THE 20th ANNIVERSARY

NEW JERSEY FUTURE

VIRTUAL CELEBRATION — NOVEMBER 10



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M&T Bank is proud to support New Jersey Future's 2022 Smart Growth Awards and tonight's honorees.



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Join the conversation!











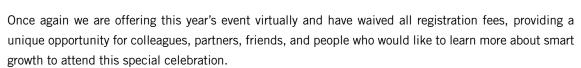
@NEWJERSEYFUTURE #NJFSGA2022



WELCOME

DEAR FRIENDS,

Welcome to the 20th Annual Smart Growth Awards celebration! For two decades we have recognized projects and plans that embrace the principles of smart growth. Today, we're eager to share the next installment of six projects and plans that embody these principles and move us even further forward to a more sustainable, equitable and inclusive future.





We continue to see the impact land use and water issues have on our collective attempts to build and preserve places that enable New Jerseyeans to live happy and healthy lives. Climate change continues to put our communities directly in harm's way. How can we help towns plan better and give decision-makers the support needed to make smart, future-oriented decisions? Water, wastewater, stormwater and water infrastructure touch every aspect of our lives. How do we integrate state-of-the-art infrastructure and management into daily planning and development?

When addressing climate change and water infrastructure issues, we are faced with the reality that how and where we develop affects people differently. How do we ensure that communities of color and lower income communities have a seat at the table and have their needs elevated? How do we ensure integrated communities that provide good housing and educational opportunities for everyone? Look for these themes and how they are addressed as you view our 2022 award winning projects.

It is a special privilege and an honor to present this year's Cary Edwards Leadership Awards to not one, but two exceptional leaders: Christopher Daggett and Yvette Jordan. Yvette is an educator, environmental justice activist, and community leader who has advocated at local, state, and federal levels on lead impacts on community health. Chris has dedicated his career across public, private, and nonprofit sectors to good government, environmental resilience, and equitable growth. New Jersey is very fortunate to have leaders like Chris and Yvette — they have done their parts in ensuring a brighter future for our state.

The Smart Growth Awards are judged by an independent selection committee of experts in planning, architecture, transportation, development, local government, and environmental stewardship. You can read more about this year's jurors on page 7. They give their time and insights generously, and we are always grateful for their contributions to our program.

Our awards this year are designed and produced by MudGirls Studios in Atlantic City, a nonprofit organization that provides a safe environment, education, and skill development for women through ceramic arts. These skills improve the health and quality of life for the artists in the community where they live. We are honored to partner with them for the third year in creating these beautiful one-of-a-kind awards.

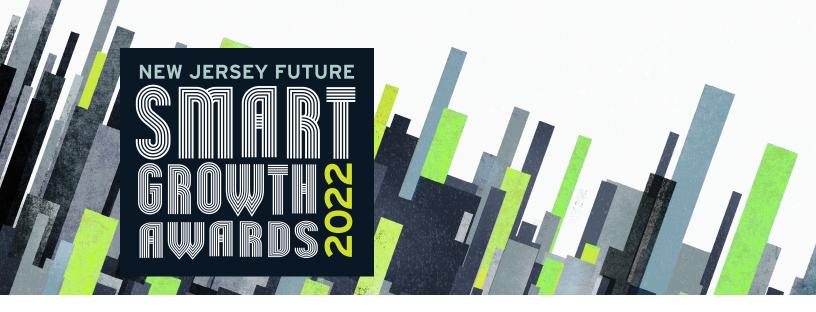
Finally, please join me in thanking our sponsors, who make possible not just this event, but the ongoing work New Jersey Future does to promote healthy, strong, and resilient communities for all. We look forward to working together throughout the year to build a stronger and more equitable New Jersey future.

Sincerely,

PETER KASABACH

Executive Director





AWARDS PROGRAM

WELCOME

Peter Kasabach

Executive Director, New Jersey Future

PRESENTATION OF 2022 SMART GROWTH AWARDS

Presenter:

Peter Kasabach

Honorees:

202 Park

Dundee Island Park

Lion Gate Park and Urban Wetland Floodplain Creation Project

North Trenton / Battle Monument Choice Neighborhood Plan

Pacific Avenue Redevelopment Plan

Taylor Vose

PRESENTATION OF 2022 CARY EDWARDS LEADERSHIP AWARD

Honorees:

Yvette Jordan

Christopher Daggett

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New Jersey Future offers its heartfelt thanks to the sponsors of the 2022 Smart Growth Awards, whose generous support makes it possible to celebrate the best in development and redevelopment projects in the state of New Jersey.

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ABOUT THE SMART GROWTH AWARDS

New Jersey has long been at the cutting edge of smart and sustainable planning and redevelopment. Since 2002, New Jersey Future has honored the very best examples of this work through the annual Smart Growth Awards as part of our mission to promote sensible and equitable growth, redevelopment, and infrastructure investments to foster healthy, strong, and resilient communities.

