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## Plainfield: Muhlenberg Hospital Site Set for New Life

By TAPINTO PLAINFIELD STAFF

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BLOOMFIELD, NJ - An adaptive reuse project aims to breathe new life into the shuttered Muhlenberg Hospital in Plainfield. The City Council recently approved a plan by Muhlenberg Urban Renewal, LLC, an affiliate of Bloomfield-based Community Healthcare

Associates (CHA), to develop a 186,000 square foot medical arts complex and 120 luxury residential apartments.

Construction is expected to begin on the \$57 million project mid-2018, ten years after the Hospital's 2008 closure. The project is expected to create 200 construction jobs and 600 permanent jobs.

The anticipated medical uses include:

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- Primary & Specialty Care
- Women's Health Center
- Diagnostic Laboratory
- Ambulatory Surgical Center
- Pharmacy, Sleep Center
- Breast Center, Oncology
- Diabetes Counseling
- Behavioral Health
- Home Healthcare Agency
- Physical Therapy

The residential component will feature a grand lobby, multipurpose rooms, fitness center, business center, bike storage and a rooftop terrace for its 39 one-bedroom and 81 two-bedroom residents. The units themselves will have amenities such as fireplaces, marble countertops, and high-end finishings.

"Muhlenberg Hospital was an integral part of the Plainfield community for decades," said Mayor Adrian O. Mapp. Noting that its closure was the unfortunate result of the changing nature of healthcare delivery in recent years, making it necessary for the city to find an alternate use for the site, Mapp added, "the project that emerged and is now set to begin will not only bring much needed medical services back to our community, it also will provide an important boost to the local economy."

The Developer has agreed to respect the historical character of the existing hospital and integrate key architectural elements into its adaptive reuse of the facility.

“We are particularly gratified that Bill Colgan and his team took into consideration the concerns raised throughout the process and adapted and reconfigured their proposal to reflect them,” Mapp concluded. “We expect them to be good neighbors and a dynamic part of our city’s ongoing resurgence in the years to come.”

While operating as a non-profit healthcare provider, Muhlenberg Hospital has provided no tax revenue. This project, however, will generate approximately \$10 million in benefits to Plainfield in the form of Community Benefit Payments and PILOT (Payment in Lieu of Taxes) payments over the Term reached between the City of Plainfield and the Developer.

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This will be the fourth shuttered hospital conversion in New Jersey for Community Healthcare Associates, led by Managing Partner Bill Colgan. Previous projects include the Barnert Hospital in Paterson, Greenville Hospital in Jersey City and the William B. Kessler Memorial Hospital in Hammonton.

“There is a vibrancy in Plainfield that attracted us to the City,” said Colgan. “While every community we have worked in has a unique personality, the residents care deeply about Plainfield and demand that new projects add to the character and safety of the neighborhoods they call home. The project we are bringing to the Queen City does just that.”

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