
DONNELLY HOMES

REDEVELOPMENT

AREA PLAN

TRENTON, NJ



PUBLIC REVIEW DRAFT • OCTOBER 19, 2023

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TRENTON, NJ

PREPARED BY

WRT

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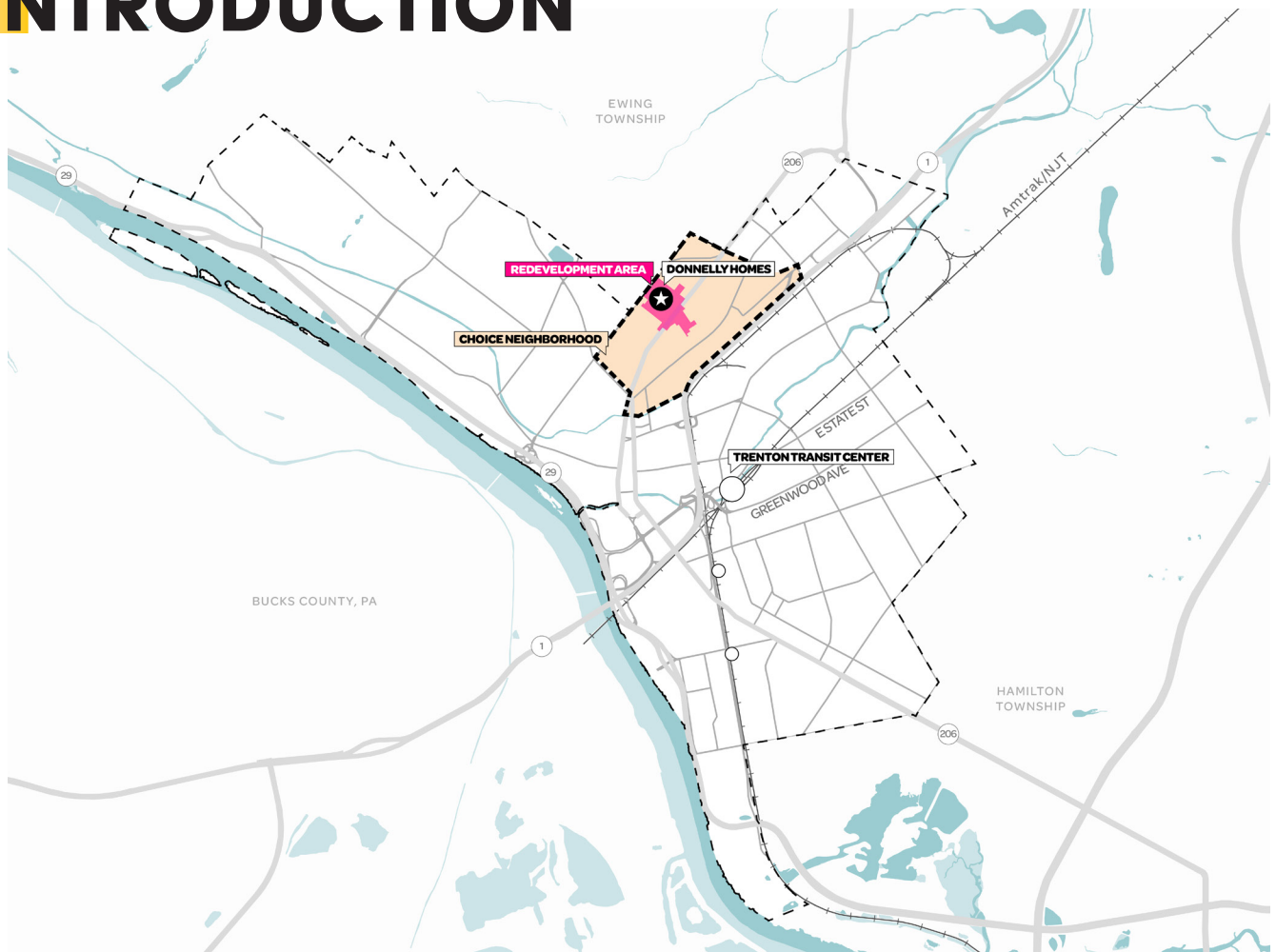
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01

**INTRO-
DUCTION**

INTRODUCTION



^ **FIGURE 1. DONNELLY HOMES STUDY AREA WITHIN THE CITY OF TRENTON**

BACKGROUND & CONTEXT

A city built on its long history that mirrors national and regional stories, Trenton was a thriving center for manufacturing beginning in the 19th century. The establishment of the trolley downtown set the stage for residential growth, expanding to the northern areas of Trenton and giving the North Trenton neighborhood its characteristic mix of housing styles and setting the stage for a variety of Black social, cultural, and educational institutions. As part of this new growth, Donnelly Homes is built in 1939.

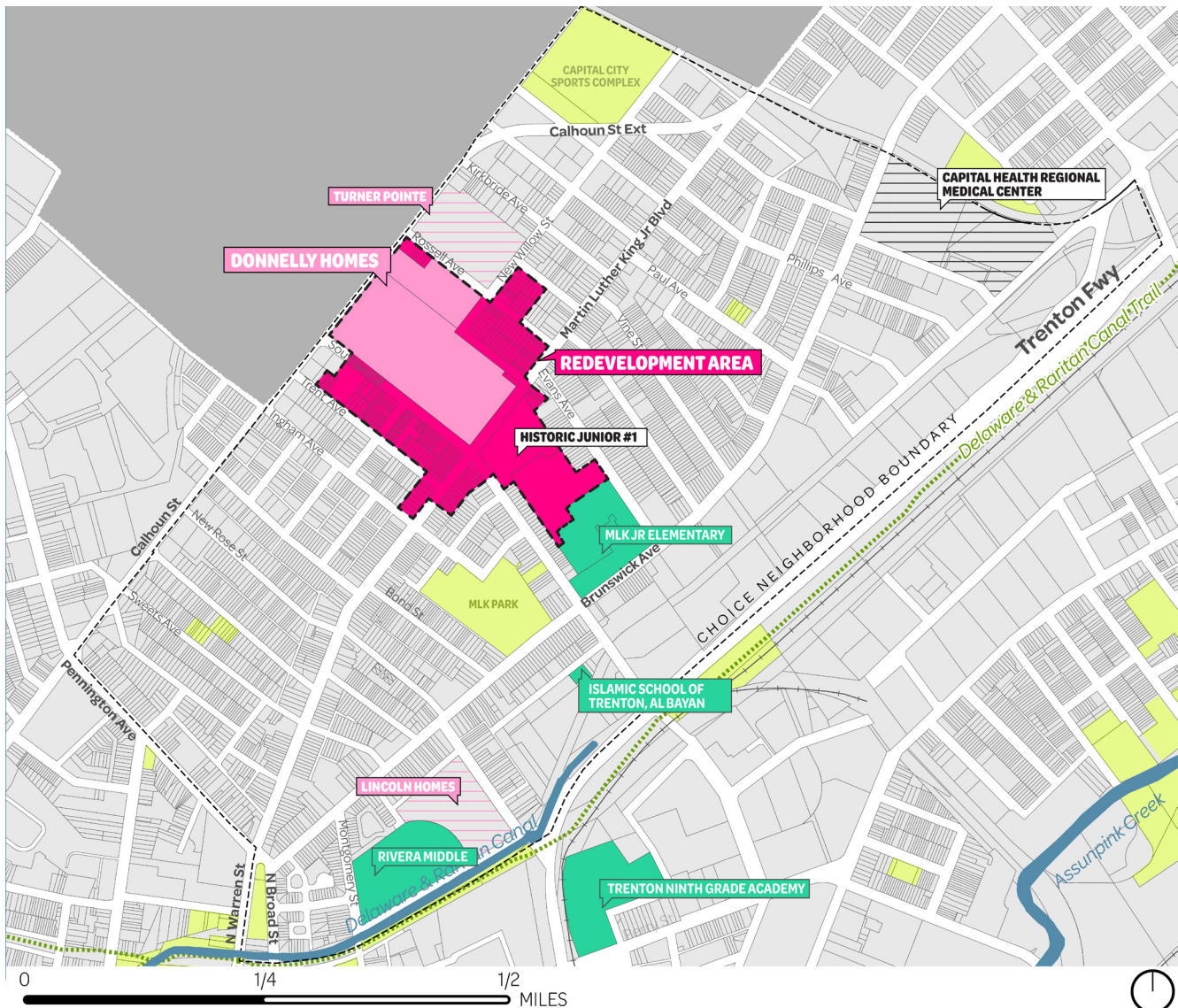
Like most U.S. cities, Trenton was shaken by civic uprisings following the assassination of Martin Luther King Jr. The heaviest damage and long-term disinvestment fell on the North Ward's Battle Monument neighborhood and downtown Trenton. The civic uprisings in the 1960s highlighted the suffering of Black residents as they worked to find stability, safety, and opportunity in the changing economic and social order.

During the current era, North Trenton continues to face challenges. Declining property values, widespread property deterioration and vacancies are hindering the ability of its residents to access basic services and impacts the quality of life and opportunities for economic vitality and a safe environment.

LOCATION OF DONNELLY HOMES REDEVELOPMENT AREA

The Donnelly Homes Area in Need of Redevelopment (AINR) Study was completed in 2023, following a two-year Choice Neighborhood planning process for the Donnelly Homes area. The Donnelly Homes AINR study area encompassed 35.5 acres and is located in Trenton's North Ward. Defined as U.S. Census Tract 17, the study area is bounded by Calhoun Street, Block 8604 Lot 29, and Block 8604 Lot 25 to the north; Trent Avenue and the rear property line of the west parcels of Martin Luther King Jr. Boulevard to the west; the rear property line of the south east parcels of Martin Luther King Jr. Boulevard, Southard Street, and Historic Junior One properties to the south; and the east property line of the Historic Junior One properties, Beakes Street, and Rossell Avenue to the east.

The Donnelly Homes study area is within a 15-20 minute walk from downtown Trenton and is served by 3 bus routes with most residents within a 5-min walk from a bus stop. Martin Luther King Jr. Boulevard and Calhoun Streets provide easy car access north-south. Within the larger neighborhood footprint residents can easily access parks and open spaces, including MLK Park and Capital City Sports Complex, educational facilities such as MLK Jr. Elementary and Rivera Middle School, and Capital Health Regional Medical Center for healthcare services.



^ **FIGURE 2. AINR STUDY AREA BOUNDARY LOCATED IN NORTH TRENTON**

A NEW STORY

A new story is taking shape in Trenton. Through investment and redevelopment of the Trenton Housing Authority (THA) Donnelly Homes site and historic Junior One school building, this North Trenton neighborhood will be a safe, thriving, family-friendly, mixed-income neighborhood.

