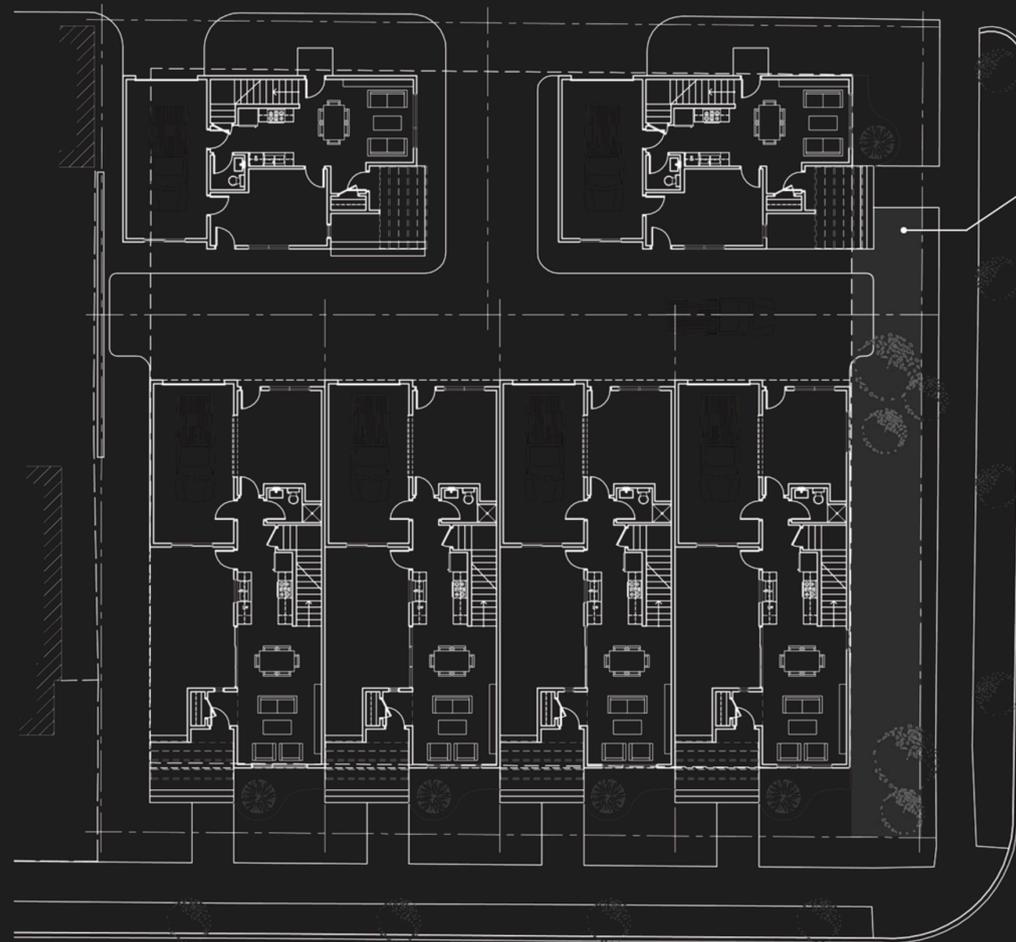


BEARDEN PLACE

FLEXIBLE LIVING IN THE ARTISTS' CORE

As a development named after Romare Bearden, a pioneering African-American artist, Bearden Place should be a symbol of the energy and creativity of the Artists' Core in the Willard Homewood neighborhood of Minneapolis. Our goal is to humanize the process of design for affordable housing; to create an energetic place in which people will want to live, work and grow for the long term. The overall concept for the design of Bearden Place is based on the notion that affordable housing -- whether for artists or others -- needs to be flexible, sustainable and well designed.



PLYMOUTH AVENUE

SITE PLAN

PUBLIC ART OPPORTUNITY

SHERIDAN AVENUE NORTH



UNIT PLANS



UNIT A SOUTH ELEVATION



UNIT B NORTH ELEVATION

BEARDEN PLACE

FLEXIBLE LIVING IN THE ARTISTS' CORE

FLEXIBILITY

At the core of the design concept is the ability of the homeowner to transform their unit with no additional construction. Although the locations for the kitchen and bathrooms are fixed, each home has a series of spaces that can be assigned a wide range of functions. For example, the studio space on the first floor can become an office or bedroom; the garage can be transformed into a studio, gallery or summertime entertainment space. As the homeowner's family grows and ages, they will be able to adjust the spaces of the home to fit their needs.

SUSTAINABILITY

In addition to the flexibility inherent in the design of the homes in Bearden Place, the development includes a series of attendant outdoor spaces that highlight the project's sustainability. The outdoor courtyard in each row house unites the surrounding spaces while allowing light to penetrate further into the home. It acts as a forecourt to the garage/studio/gallery space and could become an outdoor studio for various art activities, including sculpture, painting or welding. The surface of the courtyard is to remain porous, whether as groundcover or as pervious paving. There is an opportunity to bring the energy of the courtyard to the second level roof above the living and dining spaces of the home. A simple green roof system could be employed to catch and store runoff while creating additional outdoor space for the homeowners to enjoy.

DESIGN

Good design is not necessarily expensive. In fact, a good design is one that takes into account the myriad of obstacles involved, including budget, and crafts a workable, intelligent solution. The design of Bearden Place relies on the use of an integrated construction system of factory-made Structurally Insulated Panels that eliminate a large amount of project waste, as well as careful use of stock materials, consumer-grade cabinetry and basic plumbing and appliance packages. The result is a project that provides homeowners with efficient, flexible, sustainable homes that will be an asset to the block, the neighborhood and the city.

COST

	SF	CPSF	Total
Unit A			
Living	1,437	\$98	\$140,826
Basement	635	\$40	\$25,400
Garage	290	\$25	\$7,250
Total			\$173,476
Unit B			
Living	1,284	\$98	\$125,832
Basement	530	\$40	\$21,200
Garage	288	\$25	\$7,200
Total			\$154,232



VIEW LOOKING NORTHWEST FROM SOUTHEAST CORNER OF PLYMOUTH AND SHERIDAN



VIEW LOOKING WEST FROM SHERIDAN AVENUE NORTH



VIEW LOOKING SOUTH FROM PLYMOUTH AVENUE



VIEW OF COURTYARD WITH ARTWORK



VIEW OF LIVING ROOM



WEST ELEVATION



EAST ELEVATION