



Pat McKenna realtors

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September 4, 2017
Request for Redeveloper Appointment
Pat McKenna Realtors
Block 4.10 Lot 5.01

Dear Mayor and Council,

The McKenna family is extremely pleased to submit this request for Redevelopment Appointment for our office property located at 63 East Main Street. Our intention is to redevelop the site into a mixed-use facility with rental apartment units and office space for our business. Attached, please find our Concept Plan and conceptual renderings.

As you know, currently, the Property contains office space for our existing real estate brokerage office. We are excited about the possibilities and our appreciative of your vision and effort in creating the zoning necessary for this project. As a result of this vision, we have created a concept which incorporates updated office space for our business as well as residential rental units.

In general accordance with the Evesham 2020 Vision Study, our project includes the following components with a new, 3-story building to be constructed after our existing structure is taken down: 23 rental apartment units and approximately 2,890 gross sf of ground-floor office space. In addition, our plan also includes approximately 1,200 sf of office and storage space in a newly created basement. For clarity, all office space is currently intended for our business.

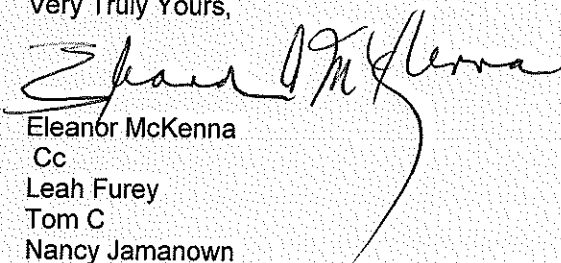
The more important elements of our design include the following: A 2.5 story traditional front elevation, clad primarily in brick, fronting on a new 18' wide brick sidewalk with the entrance to our office located directly on the sidewalk; a side entrance for the apartment dwellers; with parking provided alongside and behind the building, along with new parallel parking spaces proposed in front of our building and in front of the adjacent church property as well. To complete our parking requirements, we're also proposing the addition of four new spaces to be constructed in the municipal lot located across the street.

We are happy to contribute to the vibrancy, growth and walkability of our village, and firmly believe that this attractive building will do exactly that.

Pat McKenna Realtors has been a staple of the Marlton business community for over 40 years, and hoping for another 40 more. Our financial capability is represented by the strength of our current business portfolio and the principal's ability to obtain financing to supplement their own resources if needed. In addition to the ability to obtain construction financing, we have established lines of credit with various financial institutions. Consequently we have the financial capability to complete this project.

We are appreciative of the opportunity to submit this request for Redeveloper Appointment and will be available to provide any explanations or additional information you may desire. Furthermore, we will make ourselves available for any presentation you deem appropriate. We look forward to working with the Mayor, Council and your Community Development team on this important project.

Very Truly Yours,



Eleanor McKenna
Cc
Leah Furey
Tom C
Nancy Jamanown