

URBAN PARKING IN PRACTICE

The discipline of creating great streets while meeting the market.



INTRODUCTION

The Lander Group has been designing and building urban infill residential and mixed use projects in traditional neighborhoods for more than 35 years, primarily in the Midwest.

We have learned that every project starts with **parking**, parking, and parking.

Determining the right number and type of parking spaces to meet the market and parking code requirements becomes the starting place for each site and project design.



Even as we assemble this book of solutions, urban parking needs and requirements are rapidly shifting. Many transit and walking-rich neighborhoods have almost eliminated, or dramatically reduced, conventional parking needs and requirements.



*Excelsior and Grand
Minneapolis MN
2007*



While providing for parking needs may be a major focus of every project, the goal should be to not let those needs dominate.

We've found that careful consideration and balance of five major parking factors will give parking the space it needs while supporting the public realm.

PLANNING FOR PARKING: THE 5 FACTORS

Public Realm

Work to provide the market and city required parking in the required type and number in order to protect and enhance the public realm. Parking should be convenient and secure, with the maximum positive impact on the street frontages and pedestrian environment. Large parking inventories (>200 spaces) may be accommodated with one and two curb cuts leaving the primary frontages available for attractive, active users.

Parking Size

Tailor parking spaces to fit the users. Residential users get 'practiced' at smaller spaces (8'-9'). Less familiar retail/commercial/visitor users require larger spaces (9'-10').

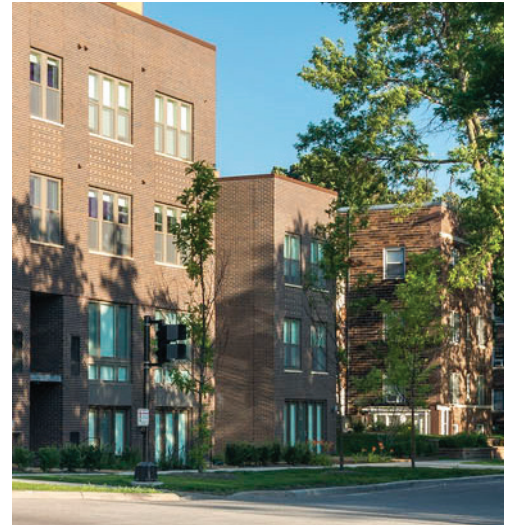
Retail parkers want to be 'on the ground' near the store - with clear site lines to access points.

Increasingly, younger urban renters don't have cars but do have bikes. New projects offer at least 1.0 per unit bike parking.

Design

Detail the sidewalk as the primary movement system. Avoid or minimize the number and size of curb cuts off primary streets or across pedestrian systems.

Create active and attractive street frontages by screening all at-grade parking with active users - residential units, main entries, and retail/commercial storefronts.



Market/Financial Demands

Carefully determine parking need. Too much or too little are both expensive. Every project, use, type, and market is different.

Retail parking, where possible, should be at-grade with multiple, clear access paths. Structured retail parking requires great way finding and consumer 'learning'.

Residential owners want owned, dedicated, direct access or 'in the building' parking spaces. One per occupant, so 1.2-1.8 per unit overall parking count.

Residential renters will accept 'unbundled' (rent separately) parking a convenient distance away. Parking ratios can vary based on access to transit, carshare and rideshare options, and overall walkscore. A .5-.8 per unit is not atypical.

Future Proof

Consider convertibility and adaptive reuse of parking spaces as parking requirements shrink.

State-of-the-art design thinking creates a parking layout that can be remodeled into more occupied space and less parking as demands change.



USE CASES: FACTORS AT WORK

We have selected the following projects from the Lander Group's portfolio of work to represent a range of small to large scale, residential rental and ownership, and smaller scale mixed use. Each use has different requirements.





HENNEPIN COURT

3533 HENNEPIN AVENUE, MINNEAPOLIS, MN

Ownership
Residential

Year Completed: **1995**

Dominant Factors

1

Public Realm

The only access to the site is off a major street.

2

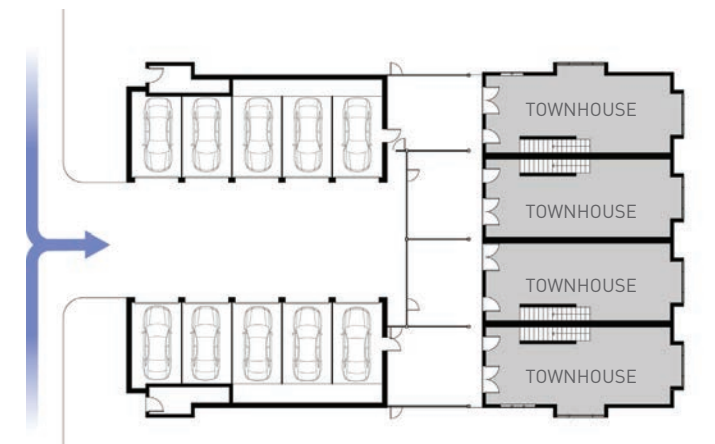
Market

This six unit condominium project required ten parking spaces.

3

Design

The 22' center driveway provides access to two five car garages and serves as an informal courtyard and walk to the four rear townhomes. Two single homes site over the garages with a street facing entry.



