



EFFICIENT MECHANICAL SYSTEM
is expected to use 22% less energy than the standard building as measured by LEED

DAYLIGHT AND VIEWS
provides optimal interiors for health and productivity of occupants

SOLAR PANELS
to supplement the mechanical system with energy captured from the sun

HIGH EFFICIENCY WATER FIXTURES
are expected to save 40% of potable water when compared to the LEED baseline

LOW VOC MATERIALS
to ensure optimal air quality within the building

GREEN ROOF
adds a connection to nature, controls stormwater, and improves water quality

OPEN PLAZA
that is pedestrian friendly and serves as a multipurpose neighborhood amenity

ELECTRIC VEHICLE (EV) CHARGING STATION
in garage level encouraging the use of alternative fuel vehicles

PROXIMITY TO PUBLIC TRANSIT
to reduce automobile dependency and carbon emission

HIGH PERFORMANCE RAINSCREEN
allows for more continuous insulation of the building façade

EXTERIOR SHADING
provides shade reducing solar gain within the building

DAY LIT STAIR
encourages daily activity of the occupants

PUNCHED WINDOWS
allow for increased insulation and a reduction in solar gain

GROUND FLOOR RETAIL
is a walkable amenity that encourages movement and reduces traffic

GEOTHERMAL SYSTEM
works below the plaza to smooth demand curves for heating and cooling by saving 15% of energy

SILVA-CELLS
retain stormwater below the plaza to support healthy tree growth

NATIVE PLANTS
selected to reduce irrigation needs by 100%

PLANTING BEDS
capture stormwater from the plaza to reduce the load on the municipal system