

ANALYSIS_ZONE_2

Bounded by ... Ellis Street and the Delaware River on the west; Linden Street on the north; Willow Street and what would be its extension to Jersey Avenue on the east, and the boundary between Koch Fuels and the County Park on the south.

ZONING - I-1 Light Industrial, B-1 Commercial, E-1 Environmental and R-2 Residential.

Analysis Zone 2 parallels King Street and can be called the King Street corridor. Predominantly residential, a zone of significant historic value to the City, it has a riverfront park and a Coast Guard base occupying some eight acres on the river. It is situated between industrial sectors on the north and south ends from which it experiences heavy truck traffic--a classic example of unguided urban growth.

Analysis Zone 2 is primarily a residential zone. There are a number of retail establishments along King Street with little off-street parking, and, thus, the traffic flow is often interrupted by cars attempting to parallel park along King Street. The land use make-up is as follows for this zone:

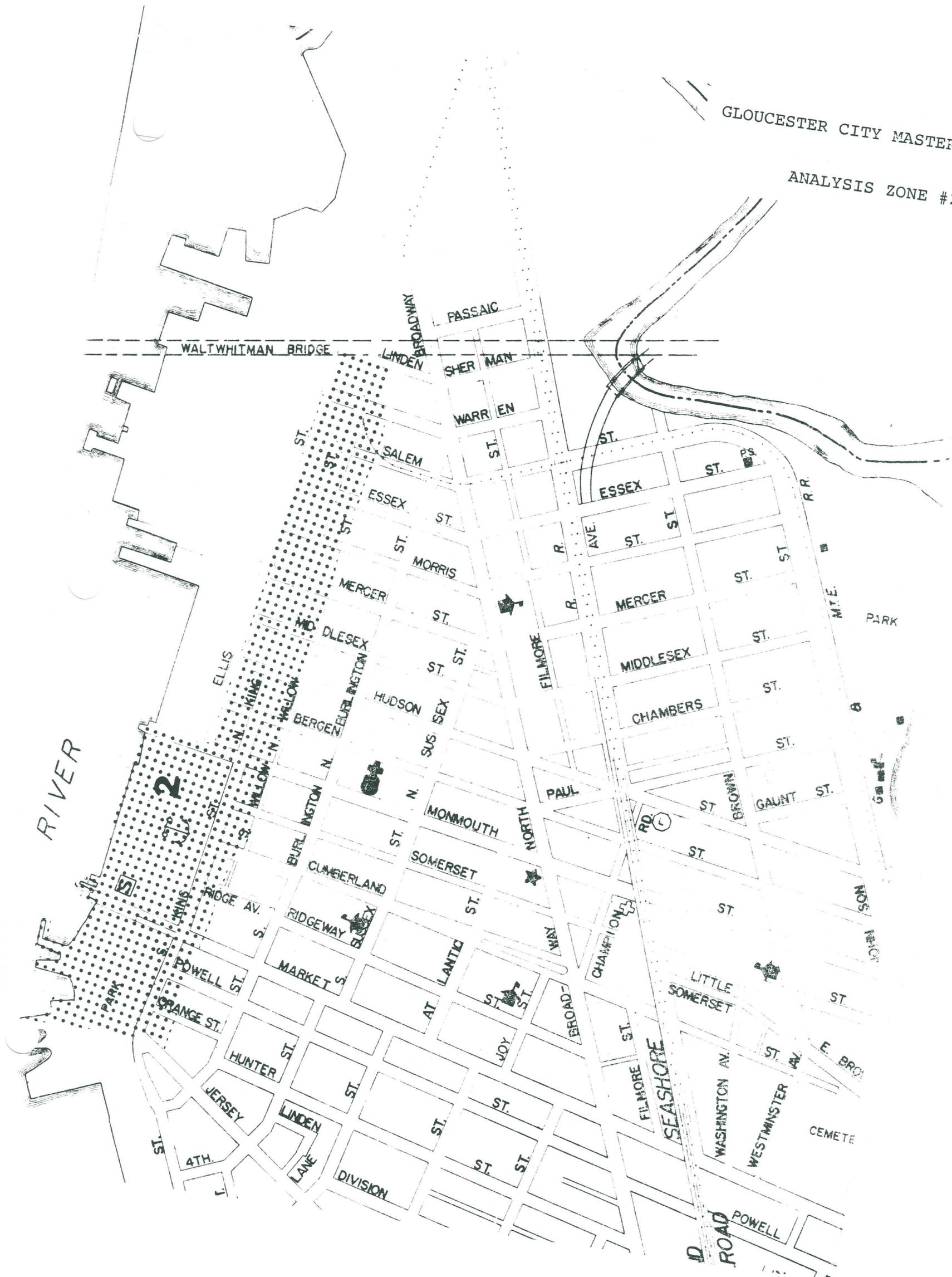
	<u>HOMES</u>	<u>CMRCL</u>	<u>INDSTL</u>	<u>PUBLIC</u>	<u>VACANT</u>	<u>TOTAL</u>
No.	123	20	3	3	22	171
%	72%	10%	2%	2%	12%	100%

