

Developer Perspective on Site Location and Infrastructure

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Introduction...

- **Maxwell House Coffee Factory - 24 Acres, Hoboken, NJ**
- **Van Leer Chocolate Factory – 7 Acres (North and South Sites), Jersey City, NJ**
- **National Retail Systems Warehousing & Trucking Terminal – 6.3 Acres, Jersey City, NJ**
- **Southwood Hospital – 100 Acres, Norfolk, Ma.**

Maxwell House Coffee Factory 1986



Maxwell Place Redevelopment Plan



Rendering Maxwell Place on the Hudson



Maxwell Beach as Proposed



Maxwell Place on the Hudson

Completion of Block A & Waterfront Park



Maxwell Place on the Hudson Construction of Block B & Park



Maxwell Place on the Hudson Park Construction of Block B



Maxwell Place on the Hudson 60% Completion – Blocks A, B, & Park



Maxwell Place on the Hudson 40% to go – Blocks C & D

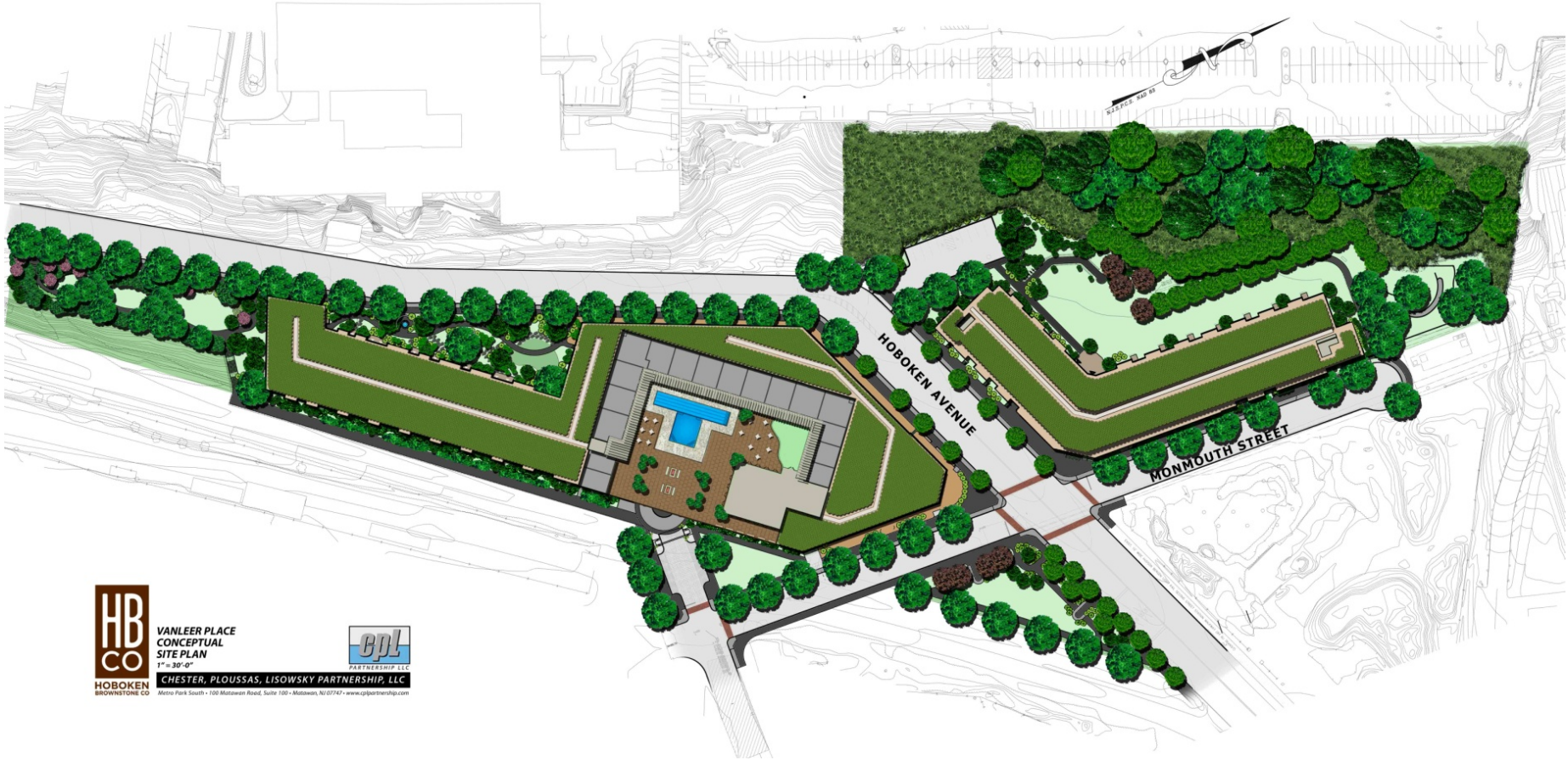


Maxwell Park Opens for First 4th of July Celebration



Van Leer Place North and South

500 Units on 7 Acres



VANLEER PLACE
CONCEPTUAL
SITE PLAN

1" = 30'-0"

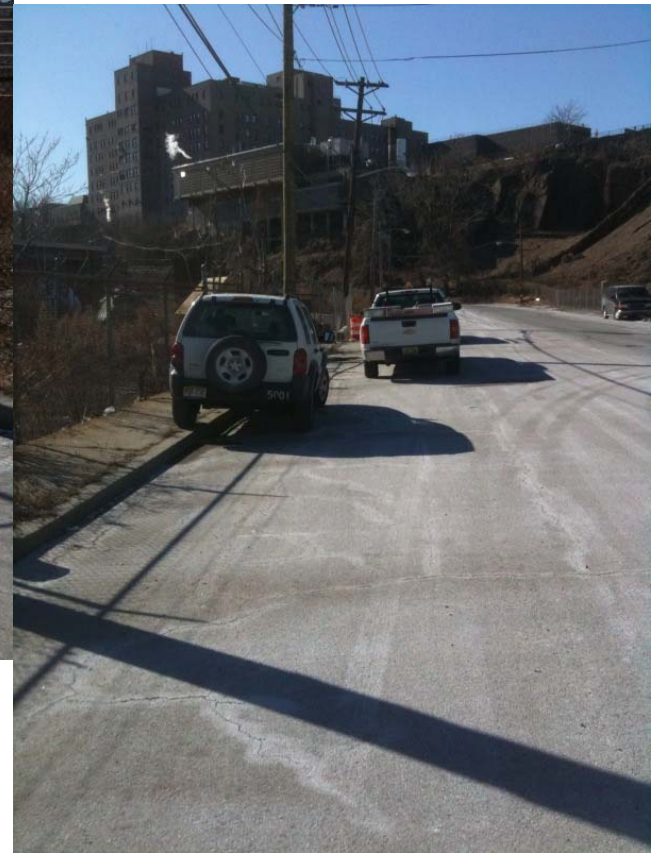
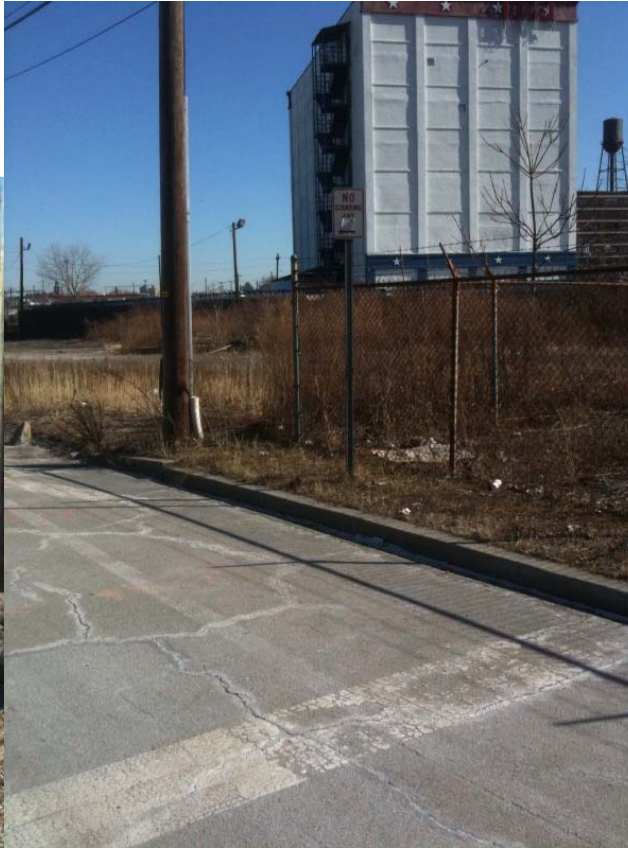
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BROWNSTONE CO



