

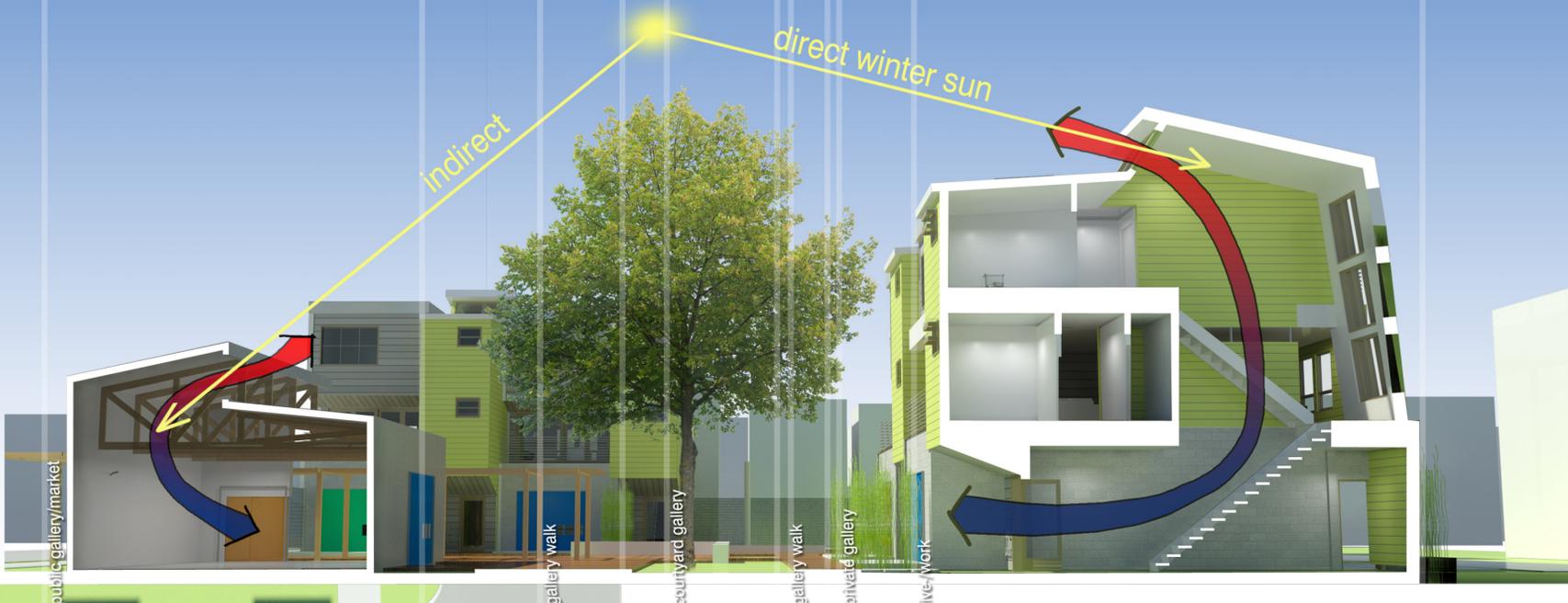
ADAPTATION:

The re-birth of Bearden Place will come, not solely from economic recovery, but from a more well-rounded sustainable recovery. Involving local citizens, integrating sustainable building practices, and inventing programs for social recovery are three keys that will help strengthen the neighborhood, building a solid foundation if and when economic recovery takes place... Bearden Place can be well suited as an example.

Adaptation at Bearden's Place are malleable units that change as lives within them change. They create opportunities for owners to expand, shrink, or reconfigure without having to move. The home is designed around two zones, service + living that are connected by a spine. The service zone contains the fundamental building blocks of life. This volumetric zone delivers natural light, creates stacked ventilation, houses all mechanized systems and vertical circulation.

The connecting aperture between the service and living zones is the spine. The spine contains within or sprouts from all utilities originating from the service zone. This centralized location allows various living units to plug into it, creating multiple possible configurations that are adaptable as needed.

Adaptation is what will allow Bearden's Place to not only survive during an economic downturn, but thrive. If your family grows, the ground floor can easily convert into additional bedrooms and a full bath, which easily plugs into the spine. If you must accommodate extended family or friends who need a helping hand, the ground floor can adapt to an apartment. The ground floor can even be separated forming a rentable apartment generating extra family income. Finally the ground floor can become work studio, a place to craft, hone, and exchange your artistic talents.



