

RETHINKING

BEARDEN PLACE SYSTEMS, COMMUNITIES, INDIVIDUALS

Romare Howard Bearden is best known for his masterful collages which depict renaissance Harlem. It is Bearden's skillful embodiment of an entire urban landscape at every scale—from the largest infrastructure to the smallest details—that is the inspiration for the proposed live/work housing development in the artist's core, titled: **Bearden Place**.

This design proposal aims to emulate Bearden's ability to address these platforms of urban life in built form: the **PRIMARY** whole system to which we all belong, the **SECONDARY** networks of shared parts we choose to develop, and the **TERTIARY** systems of our own households and individual bodies.

PRIMARY (the whole)

Central to the urban design of **Bearden Place** is the desire to, quite literally, turn a corner in North Minneapolis. The segmented design of each unit allows the development to connect with the city as a whole and create a gateway into the Artist's Core while linking the communities along Plymouth and Sheridan Avenues. These primary design principles are included:

- Align with established setbacks of existing homes
- Complement existing character in the neighborhood
- Preserve open space at the corner
- Minimize circulation dedicated to automobiles
- Create defensible space
- Create a gateway to the Artist's Core
- Collect stormwater runoff
- Positively reinforce street activity

SECONDARY (the shared)

The design of the development also aims to address a level of connection amongst the owner's who will share it. By considering needs and desires common to artists, designers, and other self-employed craftspeople, the design seeks to create opportunities for supportive interaction. The following secondary design elements have been included:

- Interconnected studio/flex spaces: each unit's studio/flex space can be opened to that of an adjacent unit
- Interconnected outside spaces: each unit's outdoor space can be opened to that of the adjacent unit opposite its work/studio space, creating potential for a continuous flow of common space during events
- Shared spaces to feature art/craft
- Collective composting

TERTIARY (the individual)

Finally, consideration has been given to each individual unit and the flexibility required by potential live/work owners.

- Service core: a large, continuous vertical shaft has been dedicated for customizable uses such as venting of live/work equipment (ie fumes, hair salon, etc), HVAC equipment, storage, vertical transport, etc.
- Work / studio flexibility: each flex space utilizes natural topography of the site to provide 14ft ceilings open to the remainder of living spaces
- Build-out options: 2 bed / 2 bath base option with potential to be converted to 4 bed / 4 bath
- Green roof ready: roof has been structured such that vegetation / produce can be grown by owner
- Double-wall construction between units

REDISCOVERING

SWEAT EQUITY

In design and construction, it is often said there are three possible options: **GOOD**, **CHEAP** **FAST** and you can only pick two. Balancing the very real budget limitations of the project with the need for high-quality construction, Bearden Place retains opportunities for owner's to invest their own talents and abilities to customize their home.

Bearden was famous for insisting that "What you *don't* need is just as important as what you *do* need." More does not equal better, and systems that focus only on convenience (such as the grandiose plans for the historic, exclusive Willard-Homeood area), eventually stumble over their own complexities.

Utilizing the flexible time available to self-employed craftspeople, Bearden Place ensures that high standards of construction are coupled with affordable costs.

REDESIGNING

THE ARTIST'S CORE

Lot size: 13,724sf
 Lot coverage: 4,740sf (34.5%)
 Setback: Match established
 Massing: 2.5 stories
 Height: 35'-0" at highest roofline

Units: 6
 Bedrooms: 2, expandable to 4 per unit
 Bathrooms: 2, expandable to 4 per unit
 Basement: Optional
 Ceiling heights: 14' at work/studio, 8' elsewhere

Finished area: **1585sf per unit**
 Gross built area: 21855sf per unit
 Cost per square foot: **\$109/sf finished** (as estimated by experienced contractor)

Exterior finishes:

Cement fiberboard panel
 Cement fiberboard lap siding
 Brick
 Wood deck

Interior finishes:

Polished concrete at studio/flex space and living spaces
 Linoleum tile at utility spaces
 Carpet at sleeping spaces

Window materials:

Aluminum frame, awning-style
 Continuous membrane at green roof
 Asphalt shingles at pitched roof

Wall construction:

