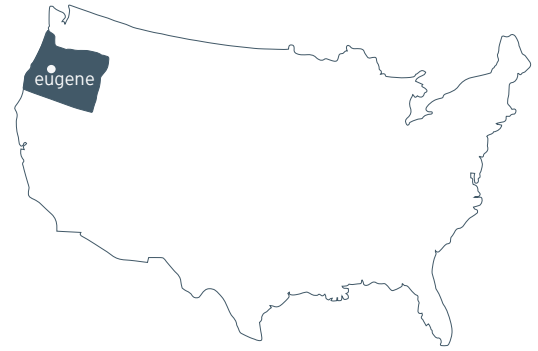


THE SOLSTICE

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

Completed 2011
Eugene, Oregon
18,365 sf



The Site

The site of the Solstice at 19th and Harris near the University of Oregon had several old houses that were moved to allow for the project to begin. Surrounding the site are other several uninspiring housing projects dating from the 1960's.

The Solstice is a 3-story townhouse development near the University of Oregon. The goal of the project was to create a place where seamless connections and interactions occur between the residents. To achieve this, the entries of every unit open onto an 'inner pedestrian street'. The project is comprised of two parallel buildings oriented to create a south-facing courtyard. This shared outdoor space allows light and air to flow through the site. The "pleated" bay windows provide openings on two sides. This contributes to effective cross-ventilation and provides views through the courtyard north to the city street and south to the butte.

The project is comprised of two parallel buildings oriented to create a south-facing courtyard. This shared outdoor space serves to facilitate a sense of community, as well as allow light and air to flow through the site. Additionally, a series of vegetated swales not only provide landscaping, but also mediate stormwater collected onsite.





Concept Design

Our early 3-D models illustrate the vision of an articulated facade. The working models show how residents move through the site, and how entrances and windows interact for both light transmission and privacy.

We also began preliminary studies of the exterior cladding materials for budgeting purposes. The finishes needed to be durable, easy to maintain, and work with our modern design aesthetic.





Sustainable Strategies

The buildings achieved a silver Earth Advantage rating. Key features include increased insulation, high-performance glazing, sun shades and passive cooling. In addition, a series of swales help mediate stormwater run-off and provide landscaping.









Interiors

While the shared living and cooking spaces were important, the focus was on making individual bedroom spaces that had plenty of storage and room for desks so students had private retreat spaces.

More cabinet and storage space was made available by using sliding doors for bathrooms in some units, and general shared storage was included wherever possible in hallways. This emphasis on great storage helps residents keep units tidy. Studies show that when there is enough storage that units are better-maintained.

Shared Spaces

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Exterior

Clad in durable cement board and cedar, the exterior of The Solstice is detailed for easy maintenance and longevity.





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I give them an enthusiastic recommendation." Dan Neal, Owner



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