

EcoVillage Townhomes

Facts & Figures

Owner: Detroit-Shoreway

Community Development

Organization, Cleveland, OH

Type of Project: New townhouses

Architect: Building Science

Corporation, Westford, MA

General Contractor: D-A-S

Construction Co., Cleveland, OH

Size: 32,320 square feet

Cost: \$4.1 million (total)

Construction Time: July 2002 -

April 2004

The Need: Revitalization of Cleveland's Detroit-Shoreway neighborhood

The Challenge: Learning the intricacies of "green" construction to stay on schedule

Supportive Team Members

Eagle Fabricators

Tri-County Painting Inc.
Painting & Wallcovering
Contractors



Photos courtesy of H/P Hutchins



EcoVillage Townhomes are part of an effort to revitalize Cleveland's Detroit-Shoreway neighborhood. Located within EcoVillage, an environmentally friendly and transit-oriented sustainable community, "the townhomes demonstrate the use of 'green' building and smart growth principles in an inner city neighborhood," said Michael Bier, project manager for Detroit-Shoreway Community Development Organization, the project's owner.

EcoVillage boasts 20 state-of-the-art, two-story units. The 1,600-square-foot townhomes each feature two bedrooms and two full bathrooms upstairs, as well as a kitchen, a living room, a dining room and a half bath downstairs. Additionally, 14 of the 20 units have full walkout basements, allowing industrious homeowners the option of finishing an extra 800 square feet of living space.

Construction of the state-of-the-art townhomes was financed through a mix of public and private funds. Much of the land was acquired at minimal cost through the city of Cleveland's land bank,

with the remainder being purchased conventionally. This posed a challenge because 12 parcels had to be acquired and consolidated to create a property that was large enough to accommodate all 20 townhomes. The team also discovered unexpected materials in the ground, including old foundations and building debris, which had to be removed in order for construction to continue.

Another challenge was developing "the 'learning curve' of 'green' construction techniques as quickly as possible [in order] to stay on schedule, while making sure all subcontractors followed likewise and paid the necessary attention to detail," said Lori Alba, marketing manager for D-A-S Construction Co., the project's general contractor. Some of the green building features include ducts in conditioned space, controlled ventilation, incorporating previously-used concrete and salvaged brick pavers, and extensive construction waste recycling on and off site.

"The EcoVillage Townhomes add quality housing within walking distance of light-rail public transportation," said Bier. "The project also offers a traditional, pedestrian-friendly design that blends well with the neighborhood." ■

— A.B.

