



## **Vulcan Real Estate Celebrates 10-Year Commitment to Salmon-Safe Development Practices**

*New report assesses the environmental impact of Vulcan's Salmon-Safe efforts*

(Seattle, WA) July 2024 —This month Vulcan Real Estate proudly commemorates a decade-long partnership with Salmon-Safe, marking a milestone in their sustainable development mission. As the inaugural Salmon-Safe accredited developer, Vulcan has integrated Salmon-Safe principles into 17 projects since 2014. Salmon-Safe, the Oregon-based environmental certification nonprofit dedicated to preserving West Coast watersheds for native salmon, closely aligns with Vulcan's commitment to environmental stewardship.



*Image courtesy of Vulcan Real Estate*

Programs like LEED and Salmon-Safe help diminish the negative impacts of development and the depletion of natural resources, but these practices are not easily quantifiable. Dr. Richard Horner Ph.D.,



professor emeritus at the University of Washington and a consulting scientist to Salmon-Safe, conducted a comprehensive study affirming the benefits of Vulcan's adherence to Salmon-Safe practices over the past decade. The report underscores the ecological significance of Vulcan's decision, validating the efficacy of Salmon-Safe design standards and advocating for wider adoption.

Since its inception, Vulcan has demonstrated a steadfast commitment to environmental responsibility with 40 LEED-certified buildings and a \$55 million investment in soil remediation throughout the Puget Sound region. As Vulcan began investing in the South Lake Union neighborhood—recognizing the importance of Lake Union's ecosystem—they initiated a partnership with Salmon-Safe, pioneering ultra-urban development site certification, and a developer accreditation program that helped mainstream Salmon-Safe practices across the Vulcan development portfolio.

“By being the first large developer to commit to Salmon-Safe design and development practices, Vulcan is leading the way to a healthier Puget Sound,” said Dan Kent, Salmon-Safe co-founder and Executive Director. “Vulcan was an early adopter of the LEED Rating System and over the last decade its adoption of Salmon-Safe certification has helped further shift the region’s development market towards projects that embody a shared commitment to preserving urban ecosystems and building climate resiliency.”

Vulcan’s Salmon-Safe dedication encompasses every phase of development. The company educates the public on the benefits of Salmon-Safe through signage at their projects and follows Salmon-Safe principles at every step of their process, ensuring building sites are designed to treat stormwater runoff on-site, conserve water, provide habitat, and restore urban ecological function that has been lost over time. During construction, soil and vegetation are protected and eliminating sediment runoff is a priority. Post-construction practices include strategies limiting pesticide applications and synthetic fertilizer use, and providing ecologically functioning habitats. Interdisciplinary teams, including PhD-level scientists representing the expertise behind the certification standards, assess every project in person on behalf of Salmon-Safe, furthering their efforts to take a bioregional and site-specific approach.

Dr. Horner’s report highlights significant reductions in stormwater runoff and pollutants, with Vulcan projects projected to significantly decrease harmful discharges. The report assesses several pollutants including total suspended solids that negatively affect aquatic habitats and help transport other pollutants, copper and zinc, that are toxic to salmon and other aquatic life, and nutrients that stimulate algal and aquatic plant growth to a harmful excess.



“Overall, the 17 Vulcan projects employing Salmon-Safe techniques are projected to reduce the discharges of stormwater volume, TSS, copper, and zinc by 30-40% compared to the quantities occurring with the urban land uses preceding the redevelopments,” reports Dr. Horner. “Nutrient reductions were estimated at 26-29%.” The data also supports roof water harvesting—a practice that Vulcan uses in their projects—evidencing benefits like pollution reduction, avoiding and slowing discharge, and decreasing demand on the potable water supply for irrigation. The report highlights that Vulcan is minimizing negative environmental impacts and improving project site conditions.

Vulcan's influence has created a domino effect, with development projects across Puget Sound seeking Salmon-Safe certification and 14 Salmon-Safe accredited contractors in Greater Seattle. “There is an exciting ripple effect of having so many Salmon-Safe accredited general contractors here in the Pacific Northwest, extending to landscape architects, civil engineers, and other design professionals. The benefits of Salmon-Safe principles are reaching across a broader number of sites throughout our region,” said Corey Wilson, Senior Real Estate Environmental Manager at Vulcan Real Estate. Vulcan Real Estate will continue collaborating with Salmon-Safe for the foreseeable future, encouraging their colleagues and partners to sign on to the program.



### **About Vulcan Real Estate**

Through strategic acquisitions and innovative development, Seattle-based [Vulcan Real Estate](#) develops and manages a diversified portfolio of high-performing quality assets, including office, life sciences, 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, financing, and asset repositioning. Its real estate model is based on quality, sustainable development that builds new value across the entire community.

Since 2000, Vulcan Real Estate has delivered \$4.6 billion in assets in 47 projects comprising 10.3 million square feet of commercial space and 3,390 residential units. Sixty-five percent of the development projects have occurred in South Lake Union, renowned as one of the largest urban redevelopment projects in the country. The company also has 855 residential units under construction in the Seattle and Eastside markets.

### **About Salmon-Safe**

Founded by river and native fish conservation organization Pacific Rivers, [Salmon-Safe](#)'s mission is to inspire the transformation of land management practices so Pacific salmon can thrive in West Coast watersheds. Salmon-Safe is an independent Portland-based nonprofit offering peer-reviewed environmental certification focused on water quality protection, habitat restoration, and climate resiliency. Salmon-Safe has transitioned more than 900 urban and agricultural sites to certification practices. To find out more, visit [www.salmonsafe.org](http://www.salmonsafe.org).

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