ASSETS

Analysis Zone 2 has several assets. The most outstanding of these is the historic nature of the zone. At the northern end of the zone are found the Mill Lot Houses (dating from approximately 1840), built for the employees of one of Gloucester's first factories. Almost the entire zone

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is from the pre-1900 era and has excellent potential for government and private cooperation directed at rehabilitating the area as a mixed use historic renovation area like Head House Square in Philadelphia or Main Street in Burlington.

Other assets include the City Waterfront Park and the newly built senior citizen complex. The City Park offers playground facilities for neighborhood children, parking and a river walk for those who want to view the Delaware and/or picnic. The senior citizen complex provides housing for Gloucester's low income elderly. Analysis Zone 2 has one of the best water supplies for fire fighting. Finally, the eight acre Coast Guard base which will become surplus property in 1986, is one of the most prime pieces of real estate in the city and could be the Keystone of the King Street revitalization effort.

LIABILITIES

There are, however, several weaknesses in Analysis Zone 2. Among these are the old and often poor condition of the homes as well as streets; the heavy 18 wheeler truck traffic on King Street; deterioration and dirt associated with its proximity to industrial areas; and the lower income levels of most households. The high proportion (40.14%) of absentee owner dwellings contributes to home deterioration. Many of the historic homes are in poor condition with flaking paint, and/or exposed and rotting woodwork. Electrical, water and heating systems can be assumed to be in a condition correlative to the outside condition of the structures.

Apart from King Street (the major through street of the zone), the small cross street surfaces are in poor condition, most of them rating a 3. Two streets, Ridgeway and Orange, are of excessive narrowness, possessing cart ways of 12 and 14 feet respectively. Truck traffic on King Street is extremely heavy, and this is a deteriorating influence. The same can be said for the industry, such as Holt, which is either adjacent to or in sight of the entire zone. The truck traffic and industry unless properly dealt with could decrease the potential for a revitalized historic district. Finally, the low-income levels of the residents hinder their ability to change and improve the zone's historic homes.

Essentially, Analysis Zone 2 has several assets which could be taken advantage of, such as the historic homes and the Delaware waterfront; but, the weaknesses, such as heavy traffic and lower income households will make improvement more difficult, although certainly not impossible.

TYPE OF HOUSING STOCK

An analysis of the housing data for this zone by Type is shown below:

<u>TYPE</u>	<u>NO.</u>	<u>%</u>
Single	<u>17</u>	<u>12.69</u>
Twin	<u>25</u>	<u>18.66</u>
Row	<u>88</u>	<u>65.67</u>
Apt.	<u>4</u>	<u>2.99</u>
TOTAL	123	100.00

