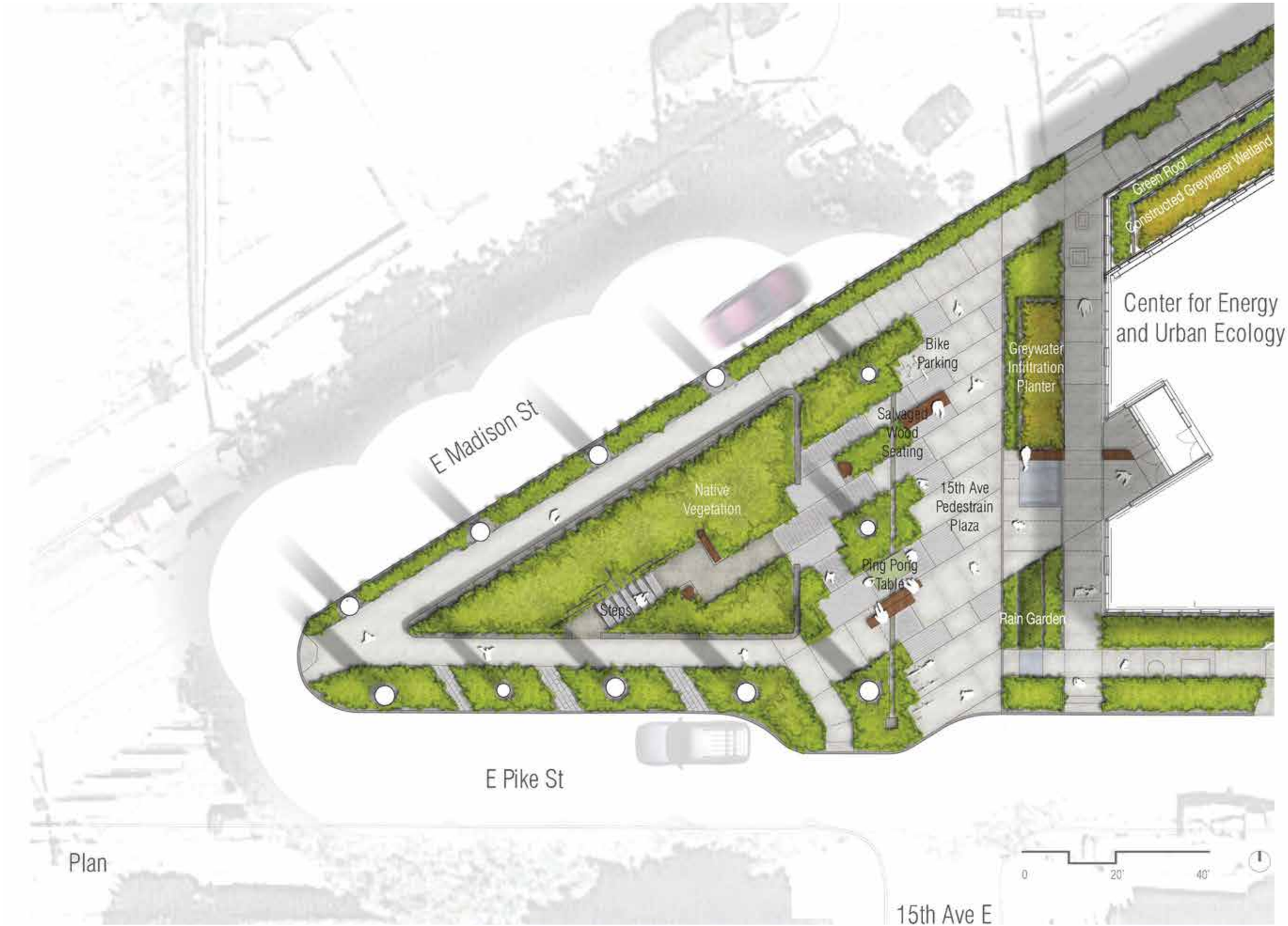
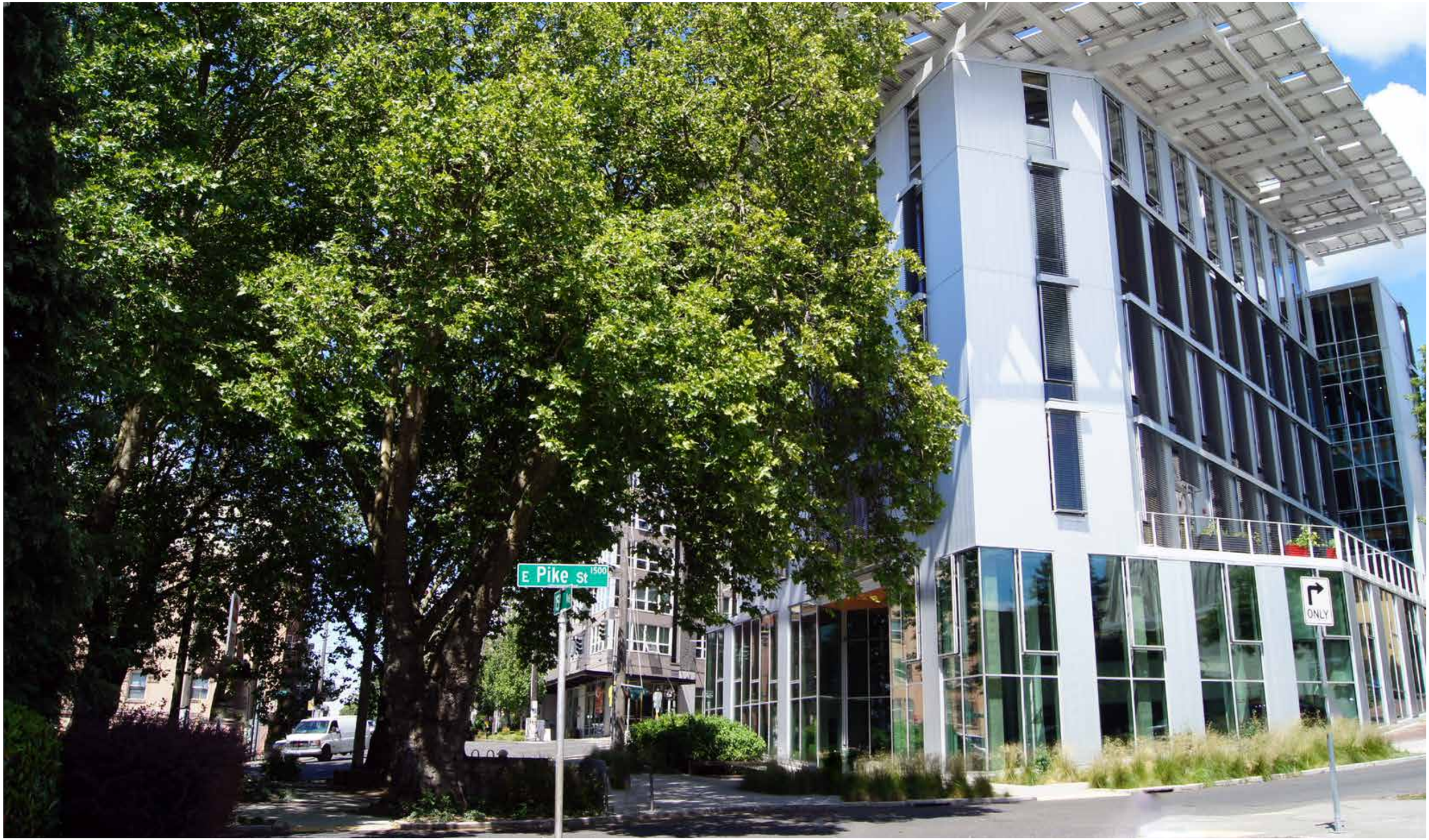
The Bullitt Center site was chosen for its relationship to adjacent green space, McGilvra Place Park, and a walk score of nearly 100. Its urban context made it the first building of its kind to pursue Living Building Challenge (LBC).



