

# BEARDEN PLACE:

A Housing Competition in the "Artists' Core"

Minneapolis, MN

## Concept Narrative

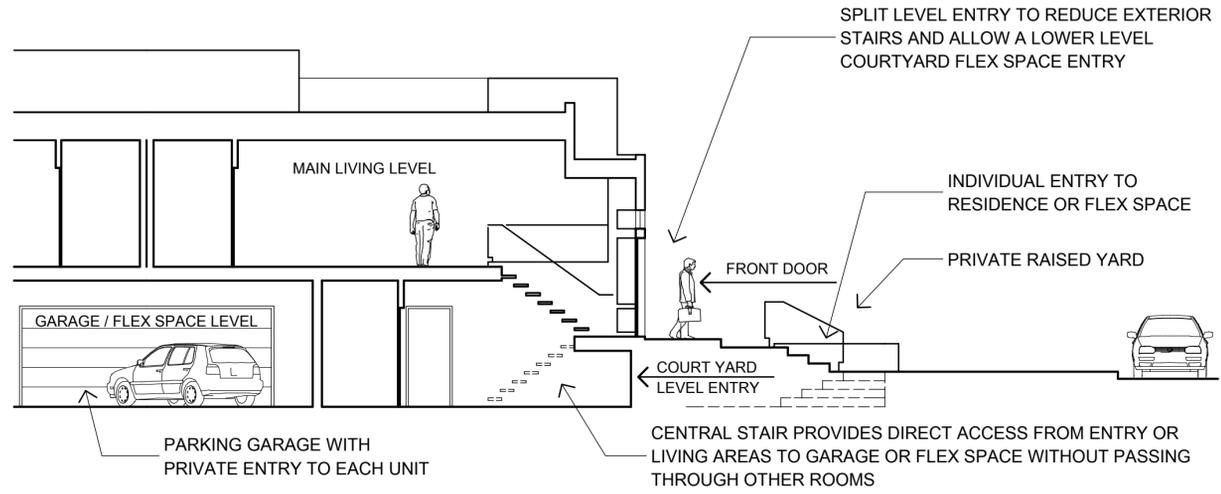
The Block, 1971 Romare Bearden Foundation/Licensed by VAGA, New York, NY.

Bearden Place takes its inspiration in part from the art and collages of Romare Howard Bearden, in part from neighborhood influences and in part as a response to the site.

Romare Howard Bearden's inspiration - Romare Bearden's collages show flat roofed urban buildings with large windows where people can be seen and seemingly almost heard. The Bearden Place Housing uses these motifs, layers the facades and adds outdoor spaces for lively activity.

