

# BEARDEN PLACE

New Neighborhood Housing

A JOINT NEW-HOME COMMUNITY INITIATIVE BETWEEN:  
THE CITY OF MINNEAPOLIS AND THE  
BUILDERS ASSOCIATION OF THE TWIN CITIES

NORTHWEST CORNER OF  
SHERIDAN AVE. N. & PLYMOUTH AVE. N  
MINNEAPOLIS, MINNESOTA

## Bearden Place

The site for the Bearden Place is a strategic infill parcel where 6 housing units will be constructed that hopefully will serve as a catalyst in the areas revitalization.

Our vision for the site would be to design and construct units which will offer affordable, compatible, housing for an anticipated diversity of its future residents. The project will consist of two (2), 3-unit buildings, with the units intended for home.

The buildings will be of an urban design, with the dominant materials being brick and cement board. Most of the exterior material will be maintenance free providing the future residents with a low life cycle cost home. Building materials and construction techniques will be selected to enable the project to be certified by the Minnesota Green Star program to the Bronze level.

Vehicle access is from the rear off the alley from She Avenue. Each unit will have 2 off parking stalls. Four units will have an attached double car garage, While 2 (2) units would have a single stall attached garage and one outside parking stall.

Various combinations of bedrooms and bathrooms can be interchanged between the units including a garage floor bedroom / bath plan.

The fronts of the units are orientated to Plymouth Avenue and She Avenue. An approximate 2 foot high retaining wall will provide grade separation between the street sidewalk and the street entrances. The front exterior spaces of the units will be landscaped with low water plantings.

