



WHAT IS CO-OP HOUSING?

Co-op housing is member-controlled housing. Residents who live here are members, not “tenants”. Every year the membership elects a board of directors that governs the co-op. The board makes decisions regarding budget planning and building improvements in addition to planning social and cultural events for co-op members. Everyone can participate!

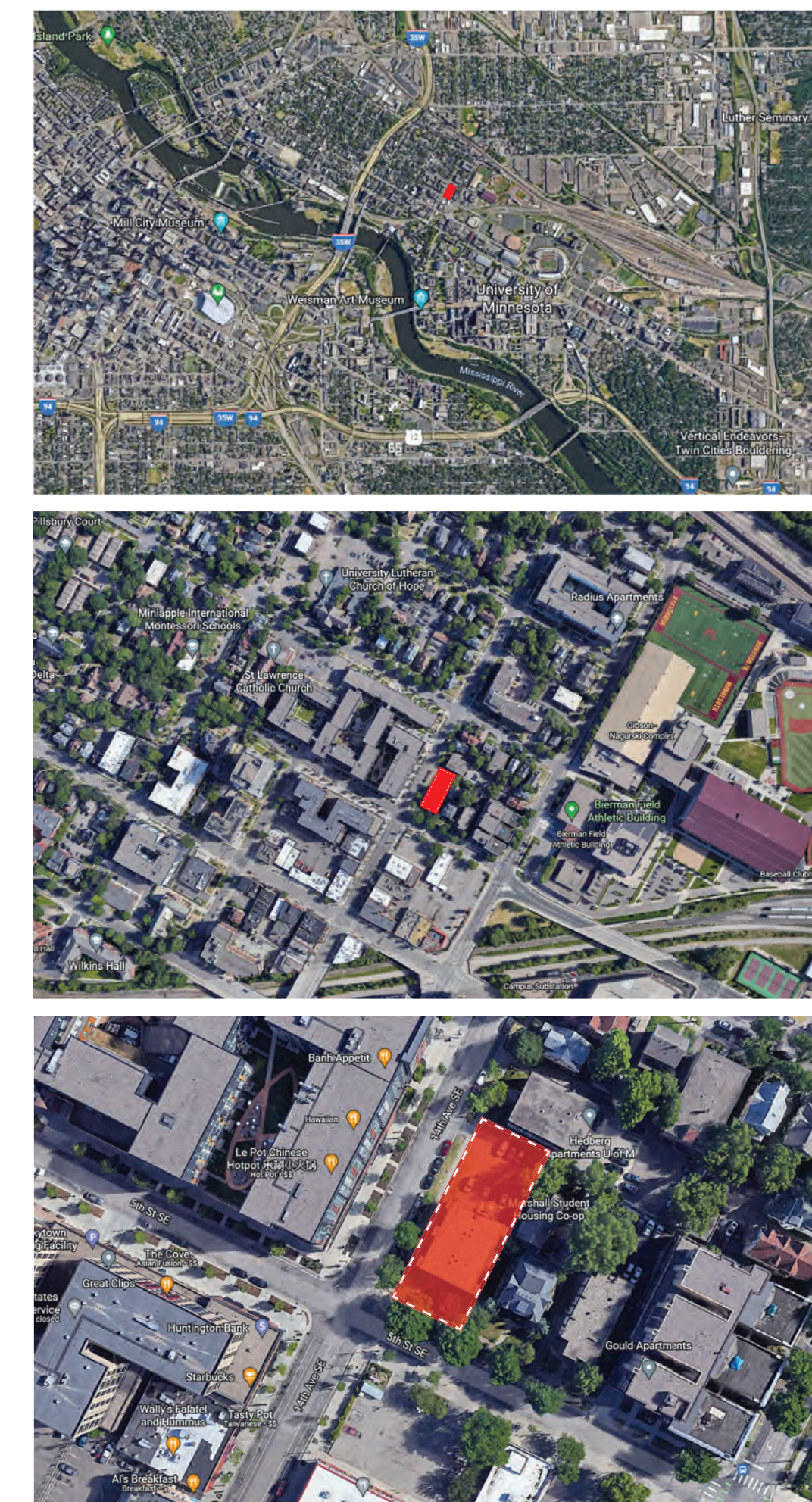
RIVERTON COMMUNITY HOUSING HISTORY

From its beginning in 1945 as the Chateau Co-op Dining Club, the nonprofit organization now known as Riverton Community Housing has served many thousands of students of the University of Minnesota and nearby colleges by making the pursuit of their educational goals more accessible. With shifting market conditions and the growing need for affordable housing in the late 1960’s – early 1970’s, the student-run board of directors worked with multiple public and private partners to replace the dining co-op with 127 apartments. Thus the 20-story Chateau Student Housing Cooperative was born; the first students moved in for the start of classes in the fall of 1973.

The Chateau was so successful that there has been a waiting list ever since the doors opened. To expand the amount of member-controlled affordable housing, the Chateau board formed a “parent” nonprofit organization. Four more housing cooperatives and a rental townhome community have been added since 1995, putting the current total number of housing units at 483.

Riverton is now growing in ways the original members of the Chateau board could only dream about and will continue to provide quality, affordable, democratic student housing for another 40 years and beyond!

PROJECT SITE



EXISTING COMMUNITIES - DINKYTOWN

MARSHALL

of Units: 16
Types of Units: Studio, 1 Bed, 2 Bed
Rent: \$796 - \$1421 per month
Amenities: Community Gardens, Zip Car, Shared Laundry



THE CHATEAU

of Units: 127
Types of Units: Studio, 1 Bed, 2 Bed, 3 Bed, 4 Bed
Rent: \$860 - \$2192 per month
Amenities: Rooftop Patio, Game Room, Fitness Center



BROOKES AVE.

of Units: 95
Types of Units: Studio, 1 Bed, 2 Bed, 3 Bed
Rent: \$925 - \$2495 per month
Amenities: Bike Cafe, Underground Parking, Fitness Center



FOURTH ST.

of Units: 100
Types of Units: Studio, 1 Bed, 2 Bed, 3 Bed
Rent: \$1034 - \$2808 per month
Amenities: Indoor Bike Storage, Fitness Center, Study Rooms, In-unit Laundry



MARCY PARK

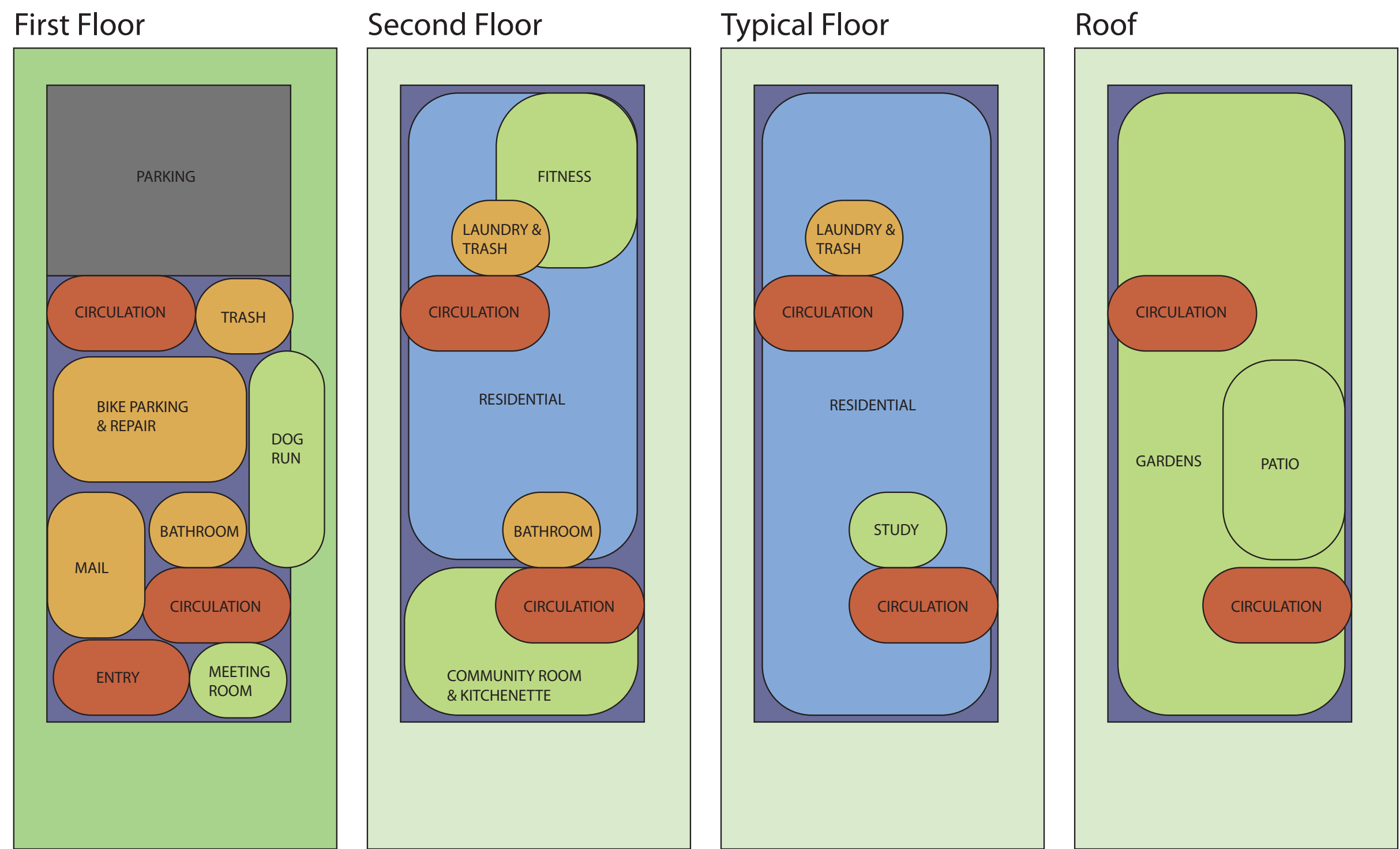
of Units: 57
Types of Units: Studio, 1 Bed
Rent: \$711 - \$923 per month
Amenities: Surface Parking Lot



