

DIRECT TECHNICAL MENTORING CITY OF CAMDEN BROWNFIELDS REDEVELOPMENT STRATEGIC PLAN, CAMDEN, NEW JERSEY

The Camden Redevelopment Agency (CRA), which is responsible for the City of Camden, New Jersey's brownfields coordination requested NJIT TAB assistance in the development of a Brownfields Redevelopment Strategic Plan for the City of Camden. The focus of this plan was the potential of a determined number of brownfield sites for economic redevelopment. Through close collaboration with the City, NJIT: defined the scope of the strategic plan, and the methodology for potential site identification; identified of the appropriate resources and plans to be reviewed and consulted for site evaluation; and developed and applied the prioritization criteria to each site. NJIT TAB worked with the City of Camden to determine and apply initial site identification criteria and gathered all pertinent site data and existing conditions using numerous sources. Each site was mapped. All pertinent planning documents from the state, regional, City and neighborhood level were reviewed as well as the City Zoning Ordinance to determine consistency with the economic redevelopment potential of each site.

Evaluation criteria largely based on existing conditions were developed and applied to each site in order to prioritize the sites and identify which had a higher potential for economic redevelopment and revenue generation. Then a determination of potential redevelopment uses was made for each site through consideration of the permitted zoning uses; consistency with regional, state, and city plans as well as what the identified uses and needs were in accordance with the neighborhood redevelopment plans; consideration of the neighborhood character; and access to the local and regional transportation system. To provide the City with a comparative screening mechanism, ball park order of magnitude remedial cost estimates were generated for each of the sites and potential funding sources for that remediation were identified. All of this information was then used to create a Brownfields Redevelopment Strategic Plan which highlighted those sites with the most potential for economic redevelopment.



City of Camden Selected Brownfield Sites

This Brownfields Redevelopment Strategic Plan has given the City of Camden a solid base in which to pursue the revitalization of economically challenged communities within the City and the potential to realize many of the goals outlined in its master and various neighborhood redevelopment plans.