



REQUEST FOR PROPOSALS

1250-1260 Martin Luther King Blvd.

**Deadline: Rolling- Submissions will be accepted
until a developer has been selected**

**City of Trenton- Department of Housing and Economic
Development**

**Reed W. Guscioria- Mayor
Arch Liston-Director**

Executive Summary:

The City of Trenton is releasing a Request for Proposals (RFP) for several lots located along Martin Luther King Boulevard. The subject properties of this RFP are 1250-1260 Martin Luther King Blvd. These lots are all located within the Urban Enterprise Zone (UEZ) and will remain within the zone for the foreseeable future; any commercial businesses that may open on these lots will be eligible to join the UEZ. The site formerly hosted JoJo's Steakhouse which was demolished in 2022¹. Prior to that, the lots contained residential units. Table 1-1 below details specific zoning information for the subject properties. **The City has decided not to assign a submission deadline for this RFP and will accept proposals until the Department of Housing and Economic Development and City Council have selected a suitable respondent.**

Table 1-1: Zoning Information

Address:	1260 Mlk Blvd.	1258 Mlk Blvd.	1256 Mlk Blvd.	1254 Mlk Blvd.	1252 Mlk Blvd.	1250 Mlk Blvd.
2023:	C-mx	C-mx	C-mx	C-mx	C-mx	C-mx
2010:	Business B (BB)	Business B (BB)	Business B (BB)	Business B (BB)	Business B (BB)	Business B (BB)
Redevelopment Area:	No	No	No	No	No	No
Block:	24601	24601	24601	24601	24601	24601
Lots:	17	16	15	14	13	12

Property Description:

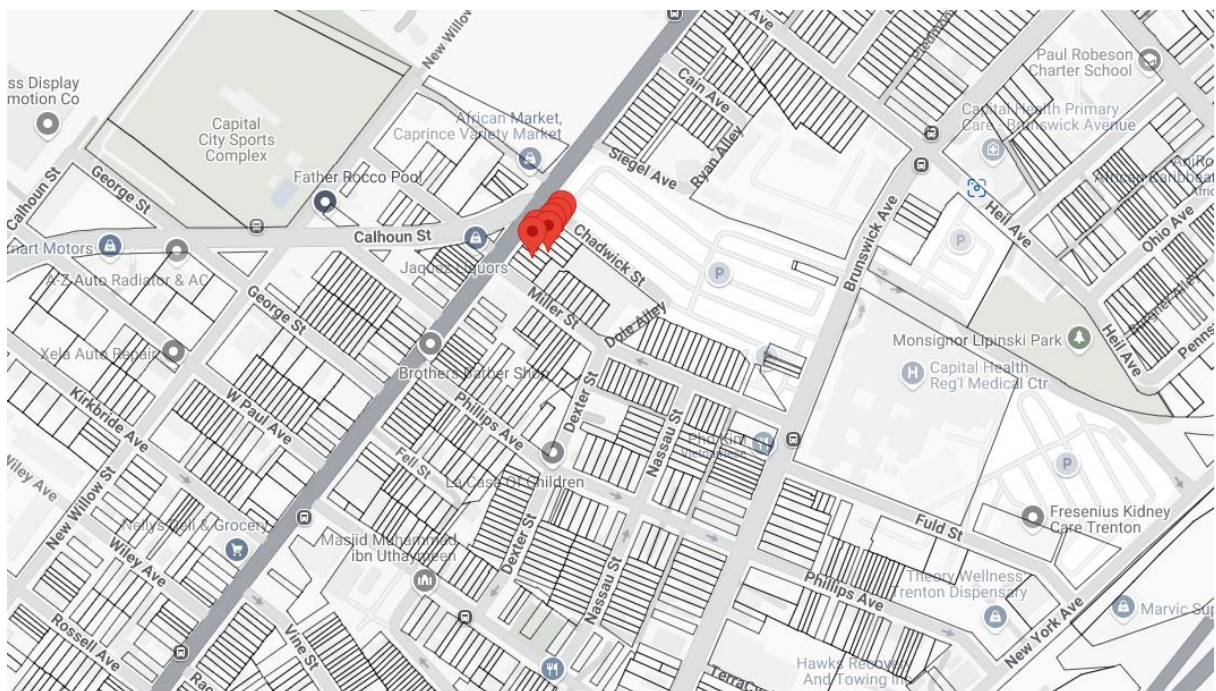
Following the demolition of JoJo's Steakhouse, the lots have remained vacant and do not currently have any structures located on the lots. These properties are located next to the Capital Health Regional Medical Center located at 750 Brunswick Ave. a 24-hour medical center. Otherwise, the surrounding area is mostly comprised of residential neighborhoods, which include small businesses such as corner stores, and an ethnic food market located across the street from the site.