The mixed-income neighborhood will fully leverage its unique neighborhood assets—commercial corridors, opportunity sites, schools, parks, churches, service providers; proximity to adjacent assets - Downtown Trenton, Capital Health, Ewing Township; and its human capital—youth, resident leaders, entrepreneurs, and business owners.

This redevelopment plan builds on years of community planning and accomplishments. The Donnelly Homes Choice Neighborhood plan, completed in 2021 included over two years of community engagement and capacity building through a resident Leadership Series, online and in-person community conversations, numerous task force meetings, focus groups, and surveys. The new housing and neighborhood vision for the neighborhood leverages its unique assets and will bring investment in community spaces and creation of jobs and opportunities.

THE GOALS AND PRINCIPLES OF THE REDEVELOPMENT PLAN ARE GUIDED BY THE PRINCIPLES VOICED BY DONNELLY HOMES AND NEIGHBORHOOD RESIDENTS THROUGH THE CHOICE PLANNING PROCESS AND UP UNTIL TODAY –

A NEW HOUSING STORY WILL FOCUS ON

1. Reversing the decline of North Trenton via targeted demolition, stabilization and infill investment.
2. Reimagining the future of Donnelly Homes.
3. Rebuilding wealth among North Trentonians. A mixed-income, mixed-tenure, mixed-type housing plan includes reimagining Donnelly Homes and the Junior One school site fully integrated into the North Trenton grid with a mix of rental and home-ownership units throughout the neighborhood and city.

A NEW NEIGHBORHOOD STORY WILL FOCUS ON

1. Redesigning Martin Luther King Jr. Boulevard as a lively main street that exemplifies the legacy of Martin Luther King, Jr.
2. Stemming the spread of neighborhood blight.
3. Distinguishing the area's identity and character by celebrating the neighborhood's layered history and deep sense of community.
4. Strengthening and improving physical connections to major assets and amenities.
5. Creating the physical environment for healthy living.
6. Increasing public safety through a coordinated approach based on trust, transparency, collaboration, and physical investments.



^ **FIGURE 3. A VISION FOR THE FUTURE OF
DONNELLY HOMES AND MARTIN LUTHER KING
JR. BOULEVARD**

02

**EXISTING
CONDI-
TIONS**

PLANNING CONTEXT

The City of Trenton's community-driven vision for the future is articulated through the Trenton250 Master Plan. The City is now hard at work realizing this comprehensive plan and the many initiatives that came out of the planning effort, promoting sustainable communities, strategic growth, and transit-oriented development. The Donnelly Homes Redevelopment Area Plan aligns with and builds upon this vision.

PLANNING CONTEXT:

TRENTON250

Trenton250 is the City's comprehensive master plan, which will guide development through 2042, when the City will celebrate its 250th birthday. It also forms the basis for the ongoing update of the Land Development Ordinance (LDO) and Redevelopment Plans throughout Trenton. The Vision Report of the Trenton250 was adopted in 2014 and adoption of the full plan followed in 2017.

GUIDING PRINCIPLES

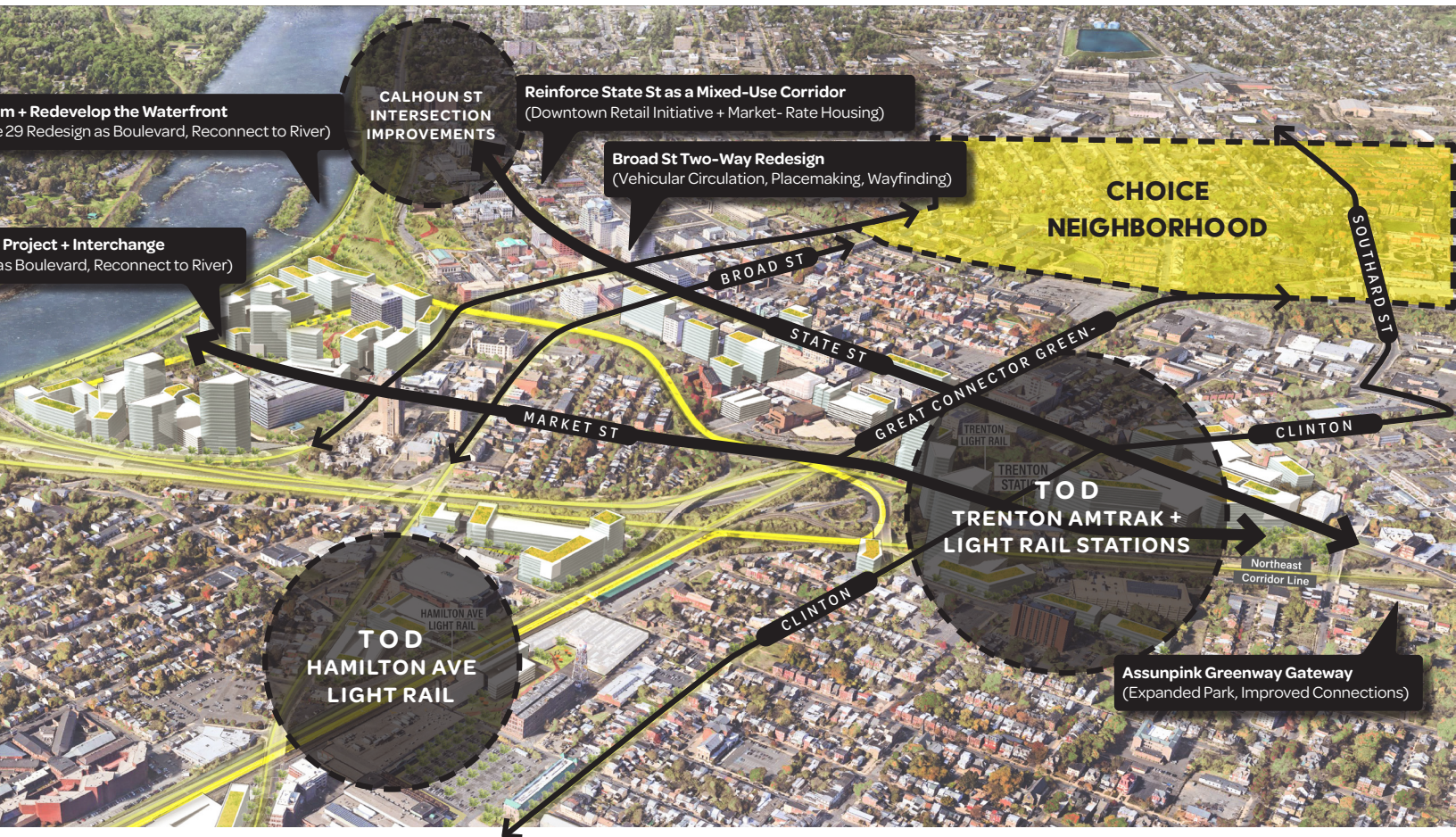
Eight guiding principles form the basis of Trenton250. All of these principles directly shaped the Choice Neighborhood Plan, and include:

- Foster social opportunity and a vibrant economy through education.
- Establish a preeminent arts and culture destination.
- Build a safe city.
- Advance good governance.
- Promote civic unity and pride.
- Cultivate a healthy city.
- Reinforce high-quality neighborhoods and a 24/7 downtown Trenton.
- Capitalize on location and urban form to support a multi-modal transportation network.

Each guiding principle has a series of goals that describe desired outcomes. The Plan also includes initiatives and actions that outline how to make these outcomes a reality for the City and its partners.



Looking ahead to the 250th Anniversary of the City's founding in 2042, Trenton has set an ambitious goal of becoming a premier economic and cultural center built on arts, industry, and education.



^ **FIGURE 4. A VISION FOR DOWNTOWN TRENTON**

Some of the citywide initiatives identified in Trenton250 and their relationship to the Choice Neighborhood.

NORTH DISTRICT

Trenton250 includes five district plans (Downtown, West, East, South, North) that highlight specific initiatives and actions related to each district. The Donnelly Homes Redevelopment Plan area falls largely within the North District plan, which calls for a coordinated effort to strengthen connections to

Downtown, Cadwalader Park and the trail network. The area also falls within one of 20 sub-neighborhoods in Trenton identified as “very weak,” where vacancy and abandonment exist in the highest concentrations. The long-term vision is for these areas to evolve into vibrant residential neighborhoods. The goal in the short term is to reduce the impact of the weak housing market on residents while stabilizing the housing stock so that it is ready for private sector investment when the housing market does improve.

IMPROVING THE HOUSING STOCK IN NORTH TRENTON

HOUSING OVERVIEW & TYPE MIX

The North Trenton / Battle Monument Choice neighborhood contains an eclectic mix of housing stock—a result of waves of population growth over an extended history. In 2019, the neighborhood contained 2,708 housing units. Approximately a quarter of the housing units in the neighborhood are owner occupied. The block group that contains Donnelly Homes and Turner Homes has an unsurprisingly high rental rate of 92%. The rental rate of surrounding block groups in the neighborhood are more stable, ranging from 50-60%. The block groups sandwiching Donnelly Homes contain some of the most stable owner-occupied units in Trenton. Adjacent Ewing Township boasts an extraordinary low rental rate. Apart from THA sites, most of the housing stock in the neighborhood are attached single family homes.

VACANCY & BLIGHT

As described in the Choice Neighborhood plan, housing vacancy and associated blight are the biggest deterrents to private investments in the North Trenton Choice Neighborhood. There is a significant cluster of vacant buildings and lots between Calhoun Street, Pennington Avenue and Martin Luther King Jr. Boulevard that are part of this Redevelopment Area plan. Another stretch of vacant buildings and lots exists between Martin Luther King Jr. Boulevard and Brunswick Avenue. Vacancy and blight are more prominent west of Donnelly Homes than east of the site. There are a few large vacant industrial lots along the D&R Canal. The most prominent vacant building (and most promising adaptive reuse opportunity) in the neighborhood is the former Junior No. 1 school across Martin Luther King Jr. Boulevard from Donnelly Homes.

NEED FOR HEALTHY HOMES

There is a general need citywide in Trenton for healthier homes. Based on a community health needs assessment conducted by the Trenton Health Team in 2019, over 90% of all homes in Trenton were constructed before 1978 when lead-based paint was prohibited. Many homes in Trenton, including structures in North Trenton, are highly likely to contain lead-based paint, which can cause lead poisoning in children. It is estimated that more than 50% of Trenton school children have a level of lead in their blood that affects their learning and behavior¹.

Asthma affects Trentonians in higher numbers than national/county averages. Poor housing conditions with dust and mold are triggers for asthma-related incidences. Pediatric asthma is of high concern, particularly as it affects Black children at twice the rate of other children³.

SENIORS & AGING IN PLACE

The highest population of seniors in the neighborhood is in the central to northeast of the neighborhood from Martin Luther King Jr. Boulevard to the highway. This is an important neighborhood demographic being considered in the potential of redeveloping housing along with community services and amenities.

