach between Broadway and I-676. Reserve this area for long term office development using air rights above the tunnel approach.

10. Upgrade community facilities, build a new downtown library and construct a new Performing Arts High School (vicinity of Martin Luther King/Mickle Boulevard west to Broadway).
11. Integrate Cooper Medical Center improvements into the CBD through streetscape and pedestrian connections along with continued rehab of residences around the Medical Center in the Medical and Support land use district. Target Broadway frontage between Benson Street and Stevens Street for medical and support uses to help anchor Broadway retail uses.

CURRENT INVESTMENTS

There are several projects currently under construction in the Downtown District, including Roosevelt Plaza, the LEAP Academy, Rutgers-Camden student housing, and the Rowan at Camden academic building (see **Table A1**). A more detailed description of each project can be found in **Appendix A1**.

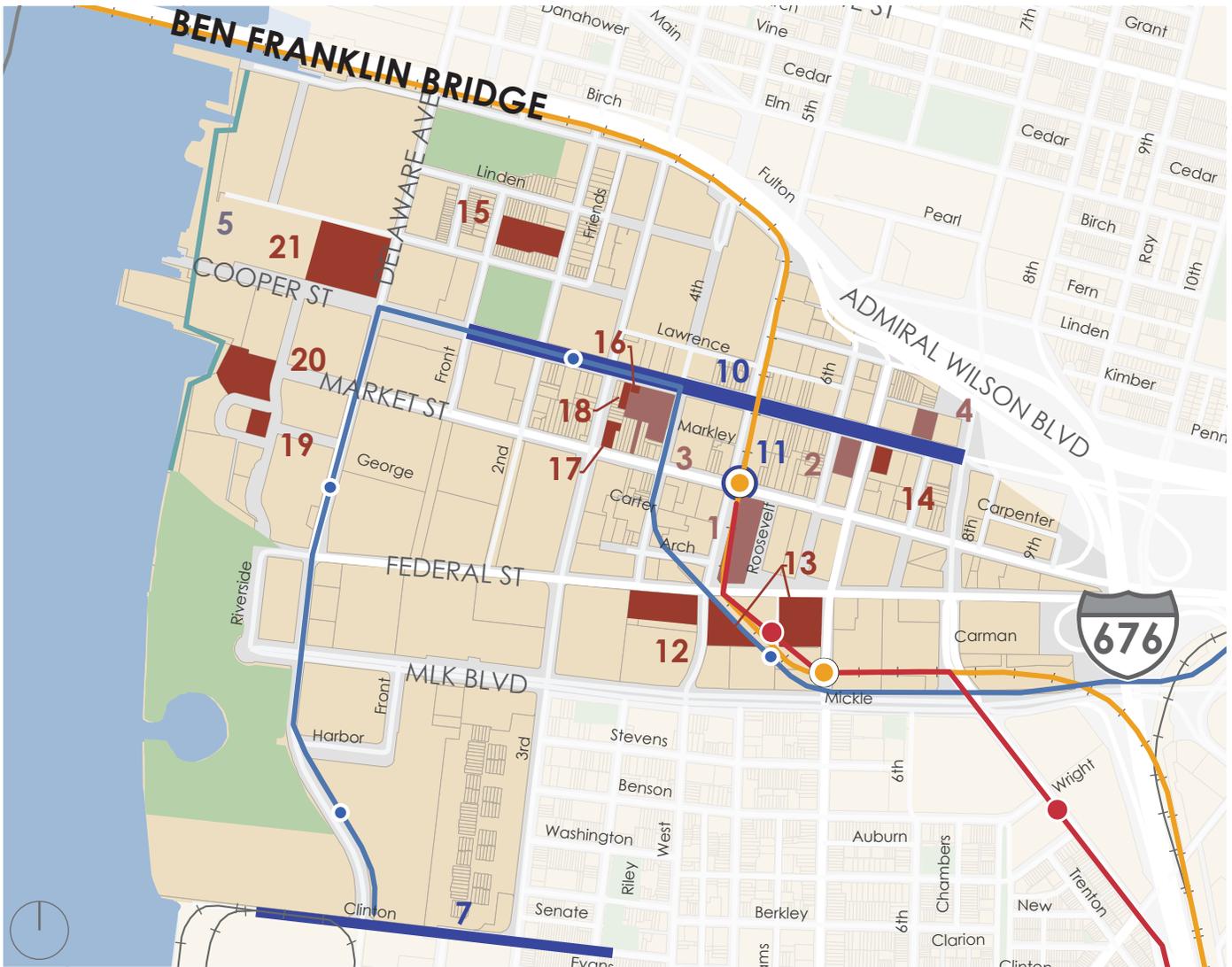
Table A1. Projects currently underway in the Downtown District

Project	Type	Program	Agencies	Budget
1. Roosevelt Plaza	Open space	New park across from City Hall	City/CRA/DRPA	\$9 million
2. Rowan at Camden Academic Building	Institutional	44,000 SF of classrooms, offices, and meeting space	Rowan University	>\$10 million
3. Rutgers-Camden Student Housing	Institutional; Mixed-use	7,000 SF of retail; 102 grad student rooms	Rutgers University	\$55 million
4. LEAP Academy	Institutional	New high school	Rutgers University	Unknown

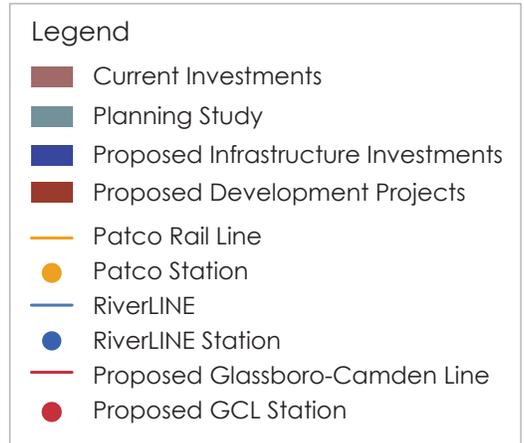
The Downtown District projects underway are mostly institutional, related to Rowan University and Rutgers-Camden, with the addition of Roosevelt Plaza, the new public open space located across from City Hall. The related transit entrance improvements at the PATCO station are still in the planning phase, and that project is therefore listed separately below.

PROPOSED INITIATIVES

In addition to the initiatives currently underway, there are several proposed initiatives in the Downtown Economic Development



Map of Downtown Development Projects



District that are in the design phase and yet to be constructed. These proposed initiatives have been categorized as planning studies, infrastructure investments, and development projects.

PLANNING STUDIES

There is one planning study proposed for the Downtown District - the Delaware Waterfront Trail Loop (see **Table A2**). This study would examine the feasibility of a new trail that would provide access to the Delaware waterfront attractions in both Philadelphia and Camden. A more detailed description of the project can be found in **Appendix A2**.

Table A2. Planning studies involving the Downtown District

Project	Program	Agencies	Timeline	Budget
5. Delaware Waterfront Trail Loop	Trail feasibility study	DVRPC, Cooper's Ferry Partnership	1 to 5 years	Unknown

INFRASTRUCTURE INVESTMENTS

Several infrastructure investments are proposed for the Downtown District totaling more than \$45 million. These include downtown traffic improvements, the reconstruction of Clinton Street, pedestrian signage, site preparation for the Cooper's Crossing Town Center project, and improvements to the City Hall PATCO station at the new Roosevelt Plaza. Many have been planned and designed and are awaiting construction once funding is available. See **Table A3** for a list of these projects. **Appendix A3** contains a detailed description of each.

Table A3. Proposed infrastructure improvements in the Downtown District

Project	Program	Agencies	Timeline	Budget
6. Downtown traffic improvements (not mapped)	Design and construction of improvements to downtown traffic flow and pedestrian accommodations	Cooper's Ferry Partnership, City of Camden, NJDOT	Traffic plan completed; construction 1 to 5 years	Unknown

Project	Program	Agencies	Timeline	Budget
7. Clinton Street Reconstruction	Design and construction of access road to Battleship NJ	Cooper's Ferry Partnership, City of Camden, NJDOT	Installation expected to commence summer 2012	\$414,000
8. Pedestrian Signage (not mapped)	Design and installation of pedestrian wayfinding signage	Cooper's Ferry Partnership, NJDOT	Installation expected to commence summer 2012	\$250,000
9. Cooper's Crossing Town Center Site Preparation (not mapped)	Construction of a new street grid for the waterfront area	Cooper's Ferry Partnership, NJDOT, USDOT	Construction contract to be advertised summer 2012	\$5 million
10. Cooper Street Traffic Modifications/Signalization	Design and construction of new streetscape and signal modifications	Cooper's Ferry Partnership, City of Camden	Operational study complete; seeking funding	\$1 million
11. Roosevelt Plaza Transit Hub	Construction of a new entrance to the City Hall PATCO station at Roosevelt Plaza	City, CRA, DRPA	Proposed: 1 to 5 years	\$40 million

DEVELOPMENT PROJECTS

There are many development projects proposed for the Downtown District, ranging from residential to commercial to mixed-use. These projects include the proposed County Courthouse expansion, the Cooper Grant Homes Phase II housing development, Radio Lofts, the Rutgers-Camden Alumni House, an office building, and a hotel (see **Table A4**). Together, the developments would bring hundreds of new residential units and hundreds of thousands of square feet of new office and commercial space to Downtown Camden. A more detailed description of each project can be found in **Appendix A4**.

Table A4. Proposed development projects in the Downtown District

Project	Program	Agencies	Timeline	Budget
12. County Courthouse Expansion	Addition and improvements to Camden County Courthouse	Camden County	Unknown	Unknown
13. Block N Transit Hub	10,000 SF of retail; 250,000 SF of office; 500 parking spaces	City, CRA	Planning underway	Unknown
14. Wilson Building	Mixed-use: retail, office	Wilson Development Associates	Building recently purchased at sheriff's sale	Unknown
15. Cooper Grant Homes Phase II	14 for-sale residential units	CRA	Planned	\$2.75 million
16. Rutgers-Camden Alumni House	Restoration of the Red Cross Building for university use	Rutgers University	Planned	Unknown
17. Radio Lofts	86 condominiums	CRA, Dranoff Properties	Remediation Underway	Unknown
18. Pierre Building	Conversion of historic building to 30 apartments adjacent to new dormitory	CRA	Design underway	Unknown
19. Cooper's Ferry Partnership Office Building	24,000 SF office building with ground-floor retail	Cooper's Ferry Partnership, EDA	Construction to begin 2012	\$8 million
20. Waterfront Hotel	140-room hotel	Cooper's Ferry Partnership, EDA	Proposed: 1 to 5 years	\$8 million
21. East Village Townhomes	120 new townhouse residences	CRA, Dranoff Properties	Proposed: 1 to 5 years	Unknown

PROJECT PRIORITIES

With so many economic development initiatives proposed for Downtown Camden, it is important to systematically prioritize them to inform the future implementation process. The planning studies, infrastructure investments, and development projects proposed for the Downtown District, outlined above in Tables 2 through 4, are organized into two categories based on the suggested project commencement (construction) timeframe – Priority Initiatives, to begin in Years 1 to 5 of implementation; and Supportive Initiatives to begin in Year 5 and beyond. Priority Initiatives have been assigned as such based on their current status and momentum, ability to leverage other improvements in Downtown Camden, and ability to be accomplished in a timely manner, as well as the capacity of the involved agencies.

Priority Initiatives: Years 1 to 5

- Delaware Waterfront Trail Loop
- Downtown Traffic Improvements
- Pedestrian Signage
- Cooper's Crossing Town Center Site Preparation
- Roosevelt Plaza Transit Hub
- Radio Lofts
- Cooper's Ferry Partnership Office Building
- Waterfront Hotel
- East Village Townhomes

Supportive Initiatives: Beyond 5 Years

- County Courthouse Expansion
- Block N Transit Hub
- Wilson Building
- Cooper Grant Homes
- Rutgers-Camden Alumni House
- Downtown Traffic Improvements
- Pierre Building

APPENDIX A

APPENDIX A1

Identification Number:	1
Project Title:	Roosevelt Plaza
Location:	Downtown: 5th and Market Streets
Development Type:	Open space
Development Size/Program:	New park across from City Hall
Developer/Lead Agency:	City of Camden, CRA, DRPA
Budget:	\$9 million
Incentives/Funding:	n/a
Timeline/Status:	Under construction
Contact:	Sandy Johnson, Executive Director, CRA, 856-757-7600 sajohnson@ci.camden.nj.us

Description:

This major civic project involves construction of the new Roosevelt Plaza Park in front of City Hall.

Identification Number:	2
Project Title:	Rowan at Camden Academic Building
Location:	Downtown/University District: Broadway and Cooper Street (Bank Building)
Development Type:	Institutional
Development Size/Program:	44,000 sf: classrooms, lounge areas, offices and meeting space
Developer/Lead Agency:	Rowan University
Incentives/Funding:	Half from "state economic development funds"
Budget:	>\$10 million
Timeline/Status:	Under Construction
Contact:	Michael E Harris, Vice President of Facilities and Operations Rowan University, 856-225-6174 harrismi@rowan.edu

Description:

"In 2009, Rowan University acquired the historic First National Bank and Trust Company building and annex on the corner of Cooper and Broadway, across the street from its current campus building. The 44,000 square foot building will be renovated for instructional and administrative use in order to accommodate additional students and to support the campus' plans for growth." "Renovations are continuing in phases but students, faculty and staff will begin using the restored annex space this spring." "Dr. McCombs said the first construction phase of the new academic building focused on office and seminar space on the second floor of the annex. Full renovation of the annex, including a new computer lab and construction of classrooms on the third and fifth floors, will be followed by systems and other updates to the cavernous former bank building." (source: Rowan University website, <http://www.rowan.edu/today/news/index/FS/299>)

Identification Number: 3
Project Title: 330 Cooper: Rutgers-Camden Graduate Student Housing
Location: Downtown/University District: 4th and Cooper Streets
Development Type: Institutional; Mixed-Use
Development Size/Program: 7,000 sf retail; 102 graduate student dorm rooms
Developer/Lead Agency: Rutgers University
Incentives/Funding: unknown
Budget: \$55 Million
Timeline/Status: Under Construction (opening Fall 2012)
Contact: Larry Gaines, Vice Chancellor Administration and Finance
Rutgers University, Office of the Chancellor, 856-225-6174
gaines@camden.rutgers.edu

Description:

330 Cooper is a Rutgers-Camden graduate student dormitory opening in Fall of 2012. It will have 102 graduate student dorm/apartments with 1 to 4 bedrooms and retail on the ground-floor. Students have the option of an academic-year or full-year lease.

Identification Number: 4
Project Title: LEAP Academy
Location: Downtown/University District: 6th & Cooper Streets
Development Type: Institutional
Development Size/Program: New high school
Developer/Lead Agency: Rutgers University
Incentives/Funding: unknown
Budget: unknown
Timeline/Status: Under Construction (opening Fall 2012)
Contact: Wanda Garcia, Associate Director of the Rutgers CLC, 856-225-6903
wandag@camden.rutgers.edu

APPENDIX A2

Identification Number: 5
Project Title: Delaware Waterfront Trail Loop
Location: Downtown Waterfront
Development Type: Planning
Development Size/Program: Feasibility study for completion of a trail along the Delaware River connecting to Philadelphia via the Ben Franklin Bridge
Developer/Lead Agency: Cooper's Ferry Partnership (CFP), PA Environmental Council (PEC)
Budget: Unknown
Incentives/Funding: DVRPC
Timeline/Status: 1 to 5 years
Contact: Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

CFP and PEC recently submitted an application to DVRPC to create a feasibility study for the Trail Loop. When complete, the Loop will provide access to the Delaware waterfronts in Philadelphia and Camden, becoming the signature trail experience of the region. The project seeks to identify critical interventions that are needed to better connect the trail trunk lines and gauge the feasibility of the proposed connections. The study, focused on the discrete areas connecting both sides of the Ben Franklin Bridge, will provide crucial plans for addressing critical gaps, spur faster implementation of trail master plans on both sides of the river, and make a seamless experience of the Loop a reality.

APPENDIX A3

Identification Number:	6
Project Title:	Downtown Traffic Improvements
Location:	Downtown
Development Type:	Infrastructure
Development Size/Program:	Design and construction of improvements to downtown traffic flow and pedestrian accommodations
Developer/Lead Agency:	Cooper's Ferry Partnership (CFP) with City of Camden
Budget:	Unknown
Incentives/Funding:	NJDOT
Timeline/Status:	Traffic plan completed; construction 1 to 5 years
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

McCormick Taylor performed a detailed traffic report for all of downtown Camden. The study focused on making a series of comprehensive improvements throughout the central business district, including changing roadways from one-way to two-way (e.g. Market Street) and making the existing streets more pedestrian-friendly.

Identification Number:	7
Project Title:	Clinton Street Reconstruction (Battleship, New Jersey access)
Location:	Downtown
Development Type:	Infrastructure
Development Size/Program:	Design and construction of access road to Battleship, New Jersey
Developer/Lead Agency:	Cooper's Ferry Partnership (CFP) with City of Camden
Budget:	\$414,000
Incentives/Funding:	NJDOT
Timeline/Status:	Design completed and approved; bidding and construction expected summer 2012
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

CFP is managing the design and construction of the Battleship New Jersey access road (Clinton Street). Using a grant from NJDOT, the project provides for improvements to a two-block section of Clinton Street. The project includes street repaving as well as new sidewalks, lighting, and street trees. The improvements to this waterfront entryway will support the Battleship New Jersey and other waterfront venues, better connecting them to the neighborhood and downtown. PS&S completed the design, which NJDOT approved in early 2012. Bidding and construction is expected to begin in summer 2012.

Identification Number:	8
Project Title:	Pedestrian Signage
Location:	Downtown
Development Type:	Infrastructure
Development Size/Program:	Design and installation of pedestrian wayfinding signage
Developer/Lead Agency:	Cooper's Ferry Partnership (CFP) with City of Camden
Budget:	\$250,000
Incentives/Funding:	NJDOT
Timeline/Status:	Design approved; installation expected to begin summer 2012
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

CFP previously completed a comprehensive wayfinding signage program for vehicular traffic in conjunction with the City of Camden. The objective was to create four color-coded districts in the downtown, and provide simple vehicular signage for the specific destinations within those districts. Most recently, CFP and the City secured grants from NJDOT to create and install a new pedestrian signage package that coincides with the vehicular program. The pedestrian program was designed and has been approved by NJDOT. PSE&G authorized the installation of the signs on light poles. A construction contract was recently approved for Allied Signage, and a project kick-off was held in spring 2012.

Identification Number: 9
Project Title: Cooper's Crossing Town Center Site Preparation
Location: Downtown Waterfront: Riverside Drive
Development Type: Infrastructure
Development Size/Program: Construction of a new street grid for the waterfront area
Developer/Lead Agency: Cooper's Ferry Partnership (CFP)
Budget: \$5 million
Incentives/Funding: NJDOT, USDOT
Timeline/Status: Design completed, financing being finalized, construction contract to be advertised summer 2012
Contact: Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

CFP closed out its \$175,000 design grant from NJDOT for the waterfront roads project. The project extends Cooper Street from Delaware Avenue to the Delaware River, and Riverside Drive from Cooper to Penn Streets. These road extensions will complete the city grid system on the waterfront enabling the development of the proposed residential program by Dranoff Properties. CFP and its engineering consultant finalized the design drawings with NJDOT and FHWA. With \$3 million in grant funds from NJDOT and \$2 million from the USDOT, CFP is awaiting final approval of the design plans and bid packages. The project will then be publicly advertised, likely by summer 2012.

Identification Number: 10
Project Title: Cooper Street Traffic Modifications/Signalization
Location: Downtown: Cooper Street
Development Type: Infrastructure
Development Size/Program: Design and construction of new streetscape and signal modifications
Developer/Lead Agency: Cooper's Ferry Partnership (CFP), City of Camden
Budget: \$1 million
Incentives/Funding: Unknown
Timeline/Status: Operational study complete; seeking funding
Contact: Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

This is a streetscape and signal upgrade project in Downtown Camden along the educational corridor of Cooper Street, identified as a priority in a 2005 study of downtown transportation. NJDOT recently hired Stantec to complete an operational study outlining a series of traffic improvements to enhance vehicular and pedestrian flow. The City and CFP are seeking funds for the design and construction of these improvements.

Identification Number: 11
Project Title: Roosevelt Plaza Transit Hub
Location: Downtown: 5th & Market Streets
Development Type: Infrastructure
Development Size/Program: New entrance and improvements to PATCO City Hall Station
Developer/Lead Agency: City of Camden, CRA, DRPA
Budget: \$40 million
Incentives/Funding: Unknown
Timeline/Status: Planning underway
Contact: Sandy Johnson, Executive Director, CRA, 856-757-7600
 sajohnson@ci.camden.nj.us

Description:

This major civic project involves construction of a new entrance and improvements to the City Hall PATCO Station. In addition, a 250-space underground parking garage will be constructed as well as new Rutgers University-Camden student housing.

APPENDIX A4

Identification Number: 12
Project Title: County Courthouse Expansion
Location: Downtown: 5th & Federal Streets
Development Type: Institutional
Development Size/Program: Addition and improvements to Camden County Courthouse
Developer/Lead Agency: Camden County
Budget: Unknown
Incentives/Funding: Unknown
Timeline/Status: No plans to date
Contact: Louis Cappelli, Jr., Freeholder Director, 856-225-5451

Identification Number: 13
Project Title: Block N Transit Hub
Location: Downtown: Broadway & Federal Street
Development Type: Mixed-use
Development Size/Program: 10,000 sf of retail; 250,000 sf of office; 500 parking spaces
Developer/Lead Agency: CRA, City of Camden
Budget: Unknown
Incentives/Funding: Unknown
Timeline/Status: Planning underway
Contact: James Harveson, CRA

Identification Number: 14
Project Title: Wilson Building
Location: Downtown: Broadway & Cooper Street
Development Type: Mixed-use
Development Size/Program: Mixed-use: retail, office
Developer/Lead Agency: Wilson Development Associates
Budget: Unknown
Incentives/Funding: Unknown
Timeline/Status: Building recently purchased at sheriff's sale
Contact: n/a

Identification Number: 15
Project Title: Cooper Grant Homes Phase II
Location: Downtown: Penn & 2nd Streets
Development Type: Residential
Development Size/Program: 14 for-sale residential units
Developer/Lead Agency: CRA
Budget: \$2,750,000
Incentives/Funding: Unknown
Timeline/Status: Planned
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number: 16
Project Title: Rutgers-Camden Alumni House
Location: Downtown/University District: Cooper Street, between 4th and 5th Streets
Development Type: Institutional
Development Size/Program: Restoration of the Red Cross building for university use
Developer/Lead Agency: Rutgers University
Incentives/Funding: Unknown
Budget: \$1,000,000
Timeline/Status: Projected to open in the late summer/early fall of 2012
Contact: Larry Gaines, Vice Chancellor Admin and Finance
 Rutgers University, Office of the Chancellor, 856-225-6174
 gaines@camden.rutgers.edu

Description:

"The former Red Cross building off of Cooper Street has been established as Camden's future Alumni House, and will require approximately \$1,000,000 for the renovation project. A fundraising committee has been formed, and consists of 30 members. Individuals on the fund raising committee not only provide a monetary commitment for the project, but also seek out other potential donors. On September 22, the committee will tour the future alumni center, which is projected to open in the late summer/early fall of 2012." (source: Rutgers-Camden website:

<http://news.rutgers.edu/medrel/camden/chancellors-annual-a-20111005>)

Identification Number: 17
Project Title: Radio Lofts
Location: Downtown: Cooper and N Front Streets
Development Type: Residential
Development Size/Program: 86 market-rate condominiums
Developer/Lead Agency: CRA, Dranoff Properties
Budget: Unknown
Incentives/Funding: Unknown
Timeline/Status: Remediation underway
Contact: Carl Dranoff, 215-222-3300

Description:

Radio Lofts represents the second landmark residential community to be created by Dranoff Properties on the Camden Waterfront. Originally a historically-significant RCA Victor factory building, the transformation of Radio Lofts will add 86 luxury loft condominiums that will serve as a residential anchor for the massive half-billion dollar revitalization of the Camden Waterfront.

Identification Number: 18
Project Title: Pierre Building
Location: Downtown/University District: 4th and Cooper Streets
Development Type: Residential
Development Size/Program: 30-unit apartment building adjacent to new dormitory
Developer/Lead Agency: CRA
Incentives/Funding: Unknown
Budget: Unknown
Timeline/Status: Design underway
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Description:

The Pierre Building is a 6-story apartment building located 304-306 Cooper adjacent to the Rutgers–Camden Campus. The building was constructed in 1929 as an apartment house and has been vacant for at least eight to ten years. To the immediate east of the building is the historic former Red Cross building and the active construction site of the Rutgers Graduate Student Housing project. To the immediate west is an occupied row house. The property was purchased by the CRA in July of 2008 for redevelopment. The CRA is seeking a qualified developer with a feasible plan to redevelop the building for residential and/or commercial purposes.

Identification Number: 19
Project Title: Coopers Ferry Partnership Office Building
Location: Downtown Waterfront: Riverside Drive
Development Type: Mixed-Use
Development Size/Program: 24,000 sf office/retail
Developer/Lead Agency: Cooper's Ferry Partnership, EDA
Budget: \$8 million
Incentives/Funding: New Markets Tax Credits
Timeline/Status: Design completed, financing being finalized; construction to start summer 2012
Contact: Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

CFP is making progress on the development of its new mixed-use office building. With design almost finalized, CFP is focusing its resources into leasing both office and restaurant spaces in the building. CFO started to assemble a takedown package with NJEDA, and is finalizing project financing. As part of the financing, CFP is pursuing new market tax credits. CFO hopes to close on financing in late spring and begin construction by summer 2012.

Identification Number: 20
Project Title: Waterfront Hotel
Location: Downtown Waterfront: Riverside Drive
Development Type: Hotel
Development Size/Program: 140 rooms
Developer/Lead Agency: Cooper's Ferry Partnership, EDA
Budget: \$8 million
Incentives/Funding: Unknown
Timeline/Status: Proposed: 1 to 5 years
Contact: Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Identification Number:	21
Project Title:	East Village Townhomes
Location:	Downtown Waterfront
Development Type:	Residential
Development Size/Program:	120 market-rate residences
Developer/Lead Agency:	CRA, Dranoff Properties
Budget:	Unknown
Incentives/Funding:	Unknown
Timeline/Status:	Proposed: 1 to 5 years
Contact:	Carl Dranoff, 215-222-3300

APPENDIX A5

CURRENTLY PERMITTED USES IN THE DOWNTOWN DISTRICT

Permitted and Conditional Uses in the MW Mixed Waterfront Zone (Camden Downtown Redevelopment Plan)

1. Permitted Uses.
 - a. Visitor information centers
 - b. Commercial recreational facilities
 - c. Parks, playgrounds or recreational areas, community center buildings, and libraries
 - d. Financial institutions
 - e. Professional and private offices
 - f. Retail stores
 - g. Personal services
 - h. Restaurants, including dine-in and take-out
 - i. Shopping center
 - j. Theaters, museums, art galleries and concert halls
 - k. Marinas
 - l. Hotels and motels
 - m. Any permitted use in the R-3 High Density Residential Zone
 - n. Buildings consisting of a mix of uses otherwise permitted in this zone
 - o. Buildings, structures, and uses owned and operated by the City of Camden
2. Conditional Uses.
 - a. Childcare centers
 - b. Satellite earth station antennae
 - c. Wireless telecommunication facilities

Permitted and Conditional Uses in the CC Center City Zone (Camden Downtown Redevelopment Plan)

1. Permitted Uses.
 - a. Retail Stores
 - b. Personal Services
 - c. Professional and private offices
 - d. Medical offices and facilities
 - e. Financial institutions
 - f. Shopping centers
 - g. Commercial recreation facilities
 - h. Theaters, museums, art galleries and concert halls
 - i. Visitor information center
 - j. Restaurants, including dine-in or take-out and fast food
 - k. Any permitted uses in the R-3 High Density Residential Zone
 - l. Hotels
 - m. Home occupations and home professional offices
 - n. Public, private, or parochial educational institution
 - o. Facilities for technology and product research and development
 - p. Places of worship
 - q. Buildings consisting of a mix of uses otherwise permitted in this zone
 - r. Buildings, structures, and uses owned and operated by the City of Camden
 - s. Parks, playgrounds or recreation areas, community center buildings, and libraries
 - t. Railroad passenger stations

2. Conditional Uses.
 - a. Childcare centers
 - b. Family daycare home
 - c. Satellite earth station antennae
 - d. Wireless telecommunication facilities

Permitted and Conditional Uses in the US University and Support Zone (Camden Downtown Redevelopment Plan)

1. Permitted Uses.
 - a. Colleges, universities, and associated research facilities
 - b. University or college residence
 - c. Public, private or parochial educational institutions
 - d. Any permitted residential uses in the R-2 Medium Density and R-3 High Density Residential Zones
 - e. Home occupations and home professional offices
 - f. Financial institutions
 - g. Professional and private offices
 - h. Medical offices and facilities
 - i. Personal services
 - j. Retail stores
 - k. Restaurants, including dine-in or take-out and fast food
 - l. Theaters, museums, art galleries and concert halls
 - m. Buildings consisting of a mix of uses otherwise permitted in this zone
 - n. Buildings, structures and uses owned and operated by the City of Camden
 - o. Places of worship
 - p. Parks, playgrounds or recreation areas, community center buildings, and libraries
2. Conditional Uses.
 - a. Childcare centers
 - b. Family daycare home

Permitted and Conditional Uses in the MW-1 Mixed Waterfront Zone District (located south of MLK Blvd.)

