



TRENTON CHOICE

HOUSING TASK FORCE MEETING

April 27, 2021

isles



1. UNDERSTANDING THE PROPOSED BUILDING PROGRAM
2. DONNELLY HOMES SITE POTENTIAL
3. NEIGHBORHOOD INFILL POTENTIAL
4. EXPLORING BUILDING TYPOLOGIES



MEETING OVERVIEW

During this meeting we will continue to develop the Housing Plan by exploring how the Donnelly Homes site could be redesigned and exploring the number of residential units that could fit onsite and within the Choice Neighborhood.

PROGRAM

EXISTING DONNELLY HOMES

376
EXISTING
UNITS



30
VACANT
UNITS



“Would you like to return to new housing on the redeveloped Donnelly Homes site?”



87%
Donnelly residents say “Yes”

PROPOSED HOUSING PROGRAM



700
UNITS ON-SITE AT DONNELLY AND WITHIN THE CHOICE NEIGHBORHOOD INCLUDING HOMEOWNERSHIP

	Below 30% AMI	30% to 60% AMI	60% to 80% AMI	80% to 100% AMI	Above 100% AMI	Subtotal
Multi-Family For-Rent:	275	144	108	83	114	724
Multi-Family For-Sale:	32	18	14	11	21	96
Single-Family Attached For-Sale:	73	44	33	29	41	220
Single-Family Detached For-Sale:	28	22	15	14	31	110
Total:	408	228	170	137	207	1,150
<i>Percent:</i>	<i>35.5%</i>	<i>19.8%</i>	<i>14.8%</i>	<i>11.9%</i>	<i>18.0%</i>	<i>100.0%</i>

