



NARRATIVE STATEMENT

Development Vision:

The plan we propose meets and attempts to adhere to the Plan, especially regarding bulk regulations of height and setbacks, and also in use and overall design. Drawing from the energy and character of the Maplewood Village, Respondent intends to develop a mixed-use building on the Project Site, consisting of a retail space for Kings Supermarkets, and twenty four (24) residential units. The mix of residential and Kings is intended to support and enhance the existing commercial establishments and add to the vibrancy of the downtown. Not adding retail beyond Kings' requirements lessens any increase in traffic and stresses on public parking to the area that any additional retail may bring.

The building will be designed to complement the early 20th Century American style architecture, prominent in the immediate surrounding area, and will blend well in to the Maplewood Village. Enclosed herewith are architectural drawings of all elevations (façades) of the buildings, as well floor plans, and site plans.

The building façades will be comprised of brick masonry and stucco, with ornamental and accent features consistent with the vernacular style of architecture of the area. The building itself will consist of three (3) stories and an underground garage.

Along Maplewood Avenue (the West Elevation), the ground floor will have large pane windows to accentuate the retail use and bring in light. Kings will have signage on awnings or spandrel panels above the ground floor windows. The entrance to the residential lobby will be located at the south-western corner. Due to the change in grade from the north-western corner (adjacent to Ricalton Square) to the south-western corner, the residential lobby will be accessed by a ramped open air colonnade. There will be open areas on each corner of the site along Maplewood Avenue. These areas would be ideal for public art and/or bulletin boards.

Facing Ricalton Square (the North Elevation) on the north-west corner of the building will be the entrance to Kings. This will give Kings maximum exposure to the entrance to the Maplewood Train Station and customer parking in the Ricalton Square Lot. Two loading bays will be located at the north east corner of the building, parallel to the train tracks. The loading bays will be fully hidden from view as they will be internal.

In keeping with the Township's redevelopment concept for the site, we will create a pathway along the rear of the building, parallel to the train tracks, accessible from both sides of the building.



The entrance to the underground parking garage will be located on the south-eastern corner of the building. This allows for two way traffic in and out of the garage and also shields the garage entrance from any view from Maplewood Avenue.

Having been recommended by Kings for this Project, and in maintaining our long standing relationship with Kings, of paramount importance to us is Kings' wellbeing. We met with Kings' representatives to share with them our design concept and plans. Our design meets and exceeds all of Kings' requirements. Notwithstanding Respondent's commitment to Kings and Kings' commitment to move into the building, in the unlikely event Kings decides not to move or one day moves out, Woodmont has had great success with downtown retail in enhancing the vibrancy of local commercial districts.

The residential units on the second and third stories will be a mixture of one and two bedroom apartments. To satisfy the Uniform Affordable Housing Controls, 10% of the residential units will be affordable. To enhance the quality of the complex, the building will be smoke-free, including the residential units. The residential amenities will include a patio on the second story at the rear of the building. There will also be storage areas and a bicycle room for the tenants.

As acknowledged by the Township, the parking requirements for the site are challenging. To accommodate the parking requirements for the residential occupants, there will be an underground parking garage for the building's exclusive use. Our design provides for thirty (30) parking spaces in the garage. These additional spaces will be available for residential tenants and/or to accommodate some of Kings' personnel. Our design includes thirty (30) surface parking spaces. However, as there is ample parking in the garage, some parking congestion could be alleviated by having Kings' personnel utilize some of those extra spaces. As mentioned in the RFP, Respondent is open to discussing a leasing arrangement with the Township for the surface parking, similar to the other properties encompassing Lot 7. In addition, Respondent would be open to discussion an arrangement for additional parking in the Ricalton Square Lot similar to the arrangement with the Post Office, and in working with neighboring property owners to restripe existing parking lots to maximize the number of spaces available.

As requested, also included herewith is a traffic circulation plan. As can be seen, entrance into the underground garage is accessed through Lot 7 by way of Baker Street or Maplewood Avenue. Deliveries to Kings as well as waste pick-up will be through the Ricalton Square Lot. In this regard, trucks will be able to turn into Ricalton Square Lot and then back up into the loading bays of the building. Once fully backed in, all trucks will not be seen from Maplewood Avenue as the loading bays are inside the building, and can even be fully closed off from exposure by closing the garage doors. As required by the Plan, Respondent will conduct a Traffic Study.



Redevelopment of Maplewood Village Post Office Project Site



For this project, we may pursue LEED Silver certification. Based on estimates, we will be able to achieve 50-59 points on the LEED Scorecard for new construction. Alternatively, we may pursue a Gold certification under the ICC 700 National Green Building Standard (“NGBS”). Both LEED and NGBS are nationally recognized Green standards. A proposed LEED Scorecard and information on the NGBS certification and rating system are enclosed herewith. Green building status can be achieved in several ways including but not limited to; implementing green design in the mechanical, electrical and plumbing building systems; implementing energy efficient and green design lighting systems; as mentioned above, maintaining the building as “smoke-free”; using sustainable, reclaimed and/or repurposed materials in construction; installing energy efficient appliances; recycling programs; water management techniques; and access to public transportation.

Respondent will continue to work with the Township to address the enhancement and/or redevelopment of Ricalton Square Park.