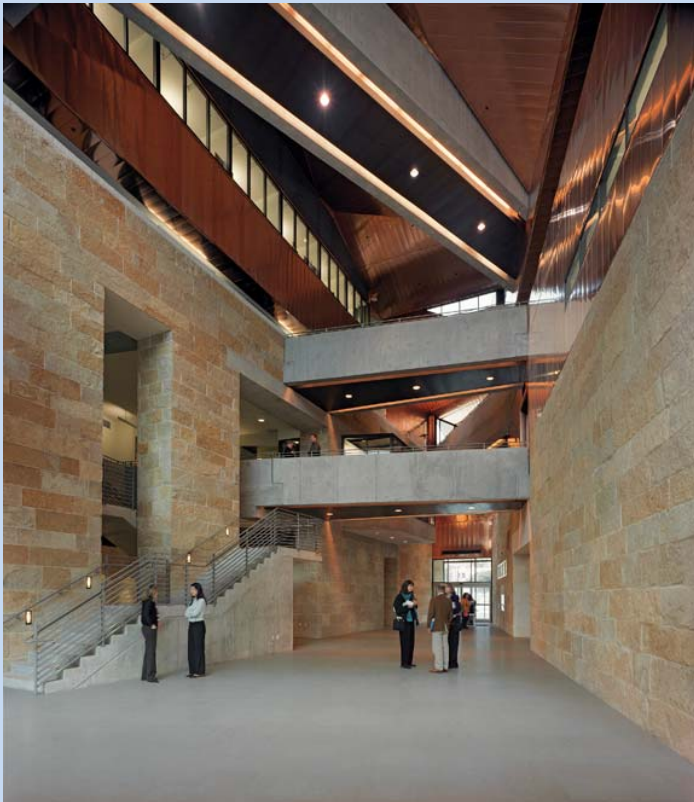


AUSTIN CITY HALL

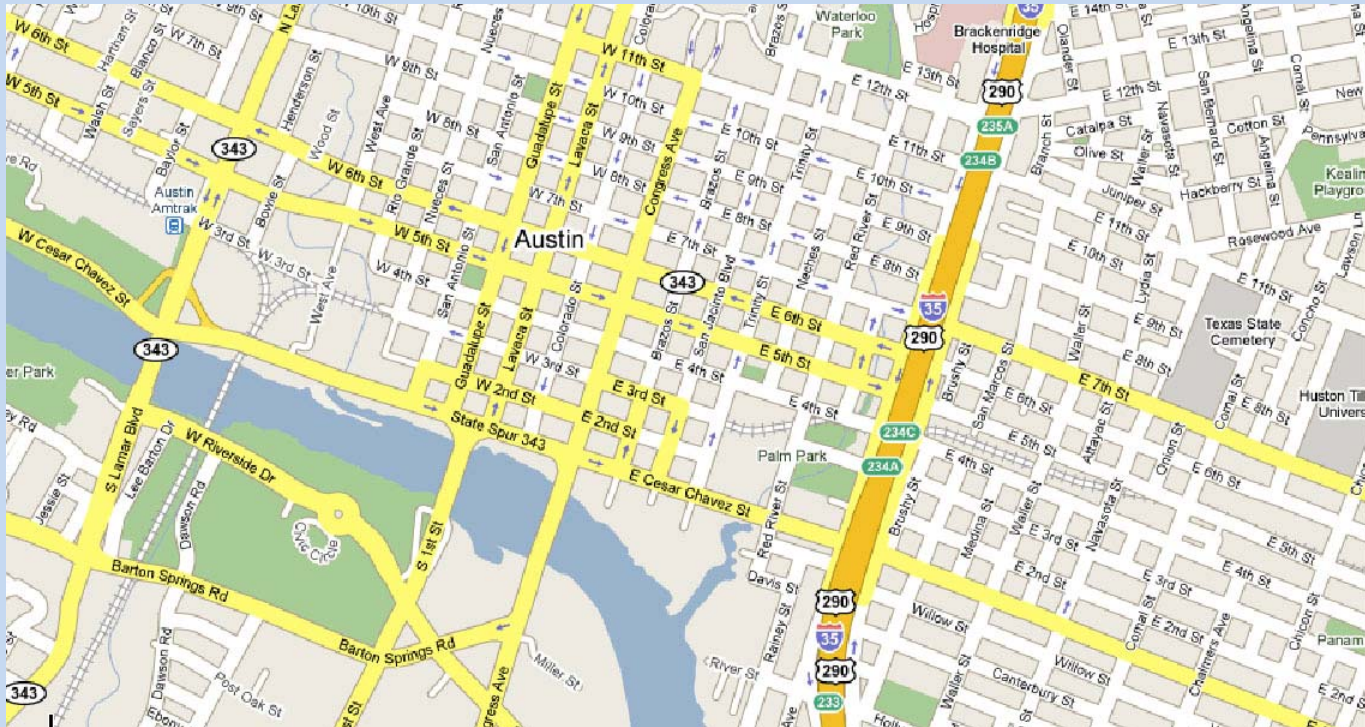
A Green Building Analysis



James Young
Nov. 4, 2008

ENVS 664: Sustainable Design

Becoming a Sustainability Leader



Google Maps

- Ranked 13th in sustainability
- Austin Energy creates own green building rating system in 1980s
- First city to mandate public projects be LEED-rated (2000)

Perfect Timing...



Terrain.org

- Began planning \$56 million city hall
- Fit into new redevelopment district
- Aimed for LEED Silver, received LEED Gold (40 points)

Sustainable Site

(5 of 14 points)



Google Earth

- Dense Community – compact urban setting
- Showers and lockers to encourage bicycling

Sustainable Site



- 12,000 square-foot green roof, up to 5 feet deep
- Native plantings (1,500 plantings in all)
- Shade: Mature oaks; trellis over plaza

Sustainable Site



z.about.com

Could have done better....

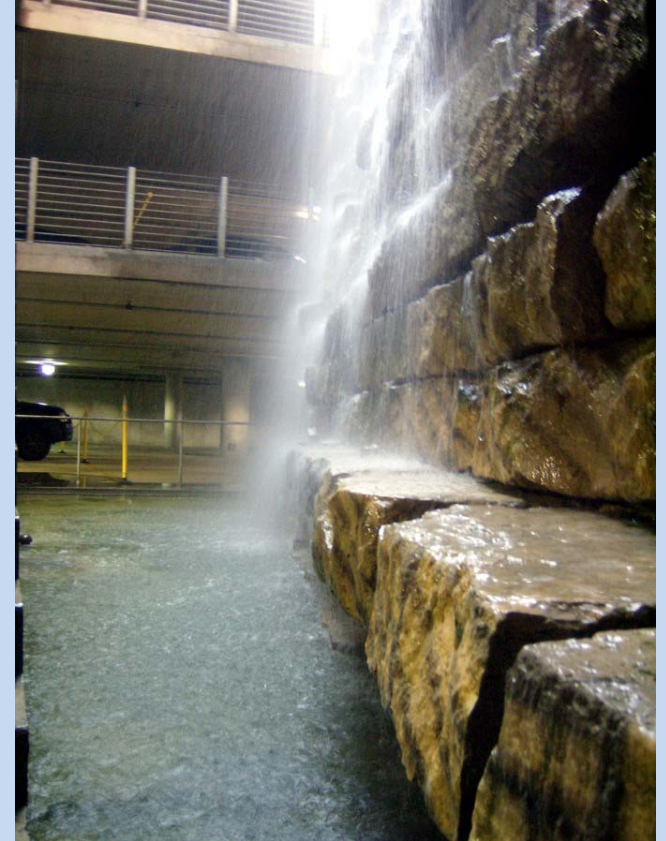
- 750-car, four-story parking garage
- Fuel-efficient vehicle fleet

Water Efficiency

(2 of 5 points)



Hydrotech USA



LJ Bear, z.about.com

- Pumped underground water to irrigate landscaping
- Fountain water from A/C system condensation (486 gallons/day)

Water Efficiency



www.flickr.com/photos/lbravo/405535618/

- What about indoor water use?
- Automatic devices, but not water efficient?

Energy and Atmosphere

(13 of 17 points)



- Photovoltaic cells on trellis over plaza
- Wind power

Energy and Atmosphere



Cnet.com

Antoine Predock architecture

- Floor-to-ceiling windows, skylighting = daylighting
- Miniature black dots on windows prevent indoor heating

Energy and Atmosphere



Austin Chronicle

- Taps into Austin Energy's downtown cooling system

Materials and Resources

(6 of 13 points)



© CNET Networks

Cnet.com

- Large amount of recycled material used in construction (99% of steel; 90% of sheetrock; 82% of copper; 45% of concrete masonry)
- Sent > 80% of construction debris to local schools and artists