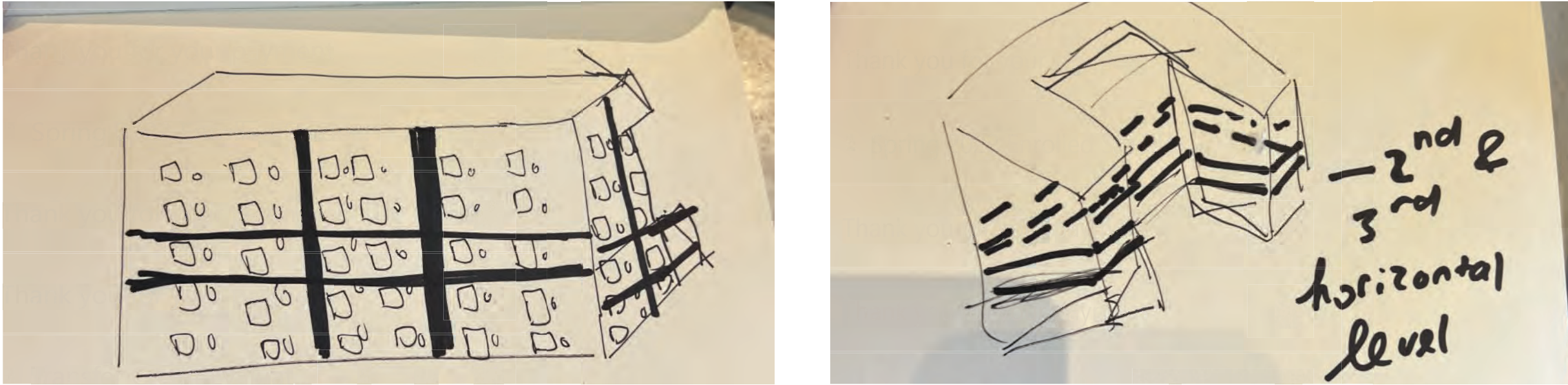
BUILDING PROGRAM

LEVEL 1 SPACE PROGRAM		
FRONT OF HOUSE	Square Footage	Comments
Lobby / Lounge	665	Designed as an open space to be set up to meet residents needs and wants
Meeting Room	268	Seating for 12
Leasing Office	183	Minneapolis 2040 Plan compliance
Fitness	285	Provides basic cardio equipment and free weights
Restroom	54	For use of fitness center users
BACK OF HOUSE		
Mail Room	83	Out of view of main doors to help prevent stolen packages
Package Room	66	Out of view of main doors to help prevent stolen packages
Storage	34	Basic building storage
Bike Room	285	Capacity of 26 bikes
Community Garden Storage	92	Replaces the current garden shed at the front of the building
Trash Room	243	Indoor termination room for the trash chute
Circulation	651	No comments
Mechanical / Electrical Room	138	Houses major mechanical and electrical systems
TOTAL NET. SQUARE FOOTAGE	3047	

