



CASE STUDY B-AUSTIN

AUSTIN ENERGY GREEN BUILDING RATING:
★ ★ ★ ★



“From the beginning, B-Austin was about building and supporting a sustainable lifestyle. An Austin Energy Green Building 4-star rating aligns with the narrative of excellence the owners wished to achieve and illustrates that this community is committed towards a sustainable future.”

**— April Clark, AIA
Clark | Richardson Architects**





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★ ★ ★ ★

TOP FEATURES:

- » Solar array offsets 25% of the facilities' electrical needs and was designed for expansion
- » Greywater harvesting supplements rainwater system for site irrigation
- » Urban farm provides food, fosters community and increases health
- » Showers and changing rooms encourage bike commutes
- » Integrated wellness program offers free exercise classes and health resources
- » Level two electric car charging stations encourage residents to opt for greener vehicles

PROJECT DESCRIPTION:

B-Austin is an Intentional Living co-housing project in South Austin designed to foster community in a sustainable, environmentally friendly setting. The three-story mixed-use complex houses 14 residential suites, amenity spaces and office suites. The three lease-ready white box offices appeal to health and wellness businesses to integrate with other on-site amenities. The development design minimizes its environmental footprint and maximizes the health of its residents and the planet.

ENVIRONMENTAL FEATURES:

Site planning began with a goal to protect existing heritage trees beyond city requirements by minimizing impervious cover. A rainwater retention pond manages stormwater runoff. To conserve potable water, a rainwater harvesting system facilitates site irrigation. Additionally, an adaptive graywater harvesting program filters and reuses water from bathtubs, hand sinks and washing machines for landscaping. Moisture sensors monitor the drip system to prevent overwatering. B-Austin is the first mixed-use multifamily community in Austin to use graywater recycling, and possibly the first in the state.

Building design and orientation reduce solar heat gain and accommodate a 25.2 kW solar array that offsets 25 percent of the facilities' electrical needs. In addition to producing renewable energy on-site, the public facilities subscribe to 100% Texas wind energy through Austin Energy GreenChoice®. B-Austin, in partnership with Drops + Watts, also developed educational auditing software for energy/water/waste quantifications and cost monitoring so tenants have a visual guide of real time lifestyle choice impact.

An on-site organic material program processes an average of 3200 lbs of organic material monthly in a 40 sq. ft. area using cycled 500 gallon thermo composters. This mitigates smell, animal and other organic waste issues while providing a finished product that keeps the landscape healthy at reduced costs.

Level two electric car charging stations encourage residents to opt for greener vehicles. The urban location also provides convenient access to bus routes and local amenities, while facilitating walking, biking and car sharing. Showers and changing rooms in the amenity space make it easier for employees and guests to choose alternative transportation.



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PROJECT PROFILE

Zip Code » 78745
Neighborhood » Cherry Creek
Building Area » 22,000 sq. ft.
Rating Date » October 2018
Owner » SAMdorsa Communities
Architect » Clark | Richardson Architects
Construction Manager » BPG Construction
MEP Engineer » DBR Engineering Consultants
Landscape Architect » Amagardens Landscapes
Structural Engineer » Arch Consulting Engineers
Civil Engineer » Cuatro Consultants
Solar Contractor » Speir Innovations

Austin Energy Green Building cultivates innovation in building and transportation for the enrichment of the community's environmental, economic and human well-being.

Location » 811 Barton Springs Rd., Suite 400
Austin, TX 78704
Mail » 721 Barton Springs Rd., Austin, TX 78704
Phone » 512.482.5300
E-mail » greenbuilding@austinenenergy.com
Web » greenbuilding.austinenenergy.com
Facebook » facebook.com/aegreenbuilding