

AMENDED REDEVELOPMENT PLAN FOR THE REVEL REDEVELOPMENT AREA

CITY OF ATLANTIC CITY, NEW JERSEY

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Prepared for:
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1. INTRODUCTION

1.1 AUTHORIZATION

On April 23, 1997, the City Council of the City of Atlantic City ("Governing Body"), pursuant to Resolution No. 310 of 1997 directed the Atlantic City Planning Board ("Planning Board") to prepare a Redevelopment Plan for the area bounded by Connecticut Avenue to the west, Oriental Avenue to the north, Metropolitan Avenue to the east and the Boardwalk to the south. This area had been determined to be "An Area in Need of Redevelopment" pursuant to N.J.S.A. 40A:12A-1 et seq., and designated the Southwest Inlet Redevelopment Area ("Redevelopment Area"). The Governing Body had previously determined by Resolution 889 of 1994 that the entire City was an "Area in Need of Rehabilitation" pursuant to N.J.S.A.40A:12A-1 et seq.

On September 25, 1997, the Governing Body, by Ordinance No. 60 of 1997, adopted a redevelopment plan for the Redevelopment Area entitled Redevelopment Plan for the Southwest Inlet Redevelopment Area.

On September 1, 1999, the Governing Body, by Resolution No. 617 of 1999, directed the Planning Board to evaluate and review amendments to the Redevelopment Plan. On December 8, 1999 the Governing Body, pursuant to Ordinance No. 57, adopted an Amended and Restated Redevelopment Plan for the Redevelopment Area.

On November 15, 2006, the Governing Body, pursuant to Resolution No. 819 of 2006, directed the Planning Board to evaluate certain proposed amendments to the redevelopment plan including incorporating that portion of the Uptown Urban Renewal Area from New Jersey Avenue to Connecticut Avenue and Oriental Avenue to the Boardwalk into the Southwest Inlet Redevelopment Area, to include Garden Pier into the Redevelopment Area and to amend the land use provisions of the Redevelopment Plan. In addition, on November 14, 2007, the Governing Body, pursuant to Resolution No. 847 of 2007, directed the Planning Board to evaluate certain proposed amendments to the redevelopment plan including the expansion of the Revel Redevelopment Area to include Block 68 and to allow for the development of other uses, including accessory uses. The proposed amendments are reflected in this Amended Redevelopment Plan for the Revel Redevelopment Area (the "Redevelopment Plan"). The municipally owned Garden Pier is being incorporated into the Redevelopment Plan because much of the pier is deteriorated and not habitable. Without private investment, it is unlikely that Garden Pier will be rehabilitated. By adding Garden Pier to the Redevelopment Plan, the City expects that the pier will be reconstructed, added to the tax rolls and will further serve the goal of redevelopment of the City.

The Redevelopment Area is immediately adjacent to the Uptown Urban Renewal Area. An Urban Renewal Plan was initially adopted in 1965 for the Uptown Urban Renewal Area and has been amended from time to time. The Uptown Urban Renewal Area originally covered an area of approximately eighty (80) acres. Two significant casino-hotel projects, the Showboat Casino Hotel and the Trump Taj Mahal Casino Resort, were developed during the 1980s within the Uptown Urban Renewal Area. The Redevelopment Plan is consistent within the Uptown Urban Renewal Plan and seeks to further the redevelopment objectives of the Uptown Urban Renewal Plan.

1.2 PURPOSE

1.2.1 Having undertaken the prescribed process to determine that the Southwest Inlet contains conditions which meet the statutory criteria for "An Area in Need of Redevelopment" or an "Area in Need of Rehabilitation", and acknowledging that such conditions are amenable to correction

and amelioration by the concerted effort of responsible public bodies and are not likely to be corrected or ameliorated solely by private effort, the purpose of the directive in Resolution No. 310 was to provide a mechanism for the orderly planning and redevelopment of the Redevelopment Area consistent with certain municipal goals and objectives as stated herein.

1.2.2 Upon adoption by the Governing Body, the Redevelopment Plan shall satisfy all statutory requirements and constitute the legal prerequisite for the Redevelopment actions outlined herein.

2. HISTORICAL OVERVIEW

The Redevelopment Area lies in the westerly portion of the South Inlet, Atlantic City's oldest neighborhood (see RDP Maps No. 1 and 2). In fact, the history of this area dates to the earliest days of Atlantic City. When construction began on the Absecon Lighthouse in 1857, documents indicate that the area was undeveloped and consisted of dunes and woodlands. In subsequent years, the majority of the South Inlet was actually underwater, as the ocean reached to what is today Pacific Avenue. Piers and jetties were constructed and the land began to fill to the point where drawings and photographs dating to the late-1800s depict a complete neighborhood of residential and tourist oriented structures.

Over the next several decades, the South Inlet maximized its waterfront location and developed into the premier neighborhood in the City. At its height, the area consisted primarily of deep lots with narrow street frontages containing two and three story homes and apartment houses along with various small hotels (more accurately, rooming houses).

The decline of the South Inlet mirrored that of Atlantic City as a whole. Over the years, the mostly turn of the century structures began to deteriorate, succumbing to age and the elements. The late-1960s through the mid-1970s saw declining property values and a lack of new investment which resulted in blighting conditions throughout the entire South Inlet sandwiched between the balance of the South Inlet and the formally "blighted" Uptown Urban Renewal Area, the Southwest Inlet faced negative pressures from both sides. These pressures manifested themselves in the abandonment and ultimate demolition of nearly all of the structures in this once vital neighborhood.

The consequence of this decline is that the majority of the Redevelopment Area, as of August 25, 1997, was vacant and unproductive. Except for Garden Pier, no new construction investment has taken place in the Redevelopment Area at least since the advent of casino gaming, and probably as far back as the 1940s. All of the parcels within the Redevelopment Area, except for Garden Pier, are now vacant and, as in 1997, no new development has been commenced within the Redevelopment Area.

It is anticipated that this amendment of the Redevelopment Plan set forth herein will result in a public/private partnership as envisioned in the Local Redevelopment and Housing Law which will generate a productive and valuable asset for the City.

3. DEFINITIONS

For the purposes of this Redevelopment Plan, the terms:

- 3.1 "City" shall mean the City of Atlantic City, a body corporate and politic, and unless otherwise indicated includes its Governing Body, elected officials, officers and staff.

- 3.2 "Destination Resort" shall mean an entertainment and recreation complex which may include casino hotel, hotels, condo hotels, residential multi-unit facilities, retail, restaurant, entertainment, and non-gaming attractions and other amenities.
- 3.3 "Garden Pier" shall mean the City owned Pier located at New Jersey Avenue and the Boardwalk (including the entire improved and unimproved area held in fee title by the City).
- 3.4 "Land Use Ordinance" shall mean Chapter 163 (Land Use Development) of the Atlantic City Code, as may be amended from time to time.
- 3.5 "Local Redevelopment and Housing Law" shall mean N.J.S.A. 40A:12A-1 et.seq.
- 3.6 "Lot Coverage" shall mean the percentage of lot area occupied by the principal and accessory buildings on such lot at grade level or above, excluding roof overhangs, architectural features, balconies, signage and similar building projections.
- 3.7 "Redeveloper" shall mean the corporation, partnership or other entity designated by the Redevelopment Entity as Redeveloper pursuant to N.J.S.A. 40A:12A-1 et. seq. for the purpose of advancing this Redevelopment Plan.
- 3.8 "Redevelopment Entity" shall mean the City Council, acting as the implementing agent for this Redevelopment Plan in accordance with and under the provisions of N.J.S.A. 40A:12A-1 et. seq.
- 3.9 "Redevelopment Plan" shall mean this instant document entitled Redevelopment Plan for the Revel Redevelopment Area.
- 3.10 "1997 Redevelopment Plan" shall mean the Redevelopment Plan for the Southwest Inlet Redevelopment Area as adopted on September 25, 1997 by ordinance No. 60 of 1997 and same being superseded by the 1999 Redevelopment Plan.
- 3.11 "Redevelopment Project" shall mean the Destination Resort proposed for development in all or a portion of the Redevelopment Area.
- 3.12 "Southwest Inlet" "Southwest Inlet Redevelopment Area" and "Redevelopment Area" shall mean the area within the City of Atlantic City bounded by New Jersey Avenue to the west, Oriental Avenue to the north, Metropolitan Avenue to the east and the City municipal boundary to the south including Garden Pier, which area shall be known by such descriptive name to be selected by the Redeveloper upon submission of its application for development of the Redevelopment Area.
- 3.13 "State" shall mean the State of New Jersey and shall include all applicable agencies and instrumentalities thereof.
- 3.14 "Temporary Use" shall mean those uses, either directly or indirectly related to a permanent Redevelopment Project, and not intended to be permanent uses.

