HIGH-PERFORMANCE ENVELOPE
Triple-glazed, low-e windows and highly insulated walls and roofs minimize heat loss and gain through the envelope, reducing demands on heating and cooling systems.

SAVAGED MATERIALS
Heavy timber structure is second-hand, reducing the embodied carbon footprint of the structure and saving valuable resources.

NET POSITIVE ENERGY
Photovoltaic panels on roof generate more than enough electricity to offset entire building energy use and provide resiliency.

DAYLIGHT AND VIEWS
Features and skylights provide high-quality views to Salmon Bay and allow workspaces to be naturally lit for most of the year, reducing use of electric lighting.

REDUCED CARBON EMISSIONS
Efficient all-electric HVAC systems eliminate demand on fossil fuels and reduce energy use while electric vehicle charging stations and accommodations for bicycles promote alternative means of transportation.

NATURAL VENTILATION
Operable windows, skylights, and large ceiling fans provide fresh air and natural cooling to improve occupant comfort in addition to efficient mechanical ventilation with 100% outside air (no recirculated air).

RAINWATER CAPTURE
Rainwater falling on roof is captured in cisterns before being treated to potable standards for use inside the building.

RED LIST FREE MATERIALS
All new building materials used in construction are free of harmful Red List chemicals.

GROUND SOURCE HEAT EXCHANGE
Deep geothermal wells utilize constant ground temperature as a heat sink and heat source to provide highly-efficient heating and cooling.

GREY+BLACKWATER TREATMENT
All greywater from sinks is treated and recycled for irrigation use on-site while blackwater from toilets is treated on-site, reducing demand on municipal systems.

STORMWATER TREATMENT
All stormwater runoff from impervious surfaces is directed to bioswales where it is treated before discharge into Salmon Bay, helping to protect the marine habitat in front of the building.