1. Permitted Uses.
 - a. Townhouse (attached/row) dwellings
 - b. Multi-family dwellings
 - c. Bus terminals
 - d. Business services
 - e. Convenience stores
 - f. Banks, financial and insurance offices
 - g. Offices, office building and office complex
 - h. Personal services
 - i. Professional and private offices
 - j. Restaurants, not including carry-out and drive-through
 - k. Retail food establishments
 - l. Retail sales, outdoor
 - m. Shopping centers
 - n. Sports arenas, complex, stadiums and grandstands
 - o. Commercial recreation facilities
 - p. Railroad passenger stations and railroad facilities and uses
 - q. Hotel or motel, or extended family stay facilities
 - r. Theaters, museums, art galleries and concert halls
 - s. Aquariums
 - t. Visitor information centers
 - u. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes
 - v. Parks, playgrounds or recreation areas, community center buildings, and libraries
 - w. Marinas, docks, wharfs, piers, and bait and tackle shops
2. Conditional Uses.
 - a. Parabolic dish antennae
 - b. Public utility facilities
 - c. Wireless telecommunication facilities
 - d. Childcare centers
 - e. Community residences
 - f. Family daycare homes
 - g. Home occupation and home professional offices

APPENDIX A6

DOWNTOWN REDEVELOPMENT PLAN PRIORITY TARGET PROJECT ACTIVITIES WITHIN FOCUS AREAS

A. Waterfront Entertainment District

1. Entertainment and Economic Development Projects
 - a. Expansion of the New Jersey State Aquarium (75,000 sf; 750 cars)
 - b. Museum of Recorded Sound (100,000 sf)
 - c. IMAX 3-D Theater (400 seats)
 - d. Harbor View offices (80,000 sf)
 - e. Waterfront restaurants (18,000 sf; 10,000 sf)
 - f. Aerial tram head house (30,000 sf)
 - g. Parking garage (1,000-1,500 cars)
2. Residential development
 - a. Harbor View condominiums (100 units)
 - b. Harbor View townhouses (100 units)
3. Open space projects
 - a. Waterfront Promenade (1.25 miles)
 - b. Wiggins Park renovation

B. Cooper Grant Neighborhood

1. Residential development
 - a. Victor condominiums (110-125 apts.)
 - b. Cooper Grant condominiums (100 apts.)
 - c. Cooper Grant townhouses (28 houses)
 - d. Cooper Grant townhouses (50 houses)
 - e. Cooper Grant infill houses (4 houses)
2. Economic development
 - a. Pickle Factory Bistro (20,000 sf)
 - b. Victor Phase 2 offices (8,000 sf)
 - c. Victor Phase 2 retail commercial (10,000 sf)
 - d. Victor Phase 2 parking garage (300 spaces)
 - e. Arts District retail space (42,000 sf)
3. Open space development
 - a. Johnson Park renovation
 - b. Jim Harris Memorial Park
 - c. Cooper Grant Garden

C. University Village

1. Industrial development
 - a. GSA office building (60,000 sf)
 - b. Rowan University new campus (50,000 sf)
 - c. Rutgers University expansion (100,000 sf)
 - d. Camden Creative Arts High School (100,000 sf)
 - e. Music Settlement School (25,000 sf)
2. Residential development
 - a. Plaza Hotel Apartments (150 units)
 - b. Helene Apartments/mixed use (30,000 sf)
 - c. Market Street Apartments (300 apts. with retail commercial)
 - d. Rutgers University new dormitory (500 units)
3. Economic development
 - a. 301 Market Street offices (25,000 sf)
 - b. Wilson Building offices and retail commercial (75,000 sf)
 - c. Regional Conference Center (40,000 sf)
 - d. Limited service hotel (100 rooms)
 - e. Parking garage with office/commercial (50,000 sf)

D. Technology Complex/District

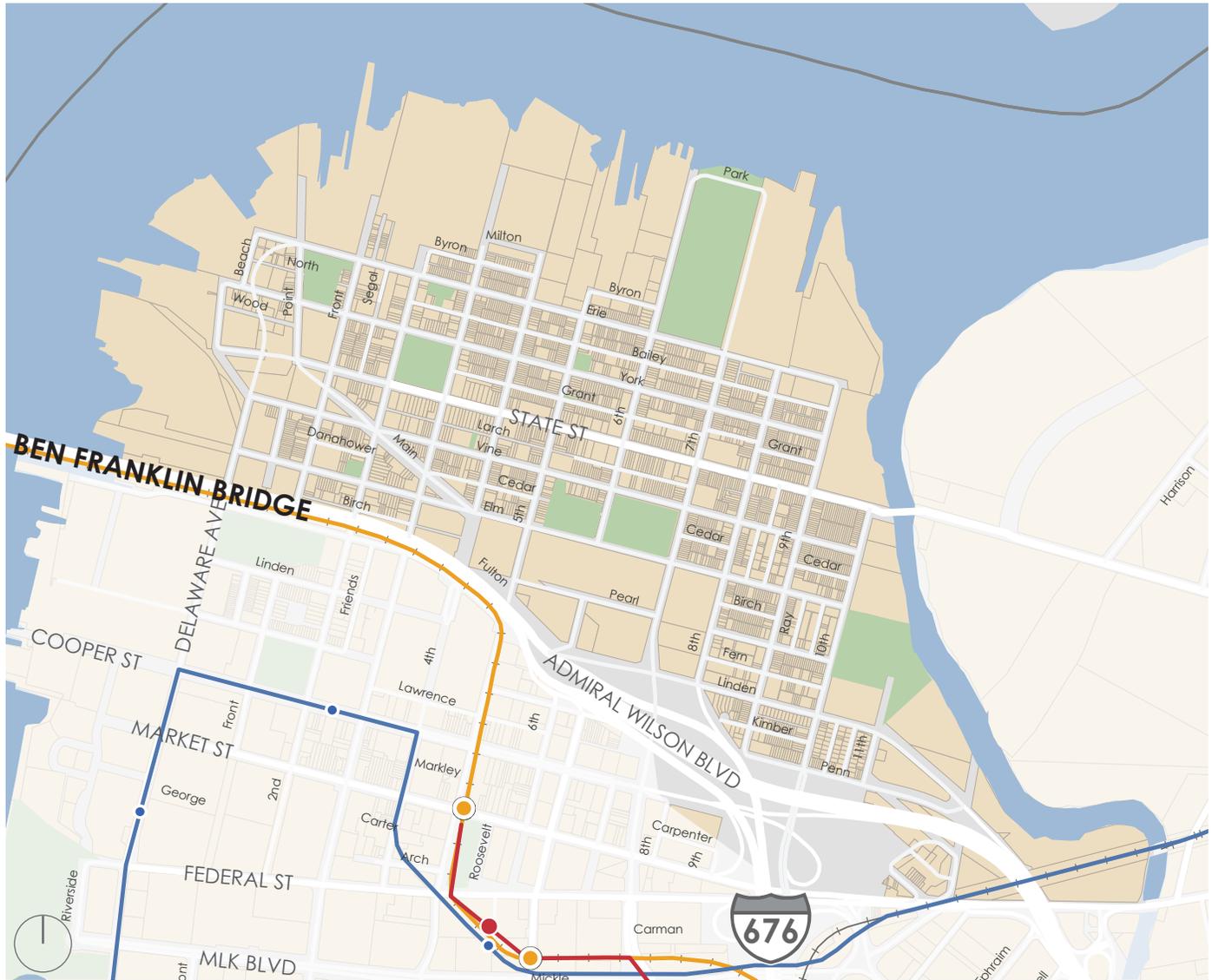
1. Economic development
 - a. New Jersey Technology Incubator (600,000 sf)

E. Central Business District/Government Center

1. Institutional development
 - a. Camden County offices (250,000 sf)
 - b. Camden County Library (15,000 sf)
 - c. Camden Arts Center (50,000 sf)
 - d. Camden Diocese renovations (16,000 sf)
2. Economic Development
 - a. Commercial offices with restaurants, entertainment (300,000 sf)
 - b. Government offices (300,000 sf)
 - c. Parking garage (2,000 cars)
 - d. Regional parking garage (1,000 cars)
3. Open Space development
 - a. Roosevelt Park (100,000 sf)

F. Gateway

1. Institutional development
 - a. Municipal complex (180,000 sf)
2. Economic development
 - a. Commercial offices with parking garage (40,000 sf)



Map of North Camden Economic Development District

Legend

- Patco Rail Line
- Patco Station
- RiverLINE
- RiverLINE Station
- Proposed Glasboro-Camden Line
- Proposed GCL Station

NORTH CAMDEN ECONOMIC DEVELOPMENT DISTRICT

LOCATION

This economic development district is composed of the Cooper's Point and Pyne Point neighborhoods. The area is bounded by the Delaware River to the west, I-676 and the Ben Franklin Bridge to the south, the Cooper River to the east and the New Jersey Channel and Petty Island to the north. The district is serviced by many major streets including State Street and immediate access to the regional roadway system that includes the Admiral Wilson Blvd. It is an intended area for many different land uses that will support a light industrial and open space waterfront, new development of schools, and the improvement of existing housing and new infill residential development. This district does and should continue to support economic development efforts in the Camden downtown.

CEDS FOCUS AREAS AND POLICY

A. Waterfront Development

Within the North Camden Economic Development District there is currently one area of focus which is the major anchor within the area in which to generate new jobs. The Waterfront Development area is bounded by the Delaware River to the west, the Ben Franklin Bridge and I-676 to the south, a school and residential development to the east, and the Delaware River to the north. The study area is serviced by State Street, Delaware Avenue and numerous smaller residential streets. It is an area intended for a greenway along the Delaware River and a variety of land uses permitted in the MW-1 Mixed Waterfront Zone.

POLICY

There is one primary policy document that addresses the Waterfront Development focus area: the 2002 *FutureCamden Master Plan*. The Waterfront Development focus area is addressed in the 2002 *FutureCamden Master Plan* in the following ways:

FutureCamden Master Plan Land Use Categories for Focus Area A

1. Light Industrial. Areas primarily designated for manufacturing, warehouse and distribution facilities, wholesale sales, fabricating, and handling of goods and products.



Map of CEDS North Camden Focus Areas

2. Public/Semi-Public. Areas primarily designated for public and private schools, community centers, fire and police and other similar facilities.

Future Camden Master Plan Priority Projects for Focus Area A

1. Create a greenway along the Cooper River and the New Jersey back channel to the Delaware River connections to the pedestrian river walk in the downtown waterfront area.
2. Continue creation of light industrial uses along the proposed realignment of Delaware Avenue and north of Erie Street to 6th Street. Target light industrial development for Linden Street, east of 11th Street and along 10th Street between State Street and Elm Street.

CURRENT INVESTMENTS

There are several projects currently under construction in North Camden, including 3 Corners (Tres Esquinas), Meadows at Pyne Poynt, and the York Street Project (see **Table B1**). A more detailed description of each project can be found in **Appendix B1**.

Table B1. Projects currently underway in the North Camden District

Project	Type	Program	Agencies	Budget
22. 3 Corners (Tres Esquinas) - NSP2	Residential	10 for-sale units	CRA, Camden Lutheran Housing	\$2.5 million
23. Meadows at Pyne Poynt - NSP2	Residential	40 rental units	CRA, Ingerman Affordable Housing and Respond, Inc.	\$14 million
24. York Street Project - NSP2 (not mapped)	Residential	2 rental units	CRA, Lutheran Social Ministries	\$220,000

The North Camden District projects underway are mostly housing, under the NSP2 (Neighborhood Stabilization Program) program. The purpose of NSP2 is to improve neighborhoods compromised by the affects of property abandonment, vacancy, and foreclosure through housing rehabilitation and new construction projects.

PROPOSED INITIATIVES

In addition to the initiatives currently underway, there are several proposed initiatives in the North Camden Economic Development District that are in the design phase and yet to be constructed. These proposed initiatives have been categorized as infrastructure investments and development projects.

PLANNING STUDIES

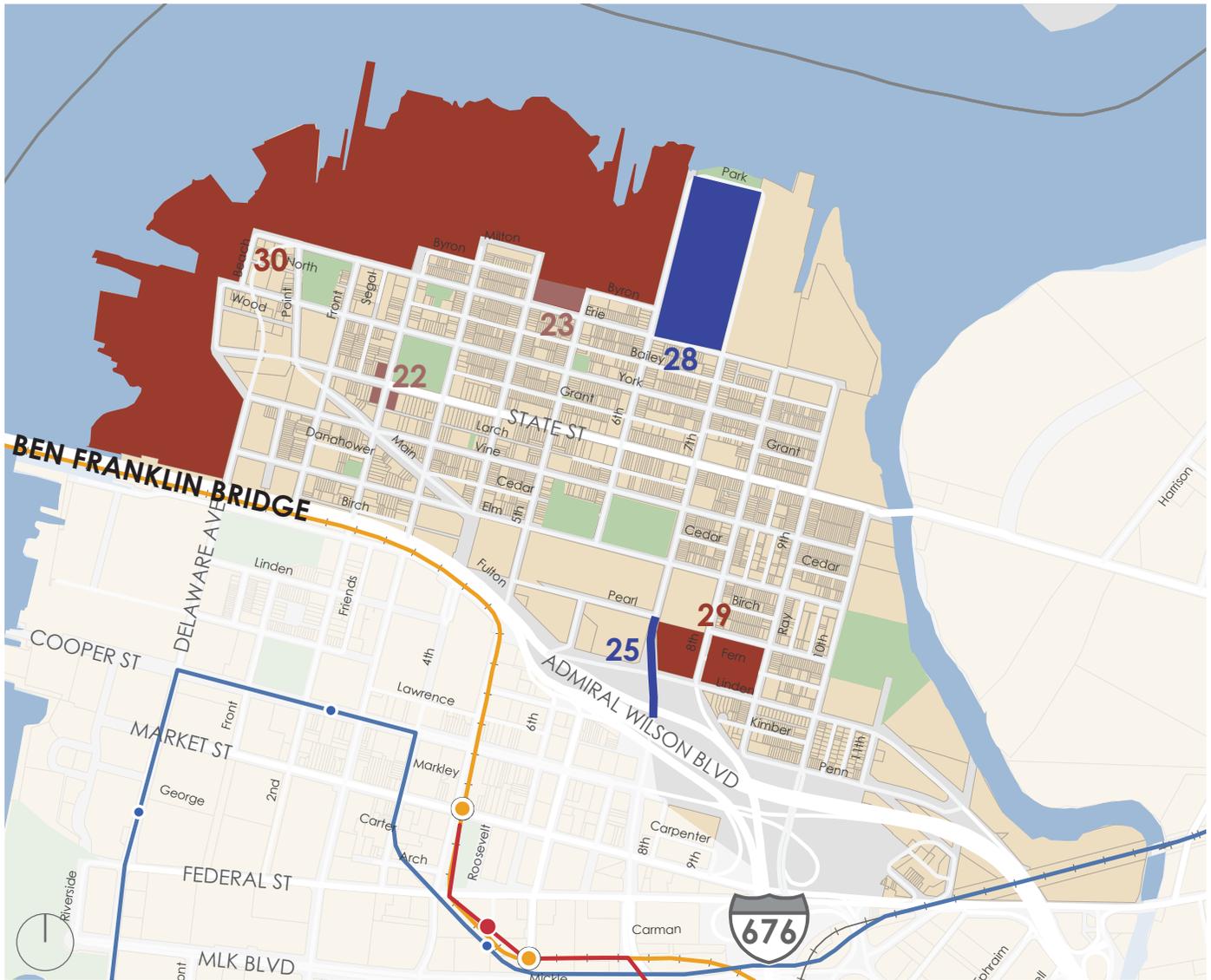
There are no planning studies formally proposed for North Camden since a vision plan for the North Camden waterfront is currently being completed and finalized.

INFRASTRUCTURE INVESTMENTS

Several infrastructure investments are proposed for the North Camden District totaling more than \$15 million. These include the Seventh Street Gateway, North Camden Linear Park, North Camden waterfront road improvements, and the rehabilitation of Pyne Poynt Park and the Joseph Cooper House. Some have been planned and designed and are awaiting construction once funding is available, while others require design as well. See **Table B2** for a list of these projects. **Appendix B2** contains a detailed description of each.

Table B2. Proposed infrastructure improvements in the North Camden District

Project	Program	Agencies	Timeline	Budget
25. Seventh Street Gateway	Design and construction of pedestrian and streetscape improvements	Cooper's Ferry Partnership, NJDOT	Proposed: 1 to 5 years	\$3.5 million
26. North Camden Linear Waterfront Park	Design, engineering, and construction of waterfront park	Cooper's Ferry Partnership, Camden County	Design to be completed fall 2012	\$2.2 million
27. North Camden Waterfront Roads	New street grid connecting core of neighborhood to waterfront	Cooper's Ferry Partnership	Proposed: 1 to 5 years	\$8.5 million



Map of North Camden Development Projects

For Projects 26 and 27, see Appendix B5

Legend

- Current Investments
- Proposed Infrastructure Investments
- Proposed Development Projects
- Patco Rail Line
- Patco Station
- RiverLINE
- RiverLINE Station
- Proposed Glassboro-Camden Line
- Proposed GCL Station

Project	Program	Agencies	Timeline	Budget
28. Pyne Poynt Park & Joseph Cooper House	Complete rehabilitation of park and reuse of historic Joseph Cooper House	Cooper's Ferry Partnership, City of Camden, Camden County	Designs finalized, all permit approvals secured; study to begin on house reuse	Unknown

DEVELOPMENT PROJECTS

There are a couple of major development projects proposed for the North Camden District involving a variety of uses. These projects are the North Gateway Redevelopment project and the massive redevelopment of the North Camden waterfront at the former prison site (see **Table 3**). Together, the developments would bring hundreds of new residential units as well as new office and commercial/retail space to North Camden. A more detailed description of each project can be found in **Appendix B3**.

Table B3. Proposed development projects in the North Camden District

Project	Program	Agencies	Timeline	Budget
29. North Gateway Redevelopment	Linden Street Charter School and Supermarket	CRA, Developer	Unknown	Unknown
30. North Camden Waterfront Redevelopment	Mixed use: retail, office, residential, open space and recreation	State of NJ, City of Camden, CRA	Unknown	Unknown

PROJECT PRIORITIES

With so many economic development initiatives proposed for North Camden, it is important to systematically prioritize them to inform the future implementation process. The infrastructure investments and development projects proposed for the North Camden District, outlined above in Tables B2 and B3, are organized into two categories based on the suggested project commencement (construction) timeframe – Priority Initiatives, to begin in Years 1 to 5 of implementation; and Supportive Initiatives to begin in Year 5

and beyond. Priority Initiatives have been assigned as such based on their current status and momentum, ability to leverage other improvements in North Camden, and ability to be accomplished in a timely manner, as well as the capacity of the involved agencies.

Priority Initiatives: Years 1 to 5

- Seventh Street Gateway
- North Camden Linear Waterfront Park
- North Camden Waterfront Roads
- Pyne Poynt Park & Joseph Cooper House
- North Gateway Redevelopment

Supportive Initiatives: Beyond 5 Years

- North Camden Waterfront Redevelopment

APPENDIX B

APPENDIX B1

Identification Number: 22
Project Title: 3 Corners (Tres Esquinas) - NSP2
Location: North Camden: 2nd & State Streets
Development Type: Residential
Development Size/Program: 10 for-sale units
Developer/Lead Agency: CRA, Camden Lutheran Housing
Budget: \$2.5 million
Incentives/Funding: Unknown
Timeline/Status: Under construction
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number: 23
Project Title: Meadows at Pyne Poynt - NSP2
Location: North Camden: 4th, 5th & Erie Streets
Development Type: Residential
Development Size/Program: 40 rental units
Developer/Lead Agency: CRA, Ingerman Affordable Housing & Respond, Inc.
Budget: \$14 million
Incentives/Funding: Unknown
Timeline/Status: Under construction
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number: 24
Project Title: York Street Project - NSP2
Location: North Camden: Byron & York Streets
Development Type: Residential
Development Size/Program: 2 rental units
Developer/Lead Agency: CRA, Lutheran Social Ministries
Budget: \$220,000
Incentives/Funding: Unknown
Timeline/Status: Under construction
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

APPENDIX B2

Identification Number:	25
Project Title:	Seventh Street Gateway
Location:	North Camden: 7 th Street
Development Type:	Infrastructure
Development Size/Program:	Design and construction of pedestrian and streetscape improvements
Developer/Lead Agency:	Cooper's Ferry Partnership (CFP)
Budget:	\$3.5 million
Incentives/Funding:	NJDOT
Timeline/Status:	Proposed: 1 to 5 years
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154
Description:	

The purpose of the 7th Street Gateway Streetscape Enhancement Project is to design and construct improvements to 7th Street in North Camden from Linden Street to Elm Street, a key gateway to North Camden that is currently in disrepair. The 2008 North Camden Neighborhood Plan recommended and prioritized improvements to the 7th Street Gateway. The goal of the project is to transform this intersection, improving North Camden's public image and attractiveness to investment, calming traffic, and increasing public safety. The project will narrow the road, widen the planting median, and add bicycle lanes as well as streetscape enhancements, improving mobility for pedestrians, cyclists and people in wheelchairs. CFP has preliminarily secured grant funds from NJDOT to fund pedestrian and streetscape improvements for this gateway entrance in North Camden. This was a top priority in the North Camden Neighborhood Plan.

Identification Number:	26
Project Title:	North Camden Linear Waterfront Park
Location:	North Camden
Development Type:	Infrastructure
Development Size/Program:	Design, engineering, and construction of waterfront park
Developer/Lead Agency:	Cooper's Ferry Partnership, Camden County
Budget:	\$2.2 million
Incentives/Funding:	Camden County, NJDEP (Green Acres Program), USEPA
Timeline/Status:	Design to be completed fall 2012
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154
Description:	

CFP is managing the design of a portion of the new North Camden Linear Waterfront park. Using funds from the Camden County Open Space Trust Fund, CFP issued an RFP to develop a future linear waterfront park along the back channel of the Delaware River. The proposed park section will extend from the existing Pyne Poynt Park and eventually connect with Wiggins Waterfront Park. T&M Associates were selected with a 12-month timeline to design the park. The project commenced in October 2011, and a preferred option has been chosen. Leveraging the County Open Space's \$500,000 of grant funds, CFP secured \$791,000 in additional funding for the construction of the waterfront park, and recently applied for an additional \$1,000,000 in funding from the Green Acres Program.

Identification Number: 27
Project Title: North Camden Waterfront Roads
Location: North Camden: former prison area
Development Type: Infrastructure
Development Size/Program: New street grid connecting core of neighborhood to waterfront
Developer/Lead Agency: Cooper's Ferry Partnership
Budget: \$8.5 million
Incentives/Funding: Unknown
Timeline/Status: Proposed: 1 to 5 years
Contact: Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154
Description:

With the demolition of the former state prison on the neighborhood's waterfront, there is a need to create the new street grid that connects the core neighborhood to its waterways. These public infrastructure improvements were a priority in the neighborhood plan. (a) North Camden Waterfront Roads—Former Prison Site: To lay the groundwork for future development of the former prison site, the extension of the road network and subdivision to create the waterfront park, as well as the installation of all utilities is required. Priority improvements include the extension of State Street to the river, as well as a new Street connecting State Street to Delaware Avenue. \$5.5 million. (b) North Camden Waterfront Roads—Knox Site: To provide access to the first phase of the North Camden Waterfront Park and to support the proposed Meadows II housing development, new road infrastructure must be created at the Knox site in North Camden, including a new street between 3rd and 6th Streets.

Identification Number: 28
Project Title: Pyne Poynt Park & Joseph Cooper House
Location: North Camden: Erie Street
Development Type: Infrastructure
Development Size/Program: Complete rehabilitation of 13-acre park and reuse of historic Joseph Cooper House
Developer/Lead Agency: Cooper's Ferry Partnership, City of Camden, Camden County
Budget: Unknown
Incentives/Funding: NJDOT, Camden County Open Space Commission
Timeline/Status: Designs finalized, all permit approvals secured; study to begin on Joseph Cooper House reuse
Contact: Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154
Description:

CFP is working with the City and County on the complete rehabilitation of Pyne Poynt Park. The rehabilitation was identified as a high priority project by the residents in the neighborhood plan. Design plans are finalized and all permit approvals are secured from appropriate regulatory agencies. Recently, CFP developed an alternate funding strategy to complete the project improvements, which includes seeking construction funding from a variety of sources. CFP submitted applications to NJDOT Safe Routes to School program and the Camden County Open Space Commission to complete the roadway improvements. As a compliment to the park, CFP applied for and received funding from the New Jersey Historic Trust to complete an adaptive reuse study for the ruins of the historic Joseph Cooper House, the oldest remaining house in the City of Camden. CFP is in the process of engaging a consultant to complete the 8-month study.

APPENDIX B3

Identification Number:	29
Project Title:	North Gateway Redevelopment
Location:	North Camden
Development Type:	Institutional & commercial
Development Size/Program:	Linden Street charter school & Supermarket
Developer/Lead Agency:	CRA
Budget:	Unknown
Incentives/Funding:	Unknown
Timeline/Status:	Unknown
Contact:	Sandy Johnson, Executive Director, CRA, 856-757-7600 sajohnson@ci.camden.nj.us

Description:

A new charter school is recommended to occupy Blocks 87 and 89. The school, known as the Linden Street Charter School, received a Use Variance approval from the Zoning Board on July 11, 2011 and a site plan approval from the Planning Board on December 8, 2011. The school will be comprised of two 2-story classroom buildings – each containing 25,262 square feet, plus a 7,500 square foot gymnasium. In addition, there will be a basketball court, a playground, and over 100 off-street parking spaces. The site area for the school totals 2.64 acres. According to the Resolution Granting Use Variance Approval the school will initially serve up to approximately 200 students from Kindergarten through 5th grade and will ultimately serve approximately 950 students from Kindergarten through 8th grade. The Planning Board found that the new school satisfied one of the purposes of this redevelopment plan which is to foster institutional development within the zone. They also found that the school was "... well landscaped and visually attractive – a clear benefit to the City and the South Jersey Area – serving as a sign of revitalization within the North Gateway Redevelopment Area." A 30,000 square foot Supermarket is recommended to occupy Blocks 85 and 86 as noted in the North Gateway Redevelopment Plan.

Identification Number:	30
Project Title:	North Camden Waterfront Redevelopment
Location:	North Camden: former prison site & North Waterfront
Development Type:	Mixed-Use: Retail, office, residential
Development Size/Program:	n/a
Developer/Lead Agency:	State of New Jersey, City of Camden, CRA
Budget:	Unknown
Incentives/Funding:	Unknown
Timeline/Status:	Plan to be completed May 2012
Contact:	Ron Sandler, Save Our Waterfront, 856-717-9154

Description:

This massive project involves redeveloping the former prison site and adjacent properties. Currently the CRA's consultant, WRT, is finalizing the Area in Need of Redevelopment study. The consultant is expected to complete the study and subsequent plan in May 2012 at which time implementation of the plan can begin.

APPENDIX B4

CURRENTLY PERMITTED USES IN THE NORTH CAMDEN DISTRICT FOCUS AREA A

Permitted and Conditional Uses in the MW-1 Mixed Waterfront Zone District

1. Permitted Uses.
 - a. Townhouses (attached/row) dwellings
 - b. Multi-family dwellings
 - c. Bus terminals
 - d. Business services
 - e. Convenience stores
 - f. Banks, financial and insurance offices
 - g. Offices, office buildings and office complexes
 - h. Personal services
 - i. Professional and private offices
 - j. Restaurants, not including carry-out and drive-through
 - k. Retail food establishments
 - l. Retail sales, outdoor
 - m. Shopping centers
 - n. Sports arenas, complex, stadiums and grandstands
 - o. Commercial recreation facilities
 - p. Railroad passenger stations and railroad facilities and uses
 - q. Hotel or motel, or extended family stay facilities
 - r. Theaters, museums, art galleries and concert halls
 - s. Aquariums
 - t. Visitor information centers
 - u. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes
 - v. Parks, playgrounds or recreation areas, community center buildings, and libraries
 - w. Marinas, docks, wharfs, piers, and bait and tackle shops
4. Conditional Uses.
 - a. Parabolic dish antennae
 - b. Public utility facilities
 - c. Wireless telecommunication facilities
 - d. Childcare centers
 - e. Community residences
 - f. Family daycare homes
 - g. Home occupation and home professional offices

Permitted and Conditional Uses in the GI-1 General Industrial Zone District

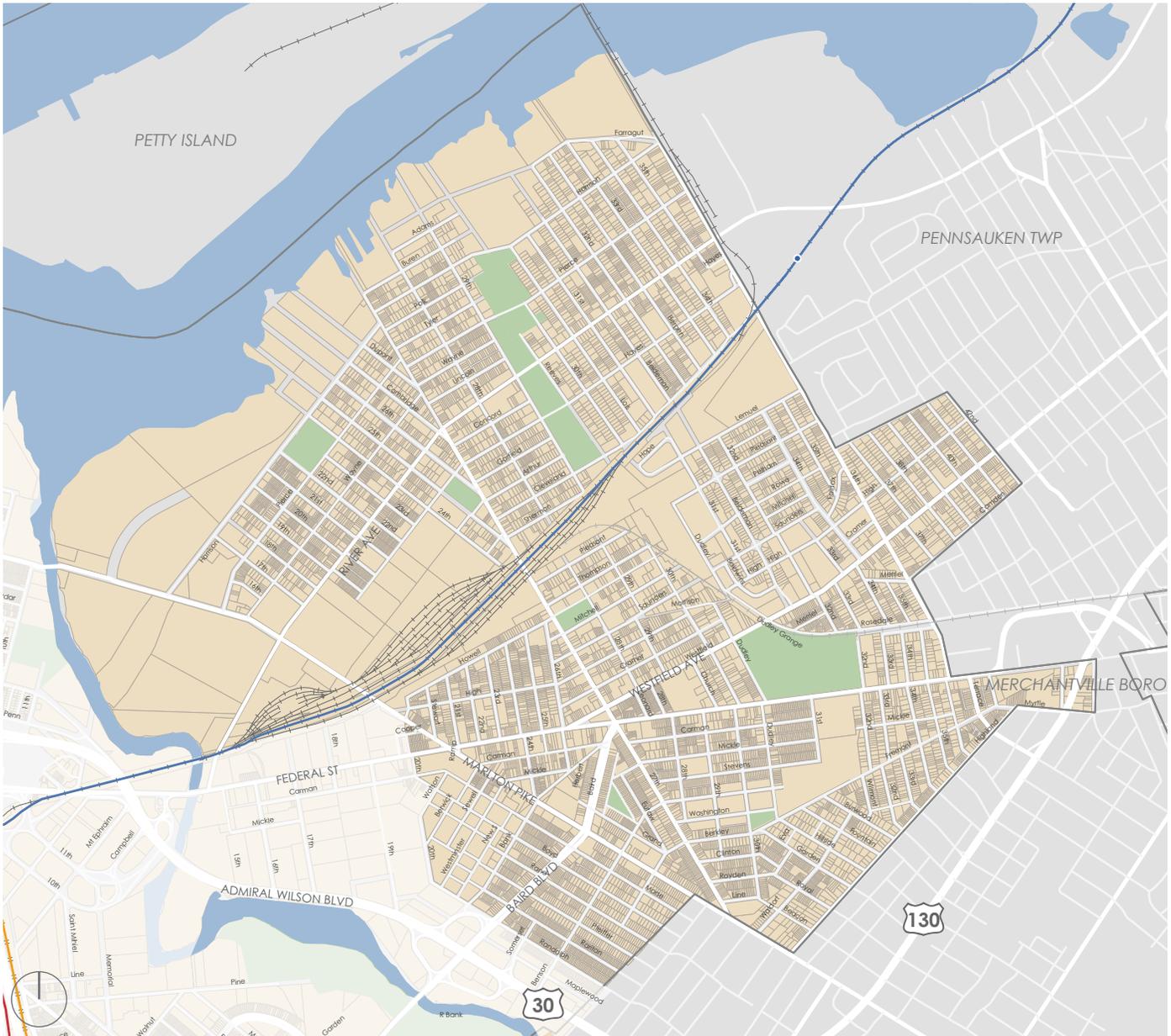
1. Permitted Uses.
 - a. Manufacturing
 - b. Stockyards and slaughterhouses
 - c. Wholesaling of goods and services
 - d. Foundries, forge shops and boiler works
 - e. Scientific or research development laboratories
 - f. Offices, office buildings and office complexes
 - g. Junkyard and automobile graveyards
 - h. Pilot plant
 - i. Professional offices
 - j. Restaurants, including sit-down, carryout, and drive-through
 - k. Commercial recreation facilities
 - l. Lumber and building supply sales and storage
 - m. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes
 - n. Parks, playgrounds or recreation areas, community center buildings, and libraries
 - o. Railroad passenger stations and railroad facilities and uses
2. Conditional Uses.
 - a. Childcare centers
 - b. Parabolic dish antennae
 - c. Public utility facilities
 - d. Wireless telecommunication facilities

APPENDIX B5

PROPOSED STREET GRID (PROJECT 27) RECONNECTING NEIGHBORHOOD CORE WITH THE WATERFRONT PARK (PROJECT 26)



Courtesy: 2008 North Camden Neighborhood Plan, Interface Studio



Map of Cramer Hill/East Camden Economic Development District

Legend

- RiverLINE
- RiverLINE Station

CRAMER HILL/EAST CAMDEN ECONOMIC DEVELOPMENT DISTRICT

LOCATION

This economic development district is composed of the Cramer Hill/Pavonia, Biedeman, Rosedale/Dudley, Stockton, and eastern part of the Marlton neighborhoods. The area is bounded by the Cooper River to the west, the New Jersey Channel and Petty Island to the north, and the Township of Pennsauken to the east and south. The district is serviced by many major streets including Federal Street, Westfield Avenue, the Admiral Wilson Blvd., State Street, the Marlton Pike, and River Avenue. It is an intended area for many different land uses that support the residential characteristics of the district. Light industrial development is both planned and promoted along railroad rights-of-way while commercial growth is fostered and supported along major roadway corridors. Open space and water related activities are encouraged along the New Jersey Channel. This district promotes new development on the closed landfill and at major roadway intersections, the rehabilitation of housing and commercial development, and the improvement of open space.

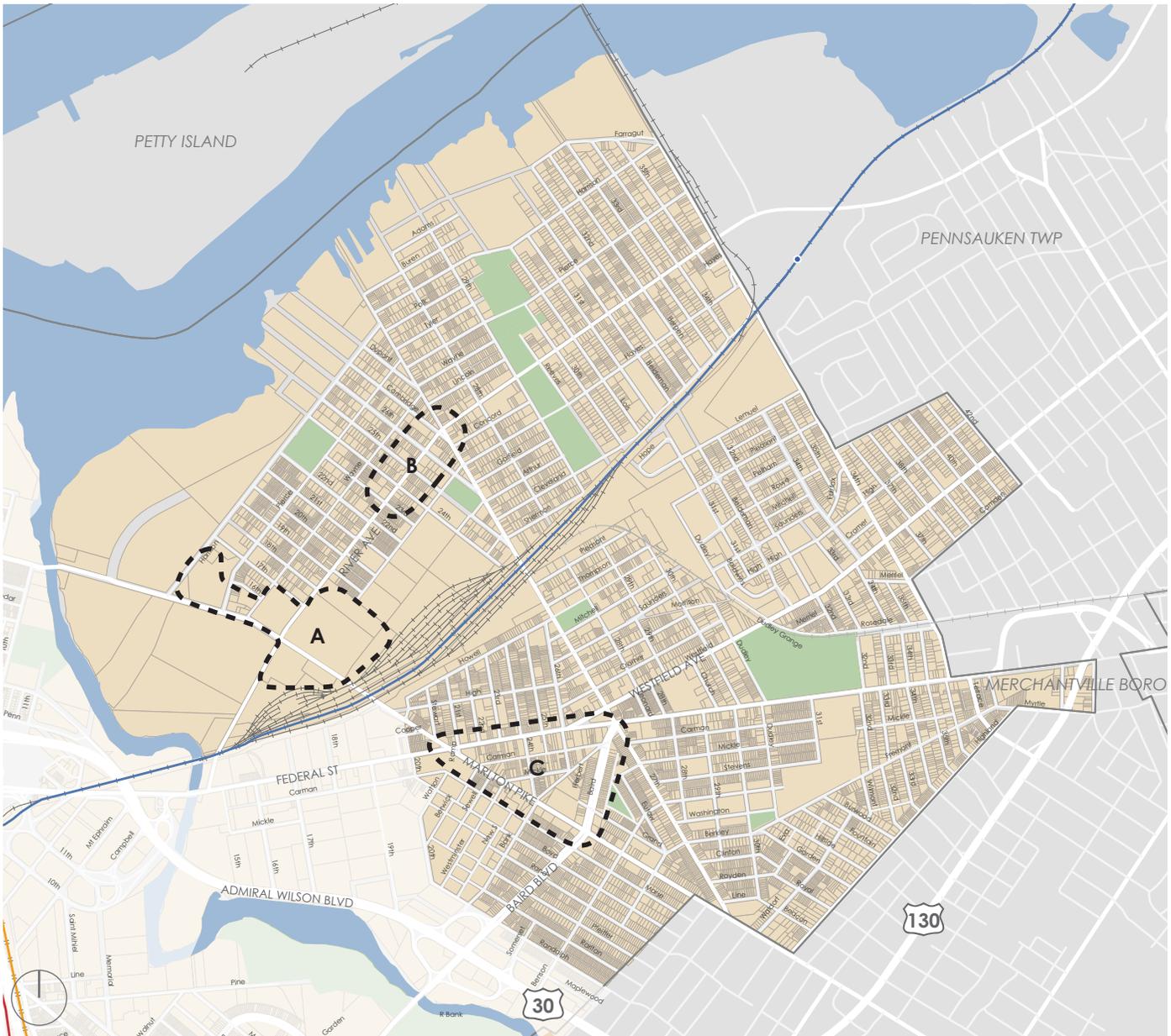
CEDS FOCUS AREAS AND POLICY

Within the Cramer Hill/East Camden Economic Development District there are currently three areas of focus. Following are descriptions of the areas and their land use categories and priority projects from the 2002 *FutureCamden* Master Plan.