CONCEPTUAL DESIGN

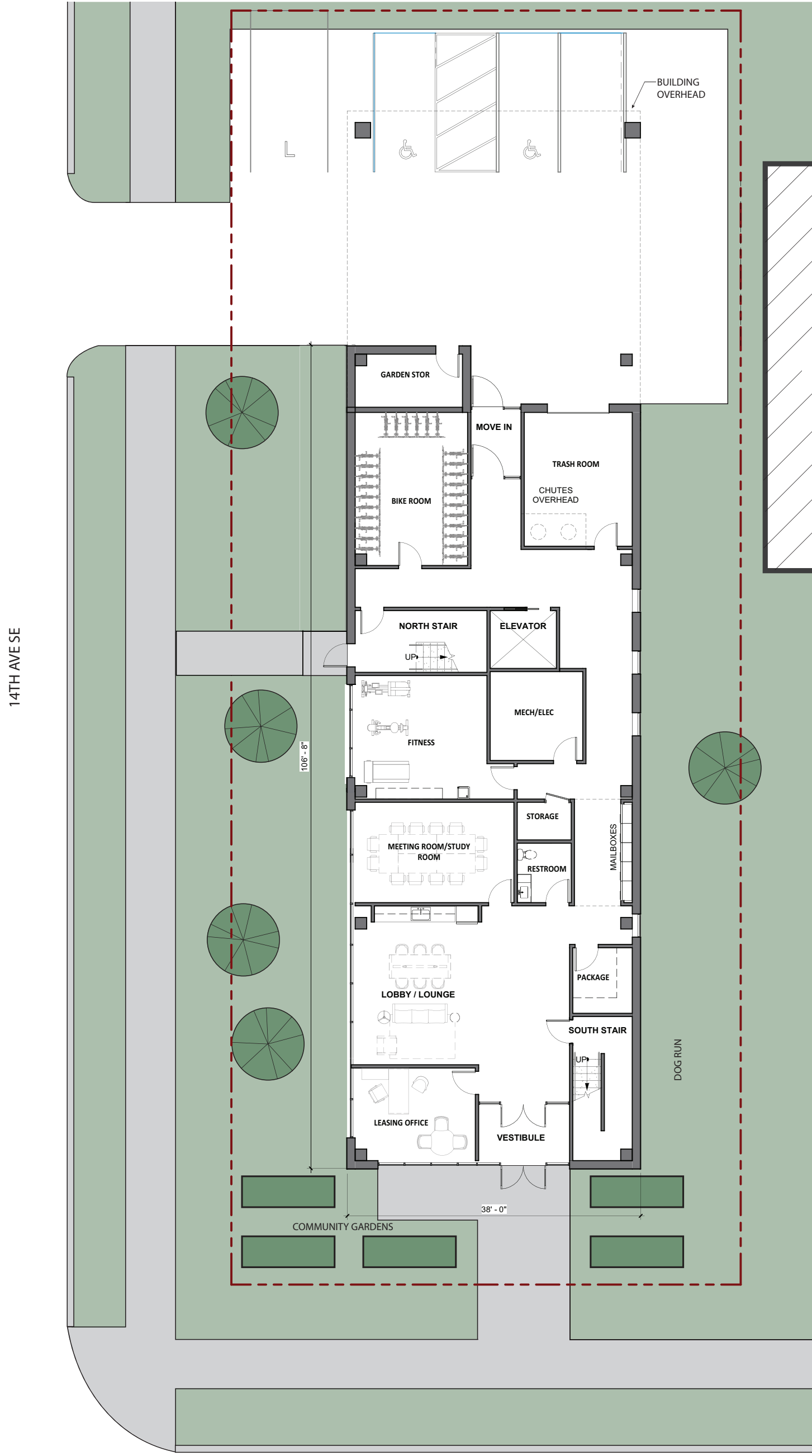


SPATIAL CONNECTIONS EXPLORATION

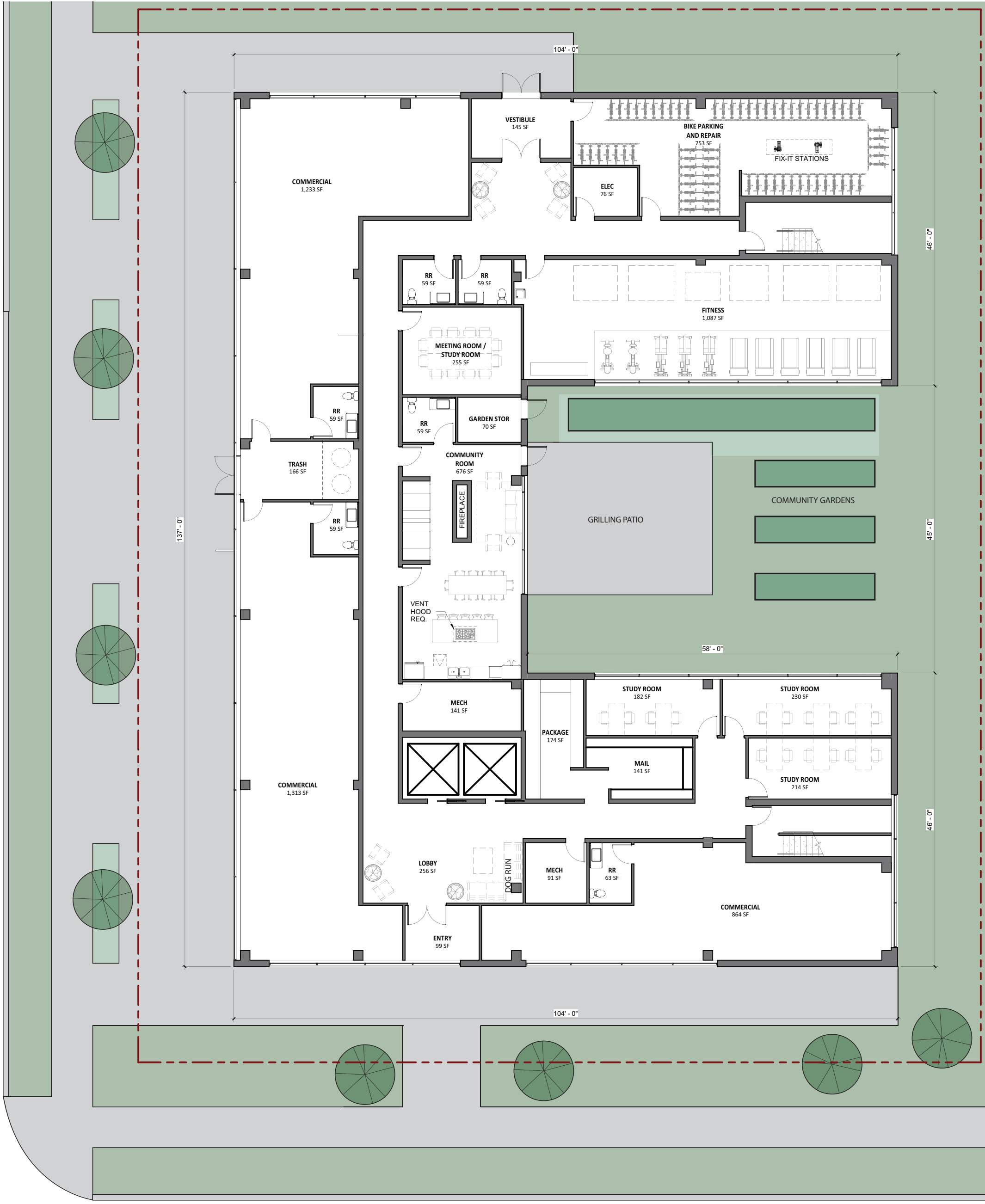


MASSING EXPLORATION

SINGLE LOT - SITE PLAN

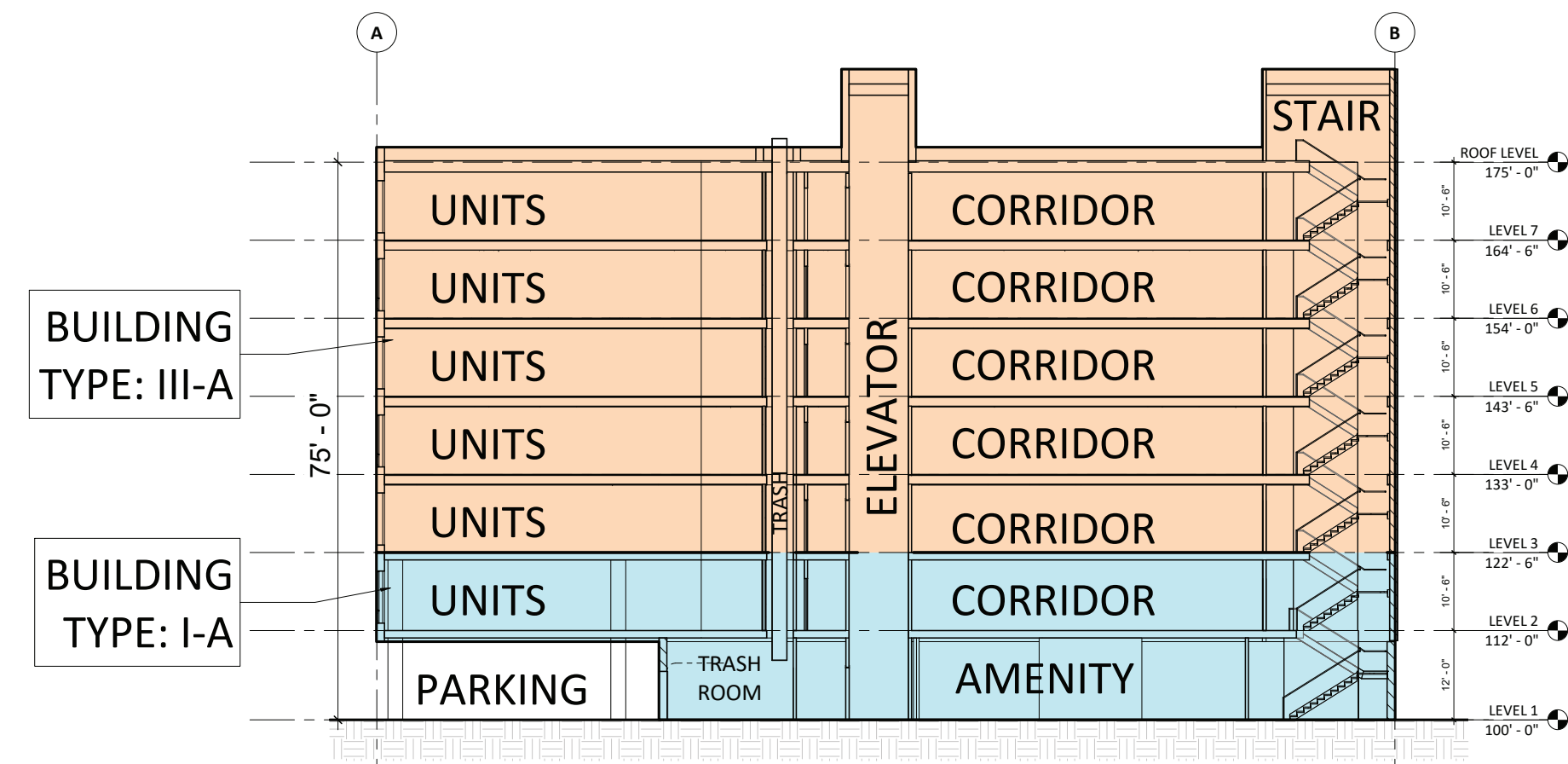


DOUBLE LOT - SITE PLAN

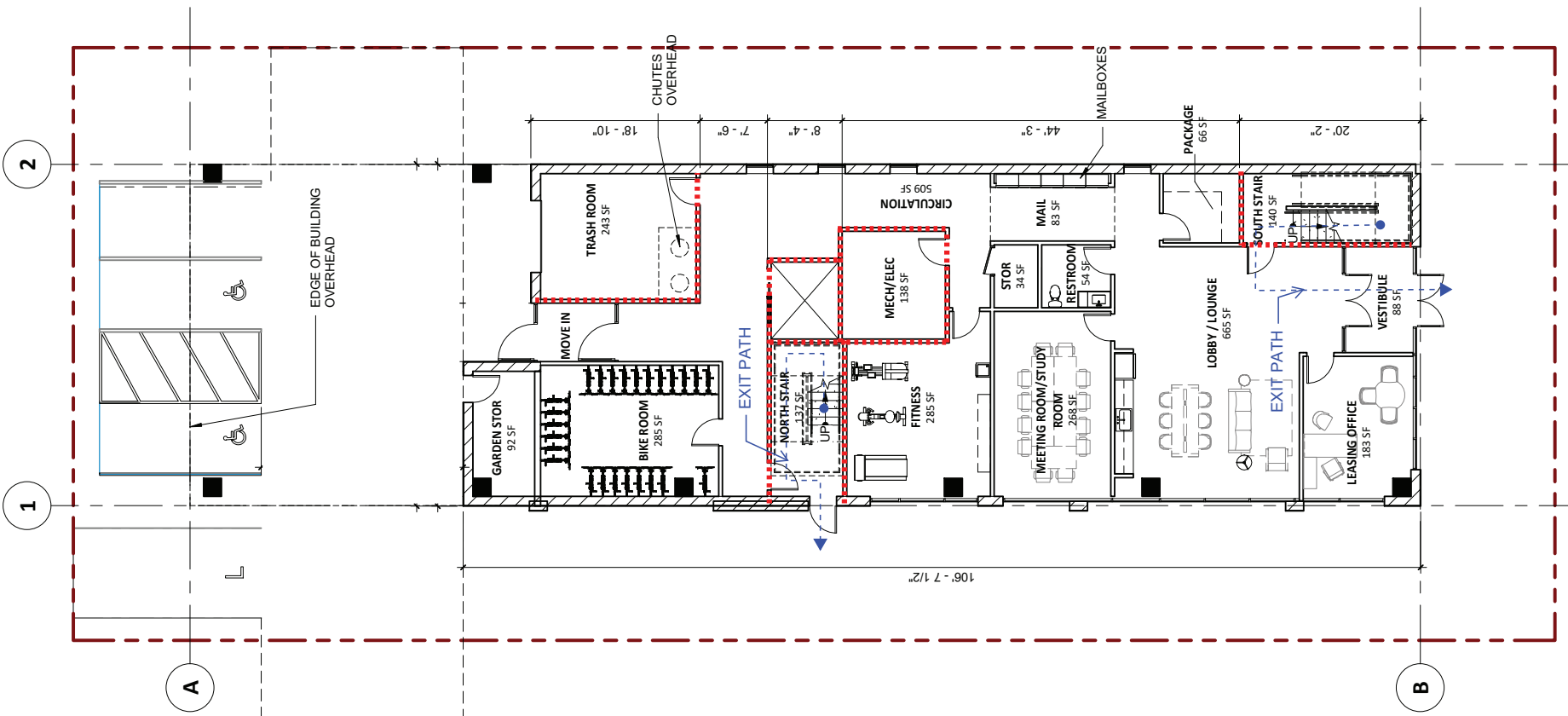


SINGLE LOT - CODE ANALYSIS

BUILDING CODE/CONSTRUCTION INFORMATION	
Summary	
BUILDING CODE:	2020 Minnesota State Building Code
ACCESSIBILITY:	2020 Minnesota State Accessibility Code
BUILDING TYPE:	LEVEL 1-2: TYPE I-A LEVEL 2-7: TYPE III-A
BUILDING CONSTRUCTION:	LEVEL 1-2: PRECAST CONCRETE STRUCTURE AND METAL STUDS LEVEL 2-7: WOOD FRAMED WALLS AND FLOOR TRUSSES
USE AND OCCUPANCY:	PRIMARY: R-2 RESIDENTIAL SECONDARY: A-3 FITNESS CENTER, LOUNGE, AND MEETING ROOM S-1: TRASH ROOM B: LEASING OFFICE
BUILDING HEIGHT:	75 FEET
GROSS SQUARE FOOTAGE:	35,187 SQUARE FEET
SPRINKLER SYSTEM:	FULLY SPRINKLED
MEANS OF EGRESS:	2 EXIT STAIRS, NORTH STAIR EXITS TO THE EXTERIOR
*DISCLAIMER: This code review is for preliminary use only and is only intended to be used as a guide.	

