Common Waters

A Community Where People and Nature Grow Together...

Access to Green Space

Destinations

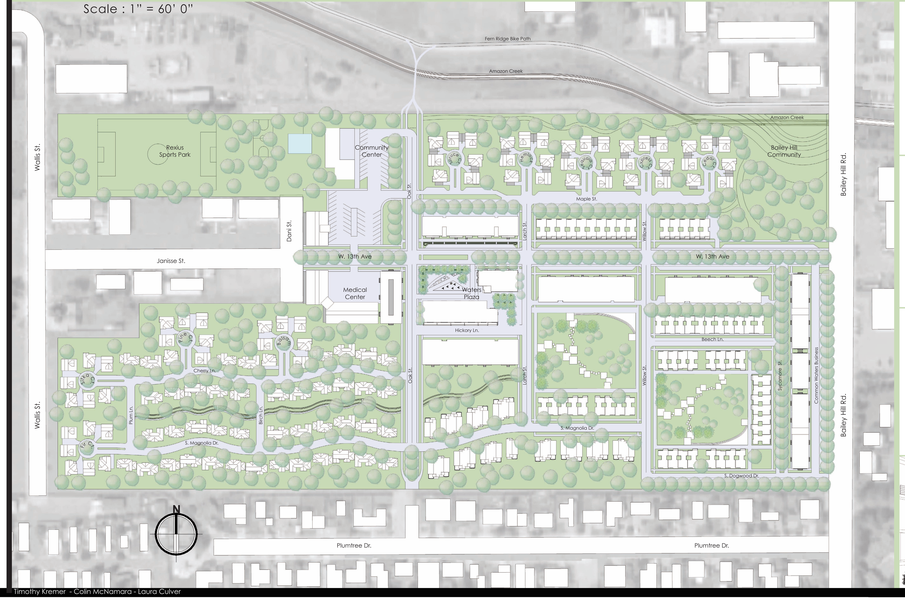
Road Hierarchy

Zoning Map of Site

Linked Neighborhoods

Master Plan

Scale : 1" = 60' 0"



Wetlands

Preserving Nature

Just off the Town square are two wetland parks where blue herons bask among swaying grasses in a bird watcher's paradise. It is here that modern amenities blend seamlessly with the fabric of nature– where road meets into boardwalk and pedestrians are free to stroll where only the chirping of crickets and the rustling of sedges welcome in the cool evening. Every home in the common waters community has direct visual and pedestrian access to these oases and plays a role in preserving nature for future generations.

The decision to structure the wetlands comes from a desire to make these areas accessible to all. With boardwalks surrounding the sunken areas and pathways leading through the grasses and reeds, everyone can enjoy the wetlands of Common Waters. Not all of the existing wetlands are to be saved; rather some of the wetlands will be enriched and improved, and the rest will be compensated for by paying into a wetland mitigation fund. The West Eugene Wetlands, which sit just west of the Rexius site, contain over 3000 acres of riparian habitat, and are an example of the sort of wetland that might be protected with mitigation money. These wetlands are to be enjoyed by

Town Homes and Live - Work Units

Light From All Sides

Light wells with semi-transparent windows double as the courtyard for the unit to the left, providing ventilation during the drought on all sides, while also maintaining privacy from nearby neighbors.

Diffused light
Direct View Out

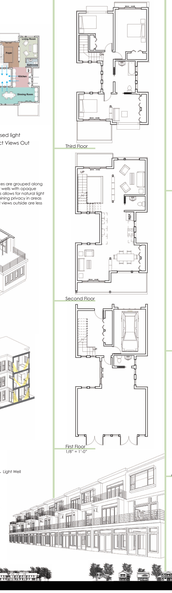
Private Space

Service spaces are grouped along side the light wells with opaque windows. This allows for natural light while maintaining privacy in areas where direct views outside are less desirable.

