

BEARDEN PLACE DESIGN CONCEPTS

SITE ISSUES

To address the unique aspects of the site- a corner location enfronting a busy street and a residential one- at the edge of a historical neighborhood.

- The Plymouth Avenue façade needs to be large-scale, elongated, visually responding to the fast traffic as well as the scale of the larger buildings across the streets.
- The Sheridan Avenue massing needs to respond to the scale of the adjoining free-standing homes to the north.

To contextually fit in- using residential architectural language and conventions- with the established visual pattern in the neighborhood.

- Individual unit and shop entrances will activate the public realm with twelve "front doors" and a display plaza along 234 linear feet of frontage.

ZONING ISSUES

Zoning variances will be needed, but will pave the way for new projects keeping with the spirit of the Minneapolis master plan. The New Urbanist principles stated in this document- pedestrian orientation, mixed use, eyes on the street- are not in step with previous dimensional requirements (setbacks) which promoted separation from the street.

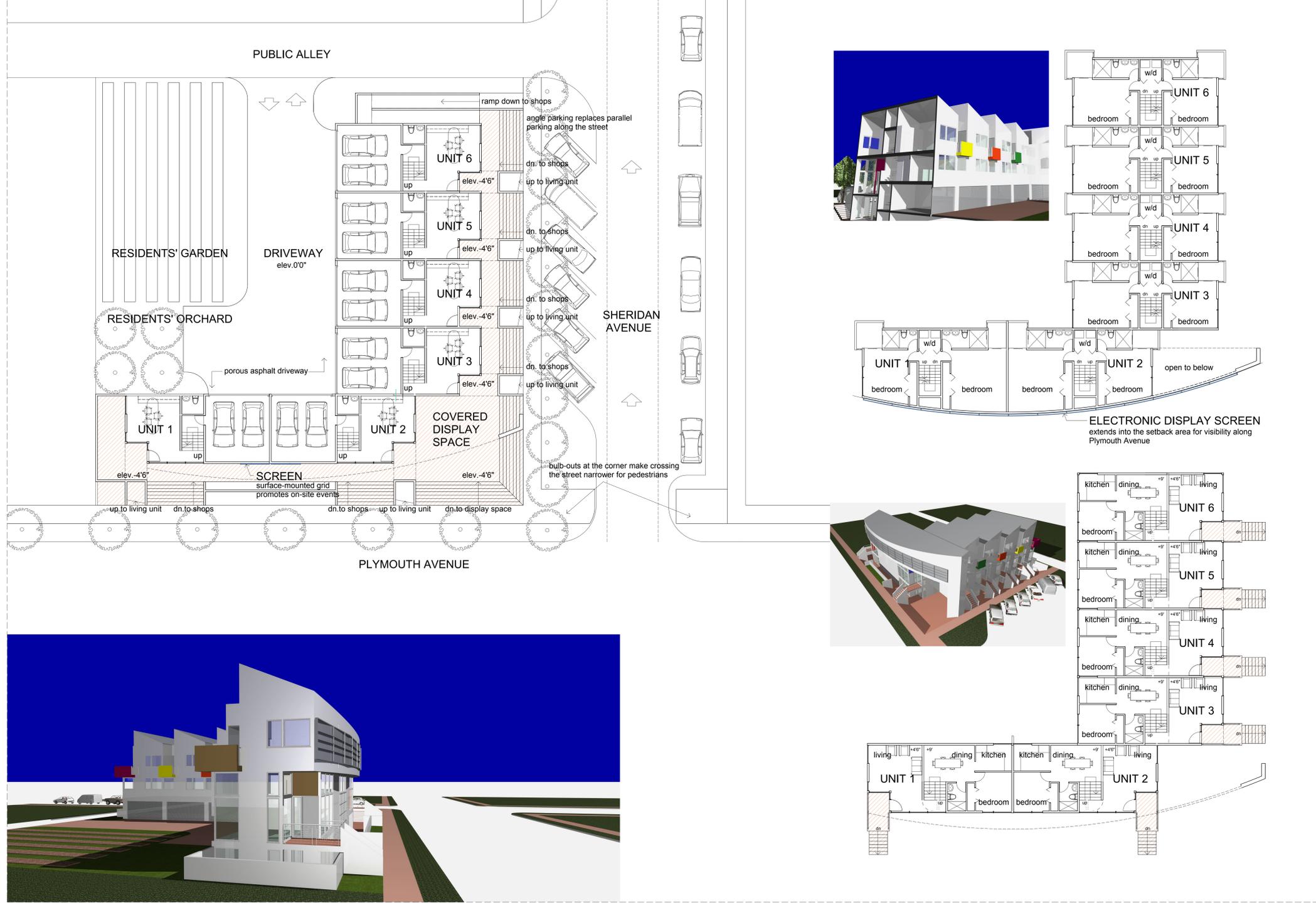
- The setbacks presently required by the City are suburban in nature- a vestige of when we sought to isolate buildings from their surroundings. Directly to the east, the neighboring building is sited to reinforce and activate the sidewalk; we propose a similar approach at Bearden Place.

