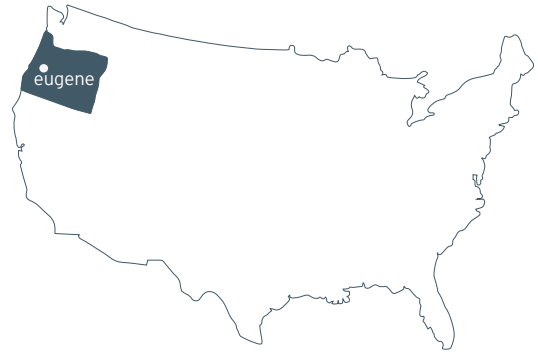




COHO STUDENT HOUSING

Architect: Richard Shugar AIA, LEED AP
Project Manager: Gabriel Greiner AIA, LEED AP
General Contractor: Essex General Construction

Completed 2008
Eugene, Oregon
13,346 sf new construction



The Site

The Coho Townhouses project is a high-density, infill student housing project located in the West University District. The site is long and narrow, tucked into a slot near the hospital parking garage and an access alley.

The owner was committed to making a building that would not only fit into the sliver of space, but to also create green spaces for outdoor connections.





Careful orientation on the site allowed for nine 4-bedroom units, which made the project financially feasible.

Special exemptions from the City allowed for fewer parking spaces, which granted room for courtyards and outdoor spaces.

Modeling

Numerous schemes were explored while in the schematic design phase. The narrow site, zoning and setback requirements and parking regulations contributed to the layout of the buildings on the site.

By utilizing a design that pops out the facade, larger windows could be incorporated into each unit. They are angled for privacy, and to allow light deep into the rooms. This emphasis on daylighting helps keep energy costs down.

The carbon footprint of this development is minimized through the integration of solar panels on the roof which deliver electricity to the units. All of the stormwater run-off is treated on-site, reducing the load on the municipal systems. Limited on-site car parking is available, however, extensive covered, lockable bicycle parking is provided to support alternative modes of transportation.









Exteriors

The townhouse units are arranged around a community courtyard designed to encourage social interaction among the tenants without negatively affecting the privacy within the units. The arrangement of windows in the angled bays along the façades provides each bedroom with ample daylight without overlapping views to or from other units.



Interiors

Material choices were made to emphasize sustainability, low-maintenance costs, and durability. Examples of this include the corrugated metal & cement fiber board sidings on the exterior and the granite countertops found inside.

Built-in storage was incorporated into bedrooms, bathrooms and closets so that students are able to keep their spaces neat.

Publications

"Housing Complex Wins Tax Exemption"
Eugene Register-Guard
February 2007

"Dan Neal's Coho Townhouses"
Eugene Register-Guard
June 2008





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