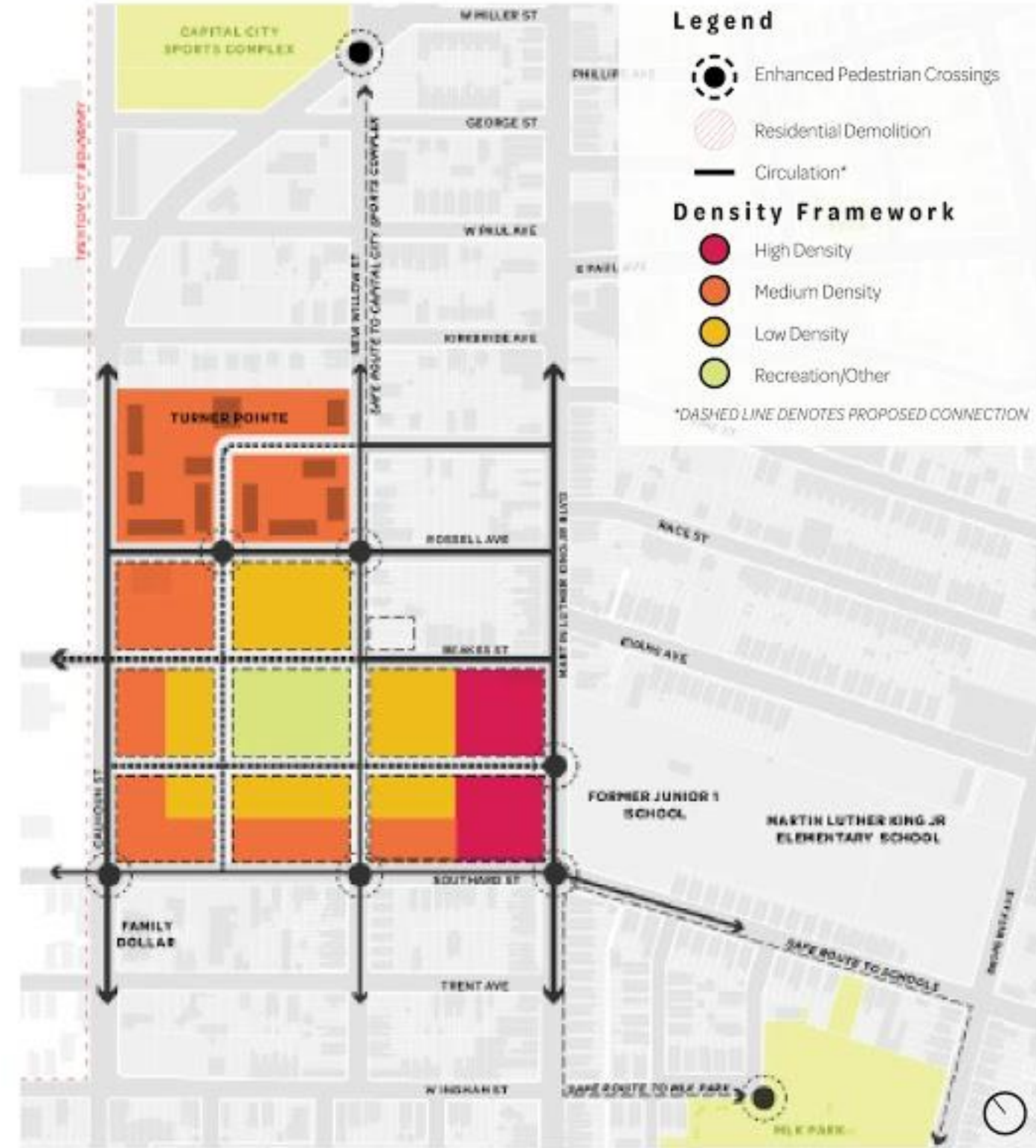
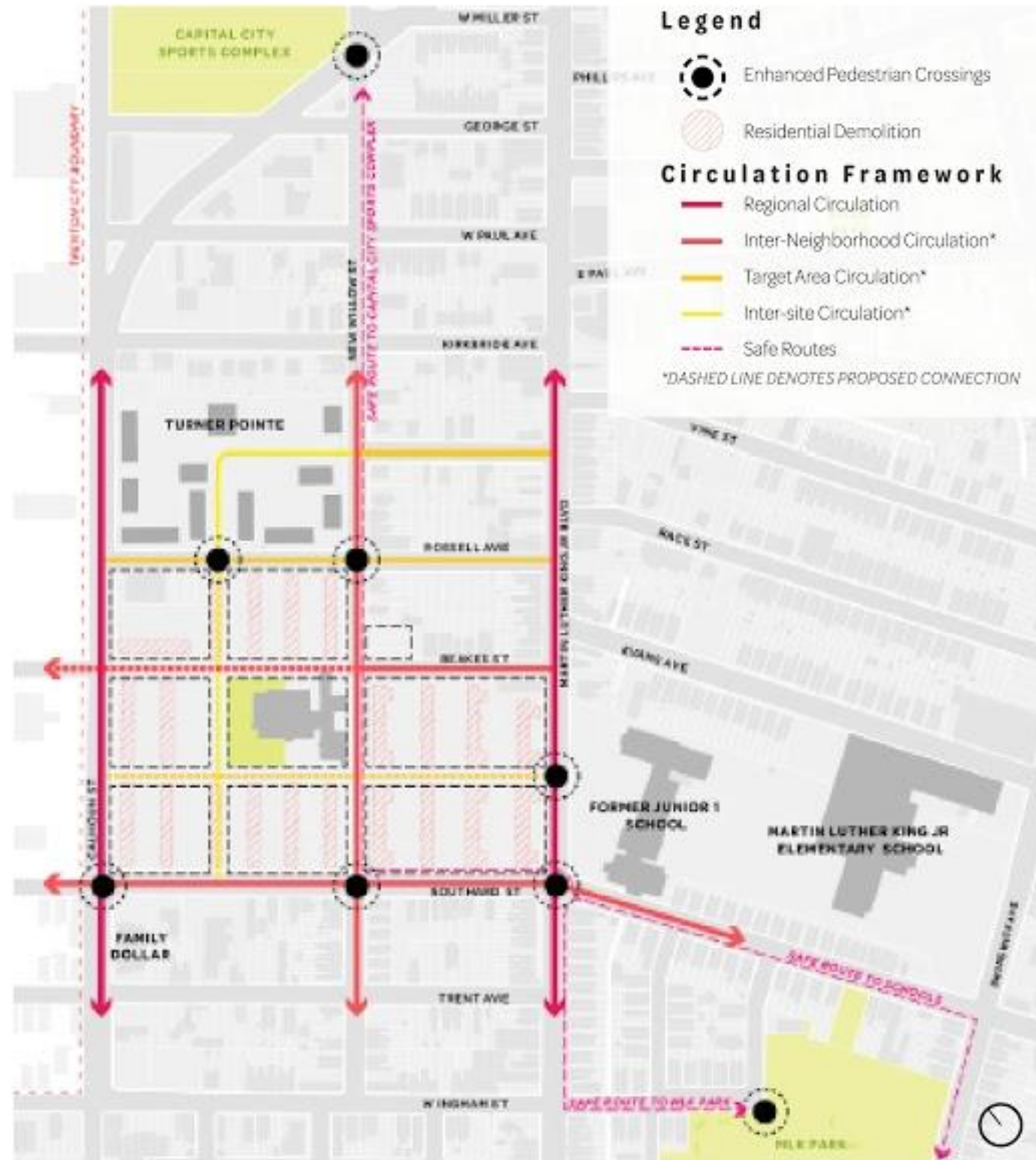
ANNUAL MARKET POTENTIAL

Based on Analysis of Residential Market Potential of Choice Neighborhood by Zimmerman/Volk Associates, Inc. (2021)

“Who makes up the potential market for new housing in the Choice neighborhood?”

- 54%** Younger singles & childless couples
- 26%** Empty nesters & retirees
- 20%** Traditional & non-traditional family households

