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2400 Nueces
Student
Housing
Post
Occupancy
Evaluation

Student Life

Design
Performance

Page conducted a survey of over 130 residents, or 20% of the 2400 Nueces resident population

65% of surveys were completed by female residents.

97% of surveys were completed by undergraduates.

Post occupancy evaluations provide insight into design performance and user satisfaction

Project Details

Location

The University of Texas at Austin
2400 Nueces Street

Project Size

568,482 Square Feet
304 Units / 622 beds
Housing: 372,749 Square Feet
Parking: 195,733 Square Feet
International Offices: 18,500 Square Feet

Services Provided

Architecture / Engineering / Interior Design
/ Programming / Master Planning /
Sustainability / Contract Administration /
Commissioning

Sustainability

LEED Gold Certification
Austin Green Building Program

Awards

Student Housing Business Innovator
Awards. Best Public Private Partnership
on Campus (2014)
Student Housing Business Innovator
Awards. Best New Development on
Campus (2014)

2400 Nueces Student Housing had its grand opening July 23, 2013 and was fully occupied in the fall semester of 2013. It is privately owned and operated by EdR Trust, one of America's largest owners, developers, and managers of collegiate housing.

This award-winning and financially successful in-fill development aspires to create a metropolitan quality of life appropriate to the scale of the West Campus neighborhood adjacent to the University of Texas at Austin. It also fully incorporates qualities implied by a responsible ethic of sustainability. 2400 Nueces includes 304 units with 622 bedrooms, almost 10,000 square feet of academic space on the ground level (including office space for UT's International Student Offices), and 532 structured parking spaces. Units represent a wide range of living configurations including studios, one/two/three/four bedrooms and townhomes in an effort to encourage a diverse population.

The University of Texas and the City of Austin have taken a giant step forward by integrating higher density housing into the West Campus neighborhood. The new housing supply has helped enabled more than 30 percent of the UT community to walk or bike to campus, thereby significantly reducing travel time and commuter traffic. This 2400 Nueces residential project is designed to appeal to upperclassmen, graduate students, faculty and staff. Blurring the boundaries between "town" and "gown", it represents an important new trend in university living environments.

Post Occupancy Evaluation Study

Before the conclusion of the 2014 spring semester at UT, Page conducted a survey of over 130 residents, approximately 20% of the resident population. We asked 27 questions regarding demographics, preferred amenity and study spaces, unit quality and use, systems design, and the impact of the community on student life.

This report documents the feedback shared with us as a result of the survey and student comments.

40% of residents state that views & natural light are the best feature of 2400 Nueces

followed by:
21% Shared Amenity Spaces
18% Unit Design
16% Exterior Appearance

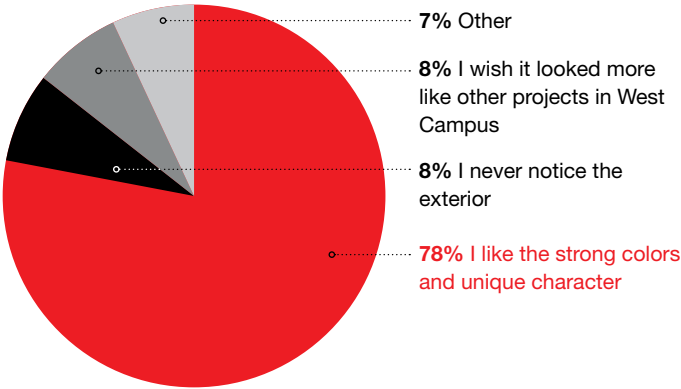


Building Design

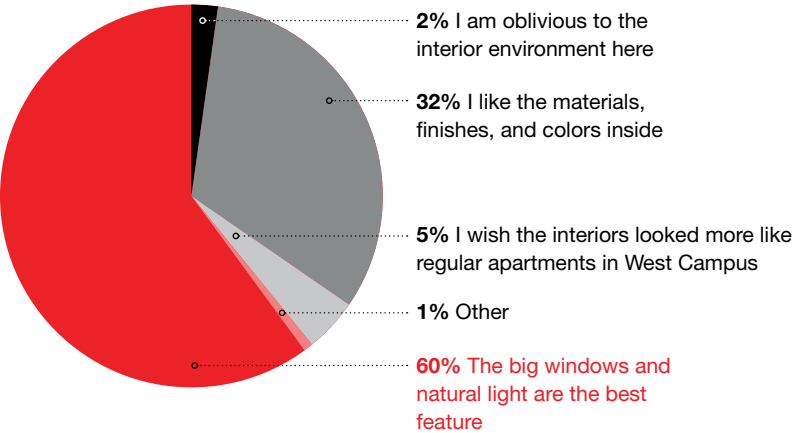


Page asked students about their preferences regarding the overall building design and shared spaces. The responses were as follows:

