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## **Vulcan Completes 330,500 Square Foot Sustainable Mixed Used Development Block in South Lake Union**

***New housing, retail and office space brings former industrial block to life***

**SEATTLE — January 13, 2014** — Vulcan Real Estate has announced the completion of a full block redevelopment project in South Lake Union which includes the two-building Stack House Apartments and the Supply Laundry Building historic landmark renovation.

Named after the iconic 140 foot smoke stack that once served the Supply Laundry Building, the development is bordered by Yale and Pontius Avenues to the east and west, and Republican and Harrison streets to the north and south. Pedestrian-oriented walkways create through-block connections, guiding residents and passersby into the landscaped public plaza and courtyard spaces in the center of the block.

“We are thrilled to introduce this revitalized and sustainably developed block to the South Lake Union neighborhood,” said Ada M. Healey, Vice President of Real Estate for Vulcan. “The project demonstrates Vulcan’s commitment to maintain and enhance the character of the neighborhood through historic renovation and the development of a dynamic new community.”

The ultra-sustainable office and retail project combines restoration and adaptive reuse in the 106-year-old Supply Laundry Building, a City of Seattle Landmark. Among the sustainable features are bio-filtration swales and cisterns to collect rainwater for site landscaping and rooftop urban agriculture. Other green features include a high efficiency reverse cycle chiller plant to heat domestic hot water, eco-friendly building materials, energy efficient windows, high efficiency air source heat pumps, and onsite Zipcars.

### **Stack House Apartments Bring 278 New Homes to South Lake Union**

Located at 1280 Harrison Street, [Stack House Apartments](#) consists of two seven-story residential buildings, totaling 278 units and 293,000 square feet. Named for the prominent smoke stack attached to the adjacent Supply Laundry Building historic landmark, the West building features 188 homes and opened in October. The Southeast building features 90 homes and was 91 percent pre-leased before the first tenant moved in in mid-August, demonstrating the strength of leasing demand.

The modern buildings offer open one bedroom, one-, two- and three-bedroom homes, lofts, and townhomes. Each home features vinyl hardwood floors in the living areas, soft-close cabinetry, quartz countertops in the kitchen and bathrooms, Energy Star rated stainless steel appliances, water efficient plumbing fixtures, and energy and water-efficient washer/dryers.

Amenities include pet-friendly residences, an urban rooftop garden, Wintergarden, two roof decks, fitness center and sports court, media room, guest suite, community center, conference room, business center, bike storage and a 305-stall parking garage shared with the Supply Laundry Building. Artwork commissioned by Northwest artists adds interest for the public and residents, and supports the local arts community. Stack House Apartments has been awarded LEED for Homes Platinum certification by the U.S. Green Building Council.

### **Historical Supply Laundry Building Renovated for Commercial Use**

Originally built in 1906, the Supply Laundry Building is a 2-story, 36,000-square-foot brick historic structure, recently renovated for future office and restaurant use. The building housed a commercial laundry for most of the twentieth century and was nominated by Vulcan as a [City of Seattle Historic Landmark](#) and is listed in the [National Register of Historic Places](#).

Vulcan took an innovative approach to design and restoration in order to maintain the building characteristics and balance historic preservation requirements with energy efficient features. The brick masonry exterior, masonry smokestack, and original wood windows were restored, and existing mid-century aluminum windows were replaced with new energy efficient single-hung windows resembling the original wood windows.

During the design phase Vulcan worked with the City of Seattle Department of Planning and Development and Preservation Green Lab to pilot an outcome based energy code compliance path, whereby the building performance will be assessed by actual energy use post-occupancy. The building was designed to use more than 50 percent less energy than the national average for a building of its size and type of use, well below the current code minimum performance. The renovated building is targeting LEED-CS Gold certification by the U.S. Green Building Council.

Construction for the full block began in February 2012. The project team for Stack House and Supply Laundry Building included general contractor Exxel Pacific, Inc.; architect, Runberg Architecture Group; interior designer, two 9 design; landscape architect, The Berger Partnership; structural engineer, Coughlin Porter Lundeen; civil engineer, KPFF; HVAC and plumbing design consultant Ecotope; electrical and lighting design consultant, Rushing; Preservation Green Lab, and sustainability consultant, O'Brien and Company.

### **About Vulcan Real Estate**

Seattle-based Vulcan Real Estate directs all real estate investment activities for Vulcan Inc., a Paul G. Allen company. Through strategic acquisitions and innovative development, Vulcan Real Estate has created a diversified portfolio of high-performing quality assets including office, biotech, residential and mixed-use projects. The company's integrated team of real estate professionals offers a full range of development and portfolio management services from site selection and urban planning to build - to - suit construction, leasing and asset repositioning. Its real estate model is based on quality, sustainable development that builds new value across the entire community. To date, Vulcan has delivered 5.2 million square feet in 25 new office, biotech, residential and mixed-use projects in South Lake Union. The company has 1 million square feet of commercial space under construction for Amazon.com and the Allen Institute for Brain Science and another 500,000 square feet in pre-development planning. The company currently manages nearly \$2 billion in real estate assets. For more information, visit [www.vulcanrealestate.com](http://www.vulcanrealestate.com).

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