

GABLES CENTRAL PARK APARTMENTS

AUSTIN'S FIRST GREEN BUILDING APARTMENT COMMUNITY



Gables Central Park was the first apartment community to follow City of Austin Green Building guidelines for a multi-family construction project. Gables Central Park was completed in mid 1997 and is part of the larger Central Park development located just north of 38th street. It is close to two medical centers, the University of Texas, and downtown Austin. This location allows residents to walk to most common services and offers direct access to public transportation, which lightens traffic and lower air pollution.

Green Building features of the Gables project include:

- Sizing of HVAC systems in accordance with Manual J calculations
- Minimum 12.0 SEER high-efficiency air conditioners
- HVAC ductwork designed, installed, and sealed with life-time materials meeting City of Austin's 'MAD AIR' code specifications
- Two ceiling fans per unit
- Gas combination space/water heating systems with recovery efficiency of 76 percent
- Insulation and sheathing made of materials that don't harm the ozone layer
- Interiors painted with low VOC products
- Concrete with 15 percent flyash content (a by-product of coal-burning power plants)
- Use of engineered trusses and siding made from recycled materials and cement (Hardiplank)
- Landscape irrigation that does not require use of city water/sewer
- Insulation and sheathing contain no ozone-depleting chemicals or foam products
- On-site recycling service to residents equivalent to City of Austin curbside service
- Excess construction materials donated to Habitat for Humanity



Gables Central Park participates in the management and upkeep of the central water quality pond that serves the entire 39-acre development. The pond is designed to filter stormwater run-off with aquatic vegetation and to prevent downstream flooding while creating the center piece of Austin's newest urban park.

Gables Central Park was developed in a public-private partnership with the State of Texas. Through the process of master planning, many of the property's beautiful and majestic trees were saved and impervious cover kept to a minimum. To lessen the heat island effect, concrete was used on parking lots and sidewalks to keep the outdoor areas cooler. And because of the historical significance of the property, an archeologist survey was performed.

The end result is an apartment home community that is both aesthetically and environmentally beneficial to the community.