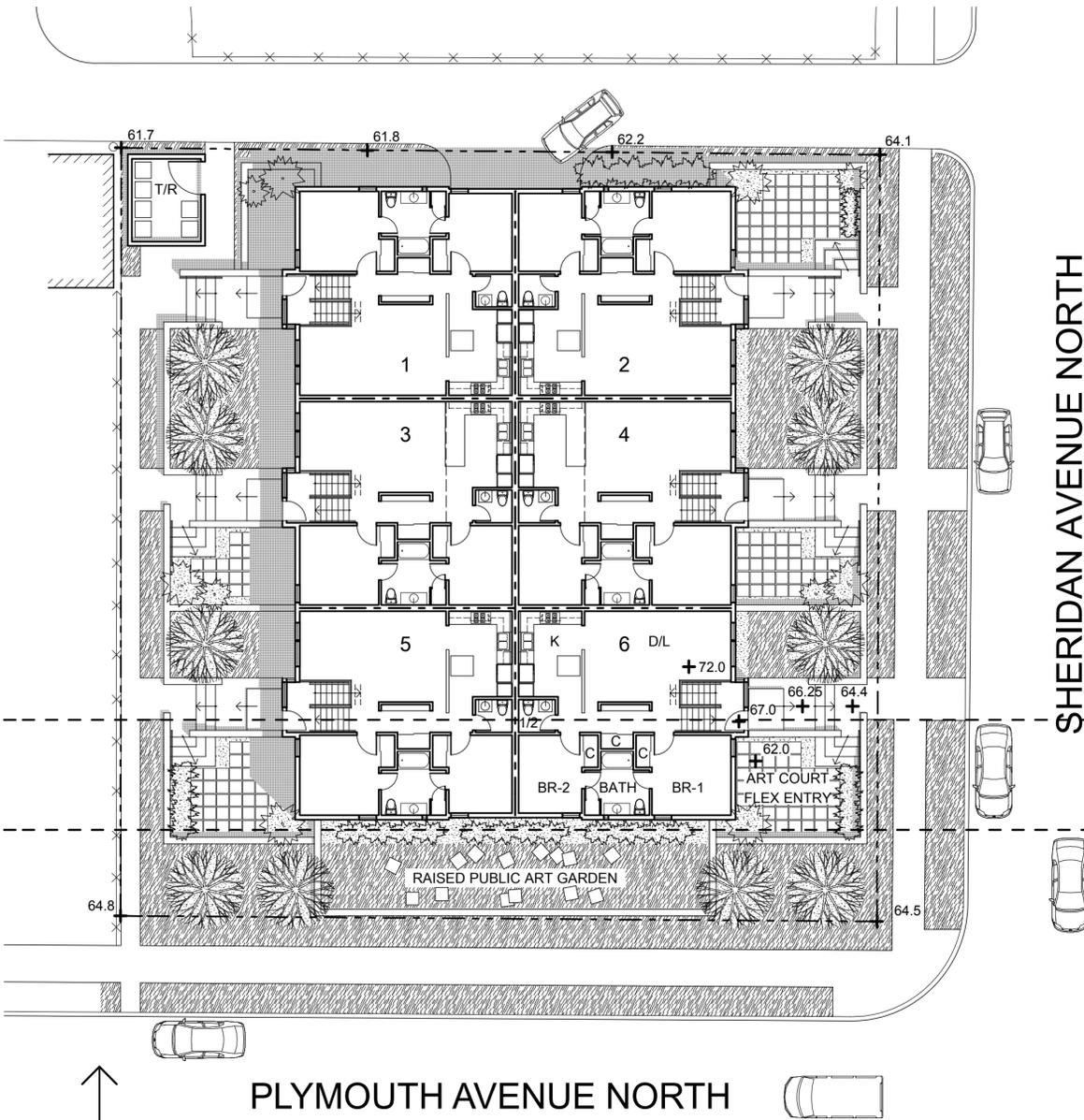
Neighborhood Influences - North Minneapolis and Willard Homewood's interest in creating an 'Artist's Core' call for a development that creates a sense of place. The design provides individual semi public and public arts areas that not only create a special place but also defensible spaces.

Site Response - The site has a small grade change which allowed for a 'Baus' relief like manipulation of the site levels into sunken courts and raised gardens. The sunken courts allowed for a lower level entry into the 'Flex' Spaces which could be an home office, family day care or artist studio.



