

STARLIGHT



Welcome to East Austin's newest and finest residential community. Starlight offers convenient access to I-35, and Hwy 183, Our community is strategically located to maximize access to Downtown, the airport, UT, E. 6th St, the Mueller entertainment district, or feel comfortable staying in. We are proud to be able to provide our residents with contemporary and efficient facilities and we hope you are as excited about living in them.

Starlight was designed and built under the 2016 Austin Energy Green Building Multifamily Rating. Below are the green features of the building as well as ways that you can utilize the building to enhance the sustainable nature of the facility.

Recycling

Starlight encourages residents to separate recyclables from other trash and deposit the recyclables in the designated recycling Valet Trash/Recycling cans. The current recycling program accepts the following items:

- Mixed Paper
- Newspaper/magazines
- Home office paper
- Junk mail/envelopes
- Catalogs
- Cardboard (break down and flatten)
- Plastic (incl. Plastic soda/water bottles and milk jugs)
- Plastic food containers (with food particles washed off)
- Rigid plastic items (#1 thru #7)
- Metals
- Aluminum cans
- Tin/Steel cans
- Glass & Glass Bottles
- Bulb and Battery Recycling

Disposing CFLs. Like paint, batteries, and other household chemicals, CFLs should be disposed of properly. Please do not throw away in your household trash. Your community has a recycling station for batteries and fluorescent bulbs located at the leasing office. Batteries accepted include alkaline, nickel-cadmium (Nicad), rechargeable, watch, camera, cell phone, laptop, and other similar batteries or deposit at a hazardous waste facility in your community or at stores that sell bulbs, such as Home Depot, LightBulbs+, etc.



Transportation Options

The following alternative transportation options are available.

Bicycle racks are provided around the site for resident use. Residents are encouraged to make use of the wide array of bike lanes and trails provided by the City of Austin. A map of the bike routes is available at most local bike shops or route your trip online at Austin Bicycle Route Map.

Additionally, north and southbound bus stops are available directly in front of the property for residents to use for longer trips around the city. Also, located .4 miles away is the Capital MetroRail station.

Go to www.capmetro.org for current routes and schedules.

Alternative Transportation Service Apps:

- Car share: Car2Go, ZipCar
- Rideshare: RideAustin, Carma
- Ride Sourcing: RideGuru, Uber, Lyft
- Taxi hailing: Curb, Flywheel
- Real-time Transit Information: Moovit
- Bike-sharing: B-Cycle

There are also several rental options for scooters, mopeds, and bikes throughout Austin.

There are also many walkable resources, check out our Neighborhood page to see businesses close to you.

Want to learn more about energy saving strategies? The following pages outline some of the components that contribute to energy savings and additional ways that you can put them to action to save even more energy.



HVAC (Air Conditioning/Heating)

An HVAC system with a minimum efficiency of 14 SEER has been provided for each apartment, meaning that every apartment has individual control over its environment. Additionally, every market- apartment has a 7-day programmable thermostat. Be sure to adjust the thermostat settings if your unit will be vacant during vacations, holidays, etc. To save energy in the winter, wear a sweater instead of turning up the heat. In the summer, it is recommended to use the ceiling fan before turning down the temperature. The thermostats are pre-programmed to follow the Energy Star recommended schedule:

Most of the apartments and common areas utilize high-efficiency LED lighting.

We encourage residents to create additional energy savings by turning off lights in any room that is not immediately occupied. Turning off lights regularly can save 8%-20% on lighting energy consumption. Dirty lights can cut a bulb's light output by 25%. Keep them clean and you will have more light and reduce energy consumption.

Ceiling Fans

Every apartment has Energy Star ceiling fans in the living room and bedrooms. During the summer, ceiling fans provide air movement that creates a feeling of as much as a 5-degree temperature drop and reduces the need for more cooling from the air conditioning system. During the winter, the ceiling fans can be switched to run in reverse pushing air up against the ceiling which pushes the hot air at the top of the room down to the occupied level and reducing the need for heating from the HVAC system.

Residents are encouraged to manage energy consumption by running ceiling fans in immediately occupied rooms and to setting thermostats to the Energy Star recommended temperatures. Do not forget to turn the ceiling fans off when leaving any room.

Appliances

The following appliances in each living unit are Energy Star rated for energy efficiency and/or low-water use, including ceiling fans, washing machines, dryers, refrigerators, and dishwashers. Tenants can reduce energy and water usage with the following tips:

Remember to only run washing machines/dryers and dishwashers with full loads. Partial loads, even with adjusted settings, wastewater, and electricity.

Wash laundry with cold water, instead of hot. Hot water is only necessary for very dirty laundry.

Keep refrigerators set at the minimum setting necessary to maintain the proper temperature for food storage. Keep your fridge between 36 and 38 degrees F. Set your freezer between 0 and 5 degrees F. Limit the opening of the doors and avoid leaving the doors open longer than a few seconds. It is better to open the door multiple times than to leave it open for an extended period.



Appliances cont.

Keep the freezer full. It works more efficiently full than empty.

Use the air-dry option on dishwashers.

Scrape dishes instead of pre-rinsing them. New dishwashers can clean even heavily soiled dishes without pre-rinsing them.

Use microwaves and crock pots to cook small meals.

Keep the inside of your microwave clean. It improves the efficiency of your microwave.

Use lids when cooking. They keep steam in and help food cook more quickly, which saves energy

Water

The design of the overall building includes water savings which equate to using more than 25% less water than the City of Austin requires. Below are some of the components that contribute to the water-use savings and additional ways that tenants can use the components to save even more water.