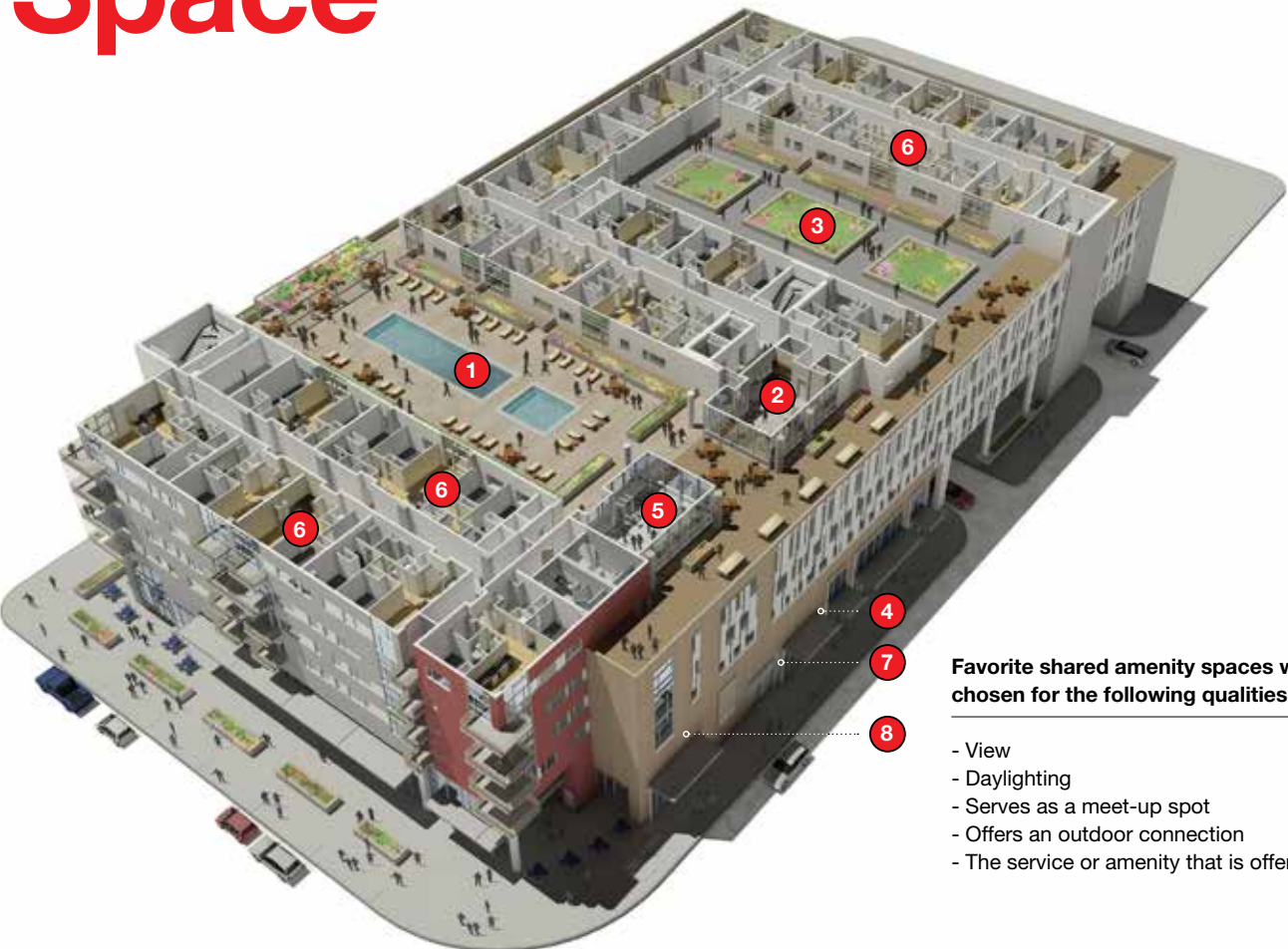
1. Which of the following best describes your reaction to the exterior appearance of 2400 Nueces?