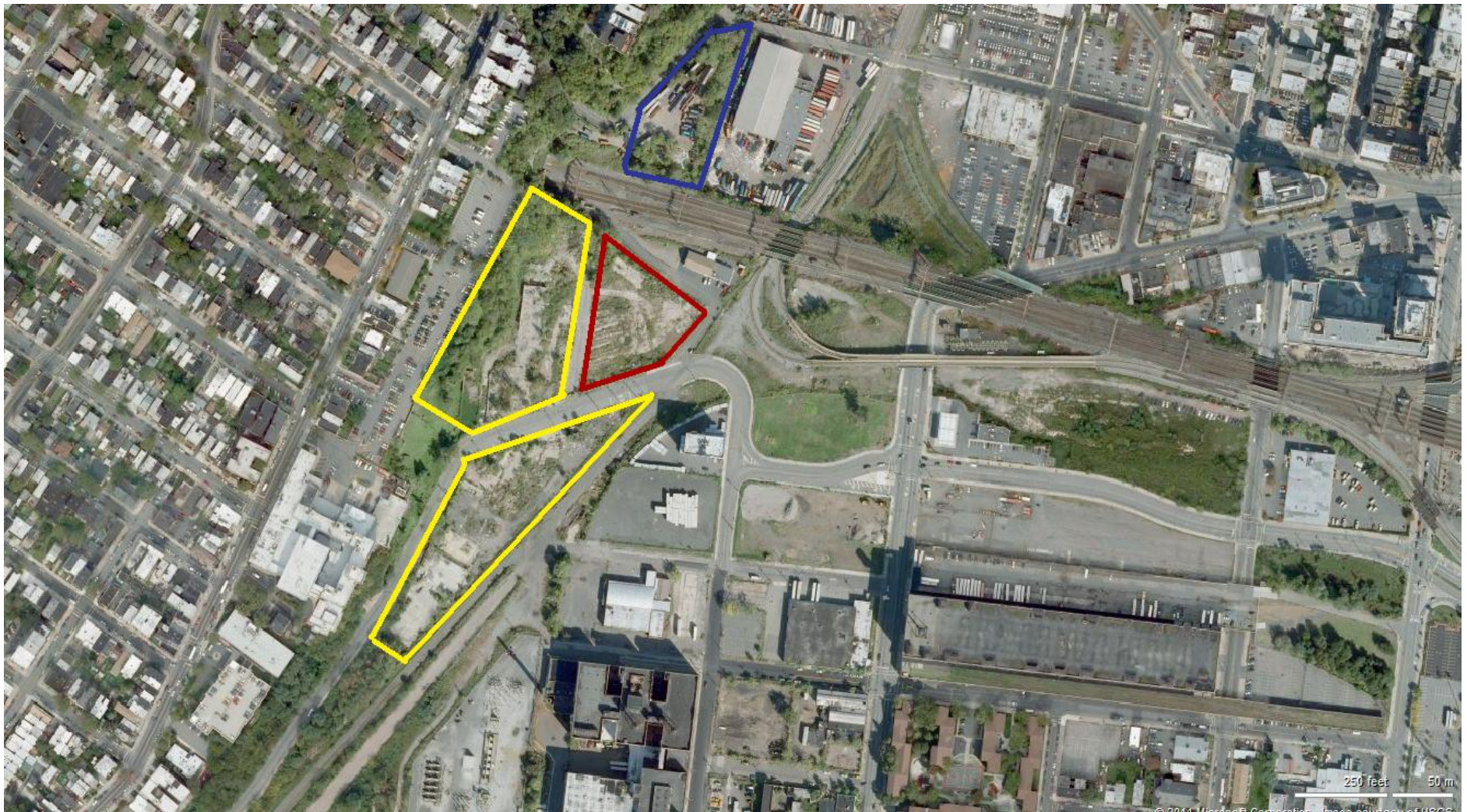
CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, LLC