Low-Flow Plumbing Fixtures

Low-flow fixtures are installed and are designed to use less water and be equally functional. Residents shall refrain from replacing these fixtures.

Take short showers. Why? They use less water than baths. Did you know that you pay twice for water? You pay one bill for the cost of the water itself. Then you pay a second bill for the cost of heating the water.

Report Leaks. A dripping faucet can cost over \$10 a month and a leaky toilet flapper can also add up fast.

Monitor Your Energy Usage: Did you know Austin Energy has a tiered rate structure? The more you consume, the higher (more expensive) the rate tiers that are used to calculate your bill. This tiered rate structure is designed to encourage energy conservation. The less you use, the cheaper your power becomes! Austin Energy has a free app that allows you to monitor your usage and set up alerts to let you know when you may be entering a new rate tier online. Follow the link below to register and for more information.

<https://austinenergyapp.com:8444/>



Indoor Air Quality

Materials have been carefully selected throughout the building with beneficial indoor air quality in mind. Products used within the building were chosen specifically to ensure that the fumes/off-gassing is minimal to non-existent to provide the highest level of indoor air quality. Some examples include low Volatile Organic Compound (VOC) paints and adhesives. The wood flooring has an E1 rating for emissions. Each living unit is equipped with a ventilation hood over the range/cooktop or a ventilation fan. There is also a ventilation fan in each bathroom that is ducted directly to the exterior of the building. Residents should utilize the ventilation hood/fan any time the range/cooktop is used to exhaust heat directly to the exterior and reduce the load on the air conditioning system. Additionally, the hood will exhaust smoke directly to the exterior improving the indoor air quality of the apartment. Be sure to turn the hood off at the same time as the range/cooktop. Residents should utilize the ventilation fan in the bathroom anytime the shower is used to exhaust heat and humidity directly to the exterior and reduce the load on the air conditioning system as well as minimize humidity damage within the apartment.

Sustainable Building Materials

Starlight utilizes materials that help conserve building energy and/or are sustainably sourced to minimize our impact on the environment. High-performance walls and windows work to maintain the building areas at comfortable temperatures for residents throughout the year without as much strain on the building's heating and cooling systems. Our carpet is made in the USA with 25% recycled materials and the gypsum used is Greenguard rated.

Landscape

The landscape has carefully been designed to incorporate native plants to reduce the irrigation water necessary to maintain the property. Condensate water is being collected from the mechanical systems to also use for landscape watering, reducing the demand for potable water to water the plants. Beneficial Open Spaces have been included in the pool areas and numerous outdoor gathering spots around the building that should be pleasant areas for residents and visitors to spend time in throughout the year.

Car Parking

Starlight has a stacked parking garage which functions to reduce the building footprint and impact on the terrain. Our parking is limited in an effort to reduce total carbon emissions and due to our direct access to the Capital Metro, commuter rail, bike lanes, and proximity to downtown. Also, Starlight is pleased to provide ten Electric Vehicle charging stations conveniently located in the garage.



Bike Parking

Exterior bicycle racks are provided around the site, in addition, there are covered bike racks inside the parking garage.

Accessibility

All bathtubs, door handles, and plumbing faucets in the dwelling units have been designed or selected with accessibility for residents in mind. Also, Starlight is pleased to offer a variety of interior and exterior resident lounges with free internet access available to all residents.

Practice Good Housekeeping

Deter insects by practicing good housekeeping. Keep windows and doors closed, and keep food and water in tightly sealed containers. Please avoid leaving open containers on balconies and patios that might inadvertently collect rainwater, as good practice to reduce the mosquito populations.

For more information about how this building participates in Green Housekeeping methods, tips for residents, or to sign up for our Integrated Pest Management Plan, reach out to the front desk at the Leasing office. The staff at Starlight values your well-being.

Cleaning your home is important because it helps remove harmful contaminants, such as mold and bacteria, and reduces the likelihood of attracting pests. However, many conventional cleaning products can also cause health problems. The use of toxic cleaning products can be a particular problem for people who have health conditions such as asthma, allergies, chemical sensitivities, or weak immune systems. Particularly vulnerable populations are small children, pregnant women, the elderly, and the infirm.

The good news is many alternatives and truly non-toxic cleaning products are now available. Some basic and multi-purpose household substances can be used as safe and effective alternative cleaning solutions for most household cleaning jobs; these substances include baking soda, white vinegar, lemon juice, and salt; as well as hydrogen peroxide and borax. Borax and baking soda are especially versatile products that can be used for a variety of purposes. For example, baking soda can clean and deodorize all kitchen/breakroom and bathroom surfaces (just dissolve a few tablespoons in some warm water, or use the baking soda directly on a damp sponge). A combination of baking soda, hot water, and vinegar can clear drains. Borax, baking soda, or hydrogen peroxide can all help remove stains and mildew. Alternatively, using a mild soap (like dishwashing detergent or a liquid/Castile soap) with some water will clean most surfaces adequately. Also, combining equal parts liquid dishwashing detergent and white vinegar yields a particularly helpful soap scum cleaner.

If you're selecting a more conventional cleaning product from the cleaning products aisle, look for products that are labeled as non-toxic, low VOC or zero VOC, and/or biodegradable. Also, look for unscented products (some people are allergic to certain fragrances) and products with recyclable packaging/containers. However, be aware that many products currently on the market are jumping on the bandwagon of "green" but are actually not much different than conventional. As with all things, it is important to be a mindful consumer.