A. Commercial and Industrial Development

The first focus area is located just east of the Kroc Center site within the Cramer Hill neighborhood. The area is bounded by Harrison Street to the west, State Street to the south, railroad tracks to the east and 27th Street to the north. The area along State Street is intended for light industrial land uses while the area along River Road is intended for commercial/retail land uses.

There is one primary policy document that addresses the Commercial and Industrial Development focus area: The 2002 *FutureCamden* Master Plan. The Commercial and Industrial Development focus area is addressed in the 2002 *FutureCamden* Master Plan in the following ways:



Map of CEDS Cramer Hill/East Camden Focus Areas

FutureCamden Master Plan Land Use Categories for Focus Area A

1. Medium Density Residential. Areas primarily designated for single-family detached, two-family, single-family semi-detached, and townhouse dwellings at a maximum density of 20-30 dwelling units per gross acre.
2. Commercial Retail. Areas primarily designated for non-residential uses that are permitted in the retail area to serve the neighborhoods in which they are located. Also envisioned are mixed commercial/residential uses and medium density residential uses.
3. Retail. Areas primarily designated for retail stores, personal services, professional and medical offices, financial institutions, and eating places to serve City residents and the neighborhoods in which they are located. Also envisioned are mixed commercial/residential uses and high density residential uses.

B. Commercial Development

The second focus area is located along and on both sides of River Road between 22nd Street and 27th Street within the Cramer Hill neighborhood. This area is intended for commercial/retail development and residential above non-residential first floor.

There is one primary policy document that addresses the Commercial Development focus area: The 2002 *FutureCamden* Master Plan. The Commercial Development focus area is addressed in the 2002 *FutureCamden* Master Plan in the following ways:

FutureCamden Master Plan Land Use Categories for Focus Area B

1. Retail. Areas primarily designated for retail stores, personal services, professional and medical offices, financial institutions, and eating places to serve City residents and the neighborhoods in which they are located. Also envisioned are mixed commercial/residential uses and high density residential uses.
2. Mixed Corridor. Areas primarily designated for a mix of land uses including professional offices, retail, commercial, industrial, and medium density residential along major

roadways that form a gateway entry into a particular neighborhood and support the port related industrial and light industrial land use areas.

3. Medium Density Residential. Areas primarily designated for single-family detached, two-family, single-family semi-detached, and townhouse dwellings at a maximum density of 20-30 dwelling units per gross acre.

C. Neighborhood Mixed-Use Development

The third focus area is located within the Marlton neighborhood. It is generally defined by Federal Street, the Marlton Pike, and Baird Blvd. The focus of this area is to maintain revitalization efforts within existing commercial corridors along Federal Street and the Marlton Pike in such a way that facades are improved and updated, vacancies are limited and only exist for short periods of time, and land uses are needed and frequented on a daily basis by nearby residents.

There is one primary policy document that addresses the Neighborhood Mixed-Use Development focus area: The 2002 *FutureCamden* Master Plan. The Neighborhood Mixed-Use Development focus area is addressed in the 2002 *FutureCamden* Master Plan in the following ways:

***FutureCamden* Master Plan Land Use Categories for Focus Area C**

1. Medium Density Residential. Areas primarily designated for single-family detached, two-family, single-family semi-detached, and townhouse dwellings at a maximum density of 20-30 dwelling units per gross acre.
2. Commercial Retail. Areas primarily designated for non-residential uses that are permitted in the retail area to serve the neighborhoods in which they are located. Also envisioned are mixed commercial/residential uses and medium density residential uses.
3. Retail. Areas primarily designated for retail stores, personal services, professional and medical offices, financial institutions, and eating places to serve City residents and the neighborhoods in which they are located. Also envisioned are mixed commercial/residential uses and high density residential uses.

Future Camden Master Plan Priority Projects

1. Medium density residential land use through redevelopment, infill and rehabilitation is recommended in the general area along State Street between Cooper River and River Avenue and south of River Avenue to 27th Street.
2. Create a retail and commercial/retail mixed-use center generally at River Avenue and State Street as a new gateway into Cramer Hill. A light rail stop is proposed in the vicinity of 17th and Federal Streets. This future stop will improve resident accessibility to the proposed mixed-use commercial center.
3. Reorganize retail and commercial/retail land uses into compact retail centers along River Avenue from 17th to 27th Street and from 31st Street to 34th Street. Create pedestrian open plazas in these retail centers.

CURRENT INVESTMENTS

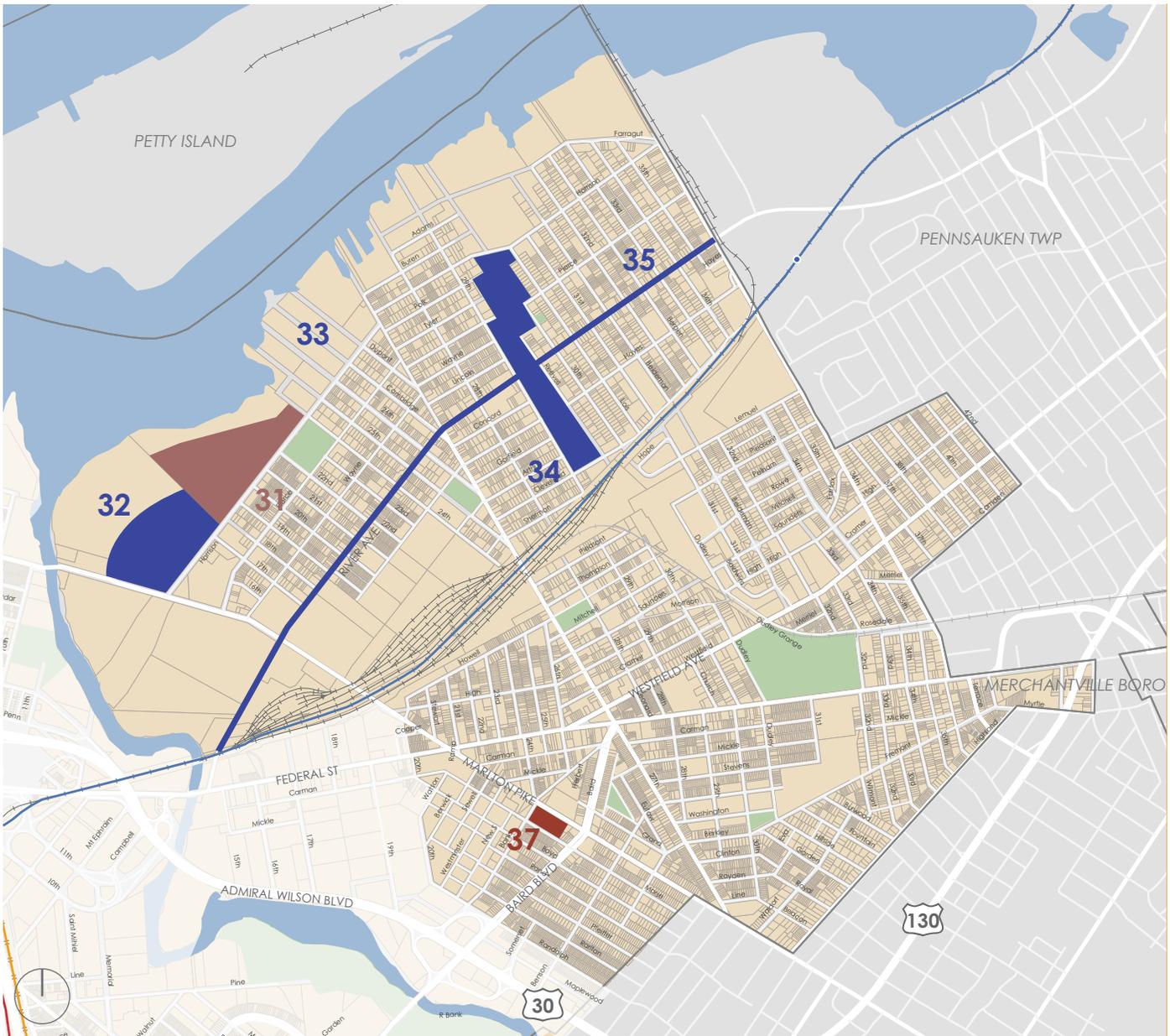
One major project is currently under construction in Cramer Hill/ East Camden, - the Ray and Joan Kroc Corps Community Center (see Table C1). When completed, the Kroc Center will be a 120,000 SF community center that will address the economic, educational, health, recreational, and spiritual needs of the community. A more detailed description of this project can be found in Appendix C1.

Table C1. Projects currently underway in the Cramer Hill/East Camden District

Project	Type	Program	Agencies	Budget
31. Kroc Center	Institutional	120,000 SF community center	Salvation Army, CRA, Cooper's Ferry Partnership	\$90 million

PROPOSED INITIATIVES

In addition to the initiatives currently underway, there are several proposed initiatives in the Cramer Hill/East Camden Economic Development District that are in the design phase and yet to be constructed. These proposed initiatives have been categorized as infrastructure investments and development projects. There are no



Map of Cramer Hill/East Camden Development Projects



planning studies formally proposed for Cramer Hill/East Camden.

INFRASTRUCTURE INVESTMENTS

Several infrastructure investments are proposed for the Cramer Hill/East Camden District totaling more than \$20 million. These include the Cramer Hill Waterfront Park at the former Harrison Avenue landfill, Cramer Hill waterfront roads, Von Neida Park, and the River Road Improvement Initiative. Some have been planned and designed and are awaiting construction once funding is available, while others require design as well. See Table C2 for a list of these projects. Appendix C2 contains a detailed description of each.

Table C2. Proposed infrastructure improvements in the Cramer Hill/East Camden District

Project	Program	Agencies	Timeline	Budget
32. Cramer Hill Waterfront Park at Harrison Avenue Landfill	Cap and remediate former landfill; create new park	Cooper's Ferry Partnership	Phasing plan and funding strategy underway for design	Unknown
33. Cramer Hill Waterfront Roads	New street grid connecting core of neighborhood to waterfront	Cooper's Ferry Partnership	Proposed: 1 to 5 years	\$2.2 million
34. Von Neida Park	Flood mitigation and park facility upgrades	Cooper's Ferry Partnership, City of Camden, NJDEP, USEPA	Design completed spring 2012	\$2.5 million
35. River Road Improvement Initiative	Improvements to mitigate truck traffic	Cooper's Ferry Partnership, NJDOT	Preliminary design recently completed; concept development finalized spring 2012	\$4 million

DEVELOPMENT PROJECTS

There are a couple of development projects proposed for the Cramer Hill/East Camden District involving different uses. These projects are the Nueva Vida Phase 2 development and the Community Service Facility on Marlton Pike (see Table C3). Together, the developments would bring new residential units and

community amenities to Cramer Hill and East Camden. A more detailed description of each project can be found in Appendix C3.

Table C3. Proposed development projects in the Cramer Hill/East Camden District

Project	Program	Agencies	Timeline	Budget
36. Nueva Vida Phase 2 (not mapped)	20 for-sale units	Cramer Hill CDC	Unknown	\$6.6 million
37. Community Service Facility	Center offering Head Start, Youth Build, and adult basic education services	Unknown	Unknown	Unknown

PROJECT PRIORITIES

With so many economic development initiatives proposed for Cramer Hill and East Camden, it is important to systematically prioritize them to inform the future implementation process. The infrastructure investments and development projects proposed for the Cramer Hill/East Camden District, outlined above in Tables C2 and C3, are organized into two categories based on the suggested project commencement (construction) timeframe – Priority Initiatives, to begin in Years 1 to 5 of implementation; and Supportive Initiatives to begin in Year 5 and beyond. Priority Initiatives have been assigned as such based on their current status and momentum, ability to leverage other improvements in Cramer Hill and East Camden, and ability to be accomplished in a timely manner, as well as the capacity of the involved agencies.

Priority Initiatives: Years 1 to 5

- Cramer Hill Waterfront Park
- Cramer Hill Waterfront Roads
- Von Neida Park
- River Road Improvement Initiative

Supportive Initiatives: Beyond 5 Years

- Nueva Vida Phase 2
- Community Service Facility

APPENDIX C

APPENDIX C1

Identification Number:	31
Project Title:	Kroc Center
Location:	Cramer Hill: Harrison Avenue
Development Type:	Institutional
Development Size/Program:	120,000 sf community center
Developer/Lead Agency:	Salvation Army, with CRA and Cooper's Ferry Partnership (CFP)
Budget:	\$90 million
Incentives/Funding:	US Army COE Water Resource Development Act program
Timeline/Status:	Under construction; slated to open fall of 2013
Contact:	Major Paul Cain, 856-338-1700

Description:

The Ray and Joan Salvation Army Kroc Corps Community Center is a brand new community facility currently under construction at the site of the former Harrison Avenue landfill. The center will include a full-size gymnasium, indoor pool and water park, black box theater, community gathering plaza, media center, learning center, culinary arts teaching kitchen, food pantry, early childhood education center, teen center, senior center, athletic fields, and health clinic. All programs and facilities will be open to the entire community. Environmental remediation of the site began in December 2011 with the importing of more than 12,000 truckloads of clean fill. The center is expected to open in the fall of 2013.

APPENDIX C2

Identification Number:	32
Project Title:	Cramer Hill Waterfront Park at Harrison Avenue Landfill
Location:	Cramer Hill: Harrison Avenue
Development Type:	Infrastructure
Development Size/Program:	Cap and remediate former landfill; create new park
Developer/Lead Agency:	Cooper's Ferry Partnership, with NJDEP and US Army COE
Budget:	Unknown
Incentives/Funding:	US Army COE Water Resource Development Act program
Timeline/Status:	Phasing plan and funding strategy underway for design
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

CFP continues to develop a plan to cap and remediate the remaining 55 acres of the Harrison Avenue Landfill adjacent to the future Kroc Center. The plan is to convert the remainder of the landfill into the Cramer Hill Waterfront Park. CFP is working with the NJDEP to finalize the Remedial Action Work Plan for the site and is creating a phasing plan and funding strategy for the implementation of the schematic design. To begin the fundraising campaign, CFP recently submitted a competitive grant application to the US Army Corps of Engineers and its Water Resource Development Act program, which focuses on habitat restoration and flood mitigation.

Identification Number: 33
Project Title: Cramer Hill Waterfront Roads
Location: Cramer Hill: Harrison Avenue & State Street
Development Type: Infrastructure
Development Size/Program: New street grid connecting core of neighborhood to waterfront
Developer/Lead Agency: Cooper's Ferry Partnership
Budget: \$2.2 million
Incentives/Funding: Unknown
Timeline/Status: Proposed: 1 to 5 years
Contact: Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

With the Kroc Center already under construction, there is a need to create the new street grid that connects the core neighborhood to its waterways and make the necessary upgrades to the adjacent roadways to accommodate the new regional community center. These public infrastructure improvements were a priority in the neighborhood plan, as well as a key segment near 36th Street called the Farragut Avenue Road Extension. (a) Restoring the paper street of Farragut Avenue will allow for the development of a proposed charter school and provide a critical connection along the Cramer Hill waterfront. Plans also include two connector roads between Farragut and Harrison Avenue. (b) Harrison Redesign Harrison Avenue to create a continuous waterfront parkway to accompany new development of the Kroc Center and future development along the back channel. Design would include new utilities, stormwater management areas within a wide central median and continuous bike lanes.

Identification Number: 34
Project Title: Von Neida Park
Location: Cramer Hill: Harrison Avenue
Development Type: Infrastructure
Development Size/Program: Flood mitigation and park facility upgrades
Developer/Lead Agency: Cooper's Ferry Partnership (CFP), City of Camden
Budget: \$2.5 million
Incentives/Funding: NJDEP (Green Acres Program), USEPA
Timeline/Status: Design completed spring 2012
Contact: Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

CFP is managing the phase one design and construction of the Von Neida Park Stormwater Management & Park Improvement Plan. The project is funded by grants from the USEPA and NJDEP Green Acres Program. Due to the topography of the area, the combined sewer system, aging infrastructure, and tidal flows, the Von Neida Park area is subject to frequent flooding. This flooding is not only destructive but it also discharges sewage into the streets, park, and neighboring homes. The intent of the project is to increase public access to the park by eliminating flooding and enhance the passive and active recreational opportunities in the park. Due to the complexity of the problem, CFP will pursue a phased implementation approach to the project. The project will eliminate flooding by construction improvements to the underground drainage infrastructure, using green infrastructure techniques to divert the infiltration of rainwater, and "daylighting" Baldwin's Run (reestablishing the former creek) to the Delaware River that once ran through the park. CFP is completing the design of the first phase of the project simultaneously with the completing of the complex environmental assessment required by the federal grant funds. With design now 90% complete, the design team has submitted the project to NJDEP for permitting approvals. To supplement the project budget, CFP submitted a \$500,000 grant application to the Green Acres Program to address the flooding problem and build improvements to the recreational facilities including lighting, fencing, and landscaping. Construction of these improvements is expected to begin in fall 2012. CFP was awarded a \$150,000 grant from DVRPC for the daylighting project design, which is phase two.

Identification Number:	35
Project Title:	River Road Improvement Initiative
Location:	Cramer Hill: River Road
Development Type:	Infrastructure
Development Size/Program:	Improvements to mitigate truck traffic
Developer/Lead Agency:	Cooper's Ferry Partnership, with CRA and NJDOT
Budget:	\$4 million
Incentives/Funding:	NJDOT
Timeline/Status:	Preliminary design recently completed; currently in NJDOT concept development phase (expected to be finalized by spring 2012)
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

CFP is managing the River Road Improvement project, which seeks to mitigate truck traffic and promote investment along River Road, Cramer Hill's primary commercial corridor. The goal of the project is to build upon previous planning efforts undertaken by NJDOT in 2005 to develop an implementation plan for River Road that, along with reducing truck traffic, will improve the streetscape and provide a better environment for retail commercial activities in a high-impact and cost-effective manner. CFP recently contracted with Traffic Planning and Design to perform engineering services. Currently the project is in the NJDOT concept development phase. Using feedback from the steering committee of stakeholders and local business owners from Camden and Pennsauken, CFP submitted concept recommendations to NJDOT. Approval of the concept is expected to be finalized by spring 2012, after which the project will advance to final design.

APPENDIX C3

Identification Number:	36
Project Title:	Nueva Vida Phase 2
Location:	Cramer Hill (scattered sites)
Development Type:	Residential
Development Size/Program:	20 for-sale units
Developer/Lead Agency:	Cramer Hill CDC
Budget:	\$6.6 million
Incentives/Funding:	Unknown
Timeline/Status:	Unknown
Contact:	Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number:	37
Project Title:	Community Service Facility
Location:	East Camden: Marlton Pike
Development Type:	Institutional
Development Size/Program:	Center offering Head Start, Youth Build, and adult basic education services
Developer/Lead Agency:	Unknown
Budget:	Unknown
Incentives/Funding:	Unknown
Timeline/Status:	Unknown
Contact:	Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

APPENDIX C4

CURRENTLY PERMITTED USES IN THE CRAMER HILL/EAST CAMDEN DISTRICT

Permitted Uses in the C-2 Neighborhood Commercial Zone (Cramer Hill Redevelopment Plan)

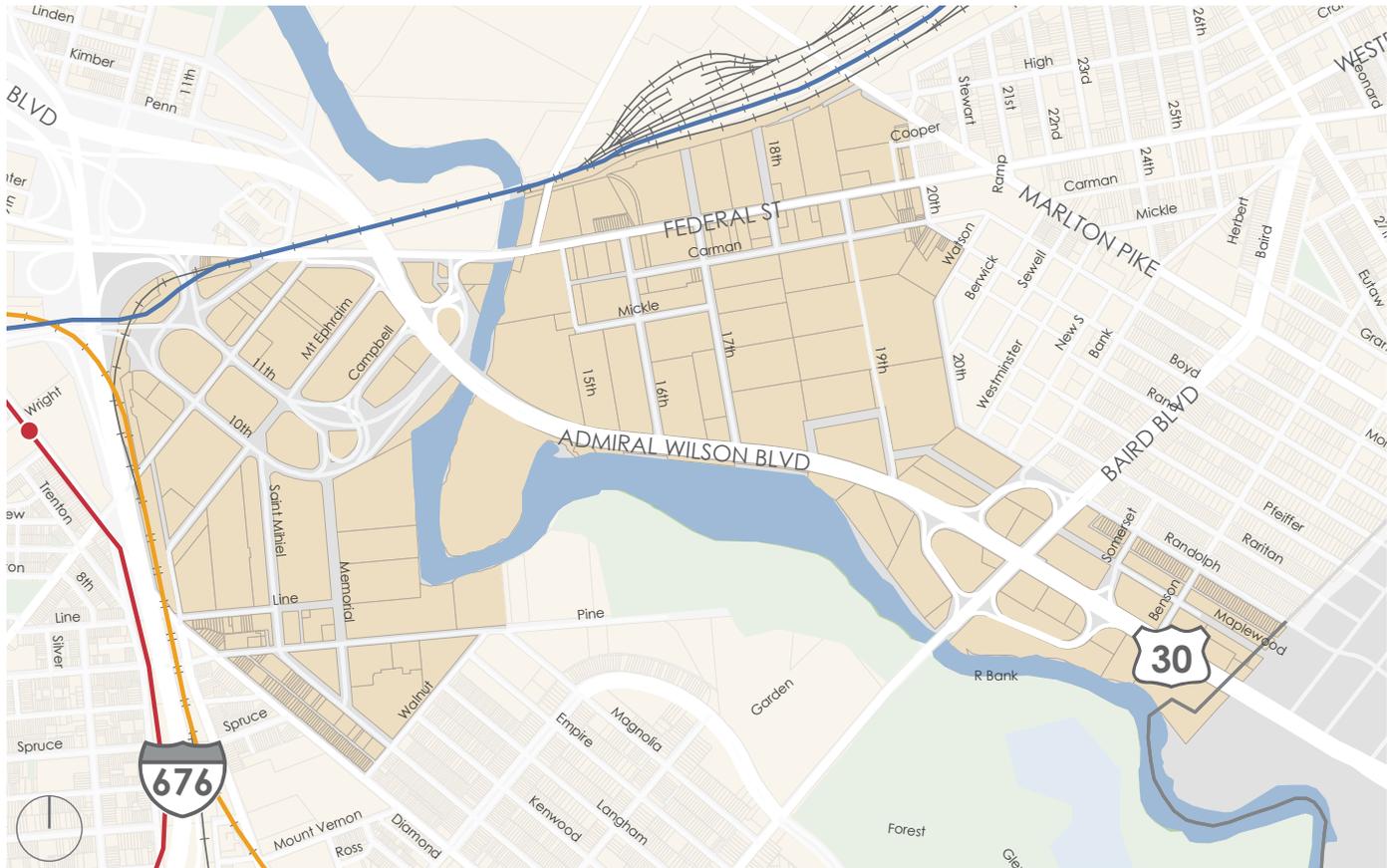
1. Permitted Uses.
 - a. Retail stores
 - b. Personal services
 - c. Business services
 - d. Convenience stores
 - e. Banks, financial and insurance offices
 - f. Clubs, social or fraternal
 - g. Professional and private offices
 - h. Restaurants, sit-down only
 - i. Shopping centers
 - j. Public, private, or parochial educational institutions
 - k. Buildings, structures and uses owned and operated by the City of Camden for municipal purposes
 - l. Parks, playgrounds or recreation areas, community center buildings, and libraries
 - m. Single and two-family dwellings, detached, semi-detached or townhouse types
 - n. Residential above non-residential first floor
 - o. Medical offices and facilities

Permitted Uses in the LI-2 Light Industrial Zone (Cramer Hill Redevelopment Plan)

1. Permitted Uses.
 - a. Manufacturing operations
 - b. Wholesaling of goods
 - c. Scientific or research development laboratories
 - d. Office buildings and complexes
 - e. Pilot plant
 - f. Professional offices
 - g. Restaurants, including sit-down, carryout, and drive-through
 - h. Railroad passenger stations and railroad facilities and uses
 - i. Lumber and building supply sales and storage
 - j. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes
 - k. Parks, playgrounds or recreation areas, community center buildings, and libraries

APPENDIX C5**CRAMER HILL/EAST CAMDEN REDEVELOPMENT PLAN PRIORITY PROJECTS**

1. Residential Development
 - a. New single-family homes: affordable & market rate (1,500 – 2,000 houses)
 - b. New senior, duplex and other apartments (500 – 1,000)
 - c. Rehab single-family homes (160 houses)
 - d. Assistance to owner-occupants for home improvements (500 homes)
2. Economic Development
 - a. New shopping center, with supermarket (8 acres)
 - b. Neighborhood retail commercial stores – new and rehabilitated (15 stories)
 - c. Renovation/expansion of existing storefronts (25 stores)
 - d. New/rehabilitated industrial park (15 acres): Pavonia Rail Road
3. Institutional Development
 - a. New/replacement of Washington Elementary School
 - b. Renovation/expansion of veterans Middle School
 - c. Renovation/expansion of Sharpe Elementary School
 - d. New (Camden's Promise) Charter Elementary School
 - e. Expansion/gym addition of St. Anthony's Elementary School
 - f. New Salvation Army/Kroc multipurpose center
 - g. New St. Andrew's Social Services Center
 - h. New police mini-station
 - i. Renovation (City) of Cramer Hill Community Center
 - j. New Cramer Hill Fire Station
4. Open Space Development
 - a. New Delaware Riverfront Park
 - b. New athletic (baseball, football, & soccer) play field
 - c. New Camden Delaware/Cooper Rivers Greenway
 - d. Renovate Von Neida Park
 - e. New (City-owned) concession stand – 29th & Tyler Streets
 - f. New street trees (500)
5. Transportation Improvements
 - a. River Road streetscape and traffic control
 - b. Rehabilitate State Street Bridge (pedestrians only)
 - c. Build new vehicle bridge between Cramer Hill and North Camden
 - d. New NJDOT (Pennsauken Township) truck route
 - e. New (Marlton) light rail stop at River Road and Federal Streets
6. Environmental Remediation
 - a. Clean and develop area's brownfields (approximately 30 sites/100 acres)
7. Infrastructure Development
 - a. Streetscape improvements throughout Cramer Hill
 - b. Upgrade water, sewer lines as needed
 - c. Mitigate neighborhood-wide flooding



Map of Admiral Wilson Economic Development District

Legend

- Patco Rail Line
- RiverLINE
- Proposed Glassboro-Camden Line
- Proposed GCL Station

ADMIRAL WILSON ECONOMIC DEVELOPMENT DISTRICT

LOCATION

This economic development district is composed of the northern portion of the Gateway neighborhood and the western portion of the Marlton neighborhood. The area is bounded by I-676 to the west, the Admiral Wilson/I-676 interchange areas and railroad tracks to the north, existing Marlton residential neighborhoods to the east, and the Cooper River and Walnut Street to the south. The district is serviced by many major streets including Admiral Wilson Blvd., Federal Street and Haddon Avenue. It is an intended area for some commercial/retail development along the Admiral Wilson Blvd. and for office-light industrial development east of the Cooper River along Federal Street. It is also an intended area for office-light industrial development located directly west of the Cooper River that includes the world headquarters of the Campbell Soup Company. This district has great access and visibility from the major surrounding roadway network. However, investments into infrastructure are needed to improve mobility and connectivity that will spur additional private investment.

CEDS FOCUS AREAS AND POLICY

Within the Admiral Wilson Economic Development District there are currently two areas of focus. Following are descriptions of the areas and their land use categories and priority projects from the 2002 *FutureCamden* Master Plan.

A. Gateway – Industrial Development

The first area of focus is located entirely within the northern portion of the gateway neighborhood. This focus area is serviced by the I-676 interchange with MLK Blvd. and Admiral Wilson Blvd. and Haddon Avenue. The major employer within this study area is the Campbell Soup Company facility. It is an area intended to be occupied by offices, the wholesaling and storage of goods, light industrial operations, restaurants, hotels and motels and railroad passenger stations.

FutureCamden Master Plan Land Use Category for Focus Area A

1. Office-Light Industrial. Areas primarily designated for offices, limited manufacturing and research, flexible high technology facilities and laboratories.



Map of CEDS Admiral Wilson Focus Areas

FutureCamden Master Plan Priority Projects for Focus Area A

1. Create office-light industrial district around Campbell Soup facilities and between Wright Avenue and Flanders Avenue.
2. Concentrate retail and commercial/retail land uses along Haddon Avenue.

B. Marlton – Transit Oriented and Commercial Development

The second focus area is located east of the Cooper River. This first focus area is primarily serviced by Admiral Wilson Blvd. and Federal Street. The area between Admiral Wilson Blvd. and 19th Street is intended to be occupied by offices, manufacturing, and the wholesaling of goods and complimentary land uses. This same area has also been designated in the Marlton Redevelopment Plan as a TOD Transit Oriented Development.

FutureCamden Master Plan Land Use Category for Focus Area B

1. Office-Light Industrial. Areas primarily designated for offices, limited manufacturing and research, flexible high technology facilities and laboratories.

FutureCamden Master Plan Priority Projects for Focus Area B

1. Office-light industrial land use redevelopment is proposed west of 20th Street on both sides of Federal Street to the Cooper River. An urban industrial park is suggested for development in this area with access from an improved 17th Street connection to Admiral Wilson Boulevard. A future light rail station in the 17th and Federal Streets vicinity is also recommended to improve resident accessibility to this proposed job center.
2. A City-wide multi-purpose recreation center is suggested south of 20th Street and fronting on the Admiral Wilson Boulevard. The proposed light rail stop in this vicinity will improve local accessibility to this facility. A City visitors center use can be located at 17th Street along with future commercial/open space uses envisioned as part of the proposed office-light industrial redevelopment area south of Federal Street to Admiral Wilson Boulevard.

CURRENT INVESTMENTS

There are no current investments in the Admiral Wilson Economic Development District.

PROPOSED INITIATIVES

There is a major proposed initiative in the Admiral Wilson Economic Development District that is in the design phase and yet to be constructed. This has been categorized as a development project.

PLANNING STUDIES

There are no planning studies formally proposed for the Admiral Wilson Economic Development District. However, Cooper's Ferry Partnership is proposing an Admiral Wilson Boulevard infrastructure study that will address the corridor as well as East Camden, North Camden, and Cramer Hill. Details about the study can be found in Appendix I.

INFRASTRUCTURE INVESTMENTS

There are no infrastructure investments proposed for the Admiral Wilson Economic Development District.

DEVELOPMENT PROJECTS

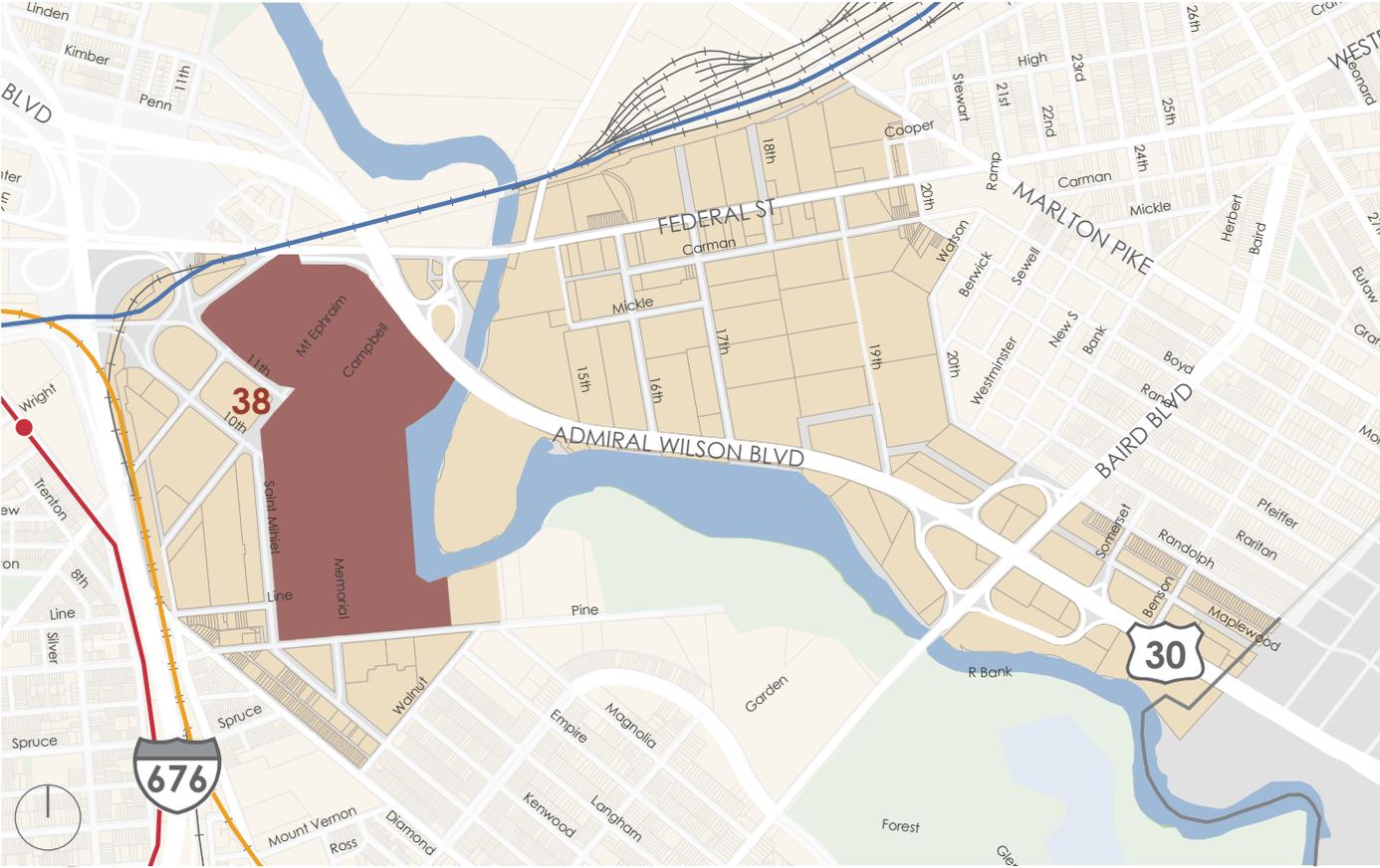
The one development project proposed for the District is the Gateway Office Park Transit Village (see **Table D1**). Primarily an office development, this project would bring several hundred thousand square feet of new office space to the district. A more detailed description of the project can be found in **Appendix D1**.

