



SUSTAINABLE DESIGN ASSESSMENT

Planning Permit Applicant:

40 Enterprise LLC

Project Description:

Demolition of existing warehouse building and pavement areas for construction of a proposed 261,656 SF warehouse / distribution center with associated parking and loading areas, underground utilities, stormwater conveyance pipes, bioretention basin, lighting and landscape improvements.

Property Address:

40 Enterprise Avenue, Lawrence NJ

Site Area:

+/- 16.447 acres (716,416 sf)

Site Coverage (building and hard landscaping areas):

Building Coverage = 261,656 sf
Total Impervious Coverage = 440,769 sf (includes full build of banked parking)
Pervious (Landscape) Areas = 275,647 sf

Proposed Building Areas (GFA m²):

Building Floor Area = 261,656 sf
Mezzanine = 14,000 sf
Total Building Area = 275,656 sf

The sustainable design approach of your building project and its key ESD initiatives and objectives:

- The development looks to achieve sustainable design for the proposed site improvements by incorporating the following measures during and after construction:
- The development preserves natural site features as the proposed disturbance areas do not exceed the existing limits of pavement / disturbances. The development does not look to further disturb the natural site conditions around the subject property.
- Soil erosion and sediment control measures are proposed to be in place until the completion of construction activities. The erosion control measures proposed comply with State, County SCD and Municipal regulations.

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- The proposed stormwater design complies with the newly adopted NJDEP regulations for water quality, quantity and groundwater recharge, as outlined in the stormwater report included. Furthermore, the use of Low Impact Development requirements are incorporated to further mimic natural drainage patterns. Refer to the Stormwater Report for further information.
- Landscaping and lawn areas are proposed throughout the development. The post-development site conditions reduce impervious coverage by approximately 155,000 sf when compared to existing site conditions.

1. Sustainable Site Development

Action	Design Response, Strategies and Innovations
Reduce site disturbance and soil erosion during construction	<ul style="list-style-type: none">- The proposed disturbance areas are limited to the existing limits of disturbance. Soil erosion and sediment control measures are proposed to be in place until the completion of construction activities. The erosion control measures proposed comply with State, County SCD and Municipal regulations.
Use of natural drainage systems (e.g. NJDEP Low Impact Development requirements, swales).	<ul style="list-style-type: none">- The use of NJDEP Low Impact Development requirements is outlined within the Stormwater Report provided. Low Impact systems utilized include, but are not limited to minimizing land disturbance, utilizing bioretention basins and mechanical treatment devices to eliminate floatable and total suspended solids.
Preserve or restore natural site features	<ul style="list-style-type: none">- As described within the Stormwater Management Report, natural site features are preserved as the proposed improvements do not exceed the existing limits of disturbed areas.
Landscape and orient building to capitalize on passive heating and cooling	<ul style="list-style-type: none">- Significant landscaping and lawn areas are proposed as part of the improvements. The proposed development reduces impervious area by approximately 155,000 sf.- The proposed primary office location has been located to south to maximize daylighting.



2. Water Efficiency

Action	Design Response, Strategies and Innovations
Use captured rainwater for landscaping, toilet flushing, etc.	<ul style="list-style-type: none">- The proposed development does not anticipate capturing rainwater for building use.
Treat and re-use gray water	<ul style="list-style-type: none">- The proposed development does not anticipate treating and re-using gray water.
Use low-flow fixtures and fittings	<ul style="list-style-type: none">- Plumbing fixtures are not anticipated to be included as part of the proposed core and shell development.- Future tenant fit-outs will consider low-flow fixtures and fittings.
Use closed-loop systems and other water reduction technologies for processes	<ul style="list-style-type: none">- The proposed development does not anticipate using closed-loop systems and other water reduction technologies for processes.

3. Energy Efficiency

Action	Design Response, Strategies and Innovations
Use passive solar heating / cooling and natural ventilation	<ul style="list-style-type: none">- The proposed development does not anticipate using passive heating / cooling and natural ventilation.- Future tenant fit-out(s) will consider passive heating / cooling and natural ventilation strategies.
Enhance penetration of daylight to interior spaces to reduce need for artificial lighting	<ul style="list-style-type: none">- The proposed development provides clerestory windows on multiple facades that will provide natural light to the warehouse space.
Use energy management systems, monitoring, and controls to continuously calibrate, adjust, and maintain energy-related systems	<ul style="list-style-type: none">- The proposed development does not anticipate the use of energy monitoring systems.- Future tenant fit-out(s) will consider implementing energy monitoring systems.
Develop O&M manuals and train staff	<ul style="list-style-type: none">- Future tenants will consider the development of O&M manuals and staff training.



4. Indoor Environmental Quality

Action	Design Response, Strategies and Innovations
Control pollutant sources	<ul style="list-style-type: none">- The proposed facility anticipates maintaining good IAQ by controlling pollutant sources and removing contaminants from outdoor air.
Use low-emission materials	<ul style="list-style-type: none">- The proposed development will provide low-VOC products and materials to the extent feasible.
Ventilate before occupancy	<ul style="list-style-type: none">- The proposed development will be ventilated before occupancy.
Enhance penetration of daylight and reduce glare	<ul style="list-style-type: none">- The proposed development will consider canopies, glazing treatments, and / or sunshades in order to enhance daylight penetration and reduce glare.
Provide for collection of recyclables in public areas	<ul style="list-style-type: none">- Future tenant fit-outs will consider providing collection of recyclables in public areas.
Provide outdoor views	<ul style="list-style-type: none">- The proposed development provides views to surrounding nature and protected wetland areas and buffers.- The proposed primary office location is located adjacent to outdoor areas and green space.
Provide individual occupant controls when possible	<ul style="list-style-type: none">- Future tenants will consider individual occupant controls to the extent feasible.
Provide superior indoor air quality, quality lighting, and thermal quality	<ul style="list-style-type: none">- The proposed development will comply with applicable building codes.- A Comcheck report will be provided to validate code compliance.



5. Reduce Consumption of Building Materials

Actions	Design Response, Strategies and Innovations
Select products for durability	<ul style="list-style-type: none">- The proposed development will select durable building products and materials consistent with its intended useful life.
Eliminate unnecessary finishes and other products	<ul style="list-style-type: none">- The proposed development will eliminate unnecessary finishes and products.
Reuse building shell from existing buildings and fixtures and demolished buildings	<ul style="list-style-type: none">- The proposed development does not anticipate reusing building shells from existing buildings or fixtures.
Use salvaged / refurbished materials	<ul style="list-style-type: none">- The proposed development will repurpose salvaged materials from ongoing demolition activities as site fill.
Design for adaptability	<ul style="list-style-type: none">- The proposed development is designed to accommodate one or two future tenant fit-outs with minimal demolition required.