

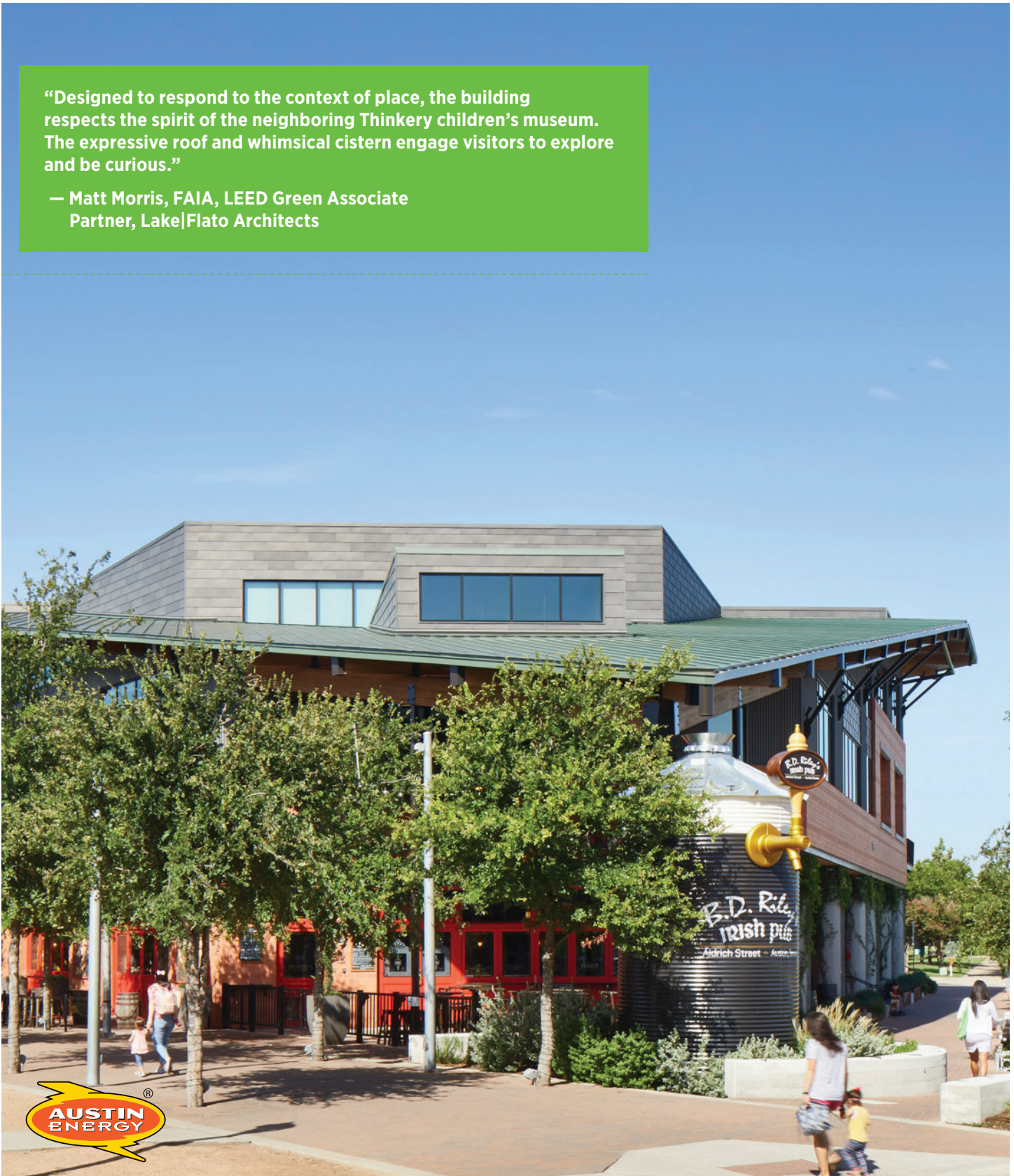


## CASE STUDY MUELLER DIAMOND BUILDING

AUSTIN ENERGY GREEN BUILDING RATING:  
★ ★ ★ ★

“Designed to respond to the context of place, the building respects the spirit of the neighboring Thinkery children’s museum. The expressive roof and whimsical cistern engage visitors to explore and be curious.”

