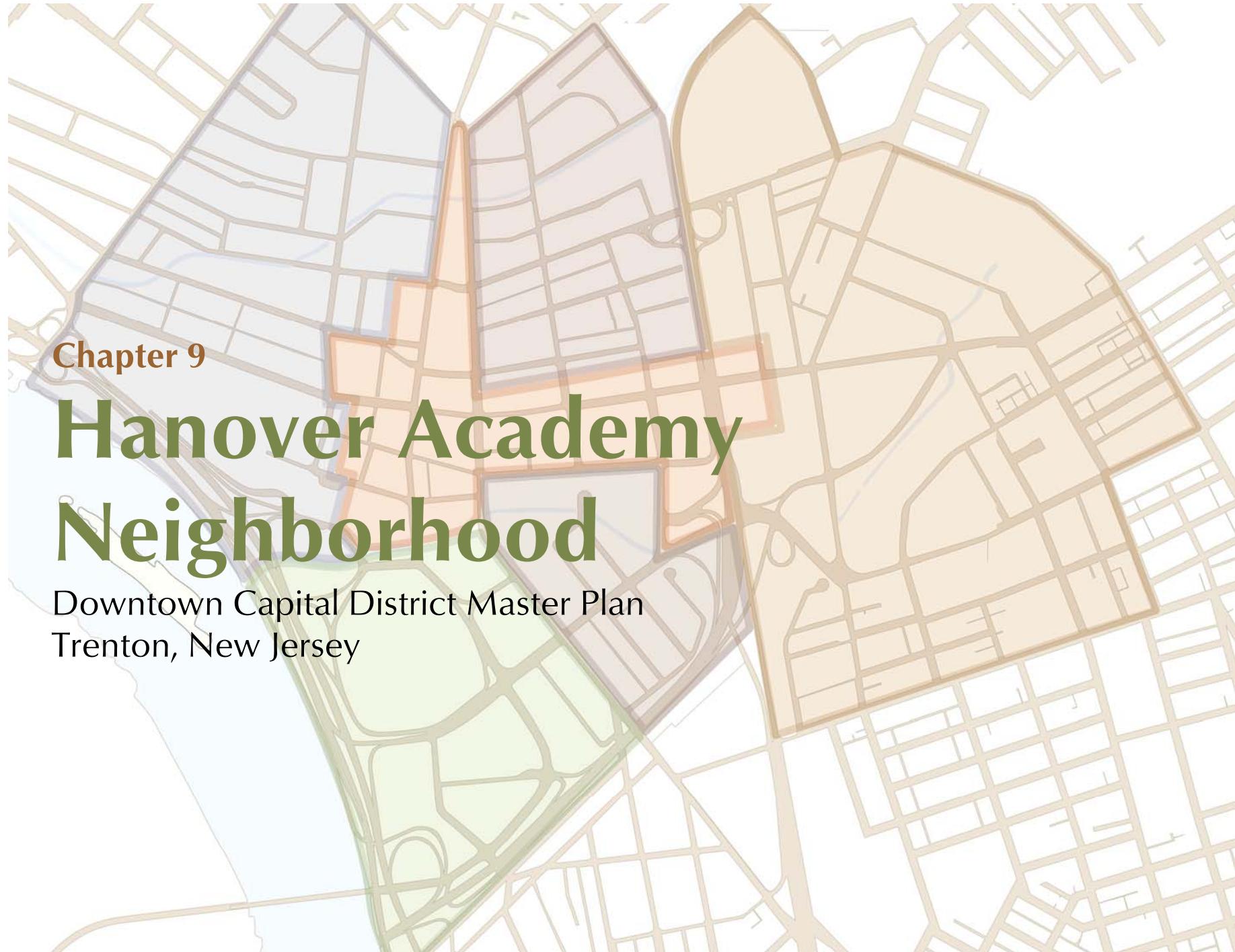




Chapter 9

Hanover Academy Neighborhood

Downtown Capital District Master Plan
Trenton, New Jersey



Hanover Academy Neighborhood

The Hanover Academy neighborhood is a historic neighborhood located directly adjacent to the Central Business District. Continued renovation of its mixed-use housing and commercial buildings will make it one of the most desirable neighborhoods in Trenton.