Winning projects are evaluated based on the following smart growth criteria:

- Positively impact the broader community.
- Demonstrate a commitment to justice, equity, diversity, and inclusion.
- Engage and involve the community throughout the planning, decision-making, and implementation processes.
- Near existing development and infrastructure.
- Create or enhance connections to existing developments or plans.
- Create or enhance a vibrant mix of uses (residential, retail, office).
- Protect or enhance open space, parks, farmland, and critical environmental areas.
- Preserve historic features of the community.
- Increase the range of housing options available (affordability, size, type).
- Create or enhance transportation choices that reduce the need to drive.
- Foster walkability and activities at the street level that encourage personal interaction.
- Improve resilience to climate change and natural hazards.
- Utilize green infrastructure or regenerative planning concepts.



2022 SMART GROWTH AWARDS JURY

The Smart Growth Award winners are selected from a statewide public nomination process and are judged by an independent panel of experts from various facets of the planning and redevelopment fields. The jury evaluates each nomination against smart growth principles, as well as its contribution to the surrounding community and the state as a whole. The jury volunteers many hours, which are spent reviewing the nominations and deliberating to select the winners. We thank the jury for its effort and dedication to selecting some of the best smart growth projects in the state. Judging the 2022 Smart Growth Awards were:

Barbara George Johnson

VP, External Affairs & Urban Policy, Kean University

Todd Gomez

Senior VP, Bank of America

Teri Jover

Business Administrator, Borough of Highland Park

Kevin Keenan

Chair, Department of Geography, Planning, and Sustainability in the School of Earth and Environment, Rowan University

Tenisha Malcolm-Wint

Director, Urban Mayors Policy Center, John S. Watson Institute for Urban Policy and Research, Kean University

Kendra Morris

President, Northeast Region, Veolia North America

Katherine Payne

Director of Land Use, Fair Share Housing

Bridget Phifer

Executive Director, Business & Community in Partnership (PBCIP)

Alle Reis

VP & NJ Regional CRA Officer, M&T Bank

Madeline Urbish

Head of Government Affairs and Market Strategy, NJ, Orsted

ABOUT THE TILES Our award tiles are designed and produced by MudGirls Studios in Atlantic City. This nonprofit organization empowers disadvantaged women through the creation of functional ceramic art. By providing training and employment, MudGirls Studios offers women an opportunity to earn supplemental income, helping them make the transition out of poverty and into a pathway toward self-sufficiency. New Jersey Future is proud to partner with MudGirls on our awards as a way of supporting economic opportunities for all.

CARY EDWARDS LEADERSHIP AWARD: YVETTE JORDAN

Educator, environmental justice activist, and community leader who has advocated at local, state, and federal levels on lead impacts on community health

THE CARY EDWARDS LEADERSHIP AWARD recognizes individuals who have an outstanding commitment to improving quality of life and promoting smart growth in New Jersey through sustainable land-use policy and practice. New Jersey Future is proud to honor Yvette Jordan with the Cary Edwards Leadership Award for her service in community education, government, and advocacy; and her commitment to smart growth and resilience in New Jersey.

Born and raised in New York City, Yvette Jordan is a high school history teacher in the Newark public school system, and is a lifelong activist for social and environmental justice. "My passion is in engaging communities to find their voice," shared Jordan. "I started organizing when I worked for the City of New York as a youth coordinator to help youth service and social organizations advocate for resources to fulfill needs within their communities."

After the end of apartheid, Jordan spent two years working as a consultant on governance with non-governmental organizations (NGOs) based in South Africa. She also organized international public policy conferences with historically black colleges and universities (HBCUs) and African universities in Johannesburg, South Africa and Harare, Zimbabwe. These experiences shaped her young adult life, leading her to social justice education in her career, when she became a high school history teacher.

In addition to her passion for education, Jordan is known for being outspoken about the effects of environmental justice on urban centers, taking a particular interest in educating her community on the importance of advocating for safe drinking water. "It took me years to understand how families face obstacles in advocating for themselves. Serving as an educator in Newark taught me that social justice is an educational process. By reaching students you can reach parents, and by extension serve the broader community," said Jordan. She also worked in local government for over 20 years, as well as the NYC Mayor's Office for Children and Families as a policy analyst, focusing on youth services for the Dinkins Administration.

On her website, Jordan writes of her motivation to be an advocate for environmental justice, saying, "I am a resident of Newark. I'm a wife, parent, and homeowner who felt it was important for someone to stand up and speak for those who can't or will not. I feel it is important for me as a Black woman to step up; we all need to step up." Her commitment to speaking out against injustice and her dedication to advocacy have allowed Jordan to make significant contributions to social and environmental justice in New Jersey throughout her career.

