



Project Details

Beds Units	655 304	
Stories	16	
Gross Size	367,315 square feet housing 19,000 square feet commercial	
Developer	EdR	
Manager	EdR	
Owner	EdR	
Sustainability	LEED Gold, exceeding university goals; Austin Energy Green Building 4-Star certification out of five possible; 1-Star rating was required)	
Completion	Fall 2013	
Cost	\$63.9 million	
Room Styles	Studio and 1-, 2-, 3- and 4-bedroom units	
Amenities	Structured parking (533 spaces), swimming pool, fitness center, rooftop patio, granite countertops and ceramic tile.	
Architect	Page	
Contractor	Hensel Phelps Construction Co.	
Financing	EdR	
Reference	Amy Wanamaker Campus Director of Real Estate The University of Texas at Austin 1616 Guadalupe Street, Suite 2580 Austin, TX 78701-1245 (512) 471-7582 awanamaker@austin.utexas.edu	

Overview

Sustainability and amenities are the focus for the high-rise, mixed-use 2400 Nueces that EdR developed for the University of Texas System Board of Regents. As the ground tenant, EdR developed and now owns and manages the high-rise aimed at the collegiate community on the campus of the University of Texas-Austin. The project received two *Student Housing Business* magazine Innovator awards in 2014: Best On-Campus New Development and Best On-Campus Public/Private Partnership Development. It also won the 2014 *Engineering News-Record* Best Residential/Hospitality Project for Texas and Louisiana.

The project was financed 100% with EdR equity using the On-Campus Equity Plan: The ONE PlanSM. Along with apartments for graduate students, staff and upper classmen, the building provides features approximately 19,000 square feet of ground-level office space commercial, a rooftop patio, fitness center and 533 spaces of structured parking. Construction began in the summer of 2011 and was completed in the summer of 2013. The community achieved Leadership in Energy and Environmental Design (LEED) Gold certification as well as Austin Energy Green Building 4-Star certification. Sustainability features include:

- Optimized building performance/energy use for construction and occupancy
- Maximizing daylighting and natural ventilation
- Using high amount of local and regional products to speak to the language of central Texas while reducing the impact of hazardous ozone compounds by lowering transit distance on building materials

