

Title	Springdale General	08/25/2021
	by Beth Sims in 2021 Design Awards	id. 21066918
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Original Submission 08/25/2021

Project Name	Springdale General
Project Category	Architecture Greater Than 50,000 SF
Please select a sub-category:	Mixed Use Industrial
Project Location	Austin, Texas, 78721
Owner at Completion	Central Austin Management Group
Size in Square Feet (SF)	165,000
Date Completed	2019
Firm Name	Michael Hsu Office of Architecture
Firm Address	1906 Ashland Street Houston, Texas, 77008
Contact Person	Beth Sims
Contact E-mail	sims@hsuoffice.com
Contact Number	5127064303
Architectural Design Team	n/a
Associate Architect	n/a
Client or Developer	Central Austin Management Group
Client's Project Manager	n/a
Contractor	Navcon

Structural Engineer n/a

MEP Engineer n/a

Civil Engineer n/a

Other Important
Consultant(s) n/a

Photographer **Chase Daniel**

Project PDF

[SpringdaleGeneralGraphicPresentation.pdf](#)

Image for the Publication

[Springdale_General.jpg](#)

Sustainability Checklist

[SpringdaleGeneral_SustainabilityChecklist-V2.pdf](#)

Project Description

Springdale General provides affordable workspace in a convenient location in East Austin with strategies for social equity. In what was previously a brownfield site, the campus is designed to support a strong nonprofit, maker and small business community that is economically and culturally diverse.

As Austin grows, many of these small businesses have been pushed out of the city to more affordable suburbs, this development is focused on keeping this creative class in town where they can attract and retain the right talent. Tenants include Co-Lad Art Projects, Latinitas, Creative Action, The Austin Parks Foundation, as well as the Center for Social Innovation offering coworking space for small businesses and social entrepreneurs.

The design's communal open spaces and centralized amenities encourage chance encounters and present opportunities for organizations to collaborate, innovate and work together to build success.

The project upholds a commitment to affordability without sacrificing design and functionality. All buildings are prefabricated in a kit of parts construction method and simple, industrial materials such as corrugated metal siding as well as ample daylighting were used to minimize cost.

The buildings are designed with recessed entryways, porches and patios to make the spaces more welcoming and open than a traditional industrial development.

A yellow photovoltaic canopy marks the entrance and invites users into Springdale General while providing energy to the front building. The design preserves all existing trees and utilizes a minimal landscape. Rainwater on the site is collected and housed in cisterns to supplement irrigation.