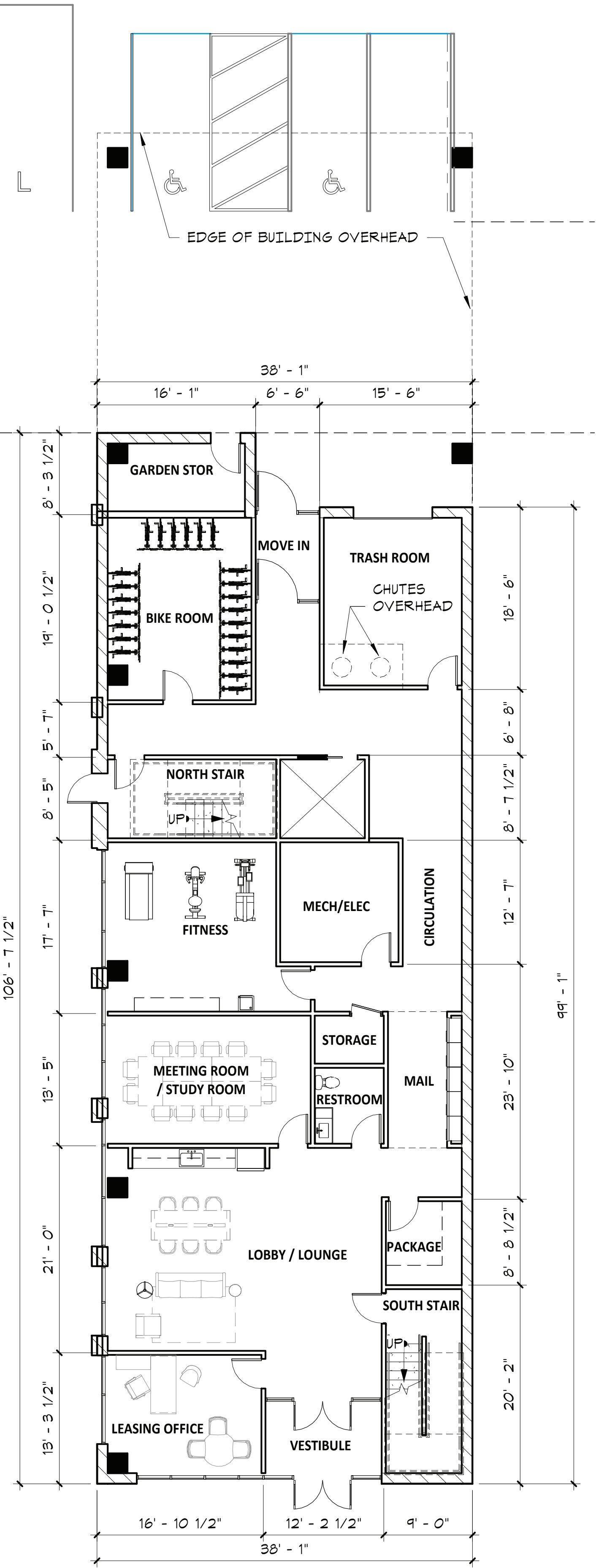


CODE SECTION

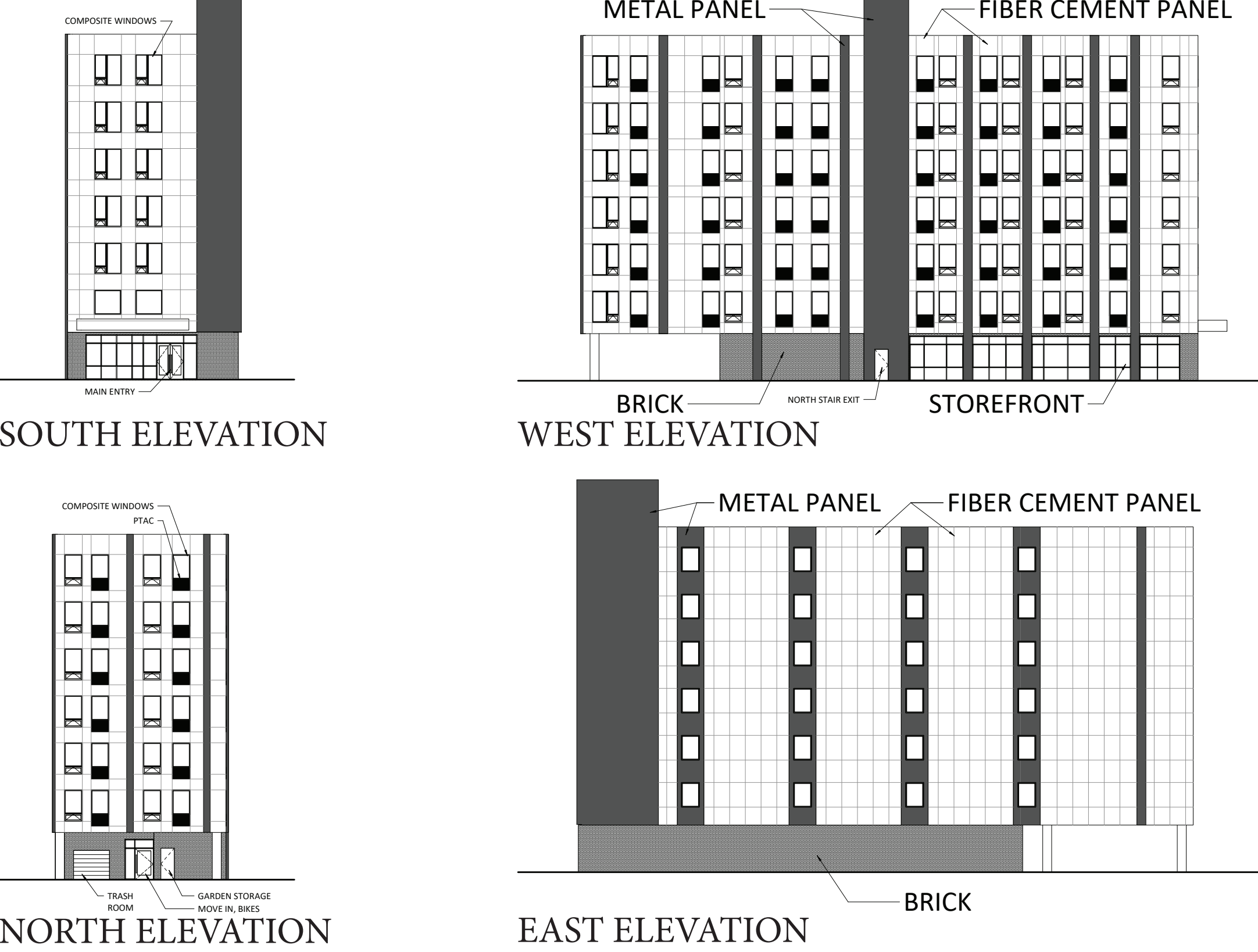


CODE PLAN

FIRST FLOOR PLAN



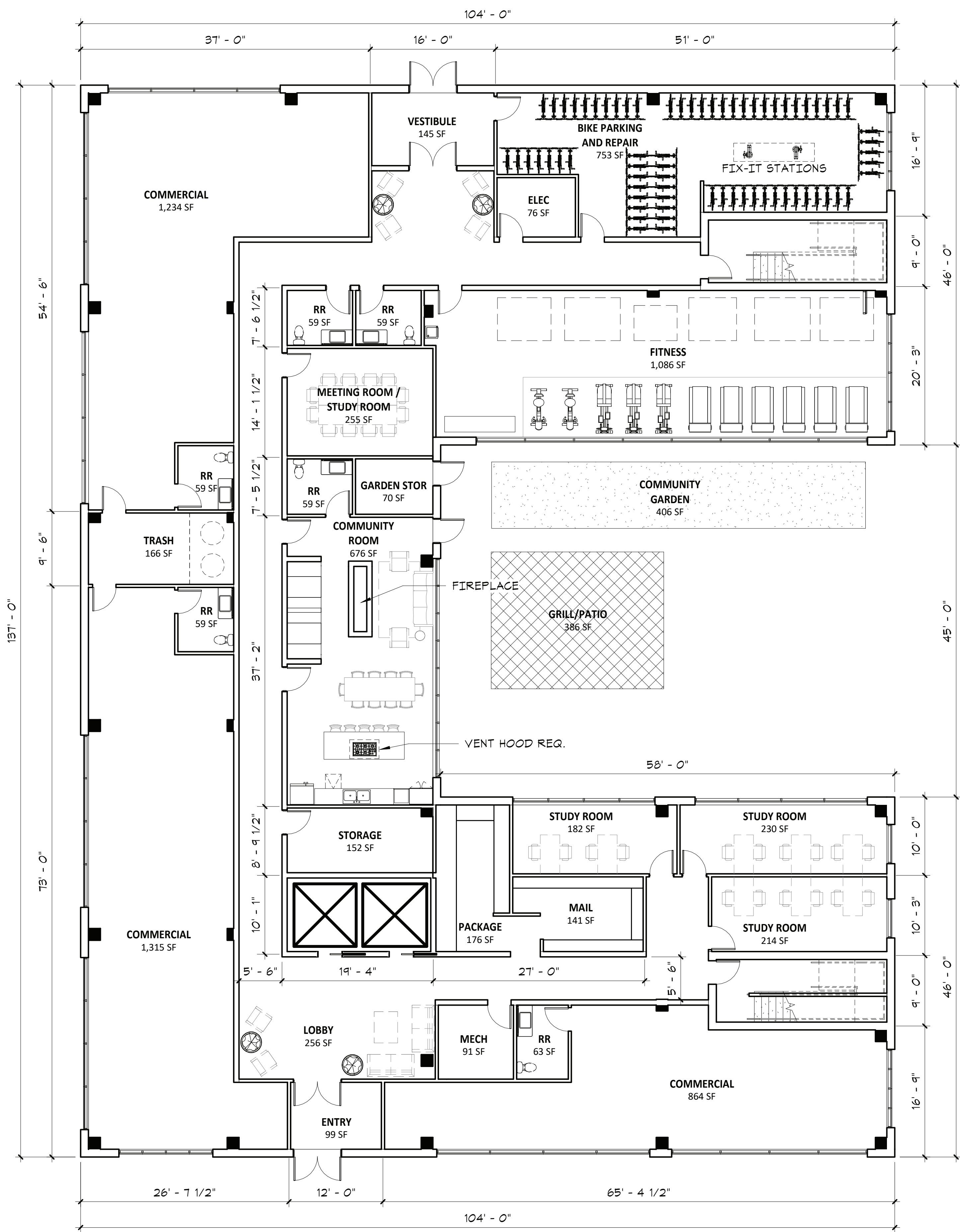
ELEVATIONS



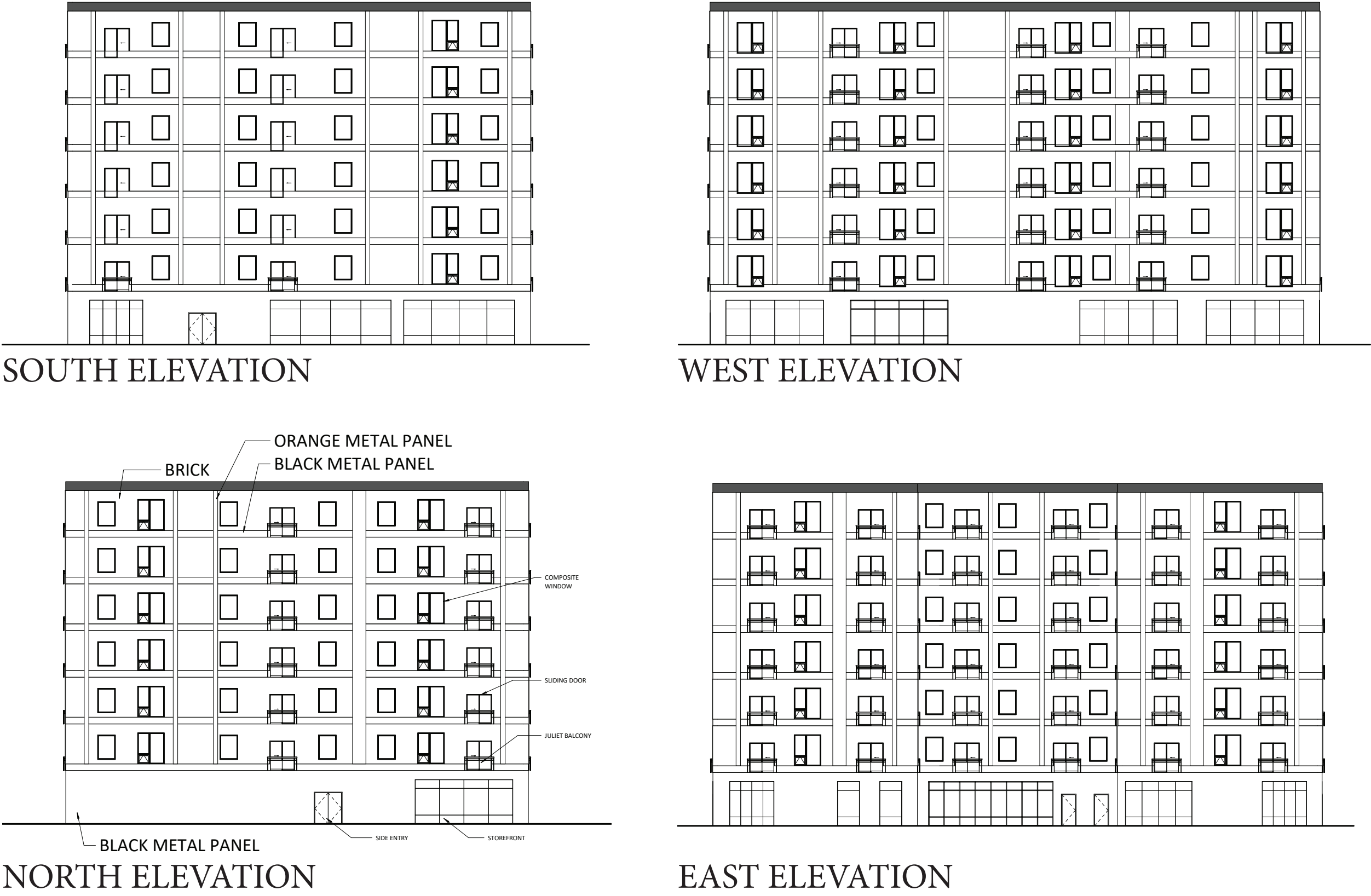
RENDERINGS



DOUBLE LOT - FIRST FLOOR PLAN



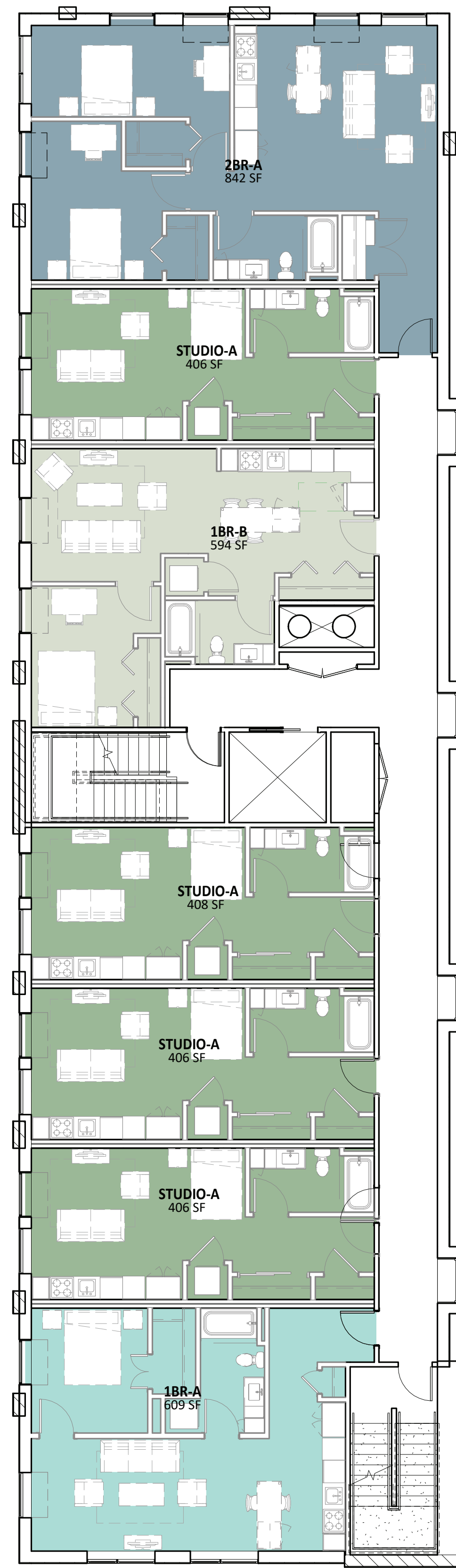
ELEVATIONS



RENDERINGS



SINGLE LOT - UPPER LEVEL PLAN



TYPICAL LEVEL L2-L6
1/8" = 1'-0"

- UNIT MIX:
- Studio A: 4 per level
406 SF
- Total Studios: 4
- 1 BR A: 1 per level
609 SF
- 1BR B: 1 per level
595 SF
- Total 1BR: 2
- 2BR A: 1 per level
842 SF
- Total 2BR: 1
- UNITS PER LEVEL: 7
UNITS
- BUILDING TOTAL: 42
UNITS