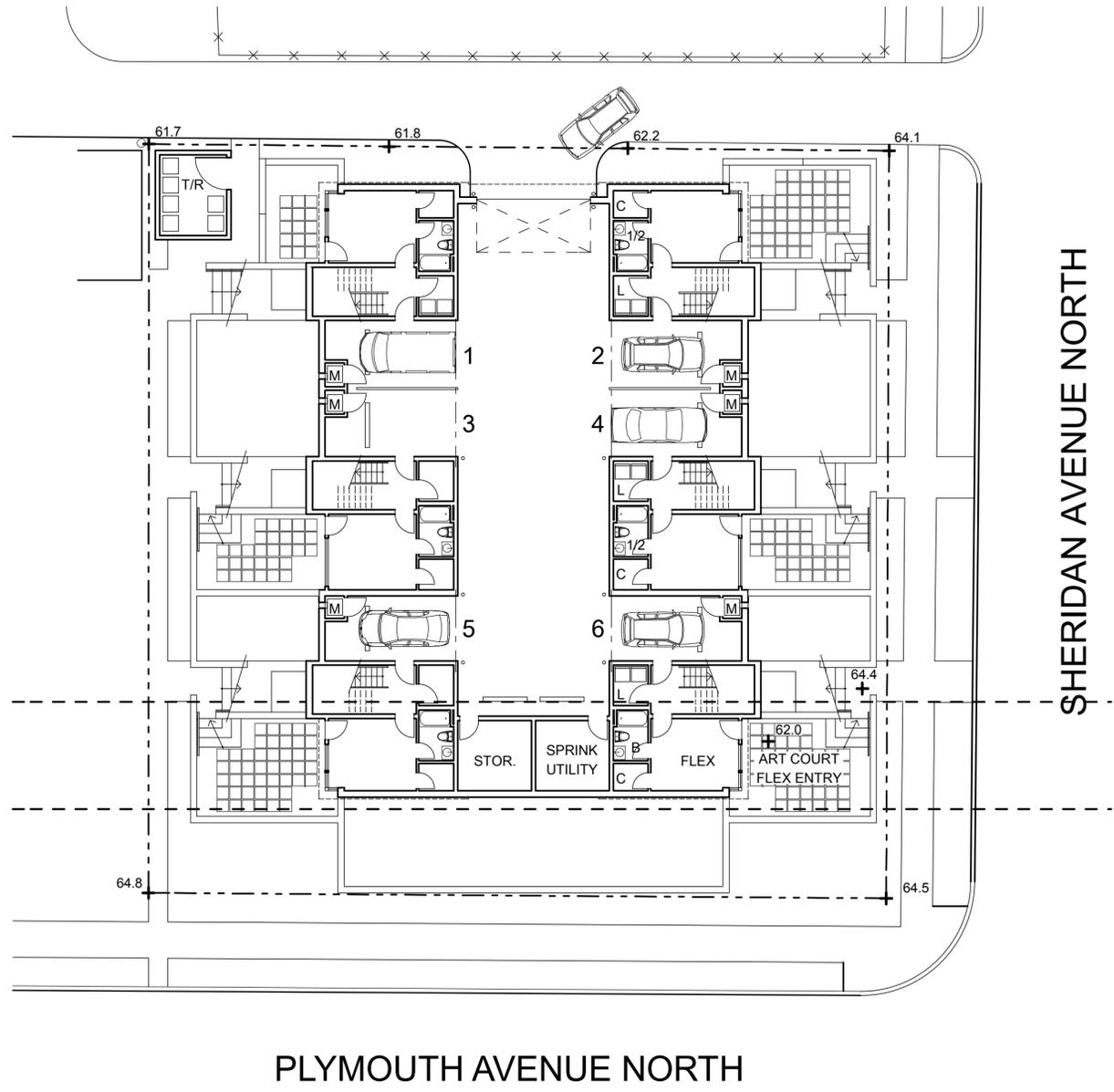
## DIGRAMATIC SECTION

1/8" = 1'-0"



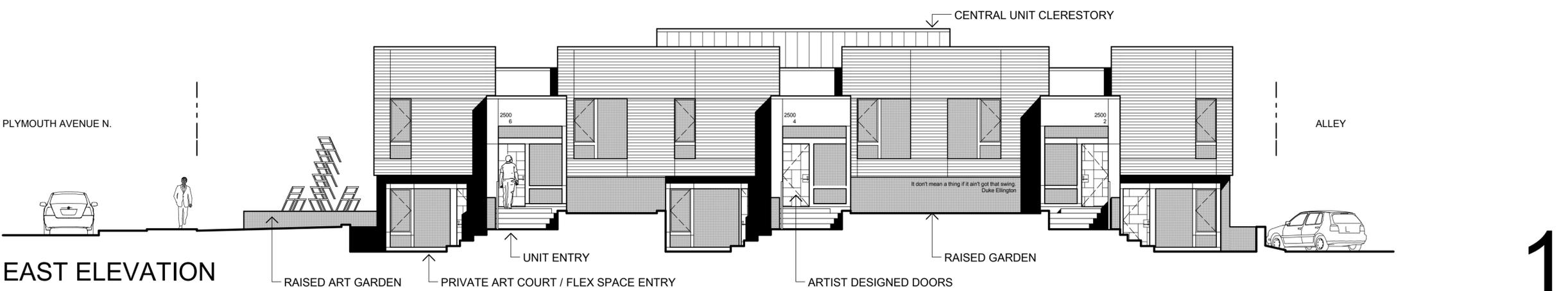
## SITE / MAIN LEVEL PLAN

1/16" = 1'-0"



## LOWER LEVEL / PARKING AND FLEX SPACE PLAN

1/16" = 1'-0"