LEVEL 1 / GARAGE & TOWNHOUSES

WEST ELEVATION



SOUTH ELEVATION



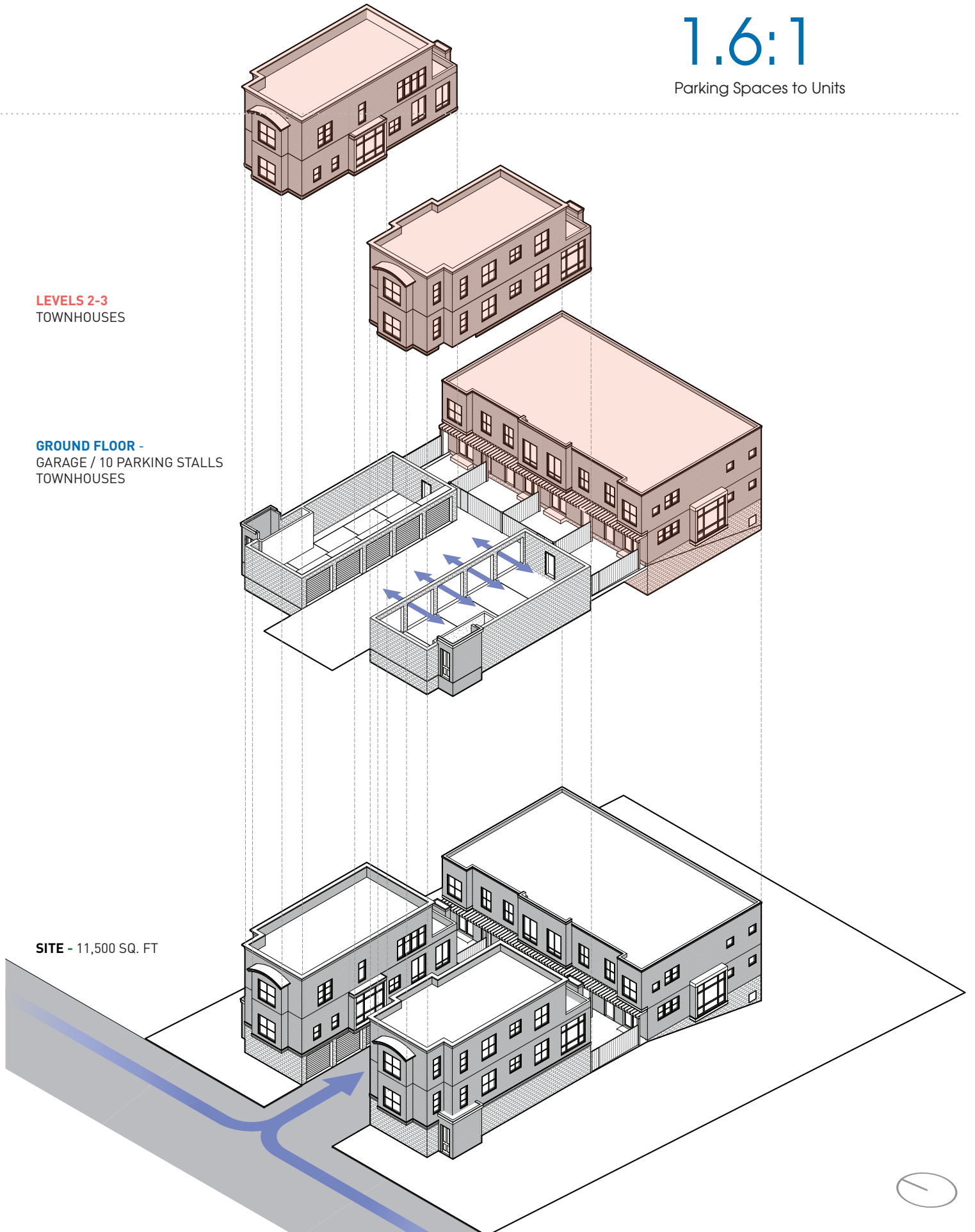
1.6:1

Parking Spaces to Units

LEVELS 2-3
TOWNHOUSES

GROUND FLOOR -
GARAGE / 10 PARKING STALLS
TOWNHOUSES

SITE - 11,500 SQ. FT





280 SUMMIT AVE

ST. PAUL, MN

Ownership
Residential

Year Completed: **1997**

Dominant
Factors

1

Public Realm

The only access to the site is from historic, majestic Summit Avenue. No parking is visible from the street. text under Market.

2

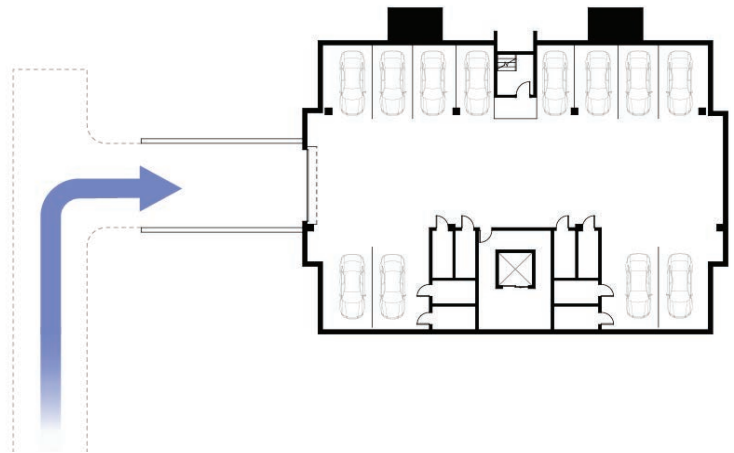
Market

This 6 unit mansion style luxury condominium project required 12 parking spaces.

3

Design

A single 12' curb cut serves a driveway, set to the side, at grade until turning 90 degrees, then sloping down to a double loaded underground garage.