Table D1. Proposed development project in the Admiral Wilson District

Project	Program	Agencies	Timeline	Budget
38. Gateway Office Park Transit Village	300,000 SF of office	CRA, Campell's	Proposed: 5 to 10 years	\$175 million

PROJECT PRIORITIES

With various economic development initiatives proposed for Camden, it is important to systematically prioritize them to inform the future implementation process. The planning studies, infrastructure



Map of Admiral Wilson Development Projects

Legend	
	Proposed Development Project
	Patco Rail Line
	RiverLINE
	Proposed Glassboro-Camden Line
	Proposed GCL Station

investments, and development projects proposed for the City are organized into two categories based on the suggested project commencement (construction) timeframe – Priority Initiatives, to begin in Years 1 to 5 of implementation; and Supportive Initiatives to begin in Year 5 and beyond. Priority Initiatives have been assigned as such based on their current status and momentum, ability to leverage other improvements in the District, and ability to be accomplished in a timely manner, as well as the capacity of the involved agencies.

Supportive Initiatives: Beyond 5 Years

- Gateway Office Park Transit Village

APPENDIX D**APPENDIX D1**

Identification Number:	38
Project Title:	Gateway Office Park Transit Village
Location:	Gateway: Admiral Wilson Boulevard
Development Type:	Office
Development Size/Program:	300,000 sf office
Developer/Lead Agency:	CRA, Campbell's
Budget:	\$175 million
Incentives/Funding:	NJEDA, USEDPA, FHWA, NJDOT, USEPA, ERB, USDOE, NJ Urban Transit Hub tax credit
Timeline/Status:	Proposed: 5 to 10 years
Contact:	Richard Landers, VP Campbell's, 856-342-6033
Description:	

The Gateway Office Park occupies approximately 40 acres adjacent to Admiral Wilson Boulevard. This major office development project involves \$75 million expansion of Campbell's Soup world headquarters and the construction of 300,000 sf of LEED-certified new office. It also involves \$30 million in highway and infrastructure improvements to enhance access to the site. The location is just 1/2 mile from the PATCO Broadway station and will be 1/4 mile from a proposed new RiverLINE station. The project has been approved for over \$34 million in Urban Transit Hub tax credits from the NJ EDA.

APPENDIX D2**CURRENTLY PERMITTED USES IN THE ADMIRAL WILSON DISTRICT****Permitted Uses in the OLI-Office Light Industrial Zone (Gateway Redevelopment Plan)**

1. Permitted Uses.
 - a. Offices, office buildings and office complexes
 - b. Wholesaling and storage of goods, provided that activities are conducted entirely within an enclosed structure and that cargo is not harmful to humans.
 - c. Commercial recreational facilities
 - d. Parks, playgrounds, community center buildings, and libraries
 - e. Light industrial operations
 - f. Pilot plant
 - g. Professional and private offices; office buildings and office complexes
 - h. Scientific or research development laboratories
 - i. Restaurants, including dine-in, take-out and drive-through
 - j. Railroad passenger stations and railroad facilities and uses
 - k. Lumber and building supply sales and storage
 - l. Hotel, motel or extended family stay facility
 - m. Special social services complexes
 - n. Buildings, structures, and uses owned and operated by the City of Camden

Permitted and Conditional Uses in the G-1 General Industrial Zone (Marlton Redevelopment Plan)

1. Permitted Uses.
 - a. Manufacturing operations
 - b. Wholesaling of goods
 - c. Scientific or research development laboratories
 - d. Office buildings and complexes
 - e. Pilot plant
 - f. Stockyards and slaughterhouses
 - g. Foundries, forge shops and boiler works
 - h. Junkyards and automobile graveyards
 - i. Professional offices
 - j. Restaurants, including sit-down, carryout, and drive-through
 - k. Railroad passenger stations, and railroad facilities and uses

- l. Commercial recreation facilities
 - m. Lumber and building supply sales and storage
 - n. Buildings, structures, and uses owned and operated by the City of Camden for municipal purposes
 - o. Parks, playgrounds or recreation areas, community centers, and libraries
5. Conditional Uses.
- a. Public utility installations
 - b. Wireless telecommunication facilities
 - c. Parabolic dish antennae
 - d. Family daycare homes
 - e. Childcare centers

Permitted and Conditional Uses in the C-2 Neighborhood Commercial Zone (Marlton Redevelopment Plan)

1. Permitted Uses.
- a. Retail stores
 - b. Personal services
 - c. Business services
 - d. Convenience stores
 - e. Banks, financial and insurance offices
 - f. Clubs, social or fraternal
 - g. Offices, office buildings and office complexes
 - h. Retail food establishments
 - i. Restaurants, including sit-down, carry-out, and drive-through
 - j. Retail sales, outdoor
 - k. Shopping centers
 - l. Public, private, or parochial schools, including private day schools
 - m. Buildings, structures, and uses owned and operated by the City of Camden for municipal purposes
 - n. Parks, playgrounds or recreation areas, community centers, and libraries
 - o. Single-family and duplex dwellings (detached, semi-detached or townhouse types), as well as residential uses above non-residential first floor
2. Conditional Uses.
- a. Public utility installations
 - b. Parabolic dish antennae
 - c. Family daycare home
 - d. Childcare centers
 - e. Home occupations and home professional offices
 - f. Bed and Breakfast establishments

Permitted and Conditional Uses in the TOD Transit Oriented Development Zone (Marlton Redevelopment Plan)

1. Permitted Uses.
- a. Semi-detached dwellings, and their accessory buildings
 - b. Duplex dwellings
 - c. Townhouse (attached/row) dwellings
 - d. Multi-family and garden apartment dwellings
 - e. Hotel or motel, or extended family stay facility
 - f. Buildings, structures, and uses owned and operated by the City of Camden for municipal purposes
 - g. Parks, playgrounds or recreation areas, community centers, and libraries
 - h. Public, private, or parochial schools, including private day schools
 - i. Bus terminals, railroad passenger train stations, facilities and uses
 - j. Business services
 - k. Convenience stores
 - l. Banks, financial and insurance offices
 - m. Offices, office buildings and office complexes
 - n. Personal services
 - o. Restaurants, including sit-down, carry-out, and drive-through
 - p. Retail food establishments
 - q. Retail sales, indoor and outdoor
 - r. Shopping centers
 - s. Commercial recreation facility

- t. Visitor information center
- 2. Conditional Uses.
 - a. Childcare centers
 - b. Family daycare homes
 - c. Community residences
 - d. Ben and Breakfast establishments
 - e. Satellite earth station and parabolic dish antennae
 - f. Public utility facilities
 - g. Wireless telecommunication facilities
 - h. Home occupation and home professional offices
 - i. Artist loft apartments
 - j. Sidewalk cafés

APPENDIX D3

ADMIRAL WILSON REDEVELOPMENT PLAN PRIORITY PROJECTS WITHIN FOCUS AREAS

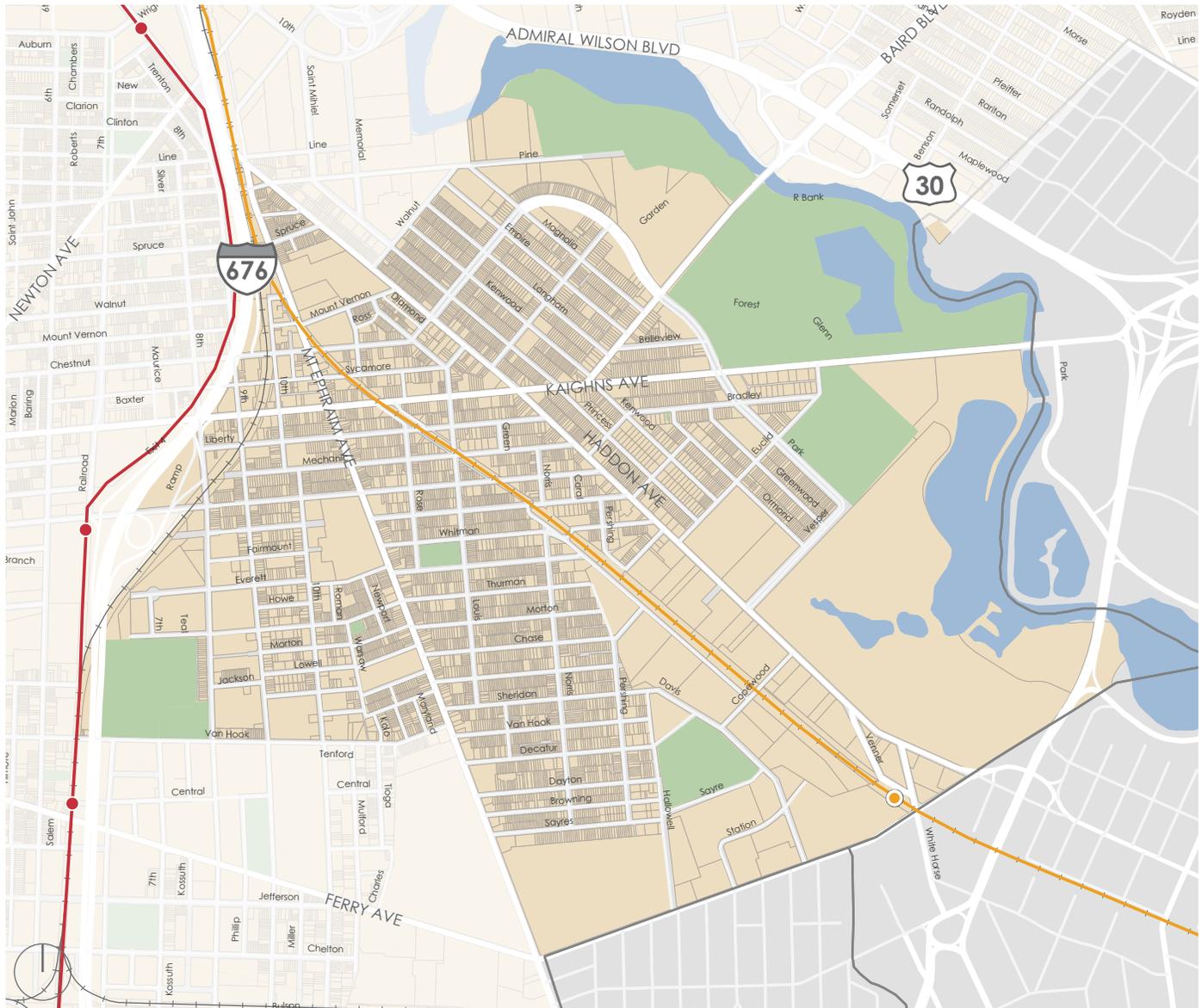
A. Gateway

- 1. Residential Development
 - a. New single-family homes: affordable & market rate (200 houses)
 - b. New duplex townhouses (50 bldg./100 units)
 - c. Rehab single-family homes: affordable (150 houses)
 - d. New assisted-living apartments (40 units)
- 2. Economic Development
 - a. New industrial parks/office campuses (500,000 sf)
 - b. Retail commercial stores – infill and rehabilitated (40 stores)
 - c. Renovation/expansion of existing storefronts (20 stores)
- 3. Institutional Development
 - a. New elementary school
 - b. Multi-service (daycare - senior care) center (10,000 sf)
 - c. Community center/multi-purpose facility (10,000 – 15,000 sf)
 - d. Social services complex (5 acres)
 - e. Charter elementary school (K-8) – 1 acre
- 4. Open Space Development
 - a. 2 new parks
 - b. New landscaped right-of-ways (10 sites)
 - c. New street trees (1,000)
- 5. Environmental Remediation
 - a. Clean-up and redevelop area's brownfields (approximately 30 sites)
- 6. Infrastructure Development
 - a. Upgrade water, sewer lines
 - b. Rehabilitate or renovate area streets, sidewalks and lighting

B. Marlton

- 1. Residential Development
 - a. New single-family homes: affordable & market rate (150 houses)
 - b. New senior, duplex and other apartments (400-500 units)
 - c. Rehab single-family homes: affordable (150 houses)
 - d. Assistance to occupied property owners to improve their properties (500 units)
- 2. Economic Development
 - a. New industrial parks (25-30 acres): Pavonia Railroad Yard – Federal Street; 16th – 20th Streets
 - b. Neighborhood retail commercial stores – infill and rehabilitated (20 stores): Federal Street and Marlton Avenue
 - c. New regional retail shopping center (70 acres): Carman Street – Admiral Wilson Boulevard; Cooper River – Watson/Randolph/Bank Streets
 - d. Additional and renovated businesses along Admiral Wilson Boulevard (200,000 sf)
 - e. Replacement on-site of the existing supermarket on Marlton Avenue with a new store (approximately 40,000 sf)

-
- f. Renovation/expansion of existing storefronts (20 stores)
 3. Institutional Development
 - a. Replace Dudley Elementary School: 20th & Federal Streets
 - b. New social services cluster/corridor: 1500 – 1600 Federal Street
 - c. Expansion of Millennium Skating Center
 4. Open Space Development
 - a. New street trees (500)
 - b. Expanded Cooper River Greenway
 - c. Re-landscape Marlton, Baird and Admiral Wilson Boulevard
 - d. Two mini-parks and/or playgrounds
 5. Transportation Improvements
 - a. New north-south truck route linking State Street to Admiral Wilson Boulevard
 - b. New roadway configuration in the regional retail area
 - c. Reconfiguration of Baird Boulevard/Admiral Wilson Boulevard interchanges
 - d. New commuter light rail stop at River Road and Federal Street
 6. Environmental Remediation
 - a. Clean and develop area's brownfields (approximately 14 sites/100 acres)
 7. Infrastructure Development
 - a. Streetscape improvements throughout Marlton
 - b. Upgrade water, sewer lines as needed
 - c. Resolve flooding along Admiral Wilson Boulevard



Map of Liberty Park/Parkside/Whitman Park Economic Development District

Legend

- Patco Rail Line
- Patco Station
- Proposed Glassboro-Camden Line
- Proposed GCL Station

LIBERTY PARK/PARKSIDE/WHITMAN PARK ECONOMIC DEVELOPMENT DISTRICT

LOCATION

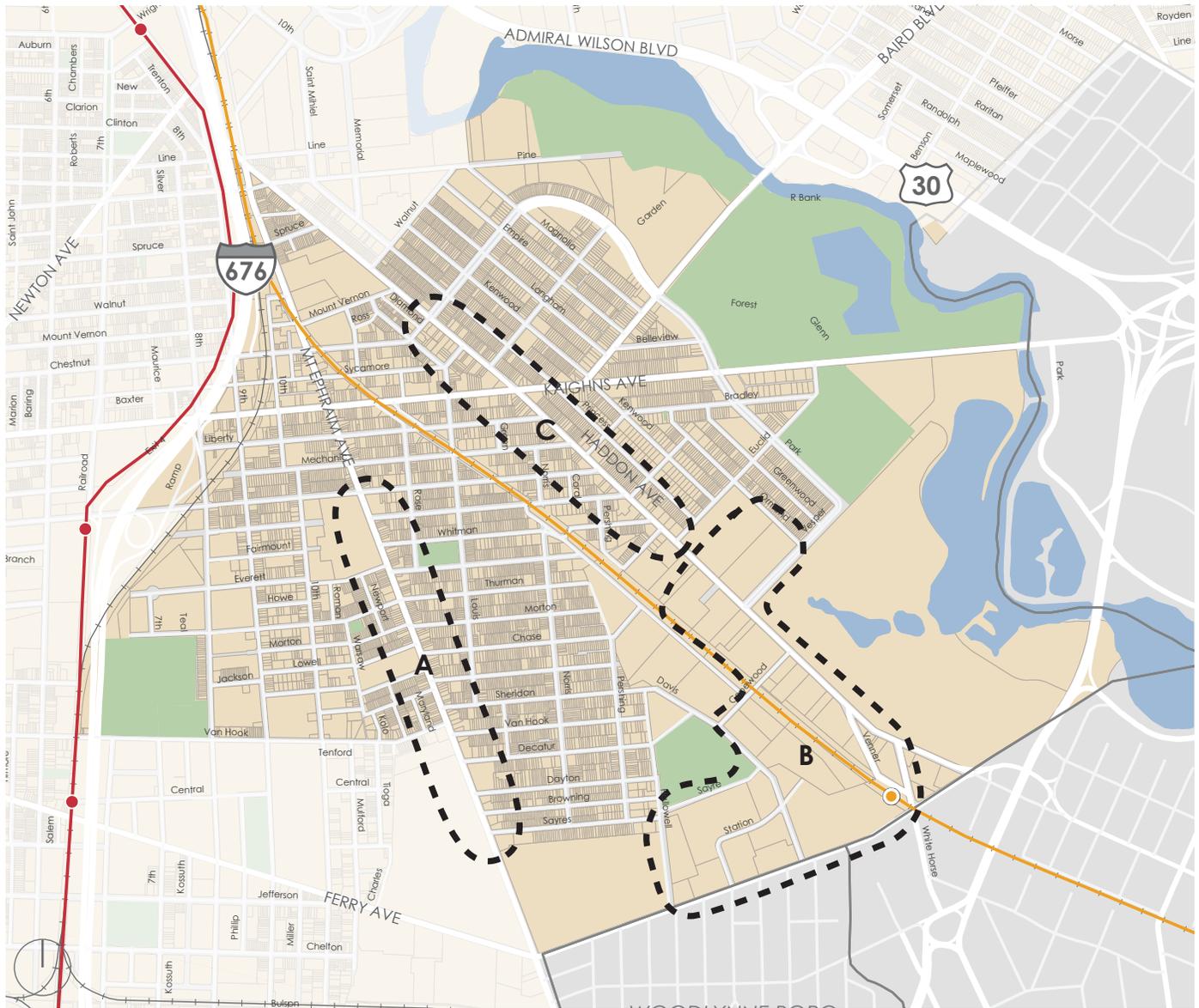
This economic development district is composed of the Parkside, Whitman Park, and Liberty Park neighborhoods in addition to the southern portion of the Gateway neighborhood. The area is bounded by I-676 and Mt. Ephraim Avenue to the west, Ferry Avenue and the municipal boundary line with Woodlynne Borough and Collingswood Borough to the south, the Cooper River to the East, and the Campbell Soup Company facility to the north. The district is serviced by many major streets including I-676, Atlantic Avenue, Mt. Ephraim Avenue, Kaighn Avenue, and Haddon Avenue. It is an intended area for many different land uses including primarily residential within all of the neighborhoods, commercial/retail development along the major roadway corridors of Haddon Avenue and Mt. Ephraim Avenue, major areas of open space along the Cooper River, a mixed-use Transit Oriented development along the municipal boundary line with Woodlynne Borough and Collingswood Borough and medical and support facilities and uses in and around the Our Lady of Lourdes Medical Center.

CEDS FOCUS AREAS AND POLICY

Within the Liberty Park/Parkside/Whitman Park Economic Development District there are currently three areas of focus. Following are descriptions of the areas and their land use categories and priority projects from the 2002 *FutureCamden* Master Plan.

A. Liberty Park – Mt. Ephraim Avenue

The first focus area is located along Mt. Ephraim Avenue between Atlantic Avenue to the north and to an area located just north of Ferry Avenue. The western portion of the area is located within the eastern edges of the Liberty Park and Centerville neighborhoods. The eastern portion of this study area is located along the western edge of the Whitman Park neighborhood. It is an area that is intended for a mix of uses. The primary land use on the northern edge of this study area is medical and support. The remainder of the focus area is intended to be occupied by a variety of housing types, retail stores, personal services, offices and other land complimentary uses.



Map of CEDS Liberty Park/Parkside/Whitman Park Focus Areas

FutureCamden Master Plan Land Use Categories for Focus Area A

1. Retail. Areas primarily designated for retail stores, personal services, professional and medical offices, financial institutions, and eating places to serve City residents and the neighborhoods in which they are located. Also envisioned are mixed commercial/residential uses and high density residential uses.
2. Medical and Support. Areas primarily designated for hospitals, medical centers, health centers, eleemosynary institutions, research, educational facilities and adjunct residential dwellings, including dormitories.

FutureCamden Master Plan Priority Projects for Focus Area A

1. Create compact and lively retail centers along the City's major commercial corridors.
2. Integrate Virtua-West Jersey Hospital Improvements as part of the proposed medical and support land use district in Liberty Park. Rehabilitation and new construction of housing in areas adjacent to the hospital is recommended.
3. Compact and improved retail land uses along the east side of Mt. Ephraim Avenue from Whitman Avenue to Van Hook Street and along the west side of Haddon Avenue from Atlantic Avenue to Whitman Avenue is recommended.

B. Whitman Park – Transit Oriented Development

The second focus area is located along the eastern edges of the City adjacent to the Borough of Woodlynne and the Borough of Collingswood. The western portion of the area is located within the Whitman Park neighborhood and the eastern portion of the study area is located in the western portion of the Parkside neighborhood. The study area is essentially serviced by Haddon Avenue, Ferry Avenue, and the PATCO Ferry Avenue Train Station. It is an area that is intended for medical and support uses that recognizes and complements Our Lady of Lourdes Medical Center and a mix of land use types within a transit-oriented development.

FutureCamden Master Plan Land Use Categories for Focus Area B

1. Medical and Support. Areas primarily designated for

hospitals, medical centers, health centers, eleemosynary institutions, research, educational facilities and adjunct residential dwellings, including dormitories.

2. Transit-Oriented. Areas primarily designated for a mix of land uses including professional offices, retail, commercial, entertainment, and high density residential that supports use of mass transportation.

FutureCamden Master Plan Land Use Categories for Focus Area B

1. Develop medical and support uses opposite Our Lady of Lourdes Medical Center, generally between Whitman Avenue and Copewood Street and west of Haddon Avenue to Davis Street.
2. Create a transit-oriented mixed-use development center around the PATCO Ferry Avenue station involving high density residential, office, limited retail and commercial services. Redevelopment of surface parking lots and underutilized commercial/industrial service land east of the rail line would form the core of this new transit zone. Rehabilitation, infill and conversion of existing office and multi-family uses south of Sayre Avenue is also recommended to complete this new transit-oriented mixed-use development center.

C. Parkside – Haddon Avenue

The third focus area is located along both sides of Haddon Avenue between Our Lady of Lourdes Medical Center to the south and Chestnut Street to the north. The western portion of the area is located in the eastern portion of the Gateway and Whitman Park neighborhoods. The entire eastern portion of the study area is located in the western portion of the Parkside neighborhood. The study area is serviced by Haddon Avenue. It is an area intended to be occupied by a variety of housing types, retail stores, personal services, offices and other related land uses.

FutureCamden Master Plan Land Use Categories for Focus Area C

1. Retail. Areas primarily designated for retail stores, personal services, professional and medical offices, financial

institutions, and eating places to serve City residents and the neighborhoods in which they are located. Also envisioned are mixed commercial/residential uses and high density residential uses.

2. Commercial Retail. Areas primarily designated for non-residential uses that are permitted in the retail area to serve the neighborhoods in which they are located. Also envisioned are mixed commercial/residential uses and medium density residential uses.

Future Camden Master Plan Priority Projects for Focus Area C

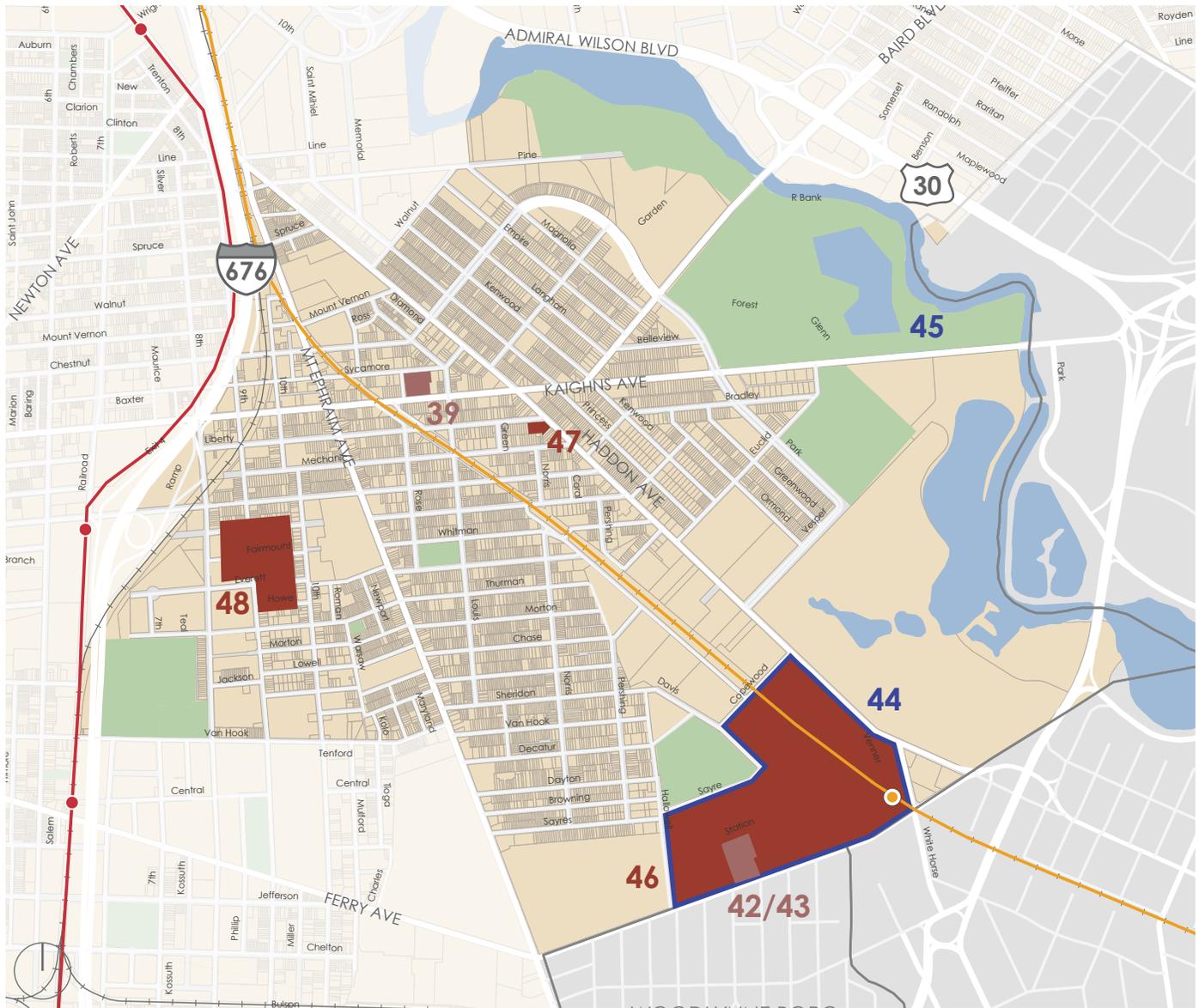
1. Strengthening retail and commercial/retail uses along the north side of Haddon Avenue is recommended.
2. Compact and improved retail land uses along the east side of Mt. Ephraim Avenue from Whitman Avenue to Van Hook Street and along the west side of Haddon Avenue from Atlantic Avenue to Whitman Avenue is recommended.

CURRENT INVESTMENTS

There are several projects - all residential - currently under construction in the Liberty Park/Parkside/Whitman Park District, including the Oasis project, Park Boulevard Phase 3A, Park Boulevard Phase 3B (both rehabilitation projects), Ferry Avenue senior housing, and Ferry Avenue family housing (see **Table E1**). Total budgets for these projects exceed \$31 million. A more detailed description of each project can be found in **Appendix E1**.

Table E1. Projects currently underway in the Liberty Park/Parkside/Whitman Park District

Project	Type	Program	Agencies	Budget
39. Oasis Project	Residential	8 for-sale units	Oasis Development LLC, CRA	\$3.5 million
40. Park Boulevard Phase 3A - NSP 1 Project (scattered sites)	Residential	10 for-sale units	PBCIP, CRA	\$5 million
41. Park Boulevard Phase 3B (scattered sites)	Residential	20 for-sale units	PBCIP, CRA	\$2.4 million



Map of Liberty Park/Parkside/Whitman Park Development Projects

Legend

- Current Investments
- Proposed Infrastructure Investments
- Proposed Development Projects
- Patco Rail Line
- Patco Station
- Proposed Glassboro-Camden Line
- Proposed GCL Station

Project	Type	Program	Agencies	Budget
42. Ferry Avenue Senior Housing	Residential	50 rental units	Conifer Realty LLC, CRA	\$10.9 million
43. Ferry Avenue Family Housing	Residential	48 rental units	Conifer Realty LLC, CRA	\$10.1 million

PROPOSED INITIATIVES

In addition to the initiatives currently underway, there are several proposed initiatives in the Liberty Park/Parkside/Whitman Park Economic Development District that are in the design phase and yet to be constructed. These proposed initiatives have been categorized as infrastructure investments and development projects.

PLANNING STUDIES

There are no planning studies formally proposed for the Liberty Park/Parkside/Whitman Park Economic Development District.

INFRASTRUCTURE INVESTMENTS

Two important infrastructure investments are proposed for the Liberty Park/Parkside/Whitman Park District. These include the Haddon Avenue Transit Village Infrastructure Improvement project, and Lower Farnham Park, both in Parkside. See **Table E2** for a list of these projects. **Appendix E2** contains a detailed description of each.

Table E2. Proposed infrastructure improvements in the Liberty Park/Parkside/Whitman Park District

Project	Program	Agencies	Timeline	Budget
44. Haddon Avenue Transit Village Infrastructure Improvements	Design of utility, streetscape, and roadway improvements prior to commencement of private development	Cooper's Ferry Partnership	Design began spring 2012	\$8.1 million
45. Lower Farnham Park	Return 32-acre area to natural wetlands	Cooper's Ferry Partnership, National Park Service (NPS)	Technical assistance from NPS has been approved; construction to begin in late 2012	Unknown

DEVELOPMENT PROJECTS

There are many development projects proposed for the Liberty Park/Parkside/Whitman Park District, ranging from residential to mixed-use. These projects include the proposed Haddon Avenue Transit Village, the Parkside RENEW project, and rehabilitation of the Liberty Park housing complex (see **Table E3**). Together, the developments would bring hundreds of new residential units and hundreds of thousands of square feet of new office and commercial space to the area, particularly around the Ferry Avenue PATCO station. A more detailed description of each project can be found in **Appendix E3**.

Table E3. Proposed development projects in the Liberty Park/Parkside/Whitman Park District

Project	Program	Agencies	Timeline	Budget
46. Haddon Avenue Transit Village	18,000 SF of retail; 250,000 SF of office; 475 residential units; parking garage	City of Camden, CRA, Cooper’s Ferry Partnership, Grapevine Development, Our Lady of Lourdes Hospital	Unknown	Unknown
47. Parkside RENEW	22,000 SF of office and retail	PBCIP	Unknown	Unknown
48. Liberty Park Housing Rehabilitation	Rehabilitation of 12 for-sale units	Camden Housing Authority	Unknown	\$3.5 million

PROJECT PRIORITIES

With so many economic development initiatives proposed for Liberty Park/Parkside/Whitman Park, it is important to systematically prioritize them to inform the future implementation process. The infrastructure investments and development projects proposed for the Liberty Park/Parkside/Whitman Park District, outlined above in Tables E2 and E3, are organized into two categories based on the suggested project commencement (construction) timeframe – Priority Initiatives, to begin in Years 1 to 5 of implementation; and Supportive Initiatives to begin in Year 5 and beyond. Priority Initiatives have been assigned as such based on their current status and momentum, ability to leverage other improvements, and ability to be accomplished in a timely manner, as well as the capacity of the involved agencies.

