



# Press Release

## **Redevelopment Plans for Plainfield**

Developer makes presentation to City Council

**Plainfield, NJ September 30th, 2008:**

Landmark Development, who is currently the approved designated developer for the North Avenue Redevelopment Historic District, yesterday made a presentation to the Plainfield City Council regarding proposed plans for redevelopment on 216-232 West Front Street in Plainfield.

The plan consists of utilizing a current city owned lot, and purchasing a neighboring private lot, in order to develop a professional office building which would include retail space on the ground floor. The existing structure (which Landmark currently has under contract to purchase) is a three story commercial building with approximately 20,000 square feet, which is currently being underutilized as a storage facility and is in need of improvement. The developer proposes to acquire the parcel.

The developers plan proposes to redevelop the above parcels into a hub zone retail / commercial uses on the first floor and commercial offices for medical industry and other professional fields on the floors above. The new facility may accommodate services such as a physical therapy facility as well as architects, engineers, attorneys and accountants. It may also have other related uses as permitted in the redevelopment plan.

The proposed redevelopment site will provide high quality professional office and retail / commercial space in a two (2) story building which will result in the creation of seventy(70) to ninety (90) new full time employment opportunities. All potential tenants will be required to participate in a First Source Employment Opportunity Program for all new jobs created. Under this program, these jobs must be made available to residents of Plainfield first.

Mayor of Plainfield, Sharon Robinson-Briggs expressed her support and enthusiasm for this project. "One of the objectives of my administration has been the development and improvement of Plainfield's business district, this project not only promises to adequately utilize a prime downtown property, but offers job opportunities for our residents. It is doubly gratifying to be able to move in this direction at a time when everyone is feeling the economic

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crunch and will welcome the new jobs available to our community. I am eager to see this project get underway.”

This project will be the first commercial development / office building built in Plainfield for over eight (8) years. (The building on Park and Madison is a governmental space as opposed to this project which is being developed by a private party).

The presentation was favorably received by the Plainfield City Council and will be voted on at the next Council meeting. If approved the project is slated to get underway in early spring of 2009.

### Architects rendering of Redevelopment project on West Front Street

