

## MAKING THE WEST TRENTON TOD A PLACE – Group discussions summary–



After a brief site visit to the West Trenton Station area, workshop participants were split into 5 groups to discuss how the area could be developed to make the most of its future access to the NJ TRANSIT train system. Groups were asked specific questions about what the new development would include, and what it would look and feel like. Here are their answers.

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## GROUP I

### USES AND ACTIVITIES

**What kinds of retail uses would stimulate the local economy, enhance the West Trenton TOD and serve commuters as well as local residents?**

- convenience stores / coffee shops
- bookstore
- restaurants
- shoe repair
- small supermarket
- gourmet take-out
- deli
- florist
- video
- entertainment
- boutique - mid-range
- bakery
- salon
- computer / office supply
- sports goods

**What non-retail uses would be important to help create and sustain a thriving West Trenton TOD? (For example: residential, community facilities, schools, parks, offices, mixed-use, etc.)**

- affordable senior housing
- affordable housing
- market housing (i.e. mixed)
- mixed uses
- school
- daycare
- post office
- small office / professional
- work live office
- recreational
- linkages to parks / trails
- plaza / town center
- municipal uses
- kiosk for public needs - electronic
- medical

### COMFORT AND IMAGE

**List 5-10 words or phrases that you think should characterize the image and identity of the West Trenton TOD?**

- community gathering places
- central
- 24-hour streetscape
- GM - historical perspective
- walkable / bikeable
- water amenities / beautification

- intermodal / interconnected
- accessible
- mixed use / mixed income
- human scale
- recreation

**What kinds of amenities and features will create the comfort and character of the West Trenton TOD described above? How would this be different than the typical amenities at a station (for example, the current SEPTA station)?**

- station ADA compliance / high level platforms
- hide parking / integrate
- concierge services
- safe access
- streetscape / sidewalk
- larger station / community facilities
- bikeways / pedestrian facilities
- amphitheater

#### **SOCIABILITY**

**How could the West Trenton TOD be a focus of community life for people of all ages? What kinds of activities or events would bring people together socially in the West Trenton TOD?**

- concerts / cultural festivals
- farmers market
- public plaza adjacent to station
- recreation - basketball
- educational events - pre-K to college
- outdoor movies
- shows / car / bike
- public pool / sauna / ice rink

#### **ACCESS AND LINKAGES**

**What changes to existing roads would make the West Trenton TOD accessible on foot and by bike – by kids as well as older people, not just by car? What new roads are needed to scale-down the streets and connect the site to adjacent uses and neighborhoods?**

- extend light rail
- better sidewalks
- bicycle facilities / scooters
- park-n-ride / kiss-n-ride
- multiple entrances / exits
- grid pattern
- pedestrian overpass
- access under freight line w/ bike & pedestrian access
- link to other neighborhoods
- bus only

**How would you suggest that the parking be planned so it is still convenient without creating a typical “sea of parking?”**

- underground parking
- hide or mask parking
- structured parking / shared parking
- concentrate or disperse
- intermodal

- park on parking structure
- sustainable materials / LEED / green uses

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## GROUP 2

*Instead of answering the questions presented, Group 2 decided to ask its own questions about the redevelopment.*

What is striking about this site? What makes it unique?

- flat site
- wooded, mature trees

Is there a way to build on what is already there?

History of site?

- The "Avenger" - connection?

Water on site - how might it be used?

Need for a school? Library?

Strategic use of present open space / connection to river.

Roads

- Boulevard
- traffic calming on Parkway Ave
- introduce grid onto site
- connections to existing W. Trenton neighborhood

Air shows - World War II museum?

Parks & playgrounds

Municipal services - police substation, fire substation

Parking

- behind buildings
- higher density parking
- locate strategically in terms of retail
- difficult to believe current parking situation

Information center - kiosk

Nexus w/ TCWJ

A gateway to redevelopment

Airport linkages

Train to plane

History of site - G.M. plant

What is Ewing's demography?

- mixed income
- transit oriented

Starting w/ very low base in terms of what's there

- small shops
- concierge services
- newsstand
- coffee
- restroom

Retail uses

- coffee spot
- How viable is Mamazzo's?
- connectivity - improvements to Parkway Ave as a street - more retail on street

Identity - 5 characteristics

- walkable
- trees – natural
- destination
- whatever the Ewing demography is - not Princeton

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## GROUP 3

### USES AND ACTIVITIES

**What kinds of retail uses would stimulate the local economy, enhance the West Trenton TOD and serve commuters as well as local residents?**

- sit down restaurants
- bookstores
- ice cream parlor
- convenience store
- farmers market
- coffee shop
- dry cleaning
- childcare

**What non-retail uses would be important to help create and sustain a thriving West Trenton TOD? (For example: residential, community facilities, schools, parks, offices, mixed-use, etc.)**

- entertainment
- public plaza / park
- gathering place
- active recreation (wooded park with paths at the back of G.M.)

