



# Master Plan and Land Use Ordinance for Atlantic City, NJ

Atlantic City, NJ

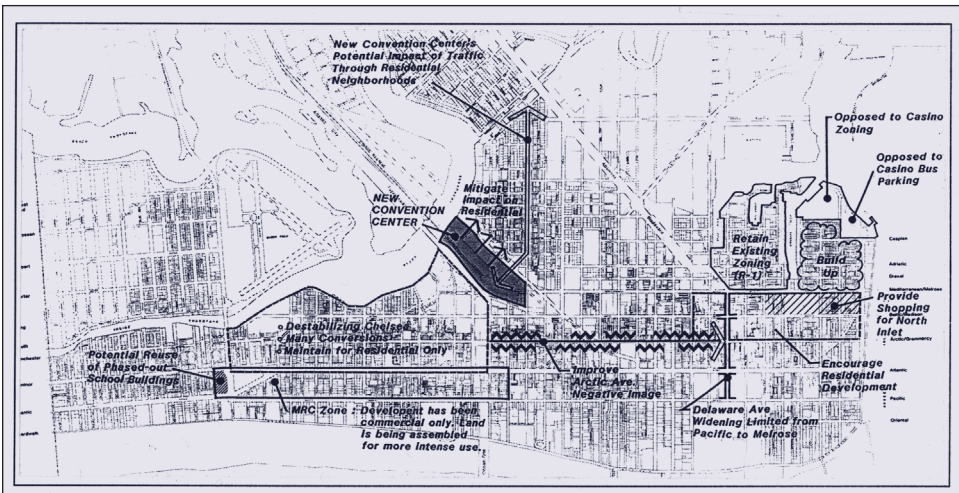
**CLIENT:**

**Department of Planning and Development**

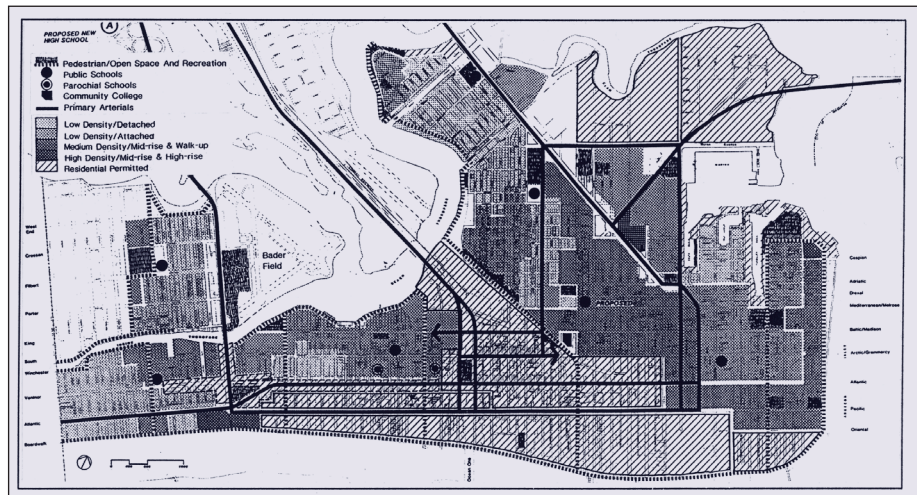
The City's previous master plan accompanied the introduction of casino gambling to Atlantic City and envisioned a seaside boom town of extraordinary dimensions. The plan and initial casino openings fanned a speculative fever of land sales and prices that created crushing cost burdens for housing and ordinary community development.

With the population continuing to decline from 60,000 in 1960 to only 37,000 in 1984 and with less than half the projected number of casinos likely to be built, the new master plan emphasized the neighborhood and housing needs of the city, with emphasis on calming speculation. Stabilizing neighborhoods in transition and rebuilding those that had been decimated by prior economic decline and abandonment were major objectives, capable of being implemented through a specially created casino reinvestment fund. With more jobs in the casinos than there are city residents, the potential for reversing the city's decline is great.

KSK conducted a series of community meetings preceding the adoption of a revised zoning code and plan.



Selected neighborhood issues and concerns



Proposed residential land use