SEATTLE 2030 DISTRICT
MEMBER BUILDING CASE STUDY

1201 3RD AVENUE

FAST FACTS:
25% water reduction
44% energy reduction
74% increase in alt. transportation
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1201 3RD AVENUE RETROFIT PROJECT

Project Background:
This classically designed, thoughtfully engineered tower occupies a full city block in the Seattle Financial district and features a pedestrian plaza with three levels of shops, services, and outdoor garden plazas; a public atrium overlooking the plaza; and access to the Downtown Seattle Transit Tunnel through the tower’s lobby. Major tenants include Perkins Coie, Davis Wright Tremaine, Wells Fargo Advisors and Bank of New York Mellon.

The goal of this project was to create a sustainable jewel of the Seattle market. In 1988, the year 1201 3rd Ave. opened, The New York Times named it one of the nation’s three best new office buildings of the year. Since its inception, the building ownership and management have been strongly committed to consistently move 1201 3rd Avenue forward in efficiency. Through continued monitoring and upgrades, 1201 3rd Avenue received LEED EB Platinum certification in 2010.

Innovative Measures:

Energy:
Installation of Variable Frequency Drives, floor by floor air handling, efficient lighting, lighting occupancy sensors in 68% of building, monitoring of real time energy consumption, energy conservation program

Transportation:
Bike storage, bike commuter lockers and showers, three Zipcars for tenants’ use, four electric vehicle charging stations, direct access to the bus and light rail transit tunnel, lobby transit information system, additional bike storage planned

Water:
Plumbing system upgrade, low flow fixtures, storm water storage and reclamation for irrigation purposes, native and water efficient landscaping, satellite controlled irrigation based on current and predicted weather patterns

Other:
Tenant education, building staff education, preventative maintenance, system documentation, equipment and systems performance monitoring, sensor and control calibration

BUILDING STATISTICS
Owner: Third & University Limited Partners
Manager: Wright Runstead & Company
Building Type: Office
Location: 1201 Third Avenue
Built/Renovated: 1988
Square Feet: 1,114,849
Number of Floors: 55
Structure: Steel
Envelope: Curtain Wall
Energy Star Score: 93

ENERGY
EUI: 54 KBtu/sf/yr
Baseline EUI: 97 KBtu/sf/yr
Reduction: 44%
Cost savings: $

WATER
Reduction: 24.7% below IPC LEED standards

TRANSPORT
Alternative Transport utilized (includes carpool, bus, bike, walk): 74% increase from baseline
Drive-Alone Trips District Average: 35%
Rideshare Trips District Average: 10%
Transit Trips District Average: 43%
Walk/Bike Trips District Average: 12%

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