SUPPORTIVE MARKET STUDIES

Based on a Downtown Trenton residential market study conducted in 2018, there was an unmet demand of 760 market-rate units. (Zimmerman/Volk Associates, Inc. 2018) The southern portion of the North Trenton / Battle Monument neighborhood will benefit from this market demand in the near term due to its proximity to Downtown Trenton. One desired outcome of the proposed Choice plan is to pull this market potential northward into the neighborhood to benefit Donnelly Homes residents who desire a more mixed-income community. The completion of adjacent Turner Pointe provides market confidence.

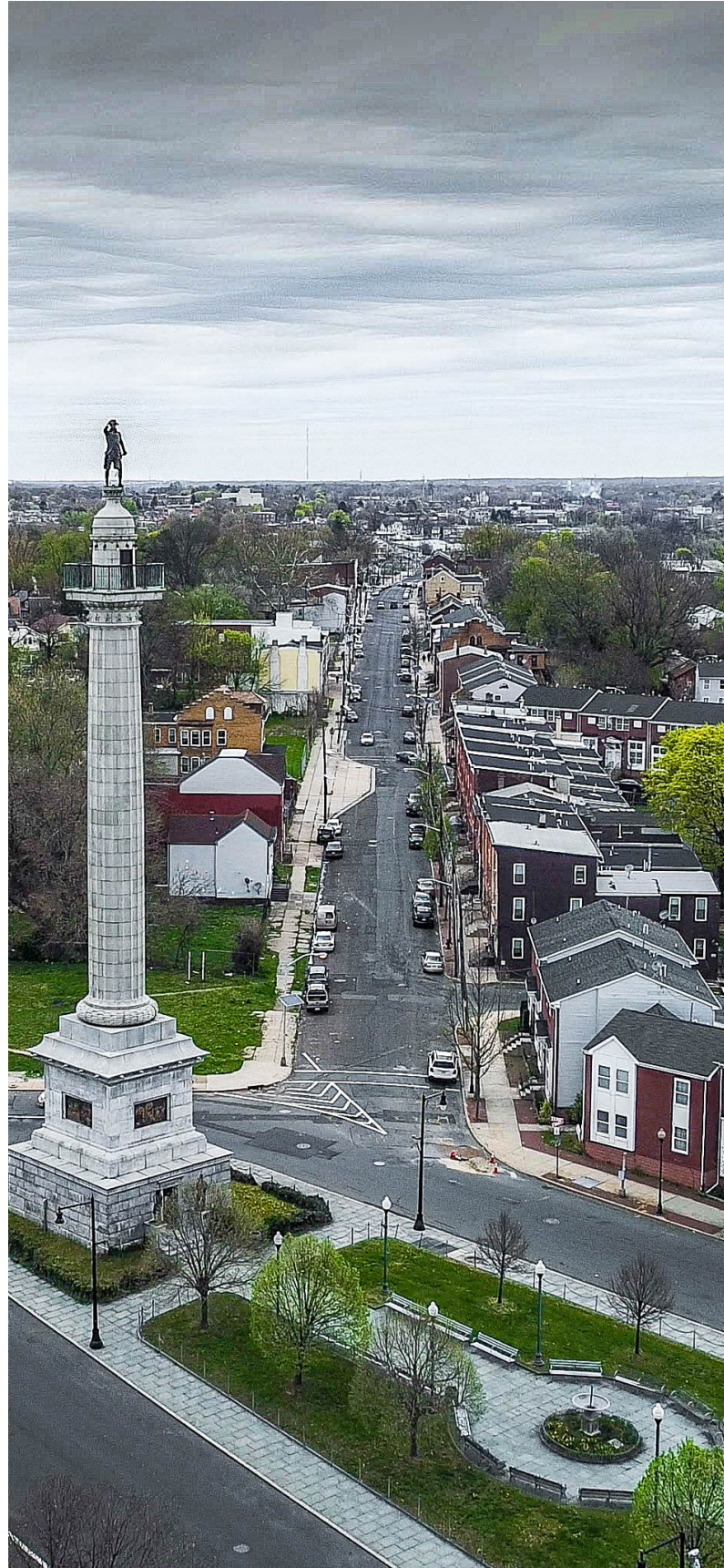
¹ Trenton Community Health Needs and Assets Assessment, Trenton Health Team, Inc., June 2019

CHOICE NEIGHBORHOOD RESIDENTIAL MARKET STUDY

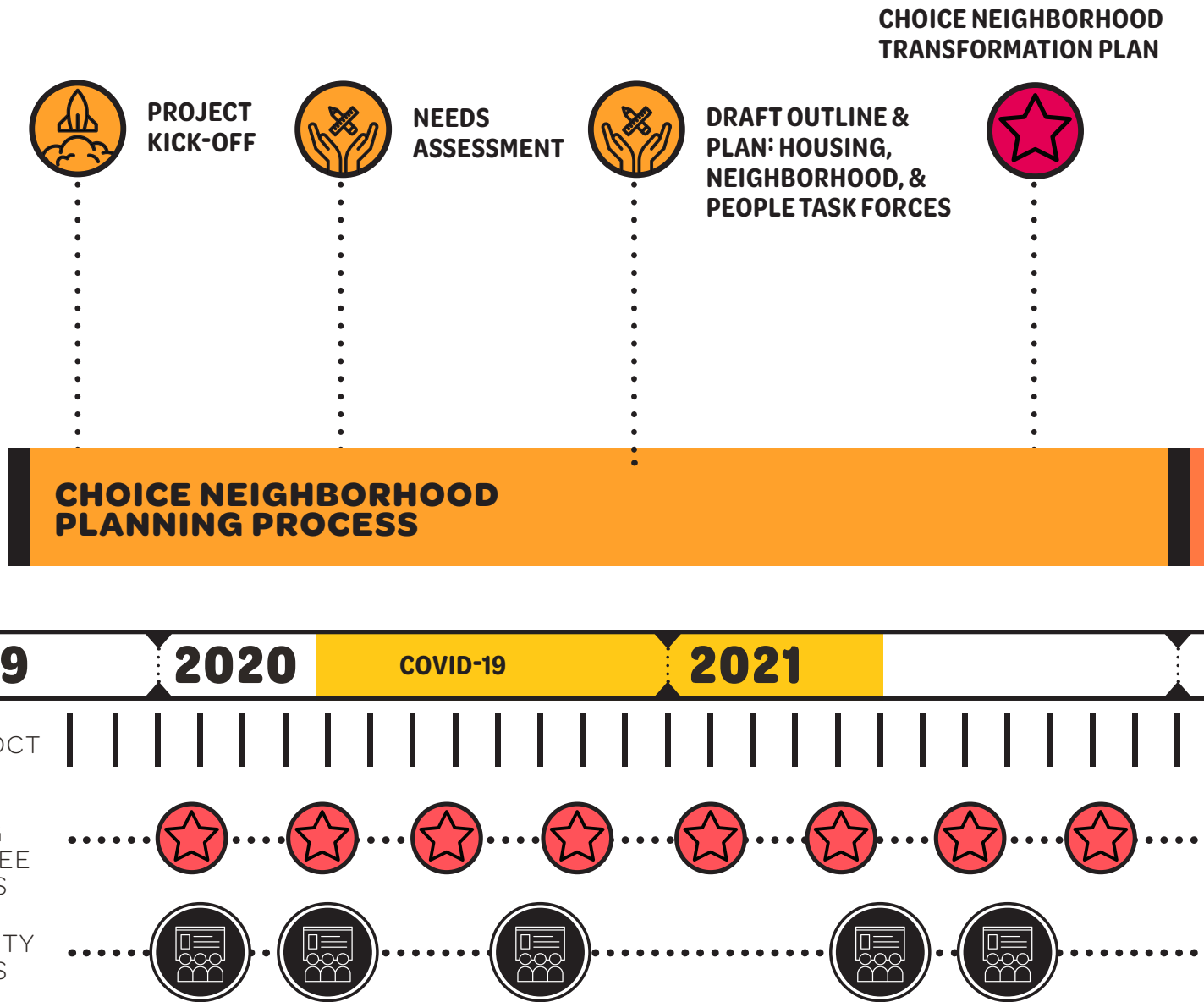
As part of the Choice Neighborhood planning process, a 2020 analysis of the residential market potential of the North Trenton / Battle Monument Choice Neighborhood showed an annual potential of 1,150 units of new housing – 724 rentals and 426 for sale units over five years. Of the 724 new rental units, 197 units (27% of new rental demand) can be classified as market rate as defined by the CNI program. It is important to note that the remaining 527 rental units (73% of new rental demand) does not account for the induced demand as a result of the eventual redevelopment of Donnelly Homes. (376 replacement units). Based on ZVA's analysis, a majority of the for-sale units will have to be subsidized at various levels.

As determined by the target market analysis, the general market segments, by life stage, that represent the potential market for new housing units in the Study Area include:

