
REDUCED PARKING SUPPORTS EFFICIENT SUSTAINABLE AND AFFORDABLE GROWTH



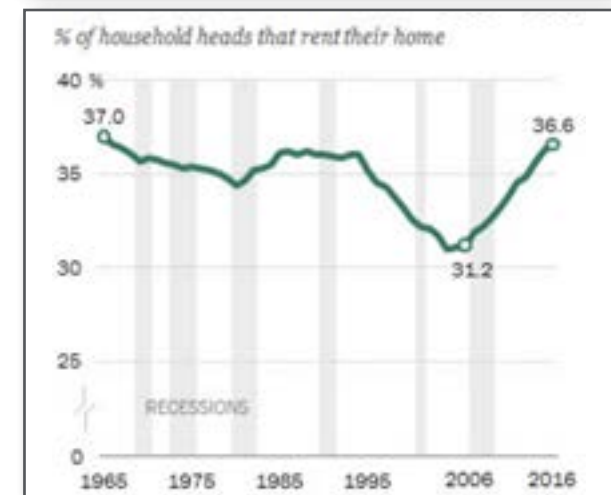
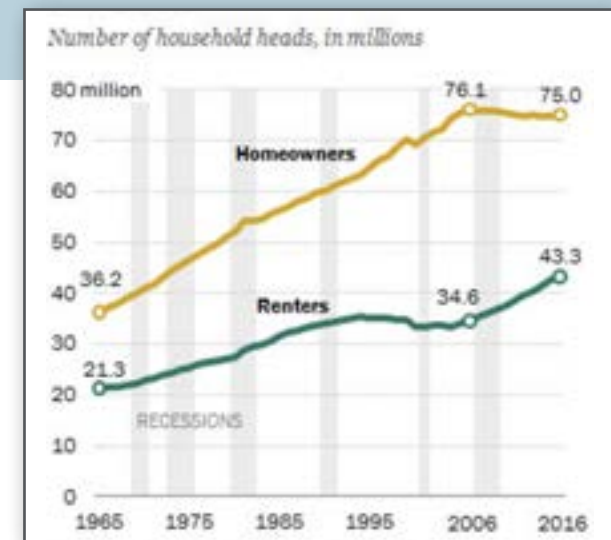
Dean Dovolis
DJR Architecture



THE TRENDS

- Minneapolis was an early adopter of densification of urban centers
- Rapidly increasing populations
 - Minneapolis population predicted to be 500,000 within 5 years
- Housing is specializing
 - Micro apartments to multi-generational housing
- Younger generations have different needs
 - Prefer experiences over possessions
- Other sources of community
- More choices of transportation
- Increase in rental households

Household Renting Trends



Data labels are for 1965, 2006, and 2016. Figures for 1979, 1981, 1989, 1993 and 2000-2016 reflect revised estimates. Source: Pew Research Center analysis of U.S. Census Bureau estimates of housing inventory.

2812 FREMONT AVENUE SOUTH



- Four Story, 10 Unit, Multi-Family Residential Building
- Predominately Two-Bedroom Units
- Two Parking Spaces Provided
- Five Bicycle Racks Provided
- High Frequency Transit Line(s) Within 1/4 Mile

2812 FREMONT AVENUE SOUTH - FLOOR PLANS



1121 4TH STREET SOUTHEAST



- Five Story, Student Focused Mixed-Use Apartment Building
- 64 Furnished Micro Units
- 16 Enclosed Parking Spaces on the First Floor
- Two Spaces Provided for Electric-Powered Share Cars
- 64 Stalls Bike Parking Required