- site)
- amphitheater / arts
- residential
  - inclusive of affordable
  - (buffered) townhouses / apartments

#### COMFORT AND IMAGE

**List 5-10 words or phrases that you think should characterize the image and identity of the West Trenton TOD?**

- center
- connected
- sense of place
- destination Ewing
- community

**What kinds of amenities and features will create the comfort and character of the West Trenton TOD described above? How would this be different than the typical amenities at a station (for example, the current SEPTA station)?**

(no response)

#### SOCIABILITY

**How could the West Trenton TOD be a focus of community life for people of all ages? What kinds of activities or events would bring people together socially in the West Trenton TOD?**

(no response)

#### ACCESS AND LINKAGES

**What changes to existing roads would make the West Trenton TOD accessible on foot and by bike – by kids as well as older people, not just by car? What new roads are needed to scale-down the streets and connect the site to adjacent uses and neighborhoods?**

- buses
- inviting pedestrian space
  - sidewalks
  - crosswalks
  - buildings to street
- Main Street
- internal blocks
- multiple access points

**How would you suggest that the parking be planned so it is still convenient without creating a typical “sea of parking?”**

- structured parking, wrapped w/ mixed use
- on-street short term

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## GROUP 4

#### USES AND ACTIVITIES

**What kinds of retail uses would stimulate the local economy, enhance the West Trenton TOD and serve commuters as well as local residents?**

- Make Parkway Ave more of a main street
- Sit down restaurants
- Farmers market
- Bookstores
- Coffee shops

**What non-retail uses would be important to help create and sustain a thriving West Trenton TOD? (For example: residential, community facilities, schools, parks, offices, mixed-use, etc.)**

- library (meeting space)
- community theater
- better paths/sidewalks/trails
- create network oriented to the Northeast Quadrant
- pedestrian bridge over h.w. (platform of train station)
- buses can pull off and connect w/ train station
- health center

### COMFORT AND IMAGE

**List 5-10 words or phrases that you think should characterize the image and identity of the West Trenton TOD?**

- well-lit
- public
- open
- safe / secure
- small-town feel
- keep feel of leafy, green environment

**What kinds of amenities and features will create the comfort and character of the West Trenton TOD described above? How would this be different than the typical amenities at a station (for example, the current SEPTA station)?**

- some type of business/industry/office space

### SOCIABILITY

**How could the West Trenton TOD be a focus of community life for people of all ages? What kinds of activities or events would bring people together socially in the West Trenton TOD?**

- keep character of community pattern (?) that doesn't threaten existing residents
- library

### ACCESS AND LINKAGES

**What changes to existing roads would make the West Trenton TOD accessible on foot and by bike – by kids as well as older people, not just by car? What new roads are needed to scale-down the streets and connect the site to adjacent uses and neighborhoods?**

- tie Upper Ferry Road(s) together
- connect streets
- continue grids to make area walkable
- light rail access into Trenton & train station

**How would you suggest that the parking be planned so it is still convenient without creating a typical “sea of parking?”**

(no response)

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## GROUP 5

### USES AND ACTIVITIES

**What kinds of retail uses would stimulate the local economy, enhance the West Trenton TOD and serve commuters as well as local residents?**

- Restaurants
- delis
- Starbucks / Mike's Jo (?)
- professional offices (doctor, dentist)
- public square for markets, fairs
- dry cleaners
- barbers / salons
- ice cream parlor
- dog grooming
- video store
- bookstore
- boutiques
- florist
- bakery

**What non-retail uses would be important to help create and sustain a thriving West Trenton TOD? (For example: residential, community facilities, schools, parks, offices, mixed-use, etc.)**

- community center
- community theater
- dance studio
- daycare
- charter school
- student housing
- assisted / senior living
- health clubs / swimming pool

### COMFORT AND IMAGE

**List 5-10 words or phrases that you think should characterize the image and identity of the West Trenton TOD?**

- "café community"
- outdoor seating
- leisurely pace
- a place where you would want to vacation
- green, lush (right amount)
- non-uniformity of structures (multiple developers)

**What kinds of amenities and features will create the comfort and character of the West Trenton TOD described above? How would this be different than the typical amenities at a station (for example, the current SEPTA station)?**

- coffee
- library / book mobile
- pedestrian-only streets
- bicycle path
- benches

### **SOCIABILITY**

**How could the West Trenton TOD be a focus of community life for people of all ages? What kinds of activities or events would bring people together socially in the West Trenton TOD?**

- place for a parade
- plaza
- covered pavilion

### **ACCESS AND LINKAGES**

**What changes to existing roads would make the West Trenton TOD accessible on foot and by bike – by kids as well as older people, not just by car? What new roads are needed to scale-down the streets and connect the site to adjacent uses and neighborhoods?**

- new viaduct crossing
- grids on naval parcel & on GM site
- new road along rail tracks
- service road parallel to parkway to reduce load
- grid system off of Main Street
- Main Street perpendicular to parking

**How would you suggest that the parking be planned so it is still convenient without creating a typical “sea of parking?”**

- located behind retail