



FOR IMMEDIATE RELEASE

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**L&M DESIGN LLC IS PLANNER/ARCHITECT
FOR CHERRY HILL'S NEW "TOWN CENTER"
AT GARDEN STATE PARK**

Radnor, PA - L&M DESIGN LLC has completed the masterplan and architecture for 'Town Center', a mixed-use, traditional neighborhood community on the 223-acre former Garden State Park Racetrack site in Cherry Hill, New Jersey for **M&M Realty Partners, Inc., and Turnberry Cherry Hill L.L.C.**, the overall site developers. This long-awaited redevelopment/revitalization has been undertaken to create a new South Jersey landmark for the township of Cherry Hill, while integrating the historical integrity of the Garden State Racetrack.

Large parks, green space and connecting trails have been incorporated into the plan with premier homes and a vibrant Town Center in a pedestrian-friendly neighborhood setting where residents can live, work, shop and relax, just minutes from Philadelphia via enhanced mass transit links. The plan is a dynamic blending of offices, residences, retail shops and community resources which sustains community traditions, and compliments the architectural character of the surrounding region. It also serves to re-establish Garden State Park as a destination of choice and the focal point of South Jersey.

Oriented around a Village Square and pedestrian promenade, the new lifestyle/retail core of the Town Center will create a one-stop shopping and walkable destination for the entire community, providing high-end boutique shops and restaurants, a nationally recognized

bookstore, mixed-use residential/retail, providing another 111 dwellings, second-story office and a 20,000 square foot centralized clubhouse/leasing facility servicing the entire community.

According to **Laura Staines Giardino**, planner/architect for the project, “The classic and timeless architectural style of the retail façade and brick sidewalks will mirror town centers in California and Florida, but will be unlike any in the local or regional area. Fountains, a clock tower, sculpture gardens and gazebos, in addition to fine dining, a fitness center, a day-care center and a dance studio, will draw both Town Center residents and others from neighboring communities to browse, shop, and enjoy the ambiance of a traditional community environment.” Larger retail uses will front Route 70 and may include a Lowe’s home improvement center, as well and other large retail chains.

Residences designed by L&M DESIGN LLC include 360 luxury for-sale townhomes and multi-story condominiums, all within walking distance of the Village Square. A luxury rental apartment community, also designed by Staines, is located adjacent to the Village Square and will consist of 691 homes in four-story elevator-serviced buildings with integrated parking garages. Affordable housing will be incorporated within the residential communities and will include rental and for sale apartments and senior housing.

The entire plan for Garden State Park includes in excess of 600,000 square feet of retail/restaurant space; more than one million square feet of office space; and 1,659 residential units. Approximately 44 acres have been preserved as open space, including a 10-acre recreational park situated in the heart of the residential communities, and an extensive system of walkways for residents within the Town Center.

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Improvements in transportation, including the redevelopment of the Cherry Hill, NJ TRANSIT rail station, enhanced local roadways and the development of an internal network of roads and sidewalks are designed to facilitate a pedestrian-friendly environment.

Included on the site is a 608-unit active adult community developed by D.R. Horton and currently under construction.

L&M DESIGN LLC provides architecture, planning and urban design services to developers throughout the East Coast and the Midwest. The firm's work includes master planning and architecture for large-scale mixed-use residential and retail communities, brownfield redevelopments, commercial retail centers, and high-density infill properties.

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