4. REDEVELOPMENT AREA

4.1 SITE CONTEXT

- 4.1.1 The Redevelopment Area is located in the South Inlet section of the City (see RDP Maps No. 1 and 2).
- 4.1.2 Prior to the adoption of the 1997 Redevelopment Plan, the Redevelopment Area (excluding Garden Pier) was located in the City's Resort Commercial Development District ("RS-C" Zone), permitting casino-hotel development. The Redevelopment Area is adjacent to the City's Uptown Urban Renewal Area, where a variety of uses are permitted, including casino-hotel use. By this Redevelopment Plan, a portion of the Uptown Urban Renewal Area (from New Jersey Avenue to Connecticut Avenue, and Oriental Avenue to the Boardwalk) is incorporated into the Redevelopment Area.
- 4.1.3 The Redevelopment Area consists of (approximately) 16 acres of land in the form of individual tax parcels plus an additional (approximately) 4 acres of City rights-of-way, for a combined total of approximately 20 acres plus Garden Pier.
- 4.1.4 The major defining characteristic of the Redevelopment Area is that it is comprised of entirely vacant land except for Garden Pier. All of the land within the Redevelopment Area is owned by the Redeveloper except for Garden Pier. As noted above, the Redevelopment Area lies adjacent to and is contiguous with the Uptown Urban Renewal Area, a portion of the City previously determined to be a "Blighted Area" by the then applicable State redevelopment law.

4.2 BOUNDARIES

The Project Boundary Map (RDP Map No. 3) delineates the boundaries of the Redevelopment Area.

5. STATEMENT OF PURPOSE AND INTENT

5.1 GENERAL STATEMENT

This document constitutes a Redevelopment Plan under the provisions of the Local Redevelopment and Housing Law for the purpose of facilitating the development of a Destination Resort. Redevelopment Plan objectives are more particularly described as follows:

- A. To provide a mechanism for a public/private partnership leading to the development of a Destination Resort in the Redevelopment Area.
- B. To foster development of a Destination Resort, and to make available such assistance as may be reasonably necessary to aid development including, without limitation, the exercise of its powers of eminent domain.

5.2 REDEVELOPMENT PLAN OBJECTIVES

- 5.2.1 To stimulate private development by allowing maximum flexibility in land use, project design and building regulations.
- 5.2.2 To provide land and incentives as permitted by N.J.S.A. 40A-12A-1 et seq. to promote growth of new private sector development in the form of a Destination Resort which will

strengthen and diversify the City's economic base.

- 5.2.3 To maximize tax revenue and generate new tax ratables by constructing on and thus increasing the assessed value of lands currently undeveloped or underdeveloped.
- 5.2.4 To return to productive use currently unimproved vacant land which, as a whole, has remained unproductive or under productive and which is not likely to be developed or redeveloped without the active participation of public bodies.
- 5.2.5 To prevent the spread of blight by the application of comprehensive Redevelopment Plan controls.

5.3 DESIGNATION OF REDEVELOPER

5.3.1 Upon adoption of the Redevelopment Plan, the City selected and designated Revel Entertainment Group, LLC, or its affiliates as Redeveloper for the Redevelopment Area. Said Redeveloper is an entity which, in the opinion of the City, is qualified to successfully develop the Redevelopment Area consistent with the Public Policy Goals and Redevelopment Plan Objectives outlined herein. Selection guidelines for designation of the Redeveloper were as follows:

- A. Financial capability and ability to obtain the financing required to develop the type of Destination Resort envisioned by this Redevelopment Plan.
- B. Organizational strength, business reputation and professional capability to operate the type of Destination Resort envisioned by this Redevelopment Plan.
- C. Ability to comply with the Public Policy Goals and Objectives of this Redevelopment Plan.
- D. Demonstrated interest in a redevelopment project in the Redevelopment Area.

6. REDEVELOPMENT PLAN

6.1 Upon designation of the Redeveloper, it is the intent of this Redevelopment Plan that: (i) the Redeveloper proceeds to develop the Redevelopment Area (except the Garden Pier) in accordance with the Redevelopment Plan and (ii) the City commence negotiations with the Redeveloper for a Redevelopment Agreement for Garden Pier. Such Redevelopment Agreement for Garden Pier shall include, at a minimum:

- A. The development concept(s) and description of project elements for the undertakings proposed.
- B. The Redeveloper's plan for compliance with the Public Policy Goals and Objectives of this Redevelopment Plan.
- C. Such provisions as may be required by law

6.2 LAND USE PLAN

The Land Use Plan is comprised of the Land Use Provisions, Street Vacation Plan/Air Rights Plan, Building Limit Controls, Utility Controls, and Additional Controls.

6.2.1 General

A. The controls and regulations governing land use and structural form specified herein are designed to promote the redevelopment of the Redevelopment Area in accordance with the Statement of Purpose and Intent of this Redevelopment Plan and are intended to provide a setting within which the Redeveloper and its architects are encouraged to generate plans in order to produce a Redevelopment Project of outstanding design and superior quality.

B. The development concepts and description of project elements proposed for the Redevelopment Area will be reviewed and approved by the Redevelopment Entity.

C. The Planning Board shall review and approve the development plans of the Redeveloper in accordance with the requirements for review and approval of subdivisions and site plans as set forth by ordinance adopted pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.).

6.2.2 Land Use Provisions

The Redevelopment Area shall be governed by the Land Use Provisions contained herein. These Provisions are intended to provide for and foster the development of a Destination Resort.

A. Permitted Uses

Permitted Uses within the Redevelopment Area may include, but shall not be limited to: hotels; casino-hotels; condo hotels; residential multi-family facilities; convention meeting space; retail space; restaurants; bars; museums; spas; nightclubs; entertainment uses including, but not limited to, theaters, arenas, amusement parks, theme parks, water parks, active/passive recreation facilities, cultural facilities and other like and similar attractions; and support uses including, but not limited to, laundry, office, storage and parking including, but not limited to, surface and structured parking; provided, however, that multi-family residential, surface and structured parking shall not be permitted on Garden Pier. Permitted accessory uses in the Redevelopment Area shall include all customary accessory uses, including, but not limited to, heliports, heating and cooling facilities and other support uses; and thermal energy and electric cogeneration facilities.

B. Temporary Uses

1. In addition to Permitted Uses, this Redevelopment Plan permits the Redeveloper to utilize the land within the Redevelopment Area for such Temporary Uses as may be proposed from time-to-time.
2. Temporary Uses may include, but shall not be limited to, open-air or indoor uses housed in a temporary structure constructed for such purpose, and may include amphitheaters, skating rinks, circus/carnival attractions, miniature-golf courses, parade staging, film shooting or like and similar attractions, including parking

related to such uses, or may include support elements for Permitted Uses such as ancillary parking and shall be subject to compliance with the Section 163-69 A, B, C, D, F, G and H of the Land Use Ordinance.