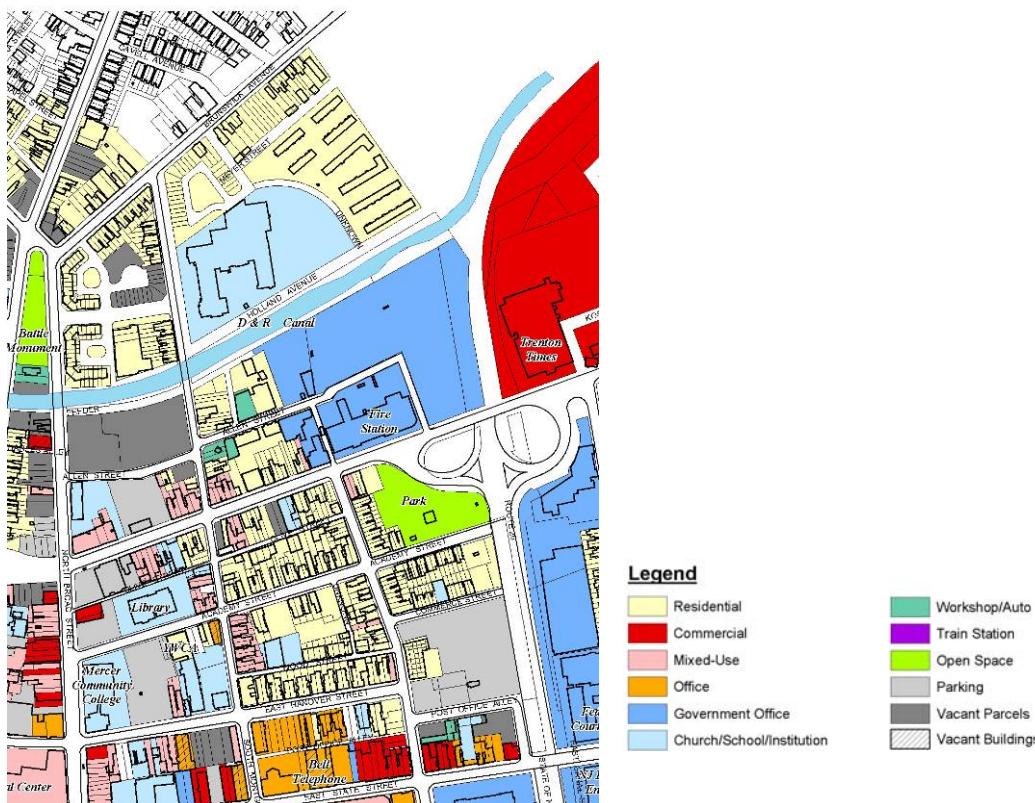
Description



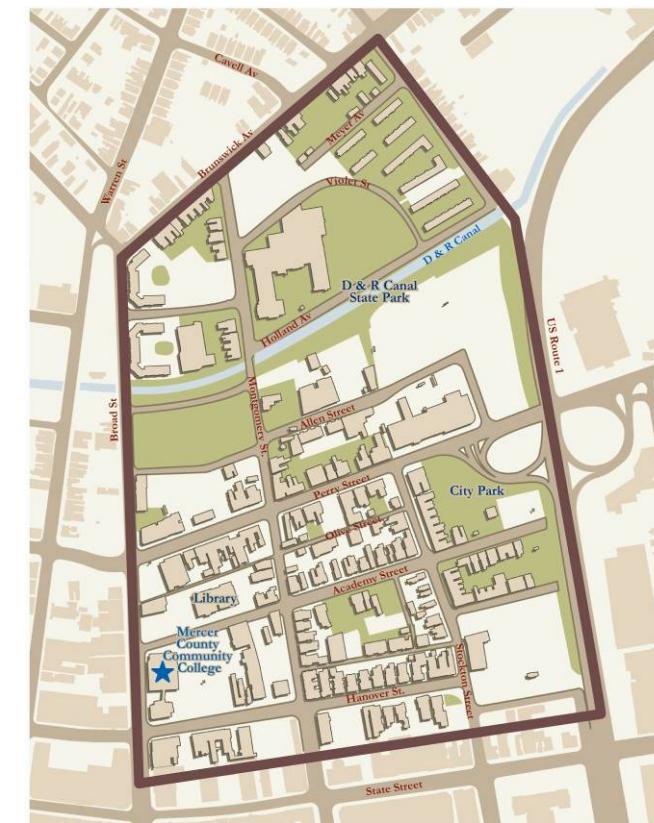
The Hanover Academy neighborhood is bounded by East Hanover Street on the south, U.S. Route 1 on the east, Brunswick Avenue on the north and North Broad Street on the west. This District takes its name from the Hanover Academy Historic District located generally between East Hanover and Perry Streets. An area of equal size north of Perry Street is included in this District.

Neighborhood convenience commercial is concentrated along Perry Street in mixed-use buildings, as well scattered throughout the neighborhood, though primarily on corner lots. Housing types are varied throughout the neighborhood though most are attached three- or four- story structures. Mercer County Community College and the Trenton Free Public Library are important institutions located within this district.





Existing Land Use - Land uses within the Hanover Academy District include residential, convenience commercial, institutional, park and parking uses.



Current Configuration - The majority of the building stock in this historic neighborhood is intact though in various stages of repair. The district contains anchors including Mercer County Community College and the Trenton Free Public Library.



Opportunity sites are depicted in orange.
Key sites and projects are keyed to the text that follows.

Improvement Program

The Hanover Academy neighborhood is a diamond in the rough. This neighborhood is comprised of beautiful brick townhomes and row houses, as well as attractive mixed-use structures with businesses that provide neighborhood convenience services and retail. The buildings are in various states of repair and require renovation, though several buildings have been restored. The Hanover Academy neighborhood holds tremendous potential for property value appreciation. Key opportunity sites and improvement projects are described in the text that follows.

A. Large Scale Office Site with US Route 1 Visibility