CONNECTIVITY & DENSITY



SITE INFRASTRUCTURE

DONNELLY HOMES

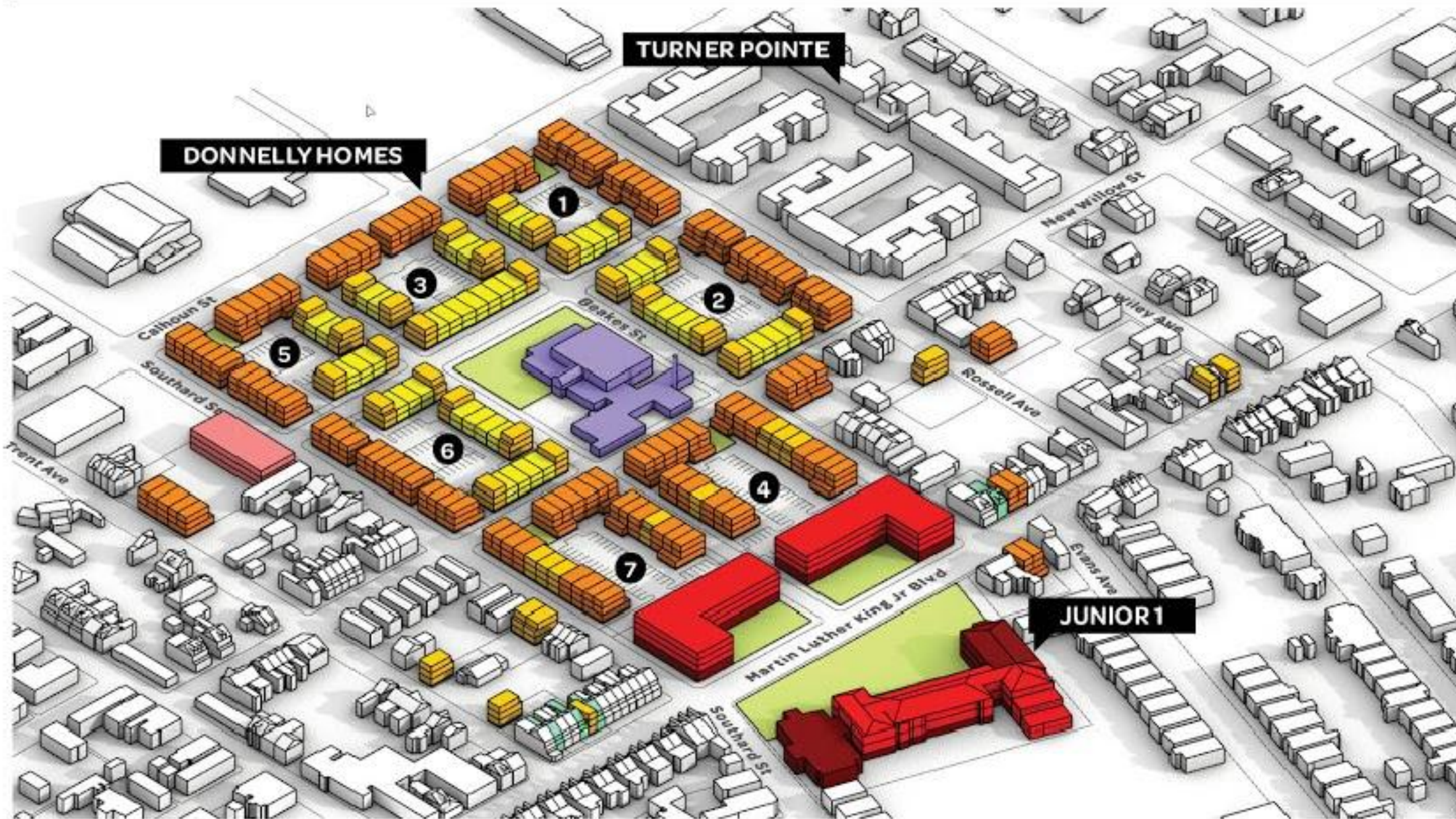
Development of the conceptual site plan and phasing will take into account the existing infrastructure.

Legend

- HEAT PIPING ———
- WATER SERVICE ———
- GAS SERVICE ———
- STEAM ———
- POWER ———



CONCEPTUAL MASSING DIAGRAM



ASSUMPTIONS

- TOWNHOMES**
2-3 STORY | 2-4 BEDROOMS
- STACKED FLATS/TOWNHOMES**
3 STORY | 1-4 BEDROOMS
- WALK-UP MULTI-FAMILY**
3 STORY | 1-2 BEDROOMS
- MULTI-FAMILY: RESIDENTIAL**
1-2 BEDROOMS UNITS
- MULTI-FAMILY: FLEX**
NON-RESIDENTIAL SPACE
- INFILL REHAB**
RENOVATED EXISTING ROWHOMES
- ADMIN/RECREATION**
EXISTING GYM AND MAINTENANCE FACILITIES
- OPEN SPACE**
PASSIVE AND ACTIVE RECREATION AREAS, GREEN INFRASTRUCTURE, LANDSCAPING

SUMMARY

ON-SITE PROGRAM:
 339 UNITS
 1 ACRE OPEN SPACE
 30,000 SQFT FLEX SPACE

OFF-SITE PROGRAM:
 90 UNITS
 1.25 ACRES OPEN SPACE
 35,000 SQFT FLEX SPACE

PROGRAM + UNIT YIELD

Block 1		Block 2	
Unit Type	Total	Unit Type	Total
Multi-Family	0	Multi-Family	0
Stacked Townhome	28	Stacked Townhome	21
Townhome	9	Townhome	17
Walk-Up	0	Walk-Up	0
Total	37	Total	38
Total Parking	21	Total Parking	35

