

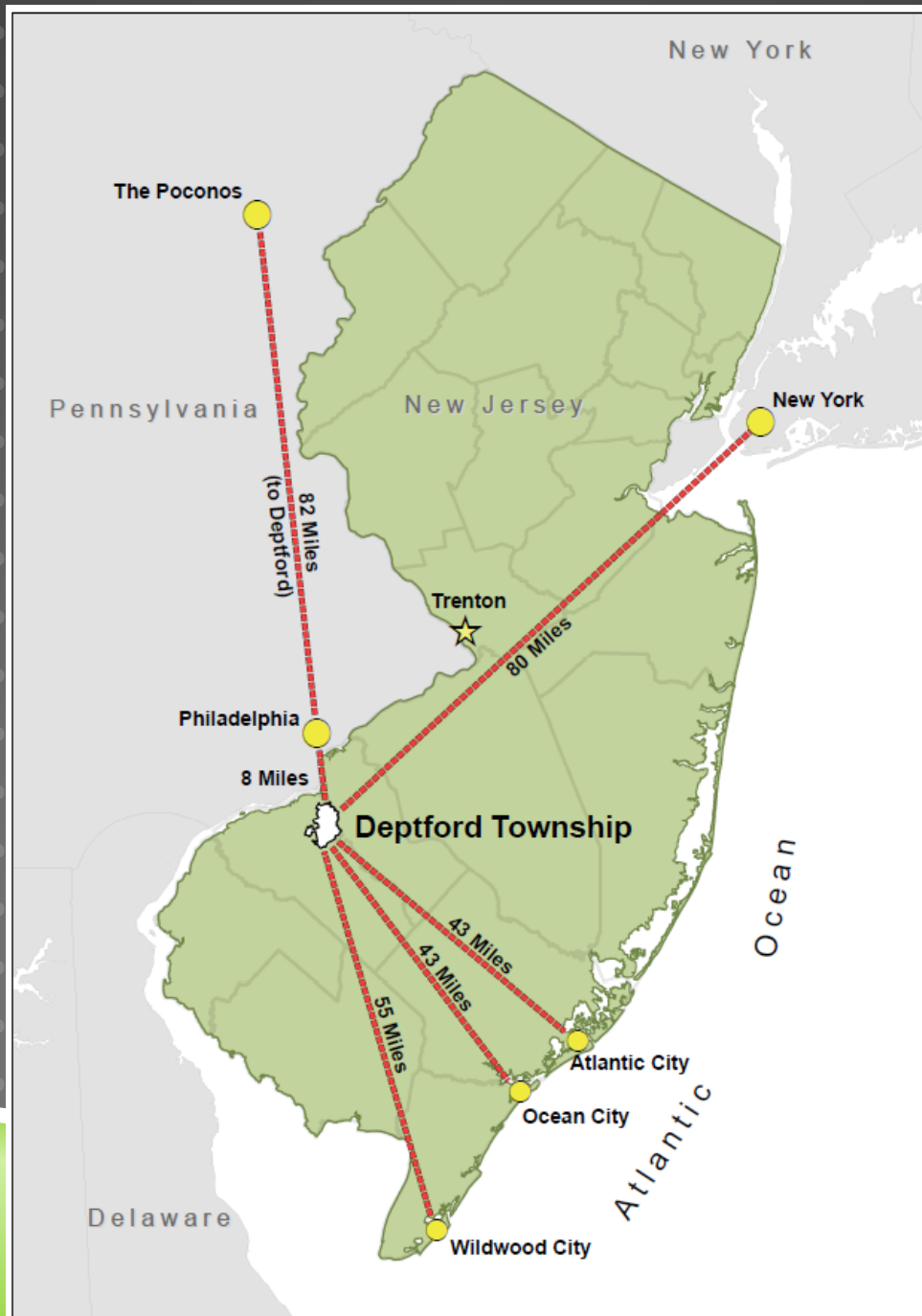


ECONOMIC DEVELOPMENT SUMMIT

DEPTFORD TOWNSHIP, NEW JERSEY
September 26, 2016

Brian Slaugh, PP, AICP
Township Planner





BASIC DEPTFORD FACTS

- 30,569 persons ¹
- 11,561 households ¹
- Deptford Township is 17.5 square miles ²
- Equalized Assessed Value: \$2.7 billion
 - 2nd Highest in Gloucester Co. ³
- Equalized Property Tax Rate = 2.929% ³
 - vs. 3.138% Gloucester Co. Average
 - vs. 3.392% Camden Co. Average
- AA Bond Rating

