RUSSEL INVESTMENT CENTER

FAST FACTS:

58% water reduction
66% energy reduction
170+ new bike stalls
MEMBER BUILDING CASE STUDY

RUSSEL INVESTMENTS CENTER

Project Background:
The Russell Investments Center is a 42 story office building located at Second and Union in downtown Seattle. Floor to ceiling glass, unparalleled views, a 23,000 sf deck on the 17th floor, and exceptional performance define its competitive edge in the real estate domain. It is home to some of the area’s most prestigious financial and professional service companies.

Goals of this project were to create a high performance building driving efficiencies and occupant satisfaction through providing superior customer service and the best sustainability practices. Large setbacks provide expansive views and natural light to tenants, while well designed floor plates allow flexibility. A comprehensive list of sustainable features catalyzed the Russell Investments Center to reach an Energy Star score of 100, the first to do so in Seattle. It is currently in the application process for LEED-EB Platinum, and already exceeds the 2030 District goals for energy.

Innovative Measures:

Energy:
Stringent preventative maintenance, ongoing system commissioning, system level submetering, data and trend logging analysis, EMS and BAS and web based automation controls, lighting occupancy sensors, promotion of LEED-CI projects

Water:
Upgraded plumbing fixtures to low flow fixtures and fittings, drip irrigation, native/adaptive plants used in landscaping

Transportation:
Secured bike storage, showers, changing facilities, Zipcars, immediate access to bus and light rail lines

Other:
Comprehensive recycling and composting program, outside air measuring devices and CO2 sensors to monitor health of indoor air, 17th Floor common area and open space

BUILDING STATISTICS
Owner: CommonWealth Partners
Manager: CommonWealth Partners
Building Type: Office
Location: 1301 Second Avenue
Built/Renovated: 2007
Square Feet: 1.2 million
Number of Floors: 42
Structure: Concrete and Steel
Envelope: Curtain Wall
Energy Star Score: 100

ENERGY
EUI: 28 KBtu/sf/yr
Baseline EUI: 76 KBtu/sf/yr
Reduction: 66%
Cost savings: $

WATER
Potable Reduction: 40%
Irrigation Reduction: 75%

TRANSPORT
Secured Bike Parking: 170+

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