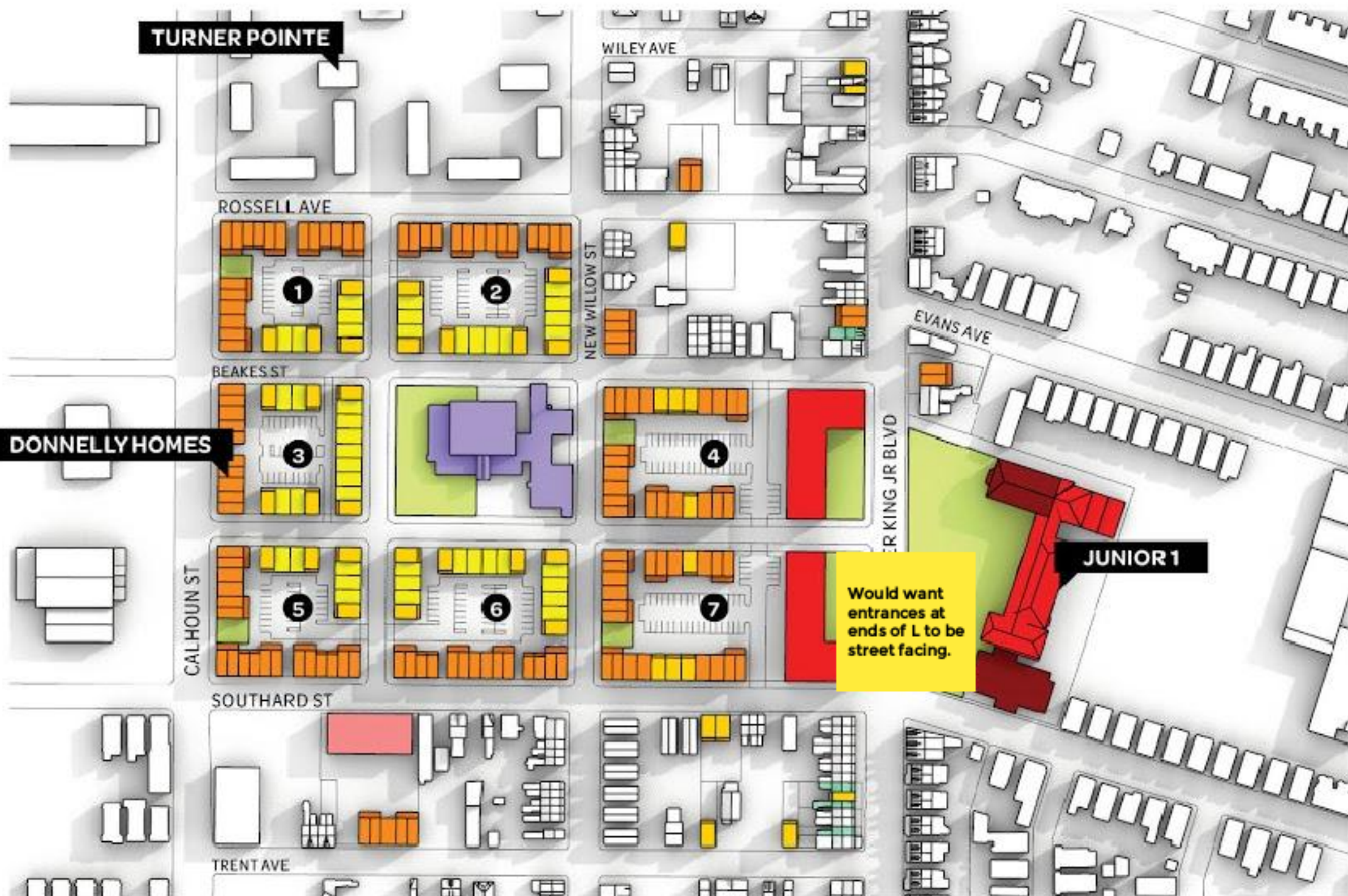
Block 3		Block 4	
Unit Type	Total	Unit Type	Total
Multi-Family	0	Multi-Family	40
Stacked Townhome	16	Stacked Townhome	34
Townhome	17	Townhome	4
Walk-Up	0	Walk-Up	0
Total	33	Total	78
Total Parking	25	Total Parking	44

Block 5		Block 6	
Unit Type	Total	Unit Type	Total
Multi-Family	0	Multi-Family	0
Stacked Townhome	28	Stacked Townhome	21
Townhome	9	Townhome	17
Walk-Up	0	Walk-Up	0
Total	37	Total	38
Total Parking	21	Total Parking	35

Block 7	
Unit Type	Total
Multi-Family	40
Stacked Townhome	34
Townhome	4
Homeownership	0
Walk-Up	0
Total	78
Total Parking	44

On-Site		Off-Site	
Unit Type	Total	Unit Type	Total
Multi-Family Residential	80	Multi-Family Residential	38
Stacked Townhome	182	Stacked Townhome	23
Townhome	77	Townhome	8
Walk-Up	0	Rehab	4
Total Units	339	Walk-Up	18
Total Parking	225	Total Units	91
		Total Parking	0