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Van Leer Place Existing Conditions



Van Leer Place Site (Yellow) City Chemical Site (Red) 39 NY Ave (Blue)



Van Leer Place (VLP) Aerial



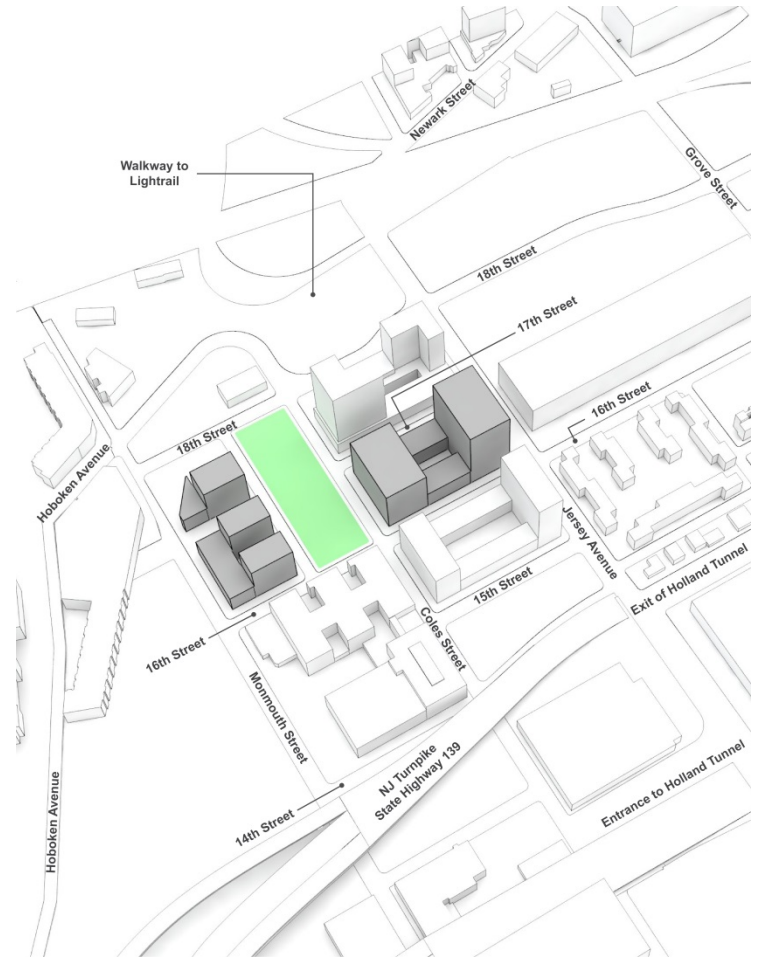
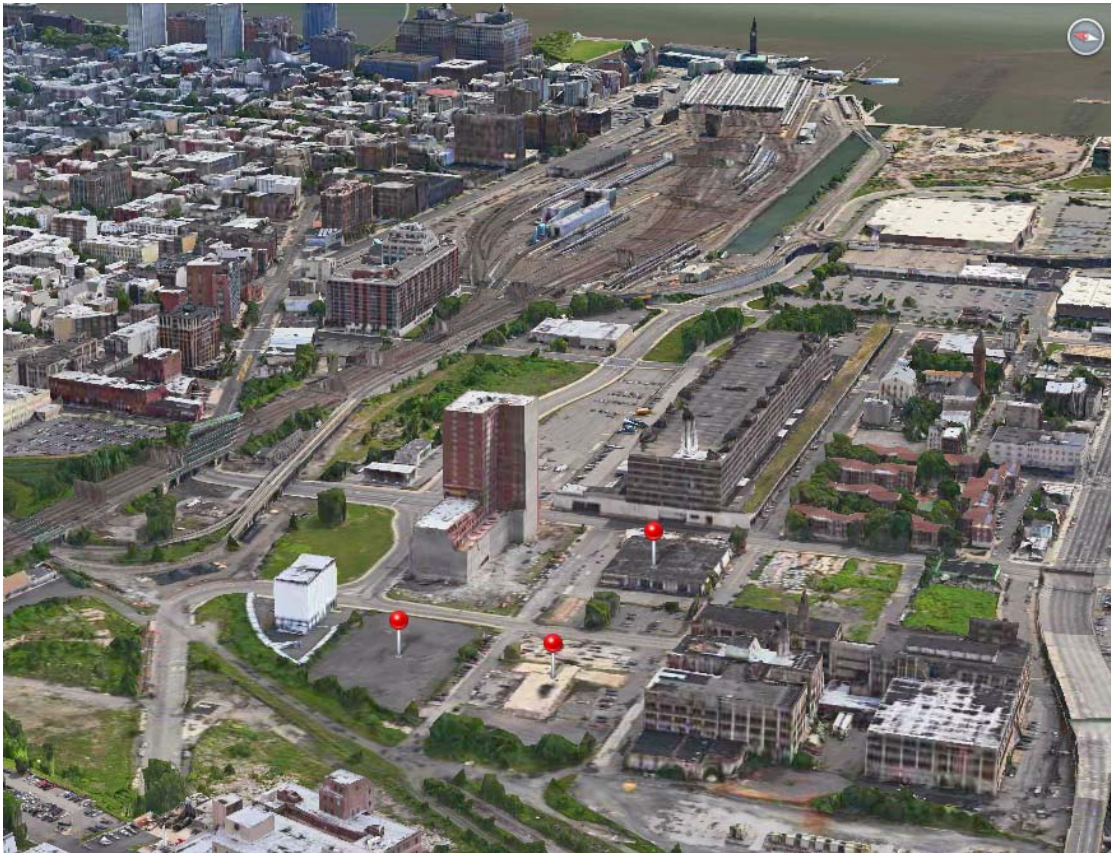
Van Leer Chocolate Factory -South



