

## Joshua Green Building

Landmark. Location. Yesterday is Tomorrow.

Sustainability

Restoring an historic building to serve as a landmark for future generations is the ultimate act of sustainability. The redevelopment of the Joshua Green Building is a unique opportunity to renovate a 1900's vintage office building into a modern office and retail center that incorporates sustainability into all aspects of the construction and building operations.

Consistent with the building's location in Seattle's urban core, the Joshua Green Building has superior access to transit, located just two blocks from the key transportation hub at Westlake Center. This hub, with access to the transit tunnel, includes light rail (2009), the monorail, the street car, and the bus system, thus providing transit access to anywhere in the Puget Sound area. Due to this location, the experience of nearby buildings, and the inclusion of discounted transit passes in the tenant package, it is reasonable to expect that in excess of 55% of all employees at the Joshua Green Building will ride mass transit to work each day.

The reclamation and redevelopment of an existing building is an inherently sustainable endeavor that delivers high quality office space to the market. The carbon footprint of a renovation, with the emphasis on the reuse of existing and historic materials, is significantly less than that of new development project. The result is the delivery of environmentally sensitive office space for tenants with earth friendly features, such as bike lockers, showers, and operable windows.

During the construction phase of the redevelopment of the Joshua Green Building, sustainable practices will be incorporated into material selections and the recycling of discarded materials will be emphasized. All finishes, including wood, stone, carpet and paint, will be selected based on their minimal environmental impact. Tenants will be provided with standards for their own construction that are consistent with these practices. In addition, new energy efficient, operable windows will replace existing windows on the non-historic façade. The continued use of operable windows throughout the building will allow tenants to significantly reduce energy consumption because of Seattle's moderate climate.

Ownership will seek third party validation of the projects environmental sustainability. Three different forms of recognition are possible: LEED-Existing Building, Green Globes (a recognized international standard), and Energy Star. As the renovation progresses, these programs will be thoroughly evaluated, and the most appropriate program will be pursued. There is a high degree of confidence that the project's environmentally responsible practices will be validated by one or more of these programs.

When a tenant chooses to lease office space at the Joshua Green Building, they embrace the values of environmental stewardship and sustainability.