



904 WEST – SOLAR PANEL COVERED CENTRAL COURTYARD, WITH VEGETATION WALLS.

PHOTO: NICK SIMONITE

## HIGH PERFORMANCE LIVING IN DOWNTOWN AUSTIN

904 WEST elevates the urban experience by combining authentic sustainability with eco-conscious living. A unique collection of residences, live+work and office spaces, 904 WEST sets a new benchmark in smart mixed-use design.

In 2008, West Avenue Property purchased the rapidly deteriorating apartment complex located at 904 West Avenue. With a shared vision of building a sustainable and eco-modern community, the new owner collaborated with Fortis Realty Services, MadNic Construction and Charles Fisk Architecture to redefine the meaning of a truly “green building”. 904 WEST, the resulting metamorphosis, embodies sustainability via site selection, construction and energy efficient features and affords a “walkable” urban lifestyle via its downtown location to daily conveniences and business & government centers.

The team first overcame the challenge of how to approach a redevelopment that must complement its unique neighborhood. Guided by the fundamentals of “reuse and recycle”, the team diligently planned and designed to build on the existing foundation, preserve the load bearing walls, recycle unusable materials.

In pursuit of “energy efficiency”, the team established partnerships to integrate latest green building techniques with energy-efficient materials. In partnership with Lighthouse Solar and Austin Energy, 904 WEST is the first multi-residential property in Downtown Austin to include photovoltaic solar energy systems pre-installed

for each unit, with individual monitoring capabilities. The installed solar array provides more than 64kW to the complex, one of the largest installations for a multi-family project in Austin to date. According to Austin Energy, the photovoltaic system generates an estimated 113,839 kWh annually – enough to provide electricity to ten average Austin homes for a year. The resultant savings are equivalent to the planting of 2,583 trees or the removal of 132,278 vehicle miles.

The solar module support structure doubles to house mounted tankless waters on the roof. The Rinnai tankless water heaters provide hot water on demand and are ENERGY STAR® qualified. An average 904 WEST resident can expect a projected 40% savings on their monthly energy costs.

904 WEST is also the first residential property in Downtown Austin to feature 100% LED lighting in each unit. LEDs (light emitting diodes) are estimated to last for about 10-15 years. Each LED uses less than 14 watts, approximately 75% less energy than that consumed by a standard 65W incandescent lamp.

As a further confirmation of its quality and efficiency, 904 WEST is selected to be a participant of BaySystem’s exclusive Energywise™ program. The program recognizes developments that promote optimal building energy performance. Since proper insulation is one of the keys to optimal energy performance, the team partnered with BaySystem (a Bayer Material Science company),

the manufacturer of Bayseal™, the highest-rated spray foam insulation on the market today. The Bayseal™ installation, by Austin Spray Foam, combined with 904 WEST’s construction and energy-efficient features, are projected to reduce each unit’s heating & cooling costs by an estimated of up to 60%, compared to those of a conventional construction.

From spray foam insulation and high-performance glass, to covered central atrium and vegetation walls, each component at 904 WEST was designed and installed for maximum sustainability and efficiency. The result is a high performance property that delivers a lower carbon footprint within a clean modern design.

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