CONCEPTUAL SITE PLAN DIAGRAM



- TOWNHOMES
- STACKED FLATS/TOWNHOMES
- WALK-UP MULTI-FAMILY
- MIXED USE MULTI-FAMILY

- INFILL REHAB
- ADMIN/RECREATION
- OPEN SPACE



PROGRAM + UNIT YIELD

Block 1		Block 2	
Unit Type	Total	Unit Type	Total
Multi-Family	0	Multi-Family	0
Stacked Townhome	28	Stacked Townhome	21
Townhome	9	Townhome	17
Walk-Up	0	Walk-Up	0
Total	37	Total	38
Total Parking	21	Total Parking	35

Block 3	
Unit Type	Total
Multi-Family	0
Stacked Townhome	16
Townhome	17
Walk-Up	0
Total	33
Total Parking	25

Block 4	
Unit Type	Total
Multi-Family	40
Stacked Townhome	34
Townhome	4
Walk-Up	0
Total	78
Total Parking	44

Block 5	
Unit Type	Total
Multi-Family	0
Stacked Townhome	28
Townhome	9
Walk-Up	0
Total	37
Total Parking	21

Block 6	
Unit Type	Total
Multi-Family	0
Stacked Townhome	21
Townhome	17
Walk-Up	0
Total	38
Total Parking	35

Block 7	
Unit Type	Total
Multi-Family	40
Stacked Townhome	34
Townhome	4
Homeownership	0
Walk-Up	0
Total	78
Total Parking	44

On-Site	
Unit Type	Total
Multi-Family Residential	80
Stacked Townhome	182
Townhome	77
Walk-Up	0
Total Units	339
Total Parking	225

Off-Site	
Unit Type	Total
Multi-Family Residential	38
Stacked Townhome	23
Townhome	8
Rehab	4
Walk-Up	18
Total Units	91
Total Parking	0

CHOICE NEIGHBORHOOD



HOUSING CAPACITY FOR KEY FOCUS AREAS

This analysis began with an exploration of the capacity of publicly-owned vacant land and vacant buildings to house 3 or more residential units (min. 22' wide and 50' deep).




This could yield **91 UNITS**

Focus Area 1: 11 units (with outlier)

