



crescent village
TownHomes

Rowell Brokaw
Architects

David Bartley
Walter Cicack
Chris Murray

Michael Fifield

“...we are guided by the principles of New Urbanism and the Smart Growth movement...”

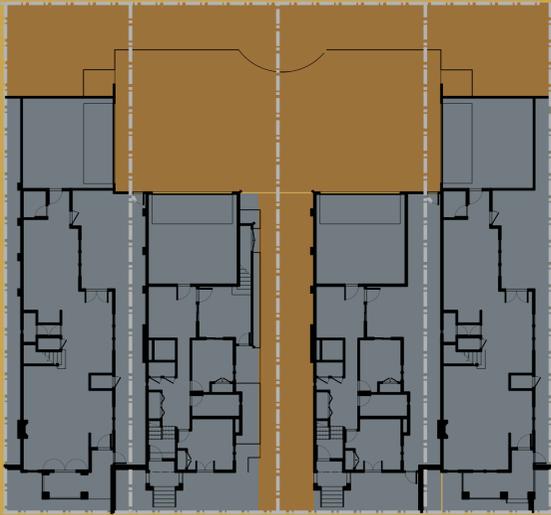
Suzanne Arlie, President of Arlie & Company, Developers of Crescent Village



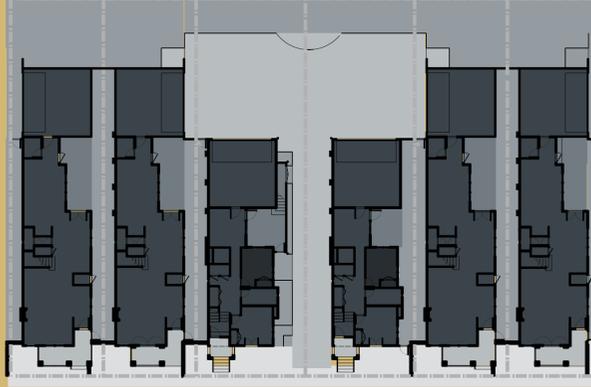
Rendering by John Rowell

The Crescent Village Townhomes were developed in 2006 as a response to the less efficient, residential only neighborhoods of Eugene. They consist of 40 properties in a single row on Lord Byron Way, just a few yards East of the Crescent Village business center. These discrete single-family residences range in size from about 2200 sqft to 2600 sqft and are intended to integrate cozily into the greater Crescent Village development. These townhomes stand directly across from a group of single-family rowhouses and just up the street from the apartment and condominium communities. The Crescent Village townhomes represent a step toward a more efficient sustainable community, a discreet village with its own amenities. The developer's stated goals were:

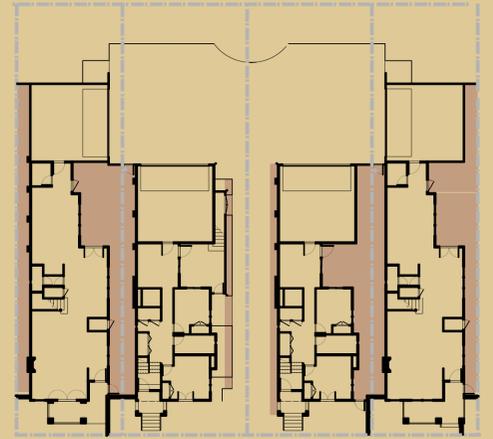
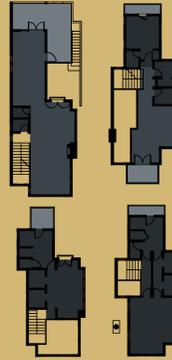
1. Design a compact, well-planned village that utilizes land and resources efficiently and retains a sense of openness and livability.
2. Use fewer and more efficient roads and utilities to preserve open space and conserve resources.
3. Mix housing, commercial, retail, and recreational uses to create a lively, socially diverse community in which residents and employees can take care of many daily activities within walking distance.
4. Create a pedestrian-friendly site design with integrated bus stops and bike racks to reduce reliance on automobiles and promote the use of mass transit, thus reducing traffic congestion and emissions.
5. Design and detail buildings, streets, and open spaces at the 'human scale' to enhance the pedestrian experience.



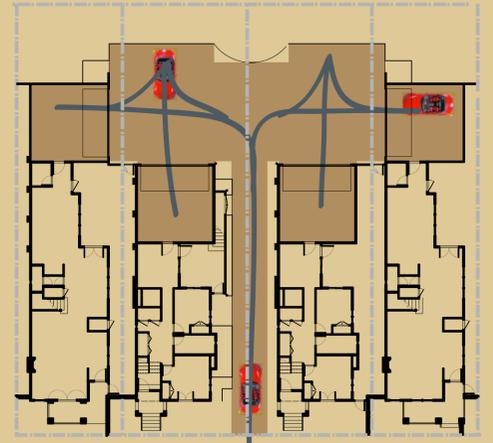
Basic Parti: The Crescent Village townhomes are organized as ten clusters of four homes each. The basic four house cluster is composed of two sets of each of the two floor plans with a shared driveway and backyard.



