

POCONO RECORD

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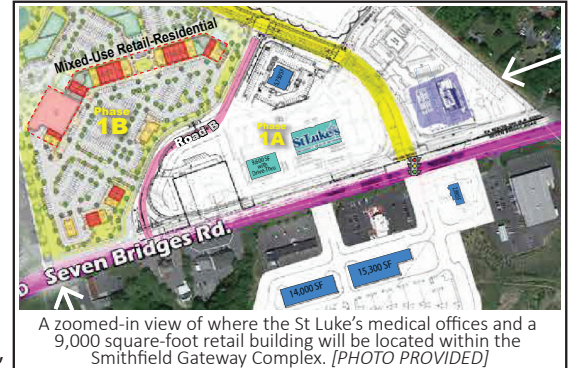
St. Luke's medical offices coming to Smithfield Gateway

St. Luke's University Health Network will occupy 40,000 square feet of space at the Smithfield Gateway project, developer Jim DePetris announced Tuesday at the township supervisors' meeting.

The health network is the first known major tenant of the development at the corner of Pennsylvania Route 447 and U.S. Route 209 in Smithfield Township.

DePetris and his Legend Properties/DEPG team were before the supervisors for several approvals related to the first phase of construction, which includes the St. Luke's building. Infrastructure work has begun, with installation of a storm drainage pipe underway.

The first building phase will also include 9,000 square feet of retail space west of St. Luke's, divided among four or five tenants. The Dunkin' Donuts on 209 will relocate to one of those spots, which will include a drive-thru.



These two buildings will be along 209, approximately across from the Bay Wash and the Dairy Queen on the south side of the road.

This location will give St. Luke's "access to closer facilities to a large population" in the Marshalls Creek and Smithfield Township area, DePetris said. The easy access to Interstate 80 also makes it an attractive spot, he added.

The St. Luke's building, set to open in the summer of 2022, will house "medical support services," said Doug Olmstead, development manager for DEPG/Legends Management Services. The health network is still deciding which services will be offered at the new location.

St. Luke's Corporate Communications Director Sam Kennedy described the likely offerings as a mix of "outpatient and administrative services."

In addition to Dunkin' Donuts, the retail building will include "small stores," DePetris said. "No large restaurants, but some takeout places."

Plans for the development also include up to 236 apartments, with additional townhomes or condos for seniors. Route 209 will be widened from two lanes to five, including a center turn lane, with the first phase of roadwork expected to begin this summer.

