



The Trusted Integrator for Sustainable Solutions

TRANSIT-ORIENTED, GREEN DEVELOPMENT SPURS REVITALIZATION LAKEWOOD, COLORADO



WESTON's new Denver-area office, now under construction, is a prime example of green development and has been pre-certified LEED Gold.

As a company committed to sustainability, Weston Solutions, Inc. (WESTON®) set high goals when we sought to relocate our Denver-area office to be a showcase of sustainable development. In addition to energy and water efficiency, both essential components in a green building, several other important factors contribute to creating the sustainable and vibrant workplace WESTON envisions. Chief among these other factors was site selection: the 4.47-acre site in the west Denver suburb of Lakewood has access to current and planned mass transit, allowing WESTON to create a transit-oriented development, or TOD. The new development, Garrison Station, is named for the rail stop that will be a block and a half away.

The combination of site selection, green deconstruction, design, and construction has allowed Garrison Station to receive LEED® Gold pre-certification from the U.S. Green Building Council under the USGBC LEED v3 Building Design & Construction (BD&C) Core & Shell program.

Site Selection

Because of the site's history of environmental contamination, most potential developers were apprehensive about redeveloping it, and the property became blighted. For WESTON, however, a company that offers full-service remediation, the site's contaminated condition was not a barrier but an opportunity to restore the site to beneficial use. This area of Lakewood is scheduled to receive light rail service in early 2013 as part of Denver's Regional Transportation District's FasTracks West Corridor, and the site is already serviced by bus lines, making it the ideal location for a TOD. Garrison Station will serve as a cornerstone of infill redevelopment, helping fulfill the City of Lakewood's vision of the Colfax corridor as a transit-oriented, mixed-use community.

Green Deconstruction

The western suburbs of Denver have little room for new development—typically a new project requires that something else be torn down. The project site was formerly a car dealership and service center, and the remaining buildings had been abandoned for several

Project Highlights

Goal: Redevelop an underutilized site to construct our Denver-area office as a showcase for sustainable development.

Solutions:

- Select an urban, in-fill site on which to locate a transit-oriented development
- Remove defunct structures using green deconstruction techniques
- Design a structure that best meets the needs of WESTON and future tenants to LEED-Gold standards

Result: A highly sustainable, mixed-use redevelopment pre-certified as LEED Gold

PLATINUM PROJECT

years. After acquiring the property, WESTON employees mobilized in a “Making a Difference” event, in which employee volunteers cleaned up trash and other debris from the site, eliminating its eyesore status to help improve the neighborhood. Once the site was clean, WESTON used green deconstruction demolition principles by taking the buildings apart instead of bulldozing. As a result, 85% of the deconstruction debris was diverted from landfills through reuse and recycling.

Garrison Station Sustainability Features

- GreenGrid roof for stormwater management
- Low-flow water fixtures
- An innovative technology in the HVAC system that reduces water use by treating systems water for reuse
- A clerestory that provides daylight to interior office space
- Energy efficiency features which will reduce power consumption by at least 20%
- Location on public transit lines to encourage alternative commuting
- Building materials with no- to low-volatile organic carbon (VOC) content
- Water-efficient landscaping
- Bike rack and showers



Upon taking title, WESTON employee-owners volunteered to clean up the site to eliminate its eyesore status.

Collaboration for a LEED Gold-Certified Design

WESTON performed a role in the design of Garrison Station that we usually provide our clients: LEED consultants. Unlike many LEED-oriented designers and architects, WESTON’s first step is not to figure out which LEED points are the most easily obtained and design to attain those points. Instead, we engage in collaborative, interactive process in which we first focus on the needs and wants of the people who will use the building, and then explore how to match LEED points to a design that best suit those needs, all while maintaining a cost-conscious approach.

The process began with a meeting known as a LEED charrette, in which all interested parties met in an intensive session to explore requirements and possibilities. LEED points were examined one by one, with a discussion of how each matched WESTON’s goals for the building, the environmental and cost benefits, the payback period (including any incentives), and total life-cycle costs and cost reductions beyond initial construction costs.

As examples of how the design was customized to meet employee needs, WESTON incorporated a clerestory to allow daylight to reach interior offices. To encourage biking to work and physical fitness, the building will include locker rooms with showers. WESTON’s GreenGrid® modular green roof system will provide stormwater management and improve stormwater quality, which allows the entire development to have less space allocated for stormwater detention on the property grounds.

Next Steps

Construction is under way for Phase I, which consists of a two-story, 32,000-square-foot building. The roof will include an accessible patio and more than 9,000 square feet of GreenGrid® roof. WESTON will occupy the ground floor and will lease out office space on the upper floor. Phase II is a larger, mixed-use building that will include retail shops and restaurants on the ground floor and office space on the upper floors. Additionally, the northeast corner of the site will be the site of a bank branch, to be constructed at the same time as Phase I.



Phase II plans include a second, mixed-use building that will include retail, dining, and office space, also topped with WESTON’s GreenGrid® green roof.