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South Lake Union Urban Center Plan Earns LEED for Neighborhood Development Certification

South Lake Union Represents First Certified Plan in Washington State to Earn LEED-ND Rating

SEATTLE, Wash. – April 27, 2011 – Seattle’s South Lake Union Urban Center plan has achieved LEED for Neighborhood Development (Stage 2) certification from the U.S. Green Building Council, representing the first neighborhood plan in Washington State to earn the prestigious rating. As the applicant, the City of Seattle led the effort to compile the necessary documentation and submit South Lake Union as part of the pilot program.

Developed in collaboration with the Congress for the New Urbanism and the Natural Resources Defense Council, the U.S. Green Building Council’s LEED for Neighborhood Development (LEED-ND) rating system integrates the principles of smart growth, urbanism and green building into the first national certification system for neighborhood design.

"The LEED for Neighborhood Development program goes beyond individual green buildings and focuses on community-wide design and development," said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. "The South Lake Union Urban Center is a pioneer in this arena and is ushering in a new era of development of smarter and healthier communities throughout the U.S."

"South Lake Union has demonstrated how redeveloping urban neighborhoods guided by sustainable values can positively impact the community, the environment and the vitality of our region," said Ada M. Healey, vice president of real estate at Vulcan Inc. "The LEED for Neighborhood Development certification validates the vision shared by the City of Seattle, Vulcan, and neighborhood stakeholders for creating a sustainable future in South Lake Union."

South Lake Union is one of 65 neighborhood plans from across the nation that has been certified through the LEED-ND Program to date (Stage 2). The new system certifies green development at a neighborhood scale, encouraging transit-oriented projects and proximity to services, amenities and jobs. The LEED-ND categories evaluated include Smart Location & Linkage, Neighborhood Pattern & Design, Green Construction & Technology, and Innovation & Design Process.

Neighborhood plans are awarded LEED-ND points within each category based on a variety of criteria that have significant impacts of lowering the carbon footprint of a neighborhood, including brownfield redevelopment, residential density, proximity to employment and transit, reduced auto dependence, diversity of housing types, access to active open spaces, walkable streets, reuse of historic buildings, and comprehensive waste management, among others.

While LEED-ND certification requires that a minimum of 20 percent of the project area's square footage be LEED certified, nearly 35 percent of South Lake Union's total square footage is comprised of LEED certified buildings (those constructed since the LEED rating system was developed in 1998). In addition, approximately 70 percent of the nearly 2 million square feet of buildings delivered since 2009 have achieved LEED certification.

The City of Seattle and various South Lake Union neighborhood groups, property owners and businesses have partnered on the neighborhood's LEED-ND pilot project to assess how an existing urban infill neighborhood performs against the standard as well as to formally recognize the community's commitment to sustainable values that helps guide its future growth.

Members of South Lake Union's LEED-ND Advisory Committee included a diverse cross section of neighborhood stakeholders including representatives from the City of Seattle, Weber Thompson, South Lake Union Community Council, Cascade Neighborhood Council, Vulcan Real Estate, and NBBJ, among other participants.

About Vulcan Real Estate

Vulcan Real Estate directs all real estate activities for Vulcan Inc., a Paul G. Allen company. The company's experienced, talented team of real estate professionals offers a full range of development services from site selection to build-to-suit construction. Its real estate model is based on quality, sustainable development that builds new value across the entire community. To date, Vulcan has delivered nearly 4.3 million square feet in 21 new office, biotech, residential and mixed-use projects in South Lake Union. The company has approximately 500,000 square feet currently under construction and/or planned for delivery by 2013. For more information, visit www.vulcanrealestate.com.

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