

ANALYSIS ZONE 3

Bounded on the north by the southerly line of the City Park, and then south along Water Street to Charles Street, thereupon east on Charles to Broadway; and the Big and Little Timber Creeks on the south, and the Delaware River on the west.

ZONING - I-1 Industrial with a strip of B-2 Commercial along Jersey Avenue.

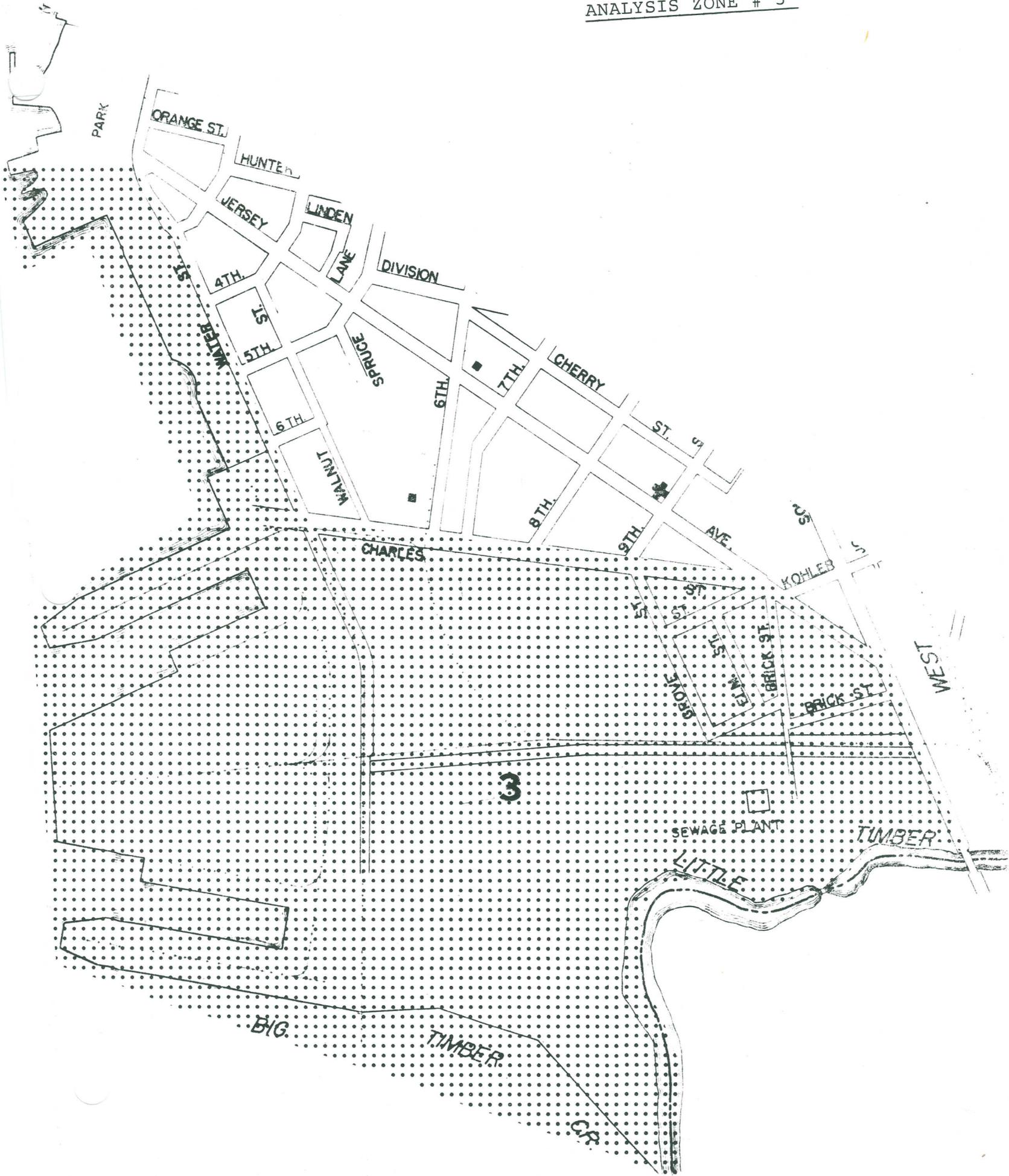
	<u>HOMES</u>	<u>CMRCL</u>	<u>INDSTL</u> (Inc 1 Utly)	<u>PUBLIC</u>	<u>VACANT</u>	<u>TOTAL</u>
No.	3	15	3	2	7	30
%	10%	50%	10%	7%	23%	100%

Consisting of approximately 175 acres, Analysis Zone 3 contains almost all the heavy industry in Gloucester City outside of Analysis Zones #1 and #6. Additionally, there are three homes, two bars, one business and the City sewerage treatment plant. The import business of Koch Fuels on the northern edge of the zone provides some limited economic benefit to the City, while generating substantial truck traffic.