Room Legend

- 1BR-A
- 1BR-B
- 2BR-A
- STUDIO-A

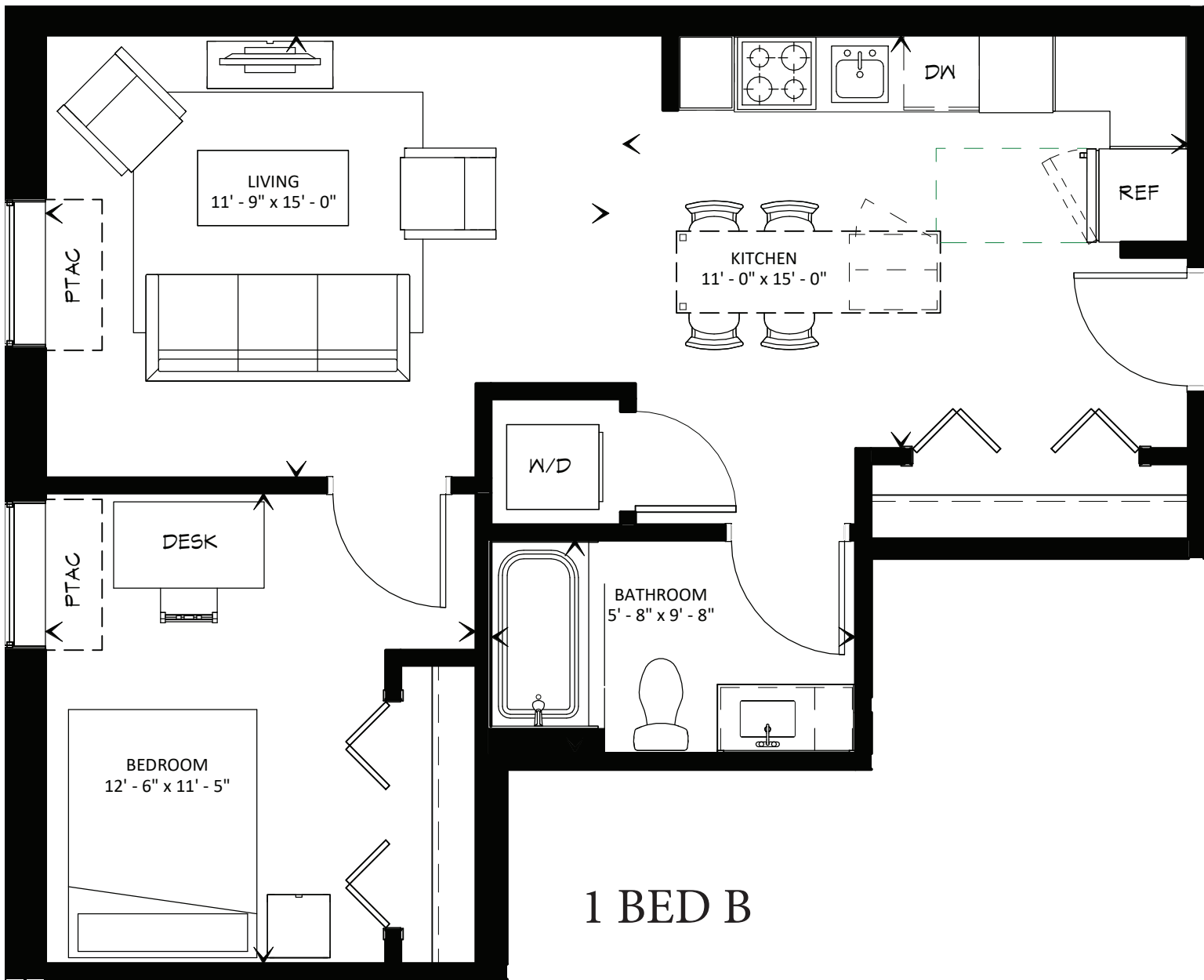
UNIT PLANS



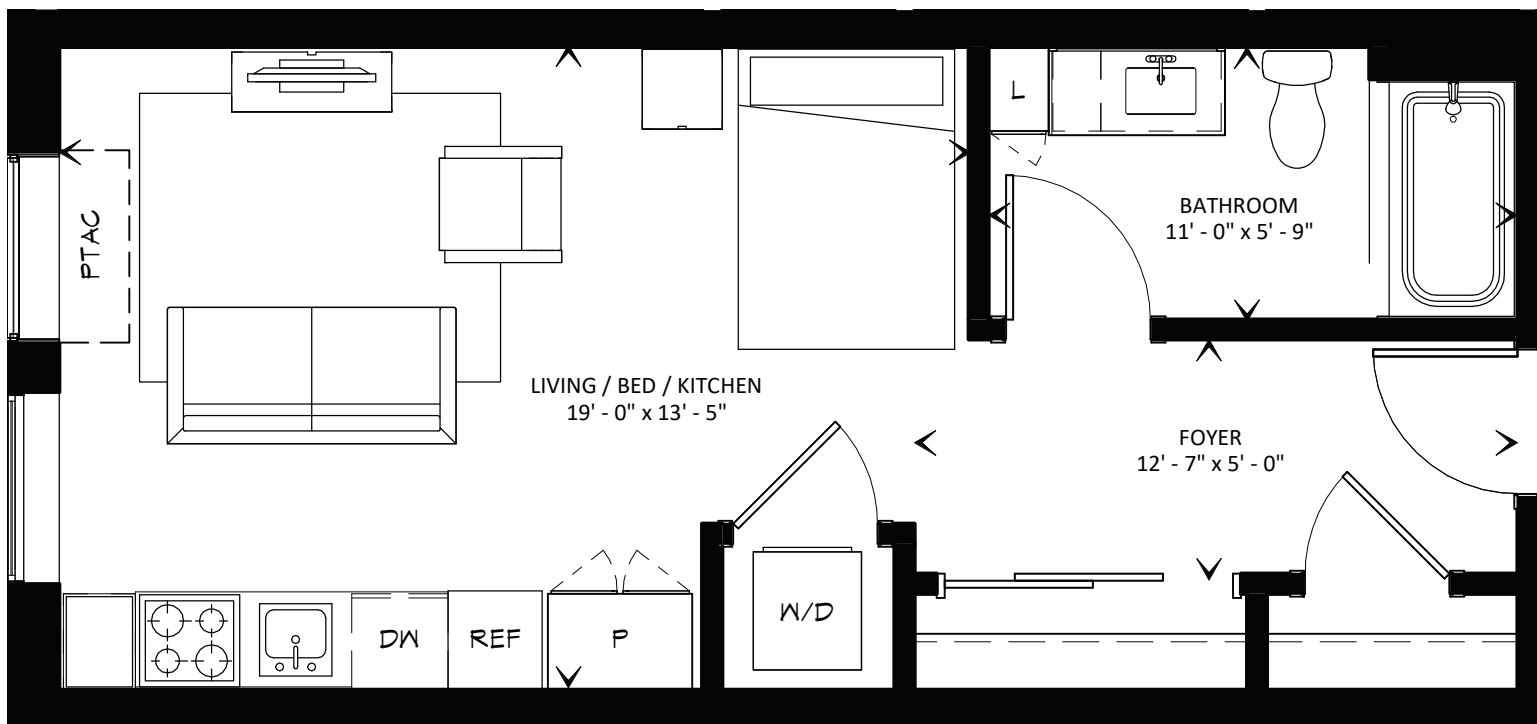
2 BED



1 BED A

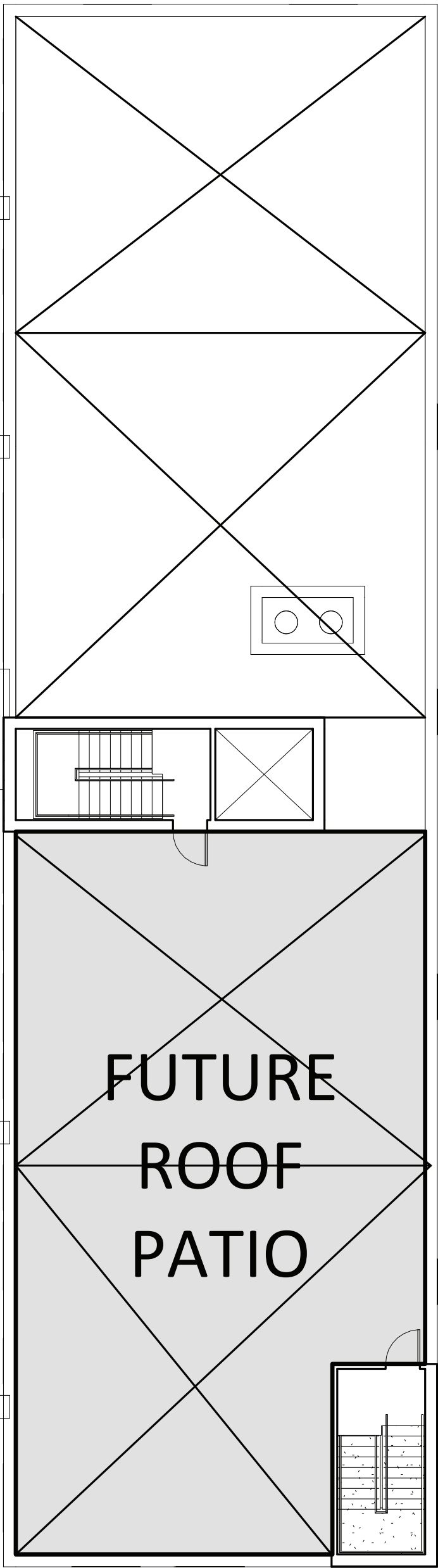


