

ENERGY STAR Design Profile

Springdale Green Building B
1011 Springdale Road
Austin, Texas 78721



A revolutionary office building reverses years of ecological damage, breaks the traditional office campus mold, and sets a new standard for the authentic architectural vernacular of East Austin.

Representing the future of the city, this community embraces the aspirations, fantasies, and dreams of the city at large. Springdale Green is an atypical office building rendered in raw concrete and artisanal brick, and combines old materials with flowing new forms, returns 30 acres of green space to the community, and is peerless in the Austin market.

The site posed several significant challenges. Two-thirds of the site is in the 100-year floodplain, greatly restricting buildable area. Once filled with oil storage tanks, the location bears environmental scars and a history of health adversities. While many developers wish to fabricate a "warehouse" aesthetic for creative workspaces, the harm of old industrial uses is a source of tension in the community's collective memory.

Gensler transforms these site challenges into design drivers. Remnants of the tank-farm past are removed, comprehensive sustainable practices are implemented, and key community needs related to housing, urban trails, and flooding issues are addressed. Fifteen acres of floodplain are landscaped with native meadow trees and restore environmentally sensitive areas. A cistern underneath the 2,300-car parking garage captures 600k gallons of rainwater, preventing runoff into surrounding neighborhoods.

Springdale Green is beautiful and thoughtfully designed, healing the land and giving back to the surrounding community. It embodies East Austin's character and the city's ethos and principles, unrivaled in the Austin market.

- **Springdale Green Building B** achieved Designed to Earn the ENERGY STAR certification by meeting EPA criteria for reducing energy and CO₂ emissions.
- It was important that **Springdale Green Building B** achieved Designed to Earn the ENERGY STAR because it signals to the market that the



Architect of Record:

Gensler

Engineering Firm:

EEA Consulting Engineers

Building Owner:

Jay Paul Company

ENERGY STAR Design Score:

87

Percent Energy and CO₂ Reduction*:

46.8%

Design Year/ Estimated Occupancy Date:

Q1/2023

Space Type:

Office

Floor Space:

436,551 sq ft

Estimated Energy Use Intensity:

47 kBtu/sf/yr

Estimated Total Annual Energy Use:

20,630,951 kBtu/yr

Estimated Annual Energy Cost:

\$275,190

*Percent Energy and CO₂ Reductions are based on comparison to a median building of similar type.

project is intended to perform in the top 25% of the nation's most energy efficient buildings.

- **Gensler** is also helping the environment by delivering an energy efficient design to our client because ENERGY STAR buildings have a proven track record and yield an average of 30 percent annual energy savings and CO₂ reductions.
- The estimated total annual energy savings for this project is **18,159,363 kBtu/yr** with an estimated cost savings of **\$242,222**.
- The project utilized building orientation, passive lighting/daylighting techniques, energy-efficient lighting, efficient HVAC systems, and strategic landscaping.

Note: If you want to submit a Design Profile at later date, email it to DEES@energystar.gov Subject line: DEES Design Profile