FACT SHEET
ALLEN INSTITUTE HEADQUARTERS

ALLEN INSTITUTE

We are a high-throughput facility, home to custom-designed robotic systems, automated technologies, premier bench laboratory space and all the high-powered computing hardware and software necessary for processing petabytes of data.

The building's innovative architecture arranges research and open work spaces in a series of "petals" grouped around around a six-story, light-filled central atrium. Two "rings" of circulation create social and visual connections within the Institute and to the city, maximizing opportunities for daylight, interaction and collaboration.

The design incorporates historic elements of the Ford and Pacific McKay buildings, including the terra cotta facades that were disassembled, restored and reinstalled.

A high performance building exterior maximizes natural light, fresh air, and energy conservation. The building is anticipated LEED GOLD by the US Green Building Council.

BUILDING FACTS

- Cost: >$200 million
- Footprint: 1.2 acres
- Square footage: 270,000
- Floors: 6
- Retail space: 9,000 sq ft, ground floor
- Parking: 2 subterranean levels
- Address: 615 Westlake Avenue North

CONSTRUCTION FACTS

- 121,000 tons of soil excavated from the site
- 70-million gallons of water treated and discharged
- 21,000 cubic yards of concrete poured
- 2,000 tons of reinforcing steel within the building structure
- 7,500 sq ft of stone on the building exterior
- 65,000 sq ft of glass on the building exterior
- 350,000 pounds of ductwork installed
- 2,742 individual pieces of terra cotta reinstalled

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ALLEN INSTITUTE *for* CELL SCIENCE
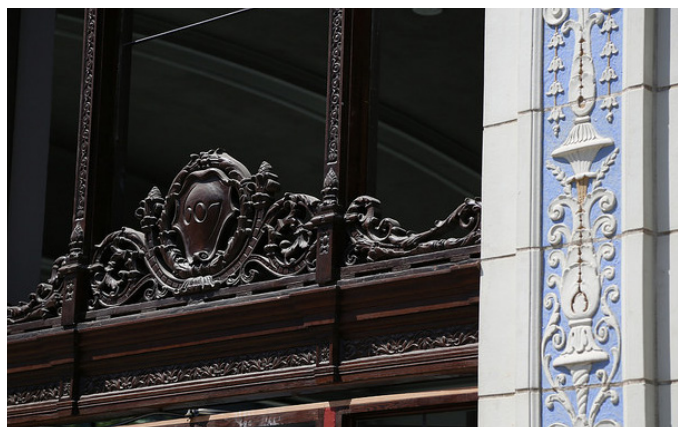
ALLEN INSTITUTE *for* BRAIN SCIENCE

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PROJECT PARTNERS

- Developer: Vulcan Real Estate

- Designer: Perkins + Will

- Project construction: GLY Construction

- Preservation architects and historic consultants for the Ford and Pacific McKay buildings: BOLA Architecture and Planning

- Deconstruction and reinstallation of the terracotta facades and exterior granite bases: Pioneer Masonry

- Plasterwork inside the Pacific McKay building: Performance Contracting, Inc.

- Refinish of original historic wood elements: Legacy Renovation

- Terrazzo flooring: North American Terrazzo

- Period-appropriate window installation: All New Glass

HISTORIC PRESERVATION FACTS

The Ford McKay Building, designed by Warren H. Miller, was constructed in 1922. Three years later, in 1925, the elaborate terra cotta clad Pacific McKay building, designed by Harlan Thomas and Clyde Grainger, was erected next to the original building at the corner of Westlake and Denny. For decades the buildings served as auto showrooms and were part of Seattle's "auto row" which stretched for about 12 blocks along Westlake Avenue in South Lake Union.

The new Allen Institute headquarters incorporates the historic elements of the Ford and Pacific McKay buildings, including original terra cotta facades, exterior granite, the building's interior marble base and tile fountain, decorative stairs, wood trim, an exterior glazed arched entry transom, exterior wood transom window frames and the terrazzo entry piece to the Ford McKay building. All elements were disassembled, inventoried and put into storage in 2009.

A laser-based point cloud scan of the historic buildings taken prior to deconstruction was utilized in the reconstruction to create a virtual building information model (BIM). This virtual model dimensioned and laid out the new building's geometry and location prior to any physical building in order to construct the historic building structure for accurate installation.

Both historic preservation and sustainability are core values of the project. New energy-efficient windows and doors were selected to match the historic style, while modern liquid air barriers and aerogel insulations were used to create an energy efficient façade that worked within the historic building profile.