PROJECT TEAM

PRYDE + JOHNSON
Owner, Developer, Builder
WEBER THOMPSON
Architecture, Landscape Architecture
ECOTOPE
Energy, Electrical, Plumbing
EMERALD AIRE
Mechanical SwepdyBurn
MARKIE NELSON INTERIOR DESIGN
Interior Design
DCI
Structural

BUILDING STATISTICS

LOCATION:
11th Ave E and E Pine St
Seattle
DATE OF CONSTRUCTION:
2012
SIZE:
86,500 SF
92 units

PROJECT BACKGROUND

The Sunset Electric is located at the intersection of 11th Ave E and E Pine St, directly south of Cal Anderson Park in the busy Pike-Pine Triangle area of Capitol Hill. The building was originally built in 1919 as a three story structure with an auto showroom at the ground floor; it endured a major fire early in its life and was rebuilt in much the same two story form that we see today. Today the building stands vacant, as it has for quite some time, covered in posters and overall in very poor shape but with its historic facade fairly intact. This project, for a residential building, will be the first to be built under the new Pike-Pine Character Building Ordinance which grants an additional ten feet of height to buildings that preserve an historic facade in the district. This allows an increase in density while maintaining the neighborhood character at the street.

PROJECT GOAL

The goal of this project is to be among the most energy efficient apartment buildings in the country. To accomplish this, the design begins with a courtyard scheme that promotes natural ventilation and daylight to the units. At the same time, the courtyard scheme allows nearly all of the heating circulation to be outdoors, eliminating thousands of square feet of conditioned space while creating a connection between the building interior and the public street through the open court and lobby. The courtyard also creates opportunities for community within the building, connecting the residents to one visual space.

INNOVATIVE MEASURES: ENERGY

The project will employ an innovative and efficient reverse cycle chiller system for domestic hot water. This system, similar to a water-to-air heat pump, will tap into the stable emissions will be reduced.

INNOVATIVE MEASURES: WATER

Low flow fixtures are planned inside the building and water efficient irrigation, drought tolerant plants and green roof on the exterior.

INNOVATIVE MEASURES: TRANSPORTATION

The existing building is located in a dense, mixed use area well served by public transit. The site has an exceptional walk score of 95 out of 100. Because the site is within the overlay district for the new Capitol Hill Light Rail Station there is no minimum parking requirement and only what we can fit into the existing basement was provided. There will be a parking ratio of 0.3/unit. As the building is located in a community well served by walking, biking and transit instead of single-occupancy vehicles, air pollution and GHG emissios will be reduced.

“WE looked at typical usage for this type of building (mid-rise multifamily) – based on the billing analysis study that we did for the Seattle DPD. This showed 25% of the energy going to hot water, 18% to corridor and parking lighting, 15% to corridor heating/ventilation. We targeted these large loads by designing the building to completely eliminate the enclosed interior spaces. This allows us to dramatically reduce common lighting and eliminate the heating load for the common area in exchange for a small increase in the envelope load on the apartments. We then targeted the largest load (hot water) by using low flow fixtures everywhere and a heat pump water heater.”

Jonathan Heller, PE, Principal, Ecotope