REDUCED PARKING SUPPORTS EFFICIENT SUSTAINABLE AND AFFORDABLE GROWTH

Dean Dovolis
DJR Architecture
• 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

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
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
809 EAST LAKE STREET

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

FIRST FLOOR
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

DJR ARCHITECTURE
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

Bridgewater Bank, St. Louis Park

Northeast Office Tower, Minneapolis
• 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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