

Sustainability Fact Sheet



Tenants and employees of Alley24 will enjoy the benefits of a vibrant urban community grounded in sustainable, environmentally friendly values and practices. **ALLEY24**

The commercial and residential portions at Alley24 are expected to achieve LEED-certification upon completion of the mixed-use project.

Leadership in Energy and Environment Design, better known as LEED, is a nationally recognized certification program that encourages the voluntary development of high-performance, sustainable buildings. The program was established by the U.S. Green Building Council to encourage the design of health-conscious buildings. To achieve a LEED rating, a building's design must pay particular attention to each method used and product chosen to guarantee that the most green-friendly decisions have been made.

Green Feature	Tenant Benefit
<ul style="list-style-type: none"> Ceiling heights are at least two feet higher than conventional office buildings which allows for increased day lighting. 	<ul style="list-style-type: none"> More natural daylight than traditional office buildings means more employee productivity.
<ul style="list-style-type: none"> Low energy fixtures and waterless urinals. 	<ul style="list-style-type: none"> Reduced use of resources and lower utility costs.
<ul style="list-style-type: none"> Environmentally sensitive building materials and pre-occupancy “flush out” of off gases. 	<ul style="list-style-type: none"> The use of water based and low VOC paints, glues and sealers provide healthier indoor air quality. Building and tenant furniture flushed with outside air for ten days prior to employee occupancy to “flush away” and off gas odors from building and furniture materials.
<ul style="list-style-type: none"> Exterior sunshades and operable reflector blinds to help moderate the building’s temperature throughout the year. 	<ul style="list-style-type: none"> A more comfortable space creates a positive work environment – increasing worker satisfaction and employee retention, which reduces absenteeism and increases productivity.
<ul style="list-style-type: none"> Hybrid HVAC system with both operable windows and underfloor HVAC offers increased energy efficiency, flexibility of space configuration and increased indoor air quality. 	<ul style="list-style-type: none"> Tenants have a choice of natural ventilation or use of HVAC system. This results in lower energy costs. Operable windows and adjustable air diffusers in the raised floor give employees direct self control of their environment without having to call a property manager.
<ul style="list-style-type: none"> Accessible 700 square-foot rooftop deck for office tenants with tables, chairs, a landscaped garden and pleasant views of the Space Needle and surrounding neighborhoods. 	<ul style="list-style-type: none"> A picturesque green space amenity for breaks or lunch.
<ul style="list-style-type: none"> 75 percent of building materials were recycled during building construction. 	<ul style="list-style-type: none"> Recycling protects the environment.
<ul style="list-style-type: none"> A Flexcar in the building and bicycle storage amenities to encourage alternative ways of commuting to and from work. 	<ul style="list-style-type: none"> Increased health and cost-saving benefits from not operating a car.
<ul style="list-style-type: none"> Building will be one of Seattle’s first mixed-use projects developed under the U.S. Green Building Council’s LEED-certified standards. 	<ul style="list-style-type: none"> Improved air quality, reduced energy use, a friendlier neighbor, and a sustainable working and living environment.
<ul style="list-style-type: none"> Individual tenant electrical metering. 	<ul style="list-style-type: none"> Allows tenant more direct control of electrical expense and is a more fair allocation of electrical cost.
<ul style="list-style-type: none"> Stairwell lighting set on occupancy sensors which operate at 10 percent energy when stairwell is not occupied. 	<ul style="list-style-type: none"> Lower common area energy cost for lights that are normally on 24 hours a day.