

METROPOLIS Apartments Austin's First Green Building Apartment RENOVATION



Metropolis was Austin's first apartment community renovation to follow the City of Austin Green Building guidelines for a multi-family construction project. The major rehabilitation of Metropolis was completed in 1998. This brought the buildings, which were vacant and crime ridden, back to their highest and best use. The renovation also served to increase surrounding neighborhood property values. Metropolis is close to Austin Community College and downtown Austin. This location allows residents to walk to most common services and offers direct access to existing public transportation, both of which lighten traffic and lower air pollution.

Green Building features of the Metropolis project include:



- Reuse of existing buildings rather than demolition which reduced both landfill trash and new materials use
- Many fixtures and building materials were salvaged and/or reused which minimized manufacturing and raw materials impacts
- Concrete finish floors and exposed ductwork in commons
- On-site recycling service to residents equivalent to City of Austin curbside service
- Reduced and maintenance-free exterior finishes
- 100% recycled parking lot
- Durable, efficient, and healthy materials, including low VOC interior paints and cabinet stains. Carpets installed with tack strips, not adhesives
- Excess construction materials donated to Habitat for Humanity
- Energy efficient improvements resulting in a savings of 453 kW (direct, @ \$170 cost to AE per kW)
- Sizing of HVAC systems in accordance with Manual J calculations
- Minimum 12.0 SEER high-efficiency air conditioners
- HVAC ductwork designed, installed, and sealed with life-time materials meeting City of Austin's 'MAD AIR' code specifications
- Two ceiling fans per unit
- Efficient gas combination space/water heating systems
- Water use reduction with newly installed low flow toilets and shower heads, as well as drought tolerant plantings



The end result is an affordable apartment home community that is both aesthetically and environmentally beneficial to the community.