

Town of Harrison, NJ: A Model for Transit-Oriented Development (TOD)

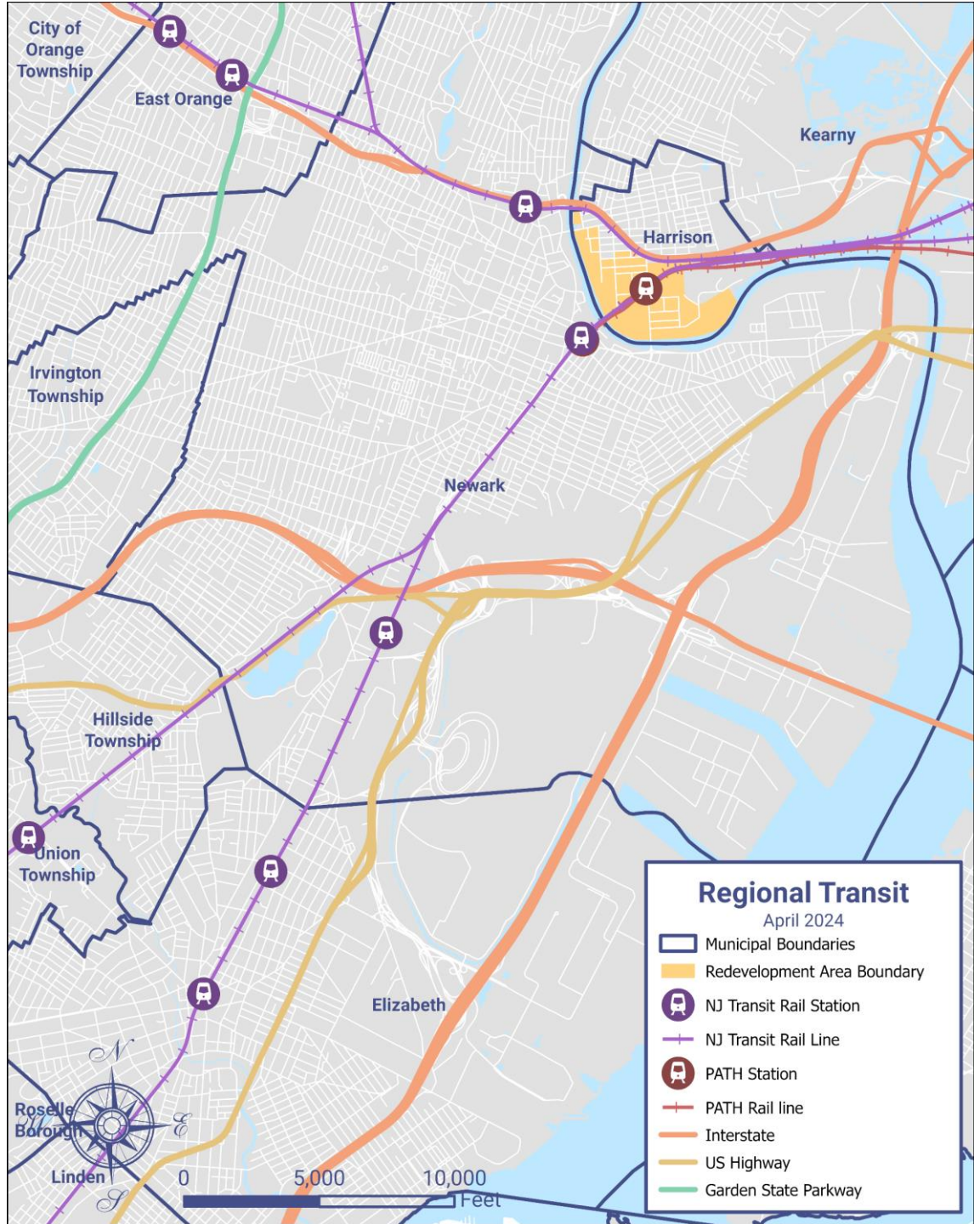
In partnership with the Port Authority of New York & New Jersey, NJ TRANSIT, the NJ Department of Transportation, and the Alan M. Voorhees Transportation Center at Rutgers University.

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RUTGERS-NEW BRUNSWICK
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Redevelopment Area: Once the “Beehive of Industry”

- Formerly one of the most well-known industrial areas in the Region
- Home to the following manufacturers:
 - Edison Lamp Works
 - Otis Elevator
 - Crucible Steel
 - Worthington Pump and Machinery
- Manufacturing significantly declined in the late 20th century
 - To adapt to shifting economic trends → Redevelopment efforts



Aerial photo of the Otis Elevator Company in Harrison, taken in 1940.

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Aerial of Pump Works Factory, circa 1951.



Women working as tube testers, circa 1943.

