



“Educating the on-site staff and raising awareness of the tenants strongly contributed to the success of 1250 Eye St. LEED Gold certification not only makes a difference locally, but it also sets an example nationally and internationally for sustainability awareness throughout the commercial real estate industry.”

Brad Braun,
Property Manager,
Transwestern

OPPORTUNITY

1250 Eye St. NW is a 189,572-square-foot, mixed-use office building originally constructed in 1982. Building ownership has consistently demonstrated a dedication to improving the quality of 1250 Eye St. through efficient and sustainable building operations. In November 2013, 1250 Eye St. was certified Leadership in Energy and Environmental Design (LEED®) Gold by the U.S. Green Building Council (USGBC) utilizing the LEED for Existing Building: Operations and Maintenance™ rating system.

CHALLENGES AND SOLUTIONS

A benefit of being located in Washington, D.C. is the abundance of alternative transportation methods. The alternative transportation survey revealed 44 percent of building occupants utilize alternative transportation methods such as walking, biking, riding the bus or rail, carpooling and using fuel-efficient or alternative fuel vehicles. This high percentage of alternative transportation use earned the project 10 points.

1250 Eye St. was awarded exemplary performance for Sustainable Site Credit 7.1: Heat Island Reduction – Non-roof. Open parking lots, or hardscapes, contribute to the heat island effect by absorbing the sun’s warmth, which then radiates into the surroundings, impacting microclimates and human and wildlife habitats. To reduce this effect, 100 percent of the parking for 1250 Eye St.’s occupants is located beneath the building, rather than in an open parking lot. Additionally, reducing the heat island effect can significantly lower the building’s cooling costs.

BUILDING HIGHLIGHTS

- Achieved an ENERGY STAR® performance rating of 78.
- Reduced electric usage by 31,301 kWh, equal to \$4,670 savings a year, through reducing the run times of two self-contained air conditioning units serving vacant office space.
- Committed to the off-site protection of Central Tug Hill Forest, one of the three largest intact forests in New York State. Tug Hill features northern hardwood forests, extensive wetlands and a variety of wildlife.
- Reduced potable water consumption in flow and flush fixtures by 31 percent over the LEED baseline.
- Implemented a high-performance green cleaning program that incorporates janitorial training in the hazards, use, maintenance, disposal and recycling of cleaning chemicals, dispensing equipment and packaging.
- Conducted a waste stream audit and determined that 71 percent of materials are being recycled. To further enhance the waste diversion program, 1250 Eye Street has implemented an in-depth campaign to educate tenants and ensure maximum distribution of recycling containers.

LEED Facts		
1250 Eye Street NW Washington, D.C. 20005		
LEED for Existing Buildings: Operations and Maintenance™		
GOLD	60*	
 Sustainable Sites	14//26	
 Water Efficiency	8/14	
 Energy & Atmosphere	13/35	
 Materials & Resources	6/10	
 Indoor Environmental Quality	10 /15	
 Innovation in Operations	6/6	
 Regional Priority	3/4	
*Out of a possible 110 points		

VALUE ADDED BY TRANSWESTERN

By guiding the on-site property team through the adoption and implementation of sustainable best practices, 1250 Eye St. earned LEED Gold certification under the LEED for Existing Buildings: O&M™ rating system. These sustainable practices reduce the environmental impacts of 1250 Eye Street as they relate to energy, water, carbon emissions, pollutants and indoor environmental quality. In addition to reducing operating costs for its clients, Transwestern strives to create a healthier, more comfortable environment that increases productivity and reduces absenteeism.