

NAIOP Sustainable Development Award Fact Sheet: Alley24, Vulcan Real Estate

Building location: Seattle, Washington (South Lake Union area)

Total project cost: \$92 million

Square footage: 362,000 square feet, including:

- 180,000 square feet of office space
- 23,000 square feet of retail space
- 172 apartments
- Shared parking structure

Lease rate: Alley24 East's office space was 90 percent pre-leased when it opened in February 2006, and the project's office and retail space is currently fully leased.

Certifications: Four certifications:

- Alley24 East (commercial portion) – USGBC LEED Silver for Core and Shell
- Alley24 West (residential portion) – USGBC LEED certification
- Anchor tenant: NBBJ – USGBC LEED-CI Gold
- Anchor tenant: Shanksa – USGBC LEED-CI Silver

Materials Use

- Diverted 80 percent of demolition and construction materials. Large amounts of waste were also avoided through the re-use of significant portions of the existing brick laundry buildings, and the efficient urban form of the building also contributes to the use of minimal materials.
- Project materials were chosen based on cost-effectiveness, local sourcing, low maintenance and authenticity. Concrete made from fly-ash (a common industrial waste product) was used as the primary office building material. An abundant waste product from coal-fired power production, fly ash strengthens concrete in lieu of mined aggregate. Concrete adds a measure of thermal mass to mitigate the highs and lows of daily temperature swings, reducing loads on the mechanical system.
- At least 20 percent of the building materials utilized in the development were manufactured in the Northwest region, reducing transportation costs and benefitting regional product providers. Other sustainable materials include the use of low-VOC paints, adhesives and water-based sealers.

Energy and Water Efficiency

- A unique hybrid HVAC system with a raised underfloor air distribution system, delivering conditioned air beneath the occupants' feet giving tenants better air quality, increased comfort and more personal control, while providing several hundred more hours of "free cooling" than overhead air conditioning.
- Tenant-controlled operable windows and the ability for fan-assisted natural ventilation, which allows occupants the option of eliminating air conditioning altogether.
- Motorized sunscreens that track the sun's rays, automatic reflector blinds and low energy fixtures.
- Water usage was reduced to 30 percent below the calculated baseline for the building, lessening the burden on the municipal water supply and reducing utility costs.
- Alley24 East has a 700-square-foot rooftop deck that includes a fully landscaped garden and green rooftop to provide greater energy efficiency by insulating the building and serves to reduce stormwater runoff.

Accessibility

- Secured bicycle storage, showers and changing rooms in the garage, as well as an onsite Zipcar available for building tenants. An underground parking garage includes several preferred parking stalls for carpools and alternative fuel vehicles, with electric vehicle charging capability. The garage also offers preferred monthly parking rates for tenants who drive an electric vehicle to work, with no cost for the use of the electric charging.

Innovation

- A purposeful design has successfully shifted employee behavior towards a more socially and environmentally responsible approach.
- Tenant education on operating a high-performance green space helps guide behavior for excessive overtime or utility usage that would potentially skew operational results, significantly and negatively impacting bottom line results and potentially diminishing asset value.
- In Alley24 East, units are individually metered, and building management provides ongoing accountability of energy consumption using meters that allow for the monitoring of electricity usage for each tenant.