Priority Initiatives: Years 1 to 5

- Haddon Avenue Transit Village Infrastructure Improvements
- Lower Farnham Park

Supportive Initiatives: Beyond 5 Years

- Haddon Avenue Transit Village
- Parkside Renew
- Liberty Park Housing Rehabilitation
- Cooper Grant Homes
- Rutgers-Camden Alumni House
- Downtown Traffic Improvements
- Pierre Building

APPENDIX E

APPENDIX E1

Identification Number: 39
Project Title: Oasis Project
Location: Louis St, Kaighn Ave, & Sycamore St
Development Type: Residential
Development Size/Program: 8 for-sale units
Developer/Lead Agency: Oasis Development LLC, CRA
Budget: \$3.5 million
Incentives/Funding: Unknown
Timeline/Status: Under construction
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number: 40
Project Title: Park Boulevard Phase 3A - NSP1 Project
Location: Parkside (scattered sites)
Development Type: Residential
Development Size/Program: 10 for-sale units
Developer/Lead Agency: PBCIP, CRA
Budget: \$5 million
Incentives/Funding: Unknown
Timeline/Status: Under construction
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number: 41
Project Title: Park Boulevard Phase 3B
Location: Parkside (scattered sites)
Development Type: Residential
Development Size/Program: 20 for-sale units
Developer/Lead Agency: PBCIP, CRA
Budget: \$2.4 million
Incentives/Funding: Unknown
Timeline/Status: Under construction
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number: 42
Project Title: Ferry Avenue Senior Housing
Location: Whitman Park: Ferry & Station Avenues
Development Type: Residential
Development Size/Program: 50 rental units
Developer/Lead Agency: Conifer Realty LLC, CRA
Budget: \$10.9 million
Incentives/Funding: Unknown
Timeline/Status: Under construction
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number:	43
Project Title:	Ferry Avenue Family Housing
Location:	Whitman Park: Ferry & Station Avenues
Development Type:	Residential
Development Size/Program:	48 rental units
Developer/Lead Agency:	Conifer Realty LLC, CRA
Budget:	\$10.1 million
Incentives/Funding:	Unknown
Timeline/Status:	Under construction
Contact:	Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

APPENDIX E2

Identification Number:	44
Project Title:	Haddon Avenue Transit Village Infrastructure Improvements
Location:	Parkside: Ferry Avenue Station
Development Type:	Infrastructure
Development Size/Program:	Design of utility, streetscape, and roadway improvements prior to commencement of private development
Developer/Lead Agency:	Cooper's Ferry Partnership with Grapevine Development, City of Camden, CRA, CCIA, DRPA, and Our Lady of Lourdes all involved
Budget:	\$8.1 million
Incentives/Funding:	DRPA, CERB, DVRPC (design); FHWA TCSP Program, USDOT TIGER 4 Program, Urban Transit Hub Tax Credit Program (construction)
Timeline/Status:	Design for infrastructure began spring 2012
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

A critical component of the Haddon Avenue Transit Village is the public infrastructure improvements needed to support the project. To facilitate this, CFP secured \$1.5 million of grant funding from three sources, including DRPA, Camden Economic Recovery Board, and DVRPC. A portion of these funds will be used to engage a professional engineering consultant to design the infrastructure improvements. CFP also submitted two competitive grant applications for the construction of the improvements, including a \$2.5 million request to FHWA's Transportation System and System Preservation (TCSP) Program and a \$4 million request to the USDOT's TIGER 4 Program. This project is also eligible for the expanded Urban Transit Hub Tax Credit program.

Identification Number:	45
Project Title:	Lower Farnham Park
Location:	Parkside
Development Type:	Infrastructure
Development Size/Program:	Clean and restore 32 acres of natural wetlands
Developer/Lead Agency:	Cooper's Ferry Partnership (CFP)
Budget:	Unknown
Incentives/Funding:	National Park Service
Timeline/Status:	Technical assistance from NPS approved; plan to commence in late 2012
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

This is the second phase of the Farnham Park Restoration Project. The upper portion was completed in 2011 as part of the \$1 million first phase, including stormwater management, trail connections, and new recreational amenities. Lower Farnham was once a sprawling Victorian park, separated from the Cooper River by a man-made dike. When the dike failed in 1971, the park flooded and no efforts were made to

restore it. NJDEP prohibits returning to the park to dry parkland, so the 32-acre area will be returned to natural wetlands and an amenity for the community. With this project, CFP aims to enhance the valuable wetland habitat, improve the health of the Cooper River, and improve a vital connection to the Camden GreenWay regional trail network. The project will also establish waterfront access to a community that was cut off from the river for decades, and provide opportunities for educating the public about habitat preservation and stormwater management. With technical assistance from the National Park Service (which CFP requested and was approved), CFP will mobilize a steering committee this year to create a plan.

Appendix E3

Identification Number: 46
Project Title: Haddon Avenue Transit Village
Location: Parkside: Ferry Avenue Station
Development Type: Mixed-Use: Retail, office, residential
Development Size/Program: 15 acres: 250,000 sf office; 18,000 sf retail; 475 residential units; parking garage
Developer/Lead Agency: Grapevine Development; City of Camden, CRA, CCIA, DRPA, Cooper's Ferry Partnership, Our Lady of Lourdes all involved
Budget: Unknown
Incentives/Funding: Unknown
Timeline/Status: Unknown
Contact: Randy Cherkas, Grapevine Development, 856-266-9016

Description:

The Haddon Avenue Transit Village is a 15-acre mixed-use project adjacent to the Ferry Avenue PATCO Station. This former industrial area is being developed by Grapevine Development in partnership with the City of Camden, the Camden Redevelopment Authority, Camden County, Cooper's Ferry Partnership, and Our Lady of Lourdes Hospital. The development is being phased, with the first phase reportedly including a supermarket, 115 residential units, and 40,000 square feet of office space. This project is eligible for the expanded Urban Transit Hub Tax Credit program.

Identification Number: 47
Project Title: Parkside RENEW
Location: Parkside: Haddon Ave
Development Type: Mixed-Use: Retail, office
Development Size/Program: 22,000 sf office & retail
Developer/Lead Agency: Parkside Business and Community in Partnership, Inc (PBCIP)
Budget: Unknown
Incentives/Funding: Unknown
Timeline/Status: Ground broken, projected Fall 2013 opening
Contact: Bridget Phifer, Executive Director, PBCIP, 856-964-0440

Description:

PBCIP is a non-profit community development organization that has a strong housing rehabilitation and resale program in the Parkside neighborhood. The Parkside RENEW project is a new three-story building under construction on Haddon Avenue in the commercial heart of the neighborhood. The building will contain ground-floor, for-lease retail space and office and community space on upper levels, including new offices for PBCIP, Inc and a PSE&G Sustainability Center. The building is slated to be LEED certified and projected to be completed by fall 2013.

Identification Number:	48
Project Title:	Liberty Park Housing Rehabilitation
Location:	Liberty Park
Development Type:	Residential
Development Size/Program:	Rehabilitation of 12 for-sale units
Developer/Lead Agency:	Camden Housing Authority
Budget:	\$3.5 million
Incentives/Funding:	Unknown
Timeline/Status:	Unknown
Contact:	Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

APPENDIX E4

CURRENTLY PERMITTED USES IN THE LIBERTY PARK/PARKSIDE/WHITMAN PARK DISTRICT FOCUS AREA A

Permitted Uses in the C-2 Neighborhood Commercial Zone (Liberty Park Redevelopment Plan)

1. Permitted Uses.
 - a. Retail stores
 - b. Personal services
 - c. Business services
 - d. Convenience stores
 - e. Banks, financial and insurance offices
 - f. Clubs, social or fraternal
 - g. Offices, office buildings and office employees
 - h. Retail food establishments
 - i. Restaurants, including sit-down, carry-out and drive-through
 - j. Retail sales, outdoor
 - k. Shopping centers
 - l. Public, private, or parochial schools, including private day schools
 - m. Buildings, structures, and uses owned and operated by the City of Camden for municipal purposes
 - n. Single-family and duplex dwellings, detached, semi-detached or townhouse types, as well as residential uses above non-residential first floor

Permitted Uses in the MS Medical and Support Zone (Liberty Park Redevelopment Plan)

1. Permitted Uses.
 - a. Hospitals, medical clinics, and healthcare facilities
 - b. Nursing and convalescent homes
 - c. Outpatient care facilities, including surgical centers
 - d. Establishments for physical therapy treatments
 - e. Healthcare and allied health services
 - f. Medical and dental educational and vocational centers
 - g. Medical and dental laboratories and testing facilities
 - h. Medical offices and facilities
 - i. Financial institutions
 - j. Professional and private offices
 - k. Retail stores
 - l. Personal stores
 - m. Restaurants, including dine-in or take-out and fast food
 - n. Commercial recreational facilities within enclosed structures
 - o. Places of worship
 - p. Any permitted residential uses in the R-3 High Density Residential Zone
 - q. Parks, playgrounds or recreational areas, community center buildings, and libraries
 - r. Public, private, or parochial educational institutions
 - s. Home occupations and home professional offices
 - t. Buildings, structures and uses owned and operated by the City of Camden
 - u. Vehicular operations associated with any other use permitted in the MS zone
 - v. Parking garages available for use by the general public

Permitted and Conditional Uses in the C-1 Commercial Zone District

1. Permitted Uses.
 - a. Single-family detached dwellings
 - b. Semi-detached dwellings
 - c. Duplex (two-family) dwellings
 - d. Townhouse (attached/row) dwellings
 - e. Banks, financial institutions and insurance offices
 - f. Business services
 - g. Clubs, social or fraternal
 - h. Convenience stores
 - i. Medical offices and facilities
 - j. Personal services
 - k. Professional and private offices
 - l. Retail sales
 - m. Residential uses above non-residential first floor
 - n. Restaurants, not including carry-out and drive-through
 - o. Retail food establishments
 - p. Shopping centers
 - q. Tavern or bar
 - r. Buildings, structures and uses owned and operated by the City of Camden for municipal purposes
 - s. Parks, playgrounds or recreation areas, community center buildings, and libraries
 - t. Public, private or parochial institutions
2. Conditional Uses.
 - a. Family daycare homes
 - b. Childcare centers
 - c. Parabolic dish antennae
 - d. Public utility facilities
 - e. Home occupations and home professional offices
 - f. Bed and Breakfast establishments

CURRENTLY PERMITTED USES IN THE LIBERTY PARK/PARKSIDE/WHITMAN PARK DISTRICT FOCUS AREA B

Permitted Uses in the MS Medical and Support Zone

1. Permitted Uses.
 - a. Single-family detached dwellings
 - b. Semi-detached dwellings
 - c. Duplex (two-family) dwellings
 - d. Townhouse (attached/row) dwellings
 - e. Multi-family dwellings
 - f. Hospitals, medical clinics, and healthcare facilities
 - g. Nursing and convalescent homes
 - h. Outpatient care facilities, including surgical centers
 - i. Establishments for physical therapy treatments
 - j. Healthcare and allied services
 - k. Medical and dental education and vocational centers
 - l. Medical and dental laboratories and testing centers
 - m. Financial institutions
 - n. Professional and private offices
 - o. Retail stores
 - p. Personal services
 - q. Restaurants, not including carry-out and drive-through
 - r. Commercial recreational facility
 - s. Parks, playgrounds or recreational areas, community center buildings, and libraries
 - t. Buildings, structures, and other uses owned and operated by the City of Camden
2. Conditional Uses.
 - a. Parabolic dish antennae
 - b. Public utility facilities
 - c. Childcare centers
 - d. Wireless telecommunication facilities
 - e. Helistops

Permitted and Conditional Uses in the TOD Transit Oriented Zone District

1. Permitted Uses.
 - a. Semi-detached dwellings
 - b. Duplex (two-family) dwellings
 - c. Townhouse (attached/row) dwellings
 - d. Multi-family dwellings
 - e. Bus terminals
 - f. Business services
 - g. Convenience stores
 - h. Banks, financial and insurance offices
 - i. Personal services
 - j. Professional offices and private offices
 - k. Restaurants, not including carry-out and drive-through
 - l. Retail food establishments
 - m. Retail stores
 - n. Retail sales, outdoor
 - o. Shopping centers
 - p. Commercial recreation facility
 - q. Railroad passenger stations and railroad facilities and uses
 - r. Hotel and motel or extended family stay facility
 - s. Theaters, museums, art galleries and concert halls
 - t. Visitor information center
 - u. Buildings, structures, and uses owned and operated by the City of Camden for municipal purposes
 - v. Parks, playgrounds or recreation areas, community center buildings, and libraries
 - w. Grocery store, carry-out of prepared food
2. Conditional Uses.
 - a. Childcare centers
 - b. Parabolic dish antennae
 - c. Public utility facilities
 - d. Wireless telecommunications facilities
 - e. Community residences
 - f. Family daycare homes
 - g. Home occupation and home professional offices
 - h. K-12 schools (public, charter or private)

CURRENTLY PERMITTED USES IN THE LIBERTY PARK/PARKSIDE/WHITMAN PARK DISTRICT FOCUS AREA C

Permitted and Conditional Uses in the C-1 Commercial Zone District

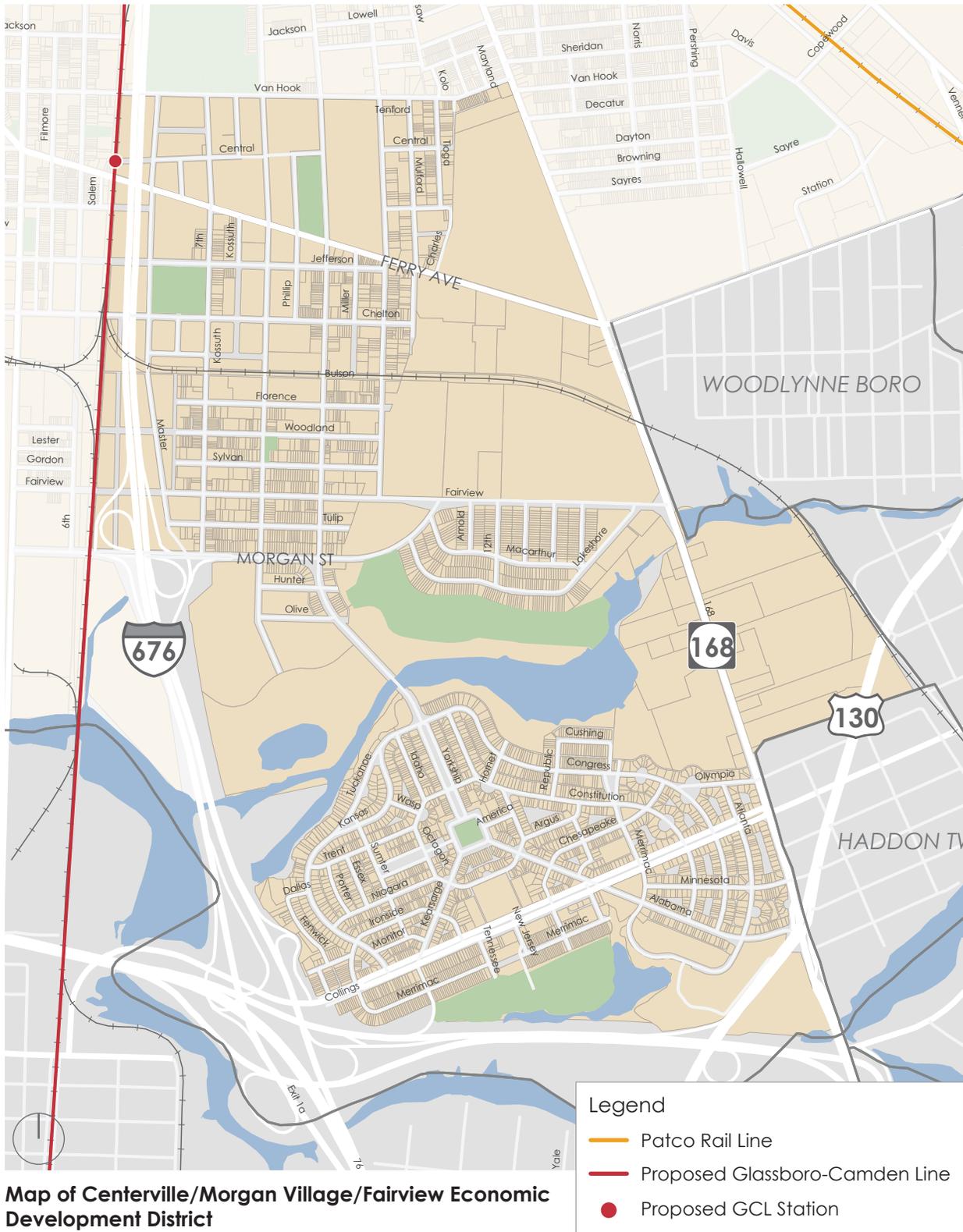
1. Permitted Uses.
 - a. Single-family detached dwellings
 - b. Semi-detached dwellings
 - c. Duplex (two-family) dwellings
 - d. Townhouse (attached/row) dwellings
 - e. Banks, financial institutions and insurance offices
 - f. Business services
 - g. Clubs, social or fraternal
 - h. Convenience stores
 - i. Medical offices and facilities
 - j. Personal services
 - k. Professional and private offices
 - l. Retail sales
 - m. Residential uses above non-residential first floor
 - n. Restaurants, not including carry-out and drive-through
 - o. Retail food establishments
 - p. Shopping centers
 - q. Tavern or bar
 - r. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes
 - s. Parks, playgrounds or recreation areas, community center buildings, and libraries
 - t. Public, private or parochial educational institutions

2. Conditional Uses.
 - a. Family daycare homes
 - b. Childcare centers
 - c. Parabolic dish antennae
 - d. Public utility facilities
 - e. Home occupation and home professional offices
 - f. Bed and breakfast

APPENDIX E5

LIBERTY PARK/PARKSIDE/WHITMAN PARK REDEVELOPMENT PLAN PRIORITY PROJECTS

1. Residential Development
 - a. New single-family houses: 91 affordable and market-rate
 - b. Rehabilitated single-family houses: 94 affordable and market-rate
 - c. Rehabilitated multi-family units: 110 affordable and market-rate
2. Institutional Development
 - a. Upgraded and/or expanded Sumner School
 - b. Upgraded and/or expanded Bonsall School
 - c. Church expansion
 - d. Virtua Healthcare complex improvements
 - e. Isabel Miller Community Center renovations
3. Economic Development
 - a. Rehabilitate abandoned commercial properties (6 buildings)
 - b. Renovate occupied storefronts (22 buildings)
4. Open Space Development
 - a. Develop new community parks at Jackson and 10th Streets and on Fairmount Street between 9th and 10th Streets, with possible adjoining community garden
5. Infrastructure Development
 - a. Rehabilitate or renovate area streets, sidewalks, lighting and trees
 - b. Upgrade sewer and water lines



Map of Centerville/Morgan Village/Fairview Economic Development District

CENTERVILLE/MORGAN VILLAGE/FAIRVIEW ECONOMIC DEVELOPMENT DISTRICT

LOCATION

This economic development district is composed of the Centerville, Morgan Village, and Fairview neighborhoods. The area is bounded by I-676 to the west, Gloucester City and Haddon Township municipal boundary lines to the south including the main Branch of the Newton Creek, the Woodlynne Borough, Oaklyn Borough and Haddon Township municipal boundary lines to the east and Van Hook Street to the north. The district is serviced by many major streets including I-676, Morgan Avenue, Mt. Ephraim Avenue, Route 130, and Ferry Avenue. The primary land uses within this district are open space, i.e. parks, cemeteries, buffers along I-676, and both the Newton Creek and the main Branch of the Newton Creek in addition to well-established residential neighborhoods. Two areas of major non-residential development exist – one commercial/retail center located along Mt. Ephraim Avenue in Fairview and the other a light industrial area located just west of Mt. Ephraim Avenue in Morgan Village and Centerville.

CEDS FOCUS AREAS AND POLICY

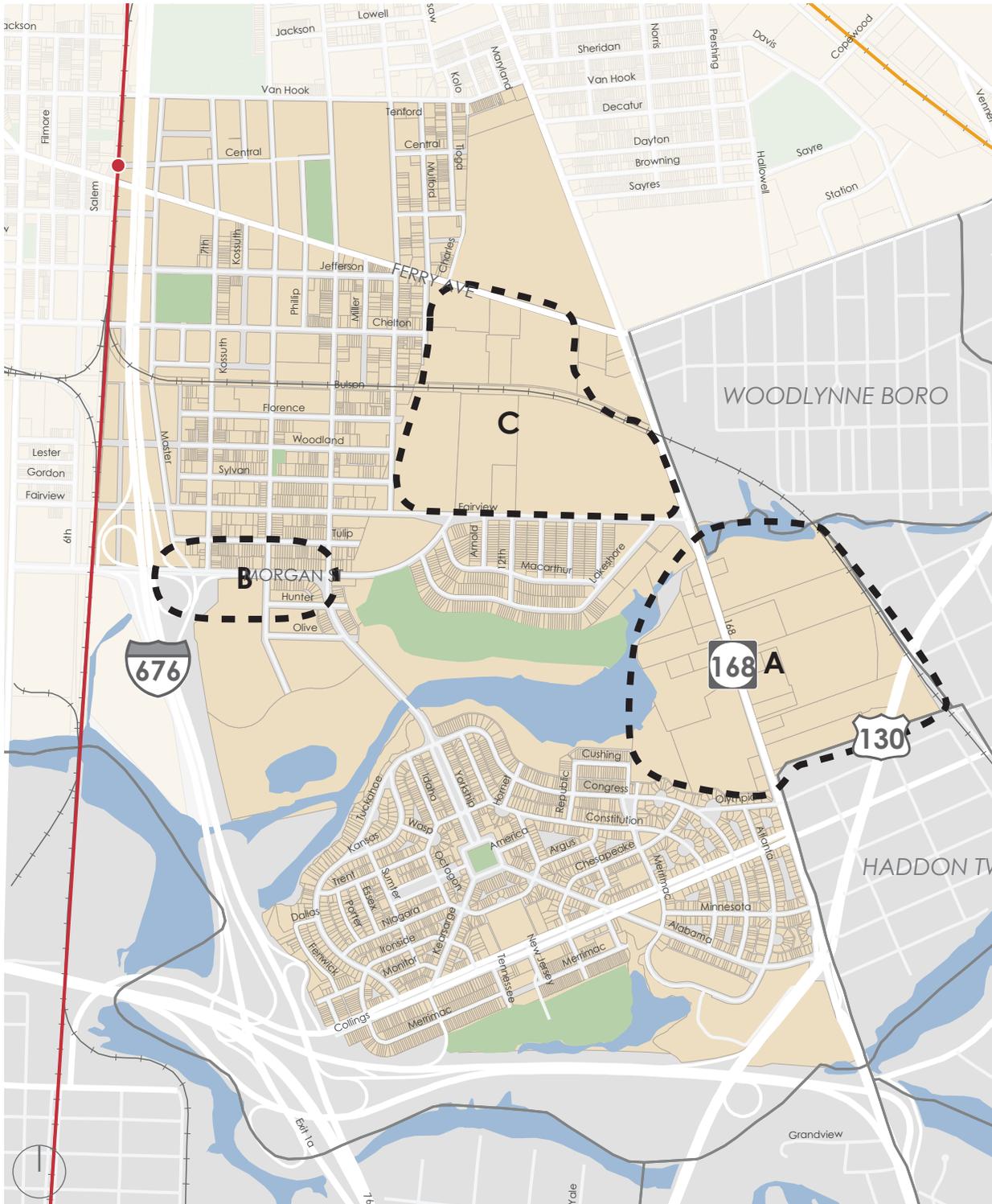
Within the South Camden Economic Development District there are currently three areas of focus. Following are descriptions of the areas and their land use categories and priority projects from the 2002 *FutureCamden* Master Plan.

A. Fairview

The first area is located in the southern part of the City. It abuts the Borough of Collingswood and the Township of Haddon. The area is part of the Fairview neighborhood. It is bisected by Mt Ephraim Avenue. It is an area that can readily accommodate regional commercial development to service not only the City of Camden but other surrounding municipal populations. It is considered a prominent gateway location into and out of the City and the Fairview neighborhood.

***FutureCamden* Master Plan Land Use Categories for Focus Area A**

1. Regional Retail. Areas primarily designated for shopping centers, “big box” retail uses, professional offices and personal services, and movie theaters to serve residential



Map of CEDS Centerville/Morgan Village/Fairview Focus Areas

and employment populations within and beyond the City limits.

2. Parks, Recreation, and Open Space. Areas primarily designated for active and passive indoor and outdoor recreation including basketball, swimming, group picnic areas, a golf course and related recreational activities.

FutureCamden Master Plan Priority Projects for Focus Area A

1. Create a regional retail center to include supermarket, major retail stores, movie theaters and restaurants along Mt. Ephraim Avenue between the Newton Creek and Olympia Road through redevelopment of underutilized properties east of Mt. Ephraim Avenue.
2. Upgrade smaller retail and service businesses along Mt. Ephraim Avenue.
3. Mt. Ephraim corridor gateway landscaping, traffic improvements and signage in relationship to a proposed "Regional Retail Center."

B. Morgan Village – Urban Mixed Use

The second focus area is located in the southern part of the City just east of I-676 and north of the Fairview neighborhood. The area is part of the Morgan village neighborhood. It is bisected by Morgan Street. It is an area that is intended to become the commercial, housing, and office focal point of the neighborhood where people can meet, live, conduct business, and shop. It is considered the gateway location into and out of the neighborhood because of its convenient and direct access to I-676 and Mt Ephraim Avenue.

FutureCamden Master Plan Land Use Category for Focus Area B

1. Retail. Areas primarily designated for retail stores, personal services, professional and medical offices, financial institutions, and eating places to serve City residents and the neighborhoods in which they are located. Also envisioned are mixed commercial/residential uses and high density residential uses.

FutureCamden Master Plan Priority Project for Focus Area B

1. Create compact and lively retail centers along the City's major commercial corridors.

C. Morgan Village – Enterprise Business Park

The third focus area is located on the eastern edge of Morgan Village. The Borough of Woodlynne and Mt Ephraim Avenue serves as its eastern boundary while Ferry Avenue is located just to the north. The area is part of the Morgan Village and Centerville neighborhoods. It is bisected by an active existing railroad line. It is an area that is intended to become a mix of light industrial and office uses serviced by a railroad line and a surrounding and nearby collector roadway system.

FutureCamden Master Plan Land Use Category for Focus Area C

1. Light Industrial. Areas primarily designated for manufacturing, warehouse and distribution facilities, wholesale sales, fabricating, and handling of good and products.

FutureCamden Master Plan Priority Project for Focus Area C

1. Create an urban industrial park. An additional site for modern industrial development is needed. By encouraging City-based industrial parks, more local jobs will become available providing increased employment choices for City residents.

CURRENT INVESTMENTS

There are no current investments in the Centerville/Morgan Village/Fairview Economic Development District.

PROPOSED INITIATIVES

There are three proposed initiatives in the Centerville/Morgan Village/Fairview District that are in the design phase and yet to be constructed. These proposed initiatives have been categorized as infrastructure investments and development projects.

PLANNING STUDIES

There are no planning studies formally proposed for the Centerville/Morgan Village/Fairview Economic Development District.

INFRASTRUCTURE INVESTMENTS

An infrastructure investment proposed for the Centerville/Morgan Village/Fairview District - the Morgan Village Greenway (see **Table F1**). This project would bring new pedestrian connections to the district. **Appendix F1** contains a more detailed description.

Table F1. Proposed infrastructure improvement in the Centerville/Morgan Village/Fairview District

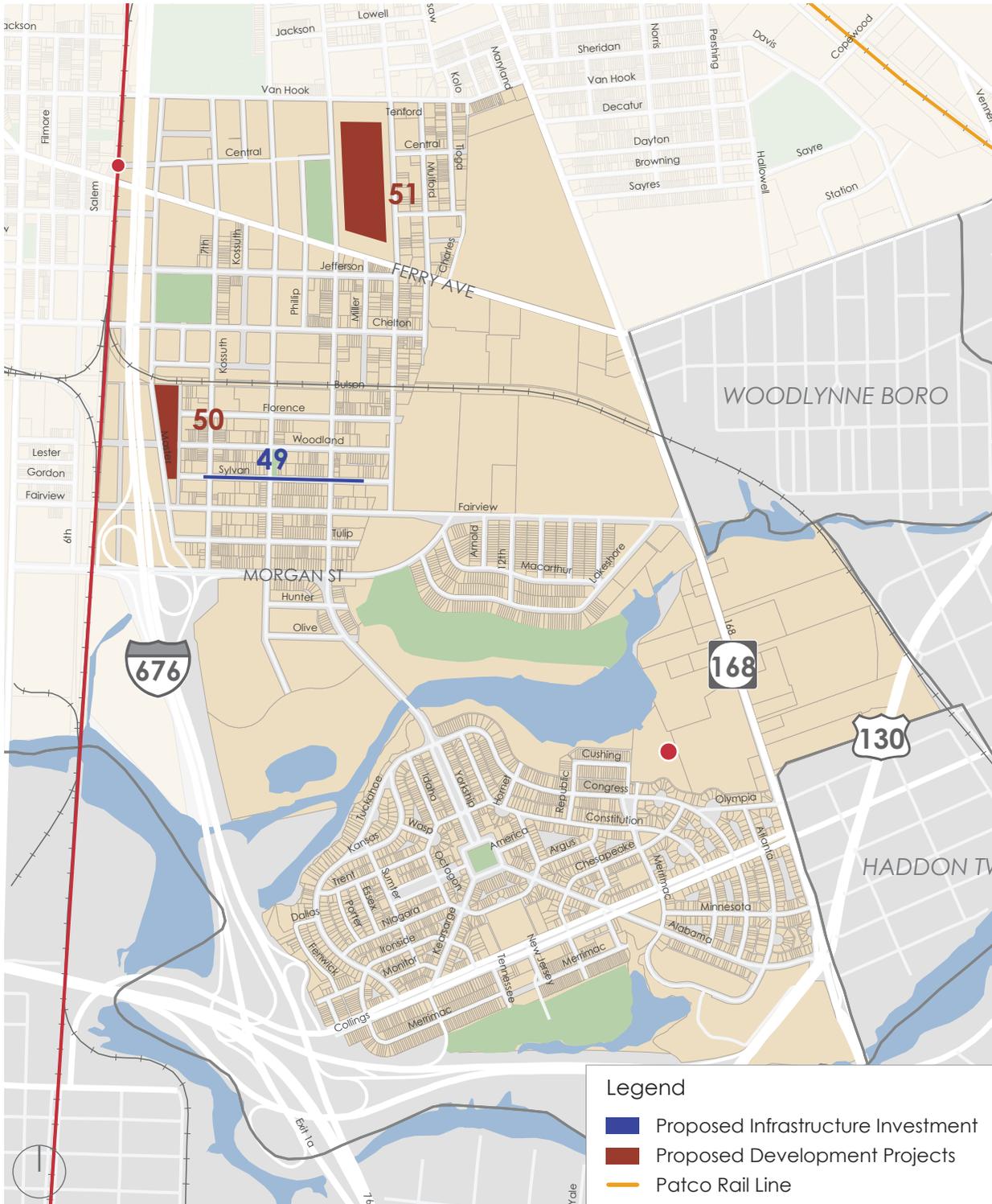
Project	Program	Agencies	Timeline	Budget
49. Morgan Village Greenway	Greenway to connect new Morgan Village housing to new school	CHA	Unknown	Unknown

DEVELOPMENT PROJECTS

There are two development projects proposed for the Centerville/Morgan Village/Fairview District - rental housing in Morgan Village and the redevelopment of Branch Village (see **Table F2**). These projects would bring new residential space and a community center to the district. A more detailed description of each project can be found in **Appendix F2**.

Table F2. Proposed development projects in the Centerville/Morgan Village/Fairview District

Project	Program	Agencies	Timeline	Budget
50. Morgan Village Housing	40 rental units	CHA	Unknown	Unknown
51. Branch Village Redevelopment	New community center; 68 rental units	CHA	Unknown	Unknown



Map of Centerville/Morgan Village/Fairview Development Projects

Legend

- Proposed Infrastructure Investment
- Proposed Development Projects
- Patco Rail Line
- Proposed Glassboro-Camden Line
- Proposed GCL Station

PROJECT PRIORITIES

With various economic development initiatives proposed for Centerville/Morgan Village/Fairview, it is important to systematically prioritize them to inform the future implementation process. The planning studies, infrastructure investments, and development projects proposed for the District are organized into two categories based on the suggested project commencement (construction) timeframe – Priority Initiatives, to begin in Years 1 to 5 of implementation; and Supportive Initiatives to begin in Year 5 and beyond. Priority Initiatives have been assigned as such based on their current status and momentum, ability to leverage other improvements in the District, and ability to be accomplished in a timely manner, as well as the capacity of the involved agencies.