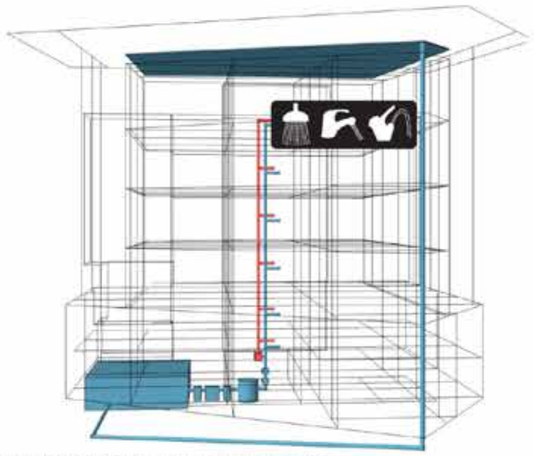
The private development project, underutilized public green space, and street between the two created a great opportunity for a public-private partnership. This site plan also highlights the water flow of each site.



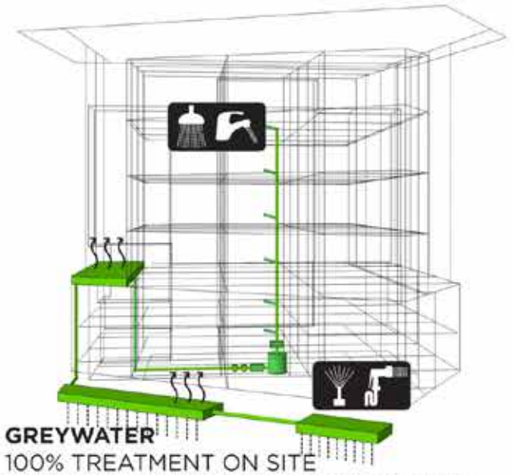
To achieve LBC required a performance-driven design approach. Everything needed to have multiple reasons for being.

