

BEARDEN PLACE

Artist Commons in the Core

A YIMBY Project (“Yes in my Backyard”)

Artist Commons features six townhome residences for artist dwelling, creativity and display. Signature elements for creatives include flexible work/live space, the introduction of natural light deep into the heart of the structure, and the adaptability of private and public spaces to be temporary galleries or permanent studios.

In the Core: Neuroscientists inform us that a field of relationships provides the basis for memory and identity to exist. We say that a field of community relationships generates neighborhood revitalization. Community relationships only exist where common spaces promote their creation, reinforcement, and renewal. Artists Commons creates interior and exterior spaces to communicate, play, create, and visualize. The Commons becomes a platform for social connectivity.

Artist Commons says Yes to:

- Integration of space and meaning to create new relationships
- Intersection of commerce and culture for new livelihoods
- Combination of piazza and vista for social and economic interactivity

Artist Commons Design Principles:

- Create a demonstration showpiece of sustainable infill development. A project that sets a new standard for cost effective quality design and sustainable living. A project that can easily be replicated elsewhere in Minneapolis
- Respect the heritage and traditions of the neighborhood
- Embrace artist ownership as neighborhood economic incubator
- Develop site according to key sustainable principles
- Require no zoning variances for development approval
- Enable individual artist expression within an artfully crafted building that integrates into the community so as to be familiar, inviting, affordable and respects the environment
- Strengthen City initiative of arts development as economic development

DESIGN NARRATIVE

The Commons is divided into Front (semi-public) and Rear (private) spaces. The Rear Commons is available for temporary use for special events, passive recreation and everyday living. Rain gardens restore environmental functioning to the development. The Front Commons offers a semi-public space of collaged benches and planters for resting and gathering. The project’s handcrafted façade details, numerous trees, shrubs and turf enhance user comfort and enliven the experience of passersby.

The Front Commons faces Plymouth Avenue, a space available for further refinement by residents upon occupation. The space is amenable to bulletin boards promoting cultural events and artist commerce, banners and bollards to define identity, a sandbox for child play, a water fountain, a reflecting pool, umbrellas, tenting, and kinetic or inert sculptures.

The three-floors of the townhome structure offer flexible arrangements of live/work/show space for universal design. **The first floor** offers movable walls to expand or contract the area for creative production, display gallery, or living. There is a utility sink for work clean up convenience. In the rear, a window wall opens to a private patio tucked under second floor living space.

The second floor features common spaces and the kitchen, the heart of the project. There is a half bathroom for convenience of guests. Floor to ceiling windows on the front, south-facing façade and rear, north-facing façade provides ample natural light.

The third floor offers two or three bedrooms and a full bath; strong natural light from atrium stairwell and light well.

The depth of the structure is minimized to maximize penetration of natural light. South-facing windows on Plymouth Avenue feature solar light shelves reflect light deep into living spaces. Light is also diffused throughout the space via the atrium stairwell and a three-story vertical column for locating plants or sculptures.