C. Construction Staging

Staging for construction conducted in the Redevelopment Area, including parking and all other activities normally attendant thereto, shall be permitted, subject to compliance with the provisions set forth in Section 163-69 D3 of the Land Use Ordinance.

D. Land Use Approvals

Unless Planning Board approval is required by this Redevelopment Plan or by section 163-81 of the Land Use Ordinance, land use approvals shall be granted by the Land Use Administrator pursuant to 163-247 of the Land Use Ordinance.

6.2.3 Street Vacation Plan/ Air Rights Vacation Plan/ Subsurface Vacation Plan

The Street Vacation Plan/ Air Rights Vacation Plan/ Subsurface Vacation Plan (RDP Map No. 5) has been generated in order to promote the cohesive development of the Redevelopment Area and to maximize efficiency in land utilization and traffic control internal and external to the Redevelopment Area. The street and air rights vacations are outlined herein.

A. Street Vacations

The following rights-of-way within the Redevelopment Area, along with all air rights and subsurface rights attendant thereto, are hereby vacated; provided however, that such vacations shall become effective upon commencement of construction of the Destination Resort by Redeveloper as contemplated by this Redevelopment Plan:

1. That portion of Calloway Place between Connecticut and Massachusetts Avenues not vacated by Ordinance No. 40 of 1996.
2. Congress Place between Oriental Avenue and Calloway Place.
3. Massachusetts Avenue between the Boardwalk and Oriental Avenue.
4. Connecticut Avenue between the Boardwalk and Oriental Avenue.

B. Air Rights Vacation

The following air rights within the Redevelopment Area are hereby vacated; provided however, that such air rights vacation shall become effective upon commencement of construction of improvements on Garden Pier by Redeveloper as contemplated by this Redevelopment Plan and a Redevelopment Agreement between Redeveloper and the City for Garden Pier: The area 14' 6" above Boardwalk grade with a width of forty feet (40') and from the northerly edge of Garden Pier to the southerly edge of the Boardwalk right of way.

C. Subsurface Rights Vacation

The following subsurface rights within the Redevelopment Area are hereby vacated; provided however, that such subsurface rights vacation shall become effective upon

commencement of construction of improvements on Garden Pier by Redeveloper as contemplated by this Redevelopment Plan and a Redevelopment Agreement between Redeveloper and the City for Garden Pier: The area immediately below the Boardwalk and beach for a depth of twenty five feet (25') below the surface (measured from the surface of the beach) excluding foundations for the area shown on RDP Map No. 5.

6.2.4 Building Controls

The following regulations, controls and restrictions provide standards for the physical development of the Redevelopment Area. The Redeveloper and its designers are encouraged to exercise maximum ingenuity, creativity and freedom of design consistent with the Statement of Purpose and Intent of this Redevelopment Plan.

A. Redevelopment Area – Excluding Garden Pier

1. Lot Requirements

- a. Minimum Lot Size: The Redevelopment Area excluding Garden Pier and public rights-of-way.
- b. Lot Coverage: Maximum impervious lot coverage shall be ninety percent (90%).

2. Building Setbacks (see RDP Maps No. 6 and 7)

Setbacks are required where indicated on the attached RDP Maps and are described below. Setbacks shall be a clear space measured at a right angle between a lot line and a building limit line or parking limit line as applicable. Setbacks shall be unoccupied and unobstructed from grade to sky, except for the following Permitted Encroachments: awnings, canopies, flag poles, ornamental architectural features, street furniture, fences, pedestrian bridges, signage, landscaping, lighting, benches, trash receptacles, walkways, access drives and the like. Permitted Encroachments shall also be permitted over the public right-of-way, subject to customary license agreements by the City.

- a. Oriental Avenue, Metropolitan Avenue and New Jersey Avenue: Ten foot (10') setback required up to one hundred twenty feet (120') in height above grade with an additional thirty foot (30') setback required above one hundred twenty feet (120') in height above grade.
- b. Boardwalk: No setback shall be required along the Boardwalk up to a height of sixty feet (60') above Boardwalk level; above sixty feet (60') from Boardwalk level and up to a height of two hundred feet (200') from Boardwalk level, no structure, other than Permitted Encroachments, shall encroach upon the Boardwalk side of an imaginary plane extending upward from the landside edge of the Boardwalk at an angle of thirty degrees (30°) from the vertical plane.
- c. The Planning Board, at its sole discretion, may increase any of the Boardwalk height provisions for a project of superior design.

3. Building Height

Maximum building height shall be eight hundred feet (800') above grade (see RDP Map Nos. 6 and 7); provided, however, that mechanical rooms/equipment, architectural and similar features may extend to a height of nine hundred feet (900') above grade.

4. Floor Area Ratio

Maximum floor area ratio shall be ten and zero-tenths (10.0) excluding floor area devoted to off-street parking.

5. Signage

Signage shall be subject to the standards of the Land Use Ordinance of the RS-C district.

6. Parking

Parking shall be subject to compliance with Section 163-70 A(2)(a)[1] and [2][a], (b)[1][a]and[b], (c)[1]-[11], (3)(a), B(1)(a)-(e), (2)(b)[3], and (c)[1]-[5] of the Land Use Ordinance.

7. Performance Standards

The project shall be subject to Section 163-73 of the Land Use Ordinance.

8. Urban Design Standards

The project shall be subject to the following:

a. Every face of a structure fronting on a public sidewalk shall, at the sidewalk level adjacent to said structure, be designed predominantly for pedestrian oriented uses including, but not limited to, architectural elements, theatrical elements, and landscaping. Parking, mechanical equipment, storage and similar uses shall not be allowed along any such frontage.

b. The Boardwalk frontage of the structure, with the exception of entrance lobbies, shall be designed predominantly for Boardwalk-oriented restaurants, bars, retail uses, architectural elements, and theatrical elements.

c. All horizontal flat surfaces shall be developed in such a manner as to be aesthetically acceptable in order to secure agreeable visual conditions in the roofscaping of the City; provided, however, that this requirement shall not apply above a height of three hundred eighty five feet (385') above grade.

d. Vertical surfaces may be treated with reflective surfaces provided that they do not have an adverse impact on surrounding uses causing visual discomfort or any other adverse impact.

e. The largest dimension of any structure abutting the Boardwalk and extending higher than sixty (60) feet above the level of the Boardwalk shall be oriented perpendicular to the Boardwalk

f. For principal structures located on the same lot, excluding podium/parallel towers the minimum distance between walls containing openings for light and air shall be equal to twenty five percent (25%) of the height of the tallest structure (excluding podium height)

B. Garden Pier

Subject to compliance with Section 163-165 F, G, and H of the Land Use Ordinance, the following building controls shall be applicable to Garden Pier rather than the building controls otherwise applicable in the Redevelopment Area.

1. Lot Requirements

- a. Minimum Lot Size: None.
- b. Maximum Lot Coverage: Maximum impervious lot coverage shall be one hundred percent (100%).

2. Building Setbacks

Setbacks shall be a clear space measured at a right angle between a lot line and a building limit line or parking limit line as applicable. Setbacks shall be unoccupied and unobstructed from grade to sky, except for the following permitted obstructions: awnings, canopies, flag poles, ornamental architectural features, street furniture, fences, pedestrian bridges, signage, landscaping, lighting, benches, trash receptacles and the like. Setbacks may include pedestrian walkways and necessary access drives.

