

PRIORITY INVESTMENT FRAMEWORK

August 28, 2017

NEIGHBORHOODS

STABILIZE WITH THE HIGHEST CONCENTRATION OF VACANCY AND ABANDONMENT



The strategy in these areas is to stabilize very weak neighborhoods so that they are ready when future development opportunities arise. Generally, actions that will support this effort include rehabilitation, demolition, conveying properties to responsible entities, reusing vacant lots for non-development uses, and lot stabilization efforts.

STRENGTHEN AT THE RISK OF DECLINE



These neighborhoods tend to be located between the strong outer neighborhoods and the weak neighborhoods surrounding the downtown. The goal is to reinforce the positive qualities in these neighborhoods. Since they are likely to be the first neighborhoods to see the positive benefits of targeted efforts in the "concentrate efforts" neighborhoods, strategies are focused on preparing for market investment in the medium term.

REINFORCE WITH THE HIGHEST VALUES AND CONCENTRATION OF HOME-OWNERSHIP



The goal in these areas is to protect the neighborhood from decline and promote growth in the housing market. The City must be able to respond rapidly to situations that pose a threat to neighborhood stability and make incremental improvements that will increase property values. These neighborhoods are the ones where market-based solutions are most likely to succeed.

PRIORITIZE INVESTMENT IN NEIGHBORHOODS WITH CATALYTIC POTENTIAL



The strategy here is to invest significant city resources (both time and money) into areas that are most likely to have catalytic change on the city, should they improve. Investments will transcend departments and agencies. These areas were chosen because of their history, location, physical assets, and market conditions, among others.

PRIORITY INVESTMENT NEIGHBORHOODS

| LAMBERTION NORTH | HOSPITAL AREA | CHAMBERSBURG | OLD TRENTON | CREEKSIDE |
|--|---|--|---|--|
| <p>This goal is to return the Lambertion Street area to an attractive and safe residential community. If successful, the area will further reinforce South Trenton as a strong residential community, with high quality access to highways, transit, as well as key City amenities such as the Sun Center, Roebling Complex Redevelopment, and Trenton Thunder baseball Stadium.</p> | <p>The strategy in this area is to use the redevelopment of the hospital as a catalyst for change in the larger area. The strong neighborhoods surrounding Cadwalader Park will serve as a strong base that can be incrementally expanded towards Downtown Trenton. The excellent access to the D&R Canal will be a key amenity that encourages growth in the area.</p> | <p>Chambersburg's greatest assets are its location and demographics. The growing and diversifying population has added to the area's vibrancy and cultural richness, and offers potential to build a neighborhood that once again is a destination to safely shop, dine and live. Among other actions, the City should focus on supporting small business, leveraging multi-modal transit access, and improving rental properties.</p> | <p>The goal in this area is to celebrate and elevate the local arts and creative scene. Strategies will focus on strengthening connections between Trenton's many arts & culture institutions, embracing arts/creative-based community development, as well as physical and economic development as catalysts of positive change in the area.</p> | <p>The strategy in this area is to capitalize on the construction of the Assunpink Greenway Park, the potential for Bus Rapid Transit access along Route 1, and the proposed extension of Market Street. Combined, these projects will make the Parkway area very attractive for residential development and a new anchor of stability in North Trenton.</p> |

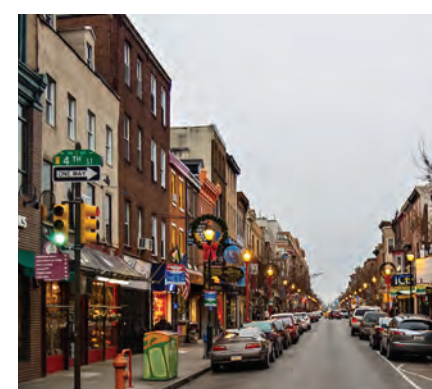
CORES

REDEVELOP SITES WITH SIGNIFICANT POTENTIAL



With the goals of having a strong, diverse, and sustainable economy, Trenton must encourage the large-scale redevelopment of underutilized areas of the city. This strategy is a combined effort to make land available for development in key locations, make it known that the available land exists, assist with acquiring the land, and facilitate the land development process.

SUPPORT NEIGHBORHOOD AND REGIONAL COMMERCIAL CENTERS



This strategy is aimed at exploiting the retail opportunities that do exist in Trenton by targeting residents as a primary customer base. This fulfills the goal of creating vibrant commercial areas in neighborhood and regional business districts. Among other actions, the City will provide services where possible to prospective business owners that empower them with the resources necessary to start and sustain their businesses.

CONTINUE BUILDING A MIXED-USE DOWNTOWN CORE



Trenton has successfully created "place" along Warren Street and W Lafayette St. In addition, the Mill Hill Neighborhood has been a major success. The strategy in this area is to continue the place-making strategies down Front Street and to capitalize on development opportunities along Mill Hill Park to continue the success in the neighborhood across the Caeck. Proposed improvements to the trail network will contribute to the strength of this area.

ATTRACT INDUSTRY TO APPROPRIATE AREAS



With its manufacturing legacy, Trenton's industrial workforce remains relatively strong in several parts of the city. The strategy is to improve opportunities for large-scale industrial development. This strategy is a combined effort to make land available specifically for industrial development and its unique requirements, make it known that the available land exists, assist with acquiring the land, and facilitate the land development process.