In Newark, Jordan began her activist career as a founding member of Newark Education Workers Caucus (NEW Caucus), made up of educators committed to fighting for social justice issues within education. She is also a fierce advocate for environmental justice in New Jersey, with her early work in the environmental justice movement focused on the Newark lead water crisis. Jordan, with the NEW Caucus, took part in a lawsuit against the City of Newark related to the lead in water. Yvette Jordan's work embodies the intersection of health and environment in New Jersey, truly exemplifying and centering resilience in all of her work.

Jerry Epstein, a senior trial attorney at National Resources Defense Council and lead lawyer

of the Newark lead water case, spoke of Jordan's capacity and courage. "She took a lot of flak in the beginning because sometimes when you call out a local government, they can get defensive and attack the messenger. It took a lot of courage. It's great that she can go to other communities now and say 'Stick to it. It may be bumpy for a while, but it can work in the end."



"Yvette's tenacity and dedication has helped drive policy and empower community members, enabling them to make informed decisions. We could not be prouder to call her our colleague and friend."

— Lead-Free NJ Program Manager Heather Sorge

Jordan's in leadership environmental justice policy is evident to all those who know of her and her work, including with Lead-Free NJ (LFNJ), where she serves as Advocacy Coordinating Committee chair and a member of the steering committee. Jordan has also participated in many conversations and meetings in Washington D.C. on lead in drinking water and environmental justice, including a meeting with Radhika Fox, the Environmental Protection Agency's regional administrator.

Heather Sorge, program manager of Lead-Free NJ, spoke to Yvette's involvement within the effort to get lead out of the state. "LFNJ is thrilled to have Yvette as our Advocacy Coordinating Committee chair as well as a Steering Committee member. Her strong leadership and advocacy skills have helped shape the coalition, build

capacity, and helped mentor our LFNJ hubs. Yvette's tenacity and dedication has helped drive policy and empower community members, enabling them to make informed decisions. We could not be prouder to call her our colleague and friend."

CARY EDWARDS LEADERSHIP AWARD. CHRISTOPHER DAGGETT

Career-long dedication across public, private, and nonprofit sectors to good government, environmental resilience, and equitable growth in New Jersey

THE CARY EDWARDS LEADERSHIP AWARD recognizes individuals who have an outstanding commitment to improving quality of life and promoting smart growth in New Jersey through sustainable land-use policy and practice. New Jersey Future is proud to honor Chris Daggett with the Cary Edwards Leadership Award for his decades of service and commitment to smart, sustainable, and resilient growth in New Jersey across the public, private, and nonprofit sectors.

Born in Orange and raised in Linwood, Chris Daggett is a lifelong New Jerseyan. For over 35 years, Daggett has worked in a range of capacities, demonstrating a strong commitment to resilience, community, and smart growth in New Jersey. In his career, Daggett has served as Deputy Chief of Staff to Governor Thomas Kean, Regional Administrator of the US Environmental Protection Agency, and Commissioner of the New Jersey Department of Environmental Protection. Beyond this, he acted as managing director of William E. Simon & Sons, a private investment firm, and also operated a brownfields development company. Daggett was also a Principal with JM Sorge, Inc., an environmental consulting group.

Notably, Daggett served as the President and CEO of The Geraldine R. Dodge Foundation, one of the larger and more influential foundations in New Jersey. Daggett led the Foundation's adoption of a new strategic plan that prioritizes racial equity and set the foundation on a path to integrate equity into its grantmaking. Under Daggett's direction, the Dodge Foundation played an important leadership role in a number of initiatives that are central to New Jersey Future's mission of promoting a sustainable, resilient New Jersey for all:

- Post Superstorm Sandy, the Dodge Foundation teamed up with the Community Foundation of New Jersey to rapidly organize a coordinated and funded response to the disaster, including helping towns pivot and plan for a future based on climate change.
- The Dodge Foundation helped launch the Jersey Water Works (JWW) collaborative, a diverse 600-member coalition dedicated to improving the state's water infrastructure. Recently, and due in part to the sustained advocacy of JWW, \$9.4 million was proposed by the New Jersey Department of Environmental Protection (NJDEP) to improve water quality and address climate change in New Jersey, including funding for building infrastructure to reduce combined sewer overflows related to stormwater (mis)management.
- The Dodge Foundation's leadership on advancing justice, equity, diversity, and inclusion within the nonprofit sector educated and influenced many organizations to become aware of and pursue active culture change initiatives, including New Jersey Future.
- In 2019, Daggett agreed to chair the JWW Lead in Drinking Water Task Force, generous with his talents and energy. This has led to passage of perhaps the nation's most protective law to replace lead pipes,

which requires that all lead service lines be replaced within 10 years.

