

# Fact Sheet

## Edith Green-Wendell Wyatt Federal Building

Built in 1974, Modernization project completed 2013



1220 SW Third Avenue  
Portland, Oregon 97204

Field Office Manager: Scott Deveau  
Phone: (503) 326-3953  
[www.gsa.gov/edithgreen](http://www.gsa.gov/edithgreen)

The Edith Green-Wendell Wyatt (EG-WW) Federal Building is one of several federal office structures in downtown Portland. This 18-story office building occupies a city block located in Portland's government district, in close proximity to City Hall, the City/County Justice Center, the County Courthouse, and the Mark O. Hatfield U.S. Courthouse. The building is named for two of Oregon's prominent legislators, Edith Green, who was a Member of Congress from 1955 through 1975; and Wendell Wyatt, who was a Member of Congress from 1964 to 1975.

The facility's basement extends under Third Avenue and Terry Schunk Plaza with a two-story parking garage. Terry Schunk Plaza is one of three park blocks in Portland's government district, and is owned and maintained by GSA. The roof of the parking garage, The Plaza, is one of the largest 'green' roofs in the federal inventory.

Built in 1974, the building is not considered eligible for any individual historic status, but is located within a historic downtown district. It provides office space for a variety of federal agencies. The three largest tenants are the Internal Revenue Service (IRS), U.S. Forest Service (USFS), and the Bureau of Land Management (BLM). The EG-WW is part of the federal community of buildings in the Portland metro area including the Pioneer Courthouse, Gus J. Solomon U.S. Courthouse, Mark O. Hatfield U.S. Courthouse, the Eastside Federal Complex in Portland, and the Vancouver Federal Building in Vancouver, Washington.

This \$139 million EG-WW Recovery Act modernization project transformed the aged structure into a state-of-the-art green building. As a result of the renovation, it attained LEED Platinum Certification under the Building Design and Construction program, the highest level of green building certification by the U.S. Green Building Council. The renovation also helped to create and save many jobs in construction trades and related industries in the Portland area. The complete modernization required vacating the building during construction. A majority of the construction was completed in the spring of 2013. Currently, approximately 87 percent of the building is occupied—all federal agencies.

### Sustainable Building Features will:

- Decrease overall annual energy usage by 65 percent with hydronic radiant heating and cooling system.
- Reduce lighting energy usage by 40 percent via advanced, optically-enhanced systems that automatically adjust to available daylight.
- Reduce water consumption 65 percent by using low-flow fixtures and rainwater for toilets, urinals, and irrigation.
- Reduce power with modernized elevators that regenerate power when they descend.
- Offset up to three percent of building energy consumption with solar roof array that will generate onsite solar power.
- Reduce electrical plug loads through LED task lighting and Energy Star appliances, computers with LCD monitors, and LCD TV's (in training & conference rooms).
- Improve Indoor air quality via a dedicated outside air system that provides 100 percent fresh air.
- Use low emitting building materials on interiors.

### Peripheral Sustainable Building Features:

- Limit/eliminate hazardous cleaning/maintenance with 'Green Seal' low impact products.
- Service electric/hybrid vehicles with parking lot recharging stations. Preferred parking spaces will be made available for vehicles that comply with low-emission/energy-efficient automotive standards.
- Buy at least 35 percent of the building's power from certified green energy sources.
- Store recyclable wastes in recycling collection room. Recycling areas provided on each floor.
- Diverted up to 87 percent of demolition/construction wastes by reusing/recycling materials.
- Used 10 percent recycled and locally manufactured materials during building construction.
- Used Forest Stewardship Council certified materials for 50 percent of all wood materials in building.
- Reduced sky glow, increased night sky access, and improved night visibility with light trespass from building/site.