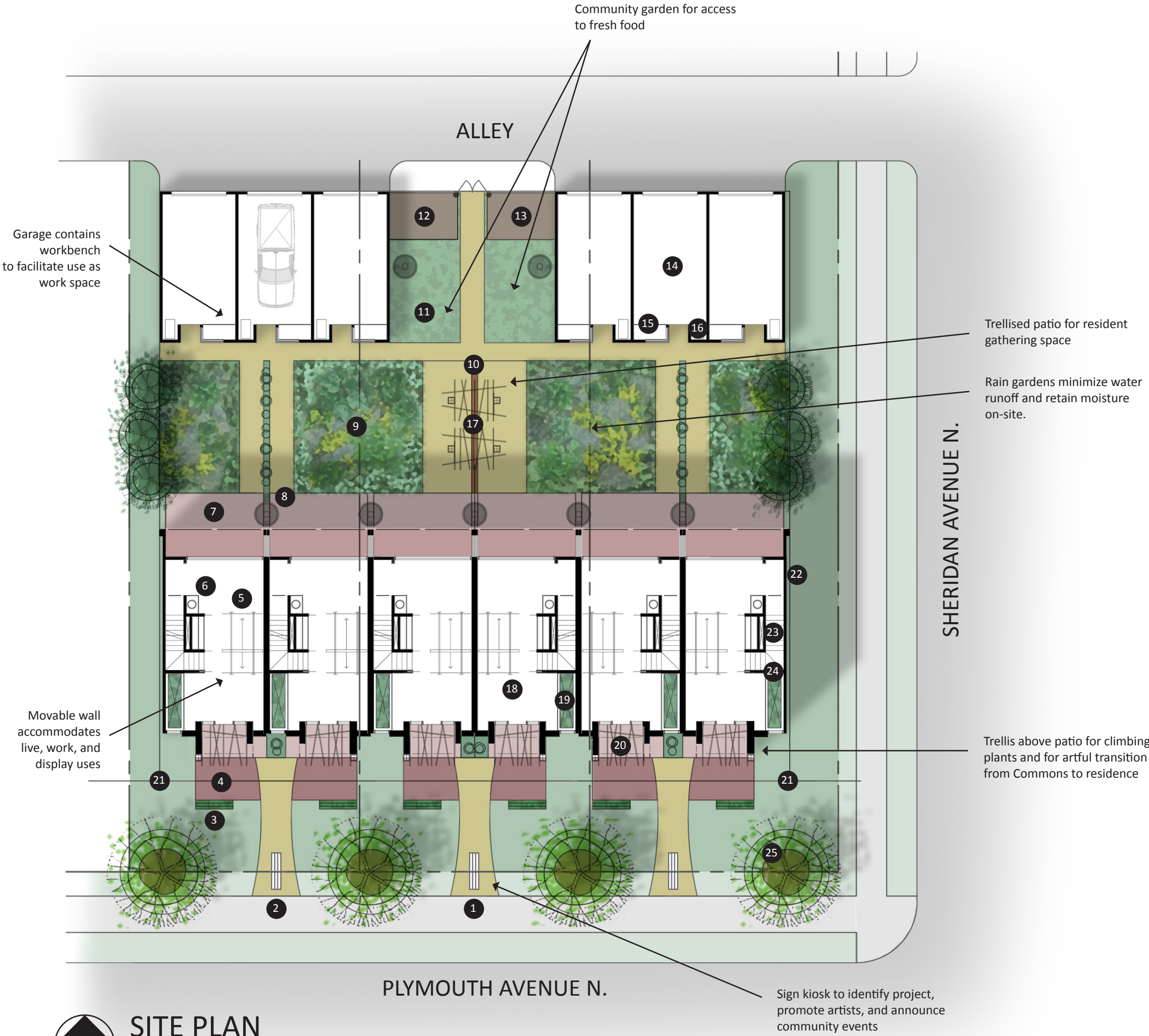
No zoning variances are required to be built as presented.

Bright green amenities: Project’s energy efficiency and resource conservation is an avenue for prosperity. It features:

- MN Green Star compliant structure and site
- Energy Star compliant appliances
- Stack vent effect in structure for natural ventilation
- Building design, structure orientation, and site landscaping for maximum solar gain and water resource conservation

BUDGET COST ANALYSIS (in Dollars)