2. Which of the following best describes your reaction to the interior character of 2400 Nueces?



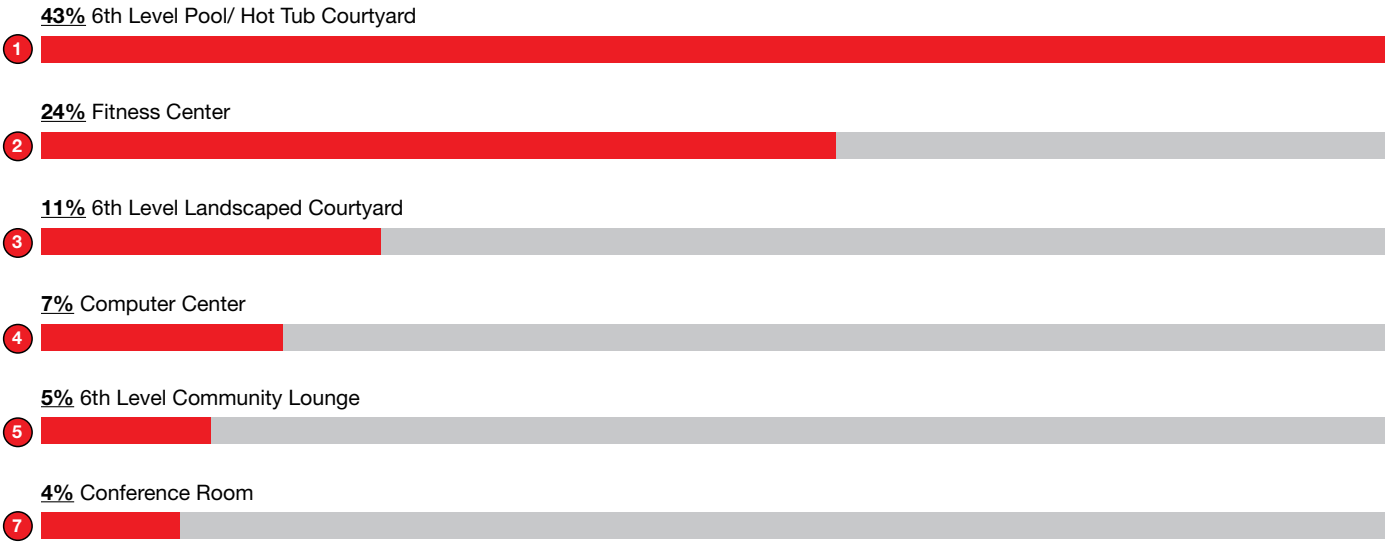
Amenity & Study Space



Favorite shared amenity spaces were chosen for the following qualities:

- View
- Daylighting
- Serves as a meet-up spot
- Offers an outdoor connection
- The service or amenity that is offered

3. What are your three (3) favorite amenity spaces in the building?





It is clear from the survey results, that an adequate separation between active social spaces and quiet study spaces are required to provide appropriate space for each activity.

While most students agree that overall, the living unit is the preferred place to study (37%), the combined result from the remaining preferred study spaces all take place in more social environments (63%).

What this tells Page, is that it is VERY important to offer varying level of quiet to more active environments.

A healthy distribution of study and amenity spaces include:

Dedicated Study Spaces

- Desks in living units
- Conference Center
- Computer Center
- Study Lounges

Flexible Study Spaces

- Community Lounge
- Landscaped Courtyard
- Pool Area
- Business Center
- TV Center

Favorite study spaces were chosen for the following qualities:

- Furniture
- View
- Daylighting
- Quiet Space

4. What are your three (3) favorite study spaces in the building?

37% Living Unit



12% Conference Center



11% Computer Center



11% Study Lounges



10% 6th Level Community Lounge



6% 6th Level Landscaped Courtyard



57% of residents interviewed live in 2 bedroom / 2 bath units

followed by:

1% in 4BR / 4BA Townhome

16% in 4BR / 4 BA

7% in 3BR / 3 BA

3% in 2BR / 2BA Townhome

11% in 1BR / 1 BA

5% in Studios



Unit Design

5. How would you describe the size of your unit?

14% Large 40% Medium



6. Do you think your bedroom is large enough?

58% Yes



Unit Size

On average each unit has approximately 760 square feet of shared living space, with a kitchen, living room, and circulation space. Each individual room and bathroom is approximately 160 square feet.