Materials and Resources

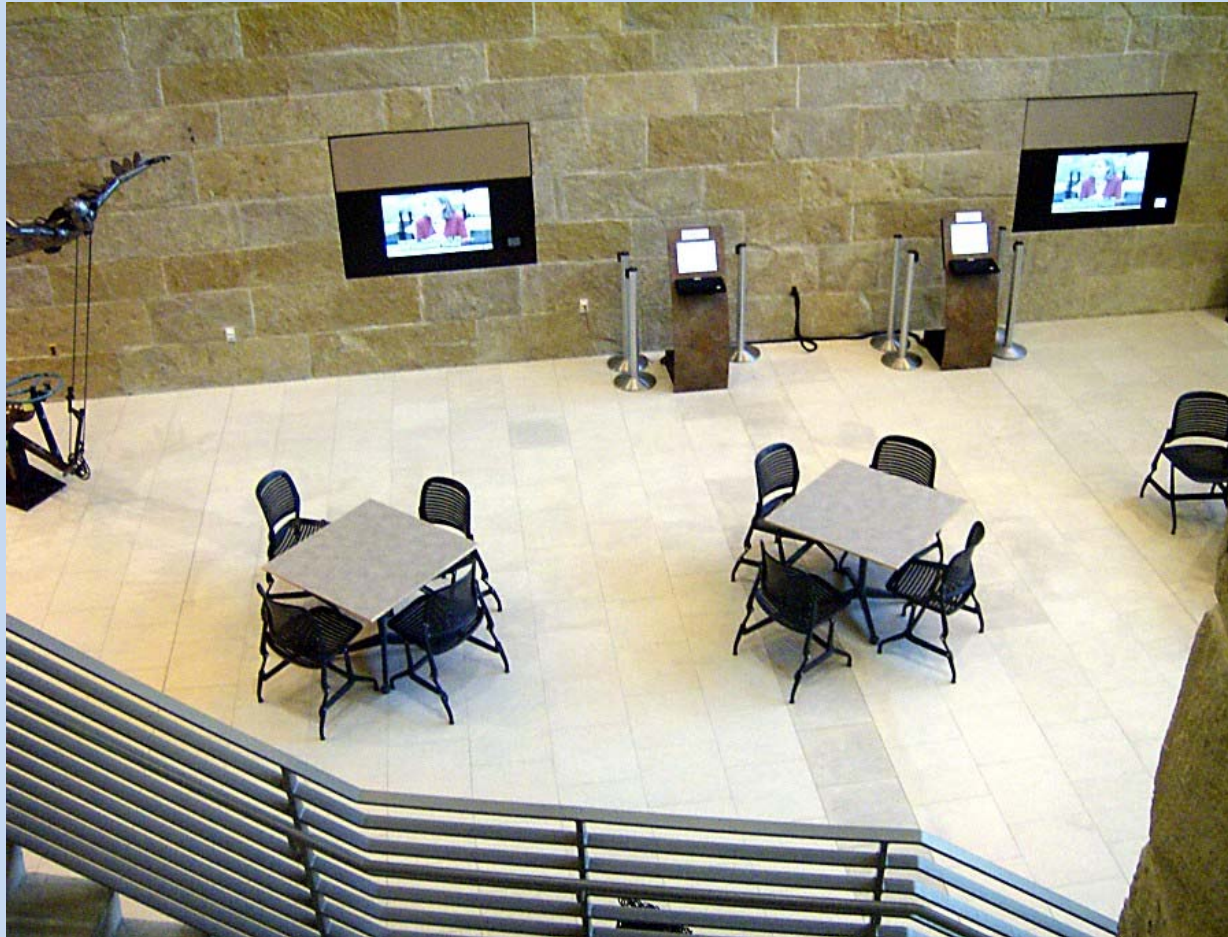


LJ Bear
z.about.com

- Local materials: Limestone for structure; pecan wood for doors, furniture

Indoor Environmental Quality

(9 of 15 points)



LJ Bear
z.about.com

- Few or no volatile compounds in building materials
- Views and daylighting

Innovation and Design Process

(5 of 5 points)



Antoine Predock architecture

- “Keep Austin Weird”

Conclusion



Antoine Predock architecture

- Missed opportunities discussed earlier (parking; reuse of municipal annex)
- Accolades: 2008 Award of Excellence, Green Roofs for Healthy Cities
2008 National Wildlife Federation 'certified wildlife habitat'
2006 AIA Gold Medal
- Building has become a model for sustainable design