1 BED B



STUDIO

ROOF LEVEL PLAN



DOUBLE LOT - UPPER LEVEL PLAN



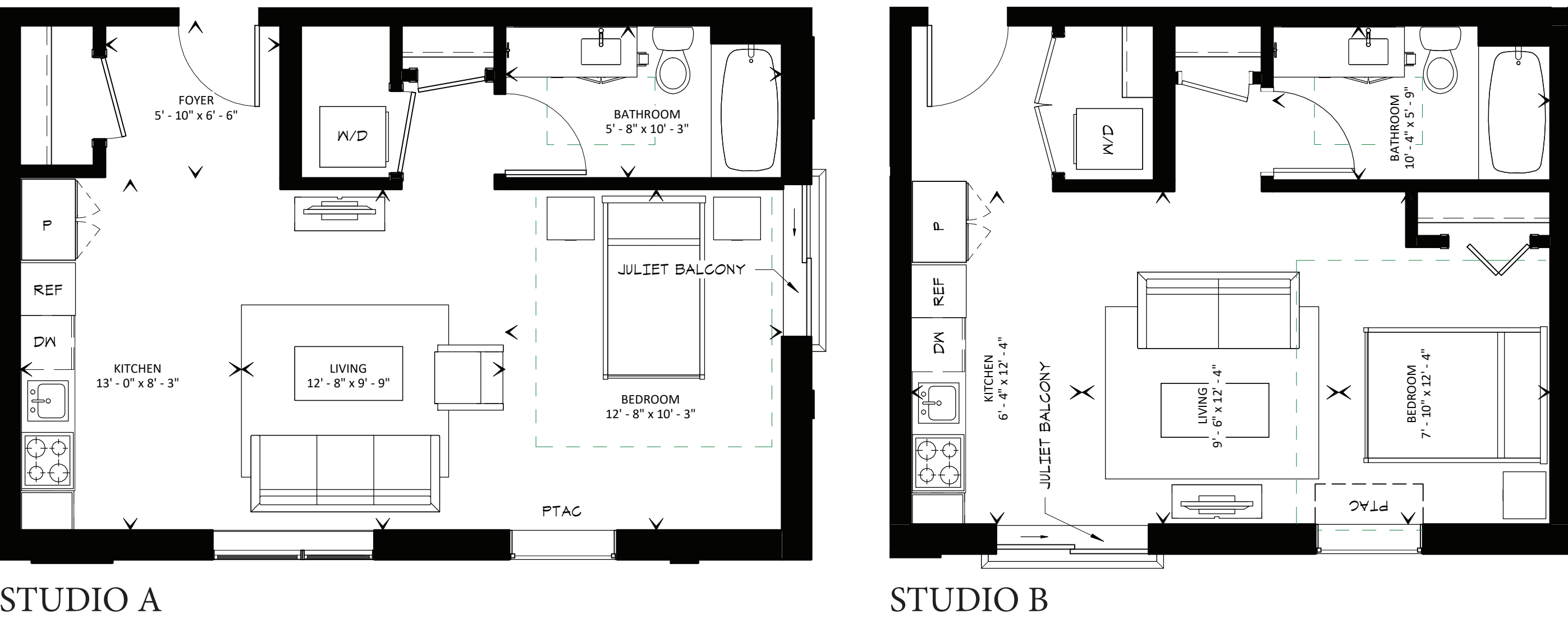
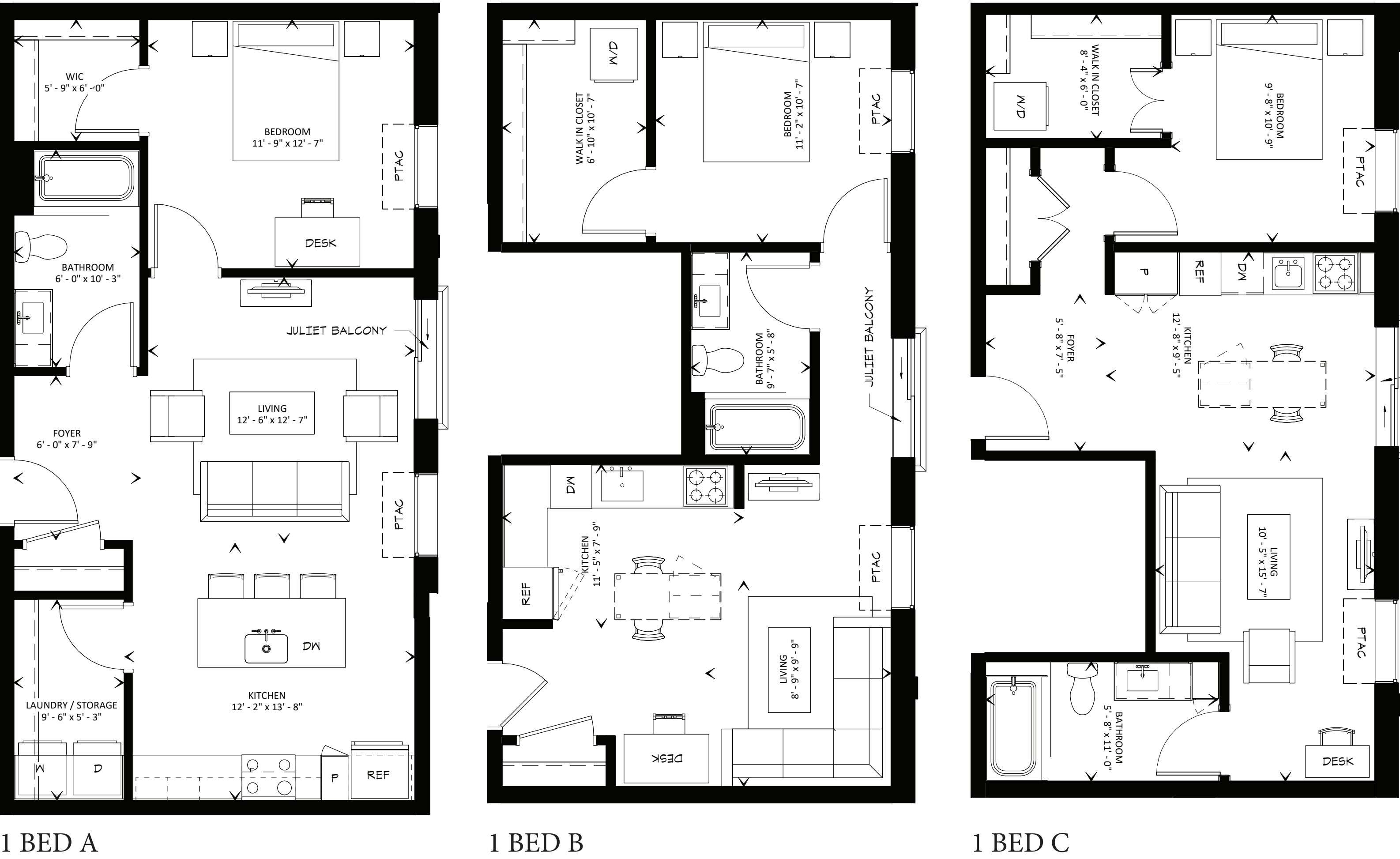
TYPICAL LEVEL L2-L6
1/8" = 1'-0"