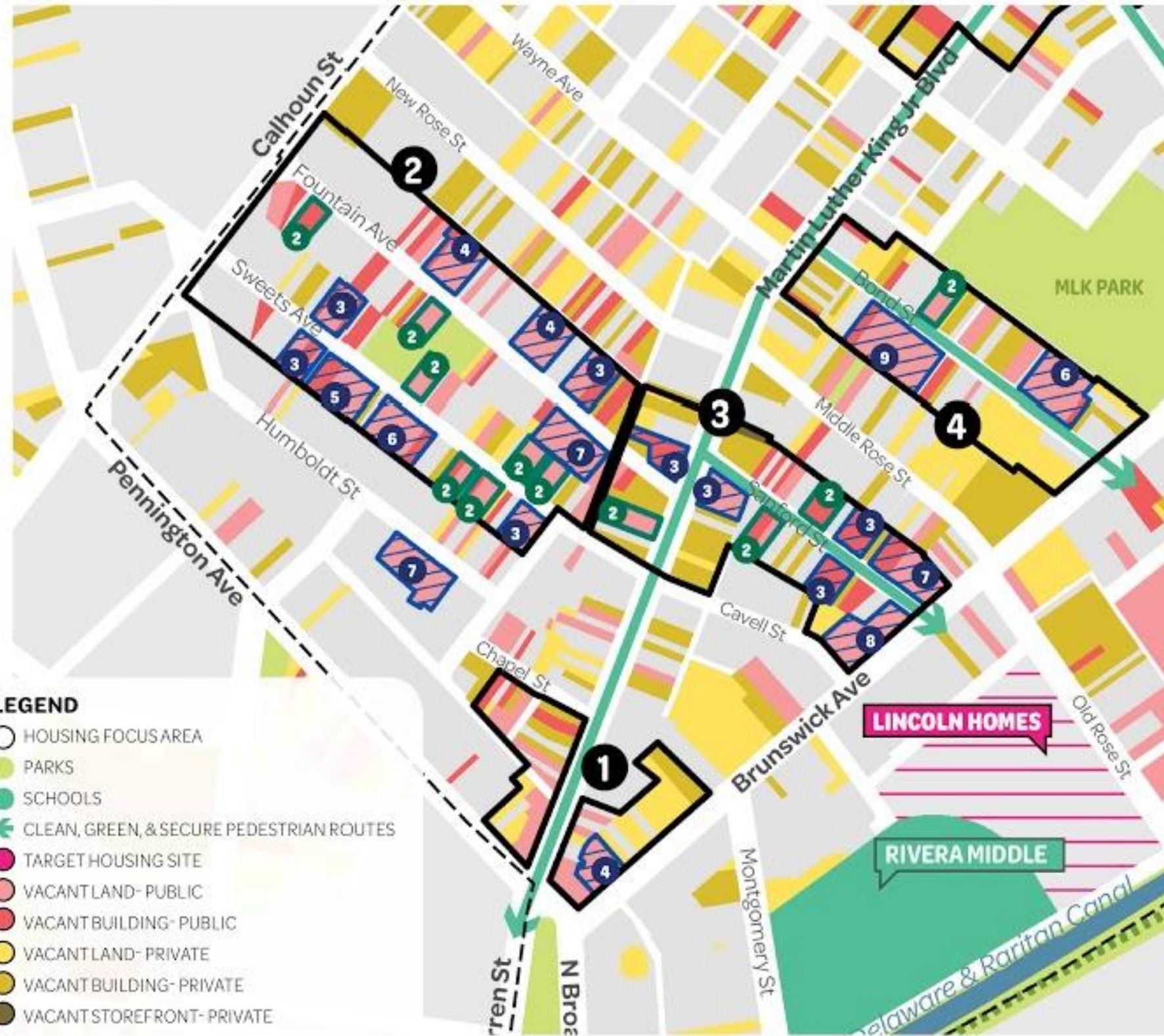
Focus Area 2: 38 units

Focus Area 3: 27 units

Focus Area 4: 15 units

 TOTAL UNITS (3+)

CHOICE NEIGHBORHOOD





HOUSING CAPACITY FOR KEY FOCUS AREAS

Additional analysis of the same area considered where 2 units could be infilled.

 This could yield **22 UNITS** additional units

- Focus Area 1:** 0 additional units
- Focus Area 2:** 14 additional units
- Focus Area 3:** 6 additional units
- Focus Area 4:** 2 additional units

 TOTAL UNITS (3+)  TOTAL UNITS (2)

CHOICE NEIGHBORHOOD



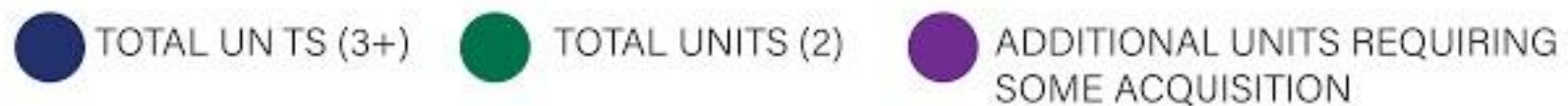
HOUSING CAPACITY FOR KEY FOCUS AREAS

Additional analysis of the same area considered where acquisition of private vacant land or buildings could yield additional capacity.



This could yield **17 UNITS** additional units

- Focus Area 1:** 11 additional units
- Focus Area 2:** 5 additional units
- Focus Area 3:** 1 additional units
- Focus Area 4:** 0 additional units



Exploring Residential Unit

TYOLOGIES



TOWNHOMES

2-3 STORY | 2-4 BEDROOMS



too blocky.



NORTH CENTRALCHOICE | PHILADELPHIA, PA



Really like the green space here

COURT | ANNAPOLIS, MD

i like the varied look of top right and bottom left.

I like the porches



Like front shrubbery/landscaping

VILLAGE AT PARK RIVER | HARTFORD, CT



I like the raised 1st floor with porch and stairs

OBERY COURT | ANNAPOLIS, MD

YES, LET'S CONSIDER THIS

Empty white box for feedback.

TELL US WHAT YOU LIKE ABOUT IT

Empty white box for feedback.

Exploring Residential Unit

TYOLOGIES



STACKED FLATS/TOWNHOMES

3 STORY | 1-4 BEDROOMS



I like this more traditional look with mixtures of materials and colors.

LAFAYETTE GARDENS HOPE VI | JERSEY CITY, NJ



I like the stairs



All look great on this slide!

YES, LET'S CONSIDER THIS

TELL US WHAT YOU LIKE ABOUT IT

The large townhomes look too similar to Middle Homes



MERIDEN CHOICE | MERIDEN, CT



I like the different designs between the neighboring homes. Trenton has lots of attached homes where the two units look very different from each other. Quirks are good.

<--seconded

VILLAGE AT PARK RIVER | HARTFORD, CT

Exploring Residential Unit

TYOLOGIES



MULTI-FAMILY: RESIDENTIAL
1-2 BEDROOMS UNITS

no to the walkups! They are difficult to defend the staircases.



MERIDEN CHOICE | MERIDEN, CT



EDOM VILLAGE HOPE VI | PATERSON, NJ

it'd be nice to have something uniquely Trenton in the design; these look too much like every other multi-family development in any city in the US



This look/design may not be best for the neighborhood.

NORTH CENTRAL CHOICE | PHILADELPHIA



Love the mixture of colors

PASEO VERDE | PHILADELPHIA, PA

YES, LET'S CONSIDER THIS

Consider green roofs

TELL US WHAT YOU LIKE ABOUT IT

Concerned about gathering and safety in the hallways

Concerns about the mixing of commercial and residential areas creating too much traffic



Exploring Residential Unit

TYOLOGIES



RESTORATION/REHAB
ADAPTIVE REUSE OF HISTORIC STRUCTURES



ST. LUKE'S MANOR | CLEVELAND, OH



ST. LUKE'S MANOR | CLEVELAND, OH

YES, LET'S CONSIDER THIS

**TELL US WHAT YOU
LIKE ABOUT IT**

**This seems
appropriate
for seniors but
not for
families**

Like saving any
original
architectural
features internally
and externally - if
possible.



