



CASE STUDY
MIDTOWN COMMONS - PHASE II

GREEN BUILDING RATING:
★ ★ ★



“One of the benefits of building sustainably is reflected in the residents’ monthly power bills due to better envelope construction and more efficient mechanical systems. Cooling and heating load requirements are reduced and that is the major component of typical utility costs.”

— David Lavesque, Jordan & Skala Engineers





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TOP FEATURES:

- » Former brownfield site
- » Transit Oriented Development with multiple alternative transportation options
- » 25% reduction in indoor water use
- » 81.4% construction waste diverted from landfill
- » Diverse walkable community located within walking distance of several amenities

PROJECT DESCRIPTION:

Midtown Commons Phase II is the second of a three phase, 73-acre high-density transit oriented development. The goal of Phase II was to develop additional high-density, luxury multifamily units with access to the new Metrorail Crestview Station. The developer voluntarily sought an Austin Energy Green Building rating to further demonstrate their commitment as a responsible, healthy and efficient development, and as an example of a successful transit-oriented development.

ENVIRONMENTAL FEATURES:

The previously developed site housed a chemical research facility from 1949 to 2005. The site underwent a thorough process of environmental remediation to prepare it for new residential and commercial development.

The adjacent Metrorail provides public transportation within walking distance to the site. This, in addition to several bus lines, car share and bicycle parking, encourages residents and consumers to lessen their dependence on personal automobile use. Residents can quickly commute to Austin's largest employment hubs. The development also offers live-work units and is in walking distance to restaurants, shopping and entertainment venues.

All parking in Phase II is within a structured parking garage, lessening the urban heat island effect. The parking garage also includes secure bike storage rooms and electric vehicle charging stations. Amenities include spacious courtyards with outdoor seating, a gazebo, outdoor kitchens and a community vegetable/herb garden.

Over 80% of the construction waste generated was diverted from the landfill and recycled. A central building recycling center on site for residents encourages the further reduction of waste.

Native and adaptive plants were used for landscaping to reduce irrigation needs and water-efficient plumbing fixtures were incorporated to reduce water consumption. Efficient cooling and heating systems, ENERGY STAR® appliances and additional testing and commissioning of the building envelope ensure an energy efficient building.



Photograph courtesy of Midtown Commons

PROJECT PROFILE

Zip Code » 78757
Neighborhood » Crestview
Building SF » 247,517 S.F.
Rating Date » 9/30/14

MIDTOWN COMMONS - PHASE II

Developer » Trammel Crow Company
Architects » JHP Architecture / Urban Design
Construction Manager » BBL Builders
MEP Engineer » Jordan & Skala Engineers
Sustainability Consultant » Office for Local Architecture
Testing » Texas Energy Systems
Landscape Architect » Space Outside
Structural Engineer » Raymond L. Goodson Jr.
Civil Engineer » Kimbell I Bruehl
Interiors » Marly + Co

Austin Energy Green Building is leading the building industry to a sustainable future with green building ratings and educational/professional development services.

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