¹ NJ LWD Population Estimate 7/1/15

² 2010 U.S. Census Bureau

³ 2015 NJ Property Tax Data

DEMOGRAPHICS

- 21.8% of residents 25+ have bachelors or higher¹
 - 40% of degree earners majored in science or engineering¹
- 91.3% of residents have health insurance¹
- 94.5% of HHs have 1 or more cars¹
- Projected 10-year population growth = 6.7%²
- About 1/3 of regional population is Millennial or Gen X¹

¹ 2014 American Community Survey

² Delaware Valley Regional Planning Commission

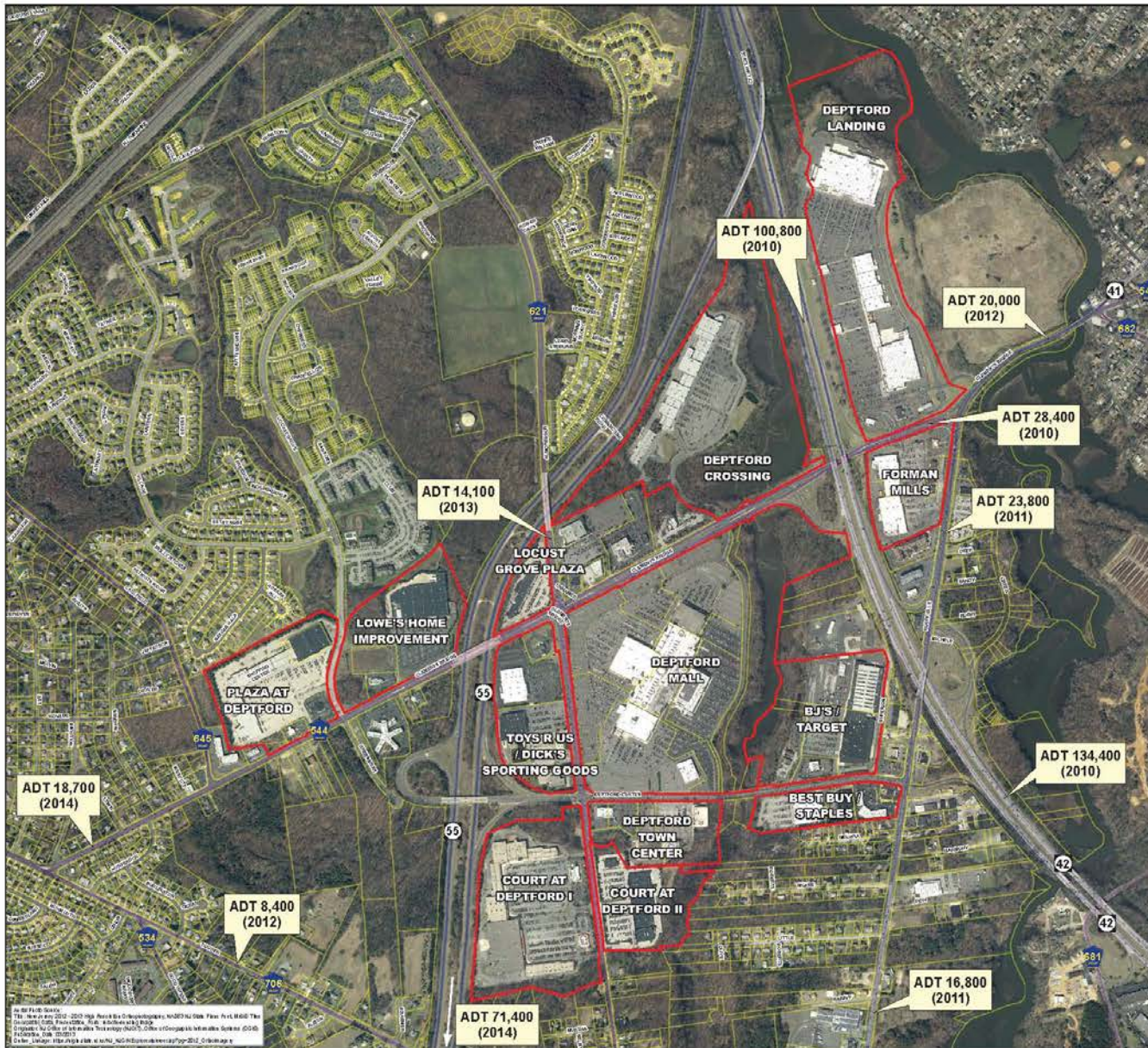
EMPLOYMENT CHARACTERISTICS

- Largest Regional Employment Sectors¹
 - Health & Education (about 23%)
 - Retail (about 12%)
 - Professional, Scientific, Admin (about 10%)
- 2/3 of covered jobs located in Deptford are in Retail, Food and Hospitality²
- Deptford Mall recognized as regional employment center³
- Projected 10 year employment growth = 8.1%³

¹ 2014 American Community Survey

² New Jersey LWD

³ Delaware Valley Regional Planning Commission

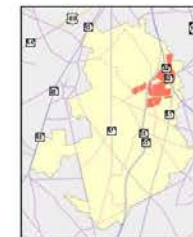


Existing Shopping Centers and NJDOT Average Daily Traffic Counts

LOCATION:
Deptford Township, Gloucester County, NJ

DATE:
March 4, 2016

SHOPPING CENTER	G.L.A
BEST BUY / STAPLES	120,000
BJ'S / TARGET	270,000
COURT AT DEPTFORD I	332,000
COURT AT DEPTFORD II	134,000
DEPTFORD CROSSING	269,000
DEPTFORD LANDING	545,000
DEPTFORD MALL	1,042,000
DEPTFORD TOWN CENTER	100,000
FORMAN MILLS	100,000
LOCUST GROVE PLAZA	49,000
LOWE'S HOME IMPROVEMENT	152,000
PLAZA AT DEPTFORD	257,000
TOYS R US / DICK'S SPORTING GOODS	170,000
TOTAL SF:	3,540,000