— Matt Morris, FAIA, LEED Green Associate  
Partner, Lake|Flato Architects



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AUSTIN ENERGY GREEN BUILDING RATING:  
★ ★ ★ ★

### TOP FEATURES:

- » Innovative and artistic rainwater collection and reclaimed water system reduce potable water use by 67.5% for flushing
- » 96.4% (316 tons) of construction waste diverted from the landfill
- » Office space with daylight and views
- » Walkable, bikeable entertainment and lifestyle hub located in LEED ND Gold certified Mueller neighborhood
- » 30% modeled energy cost savings from features including highly efficient HVAC systems, LED lighting and daylight sensors

### PROJECT DESCRIPTION:

Studio8 Architects partnered with Lake|Flato Architects in designing a three-story, mixed-use building with ground floor restaurant/commercial space and two floors of office space. The Mueller Diamond building is located in the Aldrich Street district of the LEED ND Gold certified Mueller neighborhood, a 700 acre mixed-use and mixed-income redevelopment of the former municipal airport. The building offers expansive views of Downtown Austin and overlooks Lake Park, part of Mueller's 140 acres of public parks, greenbelts, trails and plazas comprising 20 percent of the development.

### ENVIRONMENTAL FEATURES:

The diamond-shaped metal roof channels rainwater to an above-ground rainwater cistern. The current pub tenant playfully transformed the tank into a landmark supersized beer tap. Auxiliary water from the city's reclaimed water system is also collected in the cistern and is then distributed within the building for all flush fixtures. This alternative water source combined with the low flow and flush rates of plumbing fixtures throughout the building reduce overall potable domestic water use by 68 percent. Reclaimed water use eliminates potable water for landscape irrigation.

Actively engaged tenants and an integrated process implemented by the building management team contributed to the overall sustainability of the building. Highly efficient HVAC systems and daylight-responsive LED lighting were installed in both tenant and shell spaces, contributing toward 30 percent overall energy cost savings. Tenants also implemented a comprehensive low-emitting materials strategy that bolsters occupant health and productivity. Low-emitting interior paints, coatings, sealants, adhesives, flooring, composite wood and agrifiber products, insulation and ceiling/wall systems reduce occupant exposure to harmful chemicals in typical finish materials. Green housekeeping and integrated pest management principles utilize least toxic approaches for maintenance while reducing waste. The building also includes a semi-conditioned trash room where tenants can store kitchen scraps and other organic waste prior to collection. The walkable site, bike parking and on-site showers encourage active lifestyles and help reduce the transportation carbon footprint.

Art around the structure engages visitors with the culture and spirit of Austin. Mounted on the building exterior, an iron and stained glass recreation of the former airport runways celebrates the history of the site. The building is also a prime spot for sightings of Nessy the Lakeness Dragon, a 16-foot high, 30-foot long mosaic sculpture made from handmade tiles.



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### PROJECT PROFILE

**Zip Code** » 78723

**Neighborhood** » Mueller

**Building Area** » 56,000 sq. ft.

**Rating Date** » March 2019

**Owner** » Catellus

**Construction Manager** » Square One Consultants

**Architect** » Lake|Flato Architects

**Architect** » Studio8 Architects

**MEP Engineer** » Bay & Associates

**Landscape Architect** » Coleman & Associates

**Structural Engineer** » Datum Engineers

**Civil Engineer** » Stantec

**General Contractor** » Zapalac/Reed Construction

**Commissioning** » EEA Consulting Engineers

**Sustainability Consultant** » Office for Local Architecture (OLA)

### LEED C+S Gold

**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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