- a. Front Yard Setback: No setback from the Boardwalk is required provided the front elevation is primarily developed with transparent materials. In the event the front elevation is not primarily developed with transparent materials, then the setback shall be subject to the front yard setback requirements set forth at Section 163-165 E(2) of the Land Use Ordinance.
- b. Side Yard Setback: No setback is required, provided however, that a twelve foot (12') wide pedestrian access (open or enclosed) is maintained through the pier on at least one level of the pier.
- c. Rear Yard Setback: Twenty five foot (25') minimum building setback.

3. Building Height

Maximum building height shall be one hundred feet (100') above pier level with fifty feet (50') setback above one hundred feet (100') to a maximum height of one hundred twenty feet (120'); provided, however, that mechanical rooms/equipment, architectural and similar features may extend to a height of two hundred feet (200') above pier level.

4. Floor Area Ratio

Maximum Floor Area Ratio shall be five and zero tenths (5.0).

5. Signage

Signage on Garden Pier shall be permitted as follows: (i) Wall mounted business signs up to twenty-five percent (25%) of each elevation; and (ii) roof mounted business and/or advertising signs with an area up to twenty-five percent (25%) of the total area of the elevations of Garden Pier.

6. Parking

Parking shall be subject to the standards of the Land Use Ordinance, Commercial Planned Development of Piers. Parking shall be provided as prescribed in Schedule IV of the Land Use Ordinance for Hotel Uses, but there shall be no parking required for commercial uses on Garden Pier.

7. Additional Controls for Garden Pier

Garden Pier shall be subject to the following additional controls:

- a. The pier and the land-based casino hotel facility shall be physically connected.
- b. The connecting component, i.e., the structural element between the pier and the casino hotel, is subject to the following limitations:
 - i.) Enclosed space above the Boardwalk.
 - ii.) Above grade connectors shall be designed for ingress and egress to the pier with a maximum width of 40 feet and maximum height of 30 feet, not including structural load bearing members. The connectors shall have a minimum height of 14 feet six inches above the Boardwalk. Only one above grade connector over the Boardwalk is permitted.
- c. To the maximum extent possible, the connectors should be constructed of transparent material and designed in such a fashion to convey a feeling of spaciousness and openness. Further, to the maximum extent possible, any signature or architectural theme associated with the casino hotel or pier should be incorporated into the design elements of the connector.
- d. Building elevations should contain design elements combining windows, entrances, setbacks or any other combination of architectural elements and lighting schemes designed to avoid a monolithic architectural form. The Planning Board reserves the right to undertake architectural review of all pier design elements.

C. Block 68

The following building controls shall be applicable to Block 68 rather than the building controls otherwise applicable in the Redevelopment Area.

1. Lot Requirements

- a. Minimum Lot Size: None
- b. Maximum Lot Coverage: Maximum impervious lot coverage shall be ninety percent (90%).

2. Building Setbacks

Setbacks shall be a clear space measured at a right angle between a lot line and a building limit line or parking limit line as applicable. Setbacks shall be unoccupied and unobstructed from grade to sky, except for the following permitted obstructions: awnings, canopies, flag poles, ornamental architectural features, street furniture, fences, pedestrian bridges, signage, landscaping, lighting, benches, trash receptacles and the like. Setbacks may include pedestrian walkways and necessary access drives.

- a. Front Yard Setback: 8 feet.
- b. Side Yard Setback: 0 feet.
- c. Rear Yard Setback: 0 feet.

3. Building Height

Maximum building height shall be one hundred twenty five feet (125') above grade; provided, however, that mechanical rooms/equipment, architectural and similar features may extend to a height of one hundred forty five feet (145') above grade.

4. Maximum Density

Sixty (60) dwelling units per acre.

5. Floor Area Ratio

Maximum Floor Area Ratio shall be five and zero tenths (5.0).

6. Signage

Signage shall be subject to the standards of the Land Use Ordinance of the RS-C district.

7. Parking

Parking shall be subject to compliance with Section 163-70 A(2)(a)[1] and [2][a], (b)[1][a] and [b], (c)[1]-[11], (3)(a) of the Land use Ordinance and the Residential Site Improvement Standards ("RSIS") when applicable.

8. Performance Standards

The project shall be subject to Section 163-73 of the Land Use Ordinance.

D. Planning Board Authority:

Consistent with section 12.2 of this Redevelopment Plan, the Planning Board, at time of site plan review and without formal amendment to this Redevelopment Plan, may approve modifications in or changes to these Building Limit Controls requested by the Redeveloper, if requested by Redeveloper.

6.2.5 Utility Controls

- A. The Redevelopment Area is serviced by access to all required utilities, including electric, gas, sewer, water, communications (telephone) and cable television systems.
- B. Distribution lines for all utility systems within the Redevelopment Area, except for the north side of Oriental Avenue and the east side of Metropolitan Avenue, shall be placed underground. All easements shall comply with City requirements. Exact locations for utility lines and easements shall be established at time of Planning Board site plan review and approval. Existing above ground utilities shall be incorporated into the underground systems at the boundaries of the Redevelopment Area as improvements are undertaken.

6.2.6 Additional Controls

- A. Except where otherwise required by the standards of this Redevelopment Plan, the Redevelopment Area shall be governed by the Signage Regulations for the RS-C district contained in the Land Use Ordinance.
- B. Loading, mechanical equipment, storage and similar uses shall not be visible along the Boardwalk level.

Interpretation of and modifications to these provisions shall be made by the Planning Board at time of site plan review and approval.

6.2.7 Standards and Controls of General Applicability

A. Jurisdiction

The provisions of this Redevelopment Plan are those of the City and do not substitute for any law, code, rule or regulation established by any State or Federal agency.

B. Applicability of Other Standards

1. In addition to the standards set forth in this Redevelopment Plan, all development within the Redevelopment Area shall comply with the applicable laws, codes, rules and regulations established by any State or Federal agency.
2. The above notwithstanding, whenever local codes or regulations (other than those found in the Land Use Ordinance) contain comparable but more restrictive provisions or requirements than set forth in this Redevelopment Plan, the standards set forth herein shall govern.
3. The provisions of the Land Use Ordinance, except as specifically provided for in this Redevelopment Plan, shall not be applicable within the Redevelopment Area.

7. EQUAL OPPORTUNITY

No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Redevelopment Entity or by the Redeveloper (or any successors in interest) whereby the land or improvements in the Redevelopment Area is restricted, either by the Redevelopment Entity or the Redeveloper (or any successors in interest) in violation of any State or Federal anti-discrimination law. The foregoing restrictions, as well as the provisions of N.J.S.A. 40A:12A-9 shall be implemented by appropriate covenants or other provisions in the Redeveloper's Agreement and/or disposition instruments as covenants running with the land.

8. PROVISIONS NECESSARY TO MEET STATUTORY REQUIREMENTS

The Redevelopment Plan satisfies the statutory requirements under the Local Redevelopment and Housing Law as follows:

8.1 The Redevelopment Plan is an outline for the planning, development, and redevelopment of the Redevelopment Area sufficient to indicate:

A. Appropriate Land Uses

The Redevelopment Plan provides for land uses consistent with the adjacent Uptown Urban Renewal Area and the RS-C district.

B. Density of Population

The Redevelopment Plan permits residential uses. Residential uses and any increase in population associated with such residential uses are consistent with the redevelopment of the City.

C. Traffic and Public Transportation

Significant public infrastructure is in place for public transportation, including the Atlantic City International Airport, New Jersey Transit rail service and public and private bus service along with highway access via the Atlantic City Expressway, U.S. 322/40 (Black Horse Pike) and U.S. 30 (White Horse Pike).

D. Public Utilities

The Redevelopment Area is served by public utilities which are adequate for the proposed uses set forth in the Redevelopment Plan.