NORTH ELEVATION

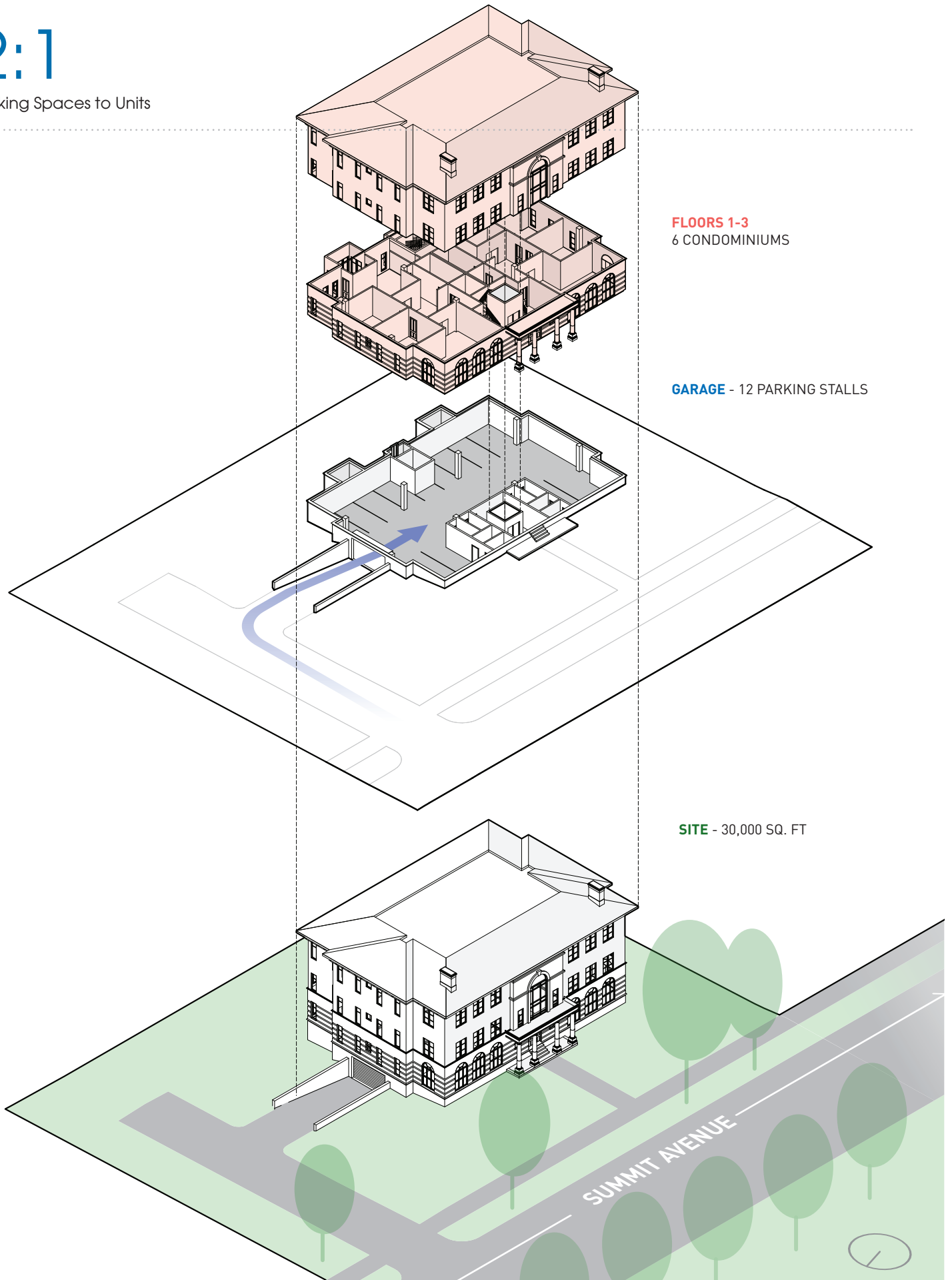


EAST ELEVATION



2:1

Parking Spaces to Units





301 KENWOOD

MINNEAPOLIS, MN

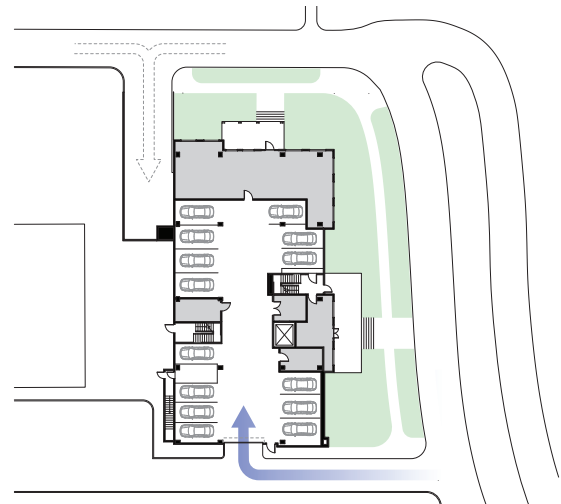
Ownership
Residential

Year Completed: **2003**



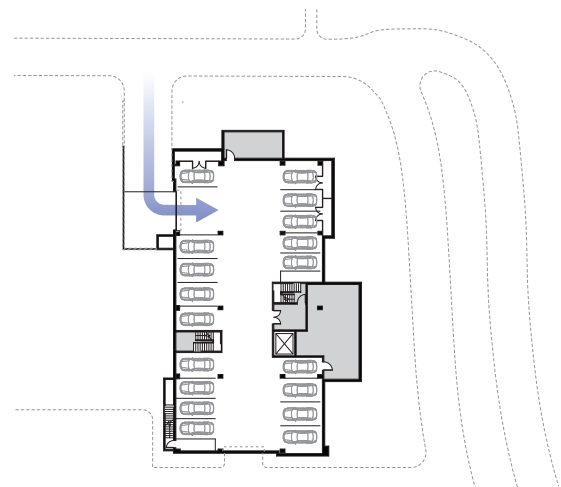
Dominant Factors

- 1 Public Realm**
 The small corner site had access on two sides at two grades.
- 2 Market**
 This 8 story 16 unit luxury condominium project required 32 parking spaces.
- 3 Design**
 The plan features two entries taking advantage of the grade to two separate levels of parking – one below grade and one at grade with direct access to the main entry and two story townhouse at this level that create great street frontage.