Priority Initiatives: Years 1 to 5

- Morgan Village Greenway
- Morgan Village Housing

Supportive Initiatives: Beyond 5 Years

- Branch Village Redevelopment

APPENDIX F

APPENDIX F1

Identification Number: 49
Project Title: Morgan Village Greenway
Location: Morgan Village: Sylvan Street
Development Type: Open Space/Infrastructure
Development Size/Program: Greenway to connect new Morgan Village housing to new school
Developer/Lead Agency: Camden Housing Authority
Budget: Unknown
Incentives/Funding: Unknown
Timeline/Status: Unknown
Contact: Chuck Valentine, CHA

APPENDIX F2

Identification Number: 50
Project Title: Morgan Village Housing
Location: Morgan Village: Master Street
Development Type: Residential
Development Size/Program: 40 rental units
Developer/Lead Agency: Camden Housing Authority
Budget: Unknown
Incentives/Funding: Unknown
Timeline/Status: Unknown
Contact: Chuck Valentine, CHA

Identification Number: 51
Project Title: Branch Village Redevelopment
Location: Centerville
Development Type: Institutional & Residential
Development Size/Program: New community center; 68 rental units
Developer/Lead Agency: Camden Housing Authority
Budget: Unknown
Incentives/Funding: Unknown
Timeline/Status: Unknown
Contact: Chuck Valentine, CHA

APPENDIX F3**CURRENTLY PERMITTED USES IN THE CENTERVILLE/MORGAN VILLAGE/FAIRVIEW PARK DISTRICT FOCUS AREA A****Permitted and Conditional Uses in the C-3 Commercial Zone District**

1. Permitted Uses.
 - a. Banks, financial and insurance offices
 - b. Business services
 - c. Clubs, social or fraternal
 - d. Commercial recreation facility
 - e. Convenience stores
 - f. Farm market
 - g. Funeral home
 - h. Furniture and home furnishings
 - i. Garden and home centers
 - j. Medical offices and facilities
 - k. Offices, office buildings and office complexes
 - l. Personal services
 - m. Professional and private offices
 - n. Restaurants, including sit-down, carry-out, and drive-through
 - o. Retail food establishments
 - p. Retail sales, outdoor
 - q. Retail stores
 - r. Shopping centers
 - s. Tavern or bar
 - t. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes
 - u. Parks, playgrounds or recreation areas, community center buildings, and libraries
 - v. Public, private or parochial educational institutions
2. Conditional Uses.
 - a. Childcare centers
 - b. Parabolic dish antennae
 - c. Public utility facilities
 - d. Wireless telecommunication facilities
 - e. Residential health care facilities
 - f. Age restricted housing
 - g. Long-term care facilities
 - h. Nursing homes
 - i. Congregate care facilities
 - j. Assisted living facilities
 - k. Continuing care retirement communities
 - l. Auto body shops
 - m. Automobile service, gasoline, or motor vehicle service stations
 - n. Car washes

Permitted and Conditional Uses in the R-2 Residential Zone

1. Permitted Uses.
 - a. Single-family detached dwellings
 - b. Semi-detached dwellings
 - c. Duplex (two-family) dwellings
 - d. Townhouse (attached/row) dwellings
 - e. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes
 - f. Parks, playgrounds or recreation areas, community center buildings, and libraries
 - g. Public, private or parochial educational institutions
2. Conditional Uses.
 - a. Places of worship
 - b. Community residences and/or community shelters
 - c. Family daycare homes
 - d. Parabolic dish antennae
 - e. Public utility facilities
 - f. Cemeteries
 - g. Home occupation and home professional offices

CURRENTLY PERMITTED USES IN THE CENTERVILLE/MORGAN VILLAGE/FAIRVIEW PARK DISTRICT FOCUS AREA B

Permitted and Conditional Uses in the C-1 Commercial Zone District

1. Permitted Uses.
 - a. Single-family detached dwellings
 - b. Semi-detached dwellings
 - c. Duplex (two-family) dwellings
 - d. Townhouse (attached/row) dwellings
 - e. Banks, financial institutions and insurance offices
 - f. Business services
 - g. Clubs, social or fraternal
 - h. Convenience stores
 - i. Medical offices and facilities
 - j. Personal services
 - k. Professional and private offices
 - l. Retail sales
 - m. Residential uses above non-residential first floor
 - n. Restaurants, not including carry-out and drive-through
 - o. Retail food establishments
 - p. Shopping centers
 - q. Tavern or bar
 - r. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes
 - s. Parks, playgrounds or recreation areas, community center buildings, and libraries
 - t. Public, private or parochial educational institutions
2. Conditional Uses.
 - a. Family daycare homes
 - b. Childcare centers
 - c. Parabolic dish antennae
 - d. Public utility facilities
 - e. Home occupation and home professional offices
 - f. Bed and Breakfast establishments

CURRENTLY PERMITTED USES IN THE CENTERVILLE/MORGAN VILLAGE/FAIRVIEW PARK DISTRICT FOCUS AREA C

Permitted and Conditional Uses in the L-1 Light Industrial Zone

1. Permitted Uses.
 - a. Manufacturing
 - b. Wholesaling
 - c. Scientific or research development laboratories
 - d. Offices, office building and office complex
 - e. Pilot plant
 - f. Professional offices
 - g. Restaurants, including sit-down, carry-out, and drive-through
 - h. Railroad passenger stations and railroad-related facilities
 - i. Commercial recreation facilities
 - j. Lumber and supply sales and storage
 - k. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes
2. Conditional Uses.
 - a. Childcare centers
 - b. Parabolic dish antennae
 - c. Public utility facilities
 - d. Wireless telecommunication facilities

Permitted Uses in the I-1 Industrial District (Centerville Redevelopment Plan)

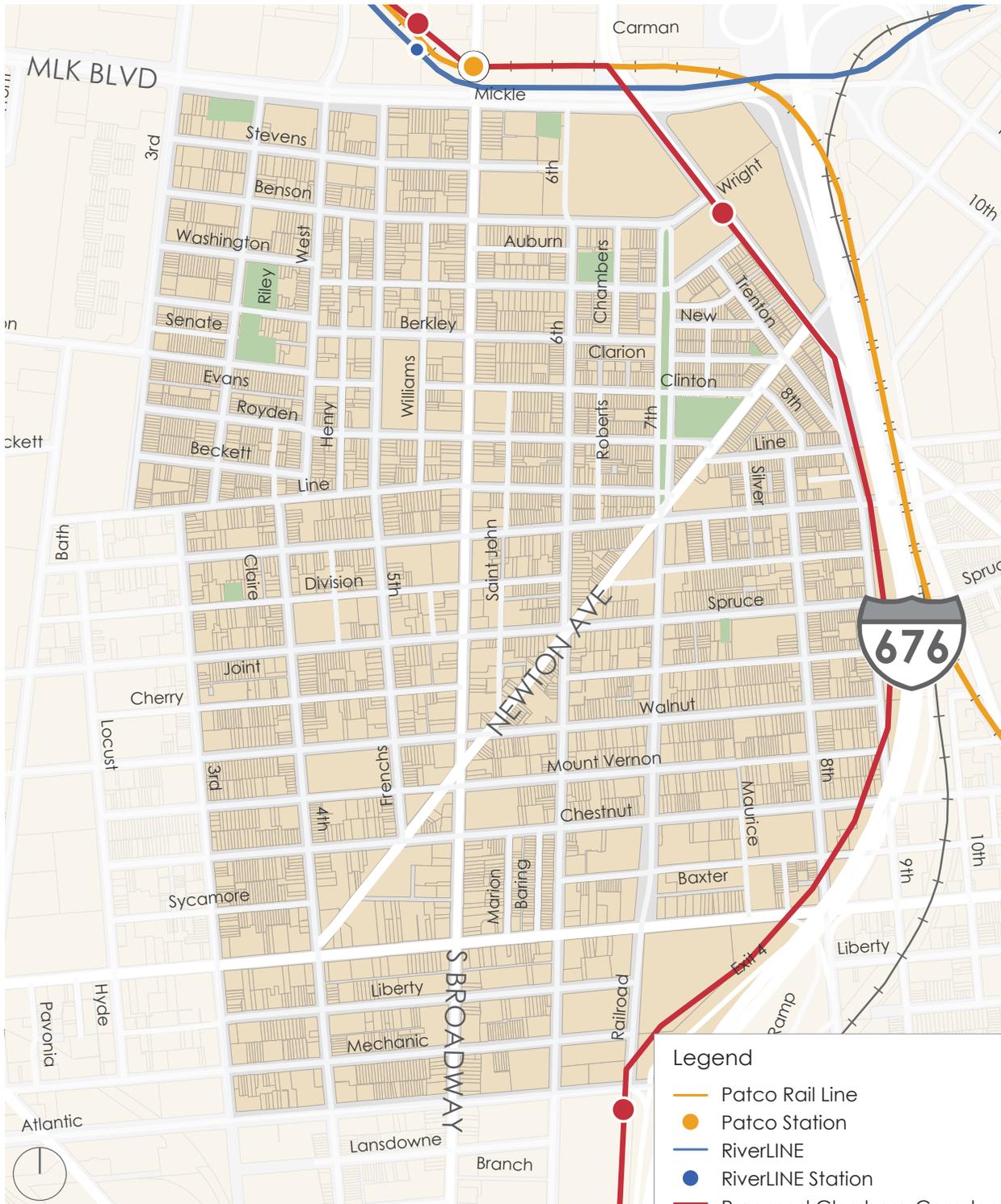
1. Permitted Uses.
 - a. The Industrial I-1 District may be used for light manufacturing and/or wholesale and storage activities, and/or heavy commercial usage.
 - b. Buildings and other structures and uses permitted are all those permitted within the C-4 District, service or wholesale establishments and also light manufacturing establishments, including the fabricating, processing, assembling and handling of goods and products.

APPENDIX F4**Fairview Neighborhood Study and Plan Priority Projects within Focus Areas**

1. Create a regional retail center east of Mt. Ephraim Avenue through the redevelopment of underutilized properties. Development would include new roadway access to Route 130.
2. Upgrade smaller retail and service businesses along Mt. Ephraim Avenue.
3. Create a major retail center along the western side of Mt. Ephraim Avenue for larger chain stores, movies, and restaurants to serve residents and the immediate region.
4. Establish a greenway network along the Newton Creek as an important environmental, open space, recreation and transportation (sidewalks and/or paved pathways) component located within the Fairview neighborhood and the City that complements non-residential development patterns along Mt. Ephraim Avenue.
5. Make streetscape improvements (landscaping, lighting, signage, turn lanes, etc.) along Mt. Ephraim Avenue in order to beautify this area and to identify it as a regional commercial corridor gateway into the Fairview neighborhood and the City of Camden. The corridor improvements should extend from Morgan Boulevard to Olympia Road in Fairview.
6. Continue to improve sidewalk and bicycle systems.
7. Make physical and visual connections between the Mt. Ephraim regional commercial corridor and Yorkship Square.

Morgan Village Neighborhood Strategic Plan Priority Projects within Focus Areas

1. Create a new Urban Mixed-Use Village Zone District located along both sides of Morgan Street between the Route 676 interchange and the Morgan Street/9th Street intersection. This district should permit retail uses, personal services, professional offices and restaurants with residential flats located above non-residential uses, semi-detached units, townhouses, and multi-family dwellings.
2. The conceptual land use plan vision for a mixed-use village in Morgan Village includes an 18,000 square foot commercial building; a 3-story, 14,000 square foot multi-family residential building containing 39 senior citizen units; a 76-unit cluster of semi-detached, for-sale dwelling units; a series of 2-story mixed-use commercial/residential buildings containing 23,600 square feet on the first floor and 15 dwelling units on the second floor; and a typical 5,000 square foot convenience store with gasoline station.
3. Create a new Regional Office Zone District to specifically encourage redevelopment that fosters maximization of an underutilized land area with the introduction of land use types that are underrepresented in the neighborhood and within surrounding areas. The conceptual land use vision for this district is to develop 2 multi-story building totaling 52,000 square feet.
4. Create a new Enterprise Business Park Zone District to fully encompass the Harris Terminal industrial complex. This 50-acre complex contains 320,000 square feet of development and 400 employees. A recommended floor area ratio of .30 for the entire site will permit a total maximum non-residential build-out that approaches but does not exceed 653,400 square feet. This district would permit the kinds of uses that currently exist on the site. Development of vacant property within this complex at existing levels of development could yield up to 35,000 square feet of new development and 45 employees.



Map of Cooper Plaza/Lanning Square/Bergen Square Economic Development District

Legend

- Patco Rail Line
- Patco Station
- RiverLINE
- RiverLINE Station
- Proposed Glassboro-Camden Line
- Proposed GCL Station

COOPER PLAZA/LANNING SQUARE/BERGEN SQUARE ECONOMIC DEVELOPMENT DISTRICT

LOCATION

This economic development district is composed of the Cooper Plaza, Lanning Square and Bergen Square neighborhoods. The area is bounded by the Waterfront South neighborhood to the west, Atlantic Avenue to the south, I-676 to the east, and MLK Blvd. to the north. The district is serviced by many major streets including I-676, MLK Blvd., Atlantic Ave., Broadway, Haddon Ave., and Mt Ephraim Ave. The primary and largest land use category within this district is medium density residential. A mixed corridor land use category can be found along the southern edge of the district along Atlantic Avenue. Green natural buffer corridors are proposed along the western and eastern edges of the district to mitigate both industrial and highway impact. A major non-residential commercial/retail land use corridor exists along Broadway. The Cooper Medical Center makes its presence known along MLK Blvd., Haddon Ave. and Broadway.

CEDS FOCUS AREAS AND POLICY

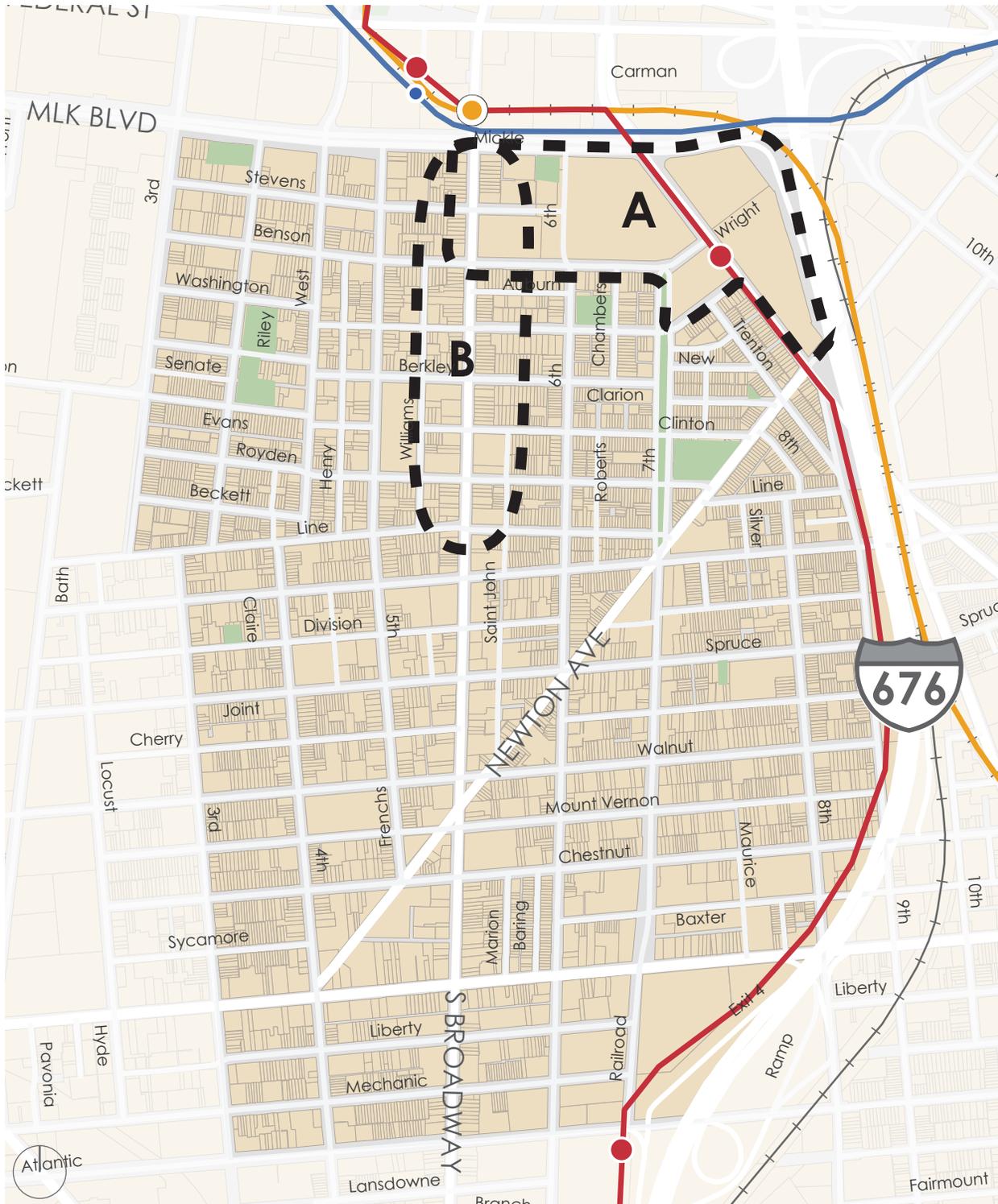
Within the Cooper Plaza/Lanning Square/Bergen Square Economic Development District there are currently two areas of focus. Following are descriptions of the areas and their land use categories and priority projects from the 2002 *FutureCamden* Master Plan.

A. Medical Development

The first focus area is defined by the medical and support uses related to the Cooper Medical Center location. This area is located along the northern edge of the district and is bounded by Broadway, MLK Blvd., I-676, and a residential neighborhood. It is an area intended to accommodate medical center expansion and to permit complementary land uses like offices, restaurants, and commercial/retail. This focus area is considered a prominent gateway into and out of the downtown area and the City.

FutureCamden Master Plan Land Use Categories for Focus Area A

1. Medical and Support. Areas primarily designated for hospitals, medical centers, health centers, eleemosynary institutions, research, educational facilities and adjunct residential dwellings, including dormitories.



Map of CEDS Cooper Plaza/Lanning Square/Bergen Square Focus Areas

B. Broadway Development

The second focus area is located within the Lanning Square neighborhood. The area is bounded by local streets. To the north it is bounded by MLK Blvd. and to the south it is bounded by Pine Street. The study area is primarily serviced by Broadway. Many other streets provide access to and from the study area. It is an intended area for uses permitted within a US University and Support Zone and a C-2 Neighborhood Commercial Zone.

FutureCamden Master Plan Land Use Categories for Focus Area B

1. Retail. Areas primarily designated for retail stores, personal services, professional and medical offices, financial institutions, and eating places to serve City residents and the neighborhoods in which they are located. Also envisioned are mixed commercial/residential uses and high density residential uses.
2. High Density Residential. Areas primarily designated for townhouse, garden apartment, and mid-rise apartments at a maximum density of 35 – 100 dwelling units per gross acre.
3. Medical and Support. Areas primarily designated for hospitals, medical centers, health centers, eleemosynary institutions, research, educational facilities and adjunct residential dwellings, including dormitories.
4. Public/Semi-Public. Areas primarily designated for public and private schools, community centers, fire and police and other similar facilities.

FutureCamden Master Plan Priority Projects for Focus Area B

1. Reorganize Broadway corridor land uses into a combination of retail and service uses from Martin Luther King/Mickle Boulevard to Pine Street. Add infill higher density residential at selected locations at Clinton Street and Broadway.
2. Create site for new Performing Arts High School along Martin Luther King/Mickle Boulevard generally between 4th Street and Broadway commercial in the public/semi-public land use area.

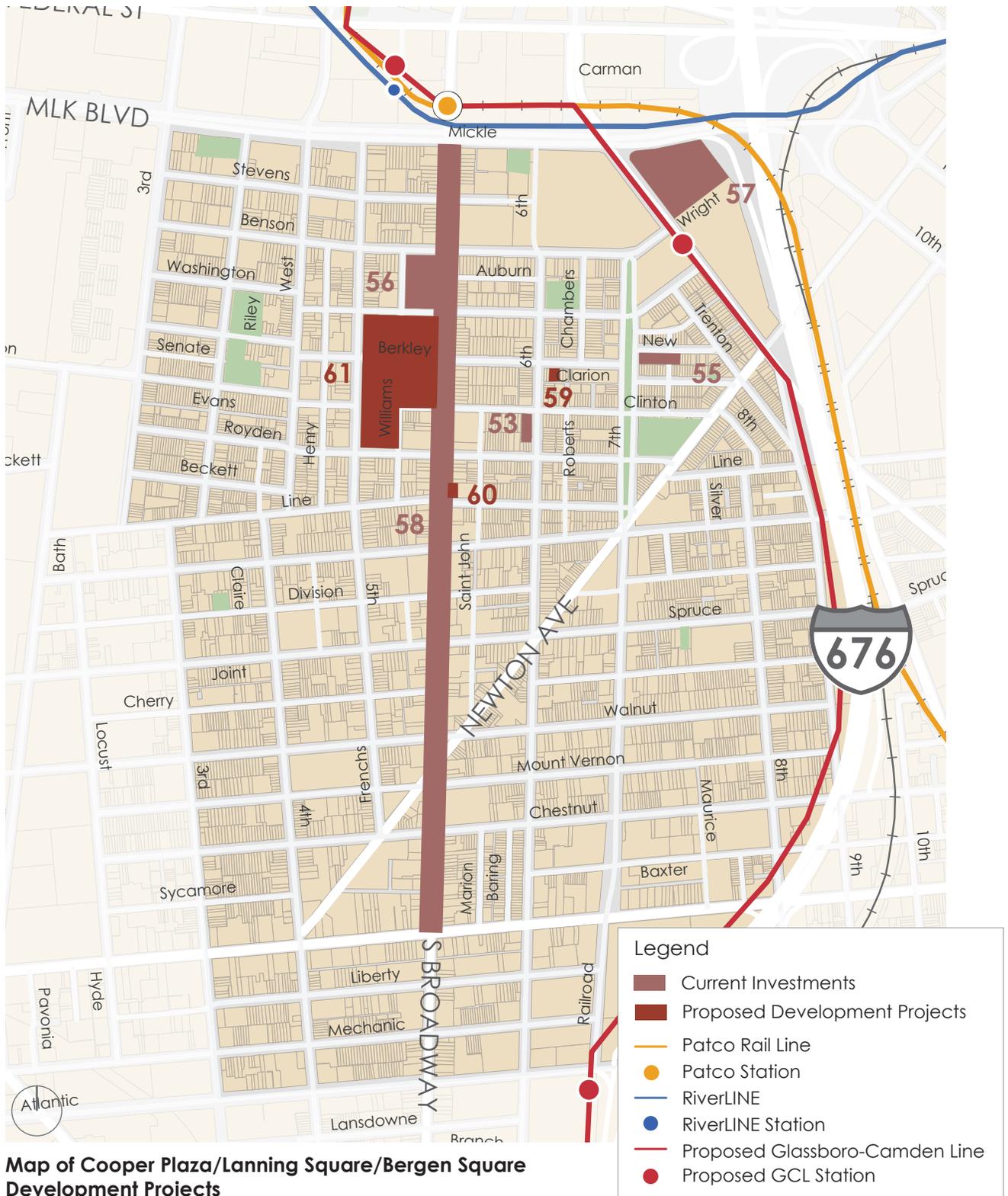
3. Create a park plaza along Broadway at Pine Street integrated with proposed retail and high density residential land uses in this corridor.
4. Create a commercial/open space mixed-use retail/gift shop and park plaza in Walt Whitman historic block area.

CURRENT INVESTMENTS

There are several projects currently under construction in the Cooper Plaza/Lanning Square/Bergen Square District totaling almost \$170 million, including the Camden Rehab 2 project, Cooper Plaza Phase 1, Coopers Hill Phase 1A, and the Cooper Condominium Building Phase 1B - all housing projects (**see Table G1**). In addition, two major medical institutions, the Cooper Rowan Medical School and Cooper Cancer Institute, are both under construction. Another project - design guidelines for Broadway - is currently underway as well. A more detailed description of each project can be found in **Appendix G1**.

Table G1. Projects currently underway in the Cooper Plaza/Lanning Square/Bergen Square District

Project	Type	Program	Agencies	Budget
52. Camden Rehab - NSP2 (scattered sites)	Residential	11 for-sale units (rehab)	St. Joe's Carpenter Society, CRA	\$4.1 million
53. Cooper Plaza Phase 1	Residential	12 for-sale units	Habitat for Humanity, CRA	\$2.6 million
54. Coopers Hill Phase 1 - NSP2 (scattered sites)	Residential	30 for-sale units (24 new, 6 rehab)	M&M Development LLC, CRA	\$8.8 million
55. Cooper Condominium Building Phase 1B	Residential	25 for-sale condo units	M&M Development LLC, CRA	\$9.3 million
56. Cooper Rowan Medical School	Institutional	New 200,000 SF medical school	Rowan University	\$144 million
57. Cooper Cancer Institute	Institutional	New 225,300 SF building (includes parking)	Cooper University Hospital/Cooper Foundation	Unknown



Project	Type	Program	Agencies	Budget
58. Camden Broadway Design Guidelines/District Overlay Initiative	Planning/ Design Guidelines	Overlay plan with set of voluntary design guidelines for businesses	Cooper's Ferry Partnership, City of Camden, CCIA	Unknown

The Camden Rehab 2 and Coopers Hill projects are part of the NSP2 (Neighborhood Stabilization Program) program. The purpose of NSP2 is to improve neighborhoods compromised by the affects of property abandonment, vacancy, and foreclosure through housing rehabilitation and new construction projects.

PROPOSED INITIATIVES

In addition to the initiatives currently underway, there are several proposed initiatives in the Cooper Plaza/Lanning Square/ Bergen Square District that are in the design phase and yet to be constructed. These proposed initiatives have been categorized as development projects.

PLANNING STUDIES

There are no planning studies formally proposed for the Cooper Plaza/Lanning Square/Bergen Square Economic Development District.

INFRASTRUCTURE INVESTMENTS

There are no infrastructure investments proposed for the Cooper Plaza/Lanning Square/Bergen Square Economic Development District.

DEVELOPMENT PROJECTS

There are a few development projects proposed for the Cooper Plaza/Lanning Square/Bergen Square District, including residential and institutional. These projects include the proposed Cooper Plaza project, the Carnegie Library Stabilization, and the new Lanning Square Elementary School (see **Table G2**). Together, the developments would bring new housing and needed institutions to the neighborhood. A more detailed description of each project can be found in **Appendix G2**.

**Table G2. Proposed development projects in the Cooper Plaza/
Lanning Square/Bergen Square District**

Project	Program	Agencies	Timeline	Budget
59. Cooper Plaza - NSP2	4 for-sale units	Cramer Hill CDC, CRA	Under construction	\$1.4 million
60. Carnegie Library Stabilization	Stabilize and rehabilitate historic library building	Cooper's Ferry Partnership, City of Camden	Phase 1 stabilization analysis complete; reconstruction expected to commence in summer 2012	Unknown
61. Lanning Square Elementary School	New elementary school	City of Camden, NJSCC	On hold	Unknown

PROJECT PRIORITIES

With various economic development initiatives proposed for the Cooper Plaza/Lanning Square/Bergen Square area, it is important to systematically prioritize them to inform the future implementation process. The development projects proposed for the Cooper Plaza/Lanning Square/Bergen Square, outlined above in Table G2, are organized into two categories based on the suggested project commencement (construction) timeframe – Priority Initiatives, to begin in Years 1 to 5 of implementation; and Supportive Initiatives to begin in Year 5 and beyond. Priority Initiatives have been assigned as such based on their current status and momentum, ability to leverage other improvements in the District, and ability to be accomplished in a timely manner, as well as the capacity of the involved agencies.

Priority Initiatives: Years 1 to 5

- Carnegie Library Stabilization

Supportive Initiatives: Beyond 5 Years

- Cooper Plaza - NSP2
- Lanning Square Elementary School

APPENDIX G

APPENDIX G1

Identification Number: 52
Project Title: Camden Rehab - NSP2
Location: Cooper Plaza (scattered sites)
Development Type: Residential
Development Size/Program: 11 for-sale units (rehab)
Developer/Lead Agency: St. Joe's Carpenter Society, CRA
Budget: \$4.1 million
Incentives/Funding: Unknown
Timeline/Status: Under construction
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number: 53
Project Title: Cooper Plaza Phase 1
Location: Cooper Plaza: 6th, Clinton, and Royden Streets (Habitat)
Development Type: Residential
Development Size/Program: 12 for-sale units
Developer/Lead Agency: Habitat for Humanity, CRA
Budget: \$2.6 million
Incentives/Funding: Unknown
Timeline/Status: Under construction
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number: 54
Project Title: Coopers Hill Phase 1 – NSP 2
Location: Cooper Plaza: (scattered sites)
Development Type: Residential
Development Size/Program: 30 for-sale units (24 new construction, 6 rehab)
Developer/Lead Agency: M&M Development LLC, CRA
Budget: \$8.8 million
Incentives/Funding: Unknown
Timeline/Status: Under construction
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number: 55
Project Title: Cooper Condominium Building Phase 1B
Location: Cooper Plaza: 7th & New Streets
Development Type: Residential
Development Size/Program: 25 for-sale condo units
Developer/Lead Agency: M&M Development LLC, CRA
Budget: \$9.3 million
Incentives/Funding: Unknown
Timeline/Status: Under construction
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number: 56
Project Title: Cooper Rowan Medical School
Location: Lanning Square: Broadway
Development Type: Institutional
Development Size/Program: New 200,000 sf medical school
Developer/Lead Agency: Rowan University
Incentives/Funding: Unknown
Budget: \$144 million
Timeline/Status: Under Construction
Contact: Michael E Harris, Vice President of Facilities and Operations
 Rowan University, 856-225-6174
 harrismi@rowan.edu

Identification Number: 57
Project Title: Cooper Cancer Institute
Location: Lanning Square/Cooper Grant
Development Type: Institutional
Development Size/Program: New 225,300 sf building (includes parking)
Developer/Lead Agency: Cooper University Hospital/Cooper Foundation
Incentives/Funding: Unknown
Budget: Unknown
Timeline/Status: Under Construction
Contact: Susan Bass Levin, Cooper Foundation, Office of the Chancellor, 856-963-6795
 basslevin-susan@cooperhealth.edu

Identification Number: 58
Project Title: Camden Broadway Design Guidelines/District Overlay Initiative
Location: Cooper Plaza/Lanning Square: MLK Boulevard to Pine Street
Development Type: Planning/Design guidelines
Development Size/Program: Overlay plan with set of voluntary design guidelines for businesses
Developer/Lead Agency: Cooper's Ferry Partnership, City of Camden, CCIA
Incentives/Funding: DVRPC
Budget: Unknown
Timeline/Status: Completion expected summer 2012
Contact: Susan Brennan, Cooper's Ferry Partnership, 856-717-9154
Description:

The project will provide a set of voluntary guidelines to enhance and improve the current streetscape and facades for both existing and new businesses. The overall goal is to shape the future of the Broadway commercial corridor. These guidelines will not be regulatory, but instead will provide a blueprint for the corridor and also increase collaboration between businesses and the community. Stakeholder meetings and a public meeting were held in 2012. The completion of the overlay plan with guidelines is expected for June 2012.

APPENDIX G2

Identification Number: 59
Project Title: Cooper Plaza - NSP2
Location: Cooper Plaza: 600 Block of Berkeley Street
Development Type: Residential
Development Size/Program: 4 for-sale units
Developer/Lead Agency: Cramer Hill CDC, CRA
Budget: \$1.4 million
Incentives/Funding: Unknown
Timeline/Status: Under construction
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number: 60
Project Title: Carnegie Library Stabilization
Location: Lanning Square: Broadway
Development Type: Institutional
Development Size/Program: Stabilize and rehabilitate historic library building
Developer/Lead Agency: Cooper's Ferry Partnership, City of Camden
Budget: Unknown
Incentives/Funding: New Jersey Historic Trust, Camden Economic Recovery Board
Timeline/Status: Phase 1 stabilization analysis complete; reconstruction expected to commence in summer 2012
Contact: Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

Working with the City of Camden, CFP successfully regained funding from the NJ Historic Trust that had been allotted to the original restoration project that was stalled in 2005. CFP also successfully petitioned for \$1 million from the Camden Economic Recovery Board for the library's stabilization. Stabilization is phase 1 of the restoration, and includes reevaluating the building's structural integrity and updating the preservation plan. The project engineer French & Parrello Associates performed an evaluation and drafted an updated plan for the building's stabilization. While the report identifies significant additional damage to the structure, the phase 1 effort ensures continued survival of the building while additional resources are identified. CFP also performed a public bid process to select Scungio Borst & Associates as construction manager for the project. CFP is now moving to prequalify contractors to bid on the first phase of reconstruction work, which is expect to commence in summer 2012 and completed in 2013.