Altogether, Daggett has acted as a partner to nonprofit organizations and initiatives, including New Jersey Future and Jersey Water Works, always implementing creative strategies and being generous with his time, contacts, experience, and talents. Daggett said of his work with JWW, "By aligning all these entities and diverse perspectives to advance shared goals, Jersey Water Works can accomplish so much more than any member organization could accomplish individually. It is a great example of the whole being much greater than the sum of its parts."

Beyond this, Daggett has served on or led a number of nonprofit boards, including Hudson River Foundation, Schumann Fund for New

Jersey, New Jersey Chamber of Commerce, Regional Plan Association (as co-chair of the NJ committee), Children's Environmental Health Center at Mt. Sinai School of Medicine, Somerset Hills YMCA, and the NJ Advisory Committee of The Trust for Public Land. His experiences working with nonprofits across the state are a testament to Daggett's widespread influence in the civic and environmental sphere in New Jersey.



"Chris Daggett has shown leadership and a real commitment to protecting our environment. He has demonstrated his willingness to stand up to special interests and politicians to do what's right for the environment."

— Sierra Club Former NJ Director Jeff Tittel

In 2009, Chris Daggett ran for governor of New Jersey, on a platform which focused on a detailed, comprehensive effort to put the state back on sound financial footing, again demonstrating his commitment to serving New Jerseyans. He was endorsed by The Star-Ledger over the Democratic and Republican candidates in order to "put a highly qualified occupant in the corner office at the Statehouse... as a way to begin changing the corrosive culture of Trenton." According to a New York Times article from 2009, when Daggett ran, "his specialty is solving thorny problems by getting people on all sides to set aside emotions and agree on facts."

Daggett the first was independent candidate to ever be endorsed by the Sierra Club, of which NJ Director

Jeff Tittel wrote, "Chris Daggett has shown leadership and a real commitment to protecting our environment. He has demonstrated his willingness to stand up to special interests and politicians to do what's right for the environment. It's very rare when you have the opportunity to endorse someone of such principle and integrity with a broad background in environmental issues."

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to the 2022 Smart Growth Award Winners

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202 PARK

Primary Partner Team: Township of Cherry Hill; Spiezle Architectural Group; Marathon Engineering & Environmental Services; Thomas J. Brennan Architects; Stuart and Associates, LLC; First Montgomery Group

"Having a community that opens into Cooper River Park and still has direct frontage on Route 70 and close proximity to Center City and Camden will also help make 202 Park a tremendous success," John Cranmer, director of development for First Montgomery Group, said in a 2018 interview. "We look forward to being an excellent addition to the community and a good neighbor." Four years later, the park is receiving a Smart Growth Award for its innovative and holistic approach to recreation, community development, and resilience.

While New Jersev is often cited as the densest state in the country, not all corners of the state have been developed evenly. This is particularly true

throughout South Jersey, despite regular, reliable train access to Philadelphia along the PATCO line. The 202 Park development in Cherry Hill, just a few miles outside of Camden City, has provided a variety of housing options within a new development adjacent to the Cooper River, encouraging residents to walk, bike, and roll to access commercial and recreational activities within convenient reach. What once was a blighted riverfront has been redeveloped into a space housing 192 units, ranging from affordable housing to luxury penthouse apartments. Developments like this are uncommon in South Jersey, given the design of communities as more geographically sparse, which contributes to less walkable streets and more difficulty in accessing public transit and community spaces.

Of its 192 units, 15% of the 202 Park's housing units are designated as affordable housing, starting at \$350 per month. This is significantly more affordable than the average cost of a one bedroom in the rest of Camden County, at over \$1,000 monthly, or statewide, at over \$1,300 a month. The development provides direct access to the Cooper River Park, as well as walking trails, open space, and a bike network



"Having a community that opens into Cooper River Park and still has direct frontage on Route 70 and close proximity to Center City and Camden will also help make 202 Park a tremendous success."

> - First Montgomery Group Director of Development John Cranmer

directly adjacent to 202 Park Boulevard. The 202 Park also incorporates sustainable design elements including rooftop solar and electric vehicle charging stations, demonstrating the team's commitment to smart growth and sustainability. The park is accessible to two train lines and a NJ Transit bus route. Various opportunities for recreational activity at the park brings the community together: at sunset, it is not uncommon to see joggers, bicyclists, kayakers, dog walkers, and youth groups all enjoying the space. This easily accessible recreational space connects Cherry Hill community members with nature, promoting an equitable, healthy community.

Throughout the process, the 202 Park team has actively sought constructive community engagement and input in the project's development. The team—consisting of representatives from Cherry Hill Township; Spiezle Architectural Group; Marathon Engineering & Environmental Services, Inc.; Thomas J. Brennan Architects; Stuart and Associates, LLC; and First Montgomery Grouphave demonstrated a commitment to deliberately considering planning, design, and execution for the 202 Park project. Lacking strong examples of courtyard development in New Jersey, the project team embarked on a road trip to Baltimore, MD and Richmond, VA to document exemplary courtyard developments that promote good urbanism and attract diverse residents from different socio-economic statuses.

