

PLAN GOALS

The Plan seeks to capitalize on the presence of the Passaic River and the PATH Station, as well as the rich industrial history of the Area in order to create a vibrant, engaging mixed-use community. Using new urbanist design principles, the Plan attempts to broaden the Town's tax base, promote economic development and reclaim the waterfront. The specific goals of the Plan are as follows:

- To promote the optimum use of all the Redevelopment Area property and to increase the property tax base of the Town;
- To capitalize on the Area's access to transportation and major employment centers;
- To infuse the special cohesive, tightly knit community character of the Town of Harrison into the Redevelopment Area while improving the area economically and physically with new uses;
- To create a new mixed-use area that will complement the Town of Harrison, but will not compete to the detriment of existing commercial uses, primarily those along Harrison Avenue and Frank E. Rodgers Boulevard north of Railroad Avenue;
- To carefully manage the supply and location of parking and to address the future parking needs of area businesses, residences and commuters who utilize the PATH station;
- To acknowledge the significance of the Passaic River waterfront to the Area, incorporate public access to the River in the Plan and to locate appropriate uses along the River which will capitalize on the views that the River affords;
- To support the US Army Corps of Engineers' Passaic River Flood Control Project for the Area and to incorporate the flood control design into the Plan;
- To capitalize on the Area's proximity to Interstate 280;
- To recognize the Area's proximity to other major transportation links in the region such as Newark International Airport, the New Jersey Turnpike and Garden State Parkway;
- To create a circulation pattern that will serve the planned uses in the Area, but not generate larger volumes of cut-through traffic;
- To evaluate the possible re-establishment of a NJ Transit station;
- To provide the opportunity for the location and relocation of municipal services to the Area;
- To remediate potentially contaminated sites as part of the redevelopment process;
- To capitalize on the PATH Station's presence in the Area and the economic opportunities that it presents;

- To promote the creation of high-quality jobs in the Town that will provide opportunities for both existing local residents as well as others in the region;
- To improve business opportunities through promotion of new and diverse economic activities;
- To balance the mix of uses in the Area, to tap present and future market demands to provide greater opportunities for success;
- To maximize the leveraging of public and private funds to accomplish comprehensive redevelopment of the Area;
- To improve property values within the Area to increase local revenues;
- To enhance the image of the Area;
- To improve the public elements of the streetscape through landscaping, street furniture, paving, lighting, pedestrian linkages and parking improvements;
- To encourage buildings to meet Sustainable/Green Standards.