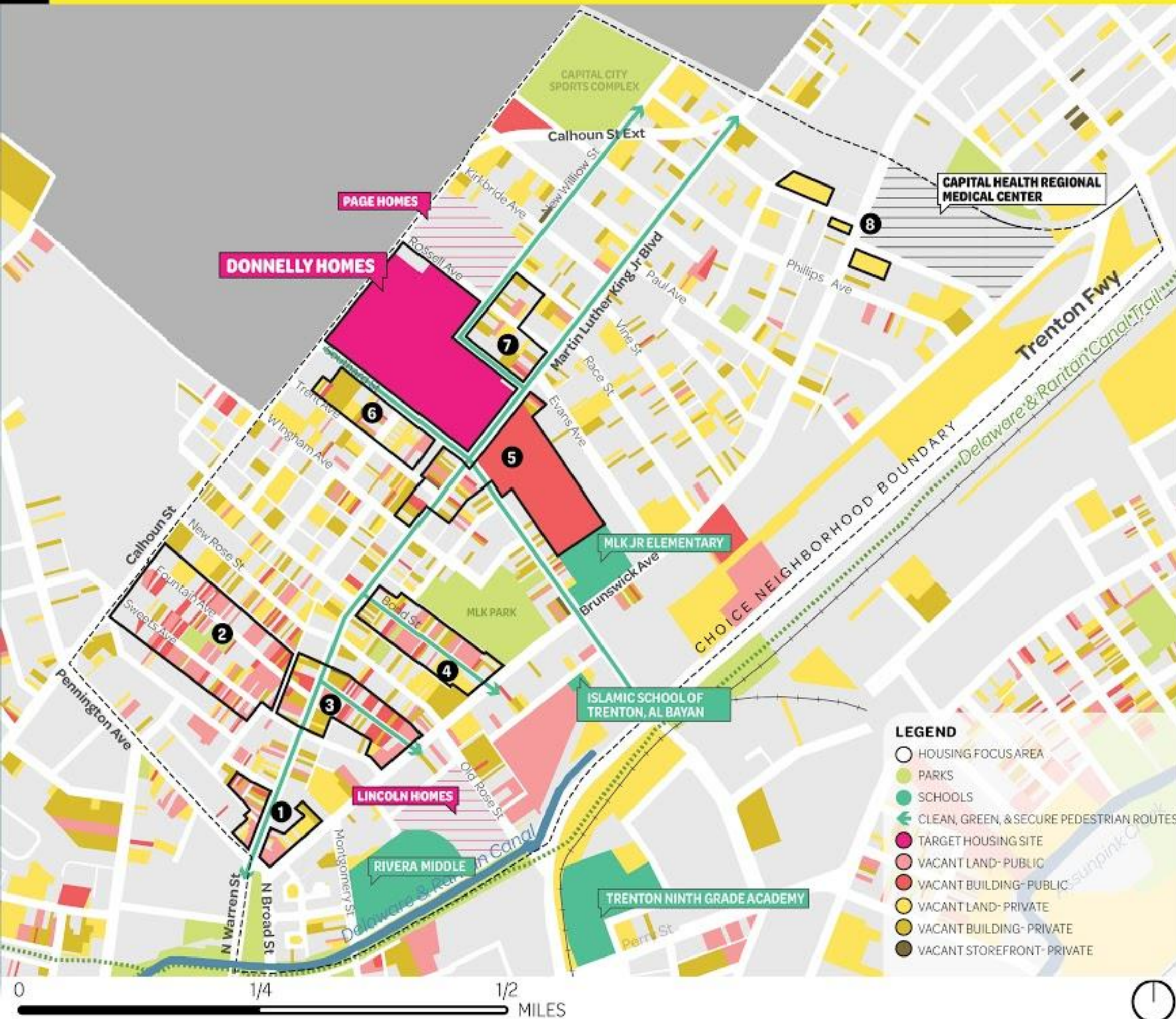
ROOSEVELT RESIDENCES | EDISON, NJ



ROOSEVELT RESIDENCES | EDISON, NJ

Additional Comments...

**Feel free to leave us
a note - click on a
post-it to the left,
type your note and
hit save**



1 Battle Monument - Gateway

	Area (Ac)	%
Area (Ac)	2.5	100%
Vacant	1.6	65%
Vacant Lot	1.0	64%
Vacant Building	0.6	36%
Public Ownership	0.9	37%
Private Ownership	1.6	63%
Zoning	BB, RB, MU	

2 Sweets/Fountain- Infill

	Area (Ac)	%
Area (Ac)	10.4	100%
Vacant	6.8	66%
Vacant Lot	4.8	71%
Vacant Building	2.0	29%
Public Ownership	4.9	47%
Private Ownership	5.5	53%
Zoning	RB	