58% of students feel that the amount of personal bedroom and bathroom space is enough, with 160 SF of space available.

54% describe the size of their unit as either large or medium.

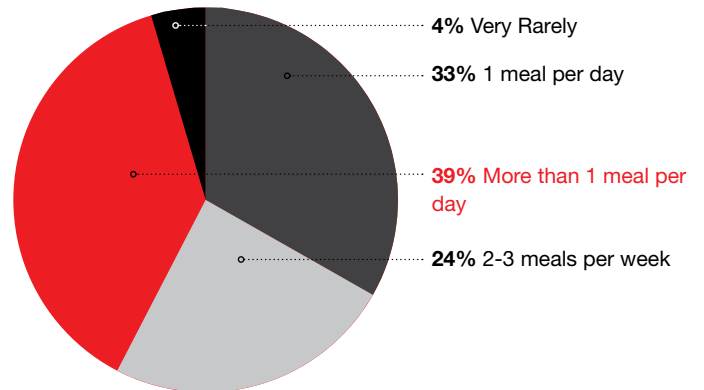
Unit Use

As seen from the preferred study spaces question (Q4), much time is spent in the living unit. Most students prepare and eat one or more than one meal per day at home. This helps to maintain a balanced budget, and healthy lifestyle.

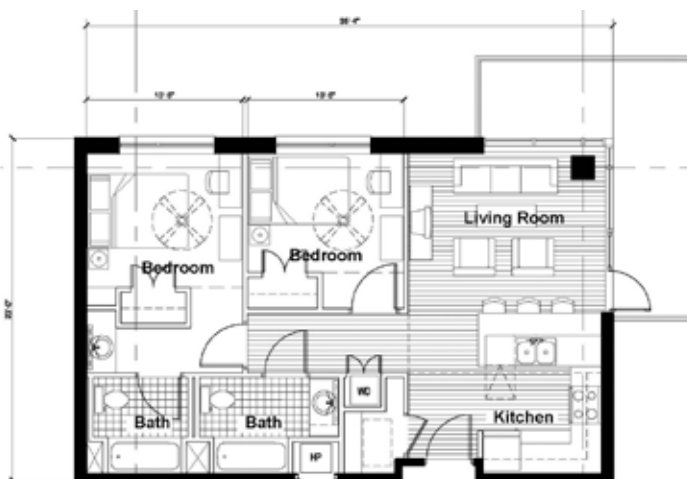
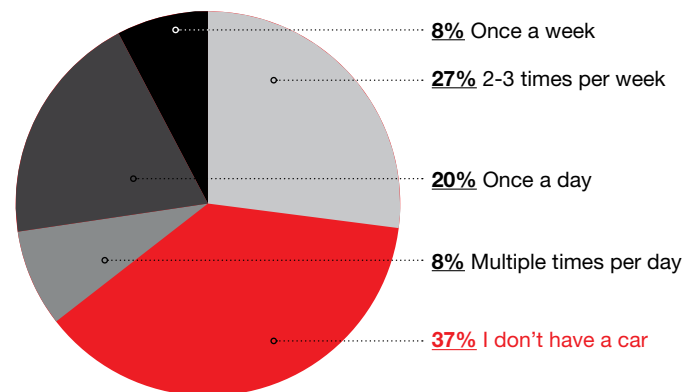
Parking

While 37% of students interviewed do not keep a car at 2400 Nueces, 63% do. As much as students spend their days walking around campus and to classes, many require or desire to have a car for weekly use. The garage is an important design amenity that many prefer.

7. How often were meals eaten or prepared in your living unit?



8. How often do you take your car out of the garage?



2 BR / 2 BA Unit

Engineered Systems

Mechanical, electrical, and plumbing engineers worked with technology and data consultants to design a high-tech, high-performance LEED Gold Certified building.

MEP Engineering

As seen in the survey results, most residents are highly satisfied with the heating, cooling, and connectivity of the building.

The heating and cooling system utilizes a vertical water source heat pump. This system is designed for applications where there is a simultaneous call for heating and cooling throughout much of the year. This is a very efficient system, and allows for the individual control of various spaces within the building and for each unit.

