

# Urban Barn



## PROJECT

Hummingbird in the Stellaria Building  
150 Shelton-McMurphey Blvd, Eugene

**Owner**  
Lichen Yew, LLC

**Architect**  
Nir Pearlson Architect, Inc.:  
Nir Pearlson, Rachel Auerbach, Ryan Rojas

**Civil Engineer**  
Goebel Engineering & Surveying, Inc.

**Landscape Architect**  
Landcurrent Landscape Architecture

**Structural Engineer**  
Pioneer Engineering and JKN Engineering

**Electrical Engineer**  
Paradigm Engineering

**General Contractor**  
Paddock Masonry, Inc.

**Mechanical Design / Build**  
Innovative Air, Inc.

**Plumbing Design / Build**  
Hawks Plumbing, Inc.

**Sprinkler Design / Build**  
JND Fire Sprinklers, Inc.

**Solar Design / Build**  
Energy Design with Sunstone Solar

**Strawbale Design / Build**  
Day One Design

## CHALLENGE

- Transform a 24,000 SF, 1950's warehouse into a 38,000 SF, multi-tenant, mixed-use building.
- Create a model of resource reuse and stewardship.

## CONCEPTS

- Reveal the building's barn-spirit by removing layers of industrialization from the site.
- Create an iconic, utilitarian structure where food-crops are processed and distributed to sustain human life.
- Replace existing paving with gardens around the building.
- Peel and lift the industrial metal skin to form sheltering canopies marking the building openings.
- Soften the entry walls to echo the earthen warmth of fields.
- Add a partial second floor to create space for offices, manufacturing, warehouses, food production, and retail.
- Support a diverse family of tenants providing services, specialty products, and organic food.

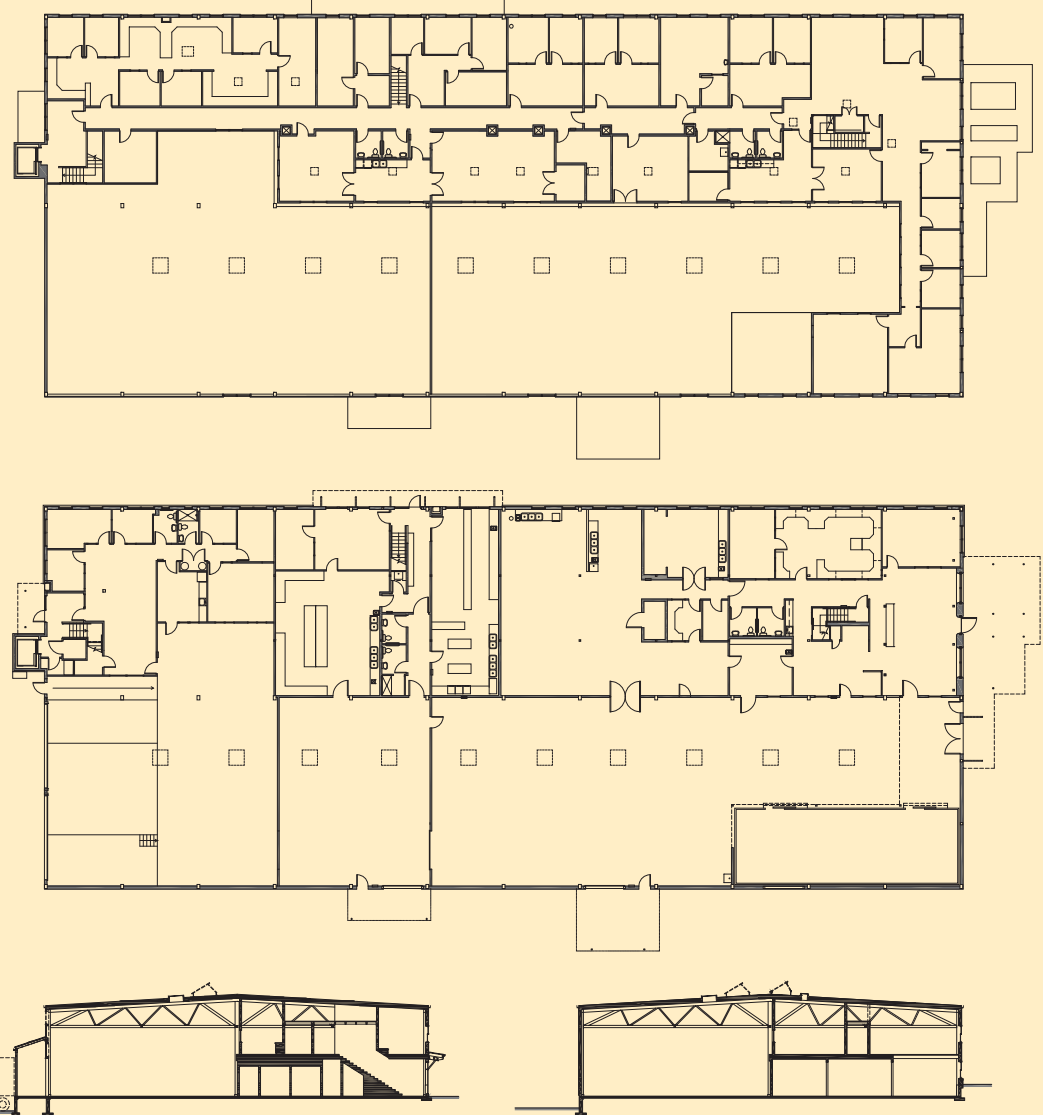


## SUSTAINABLE STRATEGIES

- **Reclamation**  
Inserting the second floor below the existing timber trusses allowed the building structure to remain in place. Old metal siding panels, wood boards, and concrete sections found new purposes and uses on-site.
- **Envelope**  
New high-density insulation in the thickened walls and roof far exceed code minimums. A strawbale wall finished with earthen plaster and rough wood elements fronts Hummingbird's lobby.
- **Daylighting**  
Abundant daylight pours deep into offices and warehouses via new windows, transoms, clerestories, and skylights – some of which reach the first floor via reflective light-shafts.



- **Energy Conservation**  
High-efficiency zoned mechanical systems utilize ground and air-source heat pumps, and upgraded lighting controls include zoning, dimming, and occupancy sensors. Electricity, natural gas, and hot and cold water are all metered in-house, allowing tenants to track usage via a digital network and optimize their energy-use trends.
- **Energy Harvest**  
Roof and canopy-mounted solar PV arrays offset electrical loads. A thermal solar array pre-heats the central hot water loop and the radiant slab under Hummingbird's Honey Warmer. Excess heat from food dryers supplements winter heating in production areas.
- **Storm Water Management**  
A planted bio-swale for storm run-off infiltrates water on-site and irrigates the landscape.



- TENANTS (SUMMER 2012)**
- Elements Acupuncture and Wellness
  - Eliel Fionn's Felties & Consultations
  - Healthy Democracy Fund
  - Healing Scapes Ayurveda
  - Hummingbird Wholesale
  - Incubator Kitchen
  - Inner Sight
  - Lane County Farmer's Market
  - Mark Donahue Rolling
  - Momentum Therapies
  - Not Your Mom's Sandwich Shop
  - Rolf Prima
  - Rural Development Initiatives
  - Well Balanced Acupuncture
  - Willamette Farm and Food Coalition

