SPECIFICATION PARAMETERS

FOR

BEARDEN PLACE

A joint new-home community initiative between:

The City of Minneapolis and the Builders Association of the Twin Cities

New Neighborhood Housing to be located at:

Northwest corner of Sheridan Ave. N. & Plymouth Ave. N.

Minneapolis, MN

March 3, 2010

March 15 2010 Revised

This ongoing initiative consists of a concept for a design competition and also to build up to 6 single family attached or detached residential housing units on three vacant lots in the Willard Hay neighborhood at the northwest corner of Sheridan Ave. N. and Plymouth Ave. N. This site is currently owned by the City of Minneapolis. Please also view *Introductory and Welcome letter* as written by Tom Streitz (City of Minneapolis and signed by two initiative sponsors).

Enclosed herein please find several design parameters that are more specific about the actual product desired. This specificity will allow for a greater understanding of the needs of this project and will ultimately lead to a more "level playing field" among the design contestants.

The program for this development is to be of an attached or detached townhome type product with each owner getting a deed to the land below their particular home. Each home to have its own sewer, water, gas, electric, cable and telephone services. Specifically, this program is not for a condominium declaration type of product where sewer and water run under the entire building.

Design Parameters:

1. All development and construction to meet all local and national building codes and energy codes to enable a building permit to be issued for the project.
2. At the completion of construction of each dwelling unit, a Certificate of Occupancy must be able to be granted from the City of Minneapolis, to the project builder; and conveyed to the ultimate unit owner.
3. Development and construction must meet, and be able to be certified by the Minnesota GreenStar Bronze Program.
4. Land surveys already exist for the three vacant lots that comprise the overall site. A new overall survey will be provided to each design contestant showing boundary lines sidewalks and curbing along Sheridan and Plymouth. Please note that the site area is approximately 117' x 117'. The City of Minneapolis has expressed some willingness to vary set back requirements on Sheridan and Plymouth.
5. Up to 6 dwelling units may be designed for this site. The unit designs may be of 2 story designs with basement, 2 story walk-up designs (3 floors total in keeping with any City of Minneapolis or State ordinances) with garage and entry on grade level, or possibly split level designs. All designs are encouraged to include a live-work space for home office or in-home studio. Criteria as follows:

b. **<u>Two story designs</u>**, the total square footage (excluding basement) as measured outside wall to outside wall shall be no more than 1,500 combined main and upper levels excluding any deck, patio or garage. This design shall be up to 3 bedrooms (or up to 2 bedrooms and a flex space). The unit will be designed and constructed with Refrigerator, Gas or Electric Range, Micro Hood, Dishwasher, Disposal, Gas or Electric Dryer (vented) and Washer. This design may have a ½ bath, or full, or ¾ bath on main floor and up to 2 bathrooms upstairs (if upstairs bathrooms cover part of the garage area underneath, a floor truss plenum shall be designed and heated, so as to keep the plumbing from winter freezing). The 2 story design may also have a full basement (if soil bearing and water table allows). Said basement shall be of poured concrete walls on a spread concrete footing with full perimeter interior drain-tile and sump pump; as well as a concrete floor slab poured over crushed gravel fill to allow for future Radon abatement if needed by evacuating the sump basket's ambient air to daylight. Interior of the poured basement walls to receive a minimum of R-10 foam board insulation. Basement ceiling height to be adequate to allow for ductwork covering at future finishing with approximately an 8' clear ceiling height after finished ceiling. Basements to also have a design for future bedroom, recreation room and bath (waste plumbing rough-in to be included for future bath). Laundry Room preferably on main or upper floor but may be designed into the basement as an option. The full basement shall also allow for one egress window and window well to meet building code. This well shall be drain-tiled into the footing drain tile system. Main floor shall have a ceiling height of 9'-0" and shall be of normal building construction in keeping with current trends in new home construction. Upper level shall have a ceiling height of 8'-0".

c. **<u>2 Story walk-up Designs,</u>** 3 Floors total including a possible garage and entry way and living space on the grade level (no basement but possibly a crawl space). Total square footage as measured outside wall to outside wall to be up to 1,500 sq. ft. combined finished space excluding deck, patio or garage. This design shall be up to 3 bedrooms (or up to 2 bedrooms and a flex space). The unit will be designed and constructed with Refrigerator, Gas or Electric Range, Micro Hood, Dishwasher, Disposal and Gas or Electric Dryer (vented) and Washer. This design may have up to 3 bathrooms consisting of either ½ bath, or ¾ bath, or full bath. Grade level and main level ceilings to be 9'-0" and upper floor ceilings to be 8'-0". This design will be slab with insulated frost footings, no basement and no drain tile. Heating will be forced air overhead for the grade level space and through the floor joist space for main and upper level. Where main floor plumbing may be adjacent to the ceiling of the garage beneath, a floor truss

plenum shall be designed and heated, so as to keep the plumbing from winter freezing.

d. **Split Level Designs,** The total square footage of the living levels as measured outside wall to outside wall shall be up to 1,500 sq. ft. excluding any deck, patio or garage. This design shall be up to 3 bedrooms on the upper levels (or up to 2 bedrooms and a flex space). A possible lower level shall be future space for an additional up to 2 bedrooms (or 1 bedroom and flex space), recreation room bath and laundry. The unit will be designed and constructed with Refrigerator, Gas or Electric Range, Micro Hood, Dishwasher, Disposal, Gas or Electric Dryer (vented) and Washer in the unfinished basement area. Said basement shall be of poured concrete walls on a spread concrete footing with full perimeter interior drain-tile and sump pump; as well as a concrete floors slab poured over crushed gravel fill to allow for future Radon abatement if needed by evacuating the sump basket's ambient air to daylight. Interior of the poured basement walls to receive R-10 foam board insulation. Walls above the poured concrete knee walls to be wood frame and fully insulated. Basement ceiling height to be adequate to allow for ductwork covering at future finishing, with approximately an 8' clear ceiling height after finished ceiling. Basement windows to be included on as many elevations as is feasible and said windows to meet egress code. Main floor interior ceilings to be a minimum of 9' high and may be vaulted.

e. **Exteriors,** Building exteriors shall be designed with "maintenance free" as a key phrase. Roof pitches (where applicable) and exterior treatment to be in keeping with the character of the surrounding homes in the area. Since this concept is for Homeowners Association maintained development, the entire site shall be planted with some form of ground cover. Designers should attempt to integrate a rain-garden into the overall landscape design scheme as well as landscape designs that are drought resistant and need little watering. Please note also that no curb-cuts will be allowed on Sheridan or Plymouth and alley-way access will be needed.

f. **Garages / Parking,** Designers should integrate 1 or 2 asphalt off-street parking spaces per unit paying attention to hard surface requirements in overall coverage areas as a ratio to the site area. The designs may include an attached or detached garage, either one or two stalls as site area dictates.