Key Map



0 1,400 FT

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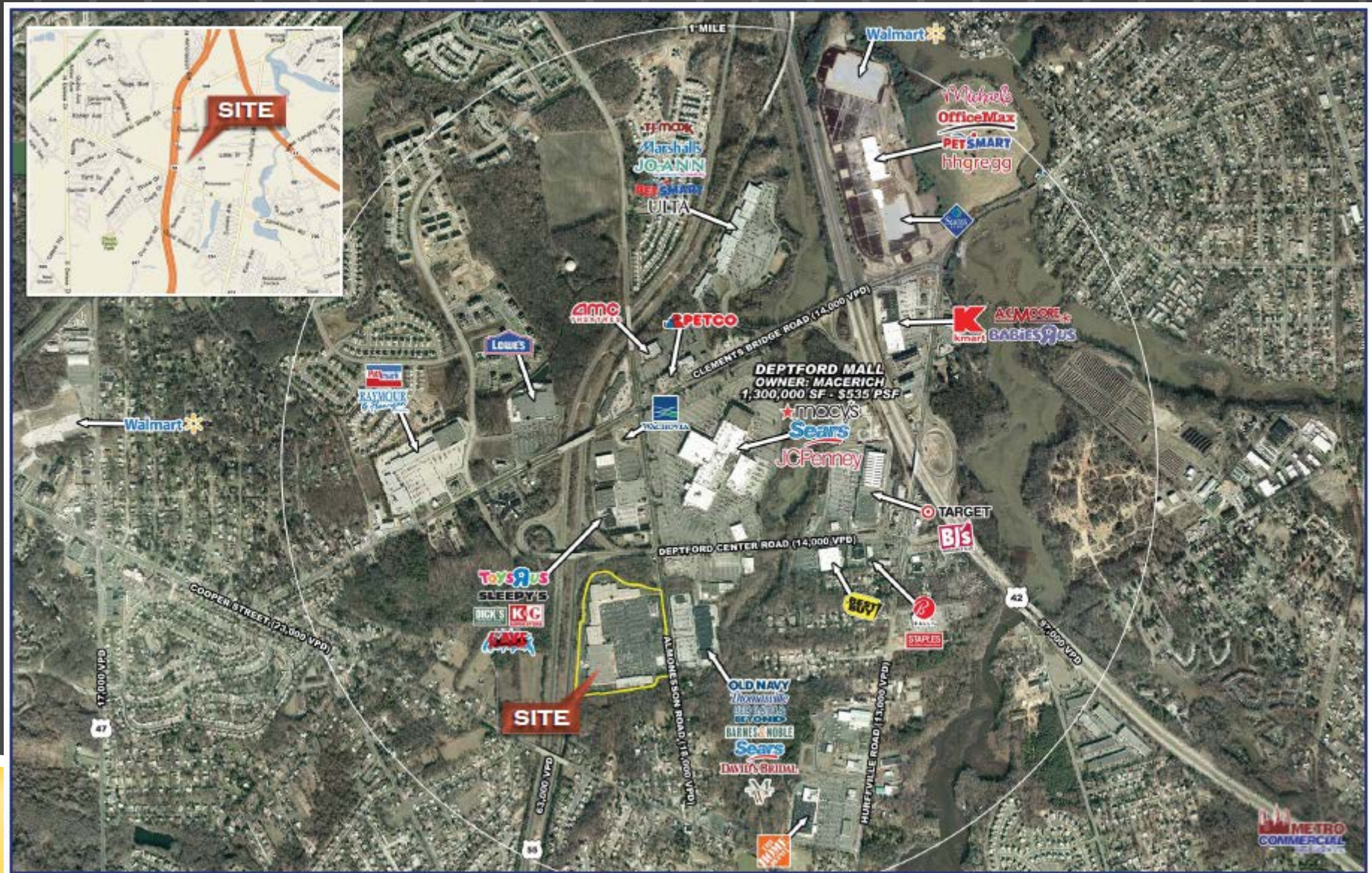
Architecture
Planning
Landscape Architecture

RETAIL POWERHOUSE

- Deptford Mall
 - 2nd Largest in Tri-County Area
 - \$580 per sf. sales ¹
- Mall anchors 3.5 million sf. of retail development.
- Accessible from two major highways
- Major location for national retail chains
- 225,857 people within five miles ²
- 92,253 households ²
- \$82,310 median household income ²

