

# 198 DEMOCRAT ROAD

EAST GREENWICH TOWNSHIP, NEW JERSEY



## OVERVIEW

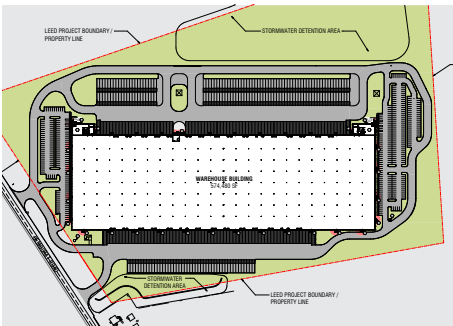
Precast Concrete Construction  
Core & Shell Design  
Tenant Fit-Out  
Distribution Facility

Size: 564,480 sq ft.

## ENTITLEMENTS

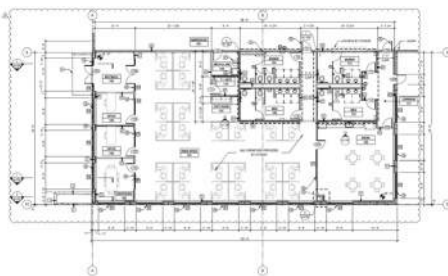
Code Compliance & Permitting,  
Site Plan & Planning Board  
Approval, Green Building Standard  
Compliance

CLIENT: Duke Realty, Prologis



198 Democrat Road in East Greenwich Township, NJ (EG1) is a new construction warehouse facility outside of Philadelphia, and adjacent to interstate 295. Urban Design Group is the design architect and architect of record for the core and shell and interior office fit-out, from Concept Design through Construction.

**CHALLENGE:** The design of the facility needed to meet a variety of site-related constraints and conditions. In order to properly address storm water and grading issues, the siting of the building and location of main entrances & loading bays needed to be carefully considered. Furthermore, maximizing vertical clear height within the facility while minimizing impact to the structural design and steel scope was essential, to maintain cost and expectations.



**APPROACH:** Essential considerations were addressed as early as possible in the design process, with Urban Design Group working with the design team and ownership to do so. As the site design progressed and was modified to accommodate complex conditions, it also required considerable changes to the interior planning of the facility, while maintaining required accessibility features. A dynamic and contemporary exterior design was also accomplished, while working within the constraints of the precast construction, the client's branding and standards, and the interior program.



**OUTCOME:** A programmatically efficient and architecturally desirable development is ultimately presented in the completed design. The facility provides a range of loading configurations, while maximizing interior clear height and providing flexibility in future tenant uses and operations. Furthermore, the project will achieve LEED certification, and surpass several sustainability benchmarks. Prior to the commencement of its construction, Prologis acquired Duke Realty and in-turn incorporated updated standards into the project design. Urban Design Group worked collaboratively with the design team and Prologis team to do so, while coordinating such changes with the pre-existing design and constraints.