



NEWS RELEASE
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U.S. General Services Administration
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GSA/EPA/Crescent Resources L.L.C. Dedicate One & Two Potomac Yard in Arlington, Virginia

Premier, Urban Redevelopment Project Boasts Gold LEED Award

WASHINGTON, DC – The U.S. General Services Administration (GSA), in partnership with the U.S. Environmental Protection Agency (EPA) and Crescent Resources, L.L.C., today dedicated One and Two Potomac Yard, located on the 300-acre Potomac Yard site that straddles the Arlington-Alexandria border. These two buildings are the centerpiece of the Arlington, Virginia, portion of the former rail yard. Located just south of Crystal City, the site is the county's premiere, urban redevelopment project.



This build-to-suit facility, comprising 412,590 rentable square feet of office space, will become the new home for EPA's Office of Solid Waste and Emergency Response (OSWER) and Office of Prevention Pesticides and Toxic Substances (OPPTS). Davis Carter Scott is the architect, Crescent Resources, L.L.C., of Charlotte, North Carolina is the developer and James G. Davis Construction, Rockville, Maryland, is the general contractor. Approximately 1,600 people will work in this facility.

Both One and Two Potomac Yard have received preliminary Gold LEED-NC (Leadership in Energy and Environmental Design-New Construction) certification from the U.S. Green Building Council. Annie W. Everett, Acting Regional Administrator for GSA's National Capital Region, said, "GSA is very pleased with this exciting new project. Our partnership with EPA and Crescent Resources has produced buildings that are not only beautiful and efficient workplaces, but which also demonstrate a strong commitment to preserving and enhancing the environment."

The buildings have been designed to provide a state-of-the-art facility that presents an image that reflects EPA's mission. Originally planned as conventional buildings, One and Two Potomac Yard underwent extensive redesign efforts to achieve LEED-NC (Leadership in Energy and Environmental Design-New Construction) criteria including 20% energy savings and 40% water use reduction. In addition, the buildings' features demonstrate several environmental sensitivities such as a "green roof" building connector, environmentally friendly fixtures and finishes, and the use of recycled content in most of the products. Interior design complemented this approach by selection of "green" non-standard fixtures and finishes. Due to the "daylight harvesting" feature within EPA's space, the perimeter overhead lighting will dim automatically based on ambient daylight. An employee-friendly building that brings the natural settings into everyone's office will consequently be equally inviting to visitors.

As an amenity, Crescent Resources created an "Open Space" just to the north of the two buildings to add to the planned parks located in the southern portion of the development. Outdoor seating and furniture will be the main attraction at the plaza located at the entrance of One Potomac Yard. The plaza, "Potomac Garden", with its public art feature, will invite patrons to enjoy the sunshine throughout the day. The sustainable facility was completed in spring 2006, with full occupancy earlier this month.