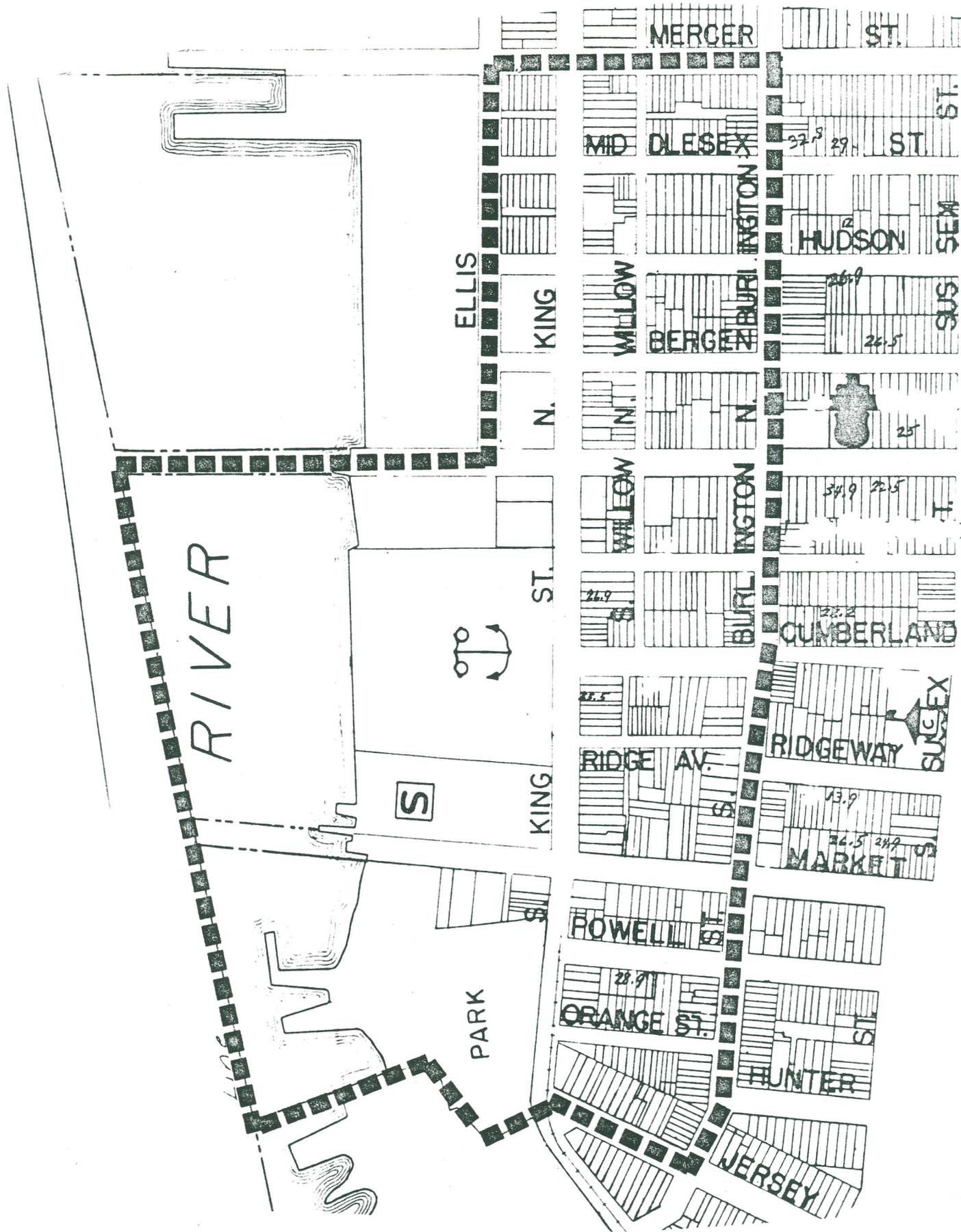
CONCLUSIONS AND RECOMMENDATIONS

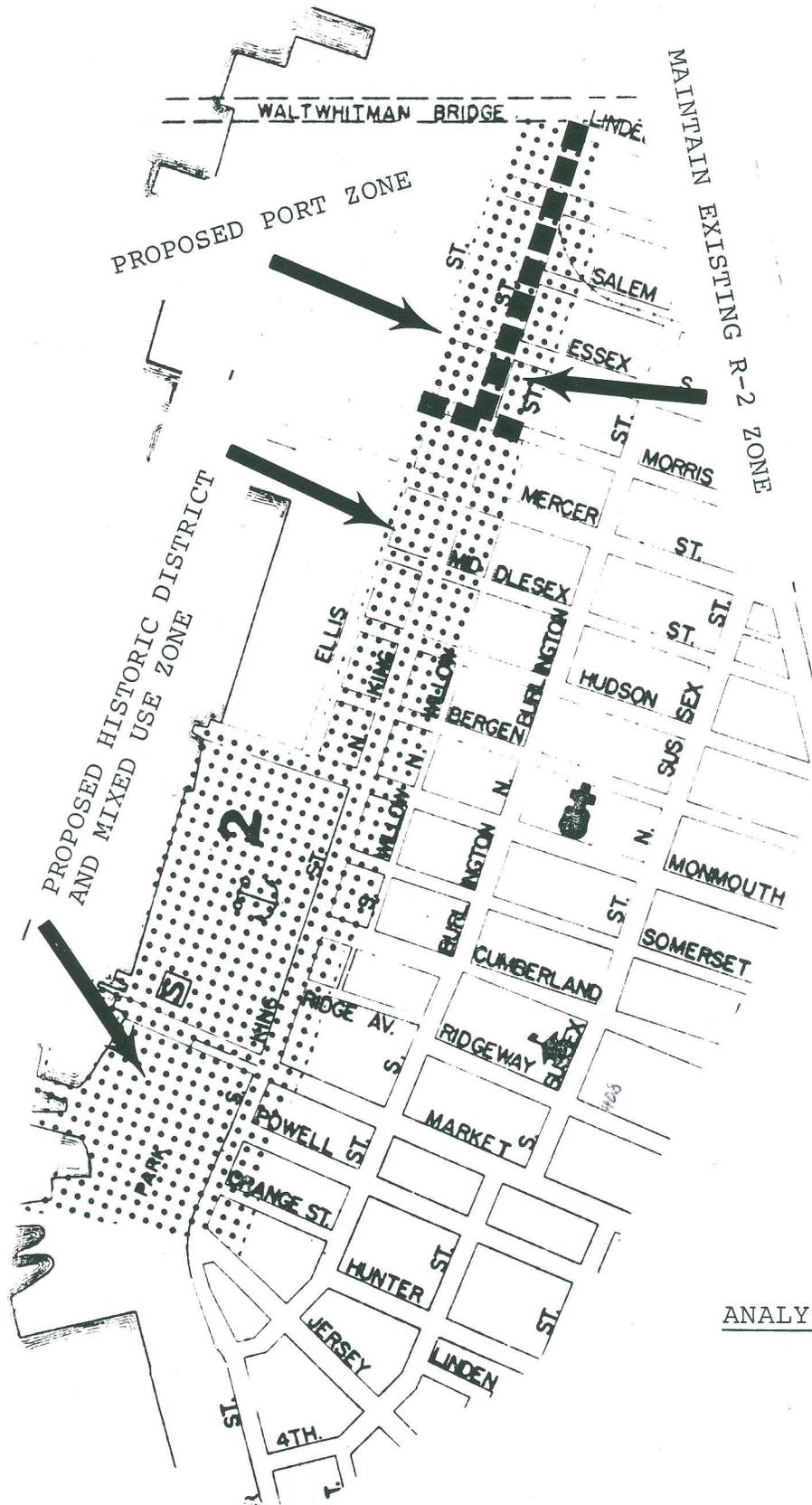
This zone has the potential to lead the revitalization of "The Old City" section of Gloucester just as the waterfront sections of other cities have in such places as Burlington, Baltimore, Georgetown, Savannah, Buffalo and Boston.

In order to do this, certain actions need to be taken by the city to lay the groundwork in this zone. These actions include:

1. Prohibiting truck traffic on King Street south of Essex Street to Jersey Avenue;
2. Amending the City zoning code to provide for an "Historic District" for this entire zone (see exhibit);
3. Develop specific standards to permit the conversion of large structures along King Street into condominiums, apartments or mixed use commercial and residential, to encourage the revitalization of this area;

PROPOSED HISTORIC DISTRICT





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4. Through City initiative and development regulation provide for an effective noise and visual barrier around the Port Facility to limit the intrusion of this port facility on this zone;
5. Create, by Ordinance, an official City map designating rights-of-way, open space and easements which might be required to buffer this zone from adjacent non-compatible uses;
6. Initiate contact with the Federal and State Government and Congressional representatives to lay the groundwork for the City to acquire the Coast Guard base when it is abandoned by the Coast Guard in 1986;
7. The City should engage a professional landscape architect to develop detailed plans for a continuation of the riverwalk to Monmouth Street, to develop a plan to adequately buffer the King Street area and the Mill Lot houses from the noise and visual intrusions of the Holt Facility; and to develop a plan for a park and some off-street parking on the City-owned parcel at Monmouth and King Streets.
8. In order to control traffic on King Street, initiate discussions with the County to remove King Street (from Jersey Avenue to Essex Street) from the county highway system and make it a part of the City road network.
9. Initiate action to put the Coast Guard Base and the Mill Lot Homes on the National Register of Historic Places.