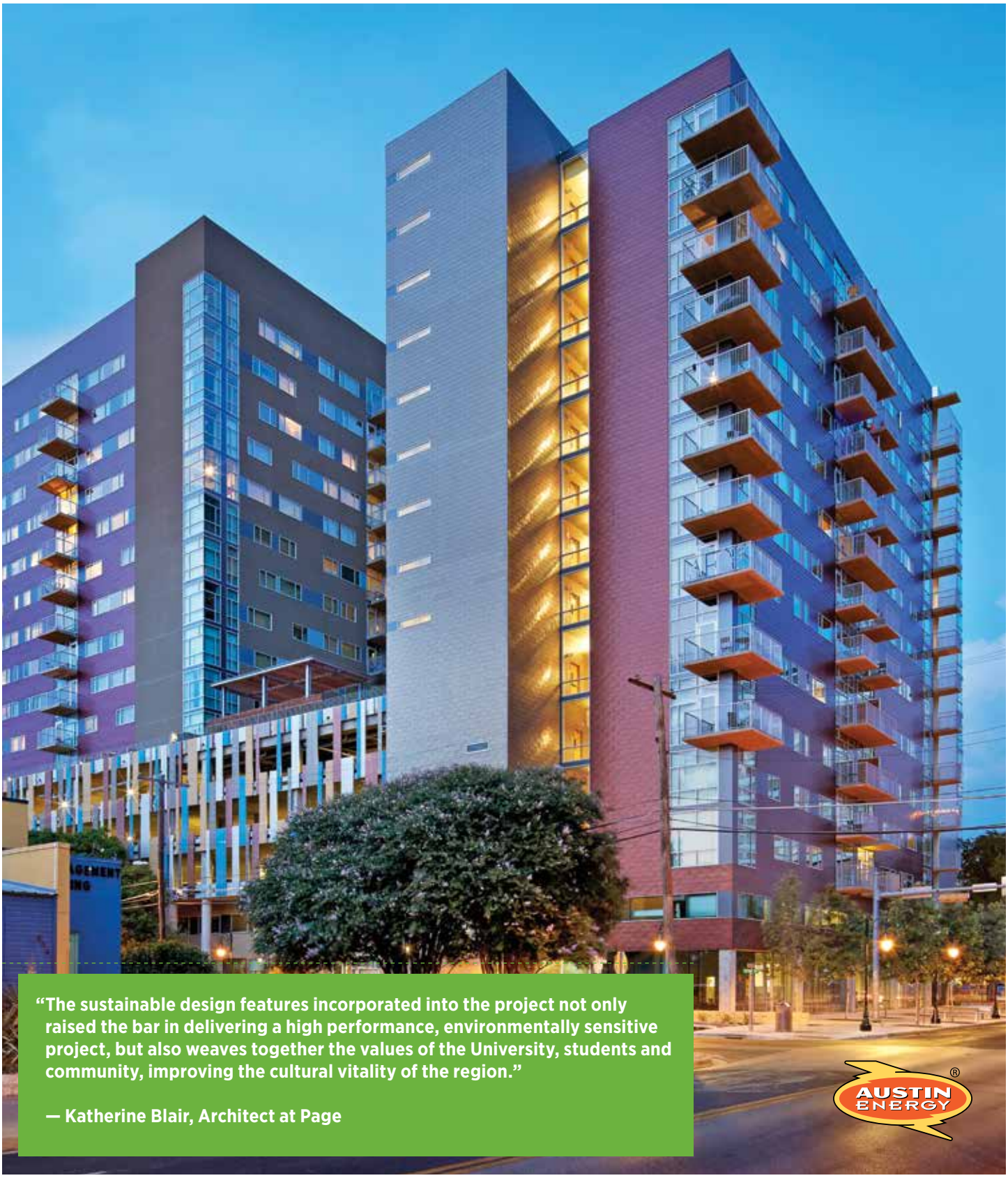
AUSTIN ENERGY®
GREEN BUILDING

CASE STUDY
2400 NUECES

GREEN BUILDING RATING:
★ ★ ★ ★



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TOP FEATURES:

- » Urban location in the West Campus neighborhood provides access to public transportation and services, reducing vehicle miles travelled
- » Outdoor areas representing 30% of the site encourage community building and create habitat for native species. Breezeways assist with air movement around the building
- » High performance envelope, building orientation and efficient HVAC result in 24% calculated energy savings
- » Low flow plumbing fixtures and ENERGY STAR® appliances contribute to 5.5 million gallons of annual water savings
- » More than 35% of the building materials were from recycled materials and over 50% were Texas sourced; Over 2,000 tons of construction waste was diverted from landfill

PROJECT DESCRIPTION:

2400 Nueces is a 304 unit mixed-use student apartment building featuring panoramic views across UT Austin's West Campus and Hill Country to the west. It includes 10% affordable S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) and townhome units with street access lining the west side; the building lobby and the University's International Student Office engage pedestrian traffic to the east and south.

ENVIRONMENTAL FEATURES:

The project provides residents a social environment that encourages community building while also providing quiet spaces to facilitate academic success. The project team focused on providing high-quality, efficient living units and engaging communal spaces in a high performance building that accommodates an urban, low-impact lifestyle.

The West Campus location offers exemplary access to public transportation and a variety of services within walking distance. Residents are close to campus and a bike cage in the garage encourages a car-free lifestyle. Despite the urban site, the team maximized access to the outdoors by providing 18,000 SF of open space. The lounge and fitness center frame a breezeway, optimizing cross ventilation and expansive views. The team aimed to save all significant existing trees, even designing a portion of the foundation to avoid a critical root zone. In homage to Texas' heritage trees, a tree that could not be saved was repurposed as a feature art piece in the lobby.

Energy efficiency and water conservation were imperative. The team achieved 24% energy savings by selecting efficient water source heat pump systems, choosing orientation to control solar loads, maximizing daylight and natural ventilation, and incorporating a vented and reflective skin on much of the building. Low flow plumbing fixtures, ENERGY STAR® appliances, and native landscaping helped reduce building and irrigation water consumption.

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PROJECT PROFILE

Zip Code » 78705
Neighborhood » West Campus / University Neighborhood Overlay
Building SF » 572,700 GSF / 383,770 NSF

Developer/Owner » EdR
Land Owner » The University of Texas at Austin
Architect » Page
General Contractor » Hensel Phelps
Mechanical Engineer » Ideal National Mechanical / Johnson Consulting Engineers
Electrical Engineer » Power Design
Plumbing Engineer » S&K Plumbing / Telios
Structural Engineer » AEC Collaborative
Civil Engineer » Page
Fire Protection » Aero Automatic Sprinkler
Landscape Architect » Design Workshop
Commissioning » Page
Sustainability » Page

LEED-NC 2009 Gold

Austin Energy Green Building is leading the building industry to a sustainable future with green building ratings and educational/professional development services.

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