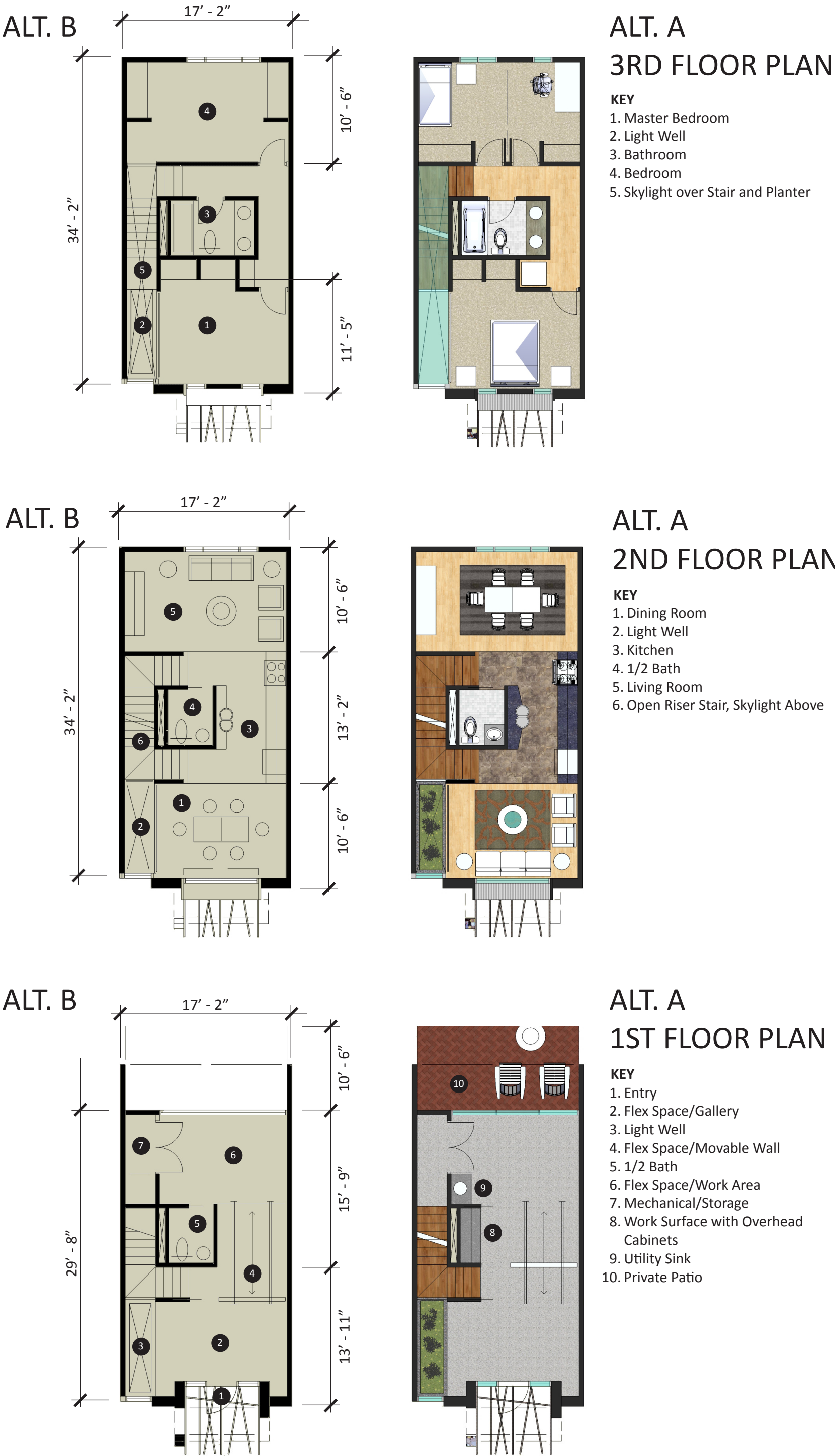
Division 1- General Conditions	92,831
Division 2- Sitework	116,155
Division 3- Concrete	69,986
Division 4- Masonry	Incl in Div 3
Division 6- Carpentry	258,920
Division 7- Thermal & Moisture	63,550
Division 8- Doors & Windows	58,004
Division 9- Finishes	109,330
Division 10- Specialties	2,000
Division 13- Special Construction	15,360
Division 15- Mechanical	148,160
Division 16- Electrical	58,480
SUBTOTAL (total cost)	992,776
Profit & Overhead	49,639
TOTAL BUDGET AMOUNT	1,042,414
1600 SF Each	173,735
PER UNIT (Excluding Landscaping)	108.58 SF



SITE PLAN

SCALE: 1/16" = 1'-0"