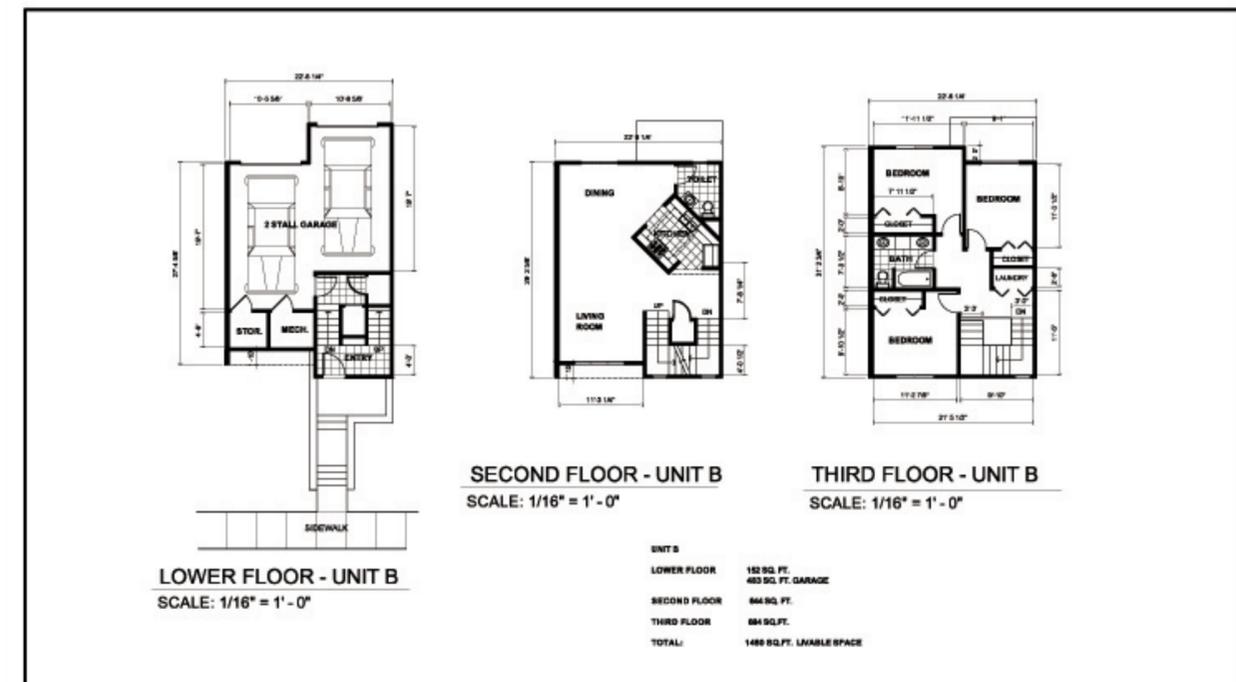
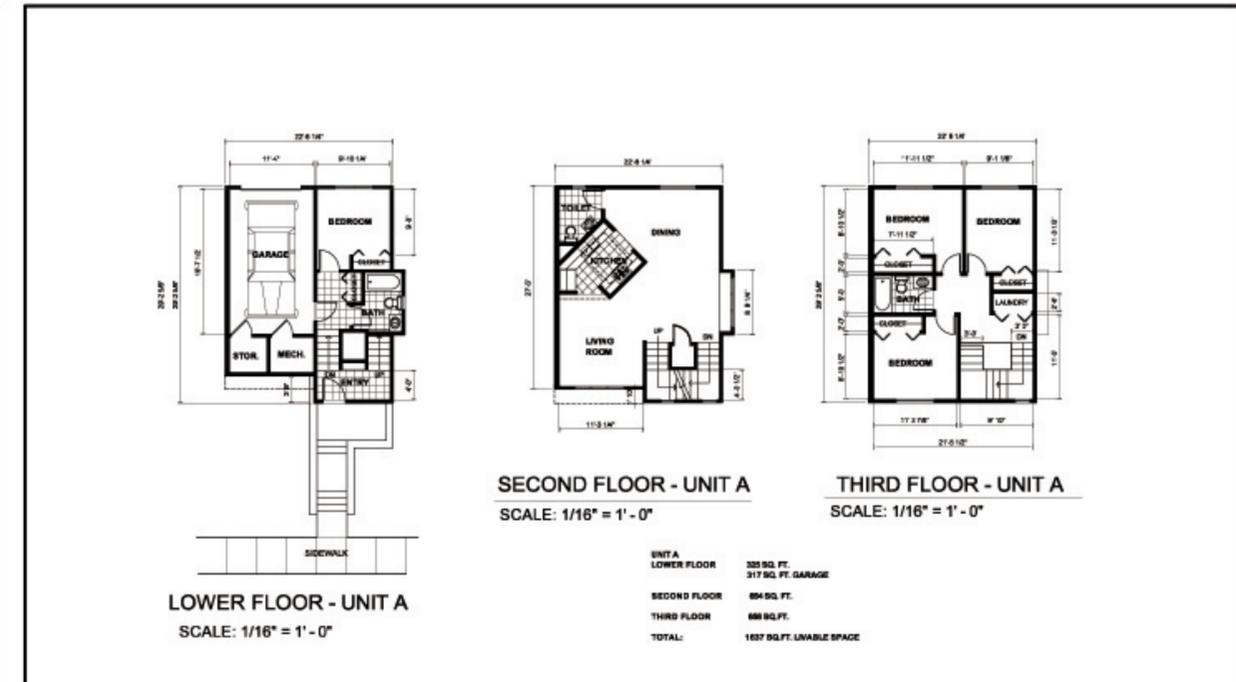
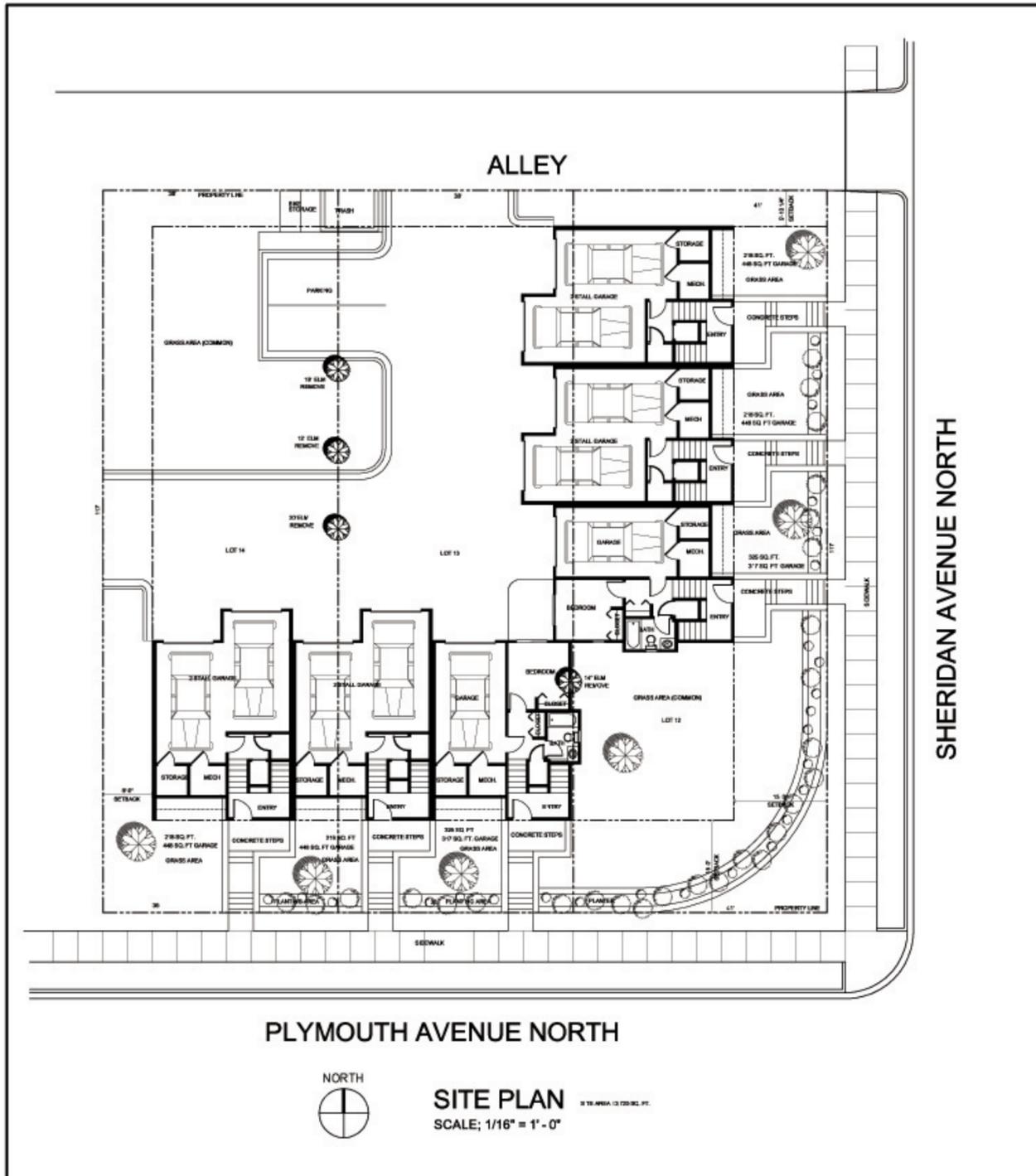
The Southeast corner of the site will provide an approximately 40' x 40' open space. This space will be highly visible from the street and give the corner some importance. It is anticipated that significant landscaping will soften this space. Possible uses could be a monument, sculptures garden, a play area or a combination of these uses. A low retaining wall will separate the city (public) space and a more private space for the residents,

