

B-Austin Community Project

Intentional Living

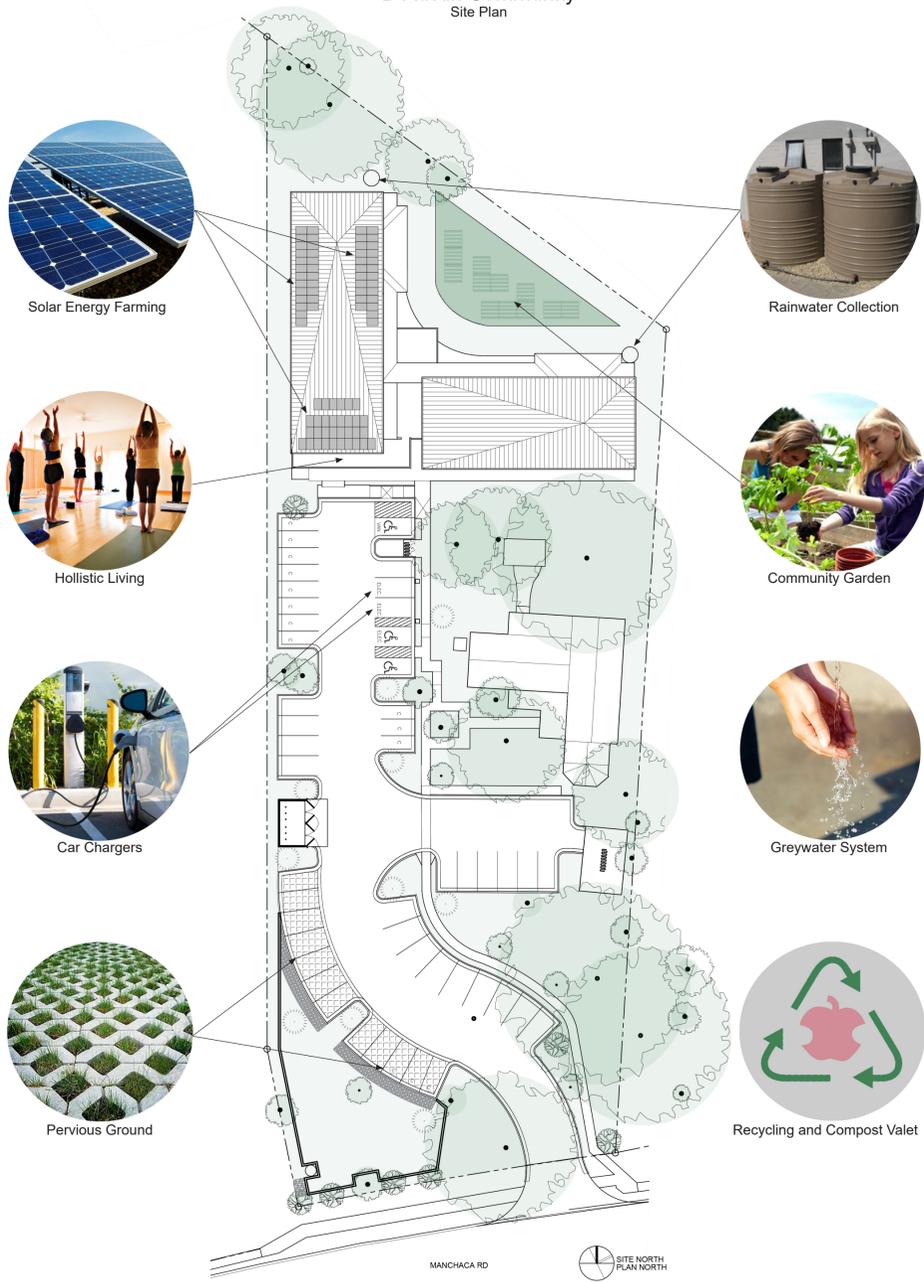
B-Austin Community Project is an Intentional Living co-housing project. The project takes advantage of the excess capacities of overlapping programs and shared uses to foster a more communal and sustainable lifestyle among its 14 residential suites and 3 office suites. This project is receiving a 4 star Austin Energy Green Building Rating.

The roughly 22,000 sq. ft. mixed-use complex, located at 6700 Manchaca Road in Austin, Texas, is a three story wood-frame construction building made up of apartments, amenity spaces and lease-able white box offices. The office suites are being marketed towards health and well-ness businesses including massage and physical therapy to integrate with other on-site amenities.

The B-Austin Community Project is striving to be one of Austin's greenest buildings, designed and built to minimize its environmental footprint and maximize the health of its residents and the planet. Participating in the City of Austin SMART building program, 10% of the apartments are reserved for people earning less than 80% of the median income. As part of the project program, the property manager will live on-site offering free health classes focused on nutrition, fitness and sustainability. Additionally, the owners are offering co-housing options for the three bedroom units making more affordable options available for tenants.



B-Austin Community
Site Plan



In addition to the many sustainable design decisions such as the solar orientation of the buildings to reduce heat gain, a rainwater retention pond and protecting existing trees beyond city requirements, the project implements several innovative measures:

1. Provides a solar array to offset 25% of the facilities electrical needs to start and with room to grow!
2. Provides showers and changing rooms to encourage employees to ride bicycles to work.
3. Provides at least 90% LED interior lighting to save energy.
4. Provides an adaptive greywater harvesting program conserving potable water. Supplementing the Rainwater system, the harvested greywater contributes towards site irrigation. B-Austin will be the first mixed-use multifamily community in Austin, and possibly the first in the state, to use greywater recycling. Greywater recycling is the filtering and reuse of water from bathtubs, hand sinks, and washing machines. This water will be filtered and sent to our landscaping via drip irrigation and monitored by moisture sensors to prevent over-watering.
5. Provides electric car charging stations to encourage residents and employees to purchase and use greener electric cars.
6. Implements an Integrated Landfill Diversion Plan in which compost and recycling are valeted from the resident's front door, making it as convenient as possible.
7. Provides an urban farm to foster community, relieve stress, provide food and increase health.
8. Integrates a wellness program: Unhealthy People = Unhealthy Planet. B-Austin Community presents an integrated solution that positively impacts the health of the community and the health of the planet offering free classes and health resources for residents.
9. Provides a Pet Waste Diversion and Conversion into Bio Fuel program to make it easier to dispose of pet waste, prevent waste from leaking into the ground and to destroy pathogens.
10. Provides an educational and auditing software developed for B-Austin in partnership with My Energy Planner. This tool aims to operate like a "My Fitness Pal" for energy, water and waste quantifications, and expenses monitoring. The system will create a visual guide for tenants to see real time impacts of lifestyle choices.

