2030 LINCOLN COURT APARTMENTS – CAPITOL HILL
ZERO OVERTIME
SEATTLE 2030 DISTRICT DESIGN COMPETITION 2021

114 YEARS YOUNG 1907
21,700 SF (29 UNITS)
CURRENT EUI 74.8, BASELINE OF 44.1
BOILER IS DUE FOR FULL REPLACEMENT 2023
LED LIGHTING OPPORTUNITY

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ZERO OVERTIME
SEATTLE 2030 DISTRICT DESIGN COMPETITION 2021

TEAM GOALS:
• UNIQUE BUILDING OWNER
• HIGHLY VISIBLE LOCATION
• LEADING BY EXAMPLE
• PRESERVING CHARACTER
• LOW MAINTENANCE
• HIGHEST VALUE
• REASONABLE OVER EXTREME
• STRENGTHENING COMMUNITY

PHASE 1 – PRE-ELECTRIFICATION

- ENVELOPE: R-22 overall walls, triple-pane windows, and R-60 roof
- SOLAR OPTIMIZATION: Roof
- INFILTRATION: Reduced infiltration by 80%
- ELECTRIC SERVICE: 800A currently
Additional service?

PHASE 2 – ELECTRIFICATION CAPACITY

- ELECTRIC RESISTANCE: from NG fired steam to electric resistance heating
- INFRARED: Currently gas heated, with re catalization

PHASE 3 – HUMAN BEHAVIOR DE-ELECTRIFICATION

- ASHP/DHW: Currently gas heated, with re catalization
- Human Behavior: Change
Realtime Smart Meter
INCREASED ENVELOPE

ALTERNATIVE CONSIDERATIONS:
• AIR SOURCE HEAT PUMPS ASHP
• DISTRICT ENERGY (WOULD REPLACE ASHP)
• UPGRADE ELECTRICAL CAPACITY

2030