This is a zone in transition, since the major industries, GAF, Gulf & Western and ARCO, have ceased operations. These properties encompass some 80 acres and thus, the zone has a significant re-use potential based on the substantial Delaware River frontage and even greater frontage along the Big Timber Creek.

Presently, the industrial uses are dominant within this zone. The condition and appearance of the factories and warehouses leave much to be desired. Located between the closed plants of GAF and Gulf & Western lies the active Amspec Chemical plant, which has plans to continue its operations.

ANALYSIS ZONE # 3



For the future hopes of non-industrial waterfront redevelopment, Amspec's presence is an impediment. Relocation or buffering of active industry is essential for future land use compatibility in Analysis Zone 3, if it is to be successfully revitalized. Residential dwellings are completely out of place in this industrial zone at the present time. Though the area could be very attractive for waterfront residential if redeveloped properly.

ASSETS

This zone's assets lie, as previously mentioned, mostly in the vacant land and the waterfront's potential.

The existing sewer and water systems abutting these lands also represent a substantial asset as does the Stinsman Avenue right-of-way. Although a paper street at present, it provides a direct access from Broadway into the heart of this zone.

GAF and Gulf & Western, which have recently closed, border on half the zone's waterfront. These sites, combined with adjacent vacant lands, total over 80 acres. This area could be redeveloped for a hi-tech business park and/or for a project similar to Baltimore's Inner Harbor, taking full advantage of the waterfront and marina potential. This redevelopment could ultimately help rejuvenate Gloucester City's economy and increase its tax base by some 75 to 100 million dollars upon completion.

LIABILITIES

From the employment, tax, and economic standpoint, the last few years have been difficult with the closing of Gulf & Western, GAF and ARCO. These vacant plants now represent large chunks of blighted real estate, with reduced value on the city tax roles. The city could purchase these for redevelopment, but the funding is presently unavailable. Thus, this zone represents the crux of the Gloucester redevelopment problem -- Gloucester City needs money to spur redevelopment, but, the taxbase is insufficient to adequately finance redevelopment. Therefore, money to redevelop this area must be attracted from the outside, whether from the federal or state government, a private developer or a

banking/insurance conglomerate. This is not likely to be an easy task, nor a short term one.

Other liabilities in the zone include 1) poor drainage on Water Street between Fourth and Fifth streets, which floods frequently; 2) the closed plants are fire hazards while the maximum available water volume for fire fighting purposes is substantially less than what it should be (see Utilities Plan).

Analysis Zone 3 is a zone with significant liabilities balanced by great potential. However, the potential for re-development of the waterfront areas may be difficult to actualize due to the large amount of funding required.