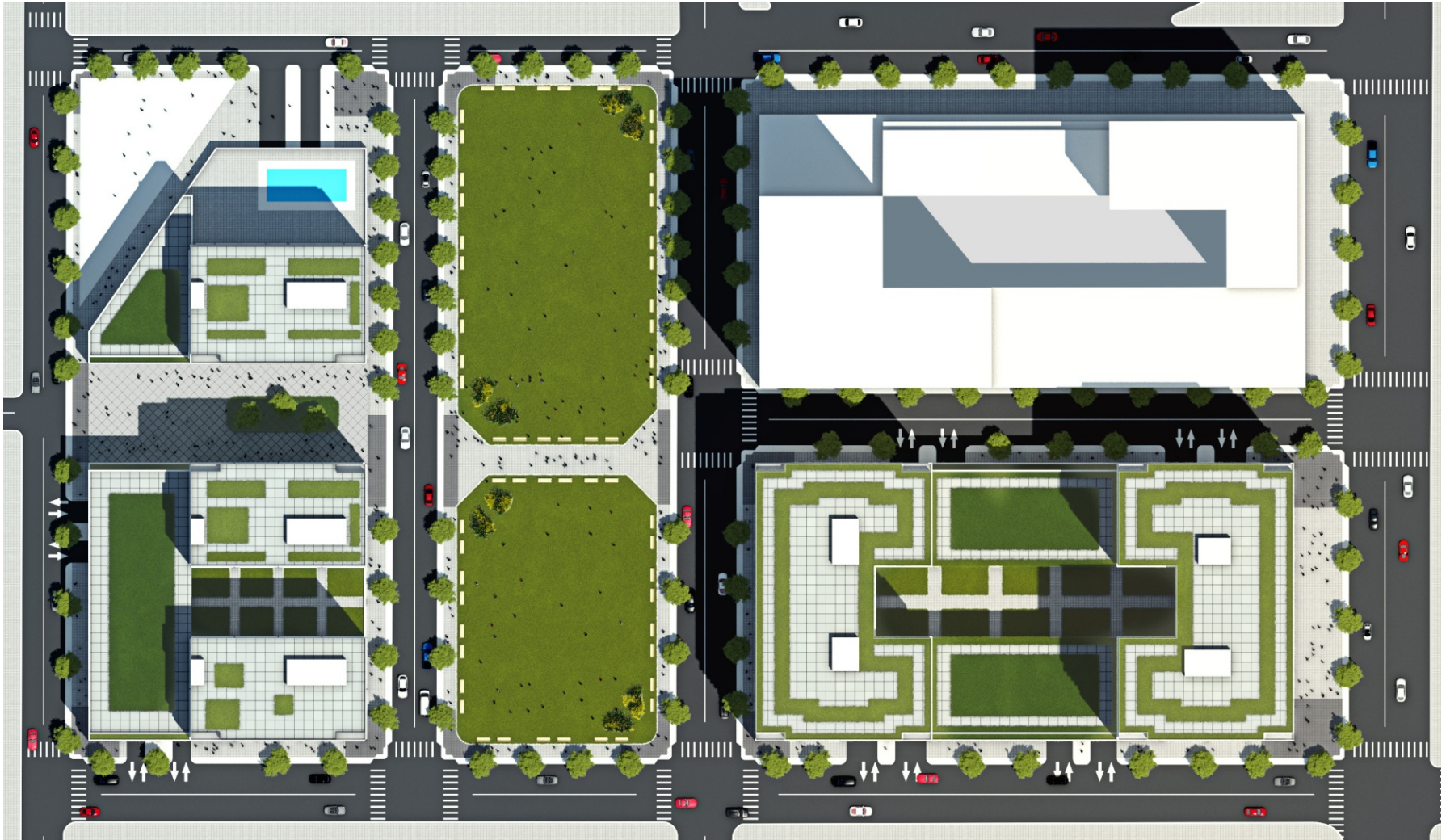
Van Leer Chocolate Factory - North



National Retail System (NRS) Site Massing Diagram



National Retail System (NRS) Distribution Center Redevelopment of 6 Acres into 1,181 Residences, Retail Shops + 2 Acre Park



NRS & VLP Aerial Rendering



For the NRS Redevelopment, Jersey City closed 17th Street to connect a park that spans 2 blocks



Southwood Hospital Redevelopment of 100 Acres - - Existing Conditions



Redevelopment of 100 acre Southwood Hospital, Norfolk, Ma.



In Closing...

What are we looking for?

- **Location, Location, Location;**
 - **Near employment hubs = jobs > hospitals, universities, office buildings, etc.)**
 - **Near Main Street = shopping, eating, fun**
 - **Near Mass Transit = mobility, walkable neighborhoods, why own a car?**