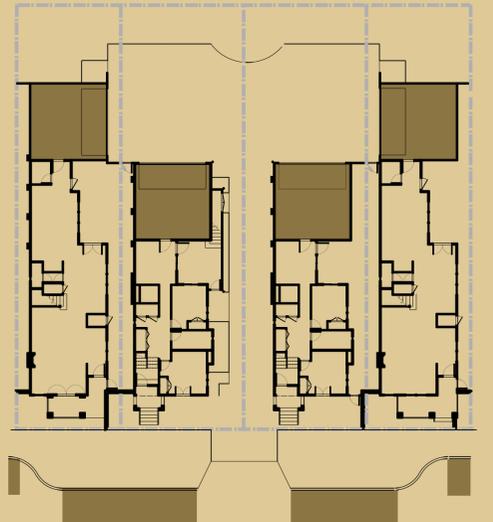
Privacy Gradient: The compact nature of the site organization coupled with the interplay between shared and public outdoor spaces makes for a unique privacy gradient. Second and third floor outdoor patios, communal green space, easements, and predominantly South facing windows all contribute to the overlapping layers of gradient. This diagram shows the privacy gradient moving from the public light colored spaces to the most private darkly colored spaces.



Sideyards and Easements: Each townhome has a small side garden passing over its property line. Easements are established to give neighbors temporary access to each other's gardens to satisfy maintenance needs.



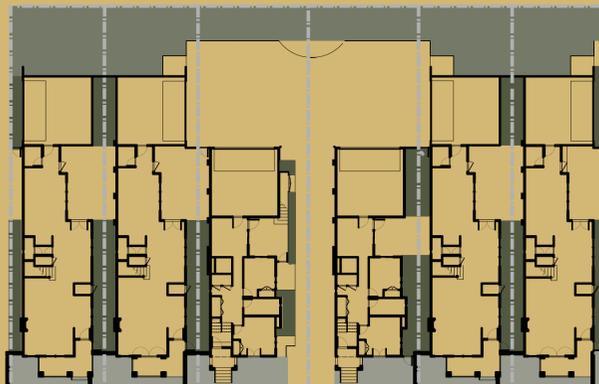
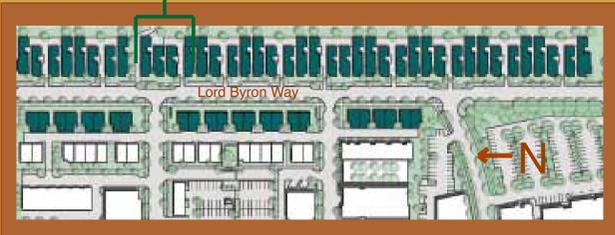
Auto Circulation: The shared driveway emerges into a shared flat top with space for turning; the shared spaces allow for greater site efficiency. This efficient design limits auto circulation to a comparatively small portion of the street frontage.



Parking Options: Private parking takes place in garages and public parking takes place on the street. There is no driveway parking. This diagram includes the sidewalks and curbs.



Neighborhood Pattern: The ten four-house clusters follow the above pattern nine times. However there is one deviation near the end of the block. In that case the driveway enters off center.



Yard Ownership: Each home cluster shares a gradation between public and private outdoor green space. In this diagram, the gradation from light green to dark green represents the gradation from the most public to most private outdoor green spaces. This diagram is presented at the scale of the four-home cluster along with peripherally adjacent lots to show how the pattern progresses from one cluster to another.



Model B



Linear Massing: The townhomes models A and B employ cooperative massing strategies for their mutual benefit and privacy. The oscillating repetition of the A and B forms create the spaces for the south-side courtyards as well as forming the auto circulation space in the void.



Model A

Facade Variations: The Crescent Village townhomes have two basic floor plans (A and B) and four basic facade variations. The floor variations oscillate relative to the driveways while the facade variations occur in a more scattered pattern. Variation is added to the four basic facade patterns by interchanging a simple palette of materials, finishes and colors.



“All three units stated that the side yard was the reason they choose to live here.”



Three units were chosen at random to be interviewed and asked what features of the Crescent Village townhomes distinguish them:

All three units stated that the side yard was the reason they choose to live there. These interviewees were all older individuals without children and they each stated that they felt the yards comfortably accommodated their limited needs. One interviewee said that he and his wife moved into the Crescent Village townhomes after their children had grown out of the house. Their reduced need for outdoor space (and the associated maintenance) influenced their decision to buy the property.