Harrison Waterfront Redevelopment Area

- 250 acres in size
- Designated as an Area in Need of Redevelopment in 1997
- Redevelopment Plan adopted in 1998
- PATH station located at the core of the Redevelopment Area
- Long-term vision → Area will once again be a hive of activity, in the form of a vibrant TOD mixed-use, walkable community



- Key Components of Plan
 - Transit-Oriented Development which provides retail shops, restaurants, and higher density housing
 - Drive less and utilize transit options
 - Two hotels: Hampton Inn & Suites, The Element
 - Red Bull Arena Soccer Stadium
 - Waterfront park and walkway along Passaic River



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The Element Hotel



Red Bull Arena Soccer Stadium

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Multifamily buildings with outdoor living space



Multifamily buildings constructed in proximity to the Red Bull Arena



Harrison PATH Station: Center of Redevelopment Area

- A significant percentage (31.2%) of Harrison residents commute to work via public transportation
 - For New Jersey as a whole, only 9% of workers commute via public transportation
- Ridership continues to increase
 - Average 2023 Weekday Rate → 5,623 riders/day
 - Increase of over 20% (949 riders/day) from 2022



5,623 riders/day
in 2023



25-minute train ride to
World Trade Center

Renovations to PATH Station

- The Port Authority has dedicated over \$240 million to upgrades for the Station
- Upgrades include:
 - Modern façade finishes
 - Longer and wider platforms to accommodate trains with up to 10 cars
 - More elevators to promote ADA compliance
 - Entrances to the station in plazas on each of the four corners of Frank E. Rodgers Boulevard
 - Retail space to serve passengers
 - 'Kiss and ride' vehicular drop off areas



View of the modernized PATH Station from Frank E. Rodgers Boulevard.

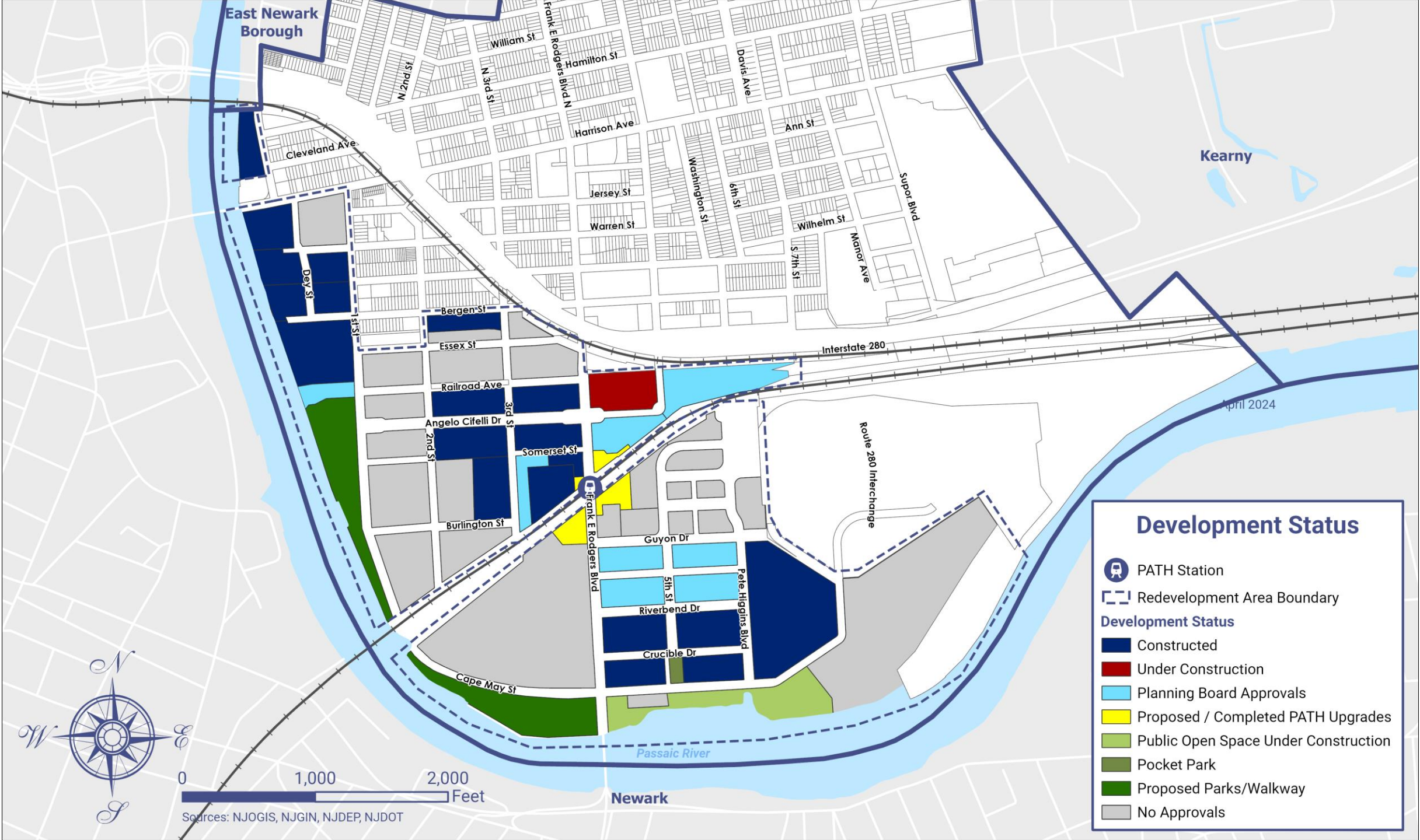
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New entrance/exit from the Station to Frank E. Rodgers Boulevard



Renovated concourse within the Station



Sources: NJOGIS, NJGIN, NJDEP, NJDOT

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- Total proposed build-out of Redevelopment Area:
 - Residential: 12,117 units
 - Commercial/Retail: 1,040,127 sf
 - Hotel: 703 rooms
 - Office: 3,109,662 sf
 - Conference Center: 9,519 sf



New construction

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View from a residential apartment, overlooking an amenity pool area and the Passaic River walkway.



Mixed-use retail and residential development.

Thank you!

