

One and Two Potomac Yard

“Green” Building in the Federal Government

By Steve Gillard

10/15/2009



(http://www.epa.gov/oaintrnt/documents/py_factsht_508.pdf)

Location

Arlington, VA
Gateway to DC

Potomac Yards

Crystal City

Reagan National
Airport

Metro Stop

Bike Path

Brownfield
(FEMP)



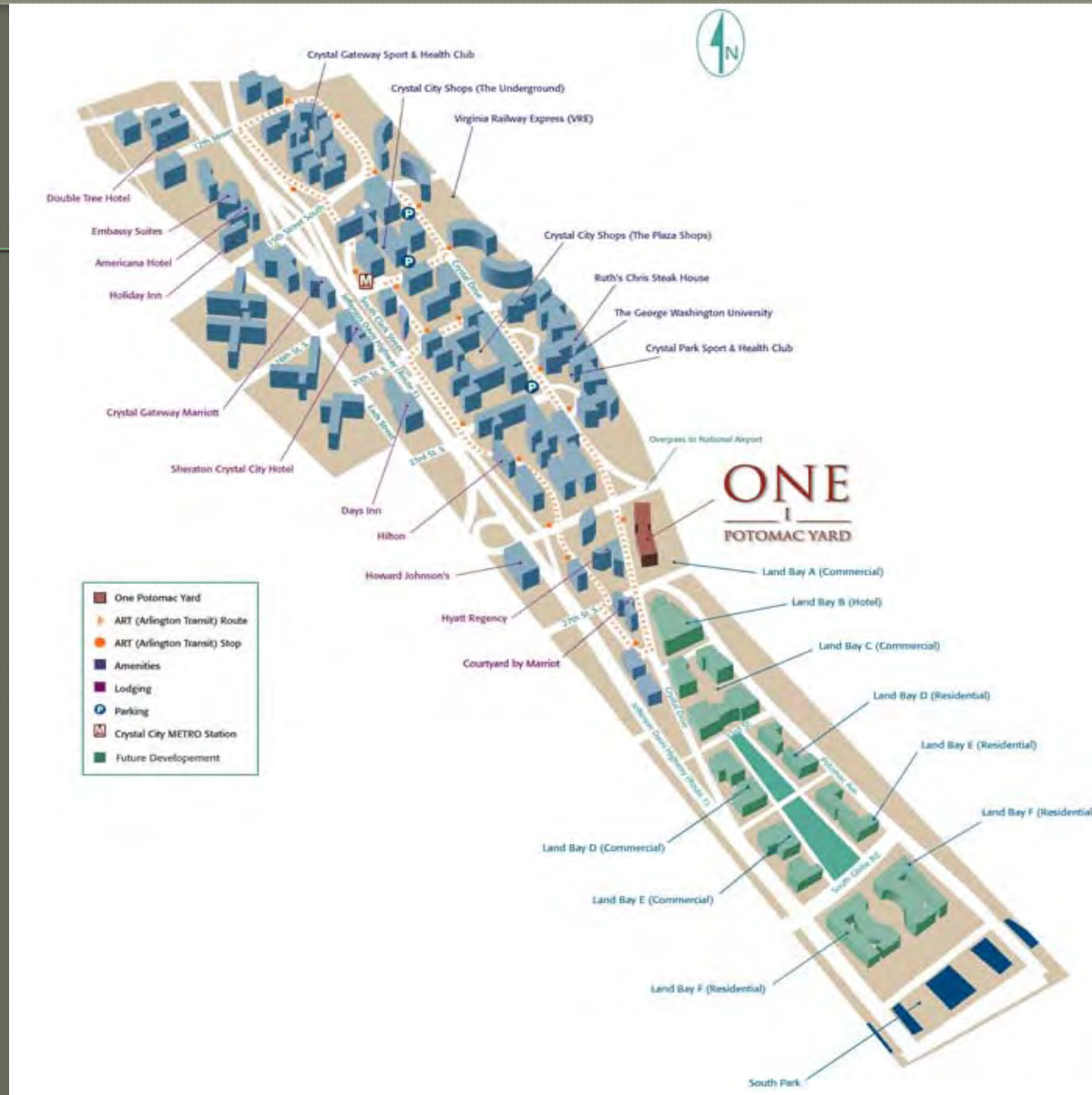
<http://www.potomacyard.net/location.html>