¹ www.macerich.com

² www.dlc.propertycapsule.com



NATIONAL RESTAURANTS



Olive Garden



Red Lobster



Longhorn Steakhouse



Outback Steakhouse



Bonefish Grill



Ruby Tuesday



Applebee's



Chili's Grill & Bar Restaurant



Uno Chicago Grill



Panera Bread



Red Robin



Joe's Crab Shack



McDonald's



Chick Fil A



Taco Bell



Boston Market



Chipotle Mexican Grill



Wendy's



Burger King



Moe's Southwest Grill



Friendly's



Subway



Arby's



Pizza Hut



Five Guys Burger

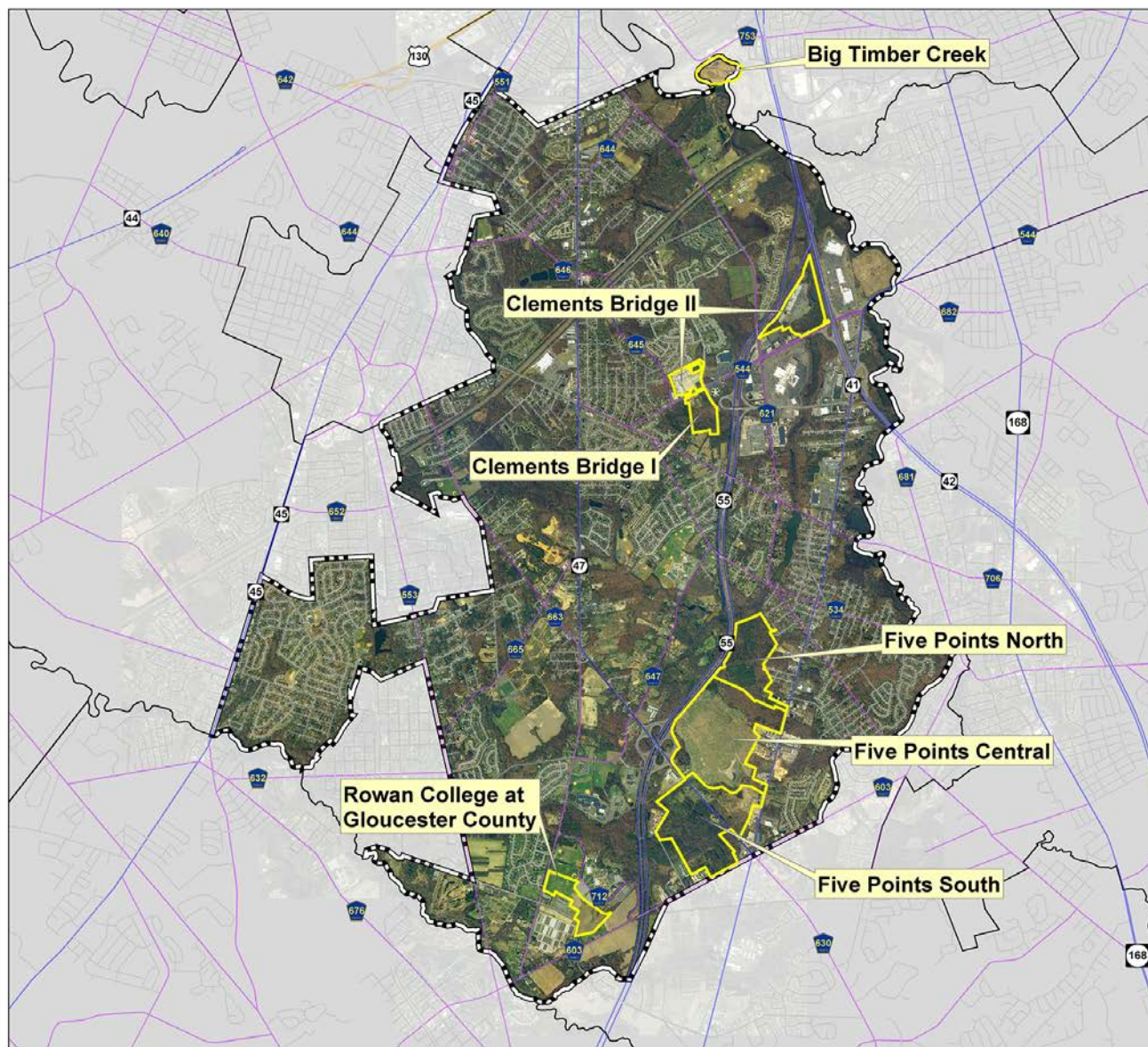
HEALTH CARE FACILITIES

- Nemours duPont Pediatrics Outpatient Center
- Deptford Center For Rehabilitation
- Bright View Woodbury Lake
- Sterling House of Deptford
- Twin Cedar Comprehensive Personal Care Home
- Fresenius Dialysis Center

