

## Morristown building has many green with envy

### Tenants praise new structure's environmentally friendly design

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STAR-LEDGER STAFF

Morristown has officially gone green.

Yesterday, the Morristown Parking Authority introduced local officials and the media to its

\$27 million new office building on Maple Avenue. The four-story structure was designed with environmentally friendly guidelines, and is expected to be certified "green" next year under guidelines set by the U.S. Green Buildings Council, a nonprofit organization that promotes practices that decrease the environmental impact of buildings.

The building would become the first to receive The Leadership in Energy and Environmental Design

(LEED) certification in Morristown, said David Grant, executive director of the Geraldine R. Dodge Foundation.

Tenants find the designation appealing. So far, the entire building, except for a section of the first floor, has already been rented.

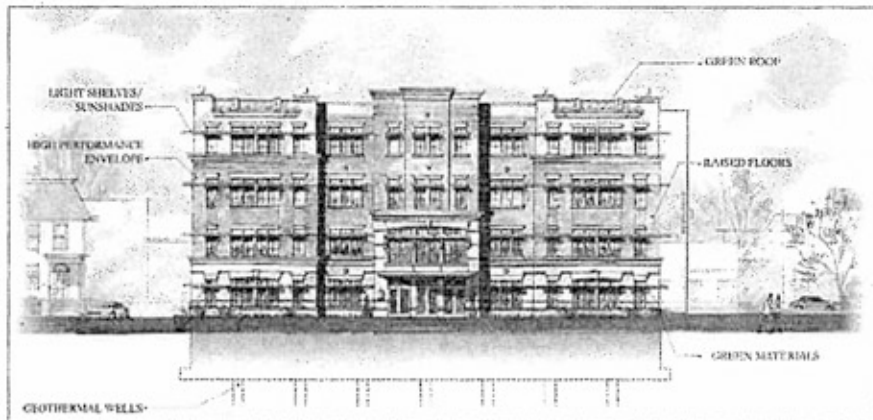
"We plan to be around for many years, and the concept of green (construction) and sustainability fits our mission very well," said Jim Kutsch, president and corporate executive officer of The Seeing Eye, Inc., in Morris Township. The Seeing Eye will occupy the basement with a training area for its dogs and enough space for 18 of its vans.

Other tenants include the town's parking authority, the Geraldine R. Dodge Foundation, which

is scheduled to move into the top two floors this fall; the Fannie E. Rippel Foundation; The Morristown Partnership and the Arts Council of the Morris Area.

The design of the building, which includes aluminum shades and windows that keep solar heat outside the structure, were among the features highlighted yesterday during a hard hat tour of the structure and eight-level, 791-space parking garage scheduled to open this fall.

In addition to the specially designed windows, the structure has geothermal wells and a ground source heat pump, which uses a constant underground temperature of 56 degrees to heat and cool [See LEED, Page 30]



GERALDINE R. DODGE FOUNDATION

A rendering of the Morristown Parking Authority building on Maple Avenue. Green technology and design has resulted in the entire building, except for a section of the first floor, already being rented.



GERALDINE R. DODGE FOUNDATION

An aerial shot of the Morristown Parking Authority building on Maple Avenue that incorporates environmentally friendly designs. The building is expected to be certified "green" next year under guidelines set by the U.S. Green Buildings Council.

## LEED

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the building, a biowall, a vertical garden of plants that help filter carbon dioxide and volatile organic compounds out of the air; a green roof, which protects the roof from damage; and several other energy-efficient features that block the outside temperature, allow more natural light to enter the building and control the amount of moisture, dust, allergens, noise, insects and pollutants entering the building.

Planning for the

35,000-square-foot building started nearly six years ago, when the Morristown Parking Authority — which owns the project — sought to replace a smaller two-level parking garage at the site. The building is on the same block as the former Epstein's site.

Authority administrators later met with representatives from the foundation, The Seeing Eye, and other nonprofits interested in moving closer to the downtown.

The foundation — the building's largest tenant — was interested in moving into a location that fit its mission, which includes promoting environmental causes.

"You can't help but learn something about environmental design by being in the building," Grant said.

The authority decided to research the idea of a "green" building before it agreed to support such a project.

"We embraced it after we learned more about it," said George Fiore, executive director of the authority.

Town officials broke ground in November 2006, installing 22 geothermal wells and clearing the site for its foundation. Through spring 2007, they constructed the foundation and by June started erecting

the steel shell of the structure, according to Peter Maszczak, a member of the project management team at the Wm. Blanchard Co., which served as a contractor on the project.

The building's exterior was a combination of stucco, brick and limestone, with architects from Minno & Wasko Architects and Planners in Lambertville designing a project integrating the town's historic character with the new technology of the building.

"It was very important to the town how it was going to look," said Eric Guiliano, an architect who worked on the plans. "It's kind of hiding the technology."