1121 4TH STREET SOUTHEAST - FLOOR PLANS



FIRST FLOOR

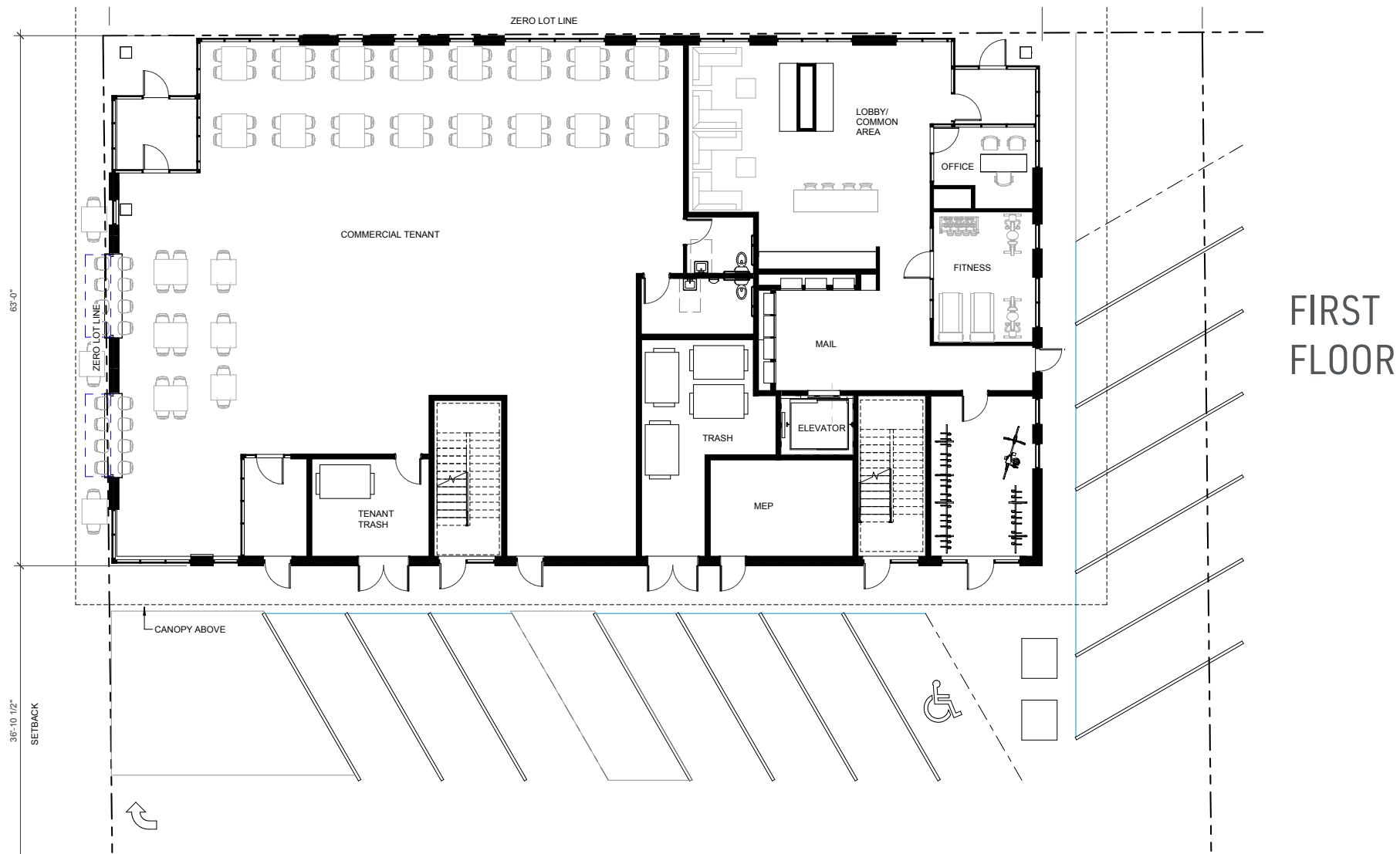
FLOORS 2-5

809 EAST LAKE STREET



- Five Story, 48 Unit, Mixed-Use Apartment Building
- 12 Surface Parking Spaces for Apartment Rental Tenants
- 12 Commerical Parking Spaces
- 24 Enclosed Bike Parking Spaces