LEVEL 1 - PARKING AT GRADE - 14 STALLS

LOWER LEVEL GARAGE - 18 STALLS



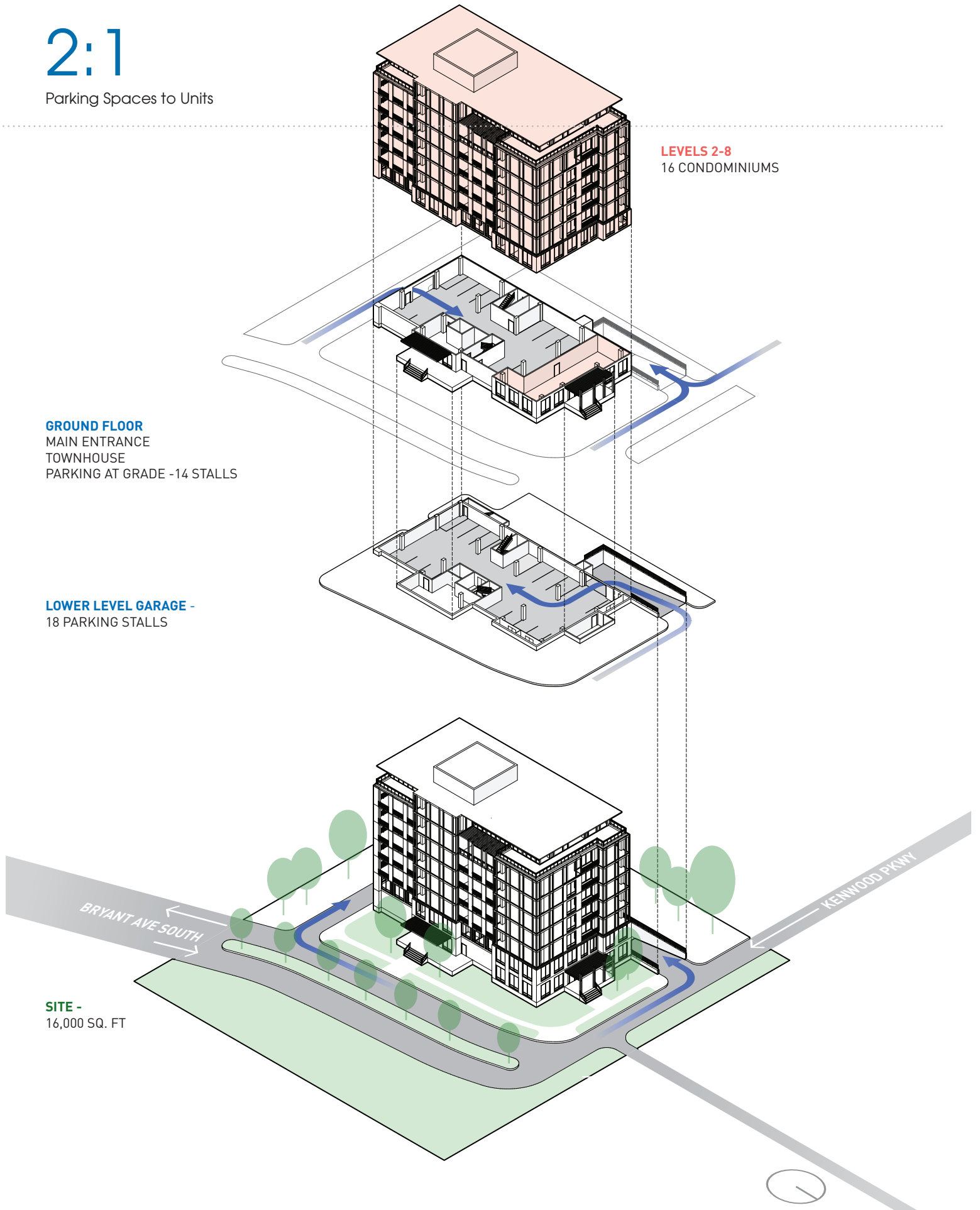
WEST ELEVATION

SOUTH ELEVATION



2:1

Parking Spaces to Units



LEVELS 2-8
16 CONDOMINIUMS

GROUND FLOOR
MAIN ENTRANCE
TOWNHOUSE
PARKING AT GRADE -14 STALLS

LOWER LEVEL GARAGE -
18 PARKING STALLS

SITE -
16,000 SQ. FT

BRYANT AVE SOUTH

KENWOOD PKWY



MIDTOWN LOFTS

2836 COLFAX AVE, SOUTH, MINNEAPOLIS, MN

Ownership
Residential

Year Completed: **2005**

Dominant Factors

1 Public Realm

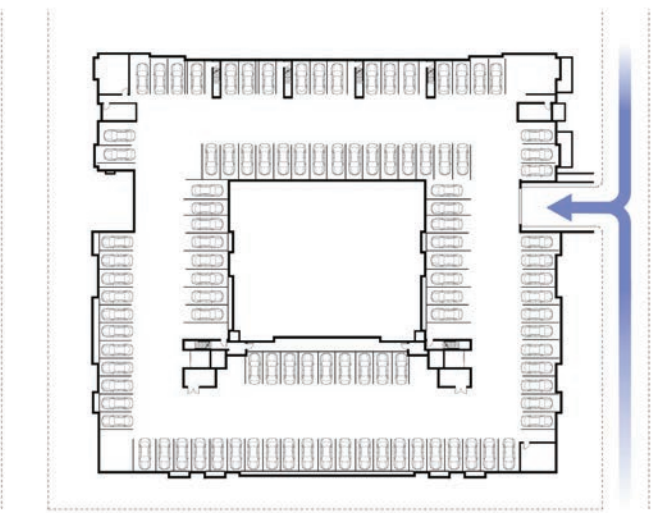
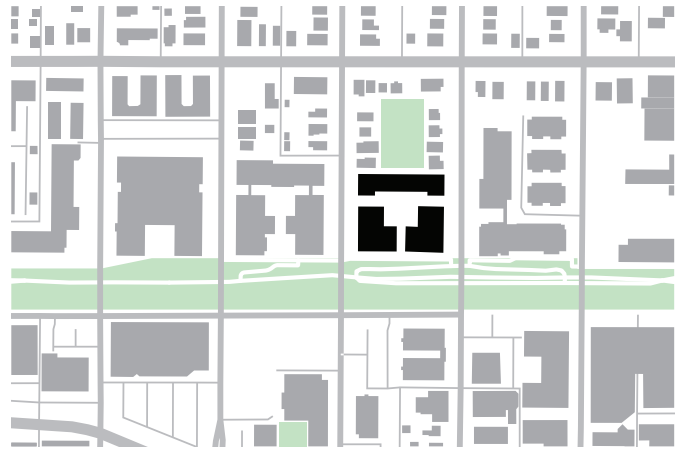
The site had street frontage on two sides and Midtown Greenway frontage on a third.

2 Market

This four story 72 unit condominium project required 106 parking spaces.

3 Design

Access to all the parking is off one 24' curb cut/access to a 'donut' of underground parking. This plan creates a green courtyard and active pedestrian frontages on three sides. There is direct access from the underground parking to 16 units and elevator access to the remainder.