TYPE OF HOUSING STOCK

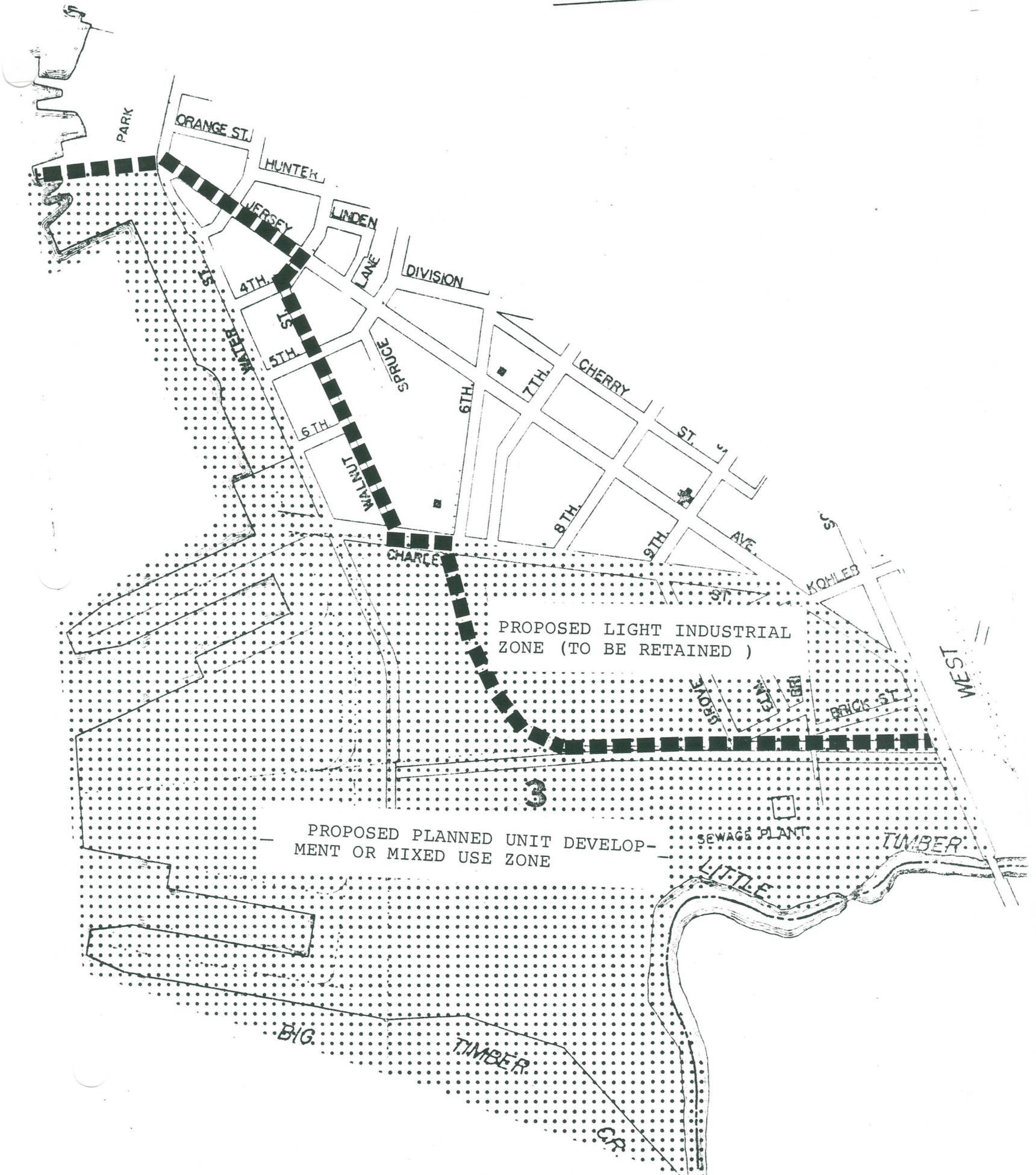
An analysis of the housing data for this zone by Type is shown below:

<u>TYPE</u>	<u>NO.</u>	<u>%</u>
Single	<u>1</u>	<u>14.29</u>
Twin	<u>6</u>	<u>85.71</u>
Row	-----	-----
Apt.	-----	-----
TOTAL	7	100.00

CONCLUSIONS AND RECOMMENDATIONS

This section of the City is in desperate need of revitalization. Approximately 60% of the land within this zone is now lying dormant. The City is in need of significant new tax rateables and the present antiquated plants and under-utilized land do not show much promise of providing these rateables unless a major revitalization program is instituted in this area.

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As has always been the case, Gloucester's future once again lies in its waterfront. This zone was, in all probability, the location of the original Dutch Settlement known as Fort Nassau, erected about 1626. Later, it was also the location of bathing beaches and gambling houses in the mid-to-late 1800's, as well as a racetrack built by the "Duke of Gloucester". Billy Thompson.

The demise of waterfront heavy industry along the Delaware has set the stage for a redevelopment of these lands for homes, marinas, restaurants and shops which can capitalize on the views and access to the water.

The City should undertake the following actions:

1. Develop and enact a "planned unit development zone" as a part of the city zoning code to permit a mixed use waterfront development of offices, retail and residential in this area south and west of the main rail spur.
2. Maintain the light industrial zoning classification for the area north of the railroad spur to Charles St.
3. Seek State or Federal funding for a special market and financial feasibility study for a "Water-front-oriented Festive Retail Complex" such as can be found at Baltimore Harbor, Boston's waterfront, and New York's South Street Seaport.
4. Amend the Light Industrial Zoning Classification to require noise buffer areas between any industrial use which is noise producing and the adjacent property.
5. Investigate the use of Green Acres funds to acquire some of the waterfront land in this zone.