WATER PERFORMANCE FOR LIVING BUILDING CHALLENGE

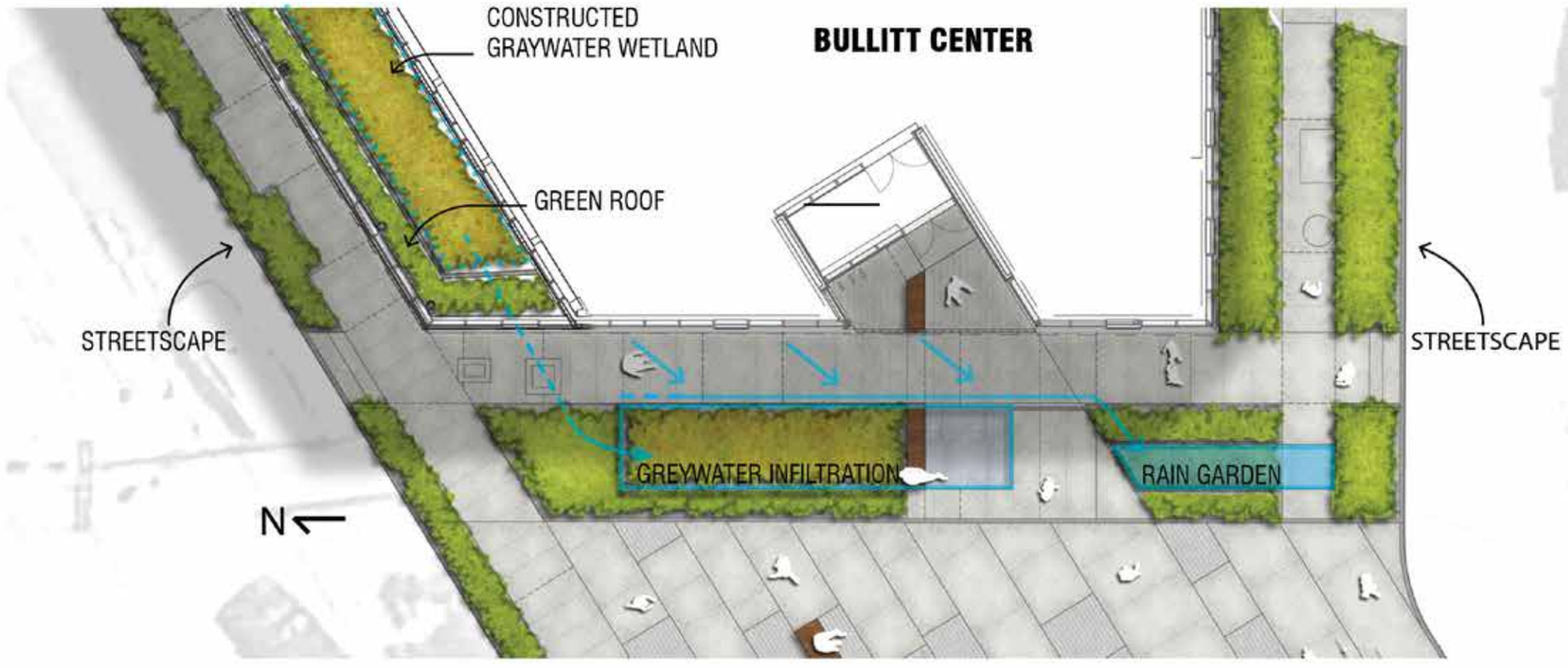
NET-ZERO WATER & ECOLOGICAL FLOW



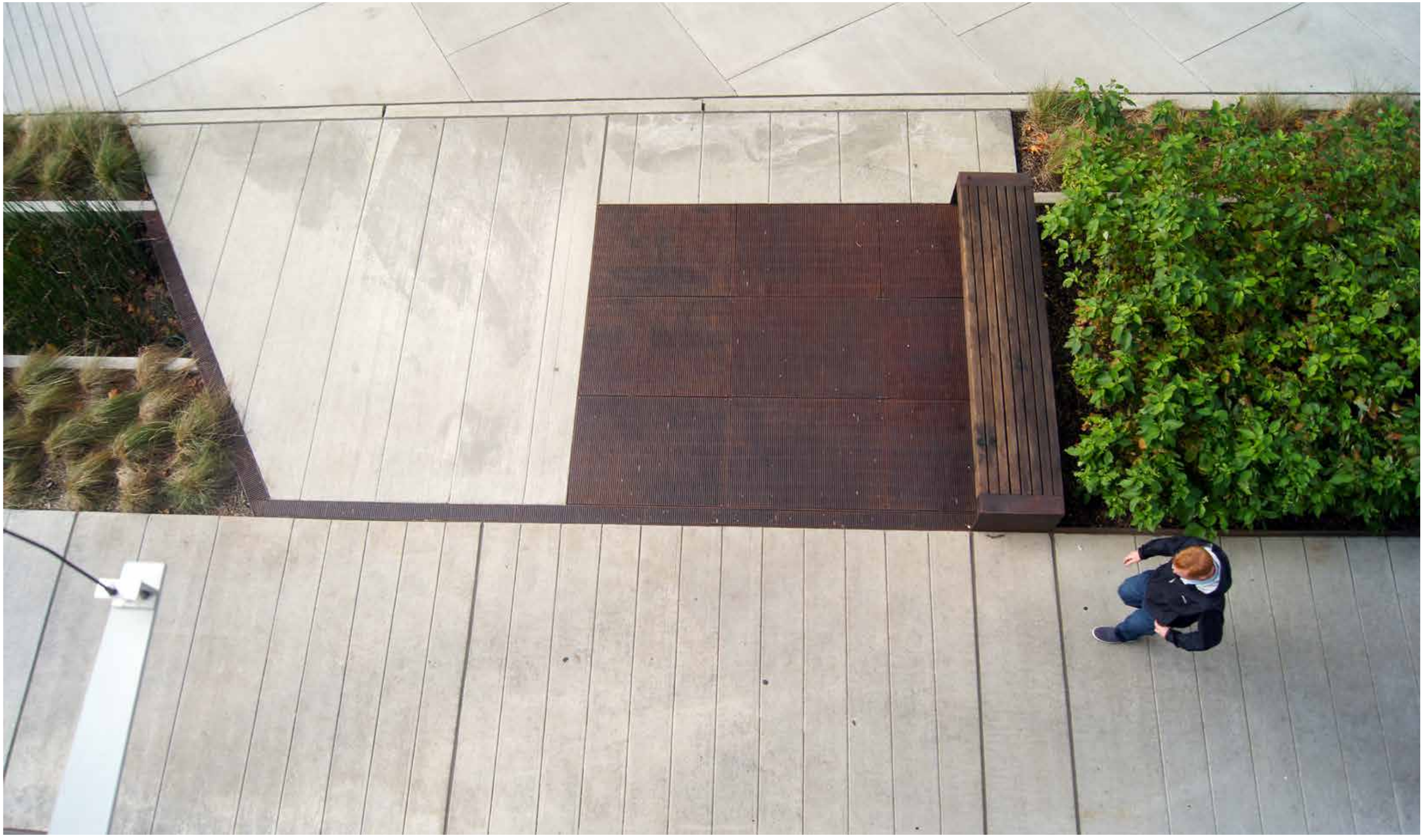
RAINWATER COLLECTION
100% DEMAND MET ON SITE



