

# BEARDEN COMMONS

## A North Minneapolis Community

A strong, sustainable and livable neighborhood is one where the homes, yards and streets foster social connections while still clearly delineating public and private realms. Simplicity, efficiency and connectivity to the neighborhood have guided our design for Bearden Commons. Affordability and sustainability are natural outcomes of this approach. Rigorous integration and alignment of systems, and the repetitive use of modules, panels, structure, doors and windows establish a clear "kit of parts" that can be delivered at an affordable price point without sacrificing design excellence or quality.



**Affordability** results from efficient space planning, the use of repeatable panelized wall assemblies, and stacked, "dry" and "wet" modules. Floor and roof trusses integrate mechanical distribution and achieve efficiencies through repetition. Natural materials, such as cedar, are used sparingly at the front façade, while affordable materials, such as cement board lap siding, are applied elsewhere.



**Passive, sustainable strategies** address the reality of the project budget while establishing longterm affordability. Fixed and adjustable solar shading along the south façade reduces heat gain in the summer and captures heat in the winter. Carefully placed sliding doors maximize daylight and reduce summer cooling loads with natural cross ventilation. Urban gardens, native plantings and fruit trees are fed with storm water collection systems integrated into the site. Flat roofs anticipate and accommodate future solar hot water, photovoltaic panels, rain water capture and green roofs.



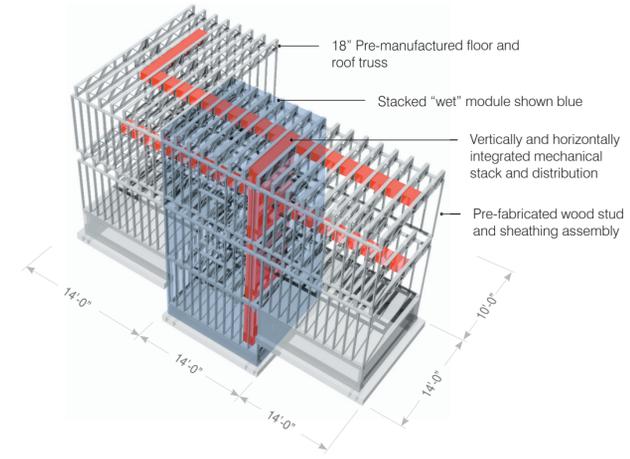
**Integration into the fabric of the neighborhood** is achieved through the rhythm, scale and porosity of the site and building unit placement. Rather than a solid bar of housing, the units are pulled apart and bridged with the upper bedroom unit. This porosity mimics the existing side yard rhythm of the street and allows for views through the site and out to the neighborhood.



**Flexibility of lifestyles** is achieved through the plan's simplicity. While the "wet" modules are non-adjustable for affordability, efficiency and vertical stacking, the "dry" modules are open and non-specific allowing the owner to adapt them as needed. If loft units are desired, two story spaces are achievable by vertically opening up the two front end modules. In addition, front-, side-, and backyards integrate public, private and communal areas into the overall site plan to accommodate different lifestyles and family sizes.

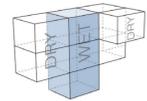
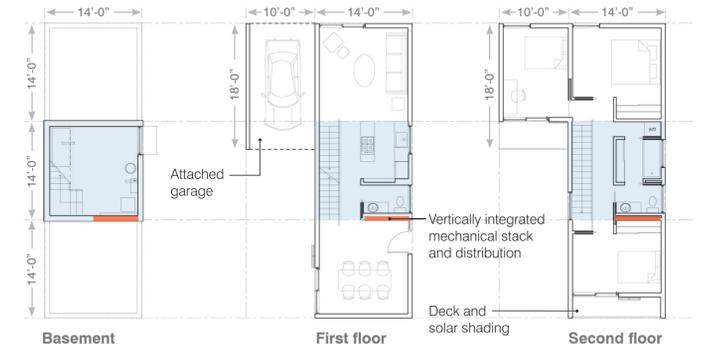
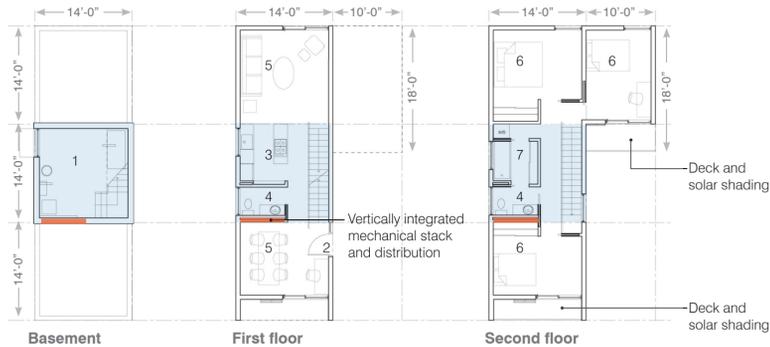


**Adaptability of design prototype** to different sites can be achieved through its "dry" and "wet" modular assembly. Middle block, corner block and back lot with attached garage units are shown on this site. Various arrangements and expansions of scale can occur through the inclusion of additional modules. The guiding rule is that the "wet" modules need to stack for efficiency and economy.