NEMOURS DUPONT



REDEVELOPMENT AREAS IN DEPTFORD



Redevelopment Areas

LOCATION:
Deptford Township, Gloucester County, NJ

DATE:
September 2016



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REDEVELOPMENT AREA

FIVE POINTS

REDEVELOPMENT AREA



Redevelopment Area

Five Points Redevelopment Area May 2013

Deptford Township - Gloucester County, NJ

FIVE POINTS

- 534 Acres
- Access to three state highways: Rt. 55, Rt. 41 and Rt. 47
- Planned bus rapid transit terminal

NORTH REDEVELOPMENT AREA LAND USES

- Single family residential
- Multi-family residential
- Institutional
- Medical
- Retail sales and services
- Entertainment
- Hospitality
- Business services
- Research facilities
- Assembly
- Light industrial
- Offices
- Open space
- Solar energy facility
- Wholesale, distribution and warehousing under special conditions

CENTRAL REDEVELOPMENT AREA LAND USES

- Renewable energy facility
- Assembly
- Light industrial
- Wholesale, distribution and warehousing
- North redevelopment area uses under special conditions
- Automobile service stations under special conditions
- Methane gas power generation under special conditions

LEGEND

Redevelopment Area Lots

387.01 Block Number



Aerial Photography: NJDOT 2012
Parcel Boundaries: NJCHN 2014 Parcels for Gloucester County



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Planning

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Land Use Plan

Five Points Redevelopment Area January 2016

Deptford Township - Gloucester County, NJ

FIVE POINTS NORTH & CENTRAL

- Industrial
- Flex Space
- Commercial Recreation
- Renewable Energy



Aerial photography courtesy of: NJDOT - New Jersey 2012 1:50,000 scale. The data is a copyright of the NJDOT. This is a map developed by the New Jersey Department of Transportation. The data is a copyright of the NJDOT. This is a map developed by the New Jersey Department of Transportation.

FIVE POINTS SOUTH REDEVELOPMENT AREA JULY 2013

Land Use

Deptford Township - Gloucester County, NJ

0 100 200 300 400 500 600 700 800 900 1000 feet

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FIVE POINTS SOUTH

- Shopping Center
- Business Park
- Mixed Use

REDEVELOPMENT AREA

**BIG TIMBER CREEK
REDEVELOPMENT AREA**



Study Area

Big Timber Creek Redevelopment

Deptford Township - Gloucester County, NJ September 2016

Legend

- Study Area Boundary
- Adjacent Redevelopment Areas in Bellmawr Borough
- Municipal/County Boundary

300 150 0 300 Feet



Aerial Photography: NJOIT 2015.
Parcel Boundaries: Civil Solutions, 2007.

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Architecture

Planning

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BIG TIMBER CREEK

- Shopping Center
- Business Park
- Office Park

REDEVELOPMENT AREA

**CLEMENTS BRIDGE ROAD I
REDEVELOPMENT AREA**



Aerial Imagery Courtesy: Google Earth, New Jersey 2010 High Resolution Orthophotography
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital
data. No other secondary sources have been verified by NJDEP, and is not data confirmed.

