



# AUSTIN CITY HALL AUSTIN, TEXAS

**99%** use of recycled reinforcing steel

**75%** of the construction waste diverted from landfill

The **carpet** is made out of recycled plastic from milk jugs

## LEED® Facts

Austin City Hall  
Austin, TX

LEED for New Construction (Assembly)  
Certification awarded August 14, 2006

Gold	40*
Sustainable Sites	5/14
Water Efficiency	2/5
Energy & Atmosphere	13/17
Materials & Resources	6/13
Indoor Environmental Quality	9/15
Innovation & Design	5/5

\*Out of a possible 69 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.



## AUSTIN CITY HALL

## LEADERSHIP IN DESIGN

A model for sustainable design and construction practices

## PROJECT BACKGROUND

The Austin City Hall and Public Plaza is located at the edge of the Warehouse district on the shores of Austin's Town Lake. When planning for the City Hall building, the City of Austin wanted it to be very open and transparent as well as green enough to obtain a LEED Certification.

Completed in 2004, Austin's City Hall is a distinctive Green Building. Designed by Antoine Predock to reflect its natural surroundings, the four-story 118,000-sq-ft structure incorporates local limestone, a cascading waterfall and asymmetrical shapes, all of which reflect the waterways and canyons of Austin's surroundings. Copper clads the building's top two floors, roof and its "stinger," which projects 50 feet out over a neighboring street. The building's unique and somewhat controversial design is anchored by a number of very practical and meaningful features designed to meet the goal of portraying transparent government while providing a meeting space for the continual benefit of the City of Austin.

## STRATEGIES AND RESULTS

The primary structure consists of cast-in-place concrete slabs and beams that are designed to work together with concrete columns as a three-dimensional multi-story frame. This allows the dramatic stacking of cantilevered floors as envisioned by Predock. The cantilevered floors, heavy loads from structurally supported planters and terraces, long spans, and the fundamental complexity of the building's geometry have made this project both challenging and unique. In addition to the structural complexity of the building, a second challenge was to incorporate sustainable building principles into the building's design and construction. The city of Austin collaborated with the design and construction team in an effort to achieve the LEED Gold Rating. The following are just a few of the sustainable features:

*Material Reuse:* More than 75% of the construction waste was diverted from landfills, with appropriate pieces of ceramic tiles, wood and concrete going to local artists and schools.

*Materials:* Use of a high-flyash content concrete mix for the entire structure and approximately 82% of the copper used in the building is recycled.

*Minimal Energy Use:* The building is part of Austin Energy's Downtown District cooling system, which generates ice overnight when electricity is cheaper and demand is lower. The city purchases 50% of the building's energy needs from renewable sources through Austin Energy's Green Choice program, which relies primarily on wind-generated power.

*Rooftop Gardens:* The trees and other plantings on the Plaza are a green roof feature and bring a sense of nature to the building and mitigate of the heat island effect.

*Waterfall Wall:* City Hall's HVAC system collects about 485 gallons of water a day from conditioning the inside air. This water is used in both the garage waterfall wall and the whirlpool on the plaza at street level.

*Lighting:* Natural lighting is used as much as possible. Most lights are on motion sensors. All hallways lead to a window. The buildings occupants can see nature outside as much as possible.

*Solar Panels:* The solar panels on the plaza provide shade for the amphitheatre. They generate approximately 9 kilowatts per day.

## ABOUT AUSTIN CITY HALL

Reflecting Austin's natural beauty, Austin City Hall is a unique landmark gateway to Austin City government. The building and plaza serve as a gathering place for public discourse and community collaboration with informality, friendliness, environmental sensitivity and innovative technology. Built of Texas limestone and sitting on the site of a once-raucous 19th century bordello district, Austin's copper-clad City Hall is as unique as the community it serves.

"I am delighted that Austin City Hall, the community's cornerstone of democracy and civic involvement, has received this great recognition"

William Wynn  
Former Mayor of Austin



**Design Architect:** Antoine Predock Architect  
**Record Architect:** Cotera + Reed Architects  
**Owner:** City of Austin  
**Civil Engineer:** Urban Design Group  
**Contractor:** Hensel Phelps Construction Co.  
**Developer:** City of Austin  
**Landscape Architect:** McKinney Kelley JV  
**MEP Engineer:** ACR Engineering  
**Photography:** Timothy Hursley  
**Structural Engineer:** PE Structural

**Project Size:** 118,000 sq ft  
**Total Project Cost:** \$56.6 million

## ABOUT LEED

The LEED® Green Building Rating System™ is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's website to learn more.



[www.usgbc-centraltexas.org](http://www.usgbc-centraltexas.org)  
512-470-9923