### DESIGN PRINCIPLES

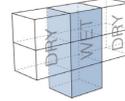
### STRUCTURAL/MECHANICAL INTEGRATION



#### MID-BLOCK UNIT

3 bedroom | 1314 SF + 196 SF basement

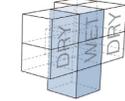
1. Mech/storage
2. Entry
3. Kitchen
4. Bath
5. Living/dining/study/work
6. Bedroom/study
7. Laundry



#### CORNER-BLOCK UNIT

2 bedroom | 1176 SF + 196 SF basement

1. Mech/storage
2. Entry
3. Kitchen
4. Bath
5. Living/dining/study/work
6. Bedroom/study
7. Laundry



#### ATTACHED GARAGE UNIT

3 bedroom | 1314 SF + 196 SF basement

1. Mech/storage
2. Entry
3. Kitchen
4. Bath
5. Living/dining/study/work
6. Bedroom/study
7. Laundry

Alley

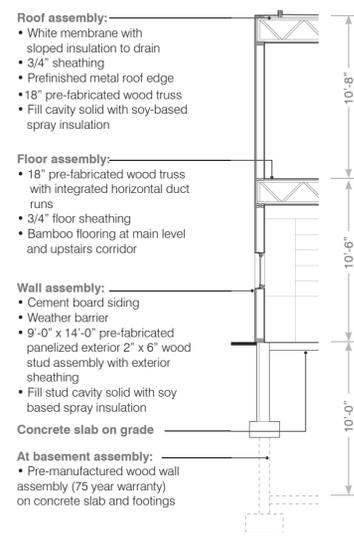
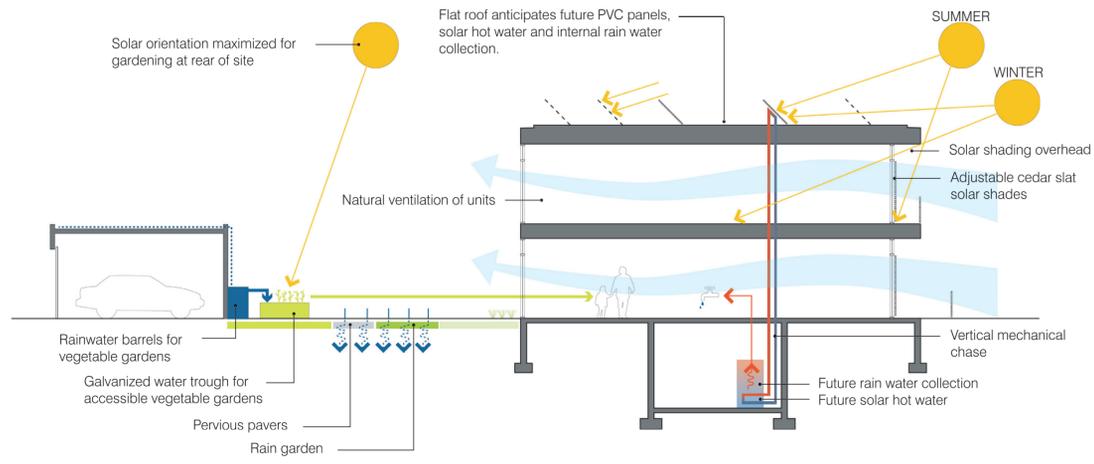
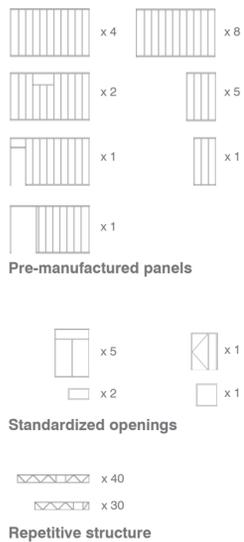


**SITE PLAN**  
Scale: 1/16" = 1'-0"

Plymouth Avenue

Sheridan Avenue





1 General Requirements 8.00%	12,654
2 Sitework	0
3 Excavation	7,604
4 Foundations	10,524
5 Masonry	0
6 Rough Carpentry	34,463
7 Finish Carpentry and Millwork	3,355
8 Caulking and Waterproofing	1,528
9 Roofing	8,220
10 Sheet Metal	1,190
11 Doors, Frames and Hardware	6,872
12 Glass, Glazing and Windows	10,590
13 Drywall and Insulation	6,183
14 Ceramic Tile	1,958
15 Floor Coverings	2,962
16 Painting and Wall Coverings	4,828
17 Specialties	625
18 Cabinets and Appliances	7,709
19 HVAC	8,225
20 Plumbing	9,950
21 Electrical	10,135
<b>Subtotal</b>	<b>149,573</b>
GI/BR/Bond/Permit	4,113
Fee 3%	4,487
<b>Total (1510 GSF standard unit with basement)</b>	<b>\$158,173* \$105/SF</b>
<b>Total (1356 GSF standard unit w/o basement)</b>	<b>\$154,673* \$114/SF</b>
<b>Total (1372 GSF corner unit)</b>	<b>\$149,262* \$109/SF</b>
*cost includes basement but SF numbers do not	
<b>Add alternate - Geothermal</b>	<b>\$8,900 add</b>
	(w/ federal tax credit; 7 year +/- payback)

**REPEATABLE COMPONENTS**

**SUSTAINABLE INTEGRATION**

**BUILDING SYSTEM**

**COST ESTIMATE**



**KITCHEN (WET MODULE) PERSPECTIVE**



**VIEW AT CORNER OF PLYMOUTH AND SHERIDAN**



**BACKYARD COMMUNITY GARDENS**