## EAST ELEVATION

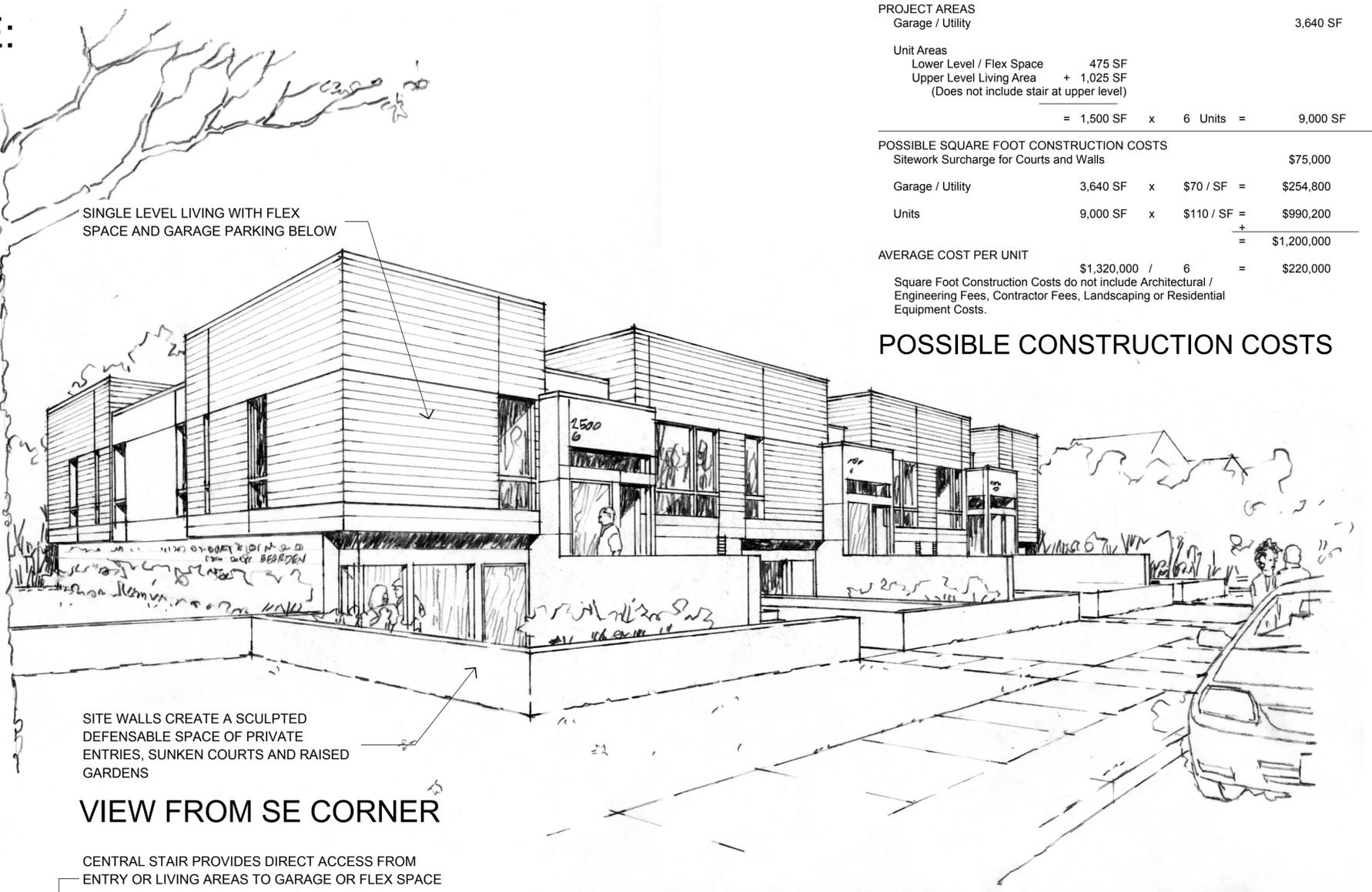
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 Minneapolis, MN

## PROJECT DATA AND FEATURES

- UNITS:**
- Six - 1500 sq. ft. - Three Bedroom Living Units.
  - Private Split Level Entry.
  - Outdoor Courtyards.
  - 2 Bedrooms, 1 1/2 Bath, Kitchen, Living, Dining on "Universal" Living Main Level.
  - 1 Bedroom / Flexible Space on Lower Level with Rough-in Bath and Entry from Unit and from exterior private courtyard.
- PARKING:**
- Enclosed Indoor Parking - Below units - One per unit.
  - Enter Unit from Parking Space.
  - Bicycle Parking.
- SITE:**
- Sculpted "Baus Relief" Site - Raised yards and sunken courtyards create a sense of place and "defensible" space.
- ARTISTIC / PUBLIC ART COMPONENT:**
- Raised Public Art Garden oriented to Plymouth Avenue, artist designed doors, Romare Bearden quotes etched on building, private art courtyards.