New Jersey Future is thrilled to announce the 202 Park project as a Smart Growth Award winner for 2022. The project's adherence to smart growth principles—including walkable, bikeable public spaces, affordable housing, sustainable design, and access to public transit—indicates the value of the 202 Park for Cherry Hill, for South Jersey, and for the state, serving as a model for comparable projects.



CONGRATULATIONS 202 PARK

for being a recipient of a 2022 Smart Growth Award!



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Thank you for helping our community take one more step forward.



Thank you, New Jersey Future, for taking the steps to help our community make strides. Congratulations to this year's 2022 Smart Growth Award Recipients.

Contact Yolanda Swiney, Vice President | Community Consultant yolanda.swiney@pnc.com • 732-220-3313

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DUNDEE ISLAND PARK

Primary Partner Team: City of Passaic; County of Passaic, New Jersey Department of Environmental Protection; The Trust for Public Land; MKW + Associates; Boswell Engineering

"Though today the rain continued to fall and the clouds were dark, I consider it one of the brightest days in the history of our city, our county and our state," said the mayor of Passaic, Hector Lora at the opening of Dundee Island Park. "I am so overwhelmingly happy for the children and families of the area that...will get to truly enjoy real open and green space. This is real environmental justice!"

The project sought to redevelop Dundee Island Park in order to address historic concerns around flooding and safety in the area, due to its location along the Passaic River. While the park's land was previously open to public use, the park was frequently overrun by flooding, and often had a number of unhoused people camping in the area, making use of the land less accessible for community members. The City and the County of Passaic, as well as the New Jersey Department of

Environmental Protection, the Trust for Public Land, MKW + Associates, and Boswell Engineering, worked together to implement a sustainable design for flood remediation and public use, involving an elevated fieldhouse among other flood-resilient infrastructure. The City of Passaic is very developed, with limited permeable surfaces for the absorption of flood water. Parks like Dundee Island Park offer a mitigation measure in response to flooding related to severe storms like Hurricane Ida, which caused 29 deaths in New Jersey, many related to flooding in the Passaic River. Dundee Island Park offers a means of promoting equitable access to nature and community health in the face of the climate crisis.

The park is in an underserved community, now serving as a major attraction for families and community members given its accessibility to pedestrians and the range of recreational activities available to visitors. Beyond its sustainable design measures, the park includes walking trails, spaces for playing sports and participating in other recreational



"I am so overwhelmingly happy for the children and families of the area that will get to truly enjoy real open and green space. This is real environmental iustice!"

- Mayor of Passaic Hector Lora

activities, and a community outdoor auditorium. The project also incorporates public art into its design, facilitating a beautiful and accessible public space for community members to enjoy. Dundee Island Park also recognizes the land's history as sacred lands of the Lenape people, demonstrating a commitment to environmental and racial justice implicit to the implementation of the project.

The project's attention to sustainable, climate-resilient design, coupled with a commitment to meeting the needs of local community members, aligns with a commitment to smart growth and sustainable development that is so tied to the award. Dundee Island Park demonstrates a commitment to inclusion and accessibility through the revitalization of a formerly blighted parcel of land, creating a storm-resilient, safe place for community members to spend time outdoors. In the face of accelerating climate change, Dundee Island Park truly embodies the spirit of 'think global, act local' in its small-scale measures for climate adaptation in the community of Passaic.



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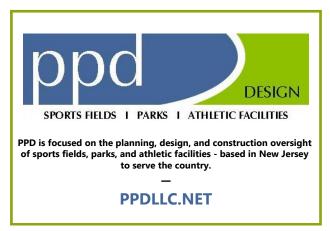
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LION GATE PARK AND URBAN WETLAND FLOODPLAIN CREATION PROJECT

Primary Partner Team: Township of Bloomfield; NY/NJ Baykeeper; Bloomfield Third River Association; Strauss and Associates / Planners; CME Associates; Princeton Hydro; PPD Design; gk+a Architects

"Our ability to open this park is a testament to the hard work and advocacy of so many people in our community. For years, we have fought to acquire this land, reduce flood risk in the area and deliver a state-of-theart park for our residents, and that work has paid off in a spectacular way," said Mayor of Bloomfield Township Michael Venezia, describing the Lion Gate Park project in Bloomfield. The 18-acre park includes recreational facilities, a freshwater wetlands complex, and a fieldhouse.

