

BEARDAN PLACE: A Housing Competition in the Artists Core
2500 Plymouth Avenue North, Minneapolis

Description

Cluster development, as per Mpls zoning section 536.20
52% shared open space provided
Six Olive-work dwelling units
Affordable entry-level home ownership
Spatial flexibility and adaptability of Olive-work space
Adaptable units (two types, A and B)
Sustainable building practices & technologies
Range of lifestyle choices and family configurations
High quality neighborhood livability

Area per dwelling unit 1430-1486 SQFT

Setbacks

Along Plymouth (15 feet)
On Sheridan (25.3 feet, as corner lot)
Alley (5'-0"), west of the property 5+ stories

Cost

\$95 SQFT (Fiber cement siding, vinyl on alley side, asphalt shingles)
\$125 SQFT (Fiber cement siding, vinyl on alley side, some stucco, metal roof, metal wall panel)

Concept

This project is designed to encourage amicable community. High quality design and site sensitivity for mixed-income housing is respectful to residents and the neighborhood in which it sits.

It is designed for a range of lifestyle choices, demographics, and family configurations. A hierarchy of interior and exterior spaces allows for social interaction and unit privacy.

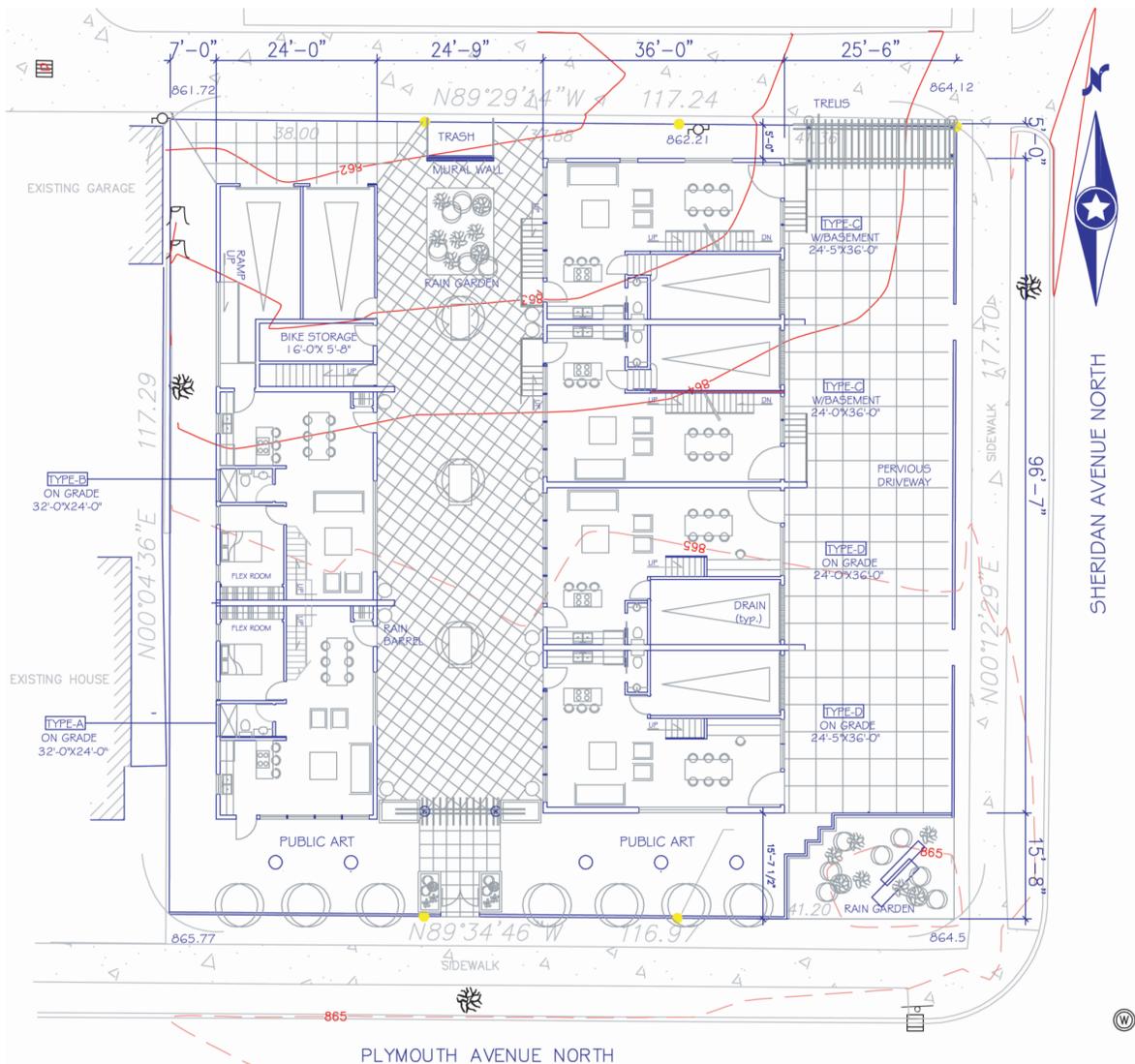
The common Courtyard encourages interaction, allows flexibility of use, and transparency to the public way, drawing the eye and the individual through its series of gateways, terminating at the Mural Wall at its end. It also reduces heat island effect. The courtyard, driveway and front yard could also be used to display artwork of residents and neighborhood artists in a potential Beardan Place Art Crawl. The Courtyard provides a front yard to all units, including those on the west side. It also features several green elements (see images below).

