



Mills College Courtyard Townhouses

STUDENT HOUSING

The Courtyard Townhouses are located on a sloping site on a wooded edge of the Mills Campus. The project consists of three walk-up style buildings, with single-occupancy rooms in 2, 4 and 5 bedroom configurations and organized around a central, skylit foyer. Following the pattern set by many of the historic structures on campus, the buildings are arranged around a landscaped central courtyard and the building entries are marked by large covered porches and built-in seating. The combination of courtyard, shared entry porches, and large daylit foyers maximizes the opportunities for interaction among the student residents.

This project was undertaken on a fast track basis to make the apartments available to incoming students in August 2006. To meet the tight construction schedule, Pyatok Architects designed the project based on repetitive modules with a simplified package of windows, finishes, kitchens and baths to facilitate the fast track schedule without compromising the high design standard set by the campus.

As one of the first projects in this area of campus, the student apartments establish a precedent for future housing and academic buildings on this important public frontage. In addition to the design of the new housing, Pyatok Architects' scope of services included preliminary master planning studies for new housing and other facilities on the entire underdeveloped slope fronting MacArthur Blvd and a re-design of the area along Underwood Avenue to create a more pedestrian-friendly community for current and future residents.

PROJECT DATA

Owner/Client:	Mills College
Project Location:	Oakland, California
Number & Type of Units:	21 Suites
Number of Beds:	95 beds
On-site Amenities:	Courtyard, Terraces, Laundry
Date of Completion:	January 2007
Site Area / Density:	36 DUA
Total Project Area:	24,700 sf
Parking Ratio	No Designated Parking
Approx. Construction Cost:	\$9,100,000
Contractor:	Oliver & Company