The property of the Lion Gate Park once was the site of an old dye factory and former thermometer manufacturer that was later

abandoned. Thermometers were discarded at the site, which left kids playing in a space contaminated with mercury for generations, until a team of environmental advocates, local leaders, and architects worked to implement the Lion Gate Park and Urban Wetland Floodplain Creation project. The team consisted of members from Bloomfield Township, the NY/NJ Baykeeper, the Bloomfield Third River Association, Strauss and Associates / Planners, CME Associates, Princeton Hydro, PPD Design, and gk+a Architects. The achievement of the project team to deliver a brand new park that blends recreational amenities with ecological restoration follows years of community level advocacy to draw public attention and resources to the compromised wetland and abandoned industrial site.

The park serves as a safe space for recreation, in which turf fields have become an accessible space for some of Bloomfield's immigrant populations to play soccer. At the same time, located



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- Mayor of Bloomfield Township Michael Venezia

on the Third River, an urban flood prone tributary to the Passaic River, Lion Gate Park incorporates over four acres of freshwater wetland that reestablishes the original floodplain to hold up to 10 million gallons of flood surge during storms. The land's capacity for absorption helps to prevent some of the flooding which often takes place as the result of storms, and cleanup of the area has contributed to cleaner water entering the adjacent Passaic River. Because the Passaic River is a superfunddesignated waterway, the interventions made at Lion Gate Park have helped to mitigate the toxicity of the river, serving as a model for other NJ townships with tributaries to toxic rivers that

has the potential to serve dozens if not hundreds of New Jersey municipalities facing similar challenges. Lion Gate Park offers the opportunity both for recreation and restoration of the local environment, while simultaneously facilitating access to a clean environment and good health.

New Jersey Future is excited to feature Lion Gate Park and the Urban Wetland Floodplain Creation Project as one of the Smart Growth Award winners for 2022. The park is representative of smart growth values, with walkable trails in the middle of a residential area, a regenerated protected wetland which helps to mitigate flooding from storms like Hurricane Ida, and mixeduse opportunities for recreation. The dual roles of Lion Gate Park as both a source of resilience and recreation demonstrate a model of land use and planning that values the accessibility of public spaces while acknowledging and addressing the urgent need to adapt to the growing impacts of climate change in New Jersey.



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NORTH TRENTON / BATTLE MONUMENT CHOICE NEIGHBORHOOD PLAN

Primary Partner Team: Trenton Housing Authority; City of Trenton Division of Planning; Isles, Inc;
The Michaels Organization; Trenton Neighborhood Initiative; Wallace Roberts & Todd

New Jersey's state capital is planning an overhaul in North Trenton that will serve as a model of community engagement and planning for other cities to emulate. Trenton's largest public housing development and surrounding neighborhood will undergo a transformative reinvestment under the North Trenton / Battle Monument Choice Neighborhood Plan. Civic leaders aim to replace under-resourced public and assisted housing with high-quality mixed-income housing to support income, health, and youth education outcomes for households in the neighborhood.

CONTRACTOR DE LES CONTRACTOR D

The plan seeks to make affordable housing opportunities available, opening up streets for walkability and safety, and to backfill where blighted homes have been torn down, in order to make the area accessible for all community members.

This adopted plan is incredibly robust, and serves as a model for other communities attempting to deliver holistic and intentional plans for community development. Through this, it is possible to engage more meaningfully with community members, tailoring planning to their specific needs and creating ideal conditions for additional public and private investment.

The North Trenton / Battle Monument project—which is situated close to the downtown area, where many state offices are located—takes a comprehensive approach to redeveloping the neighborhood of North Trenton, incorporating development opportunities for both residential and commercial spaces. The plan seeks to make affordable housing opportunities available, opening up streets for walkability and safety, and to backfill where blighted homes have been torn down, in order to make the area accessible for all community members. The plan will bolster the accessibility and affordability of existing housing projects in Trenton. Beyond this, the plan seeks to implement safe corridors for children to access parks across the neighborhood and to increase connectivity between affordable housing and public amenities like the public pool and playgrounds. One method by

which this will be accomplished is through the retrofitting of the streetscape of Martin Luther King Jr. Boulevard, planning complete streets which seek to enhance the experiences of pedestrians, bikers, and those taking public transit. As a result, the North Trenton / Battle Monument project will connect the community in an accessible and effective way.

The project team—which includes members from the Trenton Housing Authority; City of Trenton's Division of Planning; Isles, Inc; The Michaels Organization; Trenton

Neighborhood Initiative; and Wallace Roberts & Todd—has sought active participation and engagement from the Trenton community in developing this robust plan. These efforts at public outreach allowed community members to engage their expertise and lived experiences in the roles of local historians and community advocates, significantly shaping the design of the plan.

New Jersey Future is excited to honor the North Trenton / Battle Monument Choice Neighborhood Plan as a recipient of a Smart Growth Award for 2022. The plan offers an ambitious commitment to values of smart growth and community engagement, which embodies the spirit of this award. The engagement and coordination between local and state governments, nonprofits, and community members in the development of the plan provides for a promising collaboration for its implementation in North Trenton. The team hopes that this honor will be a precursor to funding from the US Department of Housing and Urban Development in the future. By promoting the connectivity, affordability, and accessibility of North Trenton and the Battle Monument area, this plan offers significant promise towards facilitating a sustainable, inclusive community for all who live, work, and play in Trenton.