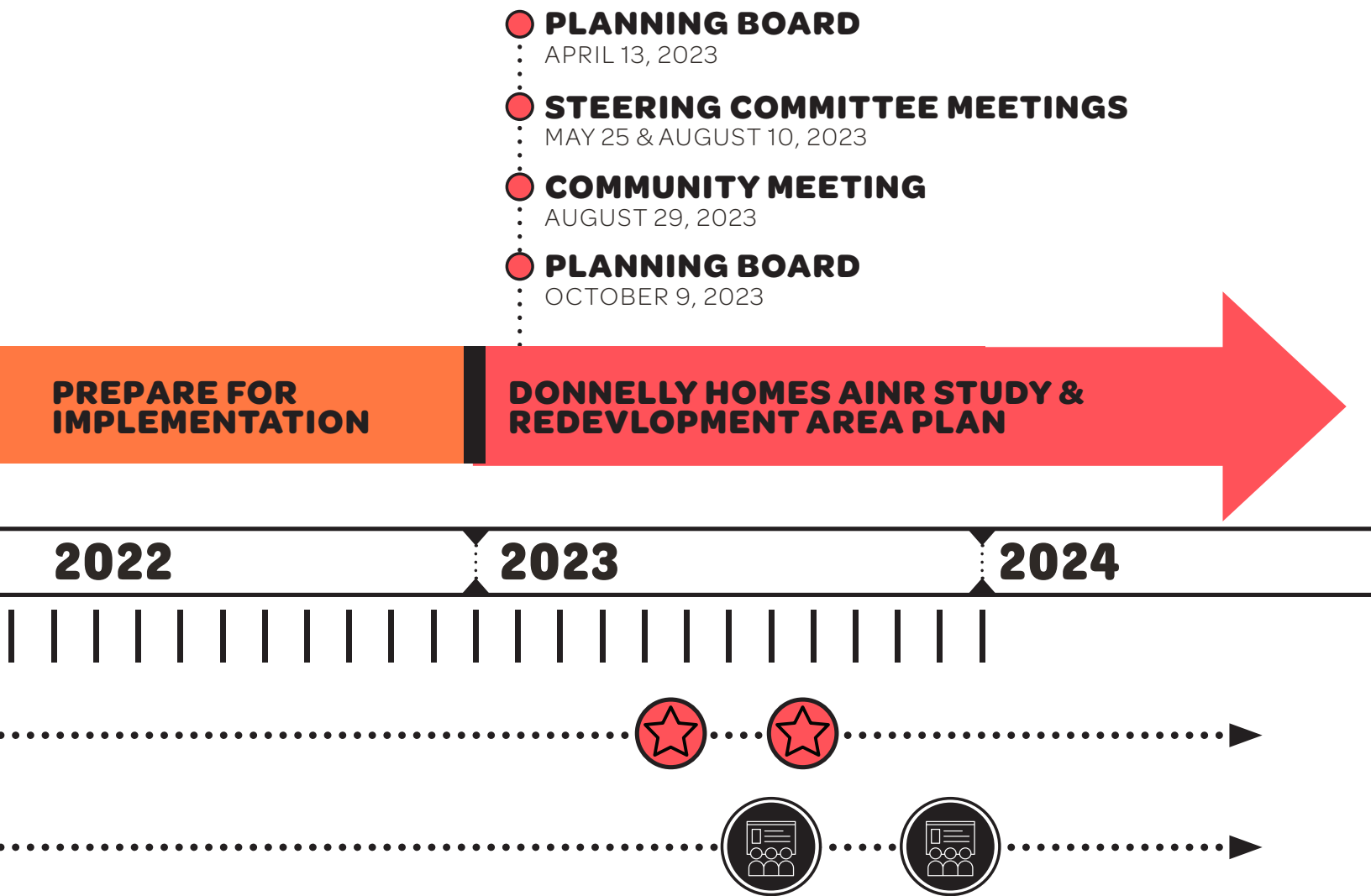
- Younger singles and childless couples—54 percent;
- Empty nesters and retirees—26 percent); and
- Traditional and non-traditional family households—19.6 percent



PLANNING PROCESS AND COMMUNITY INPUT: FROM CHOICE NEIGHBORHOOD PLANNING TO REDEVELOPMENT



^ FIGURE 6. PROJECT ENGAGEMENT TIMELINE.



AINR REQUIREMENTS

PROVISIONS NECESSARY TO MEET AINR REQUIREMENTS

Any determination of an area in need of development must be pursuant to NJSA 40:12A as set forth in the Local Redevelopment and Housing Law. So that such a determination can be made, after investigation, notice, and proper hearing as provided in section 6 of P.L. 1992, c.79 (C.40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area at least one of the following conditions set out in the statute must be found to exist:

- » **A. Deterioration** (N.J.S.A. 40A:12A-5.a) – The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- » **B. Abandoned Commercial and Industrial Buildings** (N.J.S.A. 40A:12A-5.b) – The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- » **C. Public and Vacant Land** (N.J.S.A. 40A:12A-5.c) – Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- » **D. Obsolete Layout and Design** (N.J.S.A. 40A:12A-5.d) – Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- » **E. Property Ownership and Title Issues** (N.J.S.A. 40A:12A-5.e) – A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- » **F. Fire and Natural Disasters** (N.J.S.A. 40A:12A-5.f) – Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- » **G. Urban Enterprise Zones** (N.J.S.A. 40A:12A-5.g) – In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L. 1983, c.303

(C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79(C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the

urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

» **H. Smart Growth Consistency**

(N.J.S.A. 40A:12A-5.h) – The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. (<http://nj.gov/state/planning/maps/smartgrowthareasmap.pdf>)



DETERMINATION OF NEEDS

SUMMARY OF FINDINGS

PRIMARY DETERMINATIONS

This study determines specific parcels within the Donnelly Homes Area that meet the criteria for an Area in Need of Redevelopment pursuant of N.J.S.A. 40:12A set forth in the Local Redevelopment and Housing Law.

Primary determination is based on criterion A. Deterioration (N.J.S.A. 40:12A-5.a). Subject buildings are substandard – poor in quality as a result of either abandonment or poor maintenance. Observation of buildings exteriors also show dilapidation including one or more of the following characteristics: missing windows and/or doors, damaged and aged siding and/or brick, damaged and aged key building components – porches, eaves, soffits, gutters, leaders. The substandard and dilapidated nature of these buildings is conducive to unwholesome living conditions.

Primary determination is also based on criterion B. Abandoned Commercial and Industrial Buildings (N.J.S.A. 40A: 12A-5.b). Several buildings were once commercial, manufacturing, or industrial use, but are no longer serving that use. These buildings also appears abandoned and is being allowed to fall into so great a state of disrepair as to be untenable.

Primary determination is also based on criterion C. Public and Vacant Land (N.J.S.A. 40A: 12A-5.c). Several properties are owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or they are private properties that are also unimproved vacant land that have remained so for a period of ten years prior this study, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the

soil, is not likely to be developed through the instrumentality of private capital. These vacant private properties have remained vacant for over a decade due to lack of market demand primarily affected by general neighborhood decline.

Primary determination is also based on criterion D. Obsolete Layout and Design (N.J.S.A. 40A: 12A-5.d).

Factors that are detrimental to the safety, health, morals, or welfare of the community include the following:

- » Population decline.
- » Decline of socioeconomic indicators.
- » Inordinately high percentage of vacant units.
- » Absence of new construction on residential properties.
- » Measures to curb tax delinquency .
- » History of vacant land.

Additionally, housing stock in Donnelly Homes Area In Need of Redevelopment is predominantly over 80 years old and the typical lot is narrow (15-18 feet) with no side yards. These factors also contribute to the detriment of safety, health, morals, or welfare of the community.

SECONDARY FINDINGS

The secondary criterion for this determination is based on criterion G. Urban Enterprise Zones (N.J.S.A. 40A: 12A-5g). Some of the parcels that fall within the primary findings of A, B, and C also fall within the City of Trenton Urban Enterprise Zone. Prompted by the New Jersey urban Enterprise Zone Act of 1983, parts of the City of Trenton were designated as an Urban Enterprise Zone in 1985. The UEZ program was created to revitalize distressed urban communities by fostering investment and creating private sector jobs.

Due to the fragmented nature of parcel findings under Criteria A, B and C, it is necessary to include several non-impacted “bridging” parcels to allow for future redevelopment to occur at a large enough scale to create meaningful revitalization. For that purpose, determination is also based on section 3 properties (N.J.S.A. 40A:12A-3), which provides in part that “a redevelopment area may include land, buildings or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without a change in this condition, for the effective redevelopment of the area of which they are a part.”



AINR conditions from May 2023 S

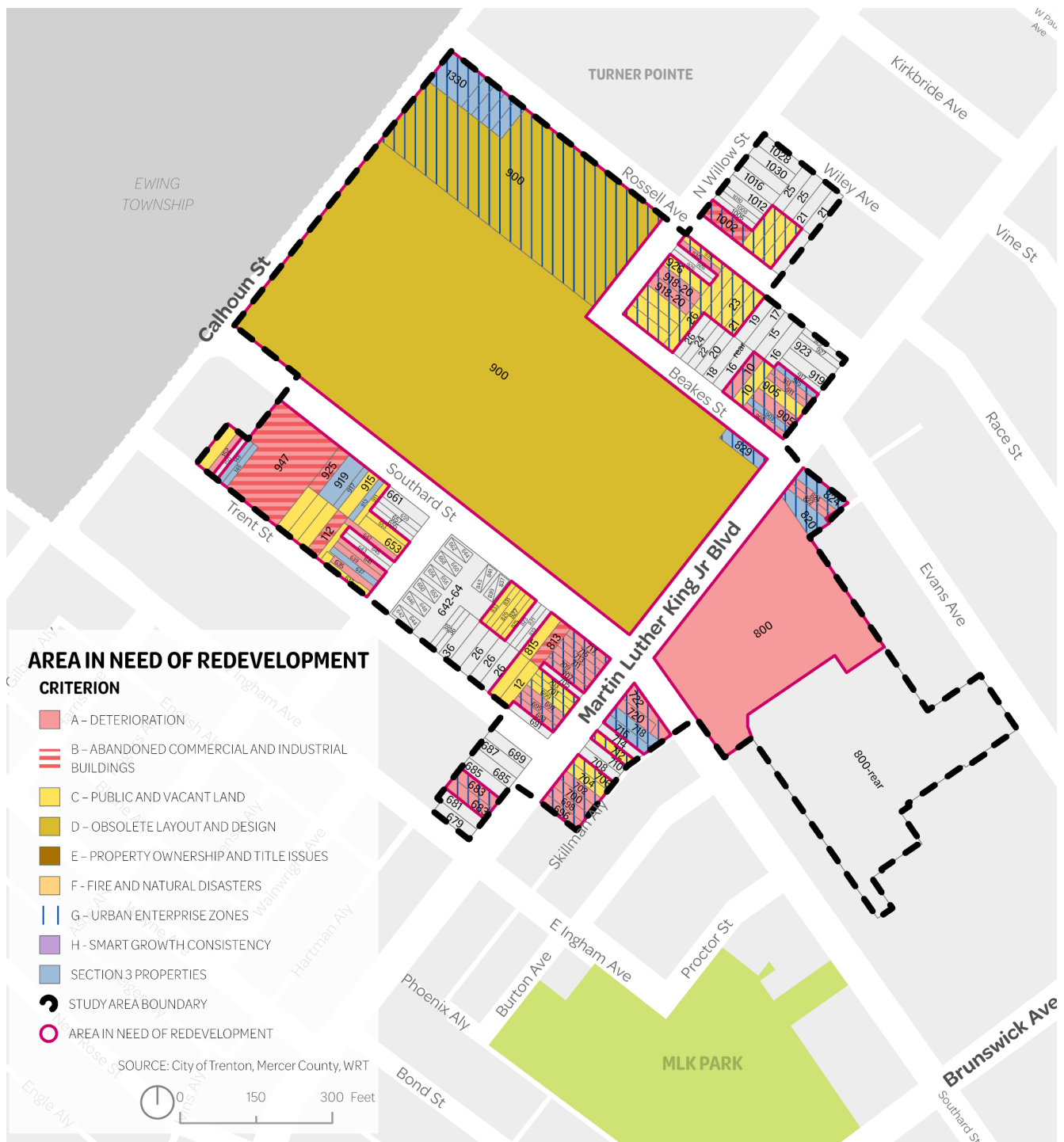


FIGURE 7. FINDINGS OF THE STUDY

AINR CONCLUSION

The findings of this study indicate that the part of the Donnelly Homes study area qualify for designation as an Area In Need of Redevelopment in accordance with N.J.S.A. 40A:12A. The parcels that meet the following criteria are found in need of redevelopment:

- Individual parcels meet criteria A, B, C, and/or D.
- Some of the parcels in the study area also meet criterion G. Urban Enterprise Zone.
- Section 3 properties, with the purpose of allowing future redevelopment to occur at a larger scale to create meaningful revitalization.

