

## U.S. Environmental Protection Agency

### Region 8 Headquarters

1595 Wynkoop Street  
Denver, Colorado



EPA's new regional headquarters is adjacent to Union Station, a soon-to-be revitalized architectural landmark and the focal point for Denver's growing public transit network. EPA employees and visitors will have direct access to the building via a vast array of light rail, commuter rail, bus and regional pedestrian and recreational trails. Building features such as bike lockers and showers will further promote the use of alternative modes of transportation.

### The History of a Denver Block

When Edward W. Wynkoop came to the present site of Denver in 1858, the area was part of Arapahoe County, Kansas Territory and occupied by the Arapaho Indian Tribe. The governor of the territory, James Denver, named Wynkoop to be the territory's first sheriff.

Fueled by the mining boom, Denver quickly emerged as one of the most important cities in the West, with Lower Downtown, and what was to become Wynkoop St., emerging as the center of the growing city. Between 1870 and 1890, Denver's population grew from 5,000 to more than 100,000, making it the second most populous city in the West.

Denver remained an important transportation hub and business center throughout the 1900s, with its downtown neighborhoods going through cycles of growth and decline. An energy boom in the 1970s gave rise to the city's modern skyline, but an abrupt decline led to vacant office and retail space that burdened the city and threatened historic buildings with demolition. Lower Downtown quickly became the city's skid row, the area dominated by crumbling infrastructure, vagrants, graffiti and litter.

Today, Lower Downtown, or "LoDo" as it is now known locally, represents one of the nation's greatest urban revitalization stories. Thanks to the creation of the Lower Downtown Historic District in 1988, and the construction of Coors Field in 1995, the area has reemerged as the commercial, residential and recreational center of downtown. Virtually all of the 100-plus historic buildings have been restored and the area is now dominated by lofts, shops, restaurants, nightclubs and art galleries. LoDo is once again the thriving heart of Denver.



EPA's regional headquarters at 1595 Wynkoop Street occupies a prominent location that is rich in Denver history. In the city's early years, the block was a busy warehouse and transport complex. The Denver Postal Annex building occupied the block from the 1950s until its demolition in 2003; its large, windowless facade, and blond brick noticeably out of character with the rest of the 19th century commercial district. EPA's new nine-story building on the site reconnects with the block's origins and complements the reemergence of Denver as a thriving urban center.



### Achieving LEED Certification

Leadership in Energy and Environmental Design (LEED) is a green building rating system developed by the U.S. Green Building Council, a national, non-profit organization whose members represent architecture and engineering firms, contractors, manufacturers and building owners. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

While the LEED certification process for EPA's Denver Headquarters is ongoing, EPA anticipates that the building will be certified as the second Gold-rated new construction building in Colorado.

For more information, visit <http://www.usgbc.org/>



## Setting a standard for sustainable design



U.S. General Services Administration  
[www.gsa.gov/r8](http://www.gsa.gov/r8)



# A TEAM EFFORT

## Environmental Protection Agency

"EPA's primary goal for 1595 Wynkoop is a secure working space that demonstrates the viability of sustainable designs and features. Our collaboration with the General Services Administration and the architects, builders and engineers who worked on this project has led to a high-performance structure that offers considerable benefits in terms of reduced pollution and resource conservation. It is a building that well-represents EPA's mission, and the public we serve." Robert E. Roberts, Regional Administrator

## General Services Administration

"This lease construction project signifies the progress GSA is making in delivering high quality workspaces for its customers. The building demonstrates the special commitment critical to responsible development and creating great places." Larry E. Trujillo, Sr., Regional Administrator, Rocky Mountain Region

## Opus Northwest, LLC

"Working with the EPA throughout the construction of its Region 8 Headquarters has given Opus the opportunity to gain better knowledge about the virtues of sustainable design, the applications of which we, as an organization, can successfully carry forward to developments in both the public and private sectors." Marshall Burton, Vice President

## Zimmer Gunsul Frasca Partnership

"The new EPA Region 8 Headquarters building gave us the opportunity to integrate an optimistic, high-performance, secure and environmentally responsible building into one of Denver's most important historic and civic districts. Our design aims to represent the dignity, permanence and purpose of the EPA by reflecting its mission, its culture and its people, and by furthering the Agency's stewardship of our environment." - Eugene Sandoval, Design Partner

## The LoDo District, Inc.

"Lower Downtown Denver has been experiencing revival and renaissance for nearly two decades now. The new EPA building is a welcome addition to LoDo's working space, and is an example of what a modern and forward-thinking office environment should aspire to be. Its location adjacent to a future public plaza and the soon-to-be revitalized Union Station makes it an exciting new feature in a prominent area." - Fabby Hillyard, Executive Director

### Lighting

Building design provides for natural light in 85% of floor space. Lighting fixtures meet stringent industry efficiency standards. Reflective surfaces, task lighting, daylighting dimmers and occupancy sensors reduce energy use.

### Shades, Fins, and Sails

Interior shades, exterior vertical fins and atrium sails control daylight, solar heat gain and glare.

### Wind Turbines

Wind energy purchases will offset 100% of building electricity use.

### Water Savings

High-efficiency and waterless plumbing fixtures will achieve nearly 50% water savings compared to baseline.

### Photovoltaic Panels

48 solar panels mounted on south corner will output 10 kW at peak sun.

### Green Roof

20,000 sq. ft. modular roof system planted with sedum reduces storm-water pollution, minimizes heat island effects, and absorbs carbon dioxide.

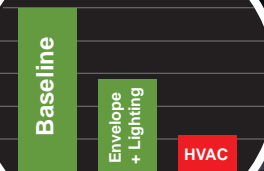
### Heating and Cooling Systems

HVAC system designed for energy and ventilation efficiency. Under-floor air distribution system delivers heated or cooled air to individual offices. Cooling is provided by an efficient chilled water distribution system. Steam from local utility is used for space heating and hot water.

### Materials Use and Management

Low volatile organic compound-emitting interior finishes promote indoor air quality. Materials used in frame, interior surfaces and workspaces include corn-based fabrics, wheatboard, sustainably managed wood, and recycled glass, plastics and steel. Large amounts of waste - including steel, concrete, bricks, glass and wood - were recycled throughout demolition and construction activities.

### Energy Requirements



### Energy Savings

Models predict nearly 40% cumulative energy savings compared to current standards for federal buildings (ASHRAE 90.1 1999).

### Building Design

"Double-L" floor plan design addresses solar orientation and local wind patterns to optimize energy efficiency. Structural materials and concrete provide thermal mass.

## The Anatomy of a Green Building

A strong commitment to environmental quality and resource conservation is evident throughout 1595 Wynkoop Street's design, construction and operating systems.

In December 2006, Denver welcomed a world-class addition to its downtown, the 305,000 square-foot U.S. Environmental Protection Agency regional headquarters building at 1595 Wynkoop Street. An effort between EPA, the U.S. General Services Administration, Opus Northwest, LLC, and Zimmer Gunsul Frasca Partnership, the structure is the product of more than three years of planning, design and construction. The nine-story brick and glass building is a hallmark of environmental sustainability in a prominent Lower Downtown Historic District location.

EPA's Region 8 office works to protect human health and the environment in Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 sovereign tribal nations. EPA shares this challenging work with many partners - state, local and tribal governments, businesses, non-governmental organizations, communities and individuals.

**Type:** Office Space

**Construction:** Leased/  
New Construction

**Size:** 305,000 gross square feet of office/retail space on 1.2 acres

**Occupancy:** 900 EPA employees and contractors

**Completion Date:** December 15, 2006

**Projected LEED Status:** Gold