Congratulations to the New Jersey Future Smart Growth Award Winners

- Yvette Jordan
- Christopher Daggett
- 202 Park
- Dundee Island Park
- Lion Gate Park and Urban Wetland Floodplain Creation Project
- North Trenton/Battle Monument **Choice Neighborhood Plan**
- Pacific Avenue Redevelopment Plan
- Taylor Vose

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Congratulations to the 2022 Smart Growth Award Winners



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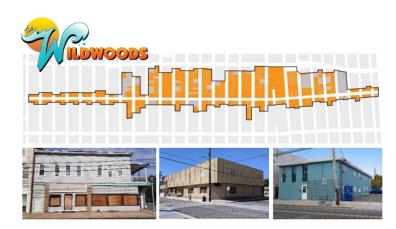
PACIFIC AVENUE REDEVELOPMENT PLAN

Primary Partner Team: County of Cape May; City of Wildwood; Atlantic County Improvement Authority; South Jersey Economic Development District; Clarke Caton Hintz

The iconic Jersey Shore town of Wildwood convened government and commercial interests to reimagine a restored future for its once thriving downtown corridor. "We look forward to working with developers who are bringing great projects to the table, and to using our tax abatement strategies to help them make the decision to invest in our downtown community," said Mayor of Wildwood Peter Byron, describing efforts to redevelop Pacific Avenue in Wildwood. "The New [Pacific] Ave is ready to welcome a new era of building, investment, home ownership and transformation. We encourage builders and investors to be a part of the action."

Wildwood is a vibrant summertime playground, and has long been a working-class haven among Jersey Shore resort towns, offering affordable access to the beach and boardwalk. Despite this, the Capital of Doo-Wop has seen its once thriving commercial corridor of Pacific Avenue suffer vacancies and disinvestment. The Pacific Avenue Redevelopment Plan seeks to connect neighborhoods and restore a vibrant downtown to generate sustained economic and physical activity. The plan intends to reestablish Pacific Avenue as the center of energy of Wildwood City.

Once an area with blight, Wildwood's Pacific Avenue has ample opportunity for redevelopment and revitalization. The plan's diverse team—made up of a wide range of players including Cape May County, City of Wildwood, Atlantic County Improvement Authority, South Jersey Economic Development District, Clarke Caton Hintz, and the Wildwood Redevelopment Advisory Committee—have convened to change redevelopment regulations to facilitate the amendment of land use elements in Wildwood. This involved a lengthy municipal process to alter these regulations and city ordinances. As a result, development regulations will have smaller lot sizes; there are opportunities for adaptive reuse of already-existing buildings; and higherdensity multi-family housing is permitted. Retail on Pacific Avenue is overwhelmed by large-scale corporations, such as a big box store on the mainland in nearby Rio Grande, but the embrace of a mixed-use design for downtown Wildwood offers support for local businesses run, staffed, and enjoyed by community members. These changes will create higher-density, year-round use, improved walkability, and greater commercial vibrancy in Wildwood City.



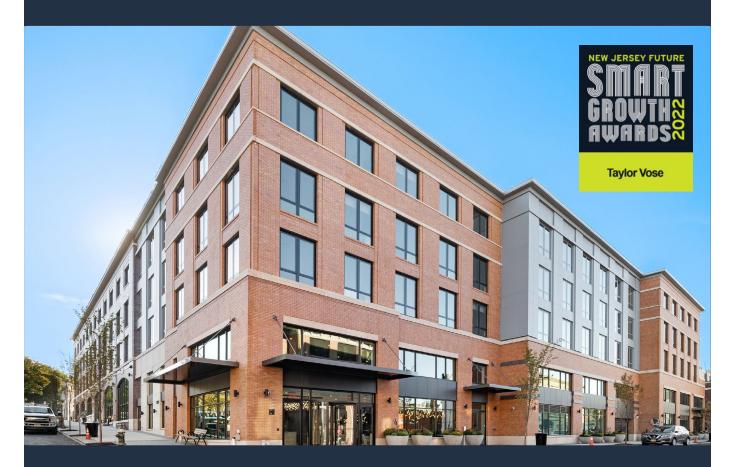
"The New [Pacific] Avenue is ready to welcome a new era of building, investment, home ownership and transformation. We encourage builders and investors to be a part of the action."

- Mayor of Wildwood Peter Byron

In this work, Pacific Avenue in Wildwood has the opportunity to establish greater economic security and viability, creating an attractive place to live in South Jersey year round, and not just in the summers. Street design in Wildwood already is compact, largely bikeable, and walkable, ensuring the safety of young and old in their enjoyment of summer recreation, whether learning to ride their bike or staying in shape as a retiree. Wildwood is now seeking to attract year-round usage of its complete street network. By reinvigorating the life of downtown buildings and public spaces, families and community members can gather, work, live, and play in safe, accessible, sustainable places within Wildwood City.