- 01 permeable pavers
- 02 green roof
- 03 outdoor gallery
- 04 large meeting area
- 05 construction yard
- 06 private gallery
- 07 public gallery/market
- 08 shared garden
- 09 storm water retention



INVOLVEMENT | INTEGRATION | INVENTION | INCLUSION

INVOLVEMENT
 These homes are constructed using a modular system. Thus, each house is made up of six components, fabricated off-site, shipped, then stacked on site at the point of final delivery. Our ambition is to employ this modality as an aspect of sustainable construction - using controlled factory conditions to limit construction waste, constructing a more air-tight product, which will save on energy costs and consumption.
 To engage the local community, we are proposing to use Module 3b for a community outreach initiative that employs local citizens in a job and skills training program. Off-site fabrication will continue in typical fashion, readying pods 1a, 1b, 2a, 2b and 3a for site delivery and installation. On-site, we will prepare a staging area to build pod 3b. The modular builder will deliver the deck to the site. The training program will complete construction of the pod, framing walls, installing electrical, sheathing and drywall, framing the roof and roof membrane, painting and finishing the interiors and exteriors of the pod.

The modular manufacturer will deliver the other pods to the site upon completion, placing them in order, and preparing the home for a "topping out" ceremony where pod 3b will be lifted and joined with the rest of the house.

We anticipate a flex schedule for the employment of this program. Permitting, site work and staging to allow for the program will take approximately 12 weeks. The first pod of the training program will take 3 weeks to construct, after the deck is delivered. This gives the modular builder 15 weeks to start fabricating the other pods for each house - getting ahead of the construction schedule. After the first house is complete, the second pod from the training program will take approximately 2 weeks to construct, with each successive pod getting constructed in reduced time. Total time for on-site construction is approximately 6 months, including landscaping.

INTEGRATION
 Submitted with this project is the Minnesota Greenstar Checklist. These homes will each be certified by the Greenstar system.

The modular aspect to construction offers many intangible green aspects. Controlled factory conditions eliminates material exposure to weather, raises the quality of construction for a tighter building envelope, and employs an active recycling program that nearly eliminates construction waste.
 The design of the homes also integrates a number of passive techniques that reduce exposure to high energy costs. The stairwell is designed as a ventilator - providing operable ventilators and open risers to allow for the movement of air via a chimney effect. Additionally, spaces are kept open with operable glazing at opposing sides, taking advantage of cross-breezes. Ceiling fans will also be installed.
 These low-cost design solutions anticipate the economic goals of affordable housing, while providing pleasing environments for the end-users.

INVENTION
 The gallery will eventually be constructed on the site where the community outreach program took place - the coincidence is not insignificant. The idea that the gallery serve as a remnant and reminder of this effort is ultimately important to memory of the process.

Skills training programs help to build a socially sustainable community. In addition, such a program can be a cost-effective strategy to keep the construction cost at an affordable level. We anticipate a construction budget of about \$95 per square foot. The training program offers a labor reduction equivalent to about \$5 per square foot - effectively reducing the budget to \$90 per square foot.
 Additionally, the over-arching concept behind outreach programs mingling with a local arts culture in an effort to establish a self-sustaining community is a primer for a new way to integrate artists and thinkers with citizens who desire change. This project provides a focus for that integration - the mARTket gallery. The gallery opens itself up to opportunity for service as a 'mixing chamber' for ordinary citizens, people who need assistance, artists, and community supporters to come together - problems meeting with ideas for solutions... inventing a better, stronger, more sustainable community.

INCLUSION
 Home ownership for this project comes with a stake in the mARTket gallery. The mARTket gallery will be a (non-for-profit?) business entity, where the artists residing in this community can display and sell their work. Each resident on this lot therefore invests in the gallery with the purchase of their home. This investment is used to provide a construction budget for the gallery at \$80 per square foot.
 The incentive is simple - purchase a home, own a gallery. Shared ownership of the space is a guaranteed investment, providing marketability for each individual artist, and establishing network ties to the greater community.



E1 south elevation



E2 east elevation

COST CALCULATIONS:

- Unit Square Footage - 1,534 sq. ft.
- Cost per Square Foot - \$ 95.00
- Labor Reduction - (\$ 5.00)
- Revised Cost per SF - \$ 90.00
- Total Unit Construction Cost - \$138,000.00
- 18% Fees, P & O - \$ 24,850.00
- Landscape per Unit Add - \$ 4,100.00
- mARTket Ownership - \$ 8,000.00

For Sale Unit Cost \$174,950.00

site parti

unit parti

service
HVAC
vertical circulation
stack ventilation
plumbing

adaptation
living/dining
bedrooms
studio/work space

unit adaptation

P2 interior perspective

The key to the work studios is their integration to the immediate site at Bearden's Place and the larger community of Northern Minneapolis. These units open onto an unfolding landscape originating from the mar(t)ket at the corners of Plymouth and Sheridan avenues. A series of paths and community gardens delineate public and semi-public zones creating a multifunctional space for co-existence between residents, artists, and patrons. During the summer months the courtyard acts as an outdoor market, displaying work created steps away by residences. For larger shows, classes, and a gallery during the winter, the mar(t)ket building acts as a new age corner store, anchoring the site and Northern Minneapolis community.