E. Recreational and Community Facilities and Other Public Improvements

The Redevelopment Plan does not specifically provide for recreational and community facilities or other public improvements. Rather, the Redevelopment Plan provides for a host of uses which will foster the redevelopment of Atlantic City.

8.2 Proposed Land Uses and Building Requirements

The proposed land uses are consistent with the Amended Urban Renewal Plan and the RS-C district and will help foster the redevelopment of Atlantic City.

8.3 Provisions for Temporary and Permanent Relocation

There are no residents located within the Redevelopment Area and thus there is no need to provide for relocation of residents.

8.4 Property to be Acquired

The only property that may be acquired under the Redevelopment Plan is Garden Pier.

8.5 Significant Relationships of the Redevelopment Plan to Other Plans

The Redevelopment Plan is consistent with New Jersey State public policy in that the Redevelopment Plan seeks to foster redevelopment of the City consistent with the express goals of the State Constitutional amendment authorizing casino gaming in Atlantic City.

8.6 The Redevelopment Plan expressly supersedes the applicable provisions of the Land Use Ordinance except as expressly set forth in the Redevelopment Plan. The Redevelopment Plan further amends the zoning district map with respect to the Redevelopment Area.

9. AUTHORITY AND PLAN INTERPRETATION

9.1 Pursuant to N.J.S.A. 40A:12A-13, the Planning Board shall have the sole authority to determine conformance of a Redeveloper's concept and design with this Redevelopment Plan.

9.2 Subject to the provisions of this Redevelopment Plan herein, the Planning Board shall have sole authority for the interpretation or clarification of any provision of this Redevelopment Plan.

10. GENERAL CONSTRUCTION AND APPLICATION OF PLAN PROVISIONS

All provisions of this Redevelopment Plan, including all building controls, regulations and/or restrictions imposed, shall be applicable to all real property and improvements within the Redevelopment Area.

11. DURATION OF PROVISIONS AND EFFECTIVE DATE

11.1 This Redevelopment Plan, as it may be amended from time to time, shall be in effect until the goals of the Redevelopment Plan are satisfied and the Redevelopment Area is fully redeveloped to the maximum extent permitted under the Redevelopment Plan.

11.2 Upon completion of construction and the issuance by the City of all permanent Certificate(s) of Occupancy for individual portions or all of the Redevelopment Project, and at the request of the Redeveloper, the City shall issue the Redeveloper a 'Certificate of Completion and Compliance' for the entire Redevelopment Project or such portions thereof as the Redeveloper shall have completed, certifying that the Redevelopment Project or the specific portions thereof were completed in accordance with this Redevelopment Plan and further certifying that the applicable provisions of the Redevelopment Agreement, if applicable, indicating provisions related to N.J.S.A. 40A:12A-9a, have been satisfied.

12. PROCEDURES FOR AMENDING THE APPROVED REDEVELOPMENT PLAN

- 12.1 This Redevelopment Plan may be amended from time to time upon compliance with all applicable laws and statutes and upon approval of the Governing Body. In addition to any other requirements, including but not limited to those imposed by N.J.S.A. 40A:12A-13, mutual agreement between the City and the Redeveloper is required where a Redevelopment Agreement is in place and where an amendment would change the controls governing the use of land under such Redevelopment Agreement.
- 12.2 The Building Limit Controls of this Redevelopment Plan may be modified or changed at any time by the Planning Board. However, any modification or change of more than twenty percent (20%) of the applicable building control shall necessitate a formal amendment to this Redevelopment Plan in accordance with law.
- 12.3 Modifications or changes in the Land Use Provisions or Building Controls, which are inconsistent with the intent of this Redevelopment Plan, shall not be approved in the absence of a formal amendment to this Redevelopment Plan.

13. LIST OF EXHIBITS

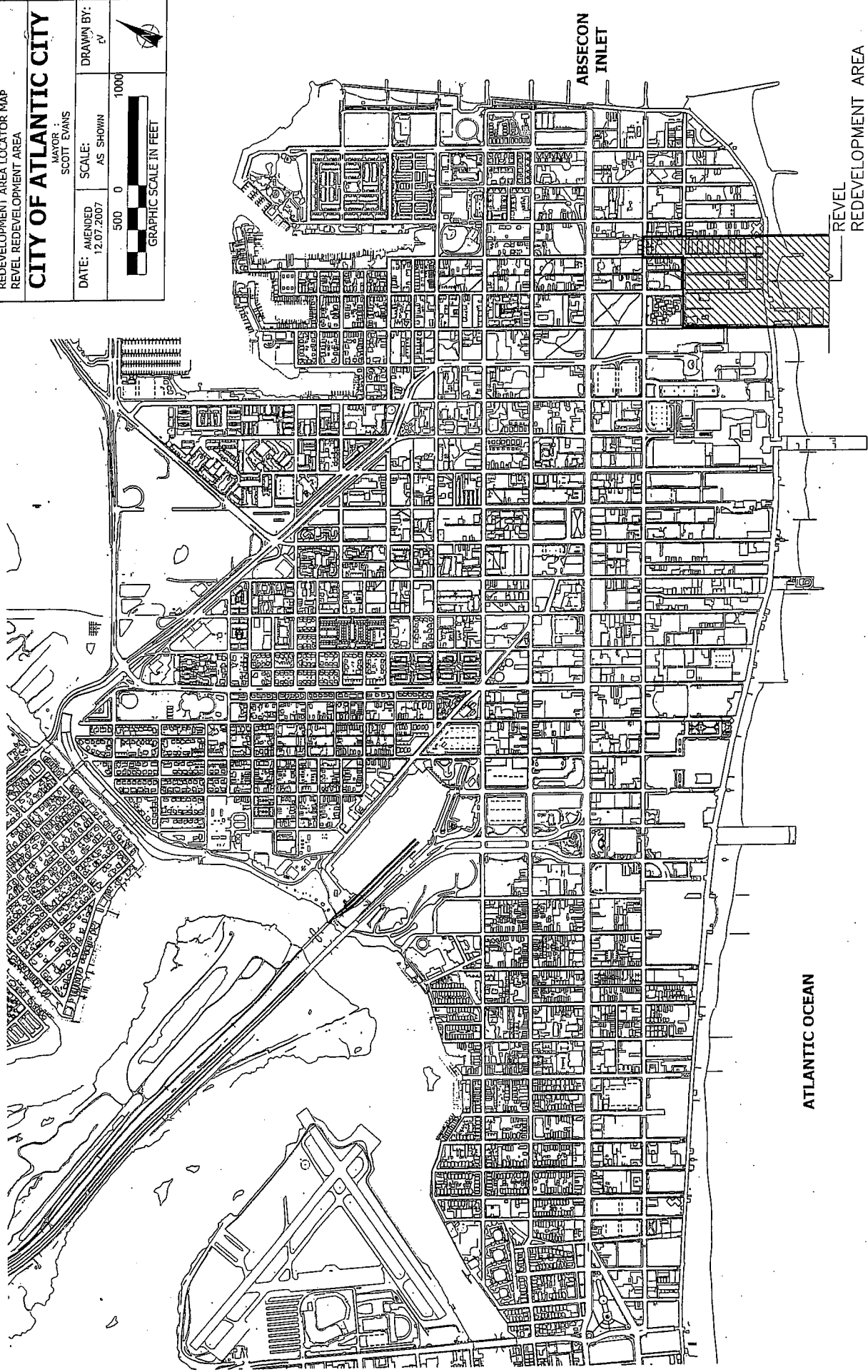
RDP MAP NO. 1; RDP MAP NO. 2; RDP MAP NO. 3; RDP MAP NO. 4; RDP MAP NO. 5; RDP MAP NO. 6; RDP MAP NO. 7