SINGLE LEVEL LIVING WITH FLEX SPACE AND GARAGE PARKING BELOW

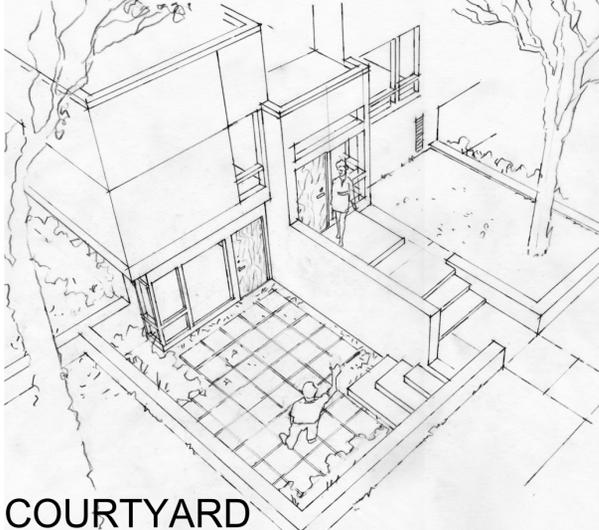
SITE WALLS CREATE A SCULPTED DEFENSABLE SPACE OF PRIVATE ENTRIES, SUNKEN COURTS AND RAISED GARDENS

### VIEW FROM SE CORNER

CENTRAL STAIR PROVIDES DIRECT ACCESS FROM ENTRY OR LIVING AREAS TO GARAGE OR FLEX SPACE WITHOUT PASSING THROUGH OTHER ROOMS

PROJECT AREAS			
Garage / Utility			3,640 SF
Unit Areas			
Lower Level / Flex Space	475 SF		
Upper Level Living Area	+ 1,025 SF		
(Does not include stair at upper level)			
	= 1,500 SF	x 6 Units =	9,000 SF
POSSIBLE SQUARE FOOT CONSTRUCTION COSTS			
Sitework Surcharge for Courts and Walls			\$75,000
Garage / Utility	3,640 SF	x \$70 / SF =	\$254,800
Units	9,000 SF	x \$110 / SF =	\$990,200
			+
			\$1,200,000
AVERAGE COST PER UNIT			
	\$1,320,000 /	6	= \$220,000
Square Foot Construction Costs do not include Architectural / Engineering Fees, Contractor Fees, Landscaping or Residential Equipment Costs.			