One interviewee stated that the adjacent proximity of the first floor study (ie. the first floor bedroom) to the patio in his model B townhouse was especially beneficial to his work environment. Two interviewees stated that they enjoyed the balconies adjacent to the master bedrooms, especially in the morning and in the evenings. It seems that the managed balance of pertinent outdoor spaces, sized only to accommodate need and readily adjacent to major indoor spaces carries serious benefits. These spaces work because they accommodate targeted needs with small but highly defined spaces rather than subsisting as large but undefined spaces. The utility and character of these spaces are augmented by their relevant adjacencies to key indoor spaces.

We were surprised to find that none of the interviewees found the four-home cluster or the ramifications of how it affects their neighborly interactions to be part of what they see as unique about the Crescent Village townhomes. All three interviewees seemed primarily concerned with the issues of their respective properties and not particularly with the shared social spaces of the four home cluster. None of the interviewees had children and thus they do not make extensive use of the shared hard top.

One interviewee stated that the proximity to shops and cafes, as well as the prospects for Crescent Village's future development were a major bonus to living there.

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Residents' Favorite Garden Spots



A small space for a dogs's basic needs.



Just the right size for a potted garden.



Just enough room to eat a private meal comfortably.

Key Circulation Adjacencies



While all three interviewees were happy with their property, one interviewee made modifications to his home in an effort to correct what he perceived to be flaws or oversights in the townhome's organization or detailing. The following is a list of modifications performed on one model B townhome by the occupant after purchase of the property. These modifications are presented as one owner's critique of some of the design decisions made in the Crescent Village townhomes.



The entry to the model B did not originally have a coat closet. The owner of this unit felt that the interior of the bottom floor was a private space and he did not like having his guests intrude into his front study to put up their coats. He had a coat closet installed at the top of the stairs on the public second floor landing.



The second floor balcony of this model B townhome did not originally come with fixtures installed into the walls. The resident felt like the utility of the covered space could be increased by installing set cooking, water and storage fixtures.



The resident felt like his second floor balcony needed more space so he added a two foot cantilevered floor extension. He used the additional space underneath for covered storage.



The resident also felt like the solid walls on his second floor balcony were too restrictive, both in terms of view and space. When the floor was widened he also had steel railing installed in the wall's place.



“Crescent Village has been designated a Green Building Demonstration Project by the City of Eugene.”

Arlie & Company's Crescent Village website



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“We will be working closely with our tenants to assist them in incorporating sustainable practices and materials as they build out their commercial spaces. We will provide each tenant with a Green Tenant Guide which will incorporate ideas, vendor contact information and recommendations to assist them in achieving their own sustainability goals.”
-Arlie and Company

The Crescent Village community incorporates several features which help to reduce its environmental impact. These features occur on many scales, from the overall sight planning to the building components and the micro-landscaping.

- Crescent Village is beautifully landscaped with gardens that act as bio-swales. These lush gardens filter storm water on site before it empties into our local rivers.
- Retail tenants have the option of joining the Crescent Village solar collective which allows them to own and operate their own rooftop solar system to create clean renewable energy.
- Arlie & Company has made a commitment to use non-toxic cleaning supplies throughout its facility to improve indoor air quality.
- All of Crescent Village's apartments feature energy-efficient appliances and windows and low-flow water fixtures, saving money and helping to protect the environment.
- Crescent Village is landscaped with native plants that require less water and maintenance than grass and other traditional landscaping plants.
- Crescent Village apartments feature large, operable, energy efficient windows, which provide greater ventilation, daylight and views.
- Arlie & Company has made a commitment to use only locally sourced building materials and local design and construction professionals.
- Apartments at Crescent Village feature low emitting floor and wall coverings for improved indoor air quality.
- Crescent Village's parking lot lights are powered by solar panels on the roofs of the Town Center buildings.
- Interviewed home owner's commented that their monthly utility bill was half of what it was at their previous residence.

