

## CASE STUDY

# 1200 West 7<sup>th</sup> Street

2018

Water Efficiency Project Finalist

# RISING

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One million gallons of drinking water is a big number, especially in a drought. This project was important to us from both environmental and social responsibility aspects.

Marc Gittleman  
EVP - Property Services  
Property, Construction, Energy &  
Telecom Management

### Property Description

1200 West 7<sup>th</sup> Street is one of the premier mission critical, telecommunications, co-location and data center facilities in the country. This Tier III data center facility is designed and built with state-of-the-art mission critical infrastructure with 24/7 on-site engineering and security support.

### Sustainability Goals

- Making an environmental impact with projects is one part of what Rising calls the Rising Impact Strategy which also considers social and technological impacts.
- Rising focuses on investing in three important environment effects and certifications:
  - Rising strives for each asset to be Zero Net Energy
  - Rising focuses on attaining LEED Certification
  - Rising focuses on achieving the best Energy Star rating.



**14.9%**  
In Water Reduction in  
2017

### Portfolio Specifications

**Address:** 1200 West 7<sup>th</sup> Street, Los Angeles, CA 90017

**Square Feet:** 769,933  
west7center.com

### Project Background

1200 West 7<sup>th</sup> Street has a unique presence of naturally occurring groundwater that is clean and drinkable about 20 feet below street level. In the past, this water would flow into a sump and then would be discharged to a sanitary sewer system. This inefficiency was resolved by diverting the groundwater from the sump to the cooling tower. This project estimates approximately 1.2 million gallons in savings per year.





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Rising's mission is to create great places and have a positive impact - not only on the community but on the environment as well. By working together as a team, we were able to fix an inefficient system and create true value at this project.

Tyson Strutzenberg  
COO & EVP  
Asset Management and Development

## Projects Completed

- Diverted groundwater for cooling tower make up.
- Installed drought tolerant landscaping and drip irrigation.
- Raised fan room setpoints and increased usage of air side economizers. Reduced load on chillers and cooling towers, resulting in less water evaporation.
- Installation of high efficiency boilers with smaller make-up water requirements.

## Projects Completed Prior to 2017

- Rising purchased the building in mid-2016, so many larger scale efficiency projects were not implemented until 2017.
- Low-flow urinals installed.
- Automatic faucets and flush valves replaced throughout building.
- Implemented a waterless car wash amenity.

## Stakeholder Engagement

- Consulted with equity partners, who shared similar sustainability goals. This specific project's cost was virtually negligible, aside from the time and human resources it required, so buy-in from equity partners was a technicality.
- Tenants care about their work environment and enjoyed lower operating expenses thanks to the projects' success.

## Project Innovation

Upgrading systems and obtaining certifications to reduce a building's impact on the environment not only produces utility bill savings, but also creates value, maximizes a return on investment, increases operational efficiency, and achieves cost savings and tenant satisfaction.

