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November 12, 2020

Passive House apartments to open soon in Seattle

By JOURNAL STAFF

Sound West Group plans early next year to open the 66-unit Ellie Passivhaus apartments at 320 Queen Anne Ave. N., one block from Climate Pledge Arena, in Seattle.

In a press release the Bremerton-based developer said it will be the city's largest Passive House project to date.

Ellie Passivhaus will have 32 studios, six open one-bedrooms, 25 one-bedrooms and three ground floor live-work units. The apartments will average 476 square feet and the live-work units 764 square feet.

The seven-story project is being constructed by Cascade Built, a Seattle-based Passive House builder.

The developer said Ellie Passivhaus is targeting Passive House Institute US certification, a rigorous set of building standards and techniques that target aggressive energy and carbon reduction while taking into account variables such as climate zone, source energy and costs.

The units will have continuous, filtered fresh air, allowing for healthier living indoors, Sound West said.. It said a reduction in thermal bridging has created a tight building envelope, leaving the homes naturally cool in the summer and naturally warm in the winter, creating steady and comfortable temperatures for the residents year-round. Noise is reduced through installation of high-performance triple pane windows and other building materials.

As a certified Passive House project, Ellie Passivhaus is estimated to consume up to 85% less energy compared to other standard buildings in Seattle, the developer said. The Energy Use Intensity for Ellie Passivhaus is 21.58, 39% better performance than Seattle's 2020 code target of 35.6 for multifamily buildings, it said.

NK Architects and Balance Architects designed the project, which is owned by Sound West Group. The team includes PACE Engineers, surveyor and civil engineer; Staengl Engineering, mechanical and plumbing engineer; AWA Electrical Consultants, electrical engineer; Ground Support, shoring engineer; Geotech Consultants, geotechnical engineer; DCI Engineers, structural engineer; and Karen Kiest Landscape Architects.



Rendering provided by Sound West Group [\[enlarge\]](#)

The seven-story project is being constructed by Cascade Built.

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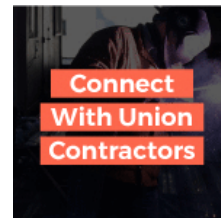


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