EAST ELEVATION



SOUTH ELEVATION



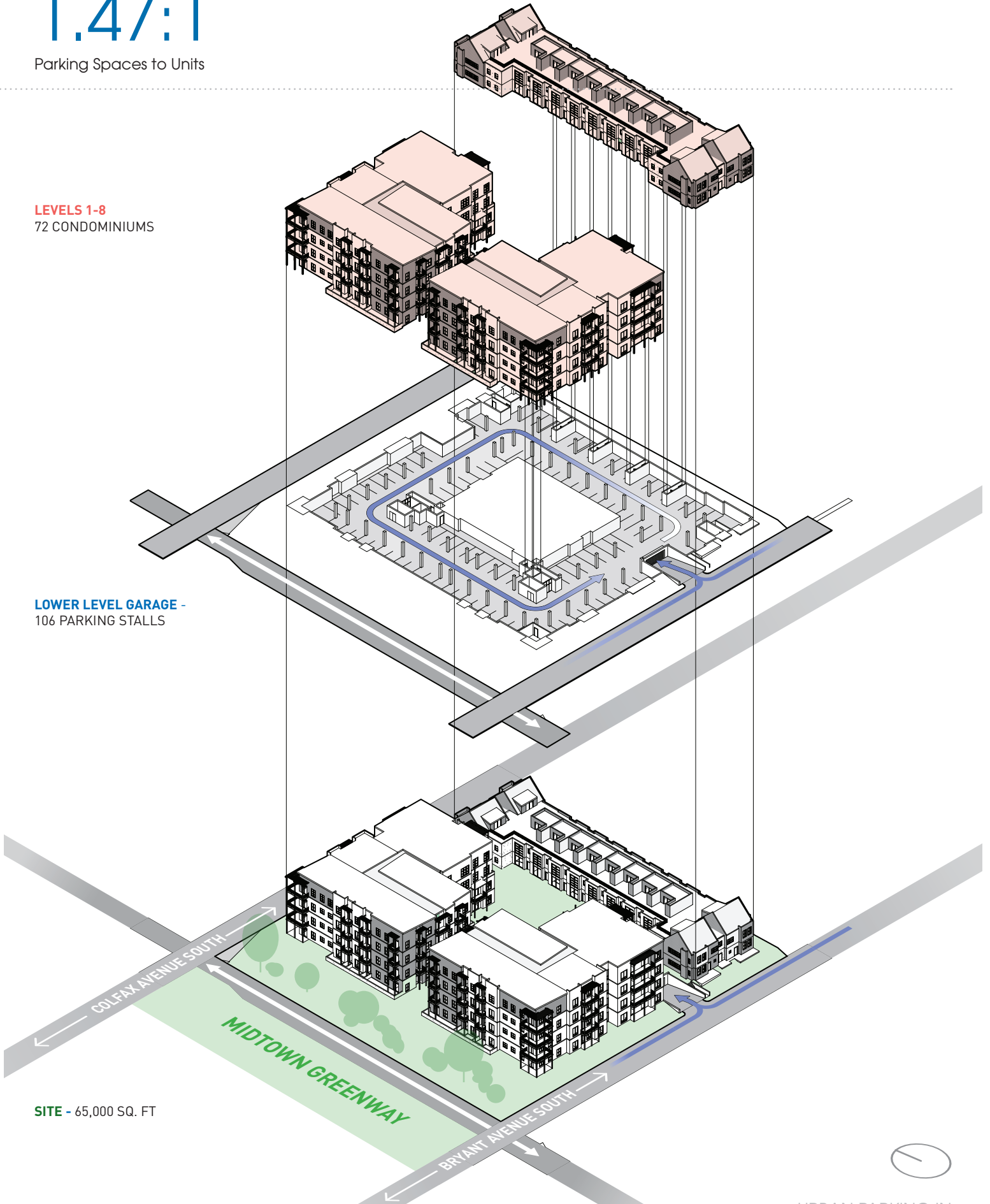
1.47:1

Parking Spaces to Units

LEVELS 1-8
72 CONDOMINIUMS

LOWER LEVEL GARAGE -
106 PARKING STALLS

SITE - 65,000 SQ. FT





EAST RIVER APARTMENTS

2318 MARSHALL STREET, ST. PAUL, MN

Rental Apartments
Residential

Year Completed: **2012**

Dominant
Factors

1 Public Realm

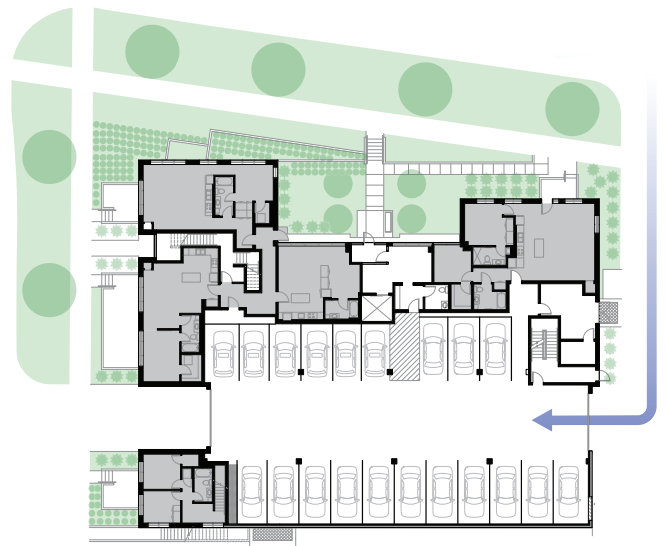
The corner site in an historic neighborhood offered auto access on the side street and an existing alley.

2 Market

This six story, 44 unit market rate apartment project provided 43 parking spaces on two levels.

3 Design

One level enters from each. The balance of the ground floor has liner units and the main building entry fronting the primary street.