Connectivity

Page, and its consultant team took into account that students need to be well connected and charged in order to perform. Outlets were designed to be located within cord length of all social furniture and evenly distributed throughout the building.

There are an ample amount of WiFi signal points in the building, enough so to combat the limitations that can occur with the use of the concrete frame and walls that are in place.

Cellular data on the other hand is not boosted by signal points and suffers due to the concrete construction.

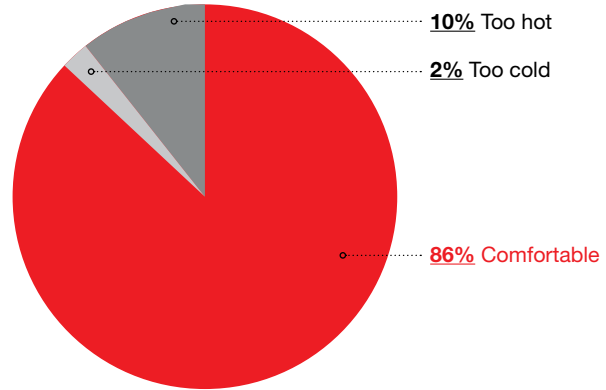
Elevators

In the survey comments, the poor service of the elevators were brought up 35 times, meaning that over 25% of students had a negative reaction to the design of the elevators.

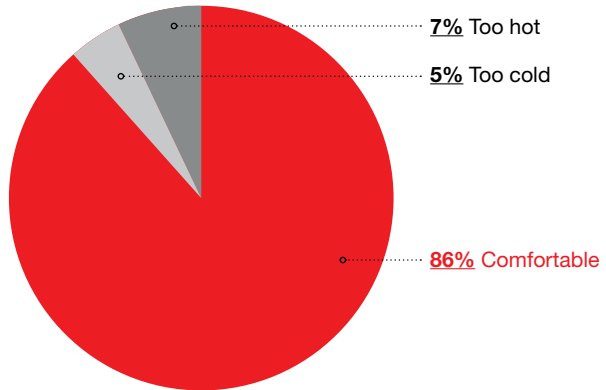
Only three main elevators service the entire building. Often times one elevator will be down for maintenance, leaving only two elevators in service. Longer than ideal wait times cause frustration, and stairs are not a likely alternative because of the height of the building.

In the design of this building, more public elevators may have been considered with a modification in the call / delivery system type.

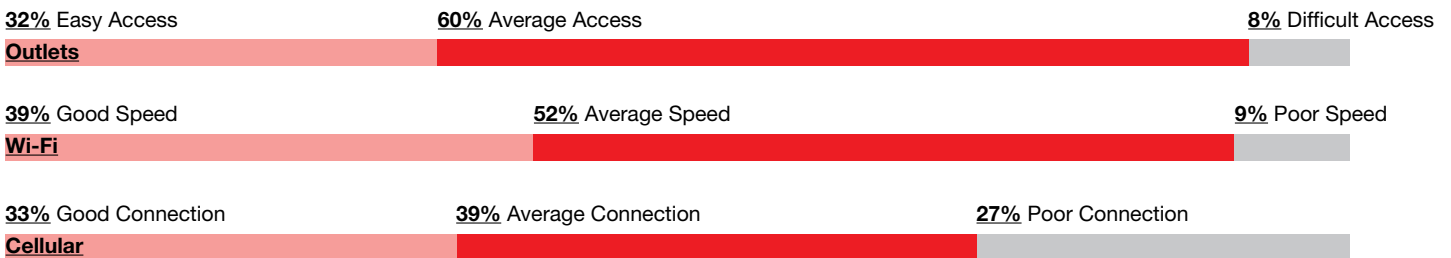
9. How would you describe the heating system?