GREYWATER
100% TREATMENT ON SITE
EVAPOTRANSPIRATION & INFILTRATION



Rooftop rainwater is collected and used in the building for potable uses. Greywater flows to constructed wetlands to be treated and infiltrated through planters at grade. Stormwater flows to the rain garden. Permeable grating allows both function and access.

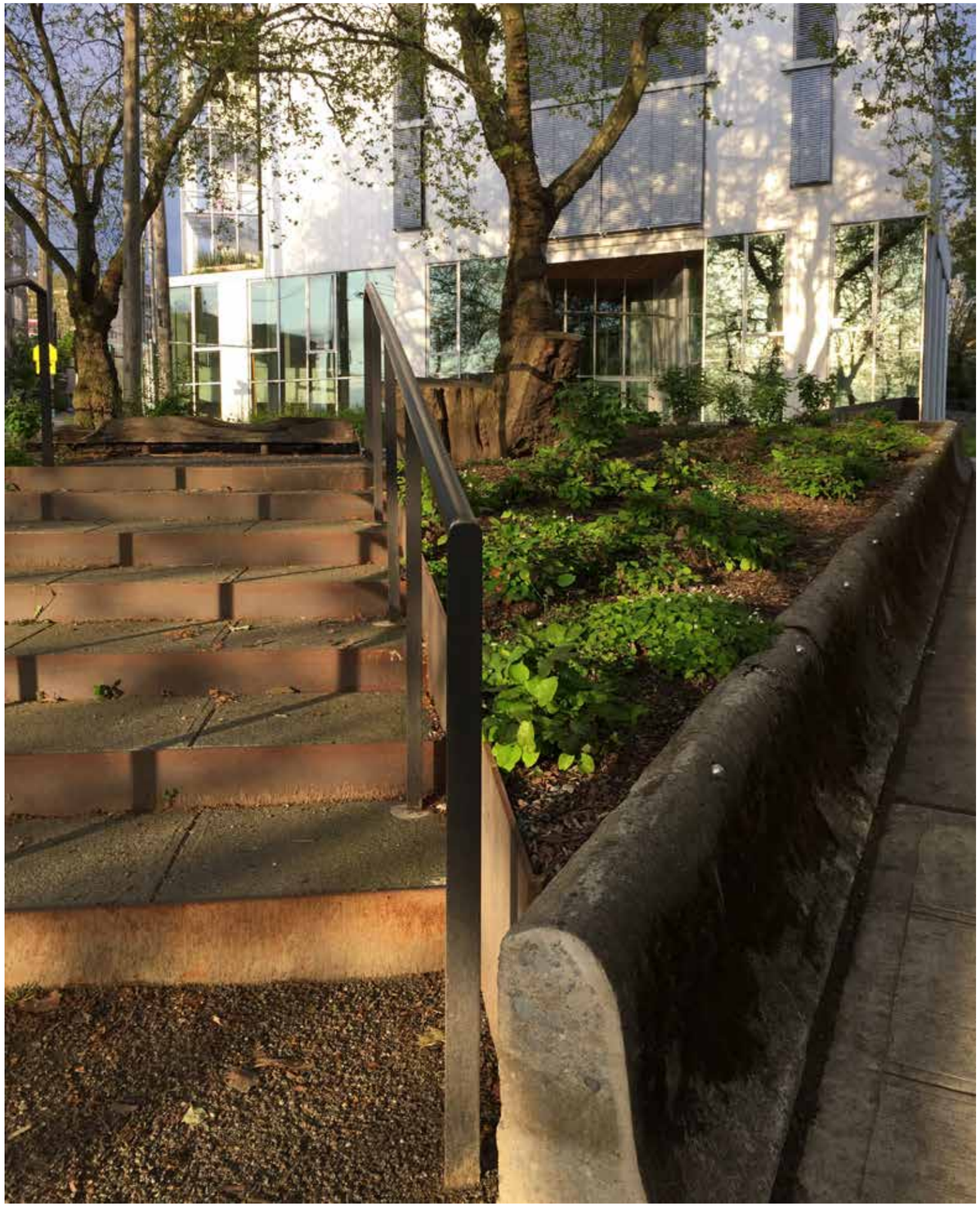


Detail view of 15th Avenue's curbless streetscape where a greywater planter, bench, grating, and trench drain bypass toward the rain garden and various planting typologies, all visible to the public.

Plantings on 15th Avenue cleanse and filter the site's greywater and stormwater. Species selected for the rain garden and infiltration planter tolerate wide fluctuations in moisture levels. The palette was chosen to make its functions visually intuitive to the public.

Existing trees thrived despite tough urban conditions. They inspired the team and drove many design decisions. Roots were carefully excavated with an air spade to ensure they were not damaged. They were given more access to air and water.

Existing concrete sidewalks crowding the trees were salvaged for reuse. The concrete was sawcut into new large- and small-scale modules and reinstalled onsite to serve as pavers and stair treads.

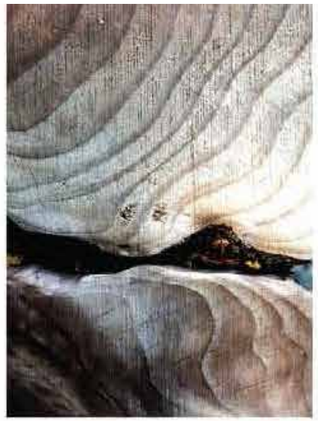


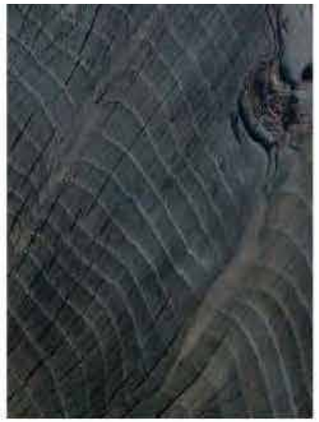
The design preserved the existing raised concrete planter walls but strategically removed two sections enabling barrier-free access into center of the tree canopy. Removed sections were retained onsite as remnants and reinforce the concept of material salvage and reuse.

Curbless space is open to only non-motorized uses aside from emergency vehicles. New hardscape and grading required surgical insertion between existing trees. Every piece of existing hardscape in park was salvaged and reused onsite.