Layout of units

Units are designed to address several important issues. They include minimal site disruption, passive ventilation and day-lighting, flexible use of space, adaptable to diverse populations, and sustainable construction methods.

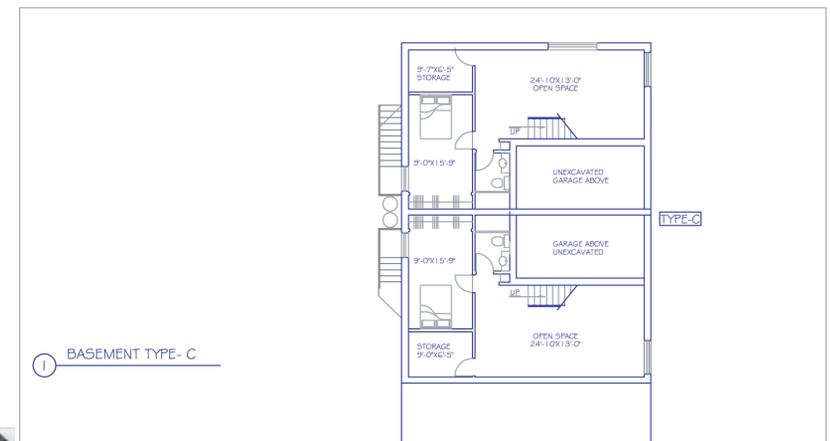
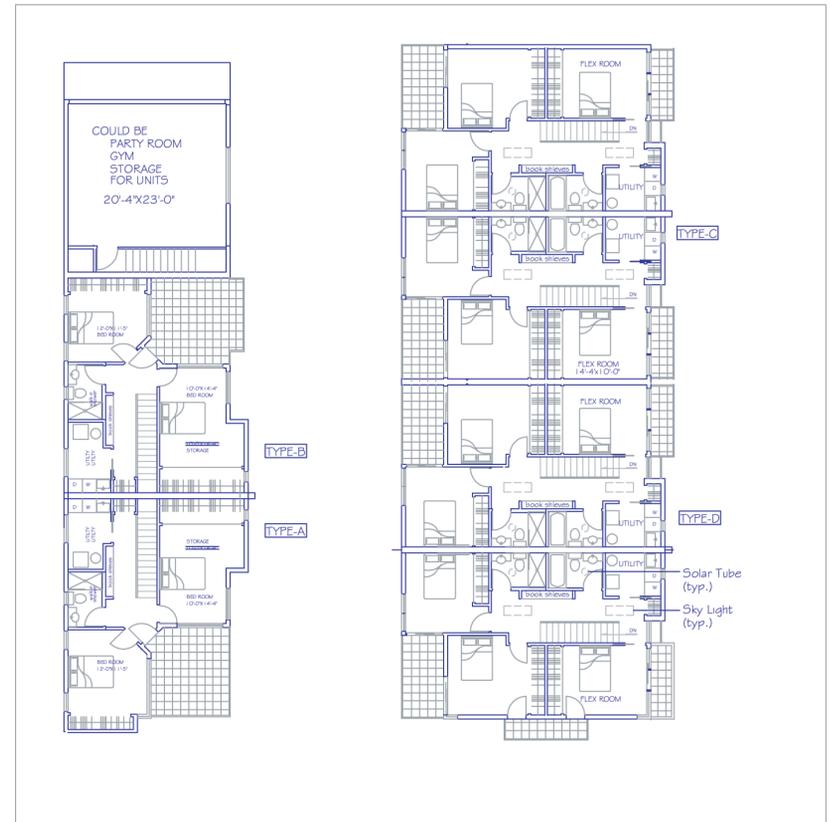
- ✎ Compact live/work space layout permits flexible, multifunctional use.
- ✎ Dining rooms at the entrance could be used as a conference room/work place.
- ✎ Upper bedroom adjacent to stair is a flex space.
- ✎ Utility room on upper floor is convenient and minimizes heat loss with shorter supply lines.
- ✎ The west side units are designed with living spaces and one bedroom on the main level, making them more accommodating to physically challenged residents.

