

BENCHMARKING:

GREENING A COMMUNITY & SAVING ENERGY

The Horizon House retirement community takes conservation seriously. Many of the 595 residents grew up in the depression era and know a thing or two about making every penny count. That ethic helped guide the community to become the greenest retirement home in the state. Working together, residents, building managers, energy efficiency experts and Seattle City Light have instituted energy, water and waste conservation actions at the one million square foot complex that are saving tens of thousands of dollars on energy bills each year and avoiding tons of waste that could have ended up in landfills.

A key part of the community's conservation practice is keeping a close eye on its energy consumption using the U.S. EPA's free energy benchmarking tool — [ENERGY STAR Portfolio Manager](#). Benchmarking helps building managers pinpoint energy-saving opportunities and compare Horizon House's energy use with other retirement communities to make sure it continues to perform efficiently. Horizon House is on track to become an ENERGY STAR-certified residential complex in 2013, after working to improve its score more than five points in two years. This places the community in the top 25th percentile for energy performance among U.S. senior living facilities.

SAVINGS SPOTLIGHT:

In 2012, energy, water and waste conservation efforts at Horizon House saved the community more than \$50,000 on utility bills, exceeding projected savings by more than \$18,000.

The community is also a member of the Seattle 2030 District and a 2012 Seattle Business Times Green 50 Award Winner.

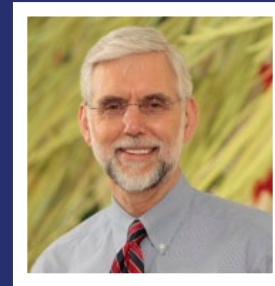
Horizon House Stats:

Address	900 University Street, Seattle
Year Built	Original structure (Baldwin Apartments) 1954, Horizon House established 1961, North Tower completed 2007
Size	1,024,950 Sq. Ft (475 units plus on-site clinic, fitness and recreation amenities)
Type of Use	Continuing Care Retirement Community
Building Ownership	Facilities are owned by Horizon House, a 501 c (3) non-profit
Building Management	Horizon House Executive Team and Board of Trustees

Horizon House
Seattle, WA

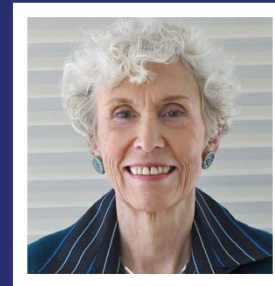


“ We are proud of the work we have done at Horizon House to reduce our energy use. When we see our ENERGY STAR score rise, we know we're on the right path for our residents, our society and our bottom line. ”



BOB ANDERSON
Horizon House CEO

“ The residents of Horizon House are committed to living a more environmentally sustainable lifestyle for the sake of our grandchildren and the planet they will inherit. ”



JEANNETTE KAHLNBERG
Horizon House Resident Council President

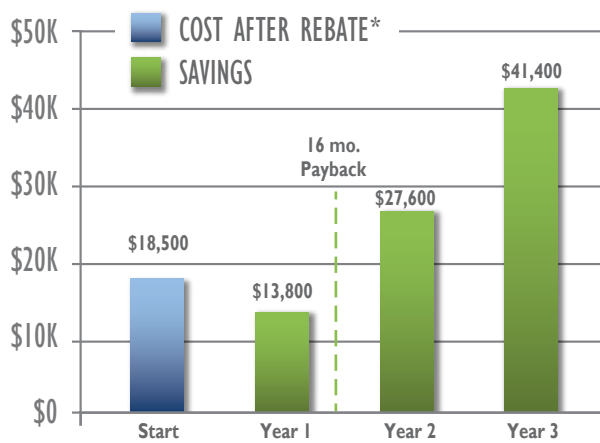
Energy savings continued on back ▶

Putting Benchmarking to the Test

Horizon House had its work cut out for them when they first set out to benchmark the retirement community as required by the City's energy benchmarking and reporting ordinance. The complex was constructed in four phases over more than 50 years, and has more than 160 individual energy and water meters.

Building managers used a Resource Conservation Manager who worked closely with Seattle City Light to make benchmarking work for their unique community. The community was benchmarked successfully in April 2011 — a full year ahead of the city's first deadline. Building managers say benchmarking helped them take a more comprehensive look at how resources were being used and opened up a wealth of new savings opportunities — critical for a complex that typically expends \$1 million each year on energy, water and waste combined.

Energy Upgrades: Investment vs. Savings



* Used \$43,500 in rebates from Seattle City Light

The energy saving measures at Horizon House include heating and cooling (HVAC) upgrades in common areas, a major upgrade of more than 300 lighting fixtures and installation of occupancy sensors in stairwells, parking garages, offices and community spaces. These improvements are now saving more than 220,000 kilowatt-hours per year, enough electricity to power 22 homes for a year.

Conservation Coaches Lead the Charge

Both residents and staff at Horizon House contribute to the community's conservation achievements. The resident Conservation Committee and staff Green Team act as "Conservation Coaches" to educate the community and help residents identify ways to save energy and cut waste in their homes. Simple changes such as taking shorter showers, turning off lights when not in use, and making slight adjustments to the thermostat can translate into real energy savings. Since the start of the coaching program, Horizon House has achieved a 50% waste reduction facility-wide, and decreased natural gas use by 12% — saving over \$20,000 annually on energy bills.



**GET STARTED
SAVING
TODAY:**

Owners of all commercial and multifamily buildings 20,000 sq. ft. or larger are required to annually benchmark and report energy performance to the City of Seattle.

Visit the City of Seattle website to learn more about the city's benchmarking policy and how to comply: seattle.gov/energybenchmarking.

For more information on rebates and other financial assistance for energy upgrades to buildings, visit your local utility website:

- Seattle City Light: seattle.gov/light/conserve
- Seattle Steam: seattlesteam.com
- Puget Sound Energy: pse.com/savingsandenergycenter

Questions? Email EnergyBenchmarking@seattle.gov or call (206) 727-8484



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