Block 199 Lots 24 - 32

Study Area

Deptford Township, Gloucester County, NJ January 14, 2013

0 40 80 160 320 Feet

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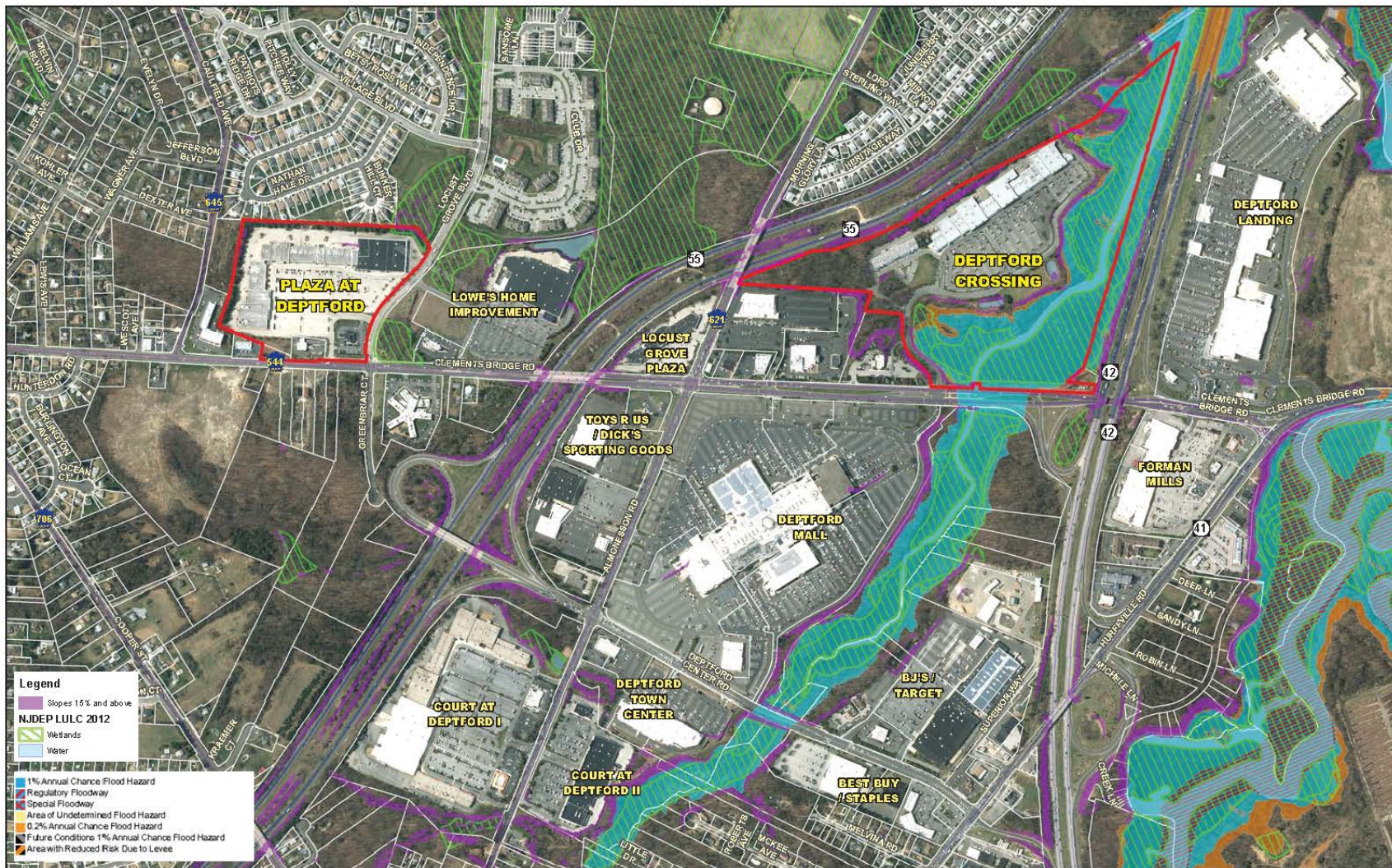
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CLEMENTS BRIDGE I

- Medical Office and Outpatient Facilities
- Specialty and Convenience Retail
- Medical Model Residential

REDEVELOPMENT AREA

CLEMENTS BRIDGE ROAD II REDEVELOPMENT AREA



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PLAZA AT DEPTFORD - BLOCK 5 / Lots 8, 12 & 21
DEPTFORD CROSSING SHOPPING CENTER - BLOCK 1.04 / Lot 8