- ✎ Slab-on-grade construction minimizes building height and site disruption while reducing construction costs.
- ✎ Although private, balconies permit neighbor interaction across the Courtyard.
- ✎ Passive ventilation and day-lighting minimize the use of electrical and mechanical devices.
- ✎ Cross ventilation configured into all units minimizes air-conditioning load.
- ✎ Wind stack effect at stairwell and upper floor hallway vented to the Courtyard through transom windows and balcony doors.
- ✎ The operable skylights on the east and west side above the stairs act as wind scoops.
- ✎ In summer, skylights are employed in stack-ventilation loop to help cool.
- ✎ Solar tubes in bathrooms provide day-lighting.



TYPES	SIZE	BASEMENT	GARAGE	MAIN FLOOR	UPPER FLOOR	TOTAL AREA	MAIN+UPPER	COST/ SQFT - 0	COST/ SQFT - 01
TYPE-A	24'-0" X 32'-0"	-	225 SQFT	765'-0" SQFT	665'-0" SQFT	1430'-0" SQFT	1430'-0" SQFT	1205SQFT	1455SQFT
TYPE-B	24'-0" X 32'-0"	-	300 SQFT	765'-0" SQFT	665'-0" SQFT	1430'-0" SQFT	1430'-0" SQFT	-	-
TYPE-C	36'-0" X 24'-0"	210 SQFT	668'-0" SQFT	668'-0" SQFT	818'-0" SQFT	1486'-0" SQFT	1486'-0" SQFT	-	-
TYPE-D	36'-0" X 24'-0"	668'-0" SQFT	210 SQFT	668'-0" SQFT	818'-0" SQFT	1486'-0" SQFT	1486'-0" SQFT	-	-

AREA OF LOT : 117'-0" X 117'-0" = 13689 SQFT (approx)
COVERD AREA: 5727 SQFT - 41.83% OF LOT AREA
OPEN AREA : 7962 SQFT - 58.17% OF LOT AREA
CLUSTER DEVELOPMENT AS PER ZONING SECTION 536.20
MINIMUM 40% OF OPEN AREA ALLOWS CLUSTER DEVELOPMENT



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Exterior

The neighborhood has a mixed architectural vocabulary. The design intent of this project is to blend the modern lines and flat roofs of nearby existing buildings with the gabled roofs and traditional elements of homes on the north side of the site. This creates a sympathetic, yet distinctly contemporary statement. The opportunity exists, therefore, to utilize either vocabulary for future neighborhood development.

By creating bold exterior facades, utilizing new materials and building technology, providing dynamic and flexible outdoor spaces, the project represents the progressive and creative sensibilities of resident artists. The site itself is a canvas where splashes of bold colors and forms create unit individuality.

The Rain Garden at the southeast corner is a public space, a gift to the neighborhood.



Going West On Plymouth



Corner of Plymouth and Sheridan



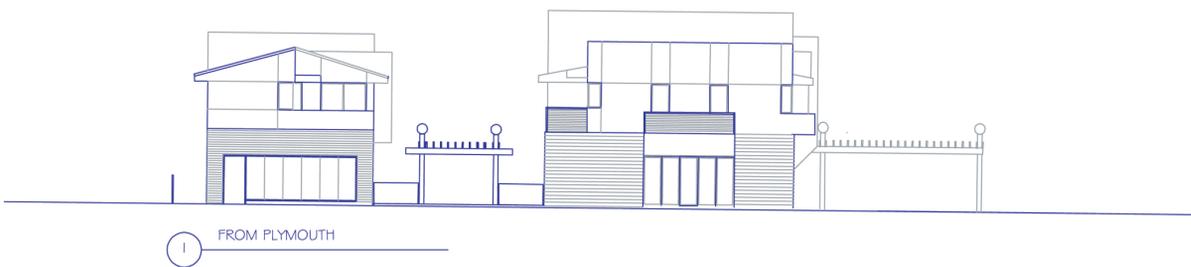
Corner Of Sheridan and Alley



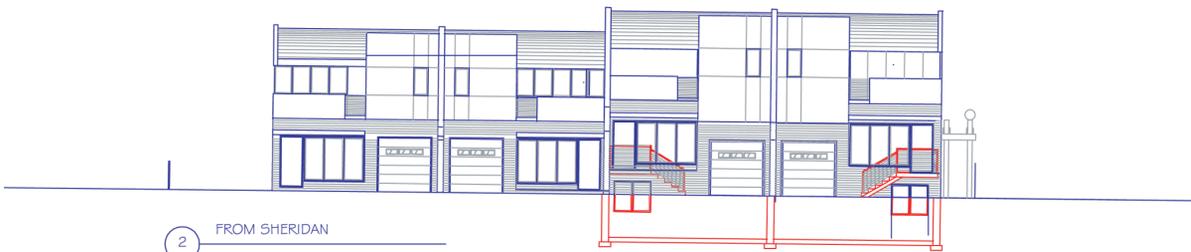
From Alley Looking South



From Plymouth Looking North



1 FROM PLYMOUTH



2 FROM SHERIDAN



3 COURTYARD SIDE TYPE A & B



1 COURTYARD SIDE TYPE C & D



Metal Shingles



Metal Shingles



Metal Panels



Fiber Cement Panels



Brick Facade