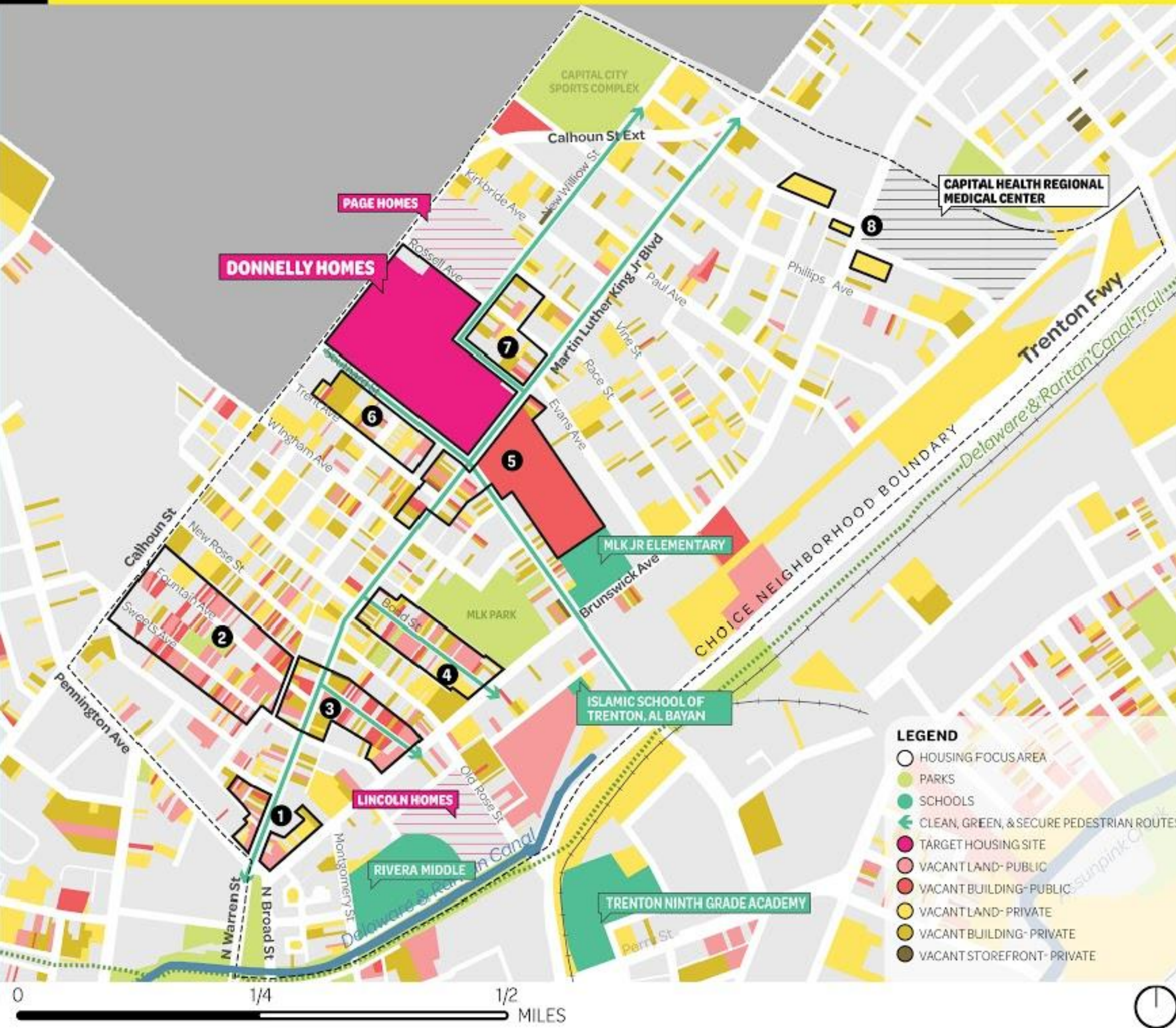
3 Sanford Street- Infill

	Area (Ac)	%
Area (Ac)	5.2	100%
Vacant	3.6	70%
Vacant Lot	1.4	40%
Vacant Building	2.2	60%
Public Ownership	2.4	46%
Private Ownership	2.8	54%
Zoning	RB, BB	

4 Bond Street- Infill

	Area (Ac)	%
Area (Ac)	9.0	100%
Vacant	2.9	32%
Vacant Lot	2.1	72%
Vacant Building	0.8	28%
Public Ownership	6.2	69%
Private Ownership	2.7	31%
Zoning	RB, BB	

For reference - previous analysis identifying key focus areas



5 Junior High School #1- Mixed-Use/Neighborhood Core

	Area (Ac)	%
Area (Ac)	13.2	100%
Vacant	7.4	56%
Vacant Lot	0.4	5%
Vacant Building	7.0	95%
Public Ownership	0.6	5%
Private Ownership	12.5	95%
Zoning	RB, BB	

6 Southard Street- Infill

	Area (Ac)	%
Area (Ac)	3.4	100%
Vacant	2.0	58%
Vacant Lot	0.7	37%
Vacant Building	1.2	63%
Public Ownership	0.5	14%
Private Ownership	2.9	86%
Zoning	RB, BB	

7 Rossell/Evans- Infill

	Area (Ac)	%
Area (Ac)	2.7	100%
Vacant	1.5	55%
Vacant Lot	0.7	46%
Vacant Building	0.8	54%
Public Ownership	0.5	18%
Private Ownership	2.2	82%
Zoning	MU, BB	

8 Capital Health- Live/Work Infill

	Area (Ac)	%
Area (Ac)	1.2	100%
Vacant	1.2	100%
Vacant Lot	1.2	100%
Vacant Building	0.0	0%
Public Ownership	0.0	0%
Private Ownership	1.2	100%
Zoning	MU, RB, IA	

For reference - previous analysis to identify focus areas

