



550

MADISON



WELLNESS  
AND SUSTAINABILITY

# ECOSYSTEM



# AT A GLANCE

THE ONLY BUILDING IN NEW YORK TARGETING BOTH LEED PLATINUM AND WELL GOLD.

30%  
INCREASED VENTILATION

50%  
WOOD-BASED MATERIALS  
CERTIFIED BY FSC

93K  
GALLONS OF WATER  
SAVED ANNUALLY

75%  
REDUCED CONSTRUCTION  
WASTE

20%  
REDUCED ENERGY COSTS

35%  
RENEWABLE ENERGY  
CREDITS

# 550 WILL CAPTURE ENOUGH RAINWATER TO IRRIGATE 100% OF THE GARDEN — SAVING OVER 93K GALLONS ANNUALLY



550 integrates design and best practices that support the local and natural environment and improve quality of life

- Creation of a ½ acre garden with lush vegetation covering 40% of the project’s outdoor space — providing direct access to nature for tenants
- Thoughtfully selected exterior lighting that reduces light pollution and protects natural habitats
- Protecting NYC’s water quality through a stormwater management system designed to handle large volumes of water over a short time
- Reducing construction waste by maintaining more than 75% of the building’s original structure and granite envelope, only a third of which is comprised of glass — is a nod to Philip Johnson’s original vision that 550 be the most energy efficient structure in New York City

# 75%

REDUCED CONSTRUCTION WASTE

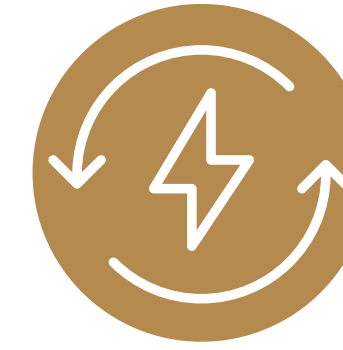
550 is a leader in water efficient design

# 100%

GARDEN IRRIGATED FROM CAPTURED RAINWATER

- Not only will 550 reduce water consumption by 30% beyond typical standards, but it will capture enough rainwater to irrigate 100% of the garden — saving over 93k gallons annually

# DESIGNED BY ARCHITECT PHILIP JOHNSON TO BE THE MOST ENERGY EFFICIENT STRUCTURE IN NEW YORK CITY



ENERGY  
EFFICIENCY



SUSTAINABLE  
CONSTRUCTION



INCREASED  
VENTILATION



SUSTAINABLE  
TRANSPORTATION

550 minimizes the use of fossil fuels through energy conservation and efficiency, investment in renewables, and alternative modes of transportation