Most of the drainage would occur in the rear of the site, where a runoff retention area and anticipated tie in to the storm water system shall handle the excess water. Every attempt will be made to allow as much water as possible to percolate back into the soil.

Cost:

It is anticipated that the gross cost of the units will be approximately \$111.00 per square foot of finished living space. This cost, which excludes land acquisition, will include hard building cost, legal, architecture, engineering, site cost and marketing.

The site will need to be platted into six (6) building lots and 1 outlet. A homeowners Association will be established with the anticipated monthly dues of \$150 per month.

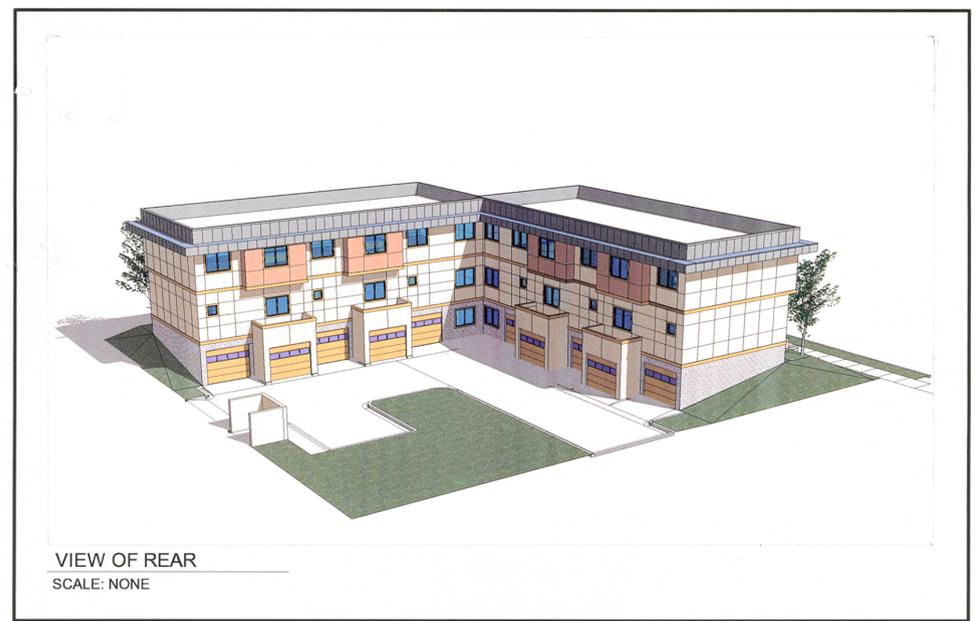
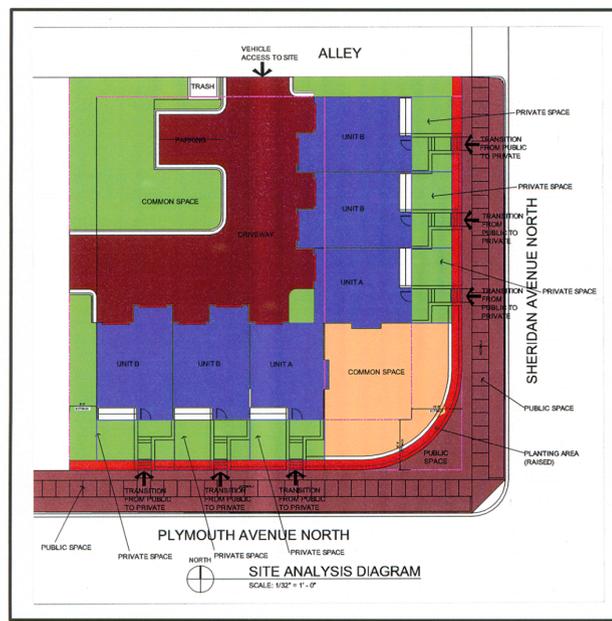


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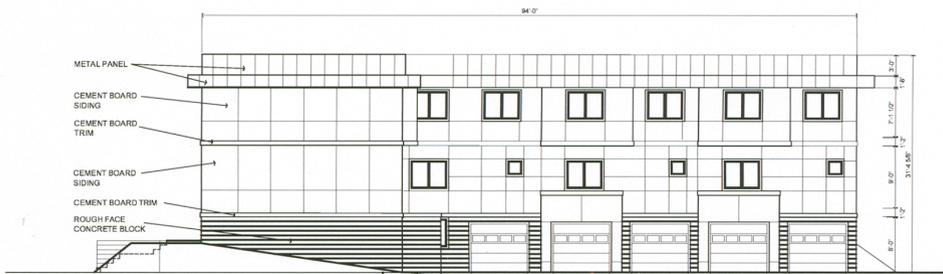
NORTHWEST CORNER OF  
SHERIDAN AVE. N. & PLYMOUTH AVE. N  
MINNEAPOLIS, MINNESOTA



SOUTH ELEVATION  
SCALE: 1/16" = 1' - 0"



EAST ELEVATION  
SCALE: 1/16" = 1' - 0"



NORTH ELEVATION  
SCALE: 1/16" = 1' - 0"



WEST ELEVATION  
SCALE: 1/16" = 1' - 0"