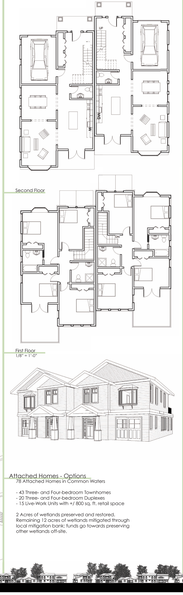
Central courtyard allows for an area of private retreat that can be landscaped

Sharing Light and Air

Common walls minimize envelope surface areas, thus reducing heating and cooling needs, as well as construction costs.



Duplex Homes



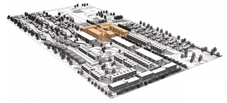
Attached Homes - Options

78 Attached Homes in Common Waters

- 42 Three- and Four-bedroom Townhomes
- 20 Three- and Four-bedroom Duplexes
- 15 Live-Work Units with +/ 800 sq. ft. retail space

2 Acres of wetlands preserved and restored.
Remaining 1.5 acres of wetlands mitigated through local mitigation bank; funds go towards preserving other wetlands off-site.

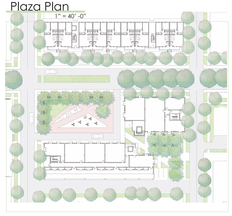
Waters Plaza



A Bustling Square

The plaza of Common Waters is linked to the upper wetlands via a passageway through the building, and is only a quick stroll away. A bustling square bordered by shops and cafes, this plaza is the hub of the Common waters community—a place where friends share the happenings of the week over a cup of coffee while children play and the melodious harmony of running water fills the space. While the ground floor houses small businesses, just above the bustling street, modern apartments offer spacious balconies with gorgeous views that look over the plaza to mountains and wetlands beyond.

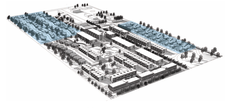
Plaza Plan



Apartment Living - Options

158 Apartment Units in Common Waters
21 Studios 38 one-bedrooms
69 two-bedrooms 9 three-bedrooms
27 square feet retail/commercial space
28,000 square feet medical office/urgent care

Single Family Homes



Bio Swale Section

Plant Key:

- Big-leaf Maple
- Mediterranean Ash
- Cascara
- Harlequin Glorybower
- Quaking Aspen
- Hebe
- Evergreen Jasmine

An Ecological Purpose

The presence of nature within Common Waters is critical to the serene feel of the neighborhood. With verdant bioswales running between houses and trees lining each street, Common Waters embraces nature and welcomes it into the community. A wide selection of plants such as Quaking Aspen and native Cascara trees have been selected for both their ecological and aesthetic purpose. Private yards are minimal and low maintenance to encourage residents to use public green spaces including the wetland parks, recreation fields, and the central plaza.

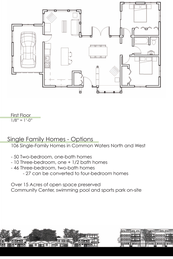
Home A : Two bedroom - One Bath Bungalow

Home B : Three bedroom - One + 1/2 Bath Home

Home C : Three bedroom - Two Bath Home

Home D : Three bedroom - Two Bath Home

Home E : Two Bedroom - One Bath Bungalow

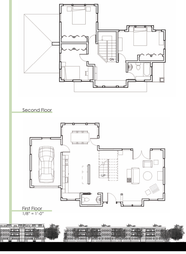


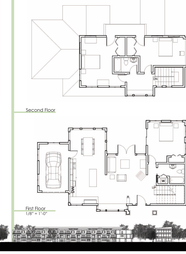
Single Family Homes - Options

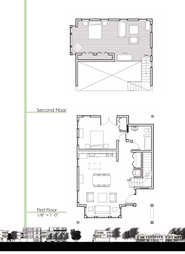
126 Single Family Homes in Common Waters North and West

- 50 Two-bedroom, one-bath homes
- 10 Three-bedroom, one + 1/2 bath homes
- 46 Three-bedroom, two-bath homes
  - 27 can be converted to four-bedroom homes

Over 15 Acres of open space preserved
Community Center, swimming pool and sports park on-site







Timothy Kremer - Colin McNamara - Laura Culver