



BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

As a recipient of the 2012 New Jersey Planning Official's *Achievement in Planning Award*, the LG Electronics North American headquarters represents a substantial achievement in sustainability and a mutually beneficial balance of significant social, economic and environmental benefits.

Located near the heart of Englewood Cliff's downtown area and immediately adjacent to the historic Palisades Interstate Parkway (PIP), the site which achieved approval for LG's North American headquarters previously posed several difficult planning challenges. Approximately 15 acres of the existing 27 acre office development was hardscaped, representing a green area ratio of only 42.5%. Consisting of over 400,000 square feet of a nondescript office and warehouse facility and approximately 5 acres of at grade parking lots, the site possessed a number of site development and drainage problems. The landscape was ineffective, with a 10 foot strip of planting material providing the only buffer between the unsightly facility and adjacent residential dwellings.

Through a collaborative effort with HOK Architects the project design team, Burgis Associates, Inc. assisted LG in crafting a project that would offer benefits to the Borough and region while addressing their corporate needs. By consolidating the office building into an eight story structure, the state-of-the-art project incorporates an iconic design with two three- and four-story "wings" that serve to provide a distinct and aesthetically pleasing character to the site. With these design features and underground parking facilities, the design offers a

more efficient building footprint; only 9.4 acres of the site will now be hardscape, representing a green area ratio of nearly 65%. The increase in green space, as well as the addition of considerable landscape amenities, will offer a substantial improvement to the immediate environs and site's stormwater management. In addition, the facility is seeking Gold LEED certification with its green roof, state-of-the-art HVAC system, photovoltaic panels, lighting design, electric vehicle recharge stations, and bio-retention pond.

The project will not only offer environmental benefits, but economic advantages well. The \$300 million dollar restoration of the property will expand the Borough's employment base by up to 1,600 jobs. Thanks to a team effort, the LG Electronics North American headquarters will serve as an impressive example for future sustainable infill projects that seek to achieve both economic and environmental benefits.

LG NORTH AMERICAN HEADQUARTERS
BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY



Project Rendering (Source: HOK)



Site Rendering (Source: HOK)