809 EAST LAKE STREET - FLOOR PLANS

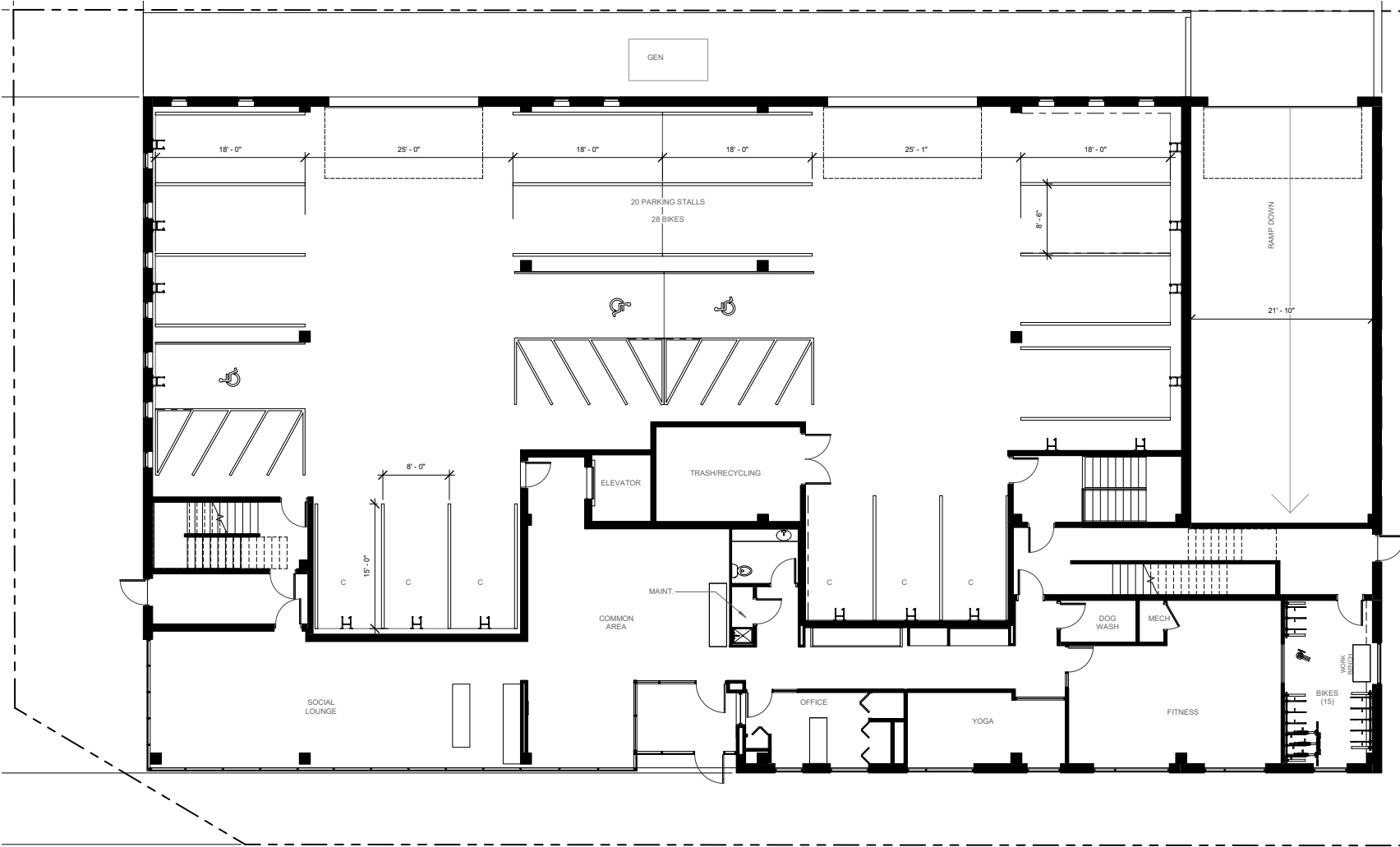


RIVERSIDE APARTMENTS



- Six Story, 85 Unit, Mixed-Use Apartment Building
- 17 Residential Units On Floors 2-6
- Primarily Housing for Hospital and University Staff and Students
- 55 Parking Spaces on Enclosed Surface and Lower Level Garage
- 90 Bike Parking Spaces