## POSSIBLE CONSTRUCTION COSTS

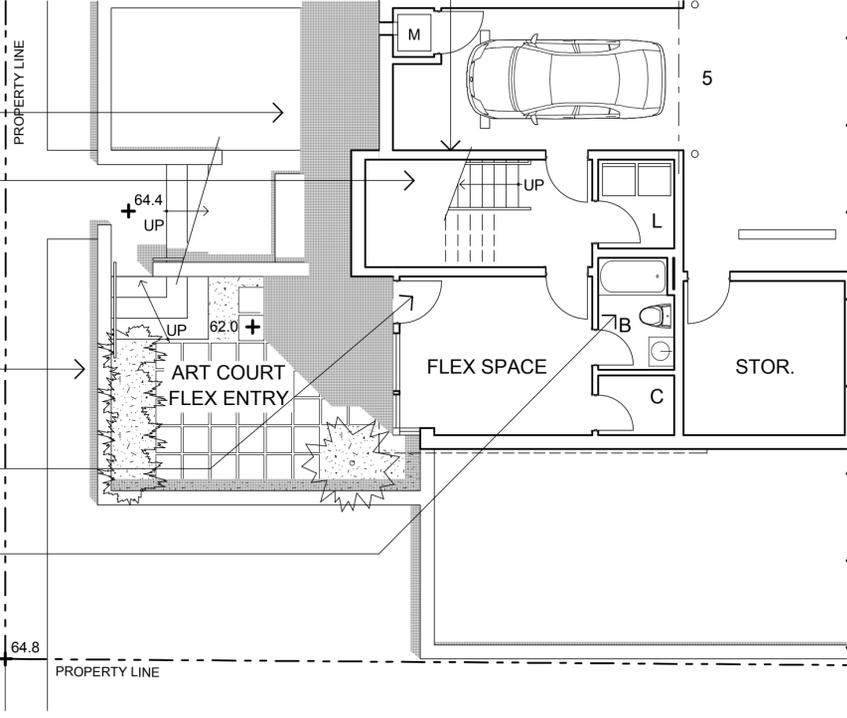


### COURTYARD

- PRIVATE PARKING SPACE WITH ENTRY DIRECTLY ADJACENT TO STAIR
- LAUNDRY AT FOOT OF STAIR FOR EASY ACCESS
- PRIVATE SUNKEN COURTYARD
- PRIVATE FLEX SPACE ENTRY FOR OFFICE OR STUDIO USE
- ROUGH-IN FOR LOWER LEVEL BATH

### LOWER LEVEL PLAN

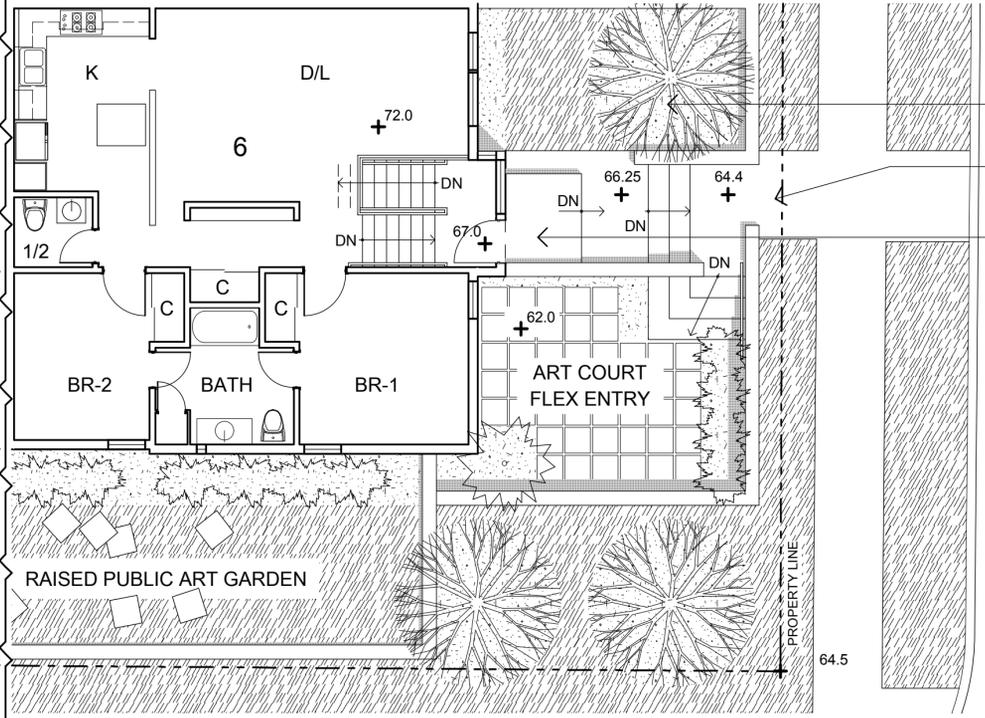
1/8" = 1'-0"



- PRIVATE YARD
- PRIVATE ENTRY TO RESIDENCE OR FLEX SPACE
- SPLIT LEVEL ENTRY TO REDUCE EXTERIOR STAIR

### MAIN LEVEL PLAN

1/8" = 1'-0"



- CEMENTITIOUS RAIN SCREEN SIDING OVER SIP WALL PANEL CONSTRUCTION
- CAST-IN-PLACE CONCRETE 'T-MASS' FOUNDATION CONSTRUCTION WITH INSULATION SANDWICH

### EAST ELEVATION

1/8" = 1'-0"