This four-acre site is currently used for parking, and should be redeveloped as a tax generating use such as office/commercial. The site offers outstanding expressway visibility and access. Redevelopment of this site for large-scale office development is proposed. This site is located on a prominent intersection in Trenton with high visibility and direct access from US Route 1. Mid-rise office buildings in the ten- to fourteen-story range are proposed.

B. Mercer County Community College Expansion Site

Merger County Community College is an anchor in Downtown Trenton, and the Hanover Academy neighborhood in particular. A large expansion site is identified east of the college that is currently used for parking. A parking structure lined with classroom space is proposed for this site.

C. Mercer County Community College / Library Square

A park is proposed to anchor the Community College and the Trenton Free Public Library. Students from the College as well as Library patrons and neighborhood residents would utilize this amenity. It would also serve as a focal point on North Broad Street for these important institutions.

Three development alternatives are provided to illustrate the project ideas described in C and D.

MCCC & Library Square Development Concepts



A



B



C

Option A: This option depicts the development of a park behind the College that extends across the street to the Library and beyond. This strategy maximizes green space and establishes a high quality image that extends to the busy corner of Broad and Perry Streets. This scheme incorporates the theater building as an amenity.

Option B: This option depicts a similar layout to the one described above. However, it illustrates the development of new campus buildings in addition to green space.

Option C: This option depicts a green space limited to the area behind the College. This option does not impact adjacent properties though it is not the preferred alternative.

D. Large Infill Housing Site

This site is currently used for surface parking. It should be redeveloped for residential use. A parking structure could be designed into this project, with residential liner units. The scale and visual character of this development should reflect the scale and character of the Hanover Academy District, with a maximum height of four stories.