The Donnelly Homes Area In Need of was designated by City Council, after public notice and hearings, they are outlined in red on Figure 7.



03

**REDEVEL-
OPMENT
AREA
PLAN**

RELATIONSHIP TO LOCAL OBJECTIVES

REDEVELOPMENT PLAN PURPOSE & STATUTORY REQUIREMENTS

The purpose of the North Trenton Donnelly Homes Redevelopment Area Plan is to build upon the work developed through the Donnelly Homes Choice Neighborhood Plan and Trenton250 to reflect the current objectives and environment, and to facilitate funding and support for redevelopment. Related local plan objectives include:

- **Housing and economic development in North Trenton.** The City of Trenton's overarching Master Plan, Trenton250, was officially adopted in 2017. The vision for the North District calls for coordinated effort to strengthen Downtown, Cadwalader Park and the trail network. Short terms goals include housing market investment to stabilize weak housing markets and protect existing residents.
- **Redevelopment of Donnelly Homes and investment in the surrounding neighborhood, people, and housing within the North Trenton / Donnelly Homes Choice Neighborhood Plan:** After a two-year community engaged planning process supported through HUD funds, the Choice Neighborhood plan was completed and submitted. This Redevelopment Area Plan is directly based on the engagement and vision developed through the choice planning process.

- **Safer Streets and Improved Mobility & Connections:** The Complete Street Design Handbook was developed in 2020 to bring safe mobility and appropriate infrastructure to all transportation users including pedestrians, bicyclists, transit users, and motorists. The Plan aligns with the Trenton250 resolution for Complete Streets for a "comprehensive, integrated, connected street network" and defines specific and general recommendations for streets in Trenton.
- **Coordinated Investment with Nearby Neighborhoods:** The Humboldt Sweets Redevelopment Area Plan, first adopted in 1987 and last amended in 2005, is located within the Choice Neighborhood planning area and southeast of the Donnelly Homes Redevelopment Area. It is bordered by Pennington Avenue, Calhoun Street, New Rose, and Martin Luther King Jr. Boulevard. The Humboldt Sweets plan calls for new single family and multifamily housing, rehab buildings for housing, reductions in non-conforming uses, upgrade of streetscapes, and redevelopment of the former Water Works facility with housing and/or commercial development.



Trenton250 Master Plan

- Vacancy rates equal to or better than those of Mercer County.
- Identifying the condition of many of the vacant and abandoned properties.
- Stabilizing neighborhoods with high concentration of vacancy; strengthen neighborhoods at risk of decline; and prioritize investment in neighborhoods with catalytic potential.
- Continue to provide affordable housing that meets the needs of Trentonians.
- Pertaining to the Donnelly Homes study area, protect the neighborhood from decline and promote growth in the housing market; respond to threats to neighborhood stability; and make incremental improvements that will drive increased property value.



North Trenton/Battle Monument Choice Neighborhood Plan

- Reversing the decline of North Trenton via stabilization and infill investment.
- Reimagining the future of Donnelly Homes as an integrated mixed-income, mixed-tenure community in North Trenton.
- Rebuilding wealth among North Trentonians through options for new rental and homeownership units throughout the neighborhood.
- Redesigning Martin Luther King Junior Boulevard as a lively main street.
- Steaming the spread of neighborhood blight.
- Strengthening and improving physical connections to major assets and amenities.
- Creating a physical environment that responds to healthy living.
- Increasing public safety through a coordinated approach on trust, collaboration, and physical investment.

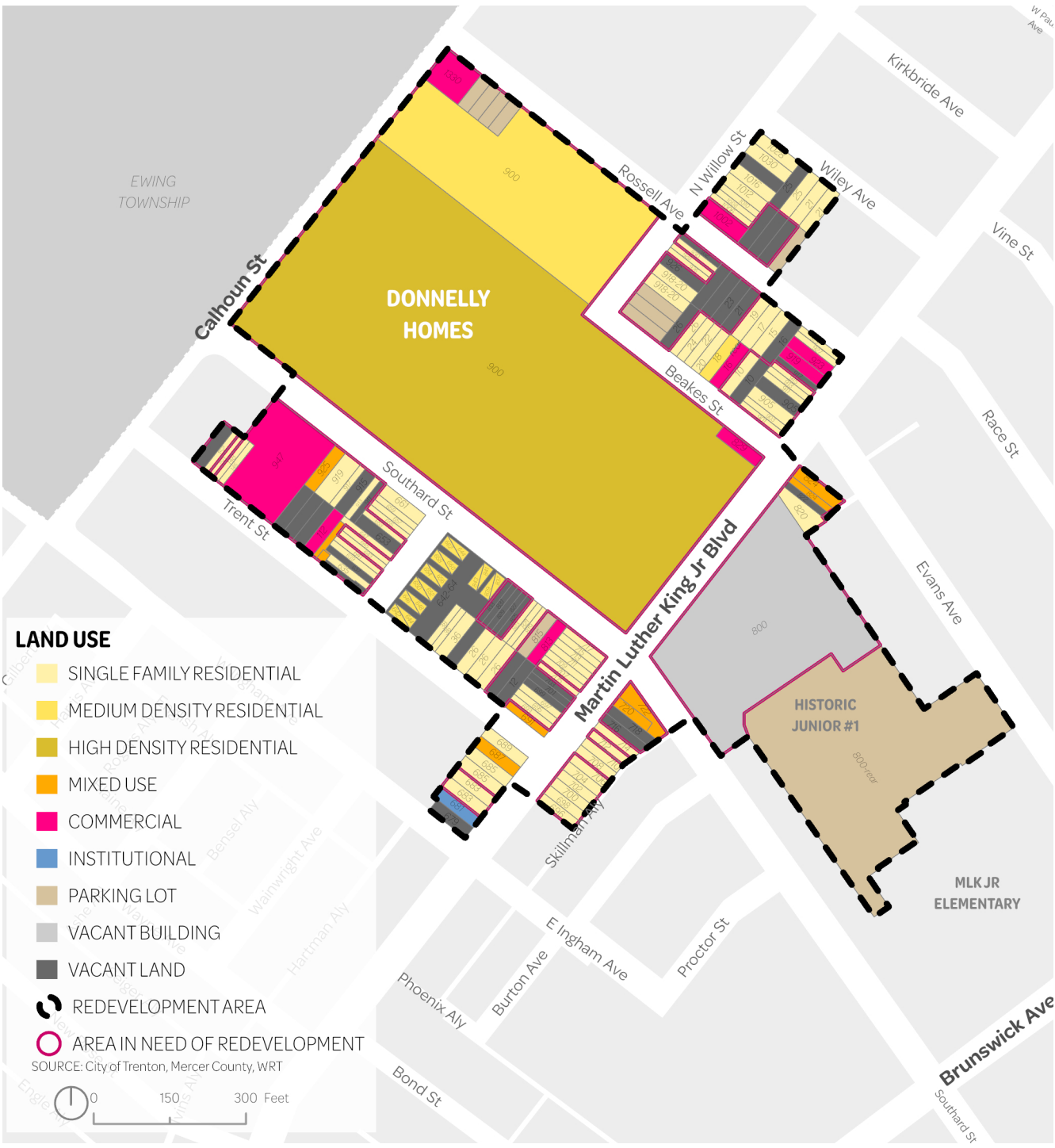
LAND USES

EXISTING LAND USE

Existing land use shows a mix of single family residential, medium, and high density residential, with scattered commercial uses. Data from the May 2023 field study was used to validate the City of Trenton's database of land use and building condition data. In addition, currently 35 parcels within the Redevelopment Area are vacant land. Many of these parcels have remained vacant for years, negatively impacting the character of the neighborhood and posing safety concerns. Residential parcels represent the majority of vacant or abandoned parcels and buildings.

The area includes a mix of privately and publicly owned parcels, with many homes built prior to 1939. Major land uses and landmarks within and surrounding the Redevelopment Area Plan boundary include:

- **Donnelly Homes:** the anchor of the North Trenton / Battle Monument Choice Neighborhood and is the focus of this Redevelopment Plan. The site comprises 21 residential buildings on a 13-acre site in the heart of North Trenton. Originally constructed in 1939, Donnelly Homes is one of the oldest public housing complexes in the City of Trenton, built originally for Whites only.
- **Junior One Middle School:** The historic Junior 1 Middle School, designed by architect William A. Poland, was built in 1916 and sits across the street from Donnelly Homes with a strong presence on Martin Luther King Boulevard. Long vacant, with deteriorated conditions and graffiti, an extensive fire in May 2023 rendered the building too damaged for reuse.
- **Turner Pointe:** located at the northeast corner of Rossell Ave and N. Willow St, Turner Pointe is adjacent to Donnelly Homes and completed in December 2020, offering a total of 77 new affordable townhome-style apartments. It replaced the former George W. Page Homes complex, a site that was built in 1954 and had been vacant for several years.
- **Dr. Martin Luther King Junior Elementary School:** located adjacent to Junior 1 was built in 2010 for students in kindergarten through fifth grade and integrates a visual and performing arts program and science and technology program.



^ **FIGURE 8. EXISTING LAND USE**

RECOMMENDED LAND USE

The recommended land use plan builds on the Trenton250 Master Plan and the Donnelly Homes Choice Neighborhood Plan. The plan focuses on redeveloping a mixed-income and mixed-use residential neighborhood, enhancing connections to community anchors and facilities, establishing safe routes to the schools, improved lighting, clear sightlines, cleaning and greening of vacant lots, and promoting residential infill development to replace missing “teeth” and reduce dark, untended spaces.

Proposed land uses include:

- Mixed Use: Ground floor community spaces with residential development on upper floors along Martin Luther King Jr. Blvd and replacing the existing Donnelly Homes buildings and the now badly damaged Junior One building.
- Medium Density Residential. Stacked townhomes, townhomes, and apartment buildings with a mix of densities.
- Institutional. A new community school site to be developed by the Trenton Public School District at the northeast corner of the current Donnelly Homes development.
- Open Space and Community Spaces: to be included throughout the redevelopment area.

GUIDING VISION

Donnelly Homes residents would like this neighborhood to be known as a safe, stable, and family-friendly neighborhood.

