



## CASE STUDY THE JORDAN

RATING:



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**“Foundation Communities has wanted to build at Mueller since 2010. Everything lined up in 2015 when the Federal Housing Tax Credit rules changed to encourage building near jobs, and this location was less than four miles from downtown. The greenest thing we could do was to build in a community that was connected to local amenities which reduces commutes for residents.”**

**—Walter Moreau**  
**Executive Director, Foundation Communities**





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### TOP FEATURES:

- » 174 kW of photovoltaic panels that provide electricity for the Leasing Office and Learning Center
- » Continuous rigid insulation on the building's exterior
- » 100% LED lighting and ENERGY STAR® appliances
- » Ultra-low flow plumbing fixtures
- » Purple pipe reclaimed water irrigates the native, drought-tolerant landscape
- » Six electric vehicle charging ports
- » Many community amenities within walking distance

### PROJECT DESCRIPTION:

The Jordan at Mueller is an environmentally responsible building that provides 132 families with a beautiful, safe, affordable place to live. The four-story building surrounds two lush courtyards, each with areas for residents to socialize and children to play. Six staircases give residents options for active movement through the complex. For those choosing to walk, many amenities in the Mueller area are no more than 15 minutes away. The Jordan's location offers a wealth of opportunities for healthy outdoor activities, including parks, trails, swimming pools and a community garden. Mueller was planned with sustainability at its heart and earned LEED Gold for neighborhood developments.

### ENVIRONMENTAL FEATURES:

Foundation Communities is a lifetime owner, so efficient, durable and healthy systems and materials are paramount. The building features both wide overhangs and window awnings, helping shade apartment windows and support energy efficiency. Continuous insulation in exterior walls, airtight wall assemblies and high efficiency windows help keep electric costs down for residents, while rooftop solar panels help power both the Learning Center and the Leasing Office.

All plumbing fixtures are ultra-low flow, and each unit has its own electric heat pump water heater, reducing consumption. Municipal reclaimed 'purple pipe' water irrigates The Jordan's abundant native and drought-tolerant plants.

Covered bike racks and electric vehicle charging points connected to Austin Energy's Plug-In EVerywhere<sup>SM</sup> public charging network are available to both residents and visitors, enabling the community to exercise and travel while improving air quality for the entire community. Light-colored paving reduces urban heat island effect, contributing to a reduction in temperature for the whole neighborhood. Accessible recycling bins make recycling easy and encourage sustainable behavior.

Resident education is also a key component of The Jordan's sustainability goals. Foundation Communities is nationally recognized for providing green and healthy curriculum for children and adults that empowers residents to conserve energy and use homemade cleaners to keep indoor air safe. These programs and the latest building technology support environmentally friendly living both now and in the future.



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### PROJECT PROFILE

**Zip Code** » 78723

**Neighborhood** » Mueller

**Building Area** » 146,423 sq. ft.

**Rating Date** » October 2019

**Owner** » Foundation Communities

**Architect** » Hatch + Ulland Owen Architects

**Contractor** » BEC

**MEP Engineers** » Aptus Engineering

**Structural Engineers** » DCI Engineers

**Landscape Architect** » Studio Balcones

**Mechanical** » Efficient AC, Electric & Plumbing

**LEED Provider** » US Eco Logic | TexEnergy Solutions

**Solar** » Lighthouse Solar

**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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