Bassett Creek Cohousing Study

07/06/2017
### Apt. Type

<table>
<thead>
<tr>
<th>Apt. Type</th>
<th>L1</th>
<th>L2</th>
<th>L3</th>
<th>Typ. Areas</th>
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<td>1350-1600 NSF</td>
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</table>

### Unit No. + Net Area

| Unit No. + Net Area | 6 | 8 | 11 | 25 | 23,170 NSF |

### Community Program

<table>
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<tr>
<th>Community Program</th>
<th>L1</th>
<th>L2</th>
<th>L3</th>
<th>Areas</th>
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<td>Comm. Lounge</td>
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<td>Comm. Dining</td>
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<td>Kitchen</td>
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<td>1,150 NSF</td>
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</table>

### Community Net Area

| Community Net Area | 8,775 NSF |

### Total Net Sq. Ft

| Total Net Sq. Ft | 31,945 NSF |

### Total Gross Sq. Ft

| Total Gross Sq. Ft | 36,369 GSF |

### Lot Area

| Lot Area | 34,941 SF |

### FAR

| FAR | 1.04 |

### Lot Coverage

| Lot Coverage | 43% |

### Additional Area

<table>
<thead>
<tr>
<th>Additional Area</th>
<th>Areas</th>
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<tbody>
<tr>
<td>Parking Surface</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>Landscaped Area (lawn + paths)</td>
<td>16,000 SF</td>
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<tr>
<td>Terrace / Outdoor Circulation Surface</td>
<td>6,360 SF</td>
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GROUND LEVEL

6 UNITS, COMMUNITY WORKSHOP
CEDAR LAKE RD N

JAMES AVE N

SECOND FLOOR

8 UNITS, COMMUNITY DINING & LOUNGE, MECHANICAL
Looking northeast on Cedar Lake Rd.
Bassett Creek Cohousing Project
Harrison Neighborhood, Minneapolis, MN

Plate 2: PRECEDENT IMAGERY

1. Plaza Roberto Maestas, Beacon Hill
   Seattle, WA

2. Milwaukee Avenue
   Minneapolis, MN

3. Fremont: Center of the Universe
   Seattle, WA

4. TowerLight Senior Housing
   St. Louis Park, MN

OPEN ARCHITECTURE MINNEAPOLIS-ST. PAUL
Bassett Creek Cohousing Project
Harrison Neighborhood, Minneapolis, MN
Plate 2: PRECEDENT IMAGERY
Plants were selected according to the following criteria:

- Native to the Midwest
- Tolerate significant shade during the day
- Provides value to the ecosystem overall, not exclusively for human enjoyment.
- Ideal for rain gardens

Source: University of Minnesota

Rain Garden:

- Canadian Wild Ginger: *Asarum canadense*
  - Low-maintenance, thrives in full shade, smells like ginger.

- Jack-in-the-pulpit: *Arisaema triphyllum*
  - Edible but toxic if prepared improperly.

Groundcover:

- Common Chokecherry: *Prunus virginiana*
  - Bitter fruit used for making jam and wine.

Shrubs:

- New Jersey Tea: *Ceanothus americanus*
  - Substituted for imported tea during strife; stimulating yet hypotensive; pollinizer.

- Mulch
  - Courtyard will be shrouded in shadow for most of the day; all native grasses require direct sunlight. (Mulch could be covered by the Canadian Wild Ginger).
Common space finished floor elevation drops 4' via a ramp. This reduces what would be a very tall parking area due to grade change.

Residential units on north end of site are slightly embedded into ground in order to maintain level balcony walkways on courtyard side, and finished floor elevations.

Residential units on public side of street rise several feet above grade at south end. Steps would be needed to reach the sidewalk. On opposite (courtyard) side, grade and balcony walkways would be level.

NOTE: This strategy (also shown in plans) is just one way to deal with the site's 18' slope. It attempts to maintain level relationships between the residential units while mitigating the gradual increase in height through partially embedding the project in the ground at one end, and lowering the common spaces on the other.
Bassett Creek Cohousing
External Corridor Option

Pros:
- More social / community potential
- Less enclosed area & cost
- Larger courtyard
- Outdoor-facing windows in courtyard

Cons:
- Though covered above, corridors are exposed to horizontally driving rain or snow. Stairways are sheltered completely, however.

1. Example Floor Plan
2. Nanterre Co-housing, Nanterre, France
Bassett Creek Cohousing
Enclosed Corridor Option

Pros:
-Fully protected from precipitation

Cons:
-Higher cost
-Smaller courtyard
-Less community potential
-Corridor-facing windows in units

1. Example Floor Plan

Bassett Creek Cohousing
Benchmarking

Mountain View Cohousing [CA]
McAmant Durrett Architects
http://www.cohousingco.com/

19 units, .09 acre site, near downtown and public transportation. Underground parking, 5,500 of common facilities. Includes a shared library, guest rooms, dining room/kitchen, and fitness center.

Bassett Creek Cohousing [MN]
(Current OAC design comparison)

25 units, .08 acre site, near downtown and public transportation. Surface parking, 8,775 of common facilities. Includes a workshop, arts room, dining hall / kitchen, and lounge.

linear green space and covered circulation balconies are shared elements with OAC’s proposal.