MEMBER BUILDING CASE STUDY

SUPPLY LAUNDRY

FAST FACTS:

65% energy reduction
30% water reduction
Project Background:

The Block 10 project is made up of two new seven-story buildings with 278 residential units, 8,300 SF of retail space, and below-grade parking for 305 vehicles. It also includes Core and Shell renovations to the historic 36,000 SF Supply Laundry Building for retail, restaurant and office use. A north-south alley and east-west pedestrian throughway divides the block, providing public access to the project’s interior courtyard.

This project is participating in DPD’s Priority Green permitting incentive program and achieved a Platinum rating in the LEED for Homes Midrise Pilot program. The historic component achieved LEED Platinum Core+Shell, and it is a candidate pilot project for Preservation Green Lab’s Outcome Based Energy Code review program with the City of Seattle.

Innovative Measures:

Energy:
Reverse cycle chiller system for domestic hot water, energy efficient fixtures and appliances, elevator lobbies are untempered - cutting common space heating requirements in half, heat pumps serve 40% of residential units, lighting upgrades, 1/2 of corridor and parking garage lights are motion sensed

Water:
Rainwater publically collected in cisterns and used for irrigation and food production on roof top, green roof diverts water from stormwater system, low-flow fixtures reduce water demands by 30%, install bioswales along Yale and Pontius to filter and slow stormwater

Transportation:
Electric vehicle charging stations provided in garage, opportunity for sharing already low 0.75 parking stalls per residential unit with daytime commercial owners - further incentives alternative transit

Building Statistics

Owner: Vulcan Real Estate | City Investors XVIII, LLC
Architect: Runberg Architecture Group
Building Type: Multifamily and Retail
Location: 11th Avenue E and E Pine Street
Built/Renovated: 2013
Square Feet: 416,252
Structure: Wood frame over concrete
Number of floors: 7

Energy
EUI: 31.6 Kbtu/sf/yr
Baseline EUI: 90.2 Kbtu/sf/yr
Reduction: 65%
Energy Star: 99

Water
Reduction: N/A

Transport

Drive-Alone Trips District Average: 35%
Rideshare Trips District Average: 10%