GARAGE AT GRADE - 20 STALLS

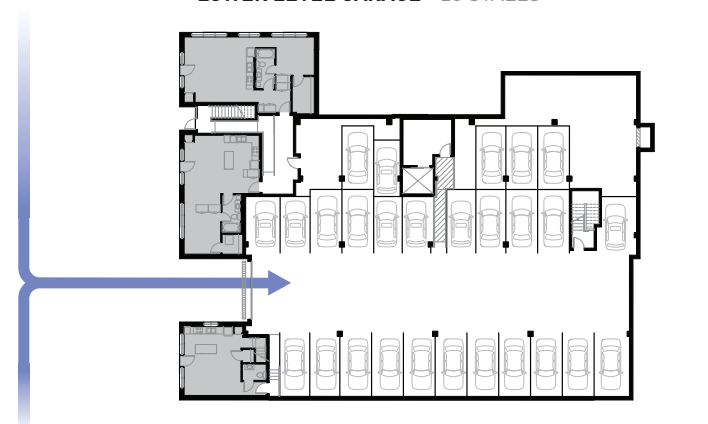
LOWER LEVEL GARAGE - 28 STALLS



NORTH ELEVATION

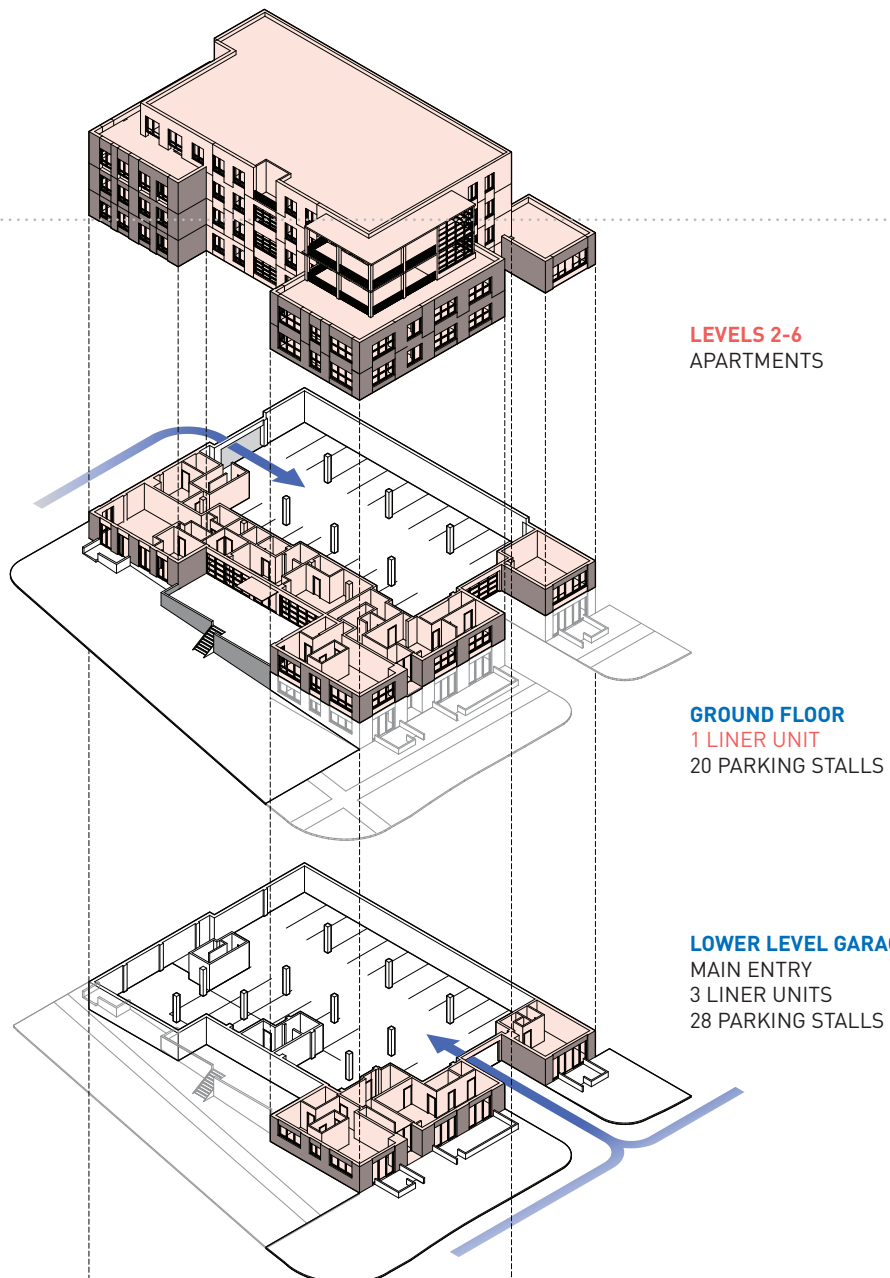


EAST ELEVATION



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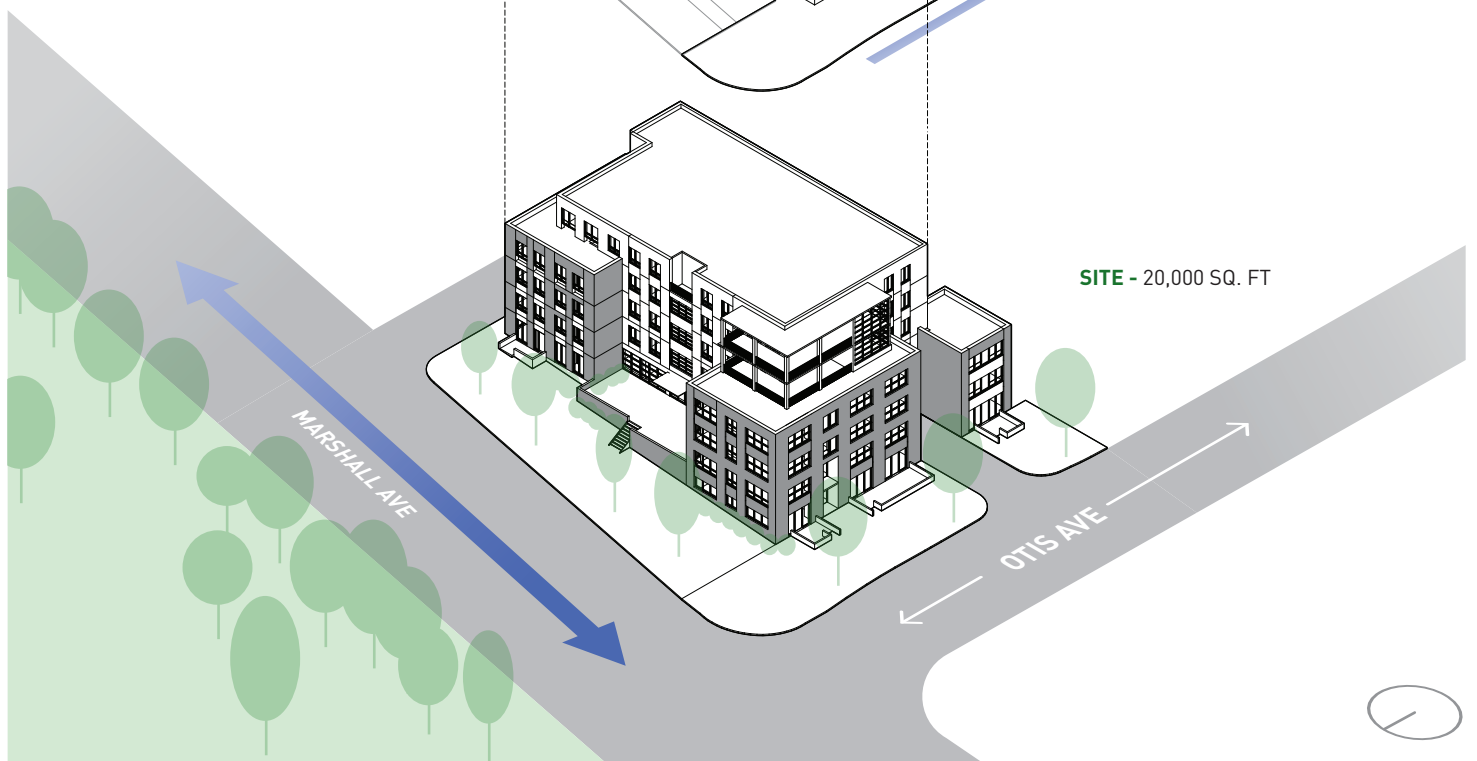
Parking Spaces to Units



LEVELS 2-6
APARTMENTS

GROUND FLOOR
1 LINER UNIT
20 PARKING STALLS

LOWER LEVEL GARAGE -
MAIN ENTRY
3 LINER UNITS
28 PARKING STALLS



SITE - 20,000 SQ. FT

MARSHALL AVE

OTIS AVE





MOTIV APARTMENTS

1006 WEST 24TH STREET, MINNEAPOLIS, MN

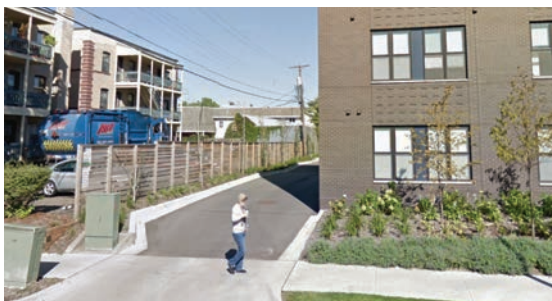
Rental Apartments
Residential
Year Completed: **2016**