New Jersey Future is pleased to announce the Pacific Avenue Redevelopment Plan as an award winner for the Smart Growth Awards for 2022. The plan indicates a strong commitment to smart growth values through efforts to shift the standards for redevelopment to support accessibility, housing, mixeduse, and commercial development. Looking forward, this plan will be instrumental in facilitating the revitalization of downtown Wildwood's economy and public space and provide an innovative model for shore communities looking to attract vear-round residents.





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TAYLOR VOSE

Primary Partner Team: Vose Avenue Apartments Urban Renewal, LLC; Marchetto Higgins Stieve Architects; Professional Construction Management, LLC; Topology; Township of South Orange Village

"The mission statement of this co-retail and commuter space in South Orange is to support local and neighboring community makers, artists and small businesses by providing an experiential co-retail, incubation and community-building space," said Deborah Engel, a creator of the General Store Cooperative in Maplewood, describing the Taylor Vose project in South Orange.

In the heart of downtown South Orange, a five-story building formerly an old Blockbuster and before that, the beloved Grunning's ice cream parloris being revitalized into a successful mixed-use com-

munity development project. With the redevelopment of the Taylor/Vose building, South Orange's historic downtown core is in the process of being reshaped into a more walkable and accessible space within the community. A three-minute walk from the train station, the building masterfully combines transit-oriented development, affordable housing, community usage, local business, and a strong design aesthetic to create a multimodal space for community members to live and thrive. By redeveloping this historic building with attention to pedestrian connectivity to NJ Transit, South Orange is committing to increasing human-scaled activity for residents and visitors to enjoy the village outside of their automobiles.

The building has allocated space for 110 units of housing in South Orange, with a portion of the units allocated for affordable housing. At the same time, the building offers true value through its usage as a makerspace and incubator of local businesses. The ground floor of the building offers retail space, which will be managed by a community nonprofit to offer below-market rates for makers, artists, and community groups to work in the mixeduse space. Community input has provided ambitious aspirations for the community space, including hopes for the restoration of Grunning's, space for the establishment of new businesses, and the implementation of rotating programs to attract new



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— General Store Cooperative Creator Deborah Engel

and diverse people to the building and local area to show South Orange's impressive revitalization efforts. Within the project, there is a nonprofit being formed to manage the Taylor Vose building space, helping food trucks become established brick and mortar restaurants among other efforts at community engagement. Through all this, South Orange community members, families, and local businesses can convene in the same inclusive, accessible space at affordable prices, bringing life into the downtown once more. This focus on delivering true community benefits with redevelopment is a great

achievement, and an example for other developments to follow.

The design process for the building has actively engaged with community members for input and feedback. Measures have been taken to keep the downtown and building aestheticallypleasing, including building an expansion upwards to keep streets walkable and well-designed. The Taylor Vose Building project is composed of a team including Vose Avenue Apartments Urban Renewal, LLC; Marchetto Higgins Stieve Architects; Professional Construction Management, LLC; Topology; and the Township of South Orange Village.

Overall, it is clear that the larger process of revitalizing the downtown of South Orange Village is well-supported by the efforts with the Taylor Vose Building project. For this reason, New Jersey Future is delighted to announce the Taylor Vose Building team as a winner of the Smart Growth Awards for 2022. The project's attention to smart growth in the areas of housing, local business, effective use of space and design, and accessible public spaces indicates its strong capacity to support the revitalization of South Orange. The project offers much promise in the way of attracting life, community, and visitors to the train town of South Orange Village, adhering to values of smart growth and good urbanism.

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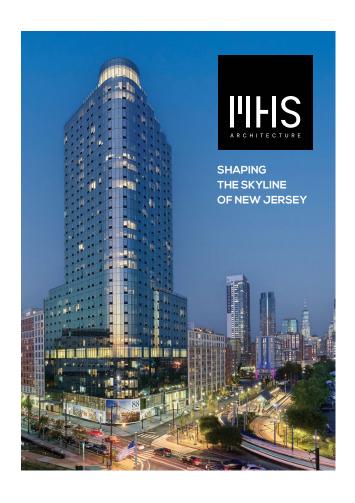
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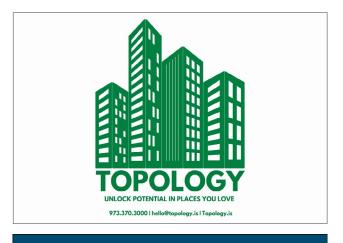
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Image credit: New Jersey Water Risk and Equity Map, Jersey Water Works, New Jersey Future, Rutgers University







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