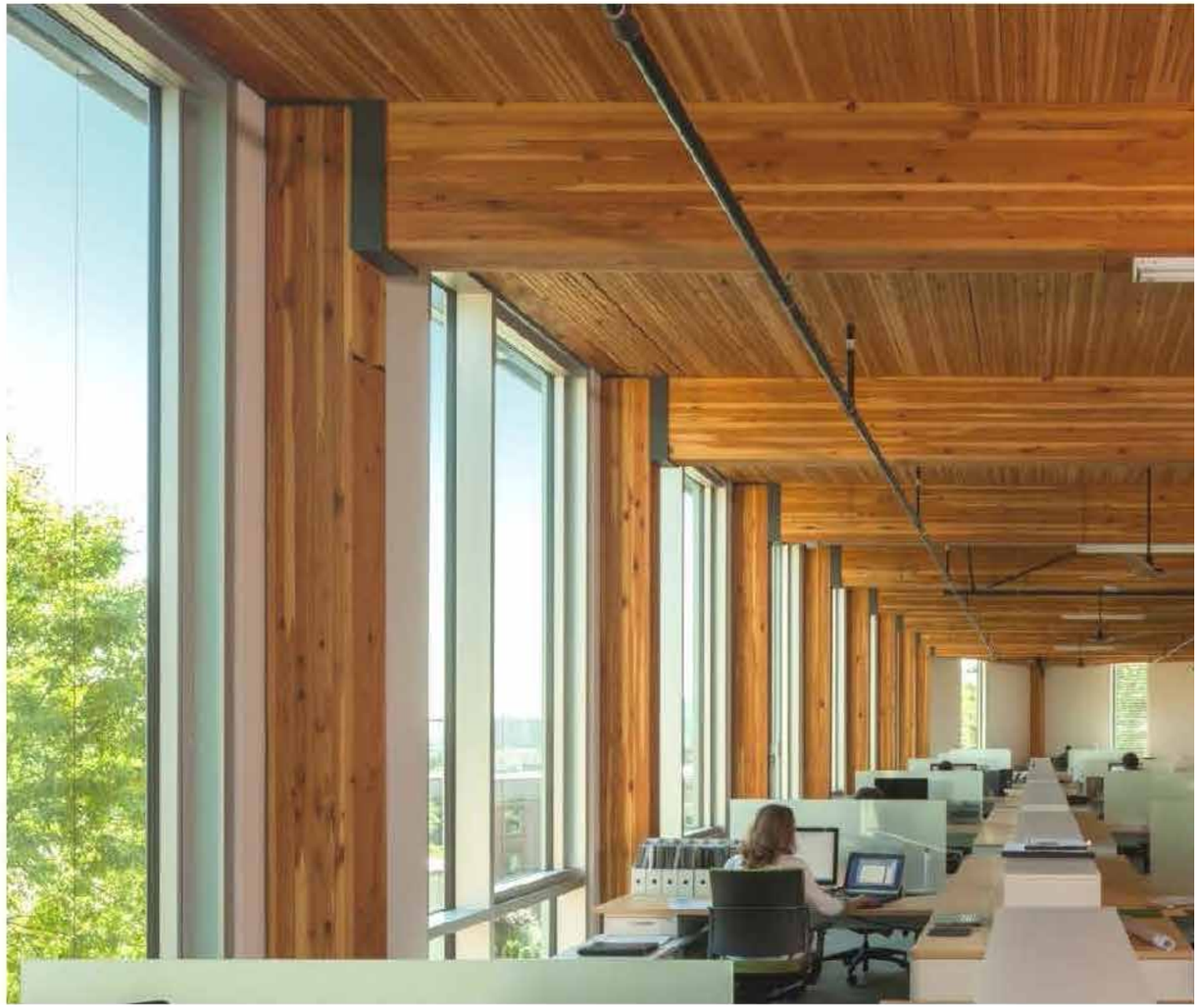
The design replaced highly consumptive irrigated lawn with drought-tolerant plants. Student Conservation Association (SCA), along with clients, community and design team members installed all the plants in the park.











Trees inspired the design team to show how precious they are to the urban realm and design shows wood in many forms.
Furthest from building: raw form. Closest to building: most crafted. Heavy timber structure is visible from outside.

The transformation of McGilvra Place Park from an underused right-of-way to a pedestrian and bike-friendly activated space was supported by surrounding neighborhood plans, City of Seattle Comprehensive Plan, and goals of the stakeholders.

Park renovations came from a community-led application to improve accessibility and demonstrate innovative stormwater strategies. Funding came from Seattle Parks Department Opportunity Fund identifying this project as a unique opportunity to improve the site as a public amenity.

The project is a model for private sector and public agencies transforming an underutilized urban street and open space into a dynamic neighborhood gathering space where the latest innovations in ecologically sensitive urban design are made visible to the public.