- UNIT MIX:
- Studio A: 7 per level
530 SF
 - Studio B: 1 per level
440 SF
 - Total Studios: 8
 - 1 BR A: 5 per level
650 SF
 - 1BR B: 1 per level
575 SF
 - 1BR C: 1 per level
587 SF
 - Total 1BR: 7
 - UNITS PER LEVEL: 15
UNITS
 - BUILDING TOTAL: 90
UNITS

Department Legend

- Unit_1BR A
- Unit_1BR-C
- Unit_1BR B
- Unit_STUDIO A
- Unit_STUDIO B

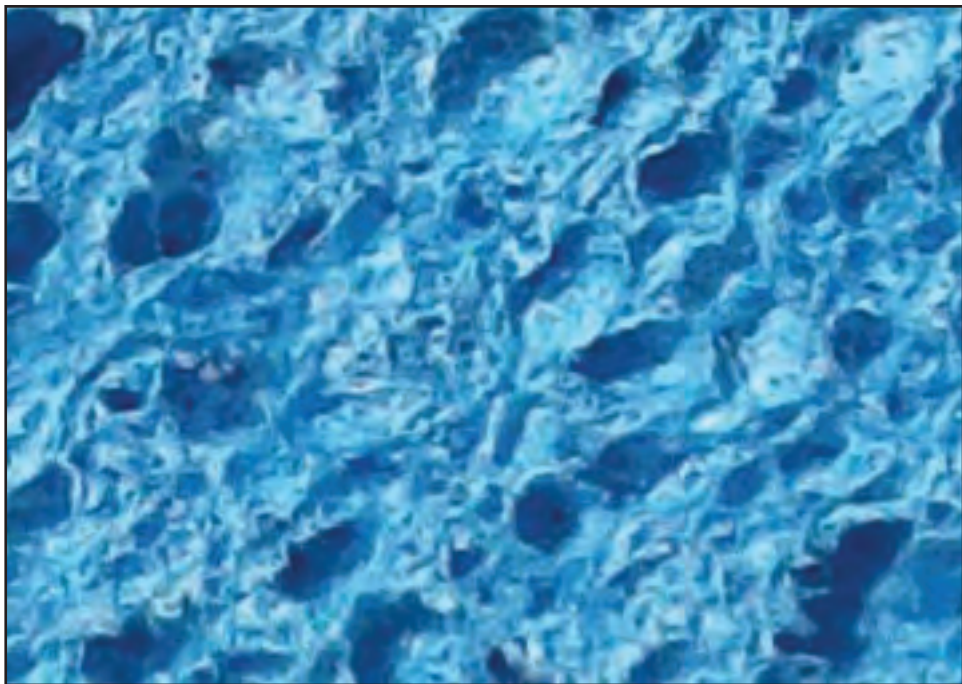
UNIT PLANS



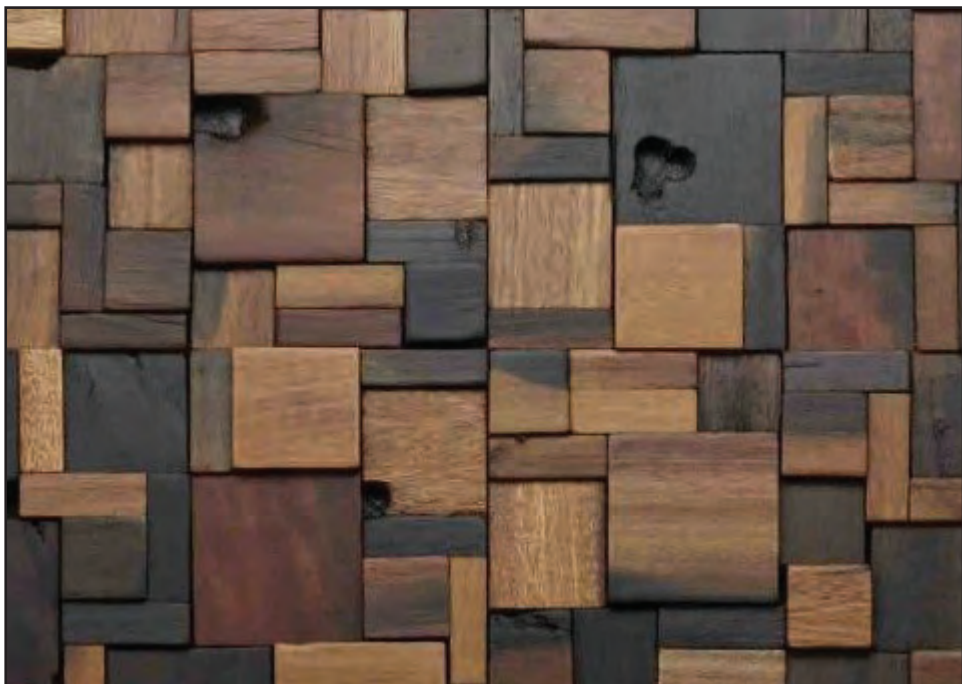
MATERIALS - INTERIOR



BAMBOO WALL



FOAM



TIMBER

EXTERIOR



BRICK



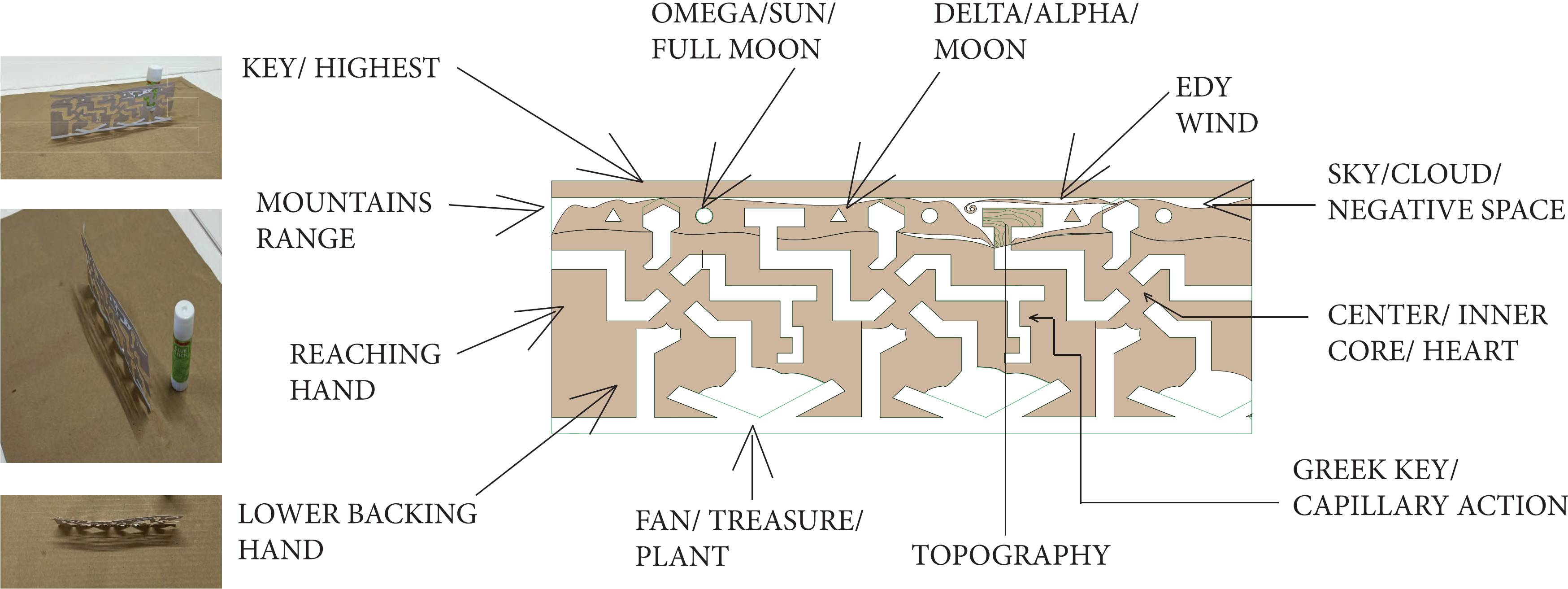
ACM



FIBER CEMENT

FENCE DESIGN

PUNCHED ALUMINUM AND GLASS
"ARCHITECTURE BELONGS TO CULTURE, NOT TO CIVILIZATION."
-ALVAR AALTO



EXTERIOR DESIGN CONCEPTS
SINGLE LOT DOUBLE LOT

