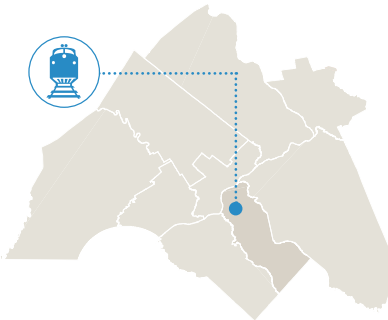


PROJECT UPDATE

The LumberYard Condos

Collingswood, NJ



LOCATION

Collingswood, NJ, Camden County

TRANSIT

PATCO High Speed Line

STATION

Collingswood

SIZE

4 acres

RESIDENTIAL

65 condos

GROSS DENSITY

16 units per acre

COMMERCIAL

10 retail shops, office space planned

DEVELOPER

Borough of Collingswood

WEBSITE

www.lumberyardcondos.com

PROJECT OVERVIEW

The LumberYard is a mixed-use redevelopment project on Haddon Avenue in Collingswood, NJ. Located approximately 0.4 miles west of the Collingswood Station of the PATCO High Speed Line, the LumberYard was constructed on a prominent vacant downtown site previously occupied by the Peter Lumber Company. The development broke ground in 2006 and includes 65 one- to three-bedroom residential units, ten retail spaces, and a parking garage built over two phases. Residential units are divided between a mixed-use building with an interior courtyard and a row of stacked town homes. The development incorporates wide sidewalks, pedestrian bump-outs at street corners, and architectural features that complement the main street context.

The LumberYard project was the culmination of many years of planning. The Borough of Collingswood undertook various large-scale planning efforts, including a state-funded Smart Growth study that identified several redevelopment opportunities in and around the downtown. After being designated as a Transit Village by NJDOT in 2003, the Borough itself decided to act as the developer of the Peter Lumber site.

Initial plans for the project, which called for 120 condos and 21 retail spaces, were scaled back due to economic conditions. The Borough has also offered graduated reductions in property taxes to spur sales of units in the second phase. Buyers would pay discounted rates that rise every year until the fifth year when they pay 100 percent of the normal tax bill. A third phase is still being planned for the LumberYard. However, instead of building an additional residential building as originally planned, Collingswood is exploring opportunities for a commercial building that would combine office, retail, and professional space.

The LumberYard project was awarded a Smart Growth Award for Mixed-Use Downtown Design in 2007 from New Jersey Future.



This formerly vacant site in downtown Collingswood was redeveloped with a mix of uses.



Ground level retail on Haddon Avenue with residences above.