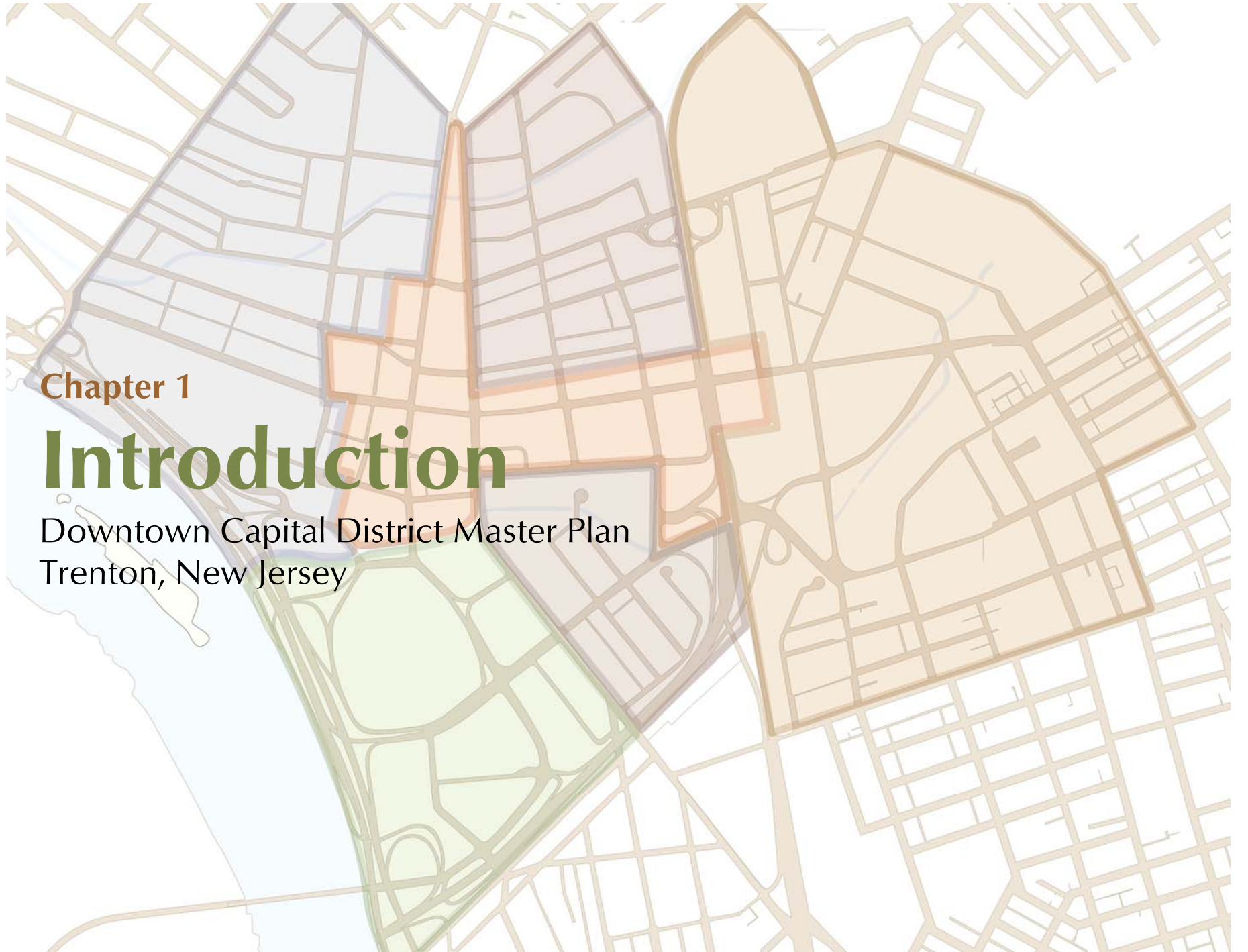




Chapter 1

Introduction

Downtown Capital District Master Plan
Trenton, New Jersey



Introduction

Downtown Trenton is poised for dramatic growth with millions of dollars in economic benefits to the City, County and State. This growth, which is good for the City and smart for the Region, can only be sustained if Trenton is empowered to build upon the special qualities that make it a unique place to live, work, learn and play. The City must be joined in partnership by the State of New Jersey and Mercer County, as well as by its citizens and other stakeholders, in order to **“Realize its Full Potential as the Capital City of New Jersey.”**

The Purpose of this Plan

This plan sets forth the City’s bold vision for the future of Downtown and identifies a range of development and redevelopment opportunities that, once implemented, will enhance the quality of life of its residents, as well as the lives of thousands of workers and visitors who travel to Trenton each year.