Identification Number: 61
Project Title: Lanning Square Elementary School
Location: Lanning Square: Broadway
Development Type: Institutional
Development Size/Program: New elementary school
Developer/Lead Agency: City of Camden, NJSCC
Budget: Unknown
Incentives/Funding: Unknown
Timeline/Status: On hold
Contact: Unknown

APPENDIX G3**CURRENTLY PERMITTED USES IN THE COOPER PLAZA/LANNING SQUARE/BERGEN SQUARE DISTRICT****Permitted and Conditional Uses in the US University and Support Zone (Lanning Square Redevelopment Plan)**

1. Permitted Uses.
 - a. Colleges, universities, and associated research facilities
 - b. University or college residence
 - c. Public, private, or parochial educational institutions
 - d. Any permitted residential uses in the R-2 Medium Density Zone
 - e. Home occupations and home professional offices
 - f. Financial institutions
 - g. Professional and private offices
 - h. Medical offices and facilities
 - i. Personal services
 - j. Retail stores
 - k. Restaurants, including dine-in and fast food
 - l. Theaters, museums, art galleries and concert halls
 - m. Buildings consisting of a mix of uses otherwise permitted in this zone
 - n. Building, structures and uses owned and operated by the City of Camden
 - o. Places of worship
 - p. Parks, playgrounds or recreation areas, community center buildings, and libraries
2. Conditional uses.
 - a. Childcare centers
 - b. Family daycare homes

Permitted Uses in the C-2 Neighborhood Commercial Zone (Lanning Square Redevelopment Plan)

1. Permitted uses
 - a. Retail stores
 - b. Personal services
 - c. Business services
 - d. Convenience stores
 - e. Banks, financial and insurance offices
 - f. Clubs, social or fraternal
 - g. Offices, office buildings and office complexes
 - h. Retail food establishments
 - i. Restaurants, including sit-down, carry-out and drive-through
 - j. Retail sales, outdoor
 - k. Shopping centers
 - l. Public, private, or parochial schools, including private day schools
 - m. Buildings, structures and uses owned and operated by the City of Camden, for municipal purposes
 - n. Parks, playgrounds or recreation areas, community center buildings, and libraries
 - o. Single family and duplex dwellings, detached, semi-detached or townhouse types, as well as residential uses above non-residential first floor

Permitted Uses in the MS Medical and Support Zone (Cooper Plaza Redevelopment Plan)

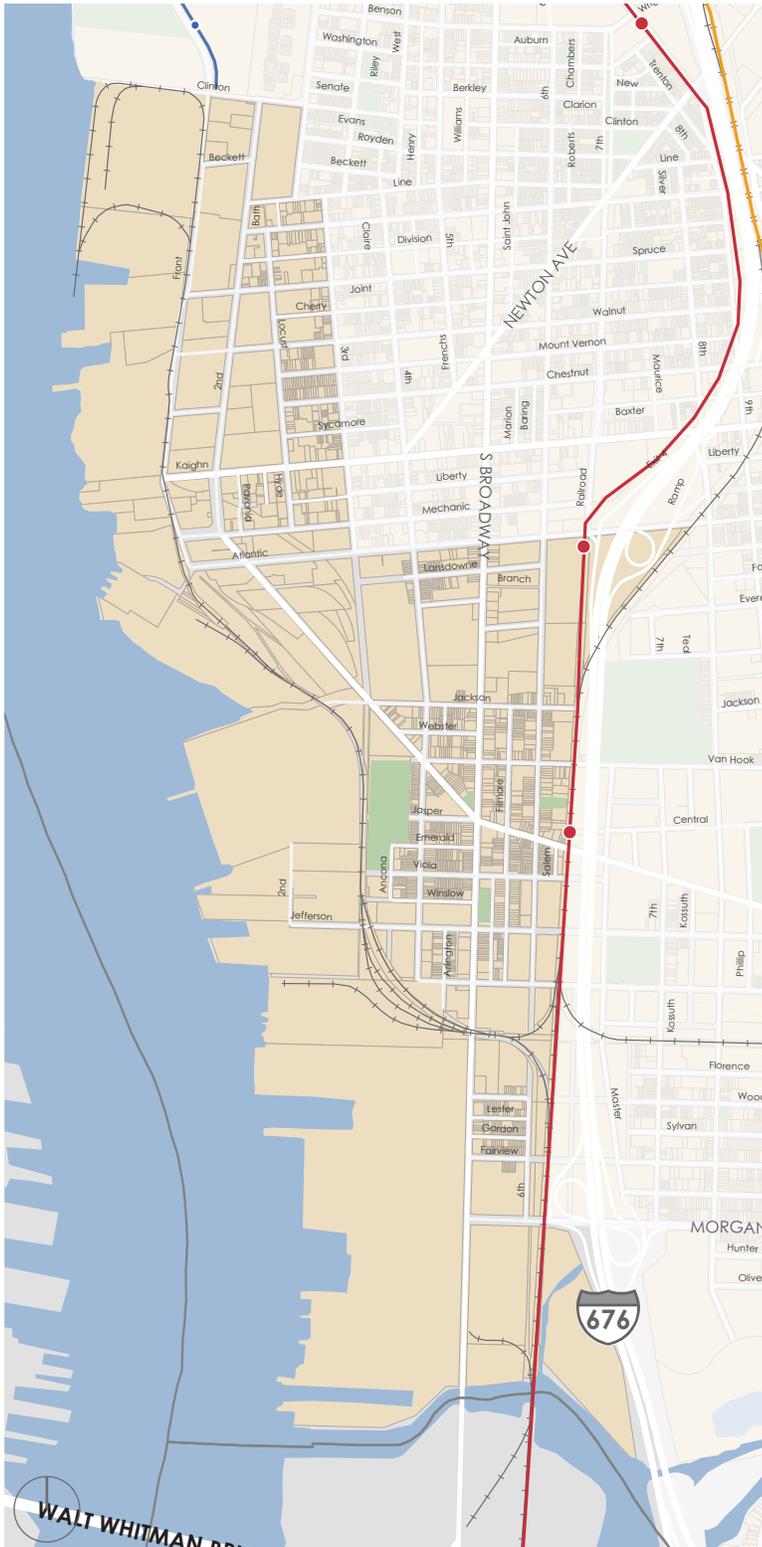
1. Permitted uses.
 - a. Hospital, medical clinics, and health care facilities
 - b. Nursing and convalescent homes
 - c. Outpatient care facilities, including surgical centers
 - d. Establishments for physical treatments
 - e. Healthcare and allied services
 - f. Medical and dental educational and vocational centers
 - g. Medical and dental laboratories and testing facilities
 - h. Medical offices and facilities
 - i. Financial institutions
 - j. Professional and private offices
 - k. Retail stores
 - l. Personal services
 - m. Restaurants, including dine-in and fast food
 - n. Commercial recreational facilities
 - o. Places of worship
 - p. Any permitted residential uses in the R-3 High Density Residential Zone
 - q. Parks, playgrounds or recreational areas, community center buildings, and libraries
 - r. Public, private, or parochial educational institutions
 - s. Home occupations and home professional offices
 - t. Buildings consisting of a mix of uses otherwise permitted in this zone
 - u. Buildings, structures, and uses owned and operated by the City of Camden
 - v. Vehicular operations associated with any other use permitted in the MS zone
 - w. Parking garages available for use by the general public

APPENDIX G4**LANNING SQUARE REDEVELOPMENT PLAN PRIORITY TARGET PROJECT ACTIVITIES**

1. Residential Development
 - a. New single-family housing – affordable (150 houses)
 - b. New single-family housing – market rate (250 houses)
 - c. Rehab single-family housing – affordable (80 houses)
 - d. Loan and grants for residential renovation (estimated 200 homes)
2. Institutional Development
 - a. New medical university campus (500,000 sf)
 - b. New (replacement) Lanning Square Elementary School
3. Economic Development
 - a. Replace existing and introduce new businesses (approximately 60,000 sf retail commercial space, including new/relocated 1st floor retail commercial stores and mixed retail/office and community uses along Broadway and MLK Boulevard)
 - b. Rehabilitate approximately 10 abandoned storefronts and commercial buildings, for neighborhood retail/mixed use
 - c. Commercial property improvement loans (15 stores)
4. Open Space Development
 - a. Refurbished Lanning Square Park (4th and Clinton Streets)
5. Infrastructure Development
 - a. Upgrade water, sewer lines
 - b. Rehabilitate or renovate area streets, sidewalks and lighting

COOPER PLAZA REDEVELOPMENT PLAN PRIORITY TARGET PROJECT ACTIVITIES

1. Residential Development
 - a. New single-family housing: affordable (50 houses)
 - b. New single-family housing: market rate (100 houses)
 - c. Rehab single-family housing: affordable (40 houses)
 - d. Rehab single-family housing: market rate (40 houses)
 - e. Rehab/convert single-family housing to affordable apartments (20 duplex units)
 - f. Rehab/convert single-family housing to market-rate apartments (20 duplex units)
 - g. Rehab/convert single-family housing to special needs apartments (30 duplex units)
2. Institutional Development
 - a. Expanded Cooper University Hospital Complex, requiring demolition of the structures located along the west side of 6th Street between MLK Boulevard and Benson Street
 - b. New (replacement) Broadway Elementary School
 - c. New Medical Arts High School
 - d. Rehabilitation and reuse of existing Broadway Elementary School
 - e. Rehabilitation and reuse of existing Carnegie Library
 - f. New/rehab Cooper Plaza Community Center
3. Economic Development
 - a. Replace existing, and introduce new retail businesses and employment opportunities (approximately 500,000 sf retail commercial space)
 - b. Rehabilitate abandoned storefronts (approximately 18 building)
4. Open Space Development
 - a. Refurbish neighborhood parks, playgrounds (3)
 - b. Develop new neighborhood parks, playgrounds (2)
5. Infrastructure Development
 - a. Upgrade water, sewer lines
 - b. Rehabilitate or renovate area streets, sidewalks and lighting
 - c. Build new parking garages as needed (2)



Map of Waterfront South Economic Development District

Legend

- Patco Rail Line
- Proposed Glassboro-Camden Line
- Proposed GCL Station

WATERFRONT SOUTH ECONOMIC DEVELOPMENT DISTRICT

LOCATION

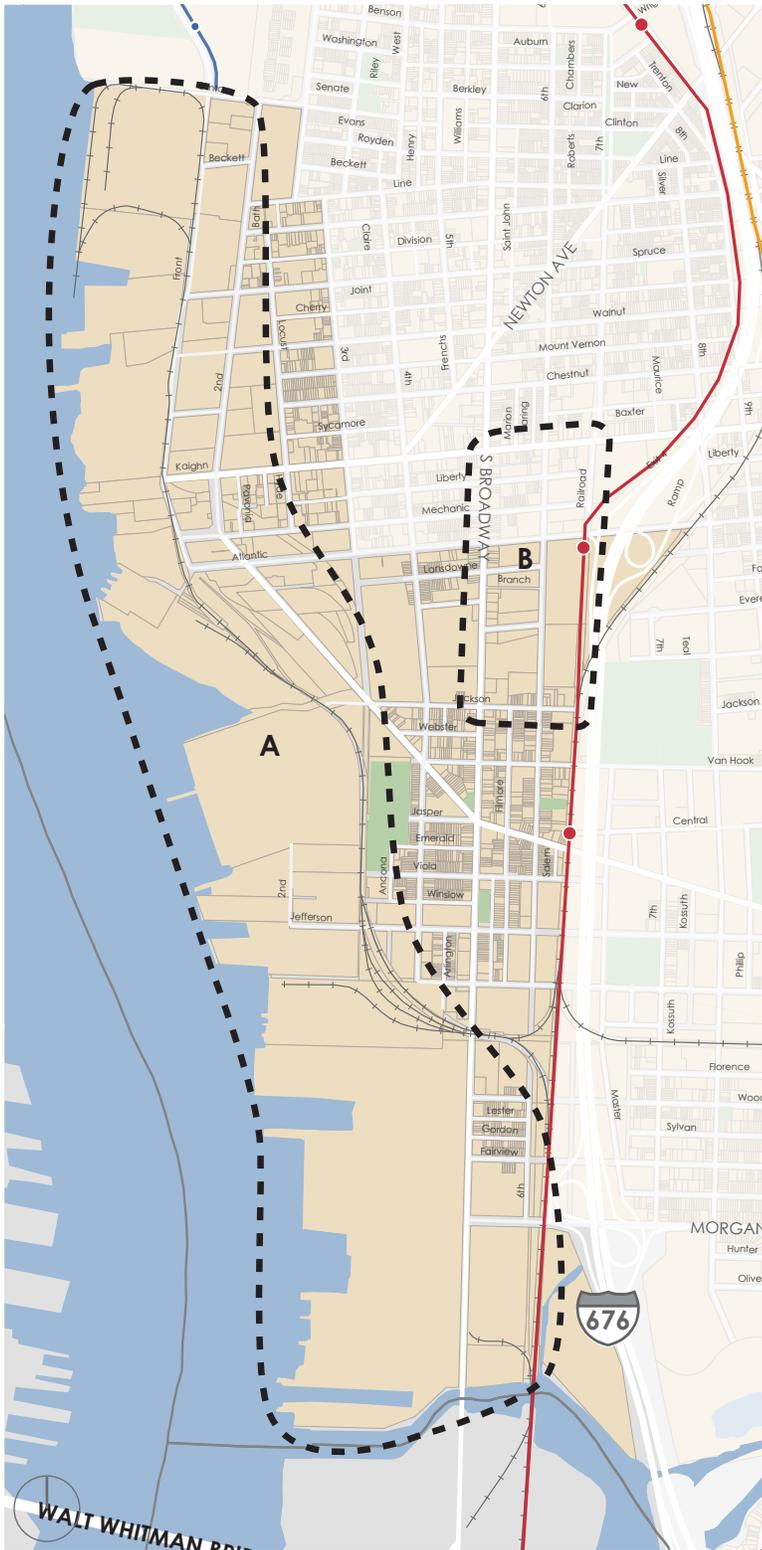
This economic development district is composed of the Central Waterfront and Waterfront South neighborhoods. The area is bounded by a proposed green buffer area and the Downtown Economic Development District to the north, the Delaware River to the west, I-676/proposed green buffer areas and residential neighborhoods to the east, and the Newton Creek to the south. The district is serviced by many major streets including I-676, Ferry Avenue, Atlantic Avenue, and Broadway. The primary and largest land use category within this district is Port Related Industrial and General Industry. Other land use areas include a small residential neighborhood located within and around the intersection of Ferry Ave. and Broadway, public utility land uses, and a mixed use corridor along parts of Broadway. Emphasis within this district is to continue to promote and support waterfront-related development and to permit and promote complementary land uses while at the same time protecting existing residential neighborhoods from negative impacts, e.g. smoke, odors, dust, traffic, and unsightliness.

CEDS FOCUS AREAS AND POLICY

Within the Waterfront Economic Development District there are currently two areas of focus. Following are descriptions of the areas and their land use categories and priority projects from the 2002 *FutureCamden* Master Plan.

A. Waterfront Industrial

The first area is located in both the Central Waterfront and Waterfront South neighborhoods. The area is bounded by the Delaware River to the west, Gloucester City to the south, the Downtown Development area to the north and a number of primary streets to the east including Ferry Avenue, I-676, and Locust Street. It is an intended area for Port-Related land uses like manufacturing, marinas, docks, wharfs and including offices, restaurants, wholesaling of goods and services, and outdoor container storage yards.



Map of CEDS Waterfront South Focus Areas

Future Camden Master Plan Land Use Categories for Focus Area A

1. Port-Related Industrial. Areas primarily designated for docks, wharves, piers and related facilities, used in connection with the transfer, storage-in-transit and incidental processing of cargo from or to waterborne craft, heavy industrial uses, manufacturing, and other uses permitted in the light industrial district.
2. Public/Semi-Public. Areas primarily designated for public and private schools, community centers, fire and police and other similar facilities.

Future Camden Master Plan Priority Projects for Focus Area A

1. Create a new private industrial development in the port-related industrial land use area. Link upgrade of port facilities by the DRPA with a proposed industrial landscaped boulevard access road that also services future industrial development in the port district. This industrial collector should terminate at the Beckett Terminal area. Downtown waterfront visitors should be directed along Broadway for alternative connections to I-676 and to reinforce traffic along this proposed mixed-use corridor.
2. Establish a green corridor setback area to buffer the edge of the port-related industrial land use area from residential activities in both the Lanning and Bergen Square neighborhoods. The proposed industrial access road should be constructed as a landscaped boulevard.
3. Creation of new private industrial areas as part of the port-related and general industrial land use district is recommended for areas west and south of the historic district residential enclave. The Lester Terrace area is proposed for redevelopment as an industrial park separate from the ownership from the Port of Camden. Other underutilized areas in the land use district are recommended for redevelopment to create new industrial manufacturing and warehousing facilities. The industrial areas are to be serviced by a proposed industrial landscaped boulevard roadway.

4. Create landscape green corridor buffers along the eastern edge of the proposed industrial district adjacent to residential areas as well as along I-676.
5. Public access to the Delaware River is proposed along a tree-lined esplanade parallel to Jackson Street together with a pedestrian connection to an improved park or open space commons at 4th and Jackson Streets.
6. Extend the greenway along the Newton Creek section west of I-676 to the Delaware River.

B. I-676/Kaighns Avenue

The second focus area is located within the Bergen Square and Waterfront South neighborhoods. The area is bounded by 6th Avenue to the west, Jackson Street to the south, I-676 to the east and Kaighns Avenue to the north. Major access into and out of this area is from the interchange of Kaighns Avenue and I-676. It is an intended area for general and light industrial land uses like manufacturing operations, wholesaling of goods, scientific or research development laboratories, offices, restaurants, hotels and motels and extended family stay facilities, and railroad passenger stations and railroad facilities and uses.

FutureCamden Master Plan Land Use Category for Focus Area B

1. Commercial Retail. Areas primarily designated for non-residential uses that are permitted in the retail area to serve the neighborhoods in which they are located. Also, envisioned are mixed commercial/residential uses and medium density residential uses.

FutureCamden Master Plan Priority Projects for Focus Area B

1. Reorganize Broadway land uses into a combination of retail and commercial/retail uses with higher density residential from Ramona Gonzalez to Walnut Streets and as part of a future proposed mixed-use retail center at Newton and Kaighns Avenues.
2. Create a park plaza along Broadway at Walnut Street integrated with commercial/retail and high density residential land uses in the corridor.

3. Redevelop mixed-use retail center including high density residential use generally in the triangle area formed by Newton Avenue, Kaighns Avenue and Broadway.
4. Create mixed-use corridor land use between Kaighns Avenue and Atlantic Avenue. This involves predominantly limited industrial processing facilities, commercial and medium density residential infill activities.
5. A continuation of the mixed corridor land use designated in Bergen Square is also proposed from Atlantic Avenue to Jackson Street generally between I-676 and 4th Street.

CURRENT INVESTMENTS

There are no current investments in the Waterfront South Economic Development District.

PROPOSED INITIATIVES

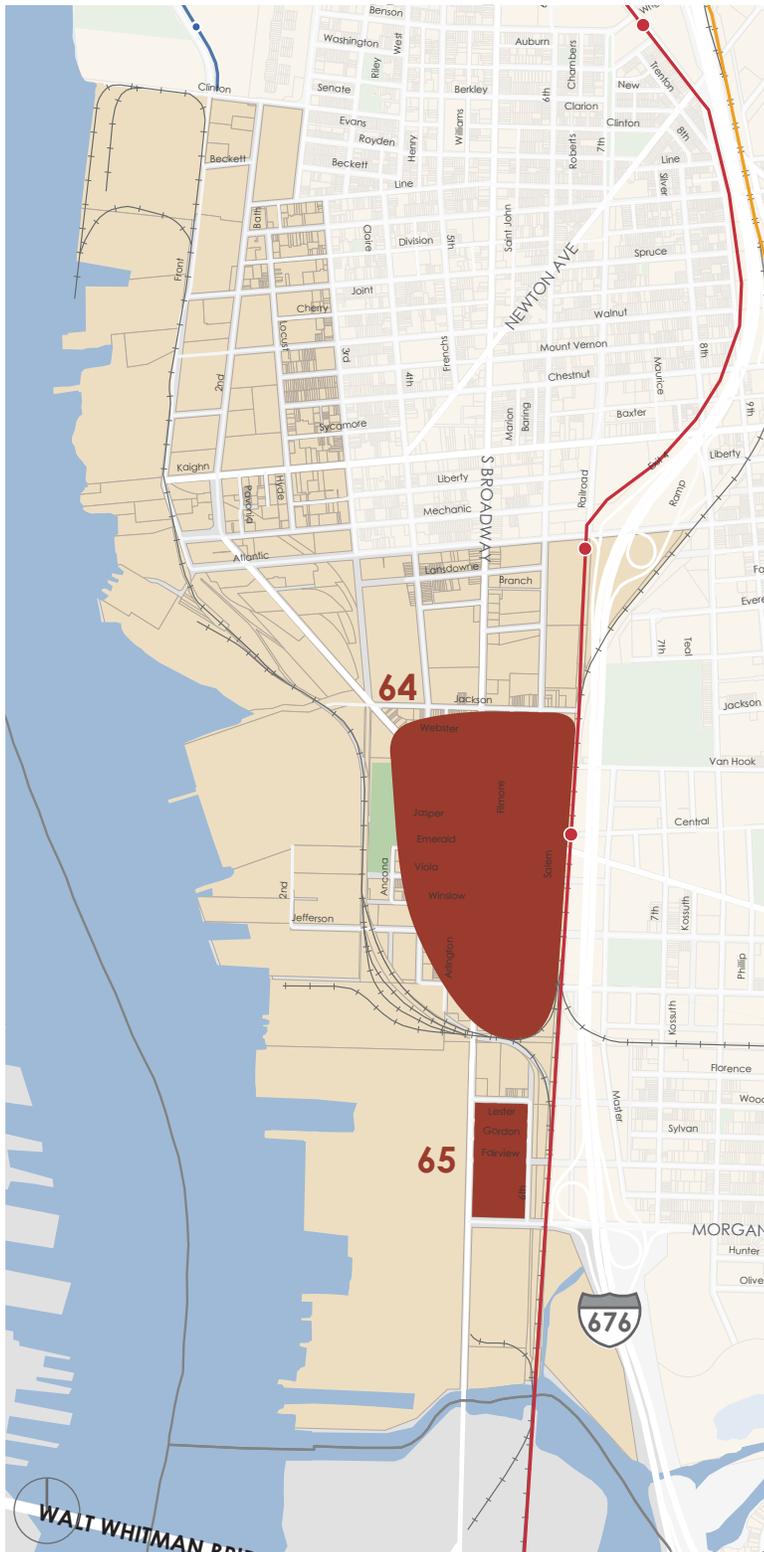
There are several proposed initiatives in the Waterfront South District that are in the design phase and yet to be constructed. These proposed initiatives have been categorized as planning, infrastructure, and development projects.

PLANNING STUDIES

There is one planning study proposed for the Downtown District - a study for Atlantic Avenue (see **Table H1**). This study would examine pedestrian and traffic connections from I-676 to Broadway. A more detailed description of the project can be found in **Appendix H1**.

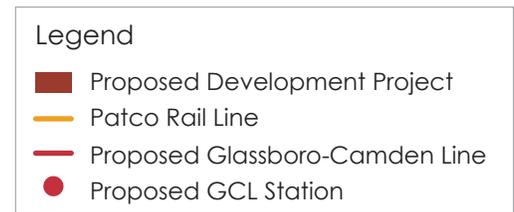
Table H1. Planning studies involving the Waterfront South District

Project	Program	Agencies	Timeline	Budget
62. Atlantic Avenue Study	Study to examine traffic and pedestrian connections from I-676 to Broadway	Cooper's Ferry Partnership	1 to 5 years	Unknown



For Project 63, see Appendix H5

**Map of Waterfront South
Development Projects**



INFRASTRUCTURE INVESTMENTS

There is also an infrastructure investment proposed for the Waterfront South District - the realignment of Third Street - totaling about than \$13 million (see **Table H2**). **Appendix H2** contains a detailed description.

Table H2. Proposed infrastructure improvements in the Waterfront South District

Project	Program	Agencies	Timeline	Budget
63. Third Street Realignment	Design and construction of a complete street between Atlantic Ave. and MLK Boulevard	Cooper's Ferry Partnership	Proposed: 5 to 10 years	\$13 million

DEVELOPMENT PROJECTS

There are a two development projects proposed for the Waterfront South District, including residential and industrial. These projects include rehabilitated housing and significant new warehouse space (see **Table H3**). A more detailed description of each project can be found in **Appendix H3**.

Table H3. Proposed development projects in the Waterfront South District

Project	Program	Agencies	Timeline	Budget
64. South Waterfront Rehabilitation	28 for-sale units (rehab)	CHA	Unknown	Unknown
65. Port Expansion	100,000 to 200,000 SF expansion of Port facilities to former 'Terraces' site across Broadway	CRA, City of Camden, SJPC	Unknown	\$175 million

PROJECT PRIORITIES

With various economic development initiatives proposed for the South Waterfront area, it is important to systematically prioritize them to inform the future implementation process. The planning studies, infrastructure investments, and development projects proposed for the South Waterfront, outlined above in Tables H2 and H3, are organized into two categories based on the suggested project commencement (construction) timeframe – Priority Initiatives, to begin in Years 1 to 5 of implementation; and Supportive Initiatives to begin in Year 5 and beyond. Priority Initiatives have been assigned as such based on their current status and momentum, ability to leverage other improvements in the District, and ability to be accomplished in a timely manner, as well as the capacity of the involved agencies.

Priority Initiatives: Years 1 to 5

- Atlantic Avenue Study
- South Waterfront Rehab

Supportive Initiatives: Beyond 5 Years

- Third Street Realignment
- Port Expansion

APPENDIX H

APPENDIX H1

Identification Number:	62
Project Title:	Atlantic Avenue Study
Location:	Waterfront South
Development Type:	Planning
Development Size/Program:	Study to examine traffic and pedestrian connections from I-676 to Broadway
Developer/Lead Agency:	Cooper's Ferry Partnership
Budget:	Unknown
Incentives/Funding:	Unknown
Timeline/Status:	Proposed: 1 to 5 years
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

Atlantic Avenue is a main corridor into the city's southern port and industrial district, as well as a feeder into the downtown waterfront's entertainment attractions. A study should be undertaken to examine and design a series of pedestrian, streetscape, and vehicular improvements on an off of I-676 to Broadway.

APPENDIX H2

Identification Number:	63
Project Title:	Third Street Realignment
Location:	Waterfront South
Development Type:	Infrastructure
Development Size/Program:	Design and construction of a complete street between Atlantic Avenue and MLK Boulevard
Developer/Lead Agency:	Cooper's Ferry Partnership
Budget:	\$13 million
Incentives/Funding:	Unknown
Timeline/Status:	Proposed: 5 to 10 years
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

To spur future development in Lanning Square and its waterfront area, 3rd Street will be realigned to provide connectivity between Martin Luther King Boulevard and Atlantic Avenue, thus eliminating the existing jog offset intersections. To accomplish this, a new section of 3rd Street will be constructed between Line Street and Walnut Street. South of Walnut Street, Locust Street will be re-designated as New 3rd Street. This realignment is also envisioned to include the installation of a combination storm/sanitary sewer interceptor along New 3rd Street. The interceptor will collect all stormwater runoff and sanitary sewage east of New 3rd Street and convey it to the Camden County water treatment facility. All stormwater west of New 3rd Street will be collected in new stormwater detention/retention basins located The Pre-development Phase will also consist of installing new sidewalks, curbs, roadway and all utilities along New 3rd Street.

APPENDIX H3

Identification Number: 64
Project Title: South Waterfront Rehabilitation
Location: Waterfront South
Development Type: Residential
Development Size/Program: 28 for-sale units (rehab)
Developer/Lead Agency: Camden Housing Authority
Budget: Unknown
Incentives/Funding: Unknown
Timeline/Status: Unknown
Contact: Olivette Simpson, Director of Housing, CRA, 856-757-7614, olsimpso@ci.camden.nj.us

Identification Number: 65
Project Title: Port Expansion
Location: Waterfront South: Broadway
Development Type: Expansion of Port facilities to former "Terraces" site across Broadway
Development Size/Program: 100,000 to 200,000 sf of warehouse/industrial
Developer/Lead Agency: CRA, City of Camden, SJPC
Budget: \$175 million
Incentives/Funding: Unknown
Timeline/Status: Unknown
Contact: James Harveson, CRA; Kevin Castagnola, SJPC, 856-757-4927

APPENDIX H4

CURRENTLY PERMITTED USES IN THE WATERFRONT SOUTH DISTRICT

Permitted and Conditional Uses in the PRI Port Related Industrial Zone

1. Permitted Uses.
 - a. Manufacturing
 - b. Marinas, docks, wharfs, piers, and bait and tackle shops
 - c. Transit sheds and related facilities
 - d. Wholesaling of goods and services
 - e. Scientific or research development laboratories
 - f. Offices, office buildings and office complexes
 - g. Pilot plant
 - h. Professional offices
 - i. Restaurants, including sit-down, carry-out, and drive-through
 - j. Railroad passenger stations and railroad facilities and uses
 - k. Commercial recreation facility
 - l. Lumber and building supply sales and storage
 - m. Cranes for the lifting and moving of cargo and containers to and from ships
 - n. Outdoor cargo container storage yards
 - o. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes
 - p. Parks, playgrounds or recreation areas, community center buildings, and libraries
2. Conditional Uses.
 - a. Childcare centers
 - b. Parabolic dish antennae
 - c. Public utility facilities
 - d. Wireless telecommunication facilities

Permitted and Conditional Uses in the GI-2 General Industrial Zone

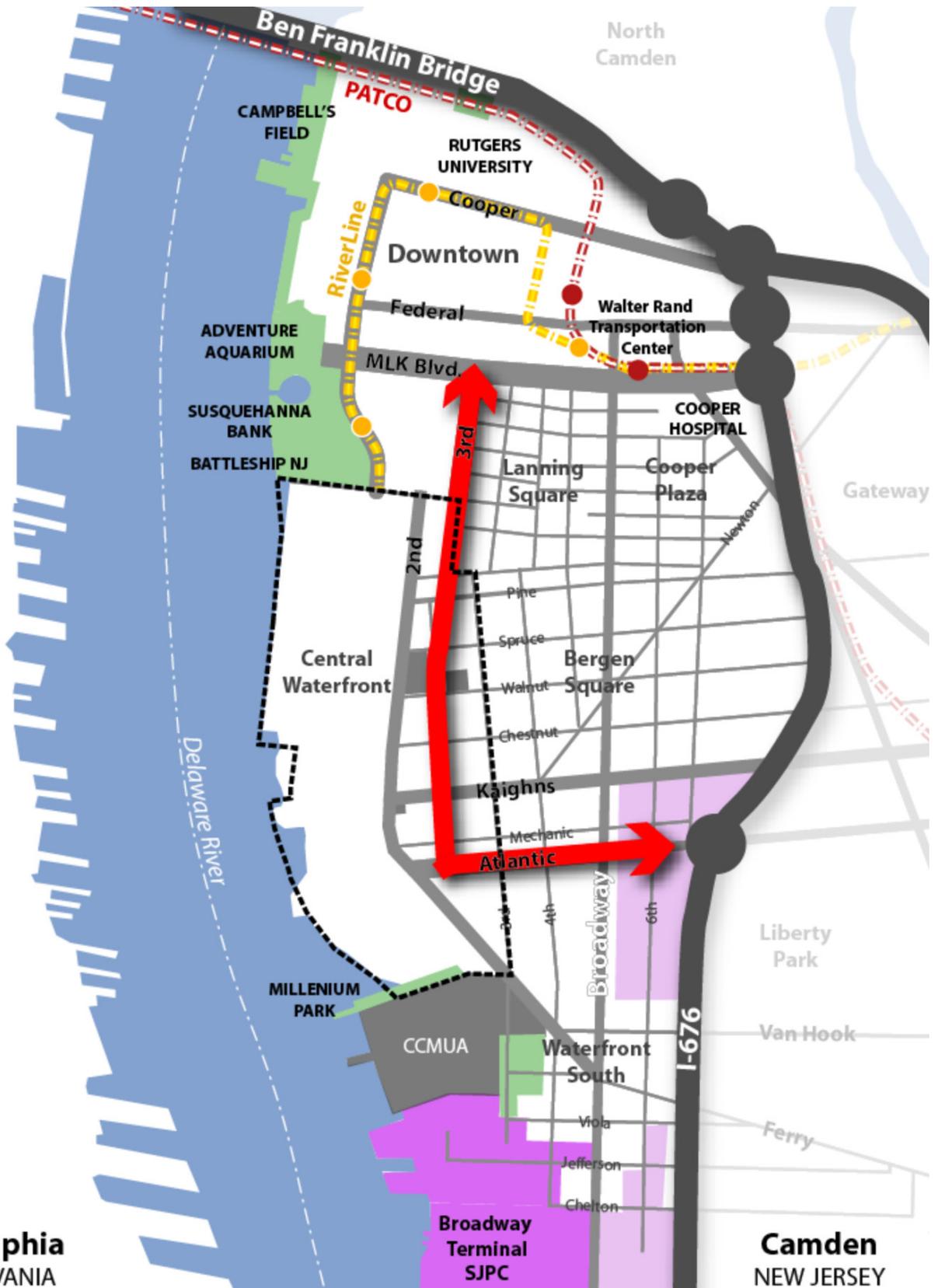
1. Permitted Uses.
 - a. Manufacturing operations
 - b. Wholesaling of goods
 - c. Scientific or research development laboratories
 - d. Offices, office buildings and office complexes
 - e. Pilot plant
 - f. Professional offices
 - g. Restaurants, including sit-down, carry-out, and drive-through
 - h. Commercial recreation facility
 - i. Lumber and building supply sales and storage
 - j. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes
 - k. Parks, playgrounds or recreation areas, community center buildings, and libraries
2. Conditional Uses.
 - a. Childcare centers
 - b. Parabolic dish antennae
 - c. Public utility facilities
 - d. Wireless telecommunication facilities

Permitted Uses in the OLI Office Light Industrial Zone

1. Permitted Uses.
 - a. Wholesaling and storage of goods
 - b. Scientific or research development laboratories
 - c. Professional offices
 - d. Offices, office buildings and office complexes
 - e. Pilot plant
 - f. Restaurants, including sit-down, carry-out, and drive-through
 - g. Railroad passenger stations and railroad facilities and uses
 - h. Commercial recreational facility
 - i. Lumber and building supply sales and storage
 - j. Hotel, motel, or extended family stay facility
 - k. Light industrial operations
 - l. Special social services complex
 - m. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes

APPENDIX H5

3RD STREET REALIGNMENT (PROJECT 63)



Courtesy: 2009 South Camden Waterfront Reconnection, Cooper's Ferry Partnership

CITYWIDE ECONOMIC DEVELOPMENT PROJECTS

PROPOSED INITIATIVES

In addition to the initiatives proposed for specific neighborhoods in Camden, there are several proposed initiatives citywide and in multiple neighborhoods that are in the design phase and yet to be constructed. These proposed initiatives have been categorized as planning studies, infrastructure investments, and development projects.

PLANNING STUDIES

There are two planning studies proposed for the entire city or multiple neighborhoods - the Camden 2027 plan and the Admiral Wilson Boulevard plan (see **Table I1**). A more detailed description of the projects can be found in **Appendix I1**.

Table I1. Citywide planning studies

Project	Program	Agencies	Timeline	Budget
66. Camden 2027 Plan	A long-range vision plan for the entire City of Camden	Cooper's Ferry Partnership	To be completed in 2013	\$134,000
67. Admiral Wilson Boulevard Plan	Study to examine traffic flow, connections, and transit opportunities	Cooper's Ferry Partnership	Proposed: 1 to 5 years	Unknown

INFRASTRUCTURE INVESTMENTS

Two infrastructure investments are also proposed for the City. These include the Camden Greenway Trail Network, and the Camden Stormwater Management and Resource Training (SMART) program (see **Table I2**). **Appendix I2** contains a detailed description of each.