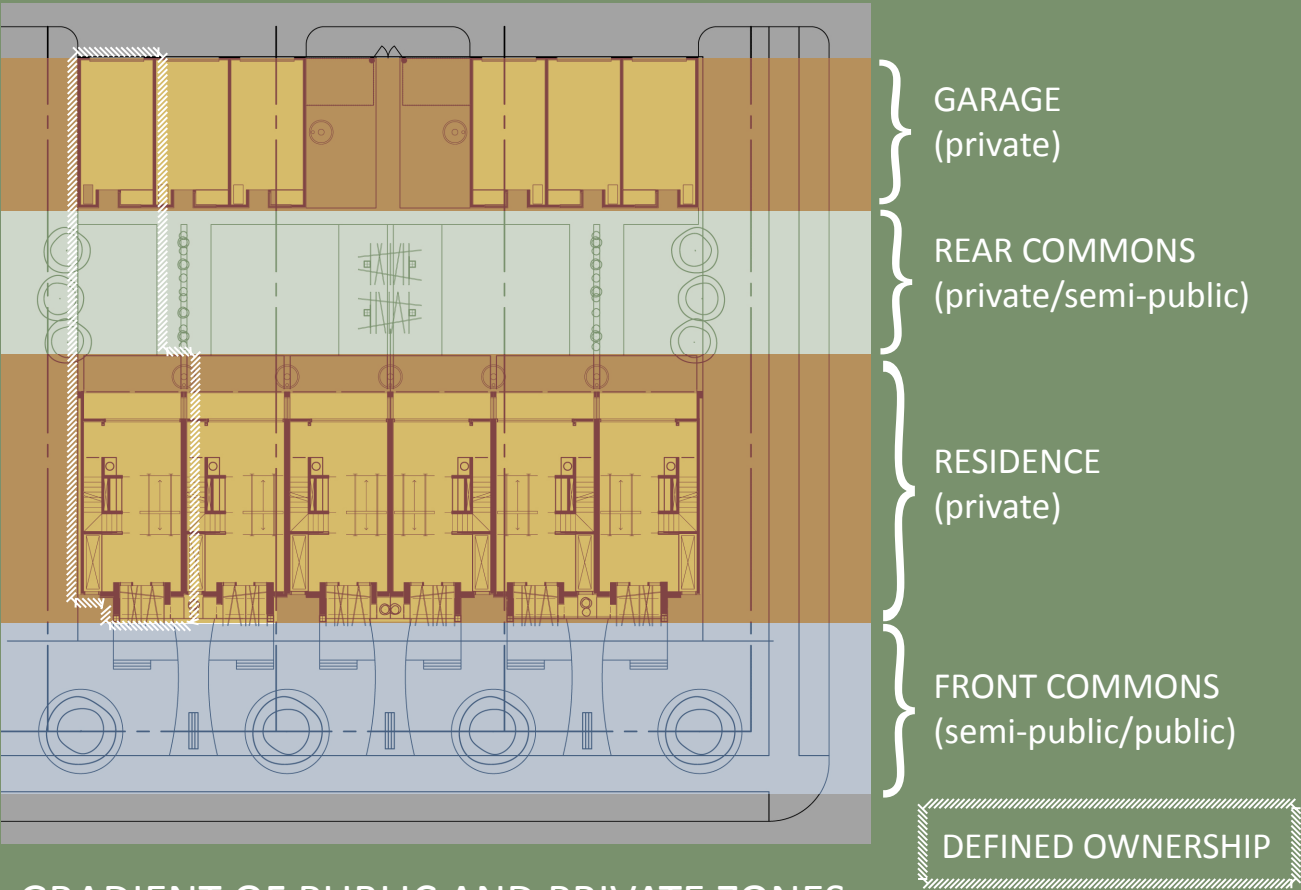
- KEY**
- | | | | |
|---------------------------|-----------------------|--------------------------------|---|
| 1. Identity Sign | 8. Rain Cistern | 15. Work Bench | 22. Public Art Project (East Building Façade) |
| 2. Tile Bench | 9. Rain Gardens | 16. Vertical Bicycle Storage | 23. Open Riser Stair |
| 3. Tile Planter | 10. Shared Patio | 17. Patio Trellis | 24. Skylight/Light Well |
| 4. Public Patio | 11. Community Gardens | 18. Work/Flex/Gallery | 25. Sidewalk Plant |
| 5. Movable Partition Wall | 12. Trash | 19. 3-story Light Well/Planter | |
| 6. Utility Sink | 13. Recycling | 20. Entry Trellis | |
| 7. Private Patio | 14. Garage | 21. Set Back Line | |



