520 PIKE TOWER

FAST FACTS:

20% water reduction
45% energy reduction
60% alt. transportation
MEMBER BUILDING CASE STUDY

520 PIKE TOWER
RETROFIT PROJECT

Project Background:
520 Pike Tower is located in the heart of downtown Seattle close to the famous Pike Place Market. The twenty-nine story office building was acquired by Tishman Speyer in 2004. Since that time, Tishman Speyer has employed its sustainable operating strategies toward numerous building performance improvements.

The managers of 520 Pike Tower have long embraced environmental stewardship and have gained significant energy, water, and financial savings through the implementation of aggressive reduction strategies. Results at 520 Pike Tower include consistently high tenancy, a lighting retrofit saving approximately $45,000 in energy cost per year, and over 71,000 of CO2 saved from electrical consumption as compared to the baseline year. In March, 2011, 520 Pike Tower achieved LEED Gold certification.

Innovative Measures:

Energy:
Full building lighting retrofit, adjustment and calibration of cooling tower, fine tuning BMS/EMS optimum start/stop, 24-hour monitoring of building operation and lighting control systems underway, future installation of variable speed drives

Water:
Auto-faucets, water saving aerators in faucets, low flow fixtures, including 0.17 gal urinals

Transport:
Public bike racks, secured bike storage for tenants, showers, reduced parking rates for carpoolers and motorcycle riders, located within one block of light rail and major bus lines, subsidized public transit passes

Other:
Composting program, exercise facility at no cost to tenants

BUILDING STATISTICS
Owner: Tishman Speyer Properties L.P.
Manager: Tishman Speyer Properties L.P.
Building Type: Office
Location: 520 Pike Street
Built/Renovated: 1983
Square Feet: 374,700
Number of Floors: 29
Structure: Steel
Envelope: Curtain Wall
Energy Star Score: 91

ENERGY
EUI: 44.4 KBtu/sf/yr
Baseline EUI: 81.3 KBtu/sf/yr
Reduction: 45%
Cost savings from lighting: 45,000$ / yr

WATER
Reduction: 20%

TRANSPORT
Alternative Transport utilized (includes carpool, bus, bike, walk): 60%

Drive-Alone Trips District Average: 35%
Rideshare Trips District Average: 10%
Transit Trips District Average: 43%
Walk/Bike Trips District Average: 12%