

CASS STREET LIGHT RAIL DISTRICT PLAN

Trenton, New Jersey



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City of Trenton
Department of Housing &
Economic Development
Division of planning
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319 East State Street
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New Jersey Transit's Southern New Jersey Light Rail Transit System opened in December 2003. The City of Trenton's Department of Housing and Economic Development engaged a team of consultants, headed by Econsult Corporation (including Hillier Architecture and Portfolio Associates, to complete the Cass Street Light Rail District Plan. The Project's purpose was to identify feasible development options for the District that explicitly leverage the new light rail service.

In defining a development strategy, Econsult carried out a comprehensive market analysis to identify realistic development options. Econsult relied on its extensive research expertise in measuring the real estate capitalization of transportation benefits to develop estimates of the potential positive impacts that could be generated by the light rail service. This innovative use of economic techniques and approaches gave a solid empirical grounding to the market analysis, significantly expanding the traditional approach to such master planning exercises.

A primary concern of the Project was helping the affected neighborhoods derive the greatest benefit from light rail. Through several meetings with residents of the neighborhood, community input helped guide the process at each step, and was retained in the final Concept Master Plan. The comprehensive Plan submitted to the City of Trenton included proposed development and design guidelines and implementation recommendations.

