SUNSET ELECTRIC

FAST FACTS:
65% energy reduction
30% water reduction
**Project Background:**

The Sunset Electric is located at the intersection of 11th Ave E and E Pine St, directly south of Cal Anderson Park in the busy Pike-Pine Triangle area of Capitol Hill. The building was originally built in 1919 as a three story structure with an auto showroom at the ground floor; it endured a major fire early in its life and was rebuilt in much the same two story form that we see today.

The goal of this new development was to be among the most energy efficient apartment buildings in the country. To accomplish this, the design began with a courtyard scheme that promotes natural ventilation and daylight to the units. At the same time, the courtyard scheme allows nearly all of the building circulation to be outdoors, eliminating thousands of square feet of conditioned space while creating a connection between the building interior and the public street through the open court and lobby.

**Innovative Measures:**

**Energy:**
Reverse cycle chiller system for domestic hot water, energy efficient fixtures and appliances, passive energy-conservation strategies such as natural cooling and natural daylighting, enhanced commissioning program to support energy-efficient operations after occupancy

**Water:**
Low flow fixtures are planned inside the building and water efficient irrigation, drought tolerant plants and green roof on the exterior.

**Transportation:**
Located in a dense mixed-use area well served by transit, possesses a walk score of 95 out of 100, minimized parking lot space provided for residents to reduce air pollution and GHG emissions

**Other:**
Retained and restored the entire existing historic façade on the north and west, and part of the alley structure on the east, salvaged and reused structural timbers where possible

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**BUILDING STATISTICS**

- **Owner:** Pryde + Johnson
- **Architecture & Landscaping:** Weber Thompson
- **Building Type:** Multifamily and Retail
- **Location:** 11th Avenue E and E Pine Street
- **Built/Renovated:** 2012
- **Square Feet:** 86,500
- **Structure:** Wood frame over concrete
- **Number of floors:** 7

**ENERGY**
- **EUI:** 152 KBtu/sf/yr
- **Baseline EUI:** 281 KBtu/sf/yr
- **Reduction:** 46%
- **Cost savings from lighting:** $191,004 / yr

**WATER**
- **Reduction:** N/A

**TRANSPORT**
- **N/A**

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