Residents noted missing activities / organizations in the neighborhood:



48% LIBRARY OR
READING ROOM

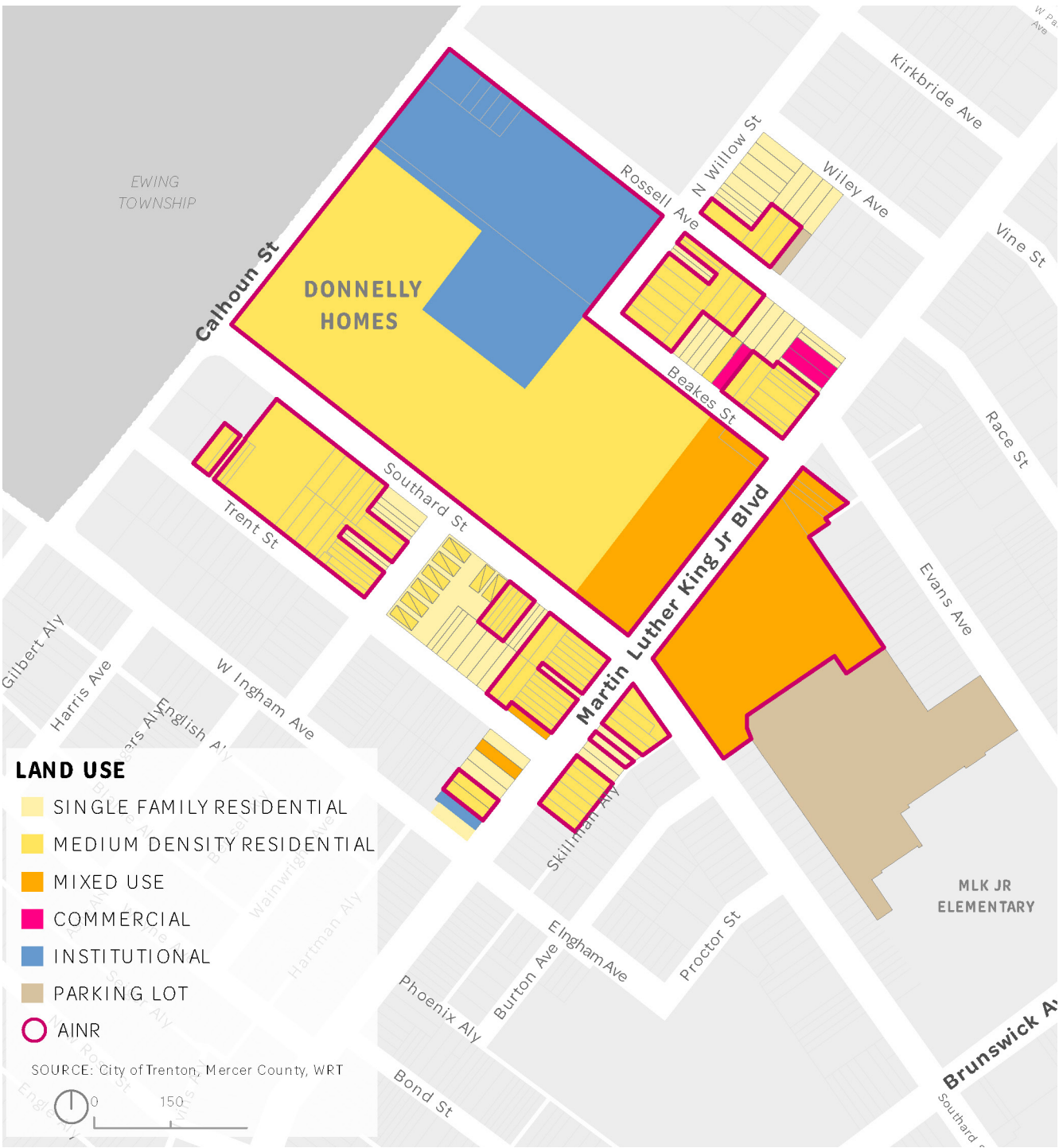


48% CENTRAL
GATHERING PLACE



28% COMMUNITY
GARDEN / GARDEN PLOTS

Source: Donnelly Homes Resident Survey
- Choice Neighborhood Plan



^ **FIGURE 9. PROPOSED LAND USE**

CONCEPTUAL SITE PLAN AND ELEMENTS

Figure 10 illustrates a conceptual site plan and arrangement for the redevelopment of Donnelly Homes and the surrounding sites. The location of future school site is shown as Institutional at the northeast corner bounded by Calhoun St. and Rossell St. The redeveloped Junior One site will be integrated into the neighborhood, increasing connections to MLK Junior Elementary and providing ground floor community amenities and gathering spaces.

An important design principle of the Choice Neighborhood plan is to redesign and reorient the Donnelly Homes site so that it embraces Martin Luther King Jr. Boulevard and activates street life. The existing layout of Donnelly Homes disrupts the small-scale grid of the surrounding neighborhood, creating large open spaces that are not well used and not defensible, making them unsafe. Redesigning the site presents many opportunities – to reintegrate the site with the surrounding streets, to create more interest and activity along Martin Luther King Jr. Boulevard, and to improve the safety of Donnelly Homes and the community by placing more eyes overlooking the street and clearly defining public and private spaces

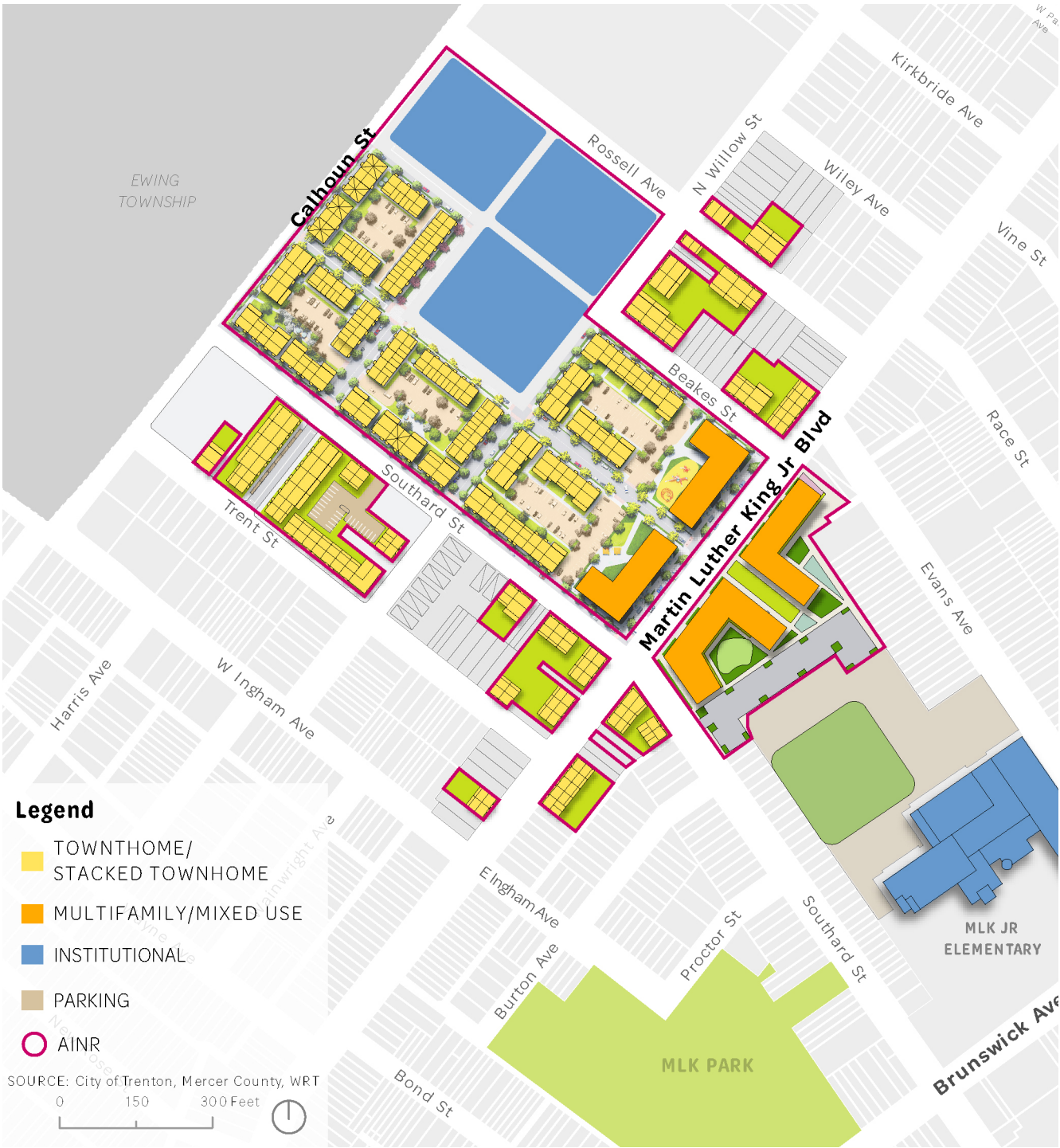
Key opportunities include:

- Improving connections to existing assets, services, and amenities so that people can reach them safely at any time of day—including sidewalks, bus routes, and traffic patterns.
 - Creating a healthy community with safe spaces to walk, bike, and exercise and easy access to fresh, affordable food and medical services.
 - Increasing everyone’s safety using a variety of tools including physical design improvements, lighting, traffic calming, community conversations with the police, and violence intervention.
- Martin Luther King Jr. Blvd: Strengthening, restoring, and concentrating activity and investment along Martin Luther King Jr. Boulevard to provide some critical mass of much-needed services and things to do for residents and visitors of all ages.
 - Reducing blight and vacancies through targeted infill development and cleaning and greening.

RELATIONSHIP TO LDO/ PERMITTED USES

The Land Development Ordinance, aligned with Trenton250 and adopted in 2023, regulates and limits the use of land and the locations of buildings and structures.

The uses recommended in this Redevelopment Area Plan are consistent with Trenton250 and the Land Development Ordinance. All properties shall conform to the Trenton District Standards and all requirements cited in the Land Development Ordinance and follow requirements for bulk, setbacks, and good urban design. To allow a mix of uses, including retail or community spaces along MLK Jr. Blvd with residential units above, an increased height maximum of 65 feet shall be permitted for the parcels fronting MLK Jr. Boulevard between Southard St and Beakes St.