RDP MAP NO. 1
 REDEVELOPMENT AREA LOCATOR MAP
 REVEL REDEVELOPMENT AREA

CITY OF ATLANTIC CITY
 MAYOR: JAMES
 SCOTT EVANS

DATE: AMENDED 12.07.2007	SCALE: AS SHOWN	DRAWN BY: EV
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500 0 1000
 GRAPHIC SCALE IN FEET



ABSECON
 INLET

ATLANTIC OCEAN

REVEL
 REDEVELOPMENT AREA

RDP MAP NO. 2
REDEVELOPMENT AREA CONTEXT MAP
REVEL REDEVELOPMENT AREA

CITY OF ATLANTIC CITY

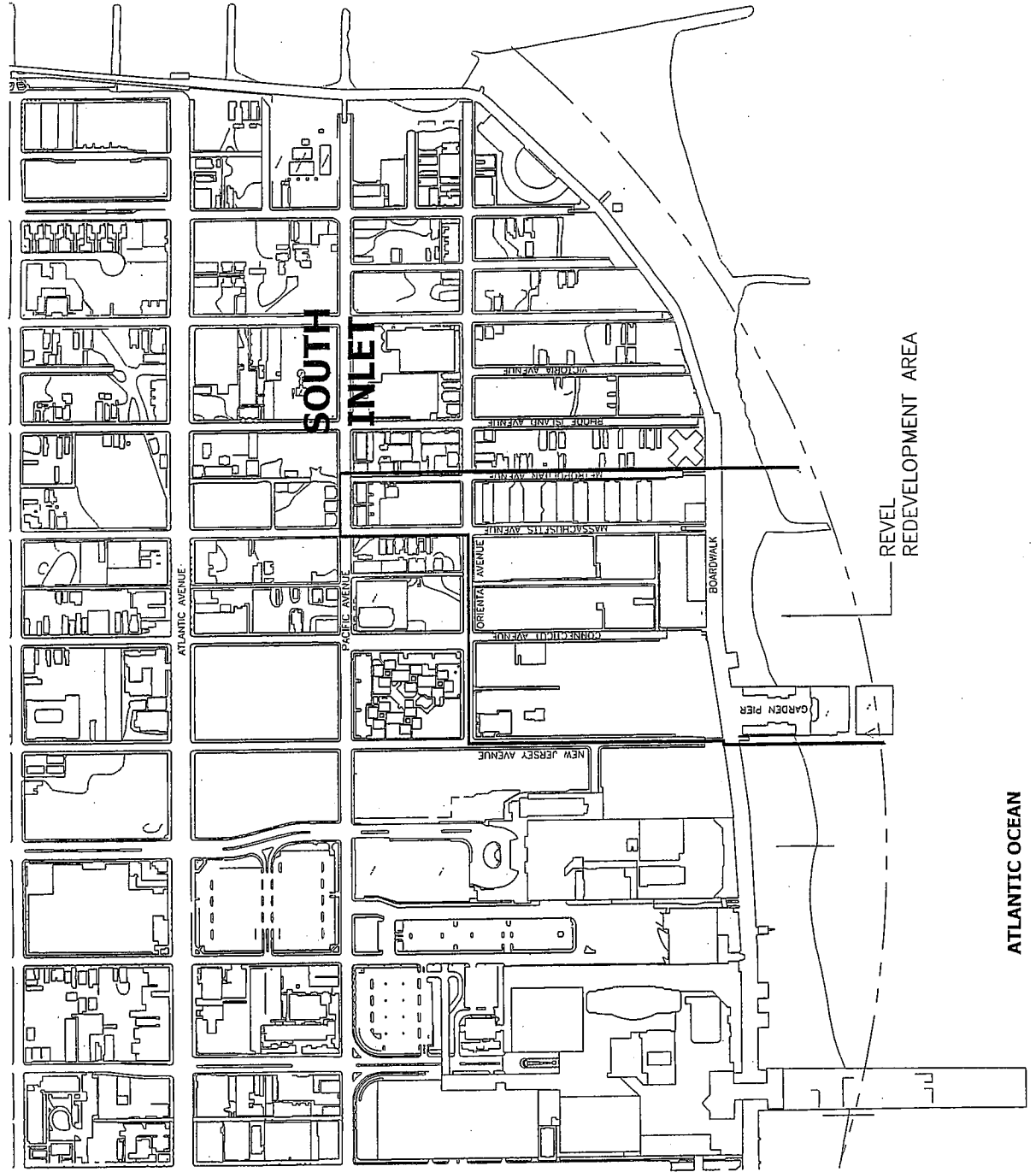
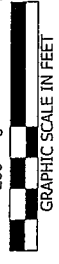
MAYOR :
SCOTT EVANS

DATE: AMENDED
12.07.2007

SCALE:
AS SHOWN

DRAWN BY:
RV

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ABSECON INLET

REVEL
REDEVELOPMENT AREA

ATLANTIC OCEAN

RDP MAP NO. 3
REDEVELOPMENT AREA BOUNDARY MAP
REVEL REDEVELOPMENT AREA

CITY OF ATLANTIC CITY

MAYOR :
SCOTT EVANS

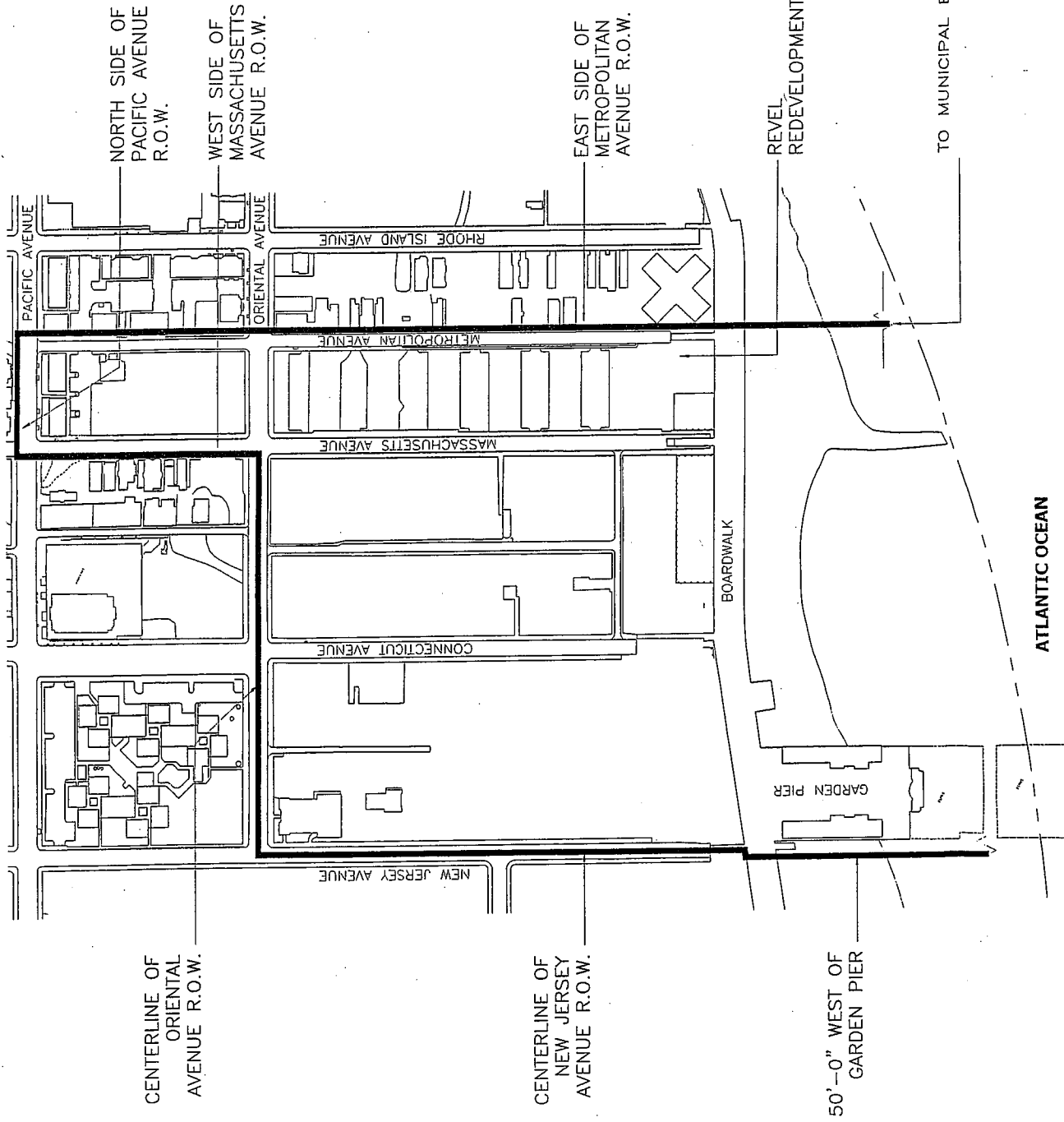
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GRAPHIC SCALE IN FEET



