

[Puget Sound BizTalk](#)

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A new 'green' manager for super-green building in Seattle



Bullitt Center photo

Unico Properties has been selected to manage the Bullitt Center, a Seattle building that was designed to generate more energy than it uses.



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[Unico Properties](#) is the new manager of the Bullitt Center, the super-green building on Seattle's Capitol Hill.

Officials of Seattle-based Unico said Monday that the [Bullitt Foundation](#), the environmental group [behind the center](#), hired Unico to manage the six-story building at 1501 E. Madison St.

The announcement comes ahead of Earth Day on April 22. [Denis Hayes](#), president of the Bullitt Foundation, was the national coordinator of the first Earth Day in 1970.

A year after the Bullitt Center opened, tenants occupy about four-fifths of the 50,000-square-foot center that has been nominated to be certified as a “living building” by the [International Living Future Institute](#).

The Bullitt Center, which has solar panels and an underground cistern where water is stored, is the first urban mid-rise commercial project to try to meet the institute's “Living Building Challenge.”

To be considered “living,” a building must, among other things, generate and collect more energy and water than it uses. Other goals include siting the building so that people can walk or bicycle to it, and not using hazardous materials in construction that contain such things as lead and mercury.

Unico officials said they operate Seattle’s “greenest property management company.” According to the company, it has taken steps to reduce energy costs by \$2 million a year across the 10 million square feet of buildings it manages, resulting in a 28 percent reduction of carbon emissions.

“This is an ideal partnership to have the world’s greenest commercial building be managed by Seattle’s greenest property management company; together, Unico and Bullitt are going to drive innovation and change the built environment for the better,” Brett Phillips, Unico Properties director of sustainability, said in a press release.

Added Hayes: “The Bullitt Center intends to be certified as the world’s largest Living Building, and we are confident that Unico’s expertise will help us to attain this ambitious-but-achievable goal.”

Unico is the latest Northwest company to work on the Bullitt Center. Others include the [Miller Hull Partnership](#) and [Berger Partnership](#), architect and landscape architect, respectively; contractors [Schuchart](#) and [Foushee](#); developer Point32; PAE Consulting Engineers; 2020 Engineering; and Luma Lighting Design.

Marc Stiles covers commercial real estate and government for the Puget Sound Business Journal.