Regarding environmental conditions, professional staff reviewed historic Sanborn Maps of the site and surrounding area that indicated that historic uses for the land have been primarily residential. Other known uses included a dining establishment (JoJo's

¹ Avilucea, I. (2022, February 21). "Trenton's infamous JoJo's Steakhouse torn down as officials look to future." Trentonian. <https://www.trentonian.com/2022/02/21/trentons-infamous-jojoss-steakhouse-torn-down-as-officials-look-to-future/>

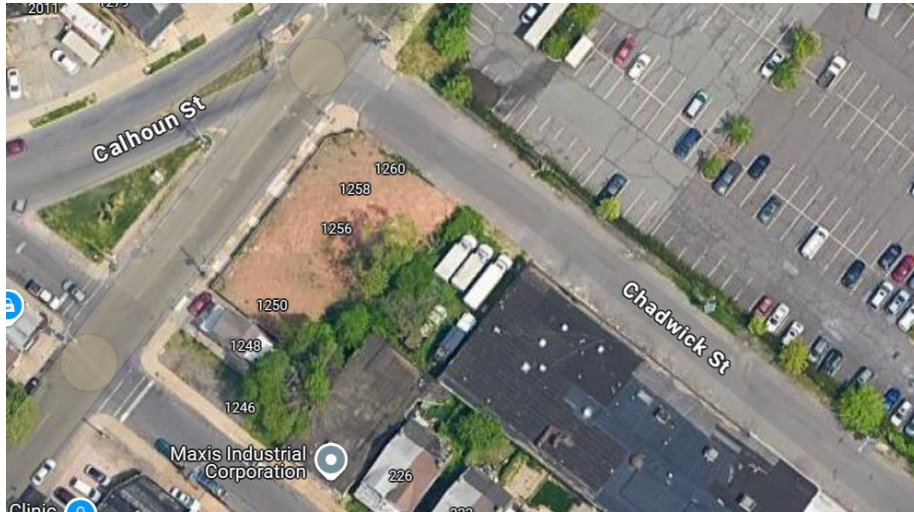
Steakhouse), suggesting the likelihood of prior hazardous materials use to be low. While the NJ Department of Environmental Protection's (NJDEP) website does not show any known cases or permits that would indicate that contaminants exist on the property in question, it should be noted that there are properties nearby that are on NJDEP's list of known contaminated sites² Additionally, records indicate that there are underground storage tanks located under the neighboring property 15 Chadwick St. The offsite conditions present a low risk of contamination to the subject site. Otherwise, the City is not aware of any prior use, storage or disposal of hazardous materials, and therefore is not aware of a need for environmental investigations or remedial actions at this time.

Map 1-1: 1250-1260 Martin Luther King Blvd



² "Environmental Data Viewer." *NETOnline | Environmental Data Viewer*, 2023, environmental.netronline.com/.

Picture 1-1: Existing Site Conditions



Potential Uses:

Potential uses for these vacant lots may include but are not limited to the following uses. A small coffee/fast food operation that utilizes a drive through or curbside ordering, or a small deli or grocery store. Respondents should anticipate on capturing business from employees of the nearby Regional Health Medical Center. Ideally, the selected respondent would open a business which provides quick service to its customers. Other potential uses can include a sit-down dining establishment. Traffic studies conducted by the NJ Department of Transportation show moderate levels of traffic along many of the surrounding streets. Moreover, considering the site's proximity to Route 1, potential respondents should also consider capturing some business from passing traffic.

RFP Submission Guidelines

Interested parties should send their proposals to Director Arch Liston's email address; aliston@trentonnj.org. Each proposal should include a brief background of the respondent's organization which should cover aspects such as past projects, a list of key personnel who will be involved in the project. Additionally, proposals should cover issues such as responsibilities of the City of Trenton, and a detailed breakdown of the financing structure of the project. Finally, the proposal should provide a detailed work plan for the development project, describing all phases of the project.

The designated developer shall also be responsible for obtaining any and all required permits, approval from relevant boards (Planning or Zoning). The designated developer will

complete the project in accordance with New Jersey state regulations and laws and will undergo all required inspections.

Interested parties should email Brian Weakliem at bweakliem@trentonnj.org with any questions about the Request for Proposal.