^ **FIGURE 10. CONCEPTUAL SITE PLAN. THIS PLAN SHOWS A CONCEPT FOR REDEVELOPMENT THAT WILL BE REFINED AS THE DESIGN PHASES OCCUR.**

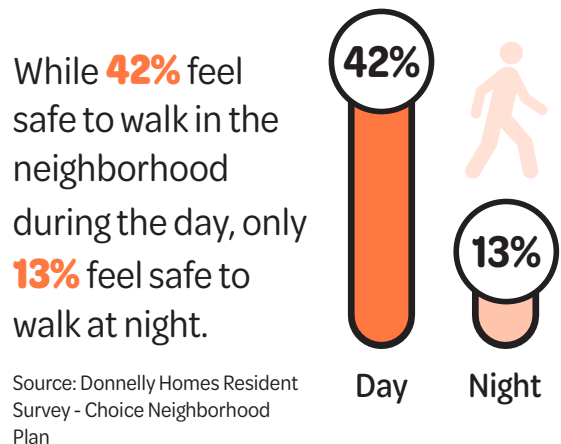
MULTI-MODAL CIRCULATION, TRANSIT ACCESS IMPROVEMENTS

Within the Redevelopment Plan area, the major roads that define and connect the neighborhood are the original main roads—Calhoun Street, Martin Luther King Jr. Boulevard, with Southard Street serving as an important connecting cross-street at the center of the neighborhood, where many of the public institutions and amenities are clustered. A new street grid is envisioned through the Donnelly Homes redevelopment sites as illustrated in Figure 11. The street grid will improve walkability and access throughout the district.

Two bus routes serve the neighborhood (606 and 613), with most residents within a 5-minute walk of a bus stop. However, the existing bus routes do not directly serve preferred suburban shopping and work destinations for residents, meaning that they have limited use within the neighborhood. There are no dedicated bike lanes, though there are proposed bike facilities along Calhoun Street and Southard Street.

Recommendations relevant to the Donnelly Homes AINR include:

- Opportunity for new neighborhood gateways and amenities to the redeveloped mixed-use neighborhood
- Addition of historic signage / public art / murals at the intersection of Martin Luther King Jr. Blvd & Southard St
- Intersection safety enhancements along Martin Luther King Jr. Blvd, Southard St, and Evans Ave.
- Streetscape improvements with shared bike lane, bike share station (location TBD)
- New street grid connections that will improve walkability and access through the Donnelly Homes site.





^ **FIGURE 11. PROPOSED MULTI-MODAL NETWORK & OPPORTUNITIES**

SUSTAINABLE DESIGN, RESILIENCY, COMMUNITY HEALTH AND WELLNESS

The Redevelopment Area Plan is coordinated with the City of Trenton's efforts to mitigate climate change and protect the city's most vulnerable populations from climate impacts and weather-related risks. Combating the urban heat island effect, mitigating climate change, and addressing stormwater runoff and extreme heat require planning and design of coordinated, regional approaches and interventions. This Redevelopment Plan and its proposed streetscape improvements recommends:

- ▶ Street tree planting projects and maintenance on Martin Luther King Jr. Boulevard to increase the greening of the area while providing shaded pedestrian and recreation areas. The canopy of the street trees should be distinctive and appropriately scaled to be compatible with the new development.
- ▶ All new green/planted areas should consider a diverse selection of native plantings to increase biodiversity, resiliency, and a high plant survival rate.
- ▶ Any new paved areas in plazas and open spaces should include increased permeable surfaces and vegetation that can absorb and retain rainwater to mitigate flooding and enhance green space.
- ▶ Include planting islands that manage stormwater on-site on any surface parking developed in the Redevelopment Area to increase permeable surfaces and vegetation that can absorb and retain rainwater.

- ▶ Institute Healthy Home Assessment partnership to support existing homeowners in funding improvements for health and safety, energy efficiency, and lead conditions of a home, and identifies the most cost-effective remedies to address dangerous and inefficient conditions.
- ▶ Transform Martin Luther King Jr. Boulevard into a Complete Street that incorporates public art, interpretive signage, history and culture, and green infrastructure, emphasizing Martin Luther King Jr. Boulevard/Southard Street and Martin Luther King Jr. Boulevard/Calhoun Street as gateways.



Source: City of Trenton's Complete Street Handbook includes street tree planting guidance

AFFORDABILITY AND COMMUNITY BENEFITS/ PROTECTIONS

Currently the Redevelopment Area is predominantly rental and through the Choice planning process, residents expressed the desire and long-term plans for homeownership opportunities. Key opportunity sites in the Redevelopment Area Plan will include new infill housing dedicated to homeownership.

Homeownership stabilizes neighborhoods as owners generally want to care for and protect their investments. Homeownership also provides a path to build wealth and pass it along to subsequent generations. There is a strong interest among Donnelly Homes residents who participated in the Needs Assessment to work towards buying a home, which could go hand-in-hand with efforts to stabilize the Choice neighborhood and increase resident incomes by creating more opportunities for homeownership.

In addition, the Choice Neighborhood Housing Plan calls for the demolition of all the existing 376 units at Donnelly Homes. THA plans to replace every public housing unit, one for one. The replacement units will be developed back on-site and off-site in the surrounding community. Every resident will be offered the right to return to a newly developed unit and will be offered relocation supportive services through the redevelopment process.

As the Choice planning process transitions to implementation, the tenants of the People plan become central to its success. These include strategies to increase academic support, increase career and college-ready graduates, provide job training locally, and improve access to health care and reduce risks and health disparities for residents.

GUIDING PRINCIPLES:



LIVE HEALTHY LIVES,
MAINTAIN THEIR HEALTH,
AND LIVE, WORK, AND PLAY
IN HEALTHY, SAFE PLACES IN
AND AROUND THEIR HOMES



WORK AND BUILD WEALTH
LOCALLY THROUGH FULFILL-
ING EMPLOYMENT WITH LIV-
ABLE WAGES



ENGAGE IN AND VALUE
AN EDUCATION THAT
PREPARES CHILDREN AND
THEIR
FAMILIES FOR LIFE-LONG
SUCCESS

04

IMPLEMENTATION

IMPLEMENTATION

REDEVELOPMENT AGREEMENT WITH THE TRENTON HOUSING AUTHORITY AND THE CITY OF TRENTON

Redevelopment within the project area can be implemented through a redevelopment agreement between the Trenton Housing Authority and the City of Trenton. Such an agreement will limit use of the properties within the AINR to the future uses envisioned in the plan, require work to be done within a certain period of time deemed reasonable, and will include requirements for leases, covenants, and ownership of improvements. All agreements should be prepared in the best interest of both parties. If an RFP/RFQ is issued for a developer then it must include a competitive process and thorough review. Public engagement session(s) may be part of developing an RFP/

RFQ and redevelopment selection and agreement. The Trenton Housing Authority property (Donnelly Homes) as well as the Trenton Public School property (Junior One) are subject to a separate developer RFP/RFQ.

The selected developer will then negotiate with the City of Trenton and Trenton Housing Authority for a disposition agreement setting forth the terms and conditions of acquisition and development of the properties.

Public engagement sessions: Provide opportunities to offer the public information and updates on the redevelopment process, e.g., addressing misconceptions about redevelopment and gentrification, redeveloper selection process, process for property acquisition, and process and support for relocation.

Planning Board and City Council: Provide briefings and updates to governing bodies about the process, timeline, and support for relocation.



DONNELLY HOMES



**REDEVELOPED TURNER POINTE SITS ADJACENT TO
DONNELLY HOMES**

ACQUISITION

A comparison of privately-owned vacant land in the neighborhood from 2023 and 2013 found that there are numerous vacant parcels in the neighborhood that have remained so for a period of ten years prior to this study. Privately owned parcels account for the majority of parcels within the redevelopment area, making up almost 80% of parcels in the AINR study area. The two prominent public parcels are Donnelly Homes, ownership is Housing Authority of Trenton, and the Junior One school site, ownership is Trenton Public School District.

When the City commenced this Redevelopment Plan investigation there were 21 tax lots within the Donnelly Homes Redevelopment Area that were privately-owned. Uses on these lots included: single-family homes, small commercial operations, offices and mixed (residential / commercial) uses.

Acquisition of private property will be necessary to move forward with implementation of the redevelopment area plan, as well as combat long-term vacancies, disinvestment, and deferred maintenance. A full list of private properties, including occupied residences or commercial properties to be acquired will be developed as part of the Workable Relocation Assistance Plan (WRAP) as described in the next section.



AINR conditions from May 2023 (Photos are representative of the AINR and not necessarily properties for acquisition)

THE EMINENT DOMAIN PROCESS

1. Eminent domain is the power of the state or federal government to acquire property for public purposes, and it is derived from the Takings Clause of the Fifth Amendment of the U.S. Constitution.
2. The U.S. Supreme Court has held that the federal government and each state has the power of eminent domain – the power to take private property for “public use” provided that just compensation be paid.
3. The term “public use” is a highly controversial issue, and any takings that are not directly covered under the public use doctrine will likely violate due process rights under the 14th Amendment of the U.S. Constitution.
4. Courts will determine if a taking is covered under the public use doctrine.
5. The current statutory authority for condemnation proceedings in NJ is found in the Eminent Domain Act of 1971 (N.J.S.A. 20:3-29).
6. Under the 1971 Act, just compensation must be provided to the property owner(s) for the taking of private property. This Act is supported by the federal and state constitutions as well.
7. In NJ, the government entity only has to negotiate in good faith as to the purchase of a property with the property’s record owner. (*Borough of Merchantville v. Malik & Son, LLC*, 218 N.J. 556 (2014)).
8. Under the 1971 Act, the condemnor (government entity) is required to enter into negotiations with the condemnee (property owner).
9. The 1971 Act provides a four-step condemnation process, which includes (1) bona-fide negotiations; (2) final judgment on authority for and due exercise of power by condemnor; (3) non-binding arbitration by Commissioners; and (4) jury trial on appeal from Commissioners’ Report. You only get to steps 2, 3 and 4 if the bona-fide negotiations are unsuccessful.
10. During a jury trial, the jury is only concerned with the just compensation issue. All other issues are adjudicated by the court on appeal.
11. If bona-fide negotiations are successful, the parties will record a Deed in Lieu of Condemnation, which is still subject to the liens and encumbrances of record, unless they are discharged or released.
12. Pursuant to N.J. Stat. § 20:3-8, an action should be instituted by filing a verified complaint and should demand judgment that the condemnor has duly exercised its authority to acquire the property being condemned, and for an order appointing commissioners to fix the compensation required to be paid.
13. The condemnor must also file a notice of lis pendens against the property.
14. Property owners and occupants do have a right to an attorney from the moment that they are informed that the property is considered for condemnation.

RELOCATION PROCESS AND COMMUNITY GUIDELINES

PROVISION FOR TEMPORARY AND PERMANENT RELOCATION

The City, upon adoption of this Redevelopment Plan, shall be statutorily permitted to acquire real property anywhere within the Donnelly Homes Redevelopment Area through good-faith negotiations with the owners of such property, and to convey such lands to a Redeveloper in furtherance of an approved Project.

The Donnelly Homes Redevelopment Area has been declared In Need of Redevelopment under Section 6 of the Redevelopment Statute. In addition to acquiring real property through good-faith negotiations, Redevelopment Area status permits a municipality to acquire real property within such areas through eminent domain upon failure of any good-faith negotiations with private property owners.

