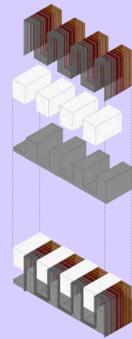


# bearden place

The proposed design is for six live/work row homes in a diverse Minneapolis community – a collection of residences that fosters creativity, individuality, equity, and interactivity through a shared conviction in art. The architecture therefore becomes a canvas; a clean backdrop that not only balances a neutrality for this expression to take place, but also creates a distinctive design appropriate to this location in space and time.



- COMMON THREAD (ART / DIVERSITY)
- + RETREAT SPACE (BEDROOMS / STUDY)
- + ENGAGEMENT SPACE (LIVE / WORK)
- =

The massing is derived from a series of solid volumes that enclose both the live/work space and retreat space, negative volumes that create outdoor rooms and provide moments of individuality, and a "common thread" that envelops these forms and serves to unify them. Inspired by traditions of weaving, the "common thread" is an abstract expression representing diversity in culture, interests, and art – an element that knits together individual elements like interlocking fingers and reminds us of the commonalities that bind us together in a community.

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## FLEXIBILITY

The design offers a large, open plan that can be reconfigured as the occupants deem fit. The utilitarian functions are grouped along a common wall, leaving the remainder of the space open and flexible. This can be divided up into three sub-areas – defined in front by a two-story volume in (providing opportunities for artists working in large-format mediums), and by providing a modular storage system to partition the remaining sub-spaces. A front porch and upper level balcony creates opportunity for an outdoor work space, place for public interaction, and stage for exhibition. Double-sided garages for public interaction, and stage for exhibition. Double-sided garages off the alley for each unit provide a secondary workspace option. All areas at grade are accessible, providing a truly universal design.

## AFFORDABILITY

The construction cost for the proposed design has been estimated at **\$168,000** per unit (\$105/SF @ 1600SF) for a total construction cost of about \$1,008,000. This includes row homes, garages, and landscaping (and excludes optional photovoltaic panels.) The structure is wood-frame with spray applied cellulose insulation and cladding composed of a durable cementitious fiberboard. The gradated pattern comprising the "common thread" motif is created by placing closely spaced battens over these panels, all of which come prefinished in color.

## COMMUNITY

A community lawn at the southwest corner of the site not only provides a safe, public space for the neighborhood to gather, but also an outdoor gallery to exhibit art in many forms – whether it be through sculpture, mural, outdoor movies, or performance. Additionally, a freestanding pavilion creates a frame for display, manifesting itself as an abstract monument similar to the notable pillars within this neighborhood. A private courtyard at the site interior offers a secondary, secure green space for residents to utilize. Large sliding doors open off the front patios in each of the townhomes, creating the opportunity for easy interaction during social events such as Art Crawl.



### SITE PLAN

- 1 Rowhomes
- 2 Front Porch
- 3 Rain Garden
- 4 Outdoor Workspace
- 5 Double-Sided Garage/ Studio Workspace
- 6 Public Art Pavilion
- 7 Community Lawn
- 8 Artists' Walk
- 9 Retaining Wall
- 10 Shade Tree
- 11 Rainwater Cisterns
- 12 Vegetable Garden

### FLOOR PLAN

- 1 Flex Space 1
- 2 Flex Space 2
- 3 Flex Space 3
- 4 Laundry
- 5 Bathroom
- 6 Kitchen
- 7 Bedroom
- 8 Closet
- 9 Balcony



### FLEXIBLE CONFIGURATIONS



- S Freestanding Storage
- 1 Living Area
- 2 Dining Area
- 3 Bedroom
- 4 Work Studio

A modular storage system subdivides the open floor plan into different areas, allowing residents to reconfigure the space according to specific live/work needs. Both the laundry and a full bath have been included at the main level, providing convenient access in a possible bedroom configuration. This, combined with at-grade patios and stoops, achieves a universal design solution and allows occupants to age in place.



### SUSTAINABILITY

The rowhomes have been sited to allow them to take advantage of multiple passive strategies. A cantilevered overhang shades the direct summer sun while allowing it to penetrate deep into the space during the winter months. A finished floor slab of gypsum concrete provides a thermal mass that can absorb the heat from the sunlight during the day and re-emit it at night. Indirect daylight is allowed to come in from the north, with the center of the rowhome remaining flexible as a work space for art that might be light-sensitive. Cross-ventilation is easily achieved in both plan and in section: the front room is open to the second level in addition to a small area at the rear, encouraging hot air to be drawn up and expelled through operable windows. A rain garden is located in the private courtyard, and the sloped garage roof collects rainwater into common cisterns for landscape irrigation. The proposed Green Star rating is Silver.

