



## HINES - 1601 WEWATTA

Denver, CO

### Mixed-use office and retail building achieves LEED Gold®

Located in downtown Denver, Colorado, 1601 Wewatta is a 10-story building with 300,000 rentable square feet housing office and retail space as well as a 4-story underground parking facility. In 2012, NORESKO was contracted to provide consulting services to review this project's design and construction standards and facilitate compliance with the LEED® green building program requirements to meet the owner's certification objectives.

NORESCO's LEED consultants guided the project team through the certification process from pre-design through construction, maintaining consensus by leading goal-setting sustainable design charrettes early in the process.

During the design phase of the project, NORESKO developed a preliminary certification plan to identify potential credits for achievement and a work plan for team members, outlining targeted credits and associated deliverables. Additional charrettes and ongoing communication with the design team occurred throughout this phase to identify where LEED criteria were being met and to prioritize LEED credits that could be met with simple design changes and those requiring redesign for achievement. LEED consultants performed special investigations and analyses of sustainable design strategies to inform these recommendations.

During the construction phase, NORESKO and Hines worked with the general contractor and subcontractors to review the targeted LEED criteria for all construction-related LEED credits, and substantiate achievement of these credits by ensuring proper documentation was maintained. As a result, this project earned all of the construction-related LEED credits during the first round of review by the U.S Green Business Certification Institute. Throughout the project, NORESKO's LEED consultants provided LEED certification submittal and documentation support including compiling and organizing all documentation needed for submission of the project for LEED certification.

In January 2013, the property was awarded Gold level precertification, which allowed Hines to market the building's green and sustainable features. LEED certification documentation was submitted after the construction administration phase of the project, and the property was awarded LEED Gold in 2016.

### Certification

- ▶ LEED Gold®  
LEED® for Core and Shell™ v2009

### Services

- ▶ LEED certification consulting

### Environmental Impact

- ▶ 41% less potable water use due to low-flow fixtures
- ▶ 70% of construction waste was recycled/diverted from landfill
- ▶ 22% of total building materials content, by value, was produced using recycled materials
- ▶ Minimal irrigation needed for drought-tolerant, native vegetation landscaping
- ▶ Public transportation access, bicycle storage, and changing rooms support alternative transportation
- ▶ Cool roof and lower-level parking designed to reduce heat island effect

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