The City reserves the right to acquire lands within the Donnelly Homes Redevelopment Area (through good-faith negotiation or with the assistance of other appropriate governmental agencies) as required through condemnation and to transfer such lands to the Trenton Housing Authority or the project redeveloper, in the sole opinion of the City, consistent with the Municipal Goals & Objectives of this Redevelopment Plan.

Nothing herein shall prohibit a redeveloper from acquiring, on its own account, any property within the Donnelly Homes Redevelopment Area or outside of such Area and incorporating such property within a Project.

PURSUANT TO APPLICABLE NEW JERSEY STATUTES REGARDING THE USE OF EMINENT DOMAIN, OWNERS OF PROPERTIES TAKEN BY SUCH ACTION ARE ENTITLED TO FAIR MARKET VALUE FOR THEIR PROPERTY. FULL-TIME, PERMANENT OCCUPANTS OF SUCH PROPERTIES ARE ENTITLED TO CERTAIN RELOCATION ASSISTANCE OR MOVING EXPENSES.

Prior to displacing any occupants as a result of eminent domain action, a **Workable Relocation Assistance Plan (WRAP)** must be filed with and approved by the New Jersey Department of Community Affairs.

The Redevelopment Statute requires that a Redevelopment Plan include “adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market”.

The City and or the Trenton Housing Authority will contract with a professional consulting firm or provide experienced staff to undertake the necessary analyses and to prepare the WRAP for the City. **No action to displace an eligible occupant shall occur until such WRAP has been filed with and approved by NJDCA. The City of Trenton and THA will ensure that there are case management services available as part of the WRAP.**

THE VALUATION PROCESS

1. The threat of condemnation only becomes an issue once an area has been determined to be in need of redevelopment with rights of condemnation.
2. The biggest obstacle in a negotiation process is the issue of valuation, which is often disputed by the parties and will cause a negotiation to break down, resulting in a condemnation action by the condemner.
3. N.J.S.A. 20:3-38 provides that the value of a blighted area shall be no less than the value as of the date of the declaration of blight by the governing body upon a report by a planning board.
4. If negotiations fail and a condemnation action commences, NJ follows a two- step process for valuating the property.
5. The first step in the valuation process is the appointment of the commissioners by the court to determine the compensation to be paid.
6. The court will appoint three commissioners, who will either be residents of the county in which the property is being condemned or active attorneys practicing law in that particular county.
7. The second step is the appeal process, in which the property owner can appeal the award by the commissioners, within 20 days of receipt of the award.

WORKABLE RELOCATION ASSISTANCE PLAN (WRAP)

It is important to note that prior to any relocation of residents, the City of Trenton and THA will prepare a Workable Relocation Assistance Plan for the project in accordance with the requirements of the New Jersey Relocation Assistance Act. Experienced personnel will provide the management of and implementation of the residential and business relocation programs consistent with this Plan and with the New Jersey Department of Community Affairs regulations.

The City of Trenton and the Trenton Housing Authority are committed to making the relocation process as anticipatory and responsive as possible for those residents or businesses who may be displaced due to redevelopment.

Key components of the WRAP include:

- ▶ Complete a door to door survey of all affected businesses and residents
- ▶ Relocation case manager will work with residents and business owners to explain the pending acquisition and relocation benefits which will be available once the property acquisition has begun
- ▶ Timely notice, advertisement of available assistance, and step-by-step timetable for relocation
- ▶ Replacement housing sites - will be determined on an individual basis and include local housing market
- ▶ Specific opportunity sites for Right of First Opportunity to return within Redeveloped Area for relocated residents and/or businesses

COORDINATION WITH OTHER PUBLIC AGENCIES

The City of Trenton and Trenton Housing Authority will continue to coordinate with other public agencies and departments, as stakeholders within the Donnelly Homes Redevelopment Area. These include Mercer County, the Trenton Public School District, Mercer County Improvement Authority, the State of New Jersey, and NJ Transit. Regular coordination and long-range planning will be needed to implement the Redevelopment Area Plan.

ECONOMIC INCENTIVES & FUNDING SOURCES

Part of the AINR is within the **Urban Enterprise Zone**. Trenton has used Zone Assistance Funds, which can provide a source of flexible revenue to support economic development and gap funding. Funds should be considered for priority improvements within the AINR.

Choice Neighborhoods Implementation Grants support those communities that have undergone a comprehensive local planning process and are ready to implement their plan to redevelop the distressed public and/or assisted housing and neighborhood. With the Donnelly Homes Choice Neighborhood Plan complete, the intent is to submit for implementation funding which can provide awards up to \$50 million per award.

The City of Trenton and THA will continue to seek additional state, federal, private, and public funds.

APPENDIX

PARCEL LIST

PARCELS IN NEED OF REDEVELOPMENT

MARTIN LUTHER KING JR. BLVD			
Address	Block	Lot	Criterion
722 MARTIN LUTHER KING JR BLVD	8502	1	A and G
704 MARTIN LUTHER KING JR BLVD	8502	10	C and G
702 MARTIN LUTHER KING JR BLVD	8502	11	A and G
700 MARTIN LUTHER KING JR BLVD	8502	12	A and G
698 MARTIN LUTHER KING JR BLVD	8502	13	A and G
696 MARTIN LUTHER KING JR BLVD	8502	14	A and G
720 MARTIN LUTHER KING JR BLVD	8502	2	C and G
718 MARTIN LUTHER KING JR BLVD	8502	3	Section 3 and G
716 MARTIN LUTHER KING JR BLVD	8502	4	Section 3 and G
712 MARTIN LUTHER KING JR BLVD	8502	6	C and G
706 MARTIN LUTHER KING JR BLVD	8502	9	C and G
829 MARTIN LUTHER KING JR BLVD	8601	1	Section 3 and G
717 MARTIN LUTHER KING JR BLVD	8602	1	A and G
699 MARTIN LUTHER KING JR BLVD	8602	10	C and G
697 MARTIN LUTHER KING JR BLVD	8602	11	A and G
695 MARTIN LUTHER KING JR BLVD	8602	12	A and G
693 MARTIN LUTHER KING JR BLVD	8602	13	A and G
715 MARTIN LUTHER KING JR BLVD	8602	2	A and G
713 MARTIN LUTHER KING JR BLVD	8602	3	A and G
711 MARTIN LUTHER KING JR BLVD	8602	4	A and G
709 MARTIN LUTHER KING JR BLVD	8602	5	A and G
707 MARTIN LUTHER KING JR BLVD	8602	6	A and G

703 MARTIN LUTHER KING JR BLVD	8602	8	C and G
701 MARTIN LUTHER KING JR BLVD	8602	9	C and G
683 MARTIN LUTHER KING JR BLVD	8603	5	A and G
683 MARTIN LUTHER KING JR BLVD	8603	6	A and G
905 MARTIN LUTHER KING JR BLVD	8703	10	A and G
903 MARTIN LUTHER KING JR BLVD	8703	11	Section 3 and G
901 MARTIN LUTHER KING JR BLVD	8703	12	A and G
915 MARTIN LUTHER KING JR BLVD	8703	6	Section 3 and G
913 MARTIN LUTHER KING JR BLVD	8703	7	A and G
911 MARTIN LUTHER KING JR BLVD	8703	8	A and G
905 MARTIN LUTHER KING JR BLVD	8703	9	C and G
800 MARTIN LUTHER KING JR BLVD	8903	35.01	A
820 MARTIN LUTHER KING JR BLVD	8903	36	Section 3 and G
822 MARTIN LUTHER KING JR BLVD	8903	37	A and G
824 MARTIN LUTHER KING JR BLVD	8903	38	A and G
824 MARTIN LUTHER KING JR BLVD	8903	39	Section 3 and G

BEAKES ST			
Address	Block	Lot	Criterion
10 BEAKES ST	8703	13	C and G
10 BEAKES ST	8703	14	A and G
26 BEAKES ST	8703	21	A and G

N WILLOW ST			
Address	Block	Lot	Criterion
641 N WILLOW ST	8604	10	A
639 N WILLOW ST	8604	11	A
637 N WILLOW ST	8604	12	Section 3
635 N WILLOW ST	8604	13	A
633 N WILLOW ST	8604	14	C
653 N WILLOW ST	8604	5	C
653 N WILLOW ST	8604	6	C
647 N WILLOW ST	8604	7	A
1002 N WILLOW ST	8702	15	A, B, and G
N WILLOW ST	8703	22	C and G
N WILLOW ST	8703	23	C and G
N WILLOW ST	8703	24	C and G
918-920 N WILLOW ST	8703	25	A and G
918-920 N WILLOW ST	8703	26	A and G
926 N WILLOW ST	8703	27	C and G
930 N WILLOW ST	8703	31	A and G
932 N WILLOW ST	8703	32	C and G

SOUTHARD ST			
Address	Block	Lot	Criterion
900 SOUTHARD ST	8601	2	D
833 SOUTHARD ST	8602	25	C
831 SOUTHARD ST	8602	26	C
829 SOUTHARD ST	8602	27	C
827 SOUTHARD ST	8602	28	C
825 SOUTHARD ST	8602	29	C
815 SOUTHARD ST	8602	33	C
813 SOUTHARD ST	8602	34	A and B
947 SOUTHARD ST	8604	20	A and B
925 SOUTHARD ST	8604	30	A and B
919 SOUTHARD ST	8604	31	Section 3

917 SOUTHARD ST	8604	32	Section 3
915 SOUTHARD ST	8604	33	C
913 SOUTHARD ST	8604	34	Section 3
911 SOUTHARD ST	8604	35	C
900 SOUTHARD ST	8704	1	D and G

TRENT ST			
Address	Block	Lot	Criterion
12 TRENT ST	8602	15	C
TRENT ST	8602	16	C
TRENT ST	8604	15	C
TRENT ST	8604	16	C
112 TRENT ST	8604	17	A and B
TRENT ST	8604	18	C
TRENT ST	8604	19	C
TRENT ST	8604	19.01	C
146 TRENT ST	8604	21	Section 3
148 TRENT ST	8604	22	Section 3
152 TRENT ST	8604	24	A
TRENT ST	8604	25	C

ROSSELL AVE			
Address	Block	Lot	Criterion
ROSSELL AVE	8702	13	C and G
ROSSELL AVE	8702	14	C and G
ROSSELL AVE	8702	14.01	C and G
ROSSELL AVE	8703	33	C and G
ROSSELL AVE	8703	34	C and G
23 ROSSELL AVE	8703	35	C and G
21 ROSSELL AVE	8703	36	C and G
ROSSELL AVE	8704	3	Section 3 and G
ROSSELL AVE	8704	4	Section 3 and G
ROSSELL AVE	8704	5	Section 3 and G
ROSSELL AVE	8704	6	Section 3 and G