RIVERSIDE APARTMENTS - FLOOR PLANS

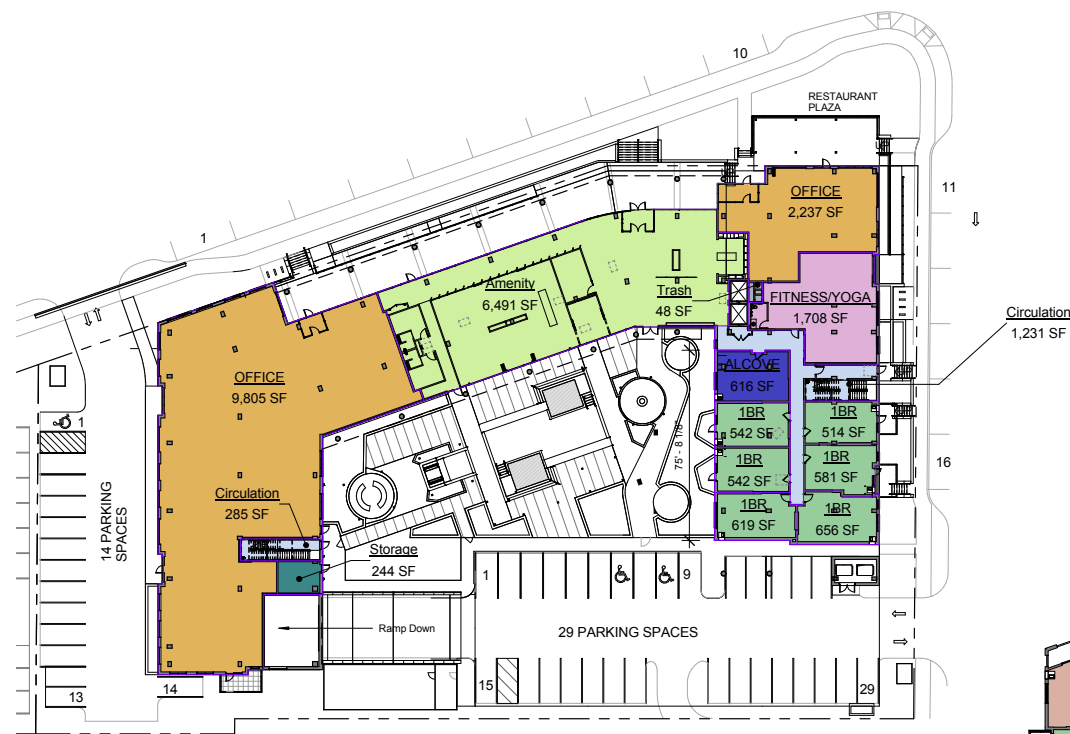


PARKWAY 25 APARTMENTS - ST. LOUIS PARK



- Five-Story, Mixed-Use Apartment Building
- 112 Residential Units On Floors 1-5
 - Mostly One-Bedroom and Two-Bedroom Plus Den
- 12,000 SF Office First Floor
- 64 Commercial Parking Spaces
- 154 Residential Parking Spaces
- 144 Bike Parking Spaces

PARKWAY 25 APARTMENTS - FLOOR PLANS



FIRST FLOOR



FLOORS 2-4

7200 FRANCE AVENUE APARTMENTS AND TOWNHOMES



- Six-Story, Mixed-Use Apartment and Townhome Buildings
- 329 Apartment Units, 23 Townhomes
- 28,000 SF Office First Floor
- 540 Parking Spaces - Levels P1 & P2
- 30 Parking Spaces - Floor 1
- 20 Parking Spaces - Townhomes

PRIVATE REGIONAL PARKING FACILITIES



Northeast Office Tower, Minneapolis

Bridgewater Bank, St. Louis Park



CONCLUSIONS



- Densification will continue.
- We are accomplishing densification on 30% less land than in the past population peak.
- There will be an increased need for innovative transit systems to handle this growth.
- Minneapolis is one of the earliest adopters of this type of densification and up-zoning and reduction of parking.
- There will be growing pains as we navigate these new initiatives.
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