Table H2. Proposed Citywide infrastructure improvements

Project	Program	Agencies	Timeline	Budget
68. Camden Greenway Trail Network	Completion of comprehensive network of multi-use pedestrian and biking trails	Cooper's Ferry Partnership	Some trails constructed; 1 to 5 years to complete remainder	Unknown
69. Camden Stormwater Management and Resource Training (SMART) program	Initiative to develop network of green infrastructure programs and projects	Cooper's Ferry Partnership with the City of Camden, Camden County, NJDEP, Rutgers University, Rowan University, and NJ Tree Foundation	Ongoing	Unknown

DEVELOPMENT PROJECTS

While the Camden Program Offering Widespread Energy Recovery (POWER) is not an actual development project, it is a program that aims to make development more energy-efficient, including retrofits and rehabs (see **Table I3**). A more detailed description of the project can be found in **Appendix I3**.

Table H3. Proposed Citywide development projects

Project	Program	Agencies	Timeline	Budget
70. Camden Program Offering Widespread Energy Recovery (POWER)	Energy efficiency retrofit program for residential and commercial buildings	Cooper's Ferry Partnership, City of Camden	Ongoing	\$25,000/building; total of \$1 million

PROJECT PRIORITIES

With so many economic development initiatives proposed for Camden, it is important to systematically prioritize them to inform the future implementation process. The planning studies, infrastructure investments, and development projects proposed for the city, outlined above in Tables I1 through I3 are organized as Priority Initiatives based on the suggested project commencement timeframe to begin in Years 1 to 5 of implementation. Priority Initiatives have been assigned as such based on their current status and momentum, ability to leverage other improvements in Camden, and ability to be accomplished in a timely manner, as well as the capacity of the involved agencies.

Priority Initiatives: Years 1 to 5

- Camden 2027 Plan
- Admiral Wilson Boulevard Plan
- Camden Greenway Trail Network
- Camden Stormwater Management and Resource Training (SMART) program
- Camden Program Offering Widespread Energy Recovery (POWER)

APPENDIX I

APPENDIX I1

Identification Number:	66
Project Title:	Camden 2027
Location:	Citywide
Development Type:	Planning
Development Size/Program:	A long-range vision plan for the entire City of Camden
Developer/Lead Agency:	Cooper's Ferry Partnership with Rutgers University-Camden
Budget:	\$134,000
Incentives/Funding:	Annie E. Casey Foundation
Timeline/Status:	To be completed in 2013
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154
Description:	

CFP recently began work on the Camden 2027 plan. The objective is to create a long-range vision plan for the City of Camden that is reflective of stakeholders throughout the City through extensive civic engagement. The plan will identify community-driven goals and exhibit a roadmap of steps necessary to accomplish them, identifying specific priority initiatives that can be presented to external funders. The plan will allow individual entities in Camden to grow and pursue independent endeavors while being mindful of and working in accordance of the shared goals of the larger community. CFP is working with the City to assemble a citywide steering committee and engage a professional consultant to assist with the financial and analytical research.

Identification Number:	67
Project Title:	Admiral Wilson Boulevard Improvements
Location:	Gateway, East Camden, North Camden, Cramer Hill
Development Type:	Planning
Development Size/Program:	Study to examine traffic flow, connections, and transit
Developer/Lead Agency:	Cooper's Ferry Partnership
Budget:	Unknown
Incentives/Funding:	Unknown
Timeline/Status:	Proposed: 1 to 5 years
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154
Description:	

There is a need to study vehicular traffic flow between I-676, Route 30 (Admiral Wilson Boulevard), and the Ben Franklin Bridge as well as study its connections (or lack thereof) to the city's neighborhoods, including Gateway, East Camden, North Camden, and Cramer Hill, as well as new public transit opportunities.

APPENDIX I2

Identification Number:	68
Project Title:	Camden GreenWay Trail Network
Location:	Citywide
Development Type:	Infrastructure
Development Size/Program:	Completion of comprehensive network of multi-use pedestrian and biking trails
Developer/Lead Agency:	Cooper's Ferry Partnership, City of Camden, Camden Co.
Budget:	Unknown
Incentives/Funding:	William Penn Foundation, DVRPC
Timeline/Status:	Some trails constructed; 1 to 5 years to complete remainder
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

CFP continues to spearhead efforts for the completion of the Camden GreenWay, a comprehensive network of multi-use pedestrian and bicycle trails throughout South Jersey with Camden serving as the hub. The William Penn Foundation has consistently supported CFP and its trail planning efforts over the past few years, which led to the creation of a grant-making program by DVRPC specifically aimed at funding trail projects. Through this program, CFP secured funding for the design of trails for the Baldwin's Run Project, connecting Von Neida Park to the Delaware River.

Identification Number:	69
Project Title:	Camden Stormwater Management and Resource Training (SMART) Program
Location:	Citywide
Development Type:	Infrastructure
Development Size/Program:	Initiative to develop a comprehensive network of green infrastructure programs and projects
Developer/Lead Agency:	Cooper's Ferry Partnership with the City of Camden, Camden County, NJDEP, Rutgers University, Rowan University, and NJ Tree Foundation
Budget:	Unknown
Incentives/Funding:	William Penn Foundation, DVRPC
Timeline/Status:	Ongoing
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154

Description:

CFP has continued to partner with multiple agencies and entities on the Camden Stormwater Management and Resource Training (SMART) Project. The objective of the program is to develop a comprehensive network of green infrastructure programs and projects for the City of Camden to reduce pollution and better manage the city's stormwater. The Initiative includes neighborhood green infrastructure projects like the distribution of rain barrels, construction of rain gardens, stormwater management policy development, and green infrastructure training programs. With many successes in its first year, goals for 2012 include community workshops, new outreach and educational materials, and plans to facilitate the development of rain gardens in all 21 Census tracts in the City.

APPENDIX I3

Identification Number:	70
Project Title:	Camden Program Offering Widespread Energy Recovery (POWER)
Location:	Citywide
Development Type:	Private building retrofit
Development Size/Program:	An energy efficiency retrofit program for residential and commercial buildings
Developer/Lead Agency:	Cooper's Ferry Partnership with the City of Camden
Budget:	\$25,000/building; total of \$1 million
Incentives/Funding:	USDEP, federal stimulus, Economic Recovery Board, Camden Urban Enterprise Zone
Timeline/Status:	Ongoing
Contact:	Anthony Perno/Joe Myers, Cooper's Ferry Partnership, 856-717-9154
Description:	

The Camden Program Offering Widespread Energy Recovery (POWER) has both a residential and commercial component. POWER leverages state dollars against federal stimulus grant money provided to the City of Camden by the USDEP with the goal of saving homeowners at least 25% of the energy used in their homes. The City designated CFP as the local program administrator for the POWER residential program in 2010. In that role, CFP has been developing a comprehensive outreach program, launching a website that offers an application for the program, administering applications, managing energy efficient improvements, and coordinating with the City to submit documentation for funding. CFP has just been named program manager for the commercial program of POWER. Commercial POWER seeks to complete 40 business retrofits by June 2013. CFP recently began a consulting contract with MCFA to create and implement a marketing strategy to city businesses, oversee the application process, and manage monitoring for the commercial program. CFP secured \$1 million in grant funds from the Camden UEZ for commercial facade improvements (up to \$25,000), which will be leveraged as additional funding to Camden businesses completing POWER commercial retrofits.

MAP OF PROJECTS

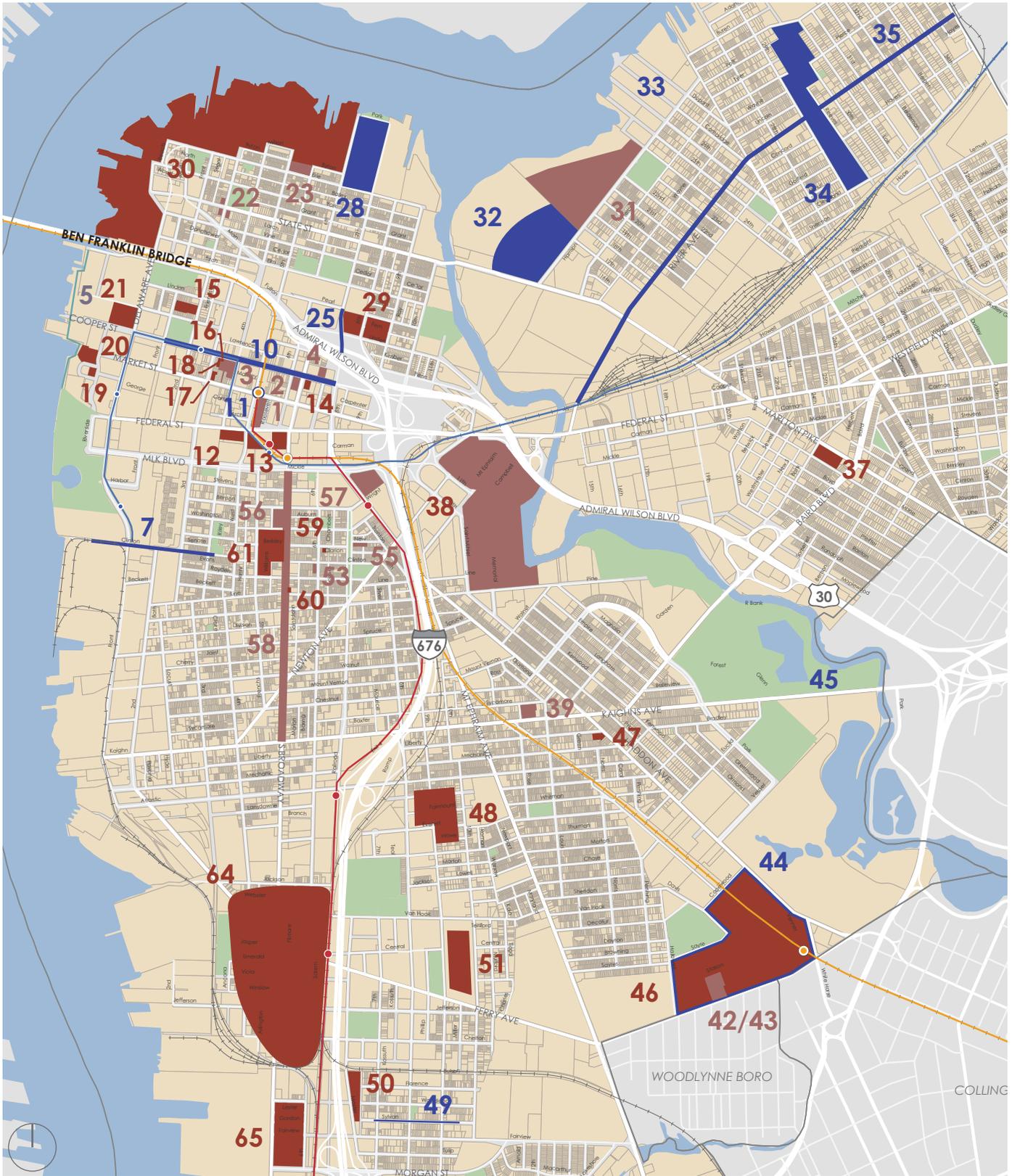


TABLE OF PROJECTS

	Map Number	Project Title	Location	Development Type	Development Program	
DOWNTOWN	1	Roosevelt Plaza	Downtown: 5th and Market	Open Space	New park across from City Hall	
	2	Rowan at Camden Academic Building	Downtown: Broadway and Cooper (Bank Bldg)	Institutional	44,000 sf: classrooms, lounge areas, offices and meeting space	
	3	Rutgers-Camden Student Housing	Downtown: 4th and Cooper	Institutional; Mixed-Use	7000 sf retail; 102 grad student rooms	
	4	LEAP Academy	Downtown/ University District: 6th and Cooper	Institutional	New high school	
	5	Delaware Waterfront Trail Loop	Downtown Waterfront	Planning	Trail feasibility study	

	Developer/Lead Agency	Budget	Incentives/ Funding	Timeline/ Status	Contact	Source
	City/CRA/DRPA	\$9 million	Unknown	Under Construction	Sandy Johnson, Executive Director, CRA, 856-757-7600 sajohnso@ci.camden. nj.us	DVRPC
	Rowan University	>\$10 million	Half from "state economic development funds"	Under Construction	Michael E. Harris, Vice President of Facilities and Operations, Rowan University 856-256-4199 harrismi@rowan.edu	CRA
	Rutgers University	\$55 Million	Unknown	Under Construction (Opening Fall 2012)	Larry Gaines, Vice Chancellor Administration and Finance, Rutgers University, Office of the Chancellor 301-303 Cooper Street Camden, NJ 08102- 1656 856-225-6174 gaines@ camden.rutgers.edu	CRA
	Rutgers University	Unknown	Unknown	Under Construction (Opening Fall 2012)	Wanda Garcia, Associate Director of the Rutgers CLC 856-225-6903 wandag@camden. rutgers.edu	Urban Partners
	Cooper's Ferry Partnership, PA Environmental Council	Unknown	DVRPC	1 to 5 years	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership

	Map Number	Project Title	Location	Development Type	Development Program	
	6	Downtown Traffic Improvements	Downtown	Infrastructure	Design and construction of improvements to downtown traffic flow and pedestrian accommodations	
	7	Clinton Street Reconstruction	Downtown	Infrastructure	Design and construction of access road to Battleship NJ	
	8	Pedestrian Signage	Downtown	Infrastructure	Design and installation of pedestrian wayfinding signage	
	9	Cooper's Crossing Town Center Site Preparation	Downtown Waterfront: Riverside Drive	Infrastructure	Construction of a new street grid for the waterfront area	
	10	Cooper Street Traffic Modifications/Signalization	Downtown: Cooper Street	Infrastructure	Design and construction of new streetscape and signal modifications	
	11	Roosevelt Plaza Transit Hub	Downtown: 5th and Market	Infrastructure	Construction of a new entrance to the City Hall PATCO station at Roosevelt Plaza	
	12	County Courthouse Expansion	Downtown: 5th and Federal	Development: Institutional	Addition and improvements to Camden County Courthouse	
	13	Block N Transit Hub	Downtown: Broadway & Federal	Development: Mixed-Use	10,000 sf of retail; 250,000 sf of office; 500 parking spaces	
	14	Wilson Building	Downtown: Broadway and Cooper	Development: Mixed-Use	Mixed-use: retail, office	

	Developer/Lead Agency	Budget	Incentives/ Funding	Timeline/ Status	Contact	Source
	Cooper's Ferry Partnership, City of Camden	Unknown	NJDOT	Traffic plan completed; construction 1 to 5 years	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership, City of Camden	\$414,000	NJDOT	Installation expected to commence summer 2012	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership, City of Camden	\$250,000	NJDOT	Installation expected to commence summer 2012	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership	\$5 million	NJDOT, USDOT	Construction contract to be advertised summer 2012	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership, City of Camden	\$1 million	Unknown	Operational study complete; seeking funding	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	City/CRA/DRPA	\$40 million	Unknown	Proposed: 1 to 5 years	Sandy Johnson, Executive Director, CRA, 856-757-7600 sajohnso@ci.camden.nj.us	DVRPC
	Camden County	Unknown	Unknown	No plans to date	Louis Cappelli, Jr. Freeholder Director 856-225-5451	DVRPC
	City/CRA	Unknown	Unknown	Planning underway	James Harveson, CRA	CRA
	Wilson Development Agencies	Unknown	Unknown	Building recently purchased at sheriff's sale	n/a	n/a

	Map Number	Project Title	Location	Development Type	Development Program	
	15	Cooper Grant Homes Phase II	Downtown: Penn & 2nd	Development: Residential	14 for-sale residential units	
	16	Rutgers-Camden Alumni House	Downtown/ University District: Cooper, between 4th and 5th	Development: Institutional	Restoration of the Red Cross Building for university use	
	17	Radio Lofts	Downtown: Cooper and N Front	Development: Residential	86 market-rate condominiums	
	18	Pierre Building	Downtown/ University District: 4th and Cooper	Development: Residential	30-unit apartment bldg adjacent to new dormitory	
	19	Cooper's Ferry Partnership Office Building	Downtown Waterfront	Development: Mixed-Use	24,000 sf office/retail	
	20	Waterfront Hotel	Downtown Waterfront: Riverside Drive	Development: Hotel	140 rooms	

	Developer/Lead Agency	Budget	Incentives/ Funding	Timeline/ Status	Contact	Source
	CRA	\$2.75 million	Unkown	Planned	Olivette Simpson, Director Housing, CRA olsimpso@ ci.camden,nj.us; 856.757.7614	Olivette Simpson
	Rutgers University	\$1 million	Unknown	Projected to open in the late summer/early fall of 2012	Larry Gaines, Vice Chancellor Administration and Finance, Rutgers University, Office of the Chancellor 301-303 Cooper Street Camden, NJ 08102- 1656 (856) 225-6174 gainses@ camden.rutgers.edu	Saundra Johnson
	Dranoff Properties/ CRA	Unknown	Unknown	Remediation underway	Carl Dranoff 215-222- 3300	Cooper's Ferry
	CRA	Unknown	Unknown	Design underway	Olivette Simpson, Director Housing, CRA olsimpso@ ci.camden,nj.us; 856- 757-7614	meeting
	Cooper's Ferry Partnership/EDA	\$8 Million	New Markets Tax Credits	Design completed; financing being finalized; construction to start summer 2012	Anthony Perno/Joe Myers, CFP 856-717- 9154	Cooper's Ferry
	Cooper's Ferry Partnership/EDA	\$8 million	Unknown	Proposed: 1 to 5 years	Anthony Perno/Joe Myers, CFP 856-717- 9154	DVRPC

	Map Number	Project Title	Location	Development Type	Development Program	
	21	East Village Townhomes	Downtown Waterfront	Development: Residential	120 market-rate residences	
NORTH CAMDEN	22	3 Corners (Tres Esquinas) - NSP2	North Camden: 2nd & State	Residential	10 for-sale units	
	23	Meadows at Pyne Poynt - NSP2	North Camden: 4th, 5th & Erie	Residential	40 rental units	
	24	York Street Project - NSP2	North Camden: Byron & York	Residential	2 rental units	
	25	Seventh Street Gateway	North Camden	Infrastructure	Design and construction of pedestrian and streetscape improvements	
	26	North Camden Linear Waterfront Park	North Camden	Infrastructure	Design, engineering, and construction of waterfront park	
	27	North Camden Waterfront Roads	North Camden: former prison area	Infrastructure	New street grid connecting core of neighborhood to waterfront	
	28	Pyne Poynt Park & Joseph Cooper House	North Camden: Erie Street	Infrastructure	Complete rehabilitation of park and reuse of historic Joseph Cooper House	

	Developer/Lead Agency	Budget	Incentives/ Funding	Timeline/ Status	Contact	Source
	CRA, Dranoff Properties	Unknown	Unknown	Proposed: 1 to 5 years	Carl Dranoff 215-222-3300	DVRPC
	CRA, Camden Lutheran Housing	\$2.5 million	Unknown	Under Construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7614	Olivette Simpson
	CRA, Ingerman Affordable Housing & Respond, Inc.	\$14 million	Unknown	Under Construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7614	Olivette Simpson
	CRA, Lutheran Social Ministries	\$220,000	Unknown	Under Construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7614	Olivette Simpson
	Cooper's Ferry Partnership	\$3.5 million	NJDOT	Proposed: 1 to 5 years	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership/Camden County	\$2.2 million	Camden County, NJDEP, USEPA	Design to be completed fall 2012	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership	\$8.5 million	Unkown	Proposed: 1 to 5 years	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership, City of Camden, Camden County	Unknown	NJDOT, Camden County Open Space Commission	Designs finalized, all permit approvals secured; study to begin on house reuse	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership

	Map Number	Project Title	Location	Development Type	Development Program	
	29	North Gateway Redevelopment	North Camden	Institutional & Commercial	Linden Street Charter School & Supermarket	
	30	North Camden Waterfront Redevelopment	North Camden: Former Prison site & North Waterfront	Mixed use: retail, office, residential	n/a	
CRAMER HILL/ EAST CAMDEN	31	Kroc Center	Cramer Hill: Harrison Avenue	Institutional	120,000 sf community center	
	32	Cramer Hill Waterfront Park at Harrison Avenue Landfill	Cramer Hill: Harrison Avenue	Infrastructure	Cap and remediate former landfill; create new park	
	33	Cramer Hill Waterfront Roads	Cramer Hill: Harrison Ave & State St	Infrastructure	New street grid connecting core of neighborhood to waterfront	
	34	Von Neida Park	Cramer Hill: Harrison Avenue	Infrastructure	Flood mitigation and park facility upgrades	
	35	River Road Improvement Initiative	Cramer Hill: River Road	Infrastructure	Improvements to mitigate truck traffic	

	Developer/Lead Agency	Budget	Incentives/ Funding	Timeline/ Status	Contact	Source
	CRA	Unknown	Unknown	Unknown	Sandy Johnson, Executive Director, CRA, # 856.757.7600 sajohnso@ci.camden. nj.us	CRA
	State of New Jersey/ City of Camden/CRA	Unknown	Unknown	Plan to be completed May 2012	Ron Sandler, Save Our Waterfront, 856-717- 9154	CRA
	Salvation Army,CRA, Cooper's Ferry Partnership	\$90 Million	US Army COE Water Resource Development Act program	Under Construction; slated to open fall of 2013	Major Paul Cain 856- 338-1700	n/a
	Cooper's Ferry Partnership, NJDEP, US Army COE	Unknown	US Army COE Water Resource Development Act program	Phasing plan and funding strategy underway for design	Anthony Perno/Joe Myers, CFP 856-717- 9154	n/a
	Cooper's Ferry Partnership	\$2.2 million	Unknown	Proposed: 1 to 5 years	Anthony Perno/Joe Myers, CFP 856-717- 9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership, City of Camden	\$2.5 million	NJDEP, USEPA	Design completed spring 2012	Anthony Perno/Joe Myers, CFP 856-717- 9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership, CRA, NJDOT	\$4 million	NJDOT	Preliminary design recently completed; concept development to be finalized spring 2012	Anthony Perno/Joe Myers, CFP 856-717- 9154	Cooper's Ferry Partnership

	Map Number	Project Title	Location	Development Type	Development Program	
	36	Nueva Vida Phase 2	Cramer Hill (scattered sites)	Residential	20 for-sale units	
	37	Community Service Facility	East Camden: Marlton Pike	Institutional	Center offering Head Start, Youth Build, and adult basic education services	
ADMIRAL WILSON BLVD	38	Gateway Office Park Transit Village	Gateway: Admiral Wilson Boulevard	Office	300,000 sf of office	
LIBERTY PARK/ PARKSIDE/ WHITMAN PARK	39	Oasis Project	Louis St, Kaighn Ave, & Sycamore St	Residential	8 for-sale units	
	40	Park Boulevard Phase 3A - NSP 1 Project	Parkside (scattered sites)	Residential	10 for-sale units	
	41	Park Blvd Phase 3B	Parkside (scattered sites)	Residential	20 for-sale units	

	Developer/Lead Agency	Budget	Incentives/ Funding	Timeline/ Status	Contact	Source
	Cramer Hill CDC	\$6.6 million	Unknown	Unknown	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856-757-7614	Olivette Simpson
	Unknown	Unknown	Unknown	Unknown	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856-757-7614	Chuck Valentine
	CRA, Campbell's	\$175 Million	NJEDA, USEDA, FHWA, NJDOT, USEPA, ERB, USDOE, NJ Urban Transit Hub tax credit	Proposed: 5 to 10 years	Richard Landers, VP Campbell's, 856-342-6033	CRA
	Oasis Development LLC, CRA	\$3.5 million	Unknown	Under Construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7606	Olivette Simpson
	PBCIP, CRA	\$5 million	Unknown	Under Construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7608	Olivette Simpson
	PBCIP, CRA	\$2.4 million	Unknown	Under Construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7607	Olivette Simpson

	Map Number	Project Title	Location	Development Type	Development Program	
	42	Ferry Avenue Senior Housing	Ferry Ave & Station Ave, Whitman Park	Residential	50 rental units	
	43	Ferry Avenue Family Housing	Ferry Ave & Station Ave, Whitman Park	Residential	48 rental units	
	44	Haddon Avenue Transit Village Infrastructure Improvements	Parkside: Ferry Ave Station	Infrastructure	Design of utility, streetscape, and roadway improvements prior to commencement of private development	
	45	Lower Farnham Park	Parkside	Infrastructure	Return 32-acre area to natural wetlands	
	46	Haddon Avenue Transit Village	Parkside: Ferry Ave Station	Mixed-Use: Retail, office, residential	18,000 sf of retail; 250,000 sf of office; 475 residential units; parking garage	
	47	Parkside RENEW	Parkside: Haddon Ave	Mixed-Use: Retail-Office	22,000 sf of office and retail	
	48	Liberty Park Housing Rehabilitation	Liberty Park	Residential	Rehabilitation of 12 for-sale units	

	Developer/Lead Agency	Budget	Incentives/ Funding	Timeline/ Status	Contact	Source
	Conifer Realty LLC, CRA	\$10.9 million	Unknown	Under Construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7611	Olivette Simpson
	Conifer Realty LLC, CRA	\$10.1 million	Unknown	Under Construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7612	Olivette Simpson
	Cooper's Ferry Partnership, Grapevine Development, City of Camden, CRA, CCIA, DRPA, Our Lady of Lourdes	\$8.1 million	DRPA, CERB, DVRPC, FHWA, USDOT, Urban Transit Hub	Design began spring 2012	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership	Unknown	National Park Service	Technical assistance from NPS has been approved; construction to begin in late 2012	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Grapevine Development, City of Camden, CRA, CCIA, DRPA, Cooper's Ferry Partnership, Our Lady of Lourdes Hospital	Unknown	Unknown	Unknown	Randy Cherkas, Grapevine Development 856-266-9016	CRA
	PBCIP	Unknown	Unknown	Unknown	Brodget Phifer ED, PBCIP, 856-964-0440	City/ internet
	Camden Housing Authority	\$3.5 million	Unknown	Unknown	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7612	Chuck Valentine

	Map Number	Project Title	Location	Development Type	Development Program	
CENTERVILLE/ MORGAN VILLAGE/ FAIRVIEW	49	Morgan Village Greenway	Morgan Village: Sylvan Street	Open Space/ Infrastructure	Greenway to connect new Morgan Village housing to new school	
	50	Morgan Village Housing	Morgan Village: Master Street	Residential	40 rental units	
	51	Branch Village Redevelopment	Centerville	Institutional + Residential	New community center; 68 rental units	
COOPER PLAZA/ LANNING SQUARE/ BERGEN SQUARE	52	Camden Rehab - NSP2	Cooper Plaza (scattered sites)	Residential	11 for-sale units (rehab)	
	53	Cooper Plaza Phase 1	6th, Clinton, and Royden Streets (Habitat), Cooper Plaza	Residential	12 for-sale units	
	54	Coopers Hill Phase 1 - NSP2	Cooper Plaza (scattered sites)	Residential	30 for-sale units (24 new, 6 rehab)	
	55	Cooper Condominium Building Phase 1B	7th & New Streets, Cooper Plaza	Residential	25 for-sale condo units	

	Developer/Lead Agency	Budget	Incentives/ Funding	Timeline/ Status	Contact	Source
	Camden Housing Authority	Unknown	Unknown	Unknown	Chuck Valentine, CHA	Chuck Valentine
	Camden Housing Authority	Unknown	Unknown	Unknown	Chuck Valentine, CHA	Chuck Valentine
	Camden Housing Authority	Unknown	Unknown	Unknown	Chuck Valentine, CHA	Chuck Valentine
	St Joe's Carpenter Society, CRA	\$4.1 million	Unknown	Under construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7600	Olivette Simpson
	Habitat for Humanity, CRA	\$2.6 million	Unknown	Under construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7601	Olivette Simpson
	M&M Development LLC, CRA	\$8.8 million	Unknown	Under Construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7602	Olivette Simpson
	M&M Development LLC, CRA	\$9.3 million	Unknown	Under Construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7603	Olivette Simpson

	Map Number	Project Title	Location	Development Type	Development Program	
	56	Cooper Rowan Medical School	Lanning Square: Broadway	Institutional	New 200,000 sf medical school	
	57	Cooper Cancer Institute	Lanning Square/ Cooper Grant	Institutional	New 225,300 sf building (includes parking)	
	58	Camden Broadway Design Guidelines/ District Overlay Initiative	Lanning Square/ Cooper Plaza: MLK Boulevard to Pine Street	Planning/ Design Guidelines	Overlay plan with set of voluntary design guidelines for businesses	
	59	Cooper Plaza - NSP 2	Cooper Plaza: 600 Block of Berkeley Street	Residential	4 for-sale units	
	60	Carnegie Library Stabilization	Lanning Square: Broadway	Institutional	Stabilize and rehabilitate historic library building	
	61	Lanning Square Elementary School	Lanning Square: Broadway	Institutional	New elementary school	

	Developer/Lead Agency	Budget	Incentives/ Funding	Timeline/ Status	Contact	Source
	Rowan University	\$144 Million	Unknown	Under Construction	Michael E. Harris, Vice President of Facilities and Operations, Rowan University, 856-256-4199, harrismi@rowan.edu	Rowan
	Cooper University Hospital/Cooper Foundation	Unknown	Unknown	Under Construction	Susan Bass Levin, Cooper Foundation, Office of the Chancellor, 856-963-6705 basslevin-susan@CooperHealth.edu	DVRPC
	Cooper's Ferry Partnership, City of Camden, CCIA	Unknown	DVRPC	Completion expected summer 2012	Susan Brennan, Cooper's Ferry Partnership, 856-717-9154	n/a
	Cramer Hill CDC, CRA	\$1.4 million	Unknown	Under Construction	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7604	Olivette Simpson
	Cooper's Ferry Partnership/City of Camden	Unknown	New Jersey Historic Trust, Camden Economic Recovery Board	Phase 1 stabilization analysis complete; reconstruction expected to commence in summer 2012	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	City of Camden/ NJSCC	Unknown	Unknown	On Hold	Unknown	Cooper's Ferry

	Map Number	Project Title	Location	Development Type	Development Program	
WATERFRONT SOUTH	62	Atlantic Avenue Study	Waterfront South	Planning	Study to examine traffic and pedestrian connections from I-676 to Broadway	
	63	Third Street Realignment	Waterfront South	Infrastructure	Design and construction of a complete street between Atlantic Ave. and MLK Boulevard	
	64	South Waterfront Rehabilitation	Waterfront South	Residential	28 for-sale units (rehab)	
	65	Port Expansion	Waterfront South: Broadway	Expansion of Port facilities to former "Terraces" site across Broadway	100,000 to 200,000 sf of warehouse/industrial	
CITYWIDE	66	Camden 2027 Plan	Citywide	Planning	A long-range vision plan for the entire City of Camden	
	67	Admiral Wilson Boulevard Plan	North Camden, Gateway, East Camden, Cramer Hill	Planning	Study to examine traffic flow, connections, and transit opportunities	
	68	Camden GreenWay Trail Network	Citywide	Infrastructure	Completion of comprehensive network of multi-use pedestrian and biking trails	

	Developer/Lead Agency	Budget	Incentives/ Funding	Timeline/ Status	Contact	Source
	Cooper's Ferry Partnership	Unknown	Unknown	Proposed: 1 to 5 years	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership	\$13 million	Unknown	Proposed: 5 to 10 years	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Camden Housing Authority	Unknown	Unknown	Unknown	Olivette Simpson, Director Housing, CRA olsimpso@ci.camden,nj.us; 856.757.7604	Chuck Valentine
	CRA/City of Camden/SJPC	\$175 million	Unknown	Unknown	James Harveson CRA/ Kevin Castagnola South Jersey Port Corp. 856-757-4927	City
	Cooper's Ferry Partnership	\$134,000	Annie E. Casey Foundation	To be completed in 2013	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership	Unknown	Unknown	Proposed: 1 to 5 years	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership, with City of Camden, Camden County	Unknown	William Penn Foundation, DVRPC	Some trails constructed; 1 to 5 years to complete remainder	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership

Map Number	Project Title	Location	Development Type	Development Program
69	Camden Stormwater Management and Resource Training (SMART) Program	Citywide	Infrastructure	Initiative to develop network of green infrastructure programs and projects
70	Camden Program Offering Widespread Energy Recovery (POWER)	Citywide	Private Building Retrofit	Energy efficiency retrofit program for residential and commercial buildings

LIST OF TERMS IN THE DOCUMENT

CEDS = Comprehensive Economic Development Strategy
 DVRPC = Delaware Valley Regional Planning Commission
 CRA = Camden Redevelopment Agency
 NJDOT = New Jersey Department of Transportation
 UEZ = Urban Enterprise Zone
 CHA = Camden Housing Authority
 PATCO = Port Authority Transit Corporation
 NJEDA = New Jersey Economic Development Authority
 CBD = Central Business District
 DRPA = Delaware River Port Authority
 USDOT = United States Department of Transportation

	Developer/Lead Agency	Budget	Incentives/ Funding	Timeline/ Status	Contact	Source
	Cooper's Ferry Partnership with the City of Camden, Camden County, NJDEP, Rutgers University, Rowan University, and NJ Tree Foundation	Unknown	William Penn Foundation, DVRPC	Ongoing	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership
	Cooper's Ferry Partnership, City of Camden	\$25,000/ building; total of \$1 million	USDEP, federal stimulus, Economic Recovery Board, Camden Urban Enterprise Zone	Ongoing	Anthony Perno/Joe Myers, CFP 856-717-9154	Cooper's Ferry Partnership

CFP = Coopers Ferry Partnership

PEC = Pennsylvania Environmental Council

NJSCC = New Jersey Schools Construction Corporation

CCIA = Camden County Improvement Authority

SJPC = South Jersey Port Corporation

NPS = National Park Service

PBCIP = Parkside Business and Community in Partnership

USEPA = United States Environmental Protection Agency

NJDEP = New Jersey Department of Environmental Protection

POWER = Program Offering Widespread Energy Recovery

GCL = Glassboro-Camden Line