

# Alyc one

Multifamily goes green



## Community Contribution

As a new member of the Cascade Neighborhood of South Lake Union, Alyc one joins a community that is considered "Pioneers of Sustainability" with a unique, neighborhood-specific set of sustainable strategies intended to strengthen the local community. Shaped to comply with these neighborhood guidelines, Alyc one's design strives to enhance social interaction, resource conservation, efficient energy and water use, economic viability, and pedestrian-orientation.

## Community Responsive Design

Alyc one's design speaks to each primary community concern. Distinctive massing retains views of the Space Needle. Increased upper level setbacks, resulting from extensive shade and shadow studies, ensure critical sunlight continues to reach the community's P-Patch. Sustainable design elements focus on occupant health and comfort, improved energy efficiency, and reduced potable water consumption. A diverse arrangement of residential flats, townhouses, lofts and live work units open their front doors onto wide, landscaped sidewalks to activate pedestrian-friendly streetscapes.

## Multifamily Market Initiative

A LEED™ registered project, Alyc one broadens the acceptance of sustainable design standards within the multifamily residential market. This project demonstrates the market differentiation benefits of sustainable design as a lifestyle choice and an amenity. It also reflects the value of an integrated approach to sustainable design as a means to successfully mitigate initial cost impacts.

## Alyc one's Distinguishing Sustainable Features

- Energy use reduced by 20% over already restrictive WA codes
- Potable water use reduced by 22%
- Pre-fabricated light gauge steel framing
- Rooftop P-Patch garden irrigated by captured rainwater
- Central gas fired boiler system
- 0.2% increase in overall project cost as a result of sustainable design features
- Ongoing tenant education program to encourage sustainable living

