SEATTLE 2030 DISTRICT
MEMBER BUILDING CASE STUDY

DEXTER HORTON

FAST FACTS:

32% water reduction
45% energy reduction
**Project Background:**

The Dexter Horton building is a historic landmark located in the core of downtown Seattle. Major tenants include Corbis, Hornall Anderson Design Works, Collins Woerman, and AECOM. In 2006, the building management team made a strong commitment to invest in efficiency improvements, resulting in subsequent building retrofits and the achievement of LEED-EB Gold Certification.

Goals of this project included investing in upgrades needed to make the building competitively efficient. Within one year of implementing retrofits, the Dexter Horton building jumped from an energy rating of 60 to 78 and is currently holding a rating of 96.

Most improvements made to the Dexter Horton building were generating net savings within three years, and lower operating costs have helped to make the building highly desirable to tenants and enabled it to stay competitive in a tight real estate market.

**Innovative Measures:**

**Energy:**
- Motion and occupancy light sensors in stairwells, variable frequency drive air conditioning, ongoing energy commissioning, plans to install heat exchange

**Water:**
- Low flow fixtures, AutoFlush faucets & valves on toilets and urinals installed on 5 floors, plans to install on all floors within the next 2 years

**Transportation:**
- Bicycle amenities including secured parking, showers, changing rooms and lockers, 300sf additional bike storage slated

**Other:**
- Utility Rebates from Seattle City Light for lighting retrofit and variable frequency drives, use of the EPA's free benchmarking tool: ENERGY STAR Portfolio Manager

**Building Statistics**

- Owner: LaSalle Investment Management
- Manager: CB Richard Ellis
- Building Type: Class A Office
- Location: 710 Second Avenue
- Square Feet: 361,265
- Number of Floors: 15
- Structure: Concrete
- Envelope: Masonry
- Energy Star Score: 96

**Energy**

- EUI: 72 KBtu/sf/yr
- Baseline EUI: 132 KBtu/sf/yr
- Reduction: 45%
- Cost savings: $

**Water**

- Reduction: 32%

**Transport**

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