

Architect:

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McLean, VA 22102
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Owner:

Potomac Yard Holding
Company, LLC

Project Cost:

\$91,000,000

Square Footage:

654,000 sf

Cost per Square Foot:

\$139.14/sf

Completion Date:

May 2006

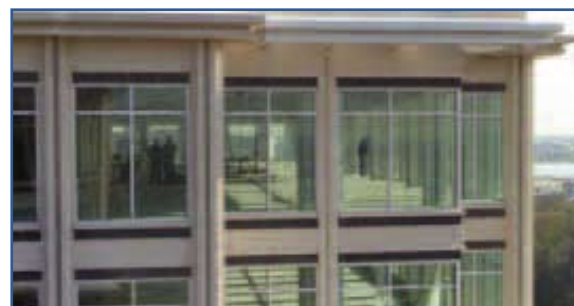
Project Consultants:

Developer

Crescent Resources, LLC
400 South Tyron Street
Charlotte, NC 28202
Phone: (704)382-8009
http://crescent-resources.com

Tenant Fitout Consultants

Metropolitan Architects
& Planners, Inc.
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Alexandria, VA 22314
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info@metroarch.com
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Project Description:

From May to July 2006, EPA employees that had been working in three separate buildings in the Crystal City area of Arlington, Virginia, moved into a newly constructed building nearby that incorporates a number of sustainable features. In May 2004, the U.S. General Services Administration (GSA) signed 10-year leases for 405,117 rentable square feet of space in two interconnected towers (EPA occupies the South Tower and a portion of the North Tower).

Green Features:

Energy Conservation

- The new lease requires that the building meet ENERGY STAR® building energy performance standards. Only non-chloroflourocarbon based refrigerants will be used. Additional commissioning and above-standard building mechanical system controls and monitoring capabilities will optimize mechanical system performance and minimize energy use at the building.
- A highly reflective ENERGY STAR roof will reduce the amount of solar heat absorbed by the building, decreasing the building's cooling load, while minimizing the heat island effect of the building.

Green Power

- On December 20, 2005, EPA signed a three-year green power contract (procured through the Defense Energy Support Center) for its Northern Virginia offices. Annual delivery of 4.2 million kilowatt hours (kWh) in the form of renewable energy certificates (RECs) began on February 1, 2006. This purchase, which offsets 100 percent of the facility's annual electricity consumption, supports the generation of renewable energy at wind farms in Minnesota, Nebraska, Oklahoma, and Wyoming.

Water Conservation

- The building saves water through the use of plumbing fixtures such as low-flow urinals, dual-flush toilets, and low-flow faucets with electronic shutoff.
- Landscaping includes drought-resistant regional plants that do not require extra watering, and, as a result, no irrigation system is needed.
- A small green roof was installed on area of roof that connects the North and South Towers.

Stormwater Management

- Sand filters treat stormwater runoff for each tower, and should reduce total suspended solids entering the Potomac River by more than 80 percent and total phosphorous by 40 percent.

Waste Reduction and Recycling

- The building was designed and built to be consistent with EPA's revamped Headquarters recycling program.
- The developer recycled 71 percent of the construction period waste, diverting 2,000 tons from landfills.

Alternative Transportation

- Extensive bike parking and shower facilities are available for employees that bike to work. The building is located near the George Washington Parkway and Four Mile Run bike paths used by bike commuters.
- The building is in close proximity to the local Metrorail trains, Metro buses, and the Agency shuttle bus routes. Shower facilities and onsite bicycle parking for 53 bikes are provided to encourage environmentally responsible commuting.

Other Features

- Indoor air quality is protected by the use of low volatile organic compound interior adhesives, paints, sealants, caulks, environmentally preferable janitorial and cleaning products, and integrated pest management practices.