

EPA Region 8 Headquarters Building

Building Information

Location:	1595 Wynkoop Street, Denver, CO 80202
Sole Tenant:	Environmental Protection Agency (EPA) Region 8 Headquarters
Building Gross Square Feet:	418,300 (including interior parking and retail) 314,200 (excluding parking)
Number of parking spaces (interior):	226

Project Data

Drivers:	New Regional Headquarters for EPA
Milestones:	Lease Award: August 8, 2004 100% Design Submittal:October 7, 2005
Schedule:	Construction Completion: December 15, 2006
Annual Rent:	\$7,452,000 or \$29.50 per rentable square foot

The Environmental Protection Agency's Region 8 Headquarters is presently located in leased space at the Denver Place Building in downtown Denver, Colorado.

The nine-story building will house 900 EPA associates. At street level, the structure matches the brick architecture of the Lower Downtown Historic District area. The interior features a sunlight-filled glass atrium rising through the entire nine-story height. This building will take advantage of natural lighting, using 30 percent less energy than a typical office building. It is designed to use 1/3 less energy and water than a building of similar size and is expected to receive the first Gold LEED rating for a new building in downtown Denver.

Major Features

- The floor plan is in the shape of a double L. The façade introduces different window and material designs for the sections of the building that face the sun and the prevailing wind to cut energy usage.
- On floors four through nine, the HVAC system distributes conditioned air through an under-floor air distribution system, allowing it to rise naturally into the work environment. This replaces a typical ceiling system that must force tempered air down through warmer air that rises toward the ceiling.
- The building is topped by a green vegetative roof, featuring a garden of drought tolerant plants. The roof serves several roles: filtering and holding some storm water, cooling roof temperatures to reduce the urban heat island effect, slowing the loss of heat and cool air from the building, and improving air quality. This will be the first green roof in Denver.
- The construction incorporates recycled products and environmentally certified wood products. Bathroom vanities contain recycled glass. The plumbing system features low-flow water fixtures and waterless urinals.
- The site is located near several public transit options, including the 16th Street Mall shuttle and the central node of the Light Rail transportation hub at Union Station.
- The building is designed to allow future installation of on-site energy generation using wind turbines and solar panels.

Additional Facts:

- Water Savings: 208,000 gallons annually; equivalent to amount used by a suburban household.
- Energy Conservation/Savings:
 - Building equipped with multifunction office machines. It uses 66% less energy than single function machines and takes up less space.
 - Building utilizes natural lighting in 85% of interior floor space.
- Green Materials: Building paneling is made of bamboo, a rapidly renewable resource. Bamboo can be ready to harvest after one growing season. Tree materials by comparison take decades to harvest.