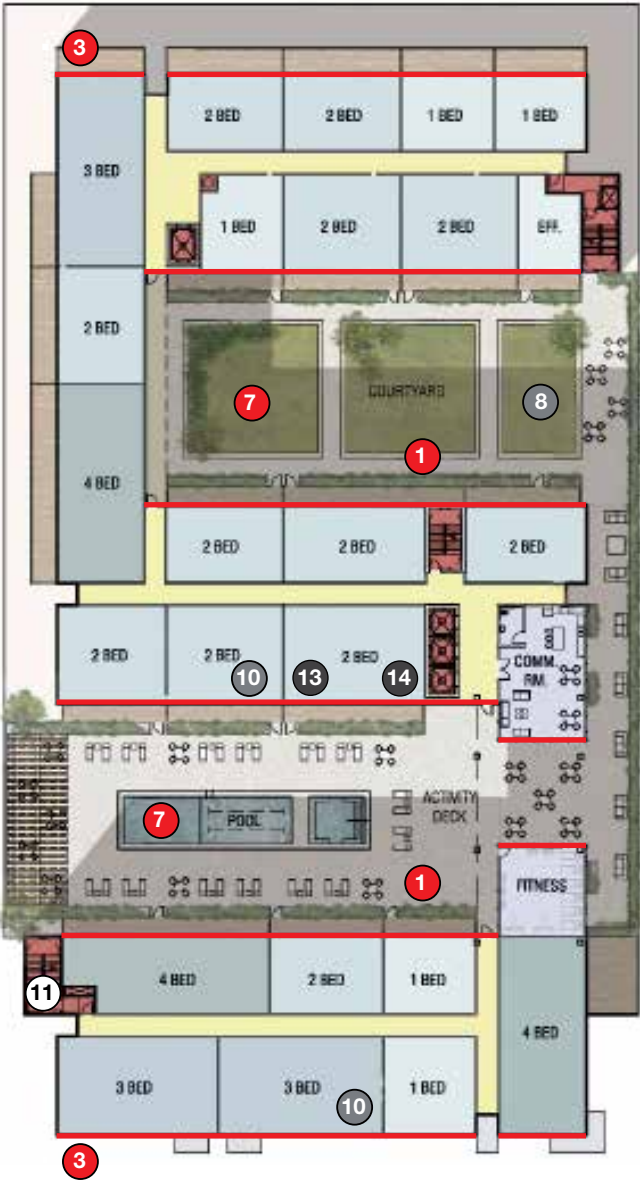
10. How would you describe the cooling system?