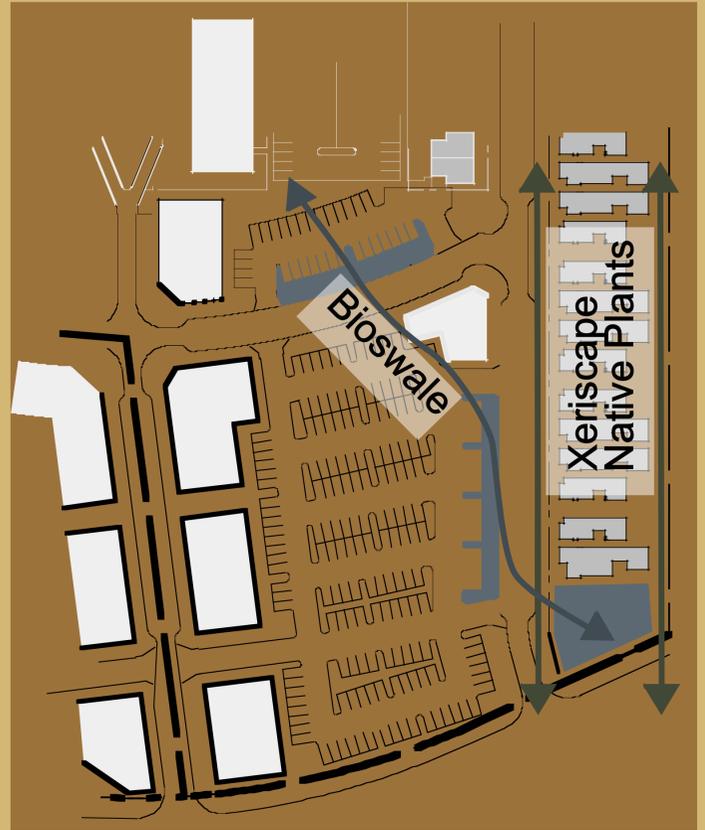
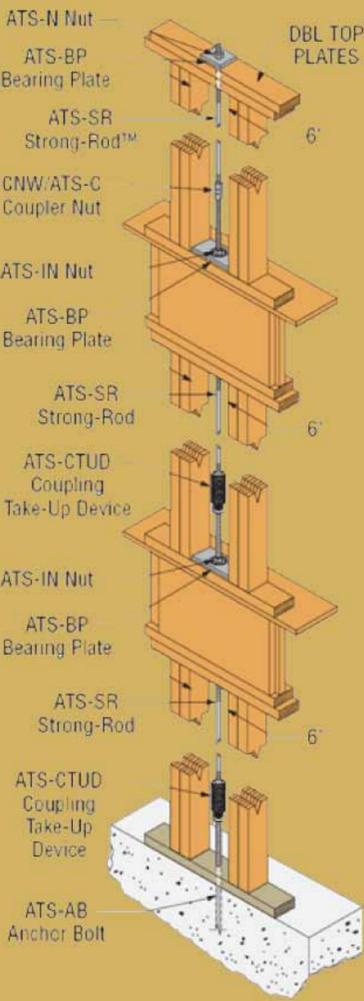
The narrow design of the townhomes required extra structure to provide turnover resistance in the transverse direction. Simpson's Anchor Tiedown System was used to strengthen the short walls which would normally be too short to provide adequate shear resistance. Continuous rods between large compression members tighten the wall structure and anchor the whole arrangement solidly to the foundation. This is a special engineering issue that had to be adapted specifically to the Crescent Village townhomes because of their non-traditional layout and special requirements.

- Narrow, 3-story building design required extra support for transverse shear resistance.
- Design called for Simpson Anchor Tiedown System (ATS) to greatly strengthen transverse walls.
- Continuous steel rods, with tension members on either side increase stiffness in shorter-than-normal bracing walls.
- Opportunities had to be created in the floor plan to create continuous walls from foundation to roof, without interfering with circulation.



The Simpson Tiedown system employed in the Crescent Village townhomes is a newer model. In this case, it required specially installed fittings layed directly into the foundation.

Simpson's Anchor Tiedown System



New Urbanism revolves around an environmentally-sensitive approach to neighborhood planning. Crescent Village takes this to heart first in its landscape. Native drought resistant plants and bioswales were incorporated throughout the neighborhood. In the construction, local materials and low-VOC coverings were used. All appliances were Energy-efficient appliances; passive ventilation and solar panels were built into the neighborhood to enable ecologically-conscious lifestyle choices.



Crescent Town Center started with mixed use retail/apartment complexes. Already leasing in these are 5 restaurants, a day-spa, a clothing store and a financial advisor. Several of these businesses were awarded #1 honors in the Register Guard during their brief operation. Planned development includes a large grocery anchor business, several office blocks, a park block and a community garden. Surrounding the chosen site were several established residential neighborhoods, particularly a single-entry cul-de-sac immediately to the east (on the back yard of the townhome sites). Further to the east and west on Crescent Ave are several businesses and retail establishments. Several business/retail establishments already existed in either direction on Crescent Ave and nearby streets. However, a formal grocery store is lacking in the walkable radius; Costco is the closest grocery/general needs market.

Existing Context Before Construction:

- Cul-de-Sac Residential
- Traditional Residential
- Large-lot Residential

Recently Built Context:

- Single Family Residential
- Retail Space

Planned Development:

- Office Space
- Grocery Pad

We would like to thank:

John Rowell

for providing us with the complete production documentation of the Crescent Village townhomes in a digital format and for putting us into contact with our other resources

and

Rene Fabricant

for explaining the special engineering aspects of the Crescent Village townhomes to us.