

## 300 WEST SIXTH STREET



CarrAmerica Realty, developer of 300 West Sixth Street, is expanding its commitment to “building a great future” to include energy- and resource- efficiency, occupant health and safety, and urban renewal issues. Throughout the design and construction process, CarrAmerica Realty worked with the City of Austin’s Smart Growth and Green Building Programs to help minimize the building’s environmental impact on downtown Austin.

Green Building features in the project:

- High efficiency floor-by-floor self-contained HVAC systems with a SEER rating of 13.7
- Concrete used contains 20% fly ash, a bi-product from coal-burning power plants
- The metal roof that covers a majority of the building was selected for its durability and its high reflectivity which rejects solar radiant heat and minimizes cooling loads
- All parking garage lighting is bi-level HID controlled by an occupancy sensor while those lights around the perimeter are also controlled by a photocell to maximize lighting efficiency
- The building is located near public transportation to encourage alternatives to personal automobile use to reduce traffic and the emissions and toxins that cause air and water pollution
- Low Volatile Organic Compounds (VOC) finishes were selected for core spaces to protect occupants from off-gassing
- Regionally sourced and highly durable stone was selected for the lower portion of the building while pre-cast concrete panels from San Antonio were utilized for the remainder of the building
- High performance, low-E window glazing allows the perimeter of the building to be day-lit
- High-efficiency, closed-cell cooling towers were selected to minimize water loss through evaporation and reduce water treatment chemicals used in open loop systems
- A smaller cooling tower dedicated to 24-hour loads was installed to minimize energy use during non-business hours
- Lighting strategies throughout the building are designed with energy-efficiency in mind
- Compact florescent lights are used for exterior accent lighting

The building owner, CarrAmerica Realty, has applied for several awards, including the Benner Award, recognizing outstanding achievement in promoting building commissioning; and the Energy Star Label, which honors buildings that are exemplary in sustainable design and construction, and also show proven energy efficiency.

The completion of this project marks the beginning of what will be a new tone of development within the central business district. By receiving a three star rating from the Commercial Green Building Program, CarrAmerica Realty is laying the groundwork for sustainable future growth in downtown Austin.