



Hospital Redevelopment

Successfully created an implementation strategy for the hospital based on the condo reuse plan

Former Medical Center Re-Use *Jersey City, NJ*

Problem:

- 1 million square foot Jersey City Medical Center built in 1963 in a large high rise building relocating to nearby campus property
- The small floor sizes, obsolete configuration, antiquated central heating, plumbing, electric systems, extensive asbestos and lead paint led to redevelopment challenges

Outcome:

- A conceptual reuse plan based on a synthesis of market conditions, physical factors, financial feasibility, and historic and community compatibility was created to direct the sale and reuse of the property
- The former Jersey City Medical Center has become the Beacon, a sprawling complex that consists of 1,200 residences and more than 80,000 square feet of retail space; condos are priced from \$310,000 to \$2.1 million.