

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.

SALVAGED MATERIALS

Heavy timber structure is reused in place, 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

Windows and skylights provide high-quality views to Salmon Bay and allow workspaces to be naturally daylit 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.

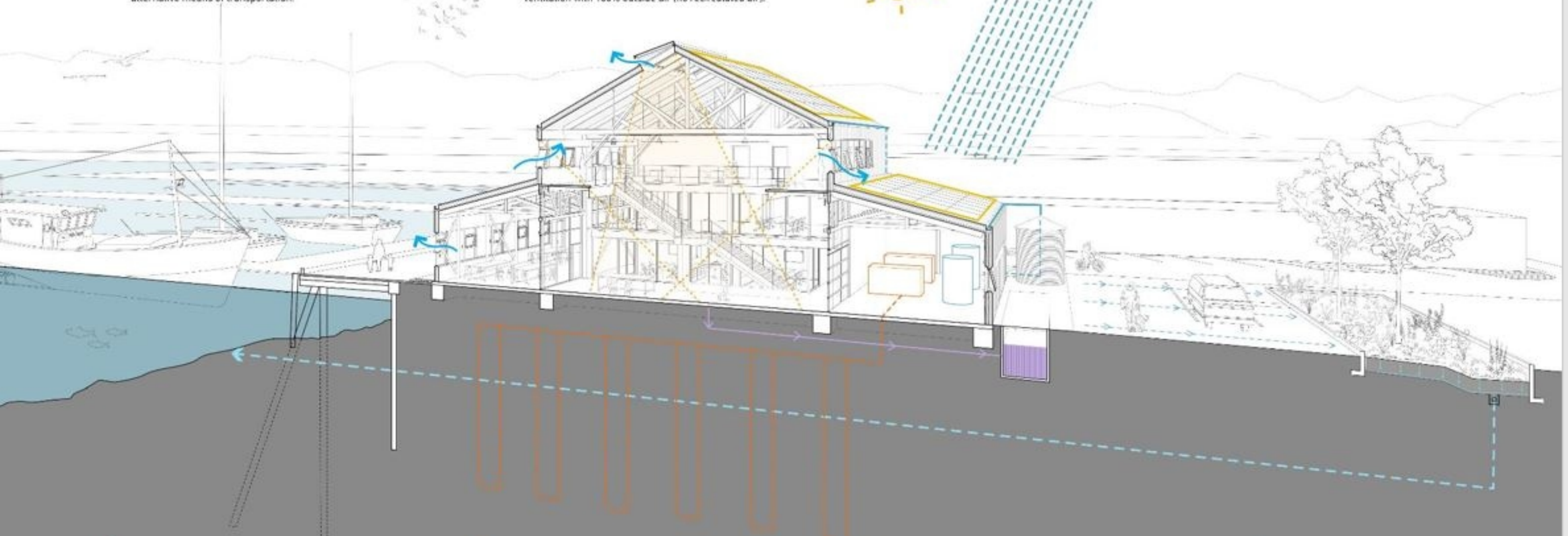
NATURAL VENTILATION

Operable windows, skylights, and large ceiling fans provide fresh airflow 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 bioswale where it is treated before discharge into Salmon Bay, helping to protect the marine habitat Fishermen's Terminal relies on.