



The building acts as a transition between the neighborhood's single family homes and the larger-scale buildings of the project's block.

## ARCHITECTURE OF COMMUNITY

TANGLETOWN NEIGHBORHOOD, MINNEAPOLIS  
COMPLETION: AUGUST 2010

### STRENGTHENING TIES

This multi-family housing project was designed to strengthen the architecture of its community – Minneapolis's Tangletown neighborhood - both physically and socially. This was accomplished first through major moves on the site level; the site plan's design utilizes the mass of the structure to visually shield the neighborhood from a large parking lot and the busy freeway off-ramp across the street. In addition, the building's welcoming facade of windowed bays and front stoops "holds the corner" of the block, promoting social interaction and security via activation, or "eyes on the street." Finally, the project adds to the diversity of the community: first, by creating housing opportunity for work-force residents in the neighborhood, and second, by maintaining a human scale while introducing more density into a context of primarily single-family homes.



The forms and materials of other homes in the area informed this project's design.



Shadow analyses were performed during design to confirm the building would not cast shadows on the surrounding homes.

### DESIGN BY NEIGHBORHOOD

A driving concern for the project was that its design could be appreciated by the building's neighbors. More than 150 local residents attended meetings held during the project's development, sharing their input with the project's designers. In response to the community's wishes, the building's height was reduced, from four stories to three: a twenty-five percent reduction in number of units. Because of its engagement with the community throughout its design development, the project has brought a resounding vote of support from local residents, public officials, and multiple faith organizations. The project has been endorsed by several local interest groups who support well-designed housing that benefits the larger community.

### REFLECTIVE AND RESPECTIVE OF CONTEXT

To further blend in with its context, the building's exterior walls, in an L-shaped configuration, were broken up into smaller discernable volumes and planes of materials. A survey of common materials in the area was conducted; the project's stucco and narrow-gauge clapboard siding, consistent around all sides of the building, were chosen for their prevalence throughout the neighborhood. The roof, complete with gables and dormers for a rich residential character, was studied through computer analyses in order to largely eliminate the project's shadowing on surrounding buildings. On the street level, elements like individual unit entries and porches foster a friendly, human-scaled relationship of the building to its neighbors.

### UNIQUE PARKING COOPERATIVE

To accommodate the parking needs of the building's residents, the church next door, and the nearby museum, the development was designed with underground parking spaces, in addition to implementing a unique cooperative parking agreement between the three user groups. These considerations reduce the visual and environmental impact on the neighborhood of parking, not only for the project's residents, but also for the church- and museum-goers.

### SUSTAINABLE RAINWATER MANAGEMENT

Sustainable stormwater practice was also a top priority for the project. Permeable concrete for the surface of the parking lot allows rainwater to infiltrate on-site, while underground cisterns collect rainwater from the roof which is then used to irrigate the site's landscape features. The stormwater management plan was officially approved by the Minnehaha Creek Watershed District.



The pavement on site utilizes permeable concrete, allowing stormwater to infiltrate directly into the ground, a more sustainable approach than traditional practice.