Design/Construction Process

- Multiple players with different standards
- LEED, EPA, GSA, Crescent LLC., Arlington County
- Sept. 11th changed design
 - (National Institute of Building Science)

Siting

- Close to utility tie-ins
- Near the city and alternate transport
- Potomac Yards mixed-use
(OFEE)



<http://www.crescent-resources.com/commer/washington/oneandtwopotomacyard/images/poppups/AmenitiesSiteplaPU.asp>

Building Materials

71% Construction Waste Recycled

27% Materials had Recycled Content

63% Manufactured Regionally

61% Extracted Regionally

83% Wood Products FSC certified

Extensive Post Occupancy Recycling

(National Institute of Building Services)

Energy Efficiency

Natural Lighting

Dimming Ballasts/
Occupancy Sensors

High-Efficiency HVAC

Reflective Roof

Green Power (RECs)
(EPA)



Water Efficiency/ Storm water

Low-Flow Urinals/Faucets

Dual Flush Toilets

Landscaping Plants

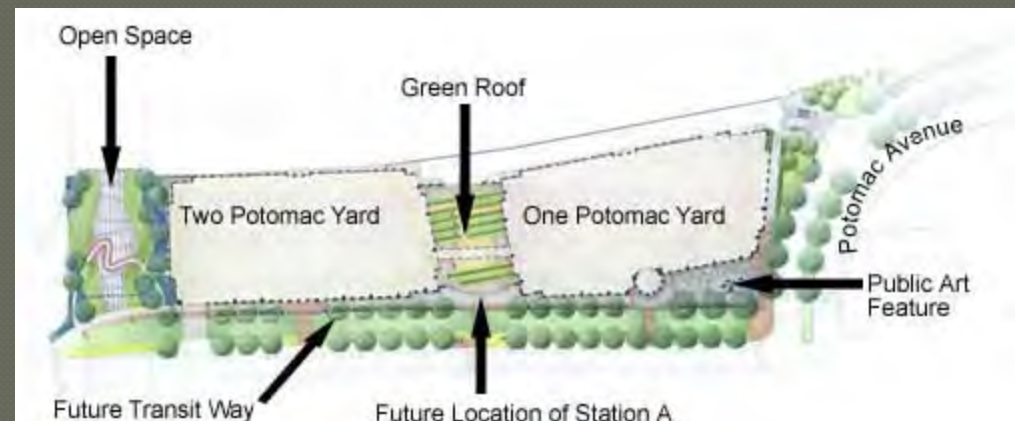
Green Roof

Underground Parking Lot

Sand Filter



<http://www.pwcompany.com/>



<http://www.crescent-resources.com/commer/washington/oneandtwopotomacyard/SitePlan.asp>

Alternative Transportation

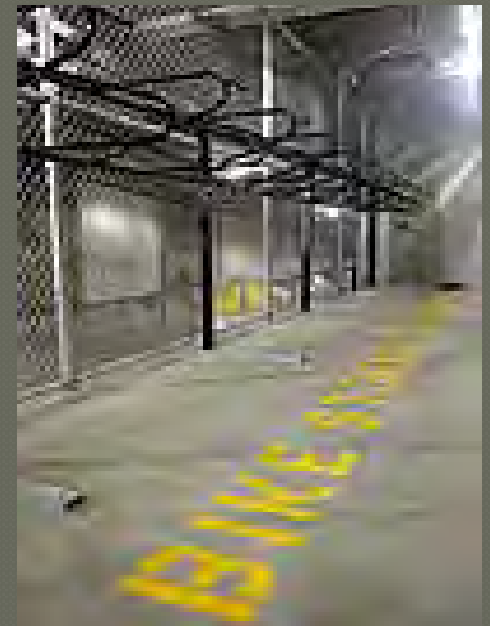
Subsidies for Metro and Biking

Preference to Carpoolers

Limited Parking

Bike Lockers/ Showers

Electric Car Charging Stations



(http://www.wbdg.org/references/cs_potomac.php)

Challenges

- Still in Northern VA
- Conflicting Standards
- Fed Govt can have Huge Effect with Internal Policies (OFEE)
- Is LEED the Most Effective Way to Build “Green?” (Schendler)



http://www.commuterpageblog.com/images/2008/07/16/traffic_picture.jpg

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