Preliminary Investigation Study Areas

LOCATION: Deptford Township, Gloucester County, NJ
DATE: April 15, 2016

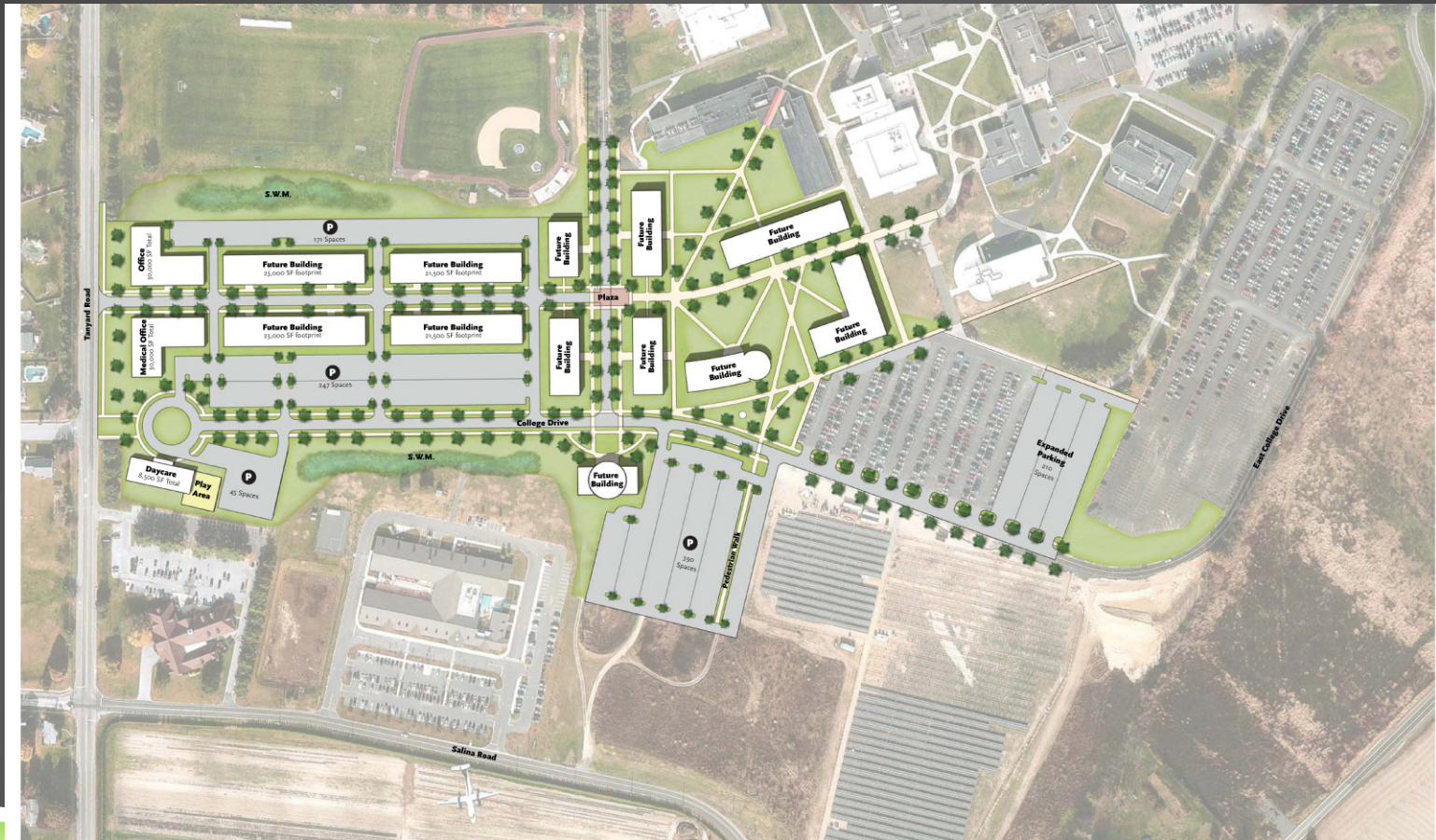
CLEMENTS BRIDGE II

- Grocery
- Shopping Center
- Hotel
- Conference Center
- Medical Model Residential

REDEVELOPMENT AREA

**ROWAN COLLEGE AT
GLOUCESTER COUNTY**

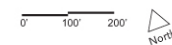
CONCEPT PLAN



Rowan College at Gloucester County

Sewell, NJ

December 2014



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CONTACT INFO

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