- We like on-street parking for customers and guests, and it already exists on Sheridan. The sidewalk is safer when there is a parked car between the pedestrian and the road. We find angle parking much more efficient (12' per space instead of 22') to parallel parking, and propose six spaces to replace the present three or four.

As part of the New Urbanist direction Minneapolis is adopting, we propose bulb-outs along the sidewalk on Plymouth to make crossing Sheridan safer. This tactic, incidentally, needs to be adopted on similar situations



BEARDEN PLACE ARTS CENTER



LIVABILITY

To provide a flexible plan that allows for family life, roommate life, and even renting the work space out.

- The living spaces (half level up) overlook the sidewalk - visual control with a degree of privacy.
- The work space (half level down) is overlooked by the sidewalk, offering the opportunity for passerby to see the artist-resident creating. This can be rented independently of the living unit.
- Within the unit, the public spaces are arranged at half levels - with the dining area overlooking the 12' ceiling living room and slightly above the sidewalk.
- Each of the bedrooms has an ensuite bathroom, in case they are rented to adult roommates not part of the immediate family.
- The garage, large enough for a second car, can be used as loading or storage space for the work area. In the event of roommates, we find it critical to have protected parking for the second car.

ENVIRONMENTAL ISSUES

Dealing with climate and environmental issues passively, avoiding fads, but providing opportunities for new state of the art equipment as it is developed.

- A two/ three story solution maximizes yard (and percolation) areas. Whatever land is not required for automobile maneuvering will be used for a communal vegetable garden and mini orchard. Fruits and vegetables will be grown on-site, the corner "display area" can be used as a marketplace on weekends.
- All of the living spaces and bedrooms have two orientations for summertime cross ventilation.
- It is our intention to provide a framework for future technology, whether it is today's (solar panels or water heaters), or future (liquid applied photovoltaic material, other stuff we haven't thought of yet) not to "freeze" the project into whatever is available at this date. Sloping roofs can accommodate solar panels, and the flat ones are "green", for private planting areas.

CONSTRUCTION FINANCING AND VIABILITY

As designed, the project consists of four 1,500 sf dwellings and two 1,650 sf ones. Each has three bedrooms, three bathrooms, and a two car garage. Construction methodology will be conventional stick-built with wood siding. The net sellable residential area will be 9,300 sf, the gross building area (including garages and studios) will be 13,560 sf. Construction cost will be in the range of \$1,500,000, using \$110/sf as the basis.

Each owner needs to contribute an additional \$600 a month as rental for the "work" part of the unit. This "commercial" \$3,600 combined monthly payment will service \$1,200,000 of mortgage.

Land acquisition	\$200,000	Sales of units	\$1,100,000
Construction	\$1,500,000	Rental income (cancels loan service)	\$1,200,000
Soft costs	\$300,000	Total income	\$2,300,000

Project cost \$2,000,000, project sell-out \$2,300,000 (includes cancelling \$1.2 million loan), profit \$300,000

