



CASE STUDY

ALAMO DRAFTHOUSE MUELLER

AUSTIN ENERGY GREEN BUILDING RATING: ★ ★ ★ ★

MUELLER CINEMA BUILDING

AUSTIN ENERGY GREEN BUILDING RATING: ★ ★ ★



“Fostering community and doing the right thing are core values for our company. We’re proud to be a champion of education, access, sustainability and civic engagement.”

— Tim League
CEO and Co-founder, Alamo Draught House





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TOP FEATURES:

- » 32.6% energy savings and 21.5% peak demand savings through efficient HVAC, lighting and building envelope
- » Inclusive restrooms with individual stalls, a dedicated urinal room and communal sinks
- » Municipal reclaimed water used on site for irrigation
- » Operational waste stream reduction at Alamo Drafthouse by eliminating the use of single-use utensils and composting of table scraps
- » Walkable, bikeable entertainment and lifestyle hub located in LEED ND Gold certified Mueller neighborhood

PROJECT DESCRIPTION:

Alamo Drafthouse is one of several local and regional tenants in the 60,800 sq. ft. Mueller Cinema building in the Aldrich Street district of the mixed-use and mixed-income redevelopment of the Robert Mueller Municipal Airport. An adjacent district parking garage provides shared parking for nearby buildings and benefits from the staggered demands of retail and office building patrons. Activated sidewalks, a prominently featured social staircase, universal facilities and special family-friendly programming create an atmosphere that is vibrant, safe and inclusive for everyone in the community.

ENVIRONMENTAL FEATURES:

The inclusive restroom facilities at Alamo Drafthouse Mueller consist of toilets that are located in individual stalls rather than facilities that are separated by gender. Gender non-conforming people do not have to choose between facilities that might not match their identities. Those needing to assist young, elderly or disabled individuals of differing gender expressions are also accommodated by this design. The toilet stalls utilize full-height walls and doors and are individually ventilated, enhancing visual and acoustical privacy. Rather than washing hands in separate spaces, all genders use communal sinks where the increased number of users activates the space and reduces safety risks by increasing area visibility and access to more people.

An integrated tenant finish out process, implemented by the property management team, ensured that each tenant participated in providing healthy and sustainable spaces for both workers and visitors. Low-emitting construction materials were chosen to reduce exposure to VOCs and other harmful chemicals. Additionally, the whole site employs green housekeeping practices and uses integrated pest management strategies — only applying chemicals as an absolute last resort. The semi-conditioned trash room provides tenants with space to store kitchen scraps prior to collection. Alamo Drafthouse institutes further waste reduction policies, eliminating most single-use plastic items and composting table scraps.

Energy-efficient HVAC systems and LED lighting in the building and garage contributed to the modeled peak demand savings of 73.8 kW and an energy cost savings of 19.5 percent over the baseline case. Electric meters for each space in the building monitor energy use through interval data, which can provide actionable trends for owners and operators. Alamo Drafthouse also subscribes to the Austin Energy GreenChoice® program, choosing 100 percent Texas wind energy for their Austin locations.



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PROJECT PROFILE

Zip Code » 78723

Neighborhood » Mueller

Building Area » 60,800 sq. ft.

Rating Date » February 2019

Owner » Catellus

Construction Manager » Square One Consultants

Civil Engineer » Halff Associates

Structural Engineer » Architectural Engineers
Collaborative

Commissioning » The Delphi Groupe

General Contractor » Zapalac/Reed Construction

MUELLER CINEMA BUILDING

Architect » Page

MEP Engineer » MEP Engineering

Acoustic Consultant » JEAcoustics

Landscape Architect » Coleman & Associates

ALAMO DRAFTHOUSE MUELLER

Owner » Alamo Drafthouse Cinema

Architect » Weiss Architecture

MEP Engineer » Dialectic Engineering

Kitchen Consultant » Simco Design Company

Low Voltage Consultant » Unified Network Consulting

Sustainability Consultant » Office for Local
Architecture (OLA)

LEED C+S Silver

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

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