

SEATTLE GREEN INFRASTRUCTURE INNOVATION

CASE STUDY SERIES

Federal Center South Building 1202

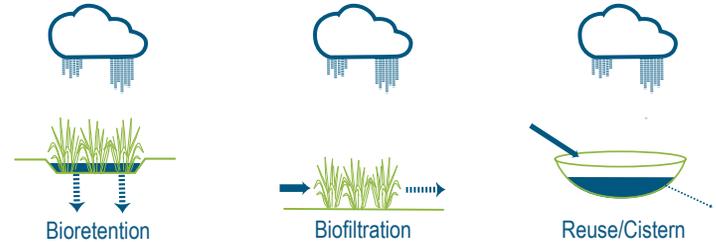
4735 E Marginal Way S Bldg 1202, Seattle, 98134 2012



PERFORMANCE SNAPSHOT

- U.S. Army Corps of Engineers' Seattle District headquarters is a high-performance green office building with low-impact landscaping and a rainwater collection and reuse system on a former brownfield site.
- Design team reduced site hardscape from 100% to 34%, and 99% of stormwater runoff is naturally treated

GREEN INFRASTRUCTURE TECHNOLOGY TYPES



INNOVATION HIGHLIGHTS



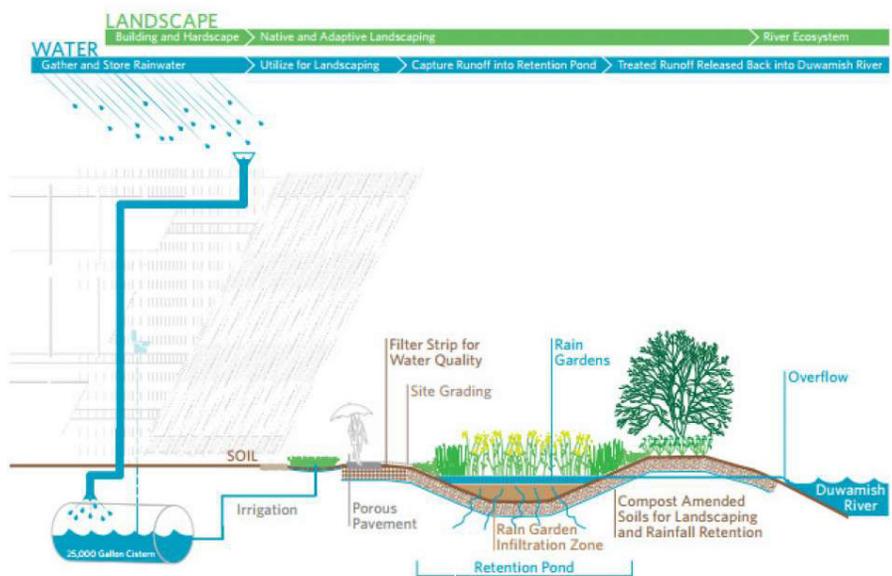
On-site drainage run-off is treated with stormwater surface ponds, rain gardens, and wet ponds with the capacity to drain and treat a 95th percentile rain event on-site, eliminating the need for a connection to the City's stormwater system.

The development of the brownfield site included the restoration of wetlands, converting 4.6 acres of hardscape to green space.

The rainwater reuse system captures water from the roof and stores it in a 25,000-gallon cistern to be used for toilets, irrigation, a rooftop cooling tower and building water features, providing required water quality treatment. About 430,000 gallons of rainwater will be harvested per year, resulting in a 79% reduction in potable water use for toilet flushing and a 14% reduction in irrigation demand.



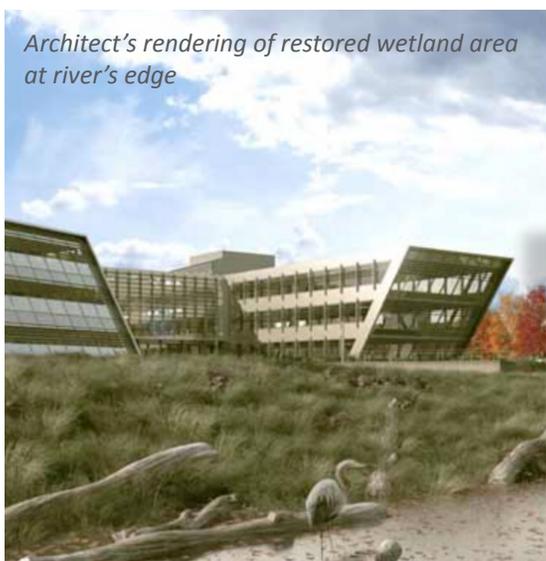
Photos: Benjamin Benschneider



PROJECT DETAILS	
TOTAL AREA TREATED	8.8 acres
DRIVER	GSA Design Excellence Program
OWNER	U.S General Services Administration (GSA)
FUNDER	American Recovery and Reinvestment Act (ARRA)
GREEN INFRASTRUCTURE COST	Not broken out
PROJECT TEAM	ZGF Architects, SiteWorkshop LLC, Sellen Construction
MAINTAINED BY	U.S. Army Corps of Engineers



Interior water features such as this “source stone” are fed by harvested rainwater from the building’s roof.



Architect's rendering of restored wetland area at river's edge

MORE INFORMATION

https://www.gsa.gov/cdnstatic/GSA_FCS_Press_Book_email.pdf