11. How would you rate your connectivity?



Sustainable Design Strategies

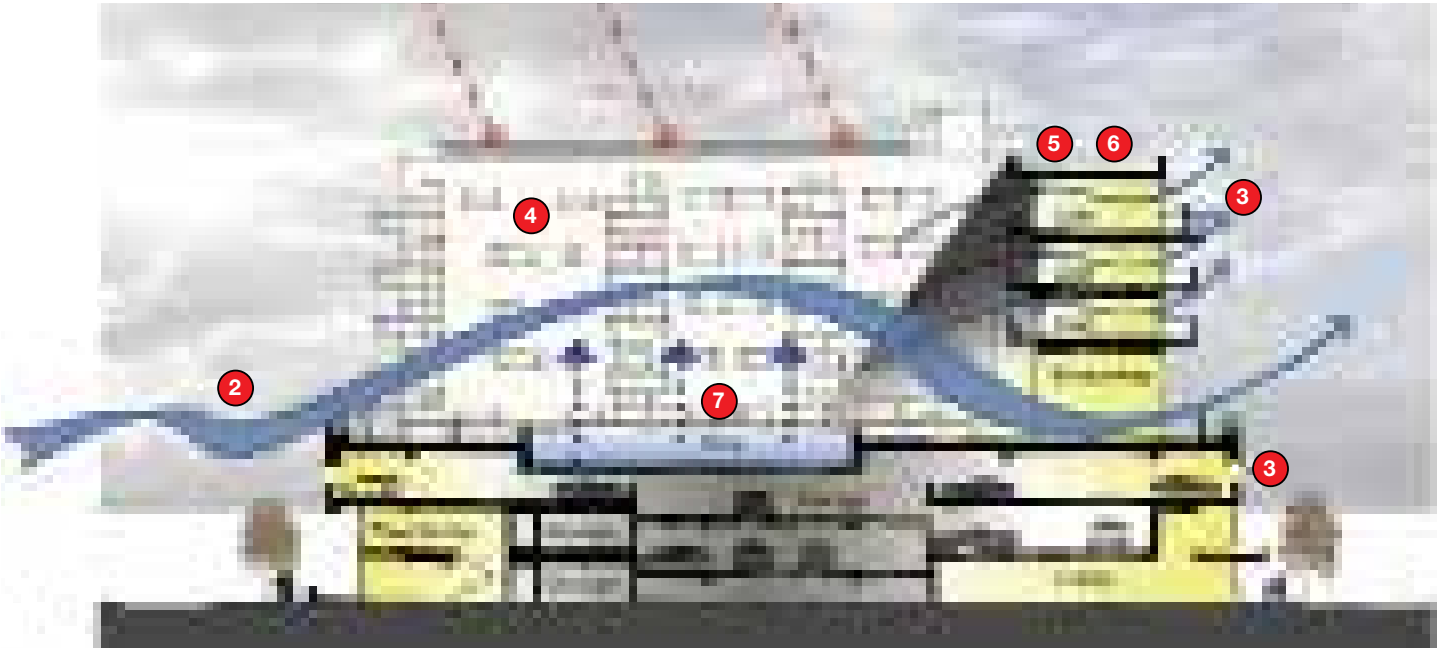


- Energy Conservation
- Renewable Energy
- Water Conservation
- Material Resources

- 1 Sun Control / Building Orientation
- 2 Natural Ventilation
- 3 Daylighting
- 4 High Performance Building Envelope
- 5 Energy Star Rated White Membrane
- 6 Hydronic Heating and Cooling
- 7 Micro-Climature Zones / Outdoor Connection
- 8 Green Roof / Native Low Irrigation Landscaping
- 9 Pervious Pavement
- 10 Low Flow Plumbing Fixtures
- 11 Photovoltaic Energy Generation Option
- 12 Solar Thermal Hot Water Option
- 13 Low VOC Materials, Adhesives, and Paints
- 14 Micro-Climature Zones / Outdoor Connection

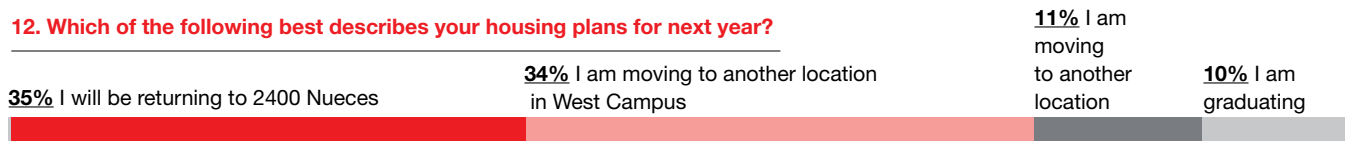
In addition to a highly efficient MEP system, several sustainable strategies help to maintain the temperature and climate of the building. These can be seen in the following plan and section.

2400 Nueces has achieved LEED Gold Certification. This is due to the sustainable strategies implemented by the architect and owner, and is also due to the high-level of commissioning performance conducted by Page.

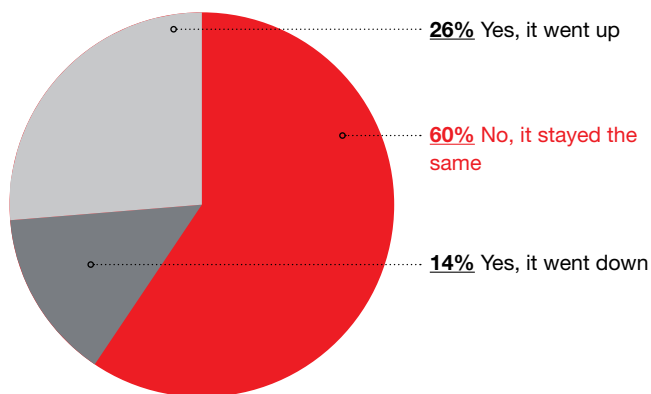


Student Life

12. Which of the following best describes your housing plans for next year?



13. Has your GPA changed in the year that you have lived at 2400 Nueces?



2400 Nueces is one of the best places to live on campus because of the high quality amenities, the location, the design, and the safety that is offered by the building and the community.

With a 35% return rate, just of those surveyed, 2400 Nueces stands in its first year to build upon continued success.