NORTH SIDE OF
PACIFIC AVENUE
R.O.W.

WEST SIDE OF
MASSACHUSETTS
AVENUE R.O.W.

EAST SIDE OF
METROPOLITAN
AVENUE R.O.W.

REVEL
REDEVELOPMENT AREA

TO MUNICIPAL BOUNDARY

CENTERLINE OF
ORIENTAL
AVENUE R.O.W.

CENTERLINE OF
NEW JERSEY
AVENUE R.O.W.

50'-0" WEST OF
GARDEN PIER

ATLANTIC OCEAN

BOARDWALK

GARDEN PIER

NEW JERSEY AVENUE

CONNECTICUT AVENUE

MASSACHUSETTS AVENUE

METROPOLITAN AVENUE

RHODE ISLAND AVENUE

PACIFIC AVENUE

ORIENTAL AVENUE

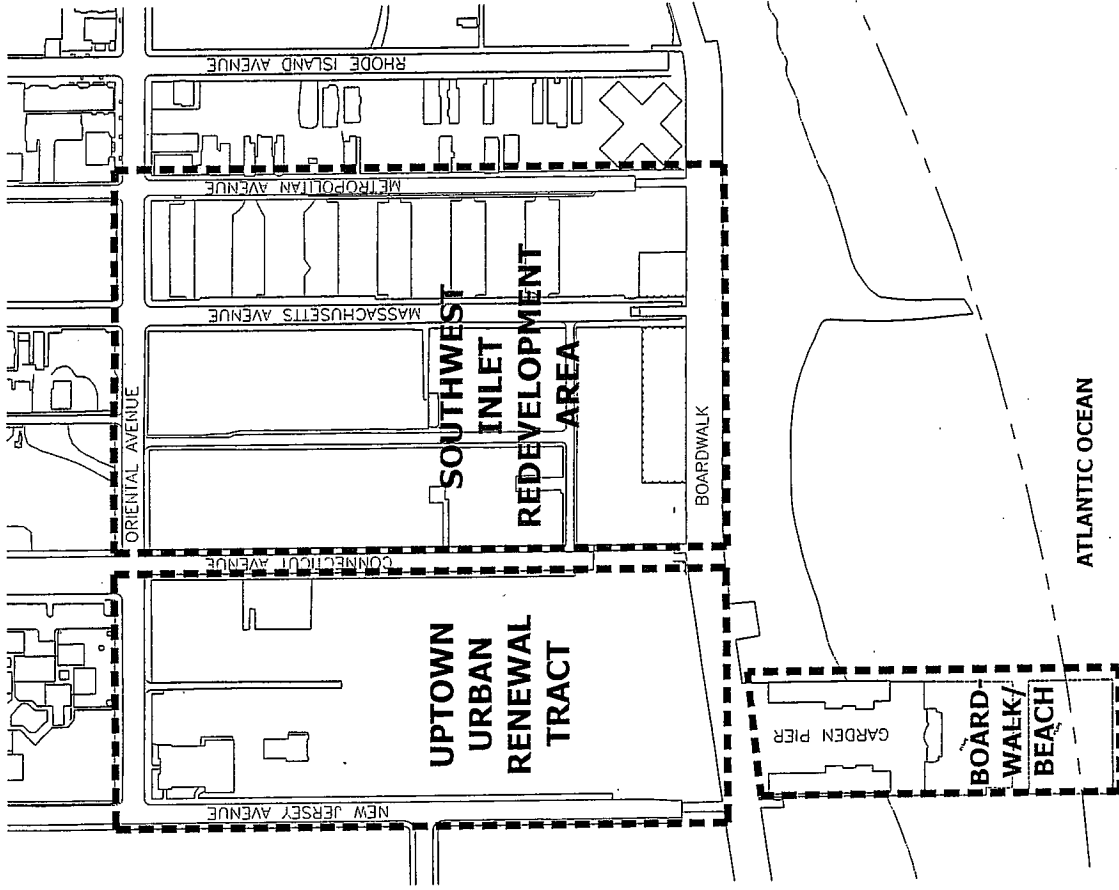
RDP MAP NO. 4
 EXISTING ZONING MAP
 SOUTHWEST INLET REDEVELOPMENT AREA / U.U.R.T.

CITY OF ATLANTIC CITY
 MAYOR :
 SCOTT EVANS

DATE: AMENDED 12.07.2007
 SCALE: AS SHOWN

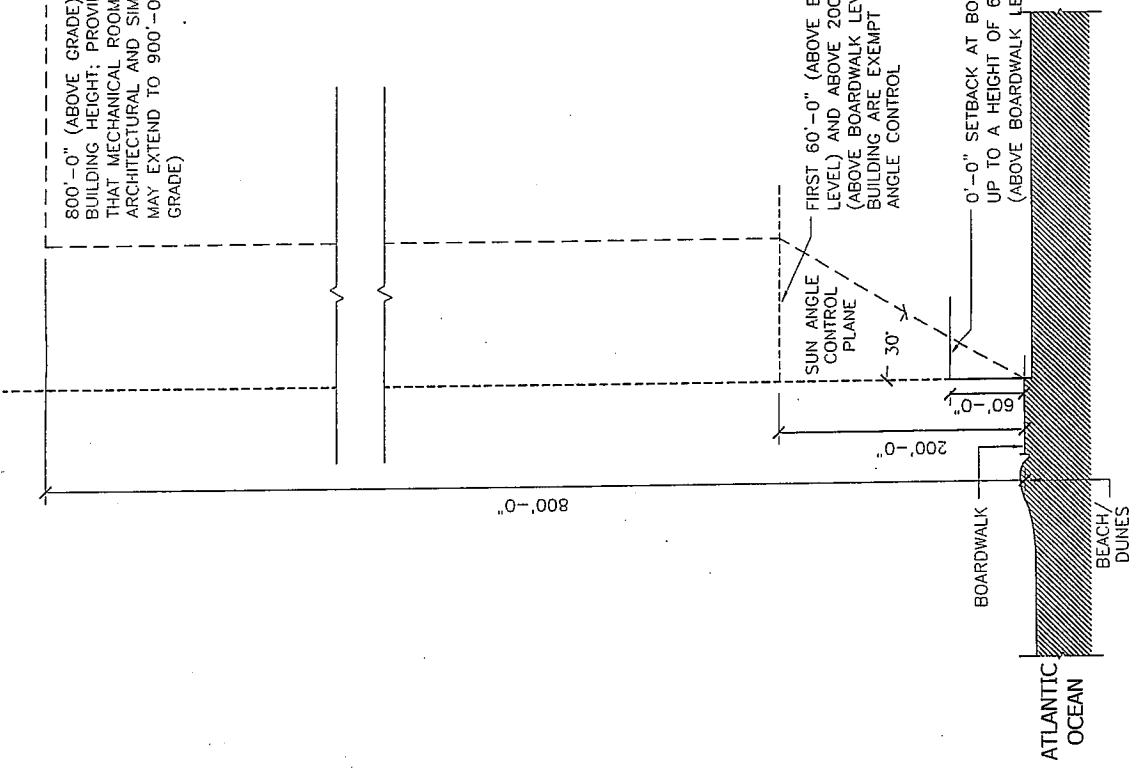
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RDP MAP NO. 6 BUILDING SUN ANGLE CONTROLS REVEL REDEVELOPMENT AREA		CITY OF ATLANTIC CITY MAYOR : SCOTT EVANS	
DATE: AMENDED 12.07.2007	SCALE: AS SHOWN	DRAWN BY: IV	
50	0	100	
GRAPHIC SCALE IN FEET			

