

Seattle Home to Several New Green Projects

For years, Seattle has been a leader in the movement to create and promote sustainable development. One effort underway is a plan to create a model for a sustainable, mixed-use urban development in the city's South Lake Union neighborhood that blends housing, retail and office space, life sciences research facilities, open space, public transportation, and various cultural amenities. During the next 20 years, Seattle forecasts that South Lake Union will become home to 20,000 new jobs and 10,000 new residents.

Examples of green projects in South Lake Union include the 162-unit Alcyone apartments, soon to be one of Seattle's first multifamily projects to receive Leadership in Energy and Environmental Design (LEED) certification. Green components include a roof deck, a pea patch irrigated with recycled rainwater for organic gardening, nontoxic paint and flooring, energy-efficient appliances and windows, a Flexcar program to reduce vehicle use, and recharging stations for electric cars. In addition, the project is constructed with materials with a high level of recycled content, and more than 80 percent of construction waste was recycled.

As the future headquarters of architectural firm NBBJ, Alley24 is a 362,500-square-foot mixed-use project that will include residential units and retail and office space. The project is planned to be Seattle's first LEED-certified mixed-use development. The office portion will include natural daylight, access to fresh air through operable windows, accessible green rooftops, and fixtures and appliances that reduce energy and water consumption. Energy-saving windows and extra insulation in floors, walls, and ceilings also will be incorporated into the design. Its hybrid heating, ventilation, and air-conditioning system will make it Seattle's first building

to offer tenants a choice of natural ventilation, energy-efficient air conditioning, or both.

As the new home for the Seattle Biomedical Research Institute (SBRI), the 112,000-square-foot SBRI building recently qualified for a silver LEED rating. The building is also one of the Seattle region's first commercial projects to be evaluated under the LEED core and shell pilot program. Constructed with a number of recycled materials, the development includes building systems designed to reduce potable water use by 20 percent and energy use by 30 percent compared with the industry's most stringent standards. Only nontoxic finishes have been applied, and the air system uses 100 percent fresh air.

Transportation improvements to promote a sustainable, pedestrian-friendly neighborhood around the SBRI building include a streetcar system that will connect to several regional transportation systems. To create public green space in the community, developer Vulcan Real Estate will help the city to renovate Cascade Park as a more environmentally friendly and sustainable resource. Improvements will include water quality and conservation enhancements that will reduce the amount of impervious surface in the park and divert stormwater runoff; a recycling program and reuse of construction waste; and provision of vegetative cover and a food and water supply for local wildlife.



The 112,000-square-foot home (above) for the Seattle Biomedical Research Institute recently qualified for a silver LEED rating.

Seattle's Alcyone apartments (right), which includes a roof deck and a pea patch irrigated with recycled rainwater for organic gardening, is soon to be one of the city's first multifamily projects to receive LEED certification.



"Architects will have a vital role as advocates, encouraging sustainable solutions around the world. But we also need more progressive developers and politicians with the courage to set goals and incentives for society to follow. . . . There are no technological barriers to sustainable development, only those of political will."

—British architect Norman Foster, "Ecotecture to the Rescue," page 126, *The Economist: The World in 2005*