



CASE STUDY DOMAIN ROCK ROSE AVENUE

GREEN BUILDING RATING:
★ ★ ★



TOP FEATURES:

- » LED lights help provide over 30% reduction in energy use over code
- » ENERGY STAR rated dishwashers, ice machines, clothes washers and pre-rinse spray valves help promote efficient water use
- » 38% of building materials were sourced from recycled content and over 50% of building materials were Texas-sourced
- » 70% of the tenant space leased to local businesses, supports the local economy
- » 80% of Construction Waste diverted from landfill

PROJECT DESCRIPTION:

Rock Rose Avenue at The Domain Northside is a pedestrian-oriented live, work, play development located in burgeoning North Austin. As part of a larger overall neighborhood plan, these five single story buildings and a five-level parking garage all incorporate sustainability goals through achieving an AEGB rating. Local restaurant and retail businesses make up a majority of the streetscape which amplifies the Austin economy while supporting regional artists and entrepreneurs.

ENVIRONMENTAL FEATURES:

The Domain developers used LED lighting and daylight sensors in the parking garage and additional energy savings measures in tenant spaces to achieve energy savings over 30% of the expected baseline.

To maximize water savings, low flush and flow plumbing fixtures, ENERGY STAR® kitchen appliances and native vegetation reduce indoor and outdoor water demand by 12% and 60%, respectively. Cost savings benefit the tenants directly through smaller water and wastewater charges and demand reduction on the municipal water supply benefits the community.

Resource savings were considered early in the planning phase. The developer waited to pour slabs until tenant finish out so that removal of materials during customization was minimized. Over 50% of building materials were sourced in Texas, reducing emissions through less miles driven to transport materials, improving lead times and contributing to the local economy. Additionally, over 38% by cost of building materials consist of post-consumer recycled materials.

Centrally-located covered parking, electric vehicle charging stations, bike racks, a bike repair station, easy access to public transportation and traffic calming features decrease patrons' dependence on single vehicle transport at the Domain while making the walking environment safer.

Plentiful open space coupled with native plants encourages visitors to enjoy outdoor activities. Large canopies over the primary façade offer both exterior and interior comfort. Durable building materials of brick, stone and stucco create human scale and texture. The parking structure provides additional protection from the elements and its high albedo concrete construction instead of typical asphalt lots also reduces the urban heat island effect.

PROJECT PROFILE

- Zip Code** » 78758
- Neighborhood** » The Domain
- Building Area** » 66,515 S.F.
- Rating Date** » Fall 2016
- Owner** » Endeavor Real Estate Group
- Architects** » Gensler
- Construction Manager** » Lee Lewis
- Landscape Master Plan** » Design Workshop
- Landscape Architect** » Design Workshop
- Commissioning** » ACR Engineering
- Structural Engineer** » Cardno
- Civil Engineer** » Stantec
- MEP Engineer** » Enotech Engineering Consultants
- Sustainability Consultants** » OLA

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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