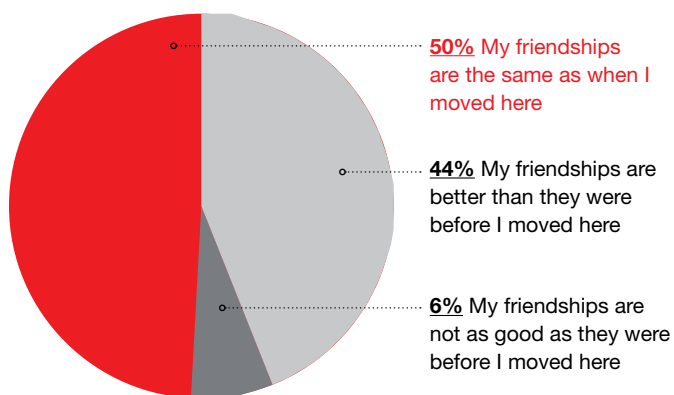
Student GPA and Friendships

It is outstanding to see that, of the those surveyed, 86% of students GPA either stayed the same or went up. It is clear that 2400 Nueces offers a supportive, focused environment and community for students to thrive and succeed.

Equally strong are the results seen in Question 14 - where 94% of students are finding opportunities to remain socially engaged or to build new relationships.

Both academic performance and quality lasting relationships are key outcomes for undergraduate performance and measures of success.

14. How do you feel about the friendships you might have formed during the year that you have lived at 2400 Nueces?



Conclusions

It is clear that 2400 Nueces is an excellent student housing community. It offers a healthy mixture of quiet and social environments, is designed with the technologically connected / health and academic oriented student in mind, and is a high performing building designed to meet residents needs.

This survey gives insight as to how the building performs and engages residents, and what challenges have been discovered through honest feedback.

Page would like to thank EdR Trust and the 132 residents that participated in our survey.

We will continue to conduct post occupancy evaluations of student housing projects, and will utilize results gathered to inform the client and the design team with the best practices in student housing project performance.

15. Compared to other places that you have lived in college would you say..

2400 Nueces makes my life **better** than other places

2400 Nueces makes my life about the **same** as other places

2400 Nueces makes my life **not as good** as other places

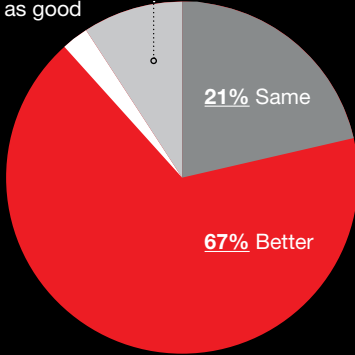
This is the **only place** that I have lived in college

3% not as good

9% only place

21% Same

67% Better



16. Would you recommend 2400 Nueces to your friends as a good place to live? Why or why not?

Of the 132 surveys, every single resident that answered this question, answered yes.

“I would recommend 2400 Nueces because it is THE best place to live, study, socialize - and is in the center of everything going on in West Campus.”

“Yes, it is a good place for a social life”

“Yes, because it is close to campus and has a variety of restaurants to choose from”

“Yes - great management, accommodations, modern units”

“Yes. Good location and quiet”

“Yes, good internet and easy access to outlets”

“Yes, has a great community & great views. It’s clean & bright.”

“Yes, but not poolside. It is way too loud.”

“Yes, it is a comfortable place to live & I love the amenities.”

“Yes, the walk from campus is perfect, especially at night.”

“Yes. I love the building, amenities, and floor layout.”

“I would if they didn’t have a tight budget”

“Yes. The 6th floor is great by the pool.”

“Yes, expensive but worth it because of the amenities and the location”

32% of the 2400 Nueces facade is comprised of glazed openings

Furthermore, 55% of the regularly occupied space of the building is daylighted and 89% of the building has access to views.



17. Do you have any comments to share with the architecture team regarding the design of 2400 Nueces? What do you like? What would you change?

Of the voluntary comments 27% of those who answered, mentioned the views and natural light as a positive design quality

“I really like the openness - large windows and lots of natural light”

“I love all of the natural light”.

“I like that my windows open”

“I like that it is similar to a hotel”

“I really like how the pool is on the 6th floor”

“I actually love the whole design. My room has great space and the view is gorgeous.”

“Super efficient, very unique. Effective use of space. I would add three more elevators.”

“I love the big windows.”

“The balconies are great.”

“I love how modern it looks and how much natural light there is.”

“I like the exterior & interior design - great for a college apartment.”

“I like the high ceilings, the kitchen island, the kitchen size, the nice wood floors, and the great views from the balcony.”



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