NEIGHBORHOOD CONTEXT
EAST PIKE STREET/ALLEY
(LOOKING EAST)
ENERGY USE AND SOLAR BUDGET
A typical building of this size has an Energy Use Intensity of 72 kBTu/ft²/year. A PV array with an area of 64,348 ft² is required to meet its energy needs.
A building of this size meeting Seattle Energy Code has an **EUI of 51** kBtu/ft²/year, requiring a PV array with an area of **44,752 ft²** to meet its energy needs.

**PV ARRAY REQUIRED TO MEET ENERGY NEEDS OF AN OFFICE BUILDING MEETING THE SEATTLE ENERGY CODE**
A LEED Platinum certified building of this size has an **EUI of 32 kBtu/ft²/year**, requiring a PV array with an area of **28,599 ft²** to meet its energy needs.

**PV ARRAY REQUIRED TO MEET ENERGY NEEDS OF A LEED PLATINUM OFFICE BUILDING**
The proposed building, meeting the Living Building Challenge, has an EUI of 16 kBtu/ft²/year and needs only 14,303 ft² of PV to meet its net-zero energy goal.

PV ARRAY REQUIRED TO MEET ENERGY NEEDS OF THE BULLITT CENTER
• A large, shared meeting room is accessible from both the Madison and 15th Avenue lobbies.
• A secure open air lobby off Madison provides access to the central stair which connects all levels of the building.
• Floor to ceiling glass allows views into and out of the commercial spaces.
• A garage off the alley contains passenger loading, bicycle parking and recycling.

TYPICAL UPPER LEVEL

• Open office plan benefits from light on three sides.
• An unconditioned sunroom can be used as a meeting space in shoulder seasons and will support photovoltaic panels.
• On the third level, a south terrace is available for office tenant use.