The Downtown Capital District encompasses the Trenton Downtown Business District, the New Jersey State Capital area, the Amtrak/New Jersey Transit station area, and four adjacent historic neighborhoods. Each of these areas within downtown possesses unique characteristics which can be enhanced in order to elevate the multiple roles that downtown plays as the Capital City of New Jersey, the County Seat of Mercer County and the cherished home of Trenton residents.

This Capital District Master Plan is the City of Trenton’s response to the continuing transformation of Downtown. It details the Downtown’s potential for growth along with the obstacles and provides a blueprint for essential change.

This plan is envisioned for implementation by the year 2020. Its successful implementation will be driven by intergovernmental cooperation, public sector investment in Trenton’s infrastructure, and private sector investment in new businesses and residences located downtown.



The Planning Process

Planning for Downtown Trenton provided opportunities for the City to garner insights from a broad range of stakeholders, including residents, business leaders, property owners, developers, educators, social service providers and non-profit organizations. It also provided a process in which government officials from the City, Mercer County and the State of New Jersey could identify improvement projects of mutual importance and discuss implementation considerations. Stakeholders were engaged in a process whereby Trenton’s role in the local and regional marketplace was assessed in order to establish a foundation upon which rational decisions may be based regarding City land use priorities, development preferences and infrastructure needs.

How will this Plan be used?

The City of Trenton will utilize this plan to advance its economic development agenda, as well as guide planning and development projects in Downtown. This plan identifies land use, opportunity sites, preferred development prototypes and infrastructure projects for six subdistricts. This plan will be used to provide guidance to private property owners and developers who seek to invest in Trenton, as well as organize phased public investment through the City’s Capital Improvement Program (CIP) process. This plan will also be used to facilitate the planning and implementation of projects sponsored by Mercer County and the State of New Jersey.

This Plan is intended to elevate development in Trenton by:

- Defining and clearly illustrating an exciting vision for the future of Trenton;
- Establishing a balanced set of planning and development values;
- Balancing historic preservation and modern development;
- Establishing a sense of common, realistic expectations by illustrating achievable projects linked to action agendas; and
- Identifying next steps to establish certainty for the development industry, accessible financing options and productive partnerships.



Aerial of Downtown Trenton

Plan Report Organization

This Downtown Capital District Master Plan document is organized as follows:

Chapter 1: Introduction

This chapter introduces the Capital District Master Plan and explains the need for a plan, the planning process and how the plan will be used by the City.

Chapter 2: Vision and Guiding Themes

This chapter defines an exciting vision for Downtown Trenton and outlines three guiding themes that serve as the “rules of the plan.” It also contains an overview of the strength of the Trenton economy and the strong response this is generating from the development community.

Chapter 3: Economic Assessment

This chapter provides an overview of Trenton’s standing within the marketplace and its opportunities for growth.

Chapter 4: Capital District Neighborhood

This chapter identifies a series of major redevelopment sites, parking strategies and public amenities to support private sector reinvestment in the neighborhood.

Chapter 5: Mill Hill Neighborhood

This chapter identifies a series of public improvement projects to improve Mill Hill Park and the neighborhood.

Chapter 6: Downtown Transit Village

This chapter identifies a series of opportunity sites for private sector projects to increase employment and resident density adjacent to Trenton Station.

Chapter 7: Riverfront District

This chapter lays out a bold vision for redevelopment of land adjacent to the Delaware River, east of the State House.

Chapter 8: Central Business District

This chapter outlines a series of public improvement projects, private sector opportunity sites, and supportive programs to assist property owners with storefront and upper floor restorations.

Chapter 9: Hanover Academy Neighborhood

This chapter identifies large scale opportunity sites, public improvements and supportive housing programs for the Hanover Academy Historic District and adjacent area.

Chapter 10: Implementation Strategy

This section provides a work program that includes details for each project identified in the plan along with cost estimates, implementation responsibilities, potential funding sources and prioritization considerations.

Appendix A: Acknowledgements & References

This section identifies the sponsors of the Downtown Capital District Master Plan and participants and resources in the development of the Plan.

Appendix B: TDMP Market Analysis

This technical appendix is a market analysis prepared for the City of Trenton by RES Advisors as an input to the planning process.