2x6 exterior, double 2x4 party
 14" engineered joist / truss



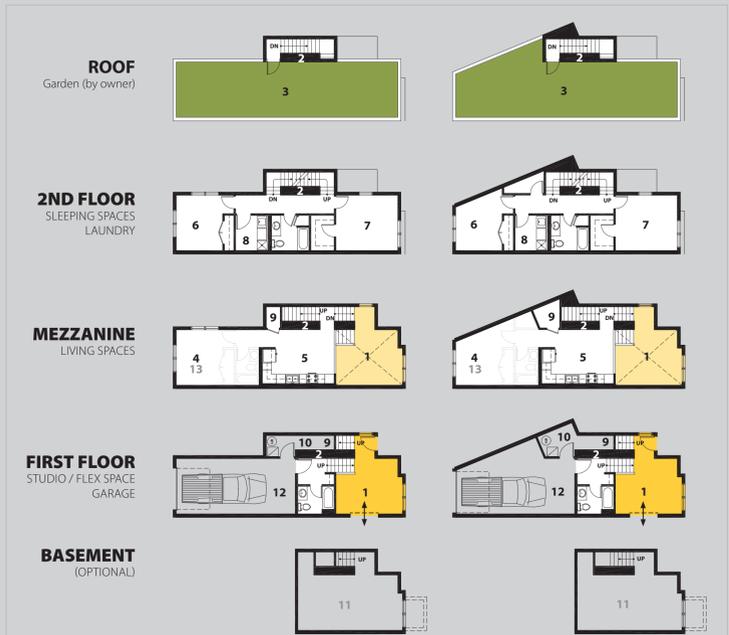
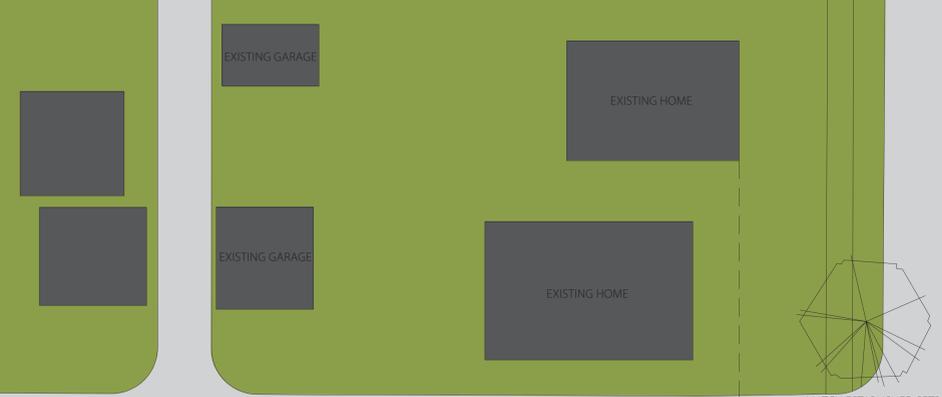
FRONT ELEVATION



SIDE / REAR ELEVATION

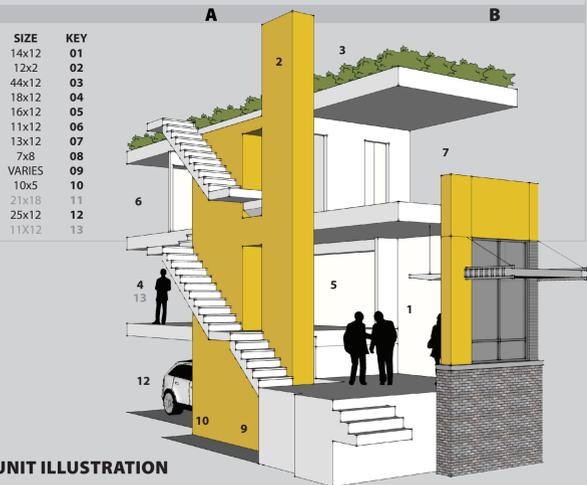
"WHAT YOU DON'T NEED IS JUST AS IMPORTANT AS WHAT YOU DO NEED"

...ROMARE BEARDEN



UNIT DETAILS

SPACE	SIZE	KEY
STUDIO / FLEX SPACE	14x12	01
SERVICE CORE	12x2	02
PRODUCE GARDEN	44x12	03
LIVING ROOM	18x12	04
KITCHEN / DINING	16x12	05
BEDROOM	11x12	06
BEDROOM	13x12	07
LAUNDRY	7x9	08
STORAGE	VARIABLES	09
MECHANICAL	10x5	10
BASEMENT OPTION	21x18	11
GARAGE	25x12	12
BED / BATH OPTION	11x12	13



UNIT ILLUSTRATION



VIEW TO NORTHWEST