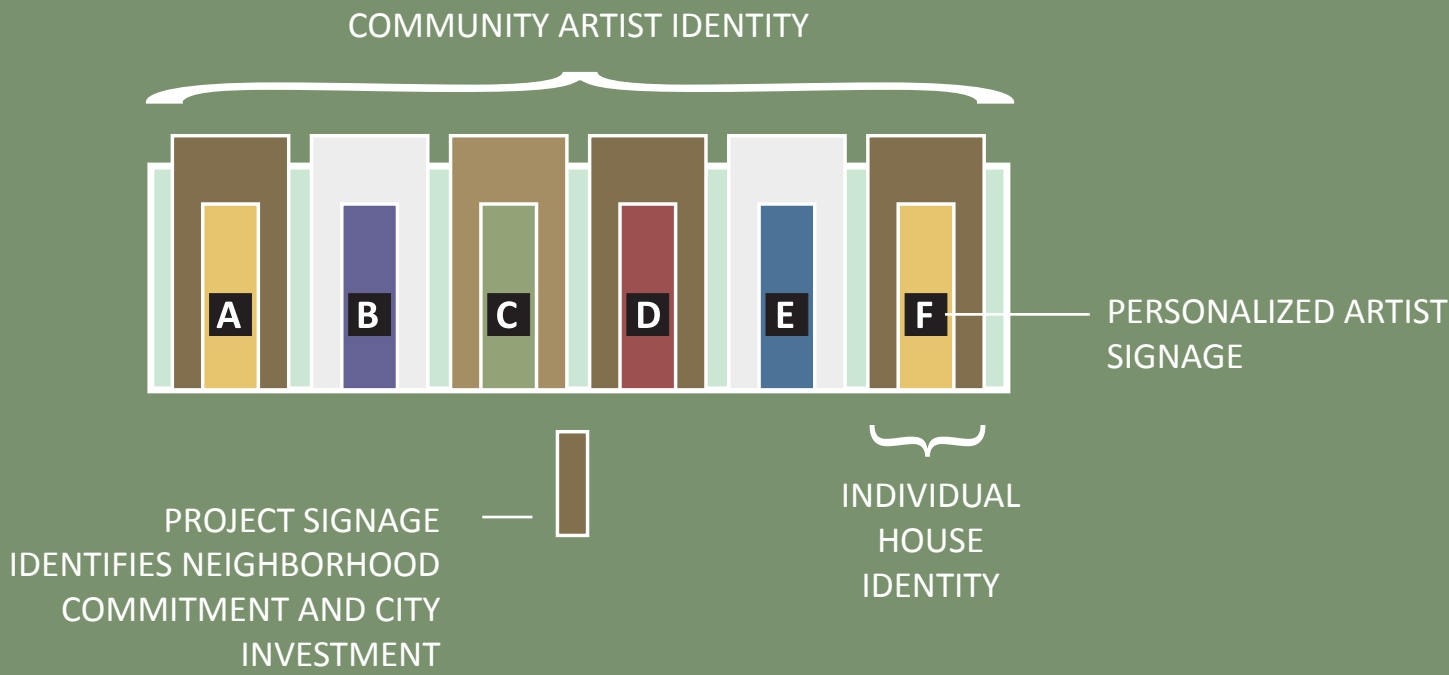
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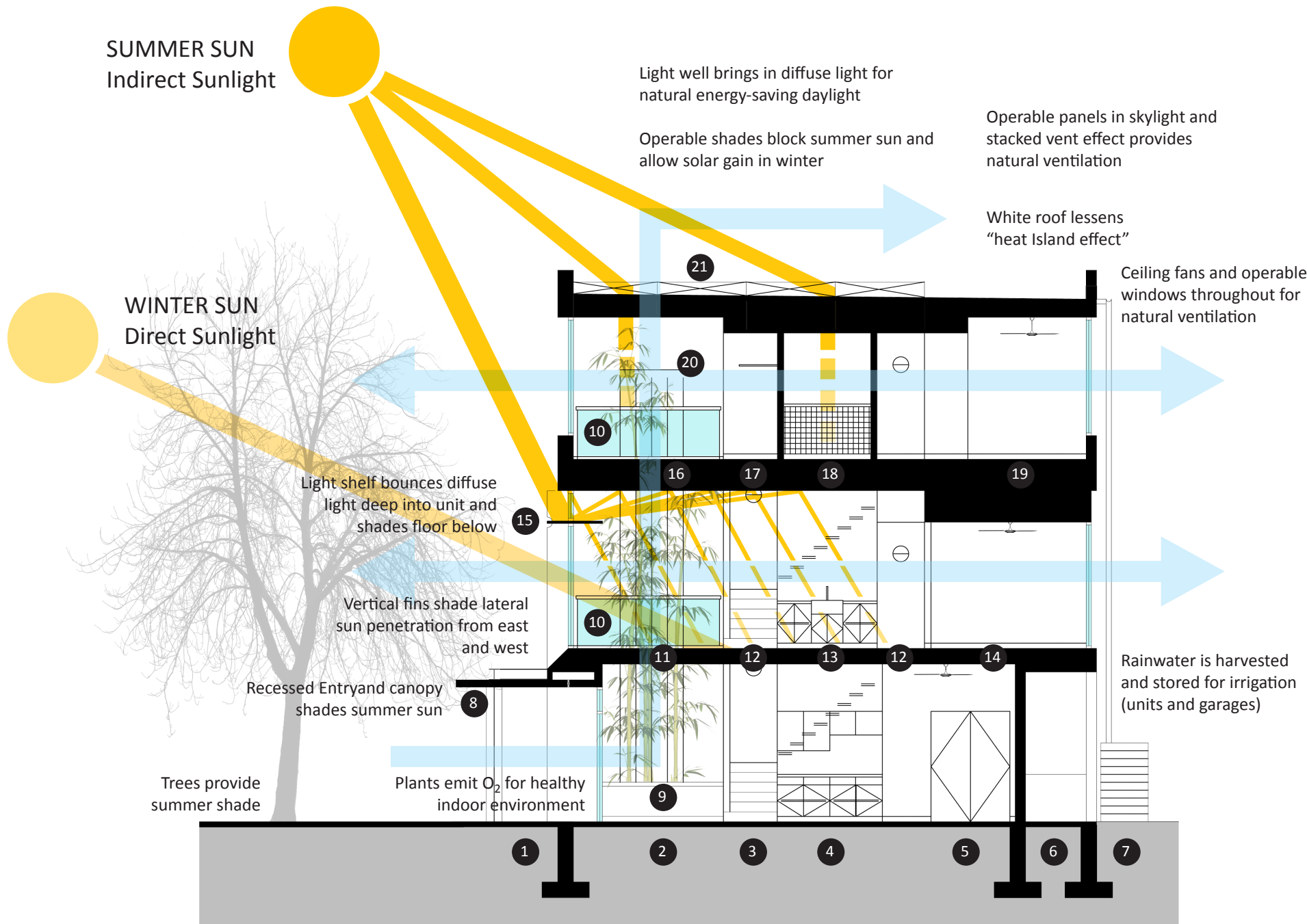
Romare Bearden, *Tomorrow I May Be Far Away*, 1966/1967, National Gallery of Art, Washington, Paul Mellon Fund, © Romare Bearden Foundation



GRADIENT OF PUBLIC AND PRIVATE ZONES



BEARDEN PLACE — ARTIST IDENTITY
Building as community with room for individual expression. Integrated Public Arts program on east facade honors Bearden’s contribution to public art and marks the corner as a nexus of creativity.



NORTH-SOUTH BUILDING SECTION

- KEY
- | | | | | | |
|-----------------|-----------------|-----------------|-----------------|--------------|------------------|
| 1. Entry | 4. Work | 8. Wood Trellis | 12. Stair | 16. Bedroom | 20. Wire Trellis |
| 2. Work/Gallery | 5. Mechanical | 9. Planter Box | 13. Kitchen | 17. Closet | 21. Skylight |
| 3. Stair | 6. Patio | 10. Glass Rail | 14. Dining Room | 18. Bathroom | |
| | 7. Rain Cistern | 11. Living Room | 15. Light Shelf | 19. Bedroom | |

