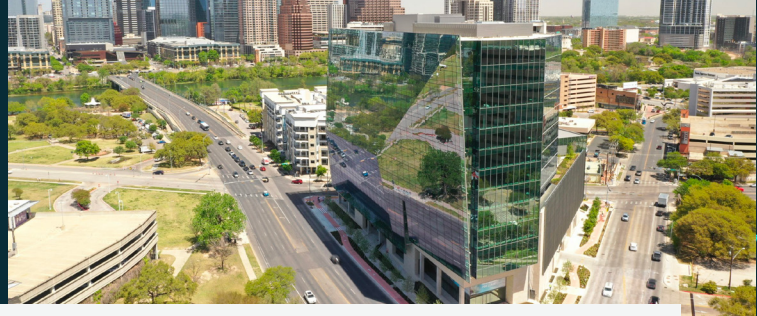# RiverSouth Austin

A SmartScore case study

SmartScore PLATINUM

Overview:
Using SmartScore Certification, Stream Realty Partners' designed and built a world-leading smart building, RiverSouth. The smart building approach at RiverSouth accelerated the building's leasing velocity, securing key tenants ahead of expectations.

Developer:
Stream Realty Partners

Location:
Austin, Texas, U.S.A.

Building size:
372,000 SF

Completion:
2022

Context

– Stream Realty Partners developed RiverSouth, a 350,000-square-foot, 15-story building at South First Street & Barton Springs, in the heart of Austin's Downtown with panoramic views of the city and Park Shores.

– RiverSouth achieved SmartScore Platinum and was the first smart building in Austin, demonstrating cutting-edge innovation, integration, and automation to deliver world class outcomes to the building users.

How SmartScore helped

Design value

Using SmartScore, RiverSouth identified the solution it needed to design and build world-class smart building features. RiverSouth worked with **KODE Labs**, a smart building OS and **WiredScore Accredited Solution**, to deliver the vision. The building's digital backbone enables many features, that create an inspirational experience for occupants, including:

– **Energy optimization** based on the ability to monitor, report, and optimize energy usage and utility consumption, through machine learning algorithms.
– **Indoor comfort control** based on sensor data from light, noise, temperature, and air quality.
– **A tenant app** providing access control, local weather, building services, and the ability to submit feedback.

Leasing value

The building's certification and smart technology approach increased it's leasing velocity. While under construction, RiverSouth already signed up enough tenants to fill half its space, in part due to the avaliability of technology within it, enabling tenants to:

– add additional systems to their spaces and have them integrated into the same operating system as the rest of the building.
– access all the data for their space via open APIs and build on the already existing experiences as they desire.

RiverSouth opened in 2022 with tenants including Baker Botts, Under Armour, AlertMedia and Goldman Sachs.

"The building's operating system from KODE Labs will allow our tenants to achieve higher efficiencies that will positively affect their bottom line. Achieving the highest SmartScore rating validates our commitment to developing inspirational and sustainable places, demonstrably improving RiverSouth's leasing velocity." said Eric Herron, Managing Director of Development and Construction at Stream Realty Partners

Delivering smart building outcomes

RiverSouth has implemented technology with demonstrated outcomes:
– **20% increase** in energy efficiency annually;
– **30% savings** on maintenance and operations costs;
– **Hundreds of thousands of dollars saved** in integration costs and implementation costs;
– A decrease of tenant complaint tickets and increase in tenant satisfaction.

SmartScore Certification in the press:

Rednews.com

businesswire.com

SmartScore