20%  
REDUCED ENERGY COSTS

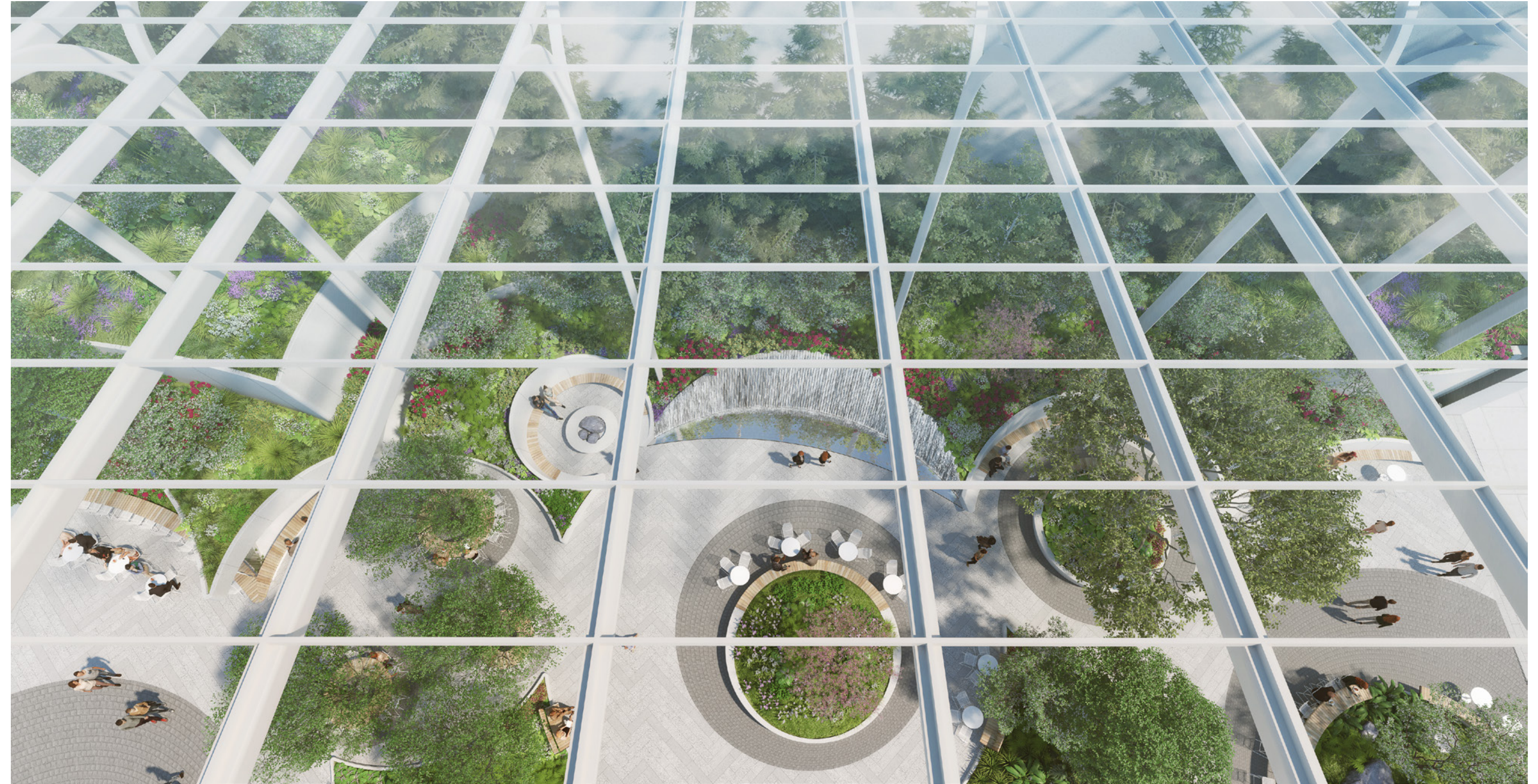
35%  
RENEWABLE ENERGY CREDITS

- Encouraging sustainable transportation options by offering electric vehicle charging
- Providing more than 80 bicycle racks located within the building — taking advantage of New York City’s extensive 1,200 miles of bike routes
- Overall reduction of energy costs of more than 20%, simultaneously saving tenants money and improving the environment
- Renewable energy credits that account for at least 35% of the building’s electricity
- Selecting refrigerants with low global warming and ozone depletion potential
- Providing tenants with design and construction guidelines to support sustainable and energy-efficient best practices

Extra measures to ensure a sustainable construction process that provides a healthy environment for workers

- Erosion control plan throughout the site during construction
- Adhering to an indoor air quality management plan during construction through strategies such as envelope protection, moisture and dust management, and filter replacement
- Construction Waste Management Plan that recycles and salvages construction waste when possible

# COMMITMENT TO WELLNESS IS CORE TO THE BUILDING'S IDENTITY, EVIDENT THROUGH DESIGN AND OPERATIONAL EXCELLENCE



550 goes above and beyond to integrate design elements that create a healthier experience for all building occupants

- Maximizing exposure to natural daylight which can positively influence productivity and mood — creating an environment that is optimal for biological health
- Amenities and shared spaces are designed to reduce background noise — providing acoustical comfort through sound reducing ceilings
- Direct views to the outdoors in 90% of regularly occupied spaces — including a view of the garden from the lobby that can be seen through Madison Avenue
- Close proximity to countless healthy food and fitness options, including an exclusive, state-of-the-art fitness facility located within the building

- Showers onsite, located near bike storage, and available in the fitness center
- Making 550 and the immediate outside areas of the building smoke free by banning tobacco sales and providing education resources around alcohol, tobacco and drug use
- Operational standards to manage hazardous waste — including batteries and pesticides — and responsibly sorting and managing materials for recycling
- Green cleaning policy which sets in place best practices that include regular staff training, cleaning schedules, and requirements of safe product standards

# FOSTERING A CULTURE AROUND WELLNESS THROUGH PROGRAMMING AND SHARED SPACES



As people spend approximately 90% of their time in enclosed spaces, 550 concentrates on the air that we breathe

# 30%

INCREASED VENTILATION

- Increased ventilation 30% above ASHRAE<sup>2</sup> standards to improve air quality
- Prioritizes optimal indoor air quality through delivery of filtered fresh air, selection of environmentally sustainable materials and robust cleaning protocols
- Outdoor air is monitored for CO<sub>2</sub> and filtered through the building's ventilation system
- Low emitting materials that result in cleaner indoor air quality through furniture selection and maintenance protocols
- The building will be third-party performance tested to verify indoor air quality meets thresholds for volatile organic compounds (VOCs) and other contaminants

550 is eager to encourage healthy food and beverage options within the building and garden

550 will provide resources that support health and well-being

- Located within walking distance of a selection of produce at grocers and retailers in the surrounding area
- Curated food and beverage purveyors that offer fresh produce options, visible nutritional transparency, products that limit sugar, prohibit hydrogenated oils and offer organic options which are Certified Humane<sup>®</sup>, or recognized by a GSSI Seafood Certification Scheme
- The amenities offering will feature a library, including a collection focused on wellness and nutrition
- Supporting mental health and well-being programming and educational resources

# IMPLEMENTATION OF DESIGN STRATEGIES INCLUDING INCREASED VENTILATION AND AIR FILTRATION



550 understands what it means to exist in today's world — and is ahead of the curve in protecting tenants by combating disease transmission through design and best practices

- It is critical to keep indoor air as clean as possible, which is why 550 has implemented design strategies that include increased ventilation and air filtration, as well as a dedicated distributed outdoor air system
- Cleaning protocol will support clean contact of surfaces through implementation of a thorough policy that trains staff for cleaning, disinfection and entryway maintenance

- Immune system support is important, which is why we're focused on making healthy food options available — encouraging physical activity, and resources to support mental health