800'-0" (ABOVE GRADE) MAXIMUM BUILDING HEIGHT; PROVIDED HOWEVER THAT MECHANICAL ROOMS/EQUIPMENT, ARCHITECTURAL AND SIMILAR FEATURES MAY EXTEND TO 900'-0" (ABOVE GRADE)



RDP MAP NO. 7
 BUILDING LIMIT CONTROLS FOR PRINCIPLE STRUCTURES
 REVEL REDEVELOPMENT AREA

CITY OF ATLANTIC CITY
 MAYOR: SCOTT EVANS

DATE: AMENDED 12.07.2007
 SCALE: AS SHOWN

DRAWN BY: [Signature]

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 GRAPHIC SCALE IN FEET

SEE REDEVELOPMENT
 PLAN FOR BUILDING
 LIMIT CONTROLS FOR
 THIS BLOCK

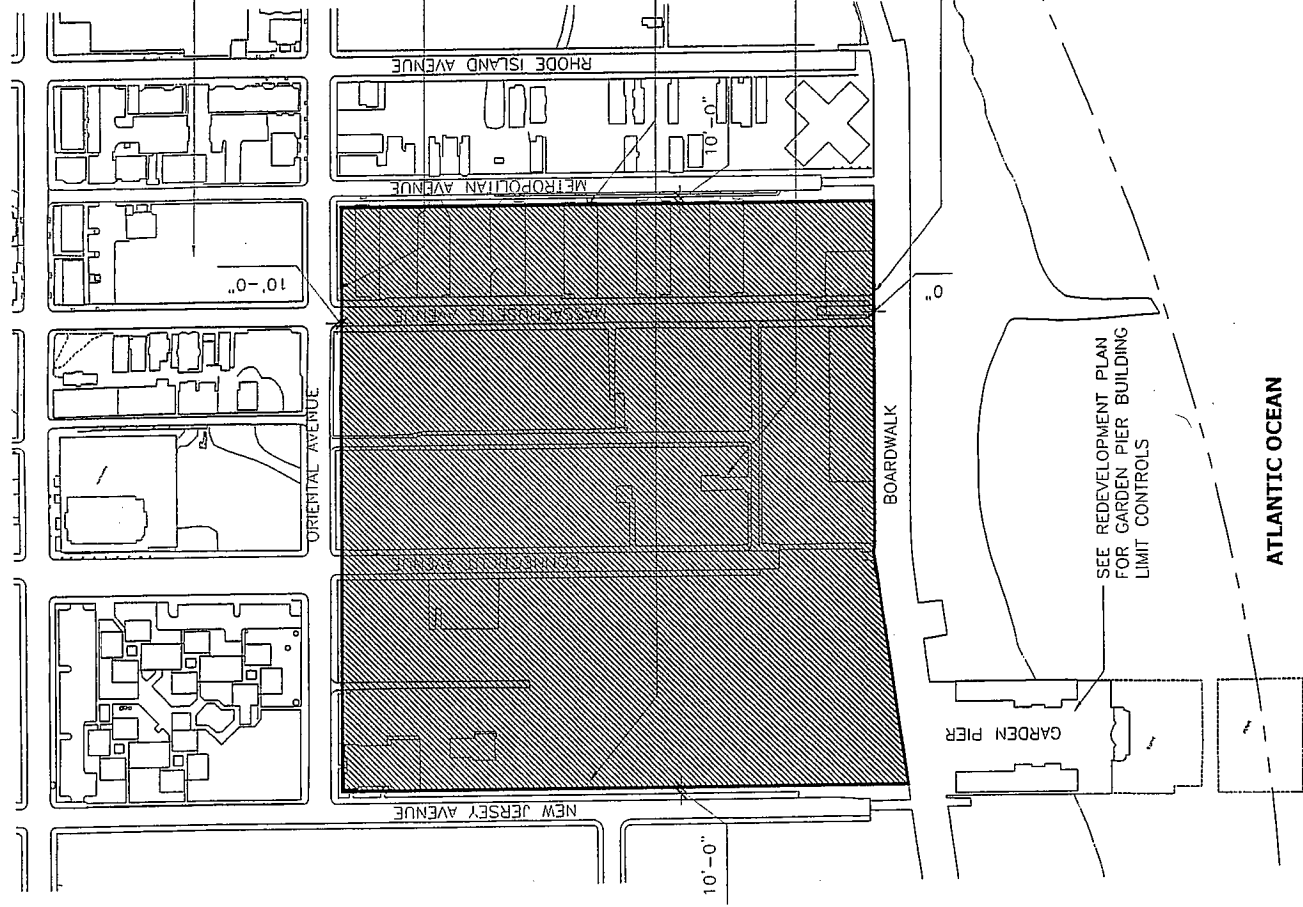
10'-0" SETBACK FOR PRINCIPLE STRUCTURES AT
 ORIENTAL AVENUE UP TO 120'-0" (ABOVE GRADE)
 AND AN ADDITIONAL 30'-0" SETBACK ABOVE
 120'-0" (ABOVE GRADE)

10'-0" SETBACK FOR PRINCIPLE STRUCTURES AT
 METROPOLITAN & NEW JERSEY AVENUES UP TO
 120'-0" (ABOVE GRADE) AND AN ADDITIONAL
 30'-0" SETBACK ABOVE 120'-0" (ABOVE GRADE)

800'-0" (ABOVE GRADE) MAXIMUM BUILDING
 HEIGHT FOR PRINCIPLE STRUCTURES; PROVIDED
 HOWEVER THAT MECHANICAL ROOMS/EQUIPMENT,
 ARCHITECTURAL AND SIMILAR FEATURES MAY
 EXTEND TO 900'-0" (ABOVE GRADE)

0'-0" SETBACK AT BOARDWALK UP TO 60'-0"
 (ABOVE BOARDWALK LEVEL) FOR PRINCIPLE
 STRUCTURES; THEN SUBJECT TO 30 deg.
 BOARDWALK SUN ANGLE CONTROL, PROVIDED
 HOWEVER THAT THE FIRST 60'-0" OF
 STRUCTURE (ABOVE BOARDWALK LEVEL) AND
 OF STRUCTURE ABOVE 200'-0" (ABOVE
 BOARDWALK LEVEL) ARE EXEMPT FROM SUN
 ANGLE CONTROL.

NOTE:
 GRAPHIC FOR ILLUSTRATIVE PURPOSES ONLY.
 REFER TO TEXT FOR BUILDING SETBACK
 REQUIREMENTS



SEE REDEVELOPMENT PLAN
 FOR GARDEN PIER BUILDING
 LIMIT CONTROLS

ATLANTIC OCEAN