

52% reduction of potable water for irrigation

96% of project waste diverted from landfill

26% of materials regionally manufactured

Alcyone Seattle, Washington

Completion:	June 2004
Project size:	235,600 sf 161 units
Owner:	Harbor Properties & Vulcan Partnership
Architecture:	GGLO
Interior Design:	GGLO
Contractor:	Rushforth Taylor Construction
Civil Engineer:	Magnusson Klemencic Assoc.
Structural:	Magnusson Klemencic Assoc.
Landscape Architecture:	Hewitt
Mechanical & Electrical Engineer:	Hargis



LEED® CERTIFIED

for New Construction
certification awarded Sept. 2005

LEED Points:	27
Sustainable Sites:	10 of 14
Water Efficiency:	2 of 5
Energy & Atmosphere:	1 of 17
Materials & Resources:	4 of 13
Indoor Environmental Quality:	7 of 15
Innovation in Design:	3 of 5

LEED® CREDIT HIGHLIGHTS

Sustainable Sites

SS 2	Dense urban location close to community services
SS 4.1	No car, no problem! A full range of transportation options are available: public transportation; car sharing; secure bicycle storage
4.2	
4.3	
4.4	
SS 5.2	Exceeding Seattle's open space requirements provide amenity space as well as Space Needle views from Cascade Park and access to sunlight at the community's P-Patch across the street
SS 7.1	Eco-roofs and high reflectivity roofing materials improve indoor comfort & reduce heat island effects
7.2	

Water Efficiency

WE 1.1	Native landscaping utilizing high efficiency drip irrigation and captured rainwater irrigation at roof-top P-patches reduce potable water use by over 50%
WE 3.1	25% reduced water use: Low-flow faucets (1 gpm), showerheads & kitchen faucets (2 gpm) conserve water while Energy Star dishwashers use 25% less water and conserve energy

Energy & Atmosphere

EA 4	Entire HVAC system contains no ozone depleting refrigerants
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Materials & Resources

MR 2.1	96% of construction waste diverted from landfill
2.2	
MR 4.1	12.5% of materials contain recycled content
MR 5.1	26% of building materials manufactured locally

Indoor Environmental Quality

EQ 3.2	Construction Management Plan building indoor quality for future tenants after construction
EQ 4.2	Low-emitting carpets and low VOC paints
4.3	
EQ 8.1	Large operable windows provide daylight, expanded views and decrease use of electric lighting
8.2	



Background

As Washington State's first LEED® Certified, market-rate apartment building, Alycone's design focused on occupant health and comfort as well as demonstrating the applicability of the LEED® rating system to multi-family projects while balancing costs against benefits.

Better Site Solutions

Almost half of Alycone's sustainability features can be attributed to site selection and design:

- Selecting a previously developed site and providing a project density more than twice the neighborhood average, reduces pressure on undeveloped land while providing convenient access to work and play
- Structured parking, combined with vegetated and reflective roofing, mitigates the heat island effect
- Exceeding Seattle's open space requirements provide amenity space as well as Space Needle views from Cascade Park and access to sunlight at the community's P-Patch across the street



Conserving Water & Energy

Systems and products were selected for their contribution to water and energy efficiency.

- Energy efficiency was designed to be approximately 20% over Washington's code through the use of: high performance windows (low-e 0.33 u-value), high-efficiency central boiler, and exterior insulation over metal framing
- Alycone is a participant in GGLO's ongoing [Building Performance Evaluation](#) of multifamily projects in the Seattle area in order to assess building performance relative to design intention

Better Materials & Indoor Environment

Alycone flats, townhouses, and loft-style live/work unit finishes contribute to a healthier indoor environment while priority was given to material selection:

- 66% recycled content light gauge metal framing increases durability, eliminates shrinkage and reduces demand for virgin materials
- 26% of materials were manufactured locally which reduces negative impacts of transportation and stimulates the local economy
- Carpeting and low VOC paints contribute to improved indoor air quality

Sustainable & Economical

- 2.5% soft cost increase: LEED documentation and commissioning
- 0.14% hard cost increase: Sustainable upgrades like improved window efficiency
- 0.2% overall increase: LEED premium, after incentives, at move-in