South Landing
Catalyst Building

Catalyst will be one of the world's largest zero energy and zero carbon buildings.

The 4,000 cubic meters of CLT used within Catalyst eliminates 5,000 metric tons of carbon emissions.

McKinstry's Catalyst building is currently under construction with plans to open in Fall 2020.

McKinstry's Catalyst building sets a new vision for what's possible in our built environment. The five-story, 159,000 square-foot building will deliver Spokane's first zero energy and zero carbon facility.

Zero Energy

McKinstry design engineers performed more than 40,000 energy model simulations to perfect Catalyst systems and deliver zero energy and zero carbon operations. The building will feature the latest smart building technologies and energy systems, including solar photovoltaics (PV), solar shading, exhaust heat recovery, thermal energy and battery storage systems and a near-passive house building envelope. A central energy plant located in the neighboring Scott Morris Center for Energy Innovation will pool and distribute energy to Catalyst and other facilities.

Cross-Laminated Timber

The Catalyst building will be built using locally sourced cross-laminated timber (CLT) produced by Katerra. CLT is a new technology that changes the sustainability conversation for the built environment. Catalyst will be one of the largest CLT buildings in the nation.

The project will utilize 4,000 cubic meters of CLT and other glulam products. That amount can store 3,713 metric tons of carbon dioxide equivalent. CLT also means using less steel and concrete, avoiding another 1,437 metric tons of carbon emissions. That roughly 5,000 metric tons of carbon equates to 1,100 cars off the road for a year.

Timber is renewable, especially since CLT does not use old-growth timber. U.S. and Canadian forests can regrow that 4,000 cubic meters of CLT in just 11 minutes.

An Innovation Hub

Eastern Washington University (EWU) will bring 1,000 students to the Catalyst building spanning computer science, electrical engineering and visual communication and design. Working alongside private industry tenants, these students will learn within an immersive living laboratory to power ideas to transform our built environment and solve societal problems.

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For The Life Of Your Building