Dominant Factors

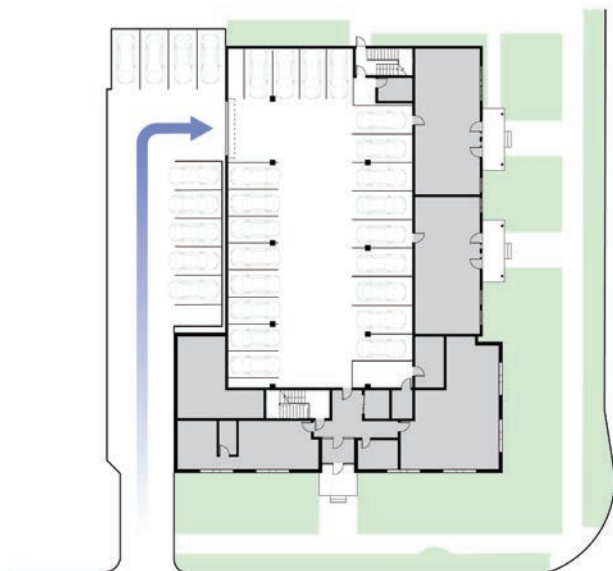
- 1 Public Realm**
The corner site has access from one side.
- 2 Market**
This 42 unit market rate rental project included 29 parking spaces.



- 3 Design**
Access to 10 at grade outdoor spaces and 19 at grade under building spaces is off one 22' access drive. The main entry and four homes line the parking and create active street frontages.



GROUND FLOOR - 29 STALLS

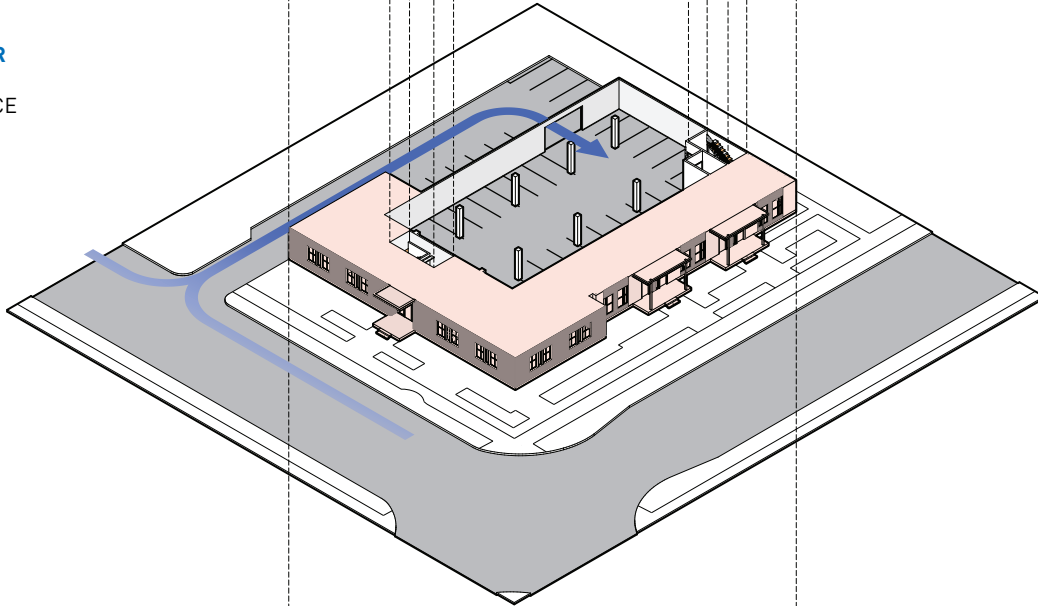
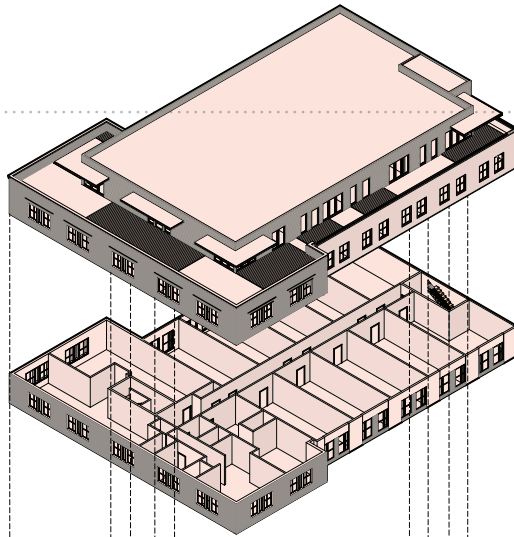


.69:1

Parking Spaces to Units

LEVELS 1-4
42 RENTAL APARTMENTS

GROUND FLOOR
4 LINER UNITS
MAIN ENTRANCE
29 STALLS



SITE - 20,000 SQ. FT





VICTORIA AND GRAND

870 GRAND AVE, ST PAUL, MN

Retail/Parking
Mixed Use

Year Completed: **2000**



Dominant
Factors

1 Public Realm

Victoria and Grand replaces a 100 car surface parking lot on a prominent corner site in a popular neighborhood shopping district.

2 Design

The project 3 level mixed-use retail / parking building that appears as a two story to the street. Parking is served by one 24' curb cut off the side street to a sloped access ramp. The retail delivery is served off an adjoining alley.



3 Market

Victoria and Grand includes 25,000 square feet of ground floor retail with 200 parking spaces in two levels above.

1:1

Replacement Parking
(100 Stalls)

New Retail Parking

4

Parking Spaces per
1,000 sq. ft.

LEVEL 3 - 104 PARKING STALLS

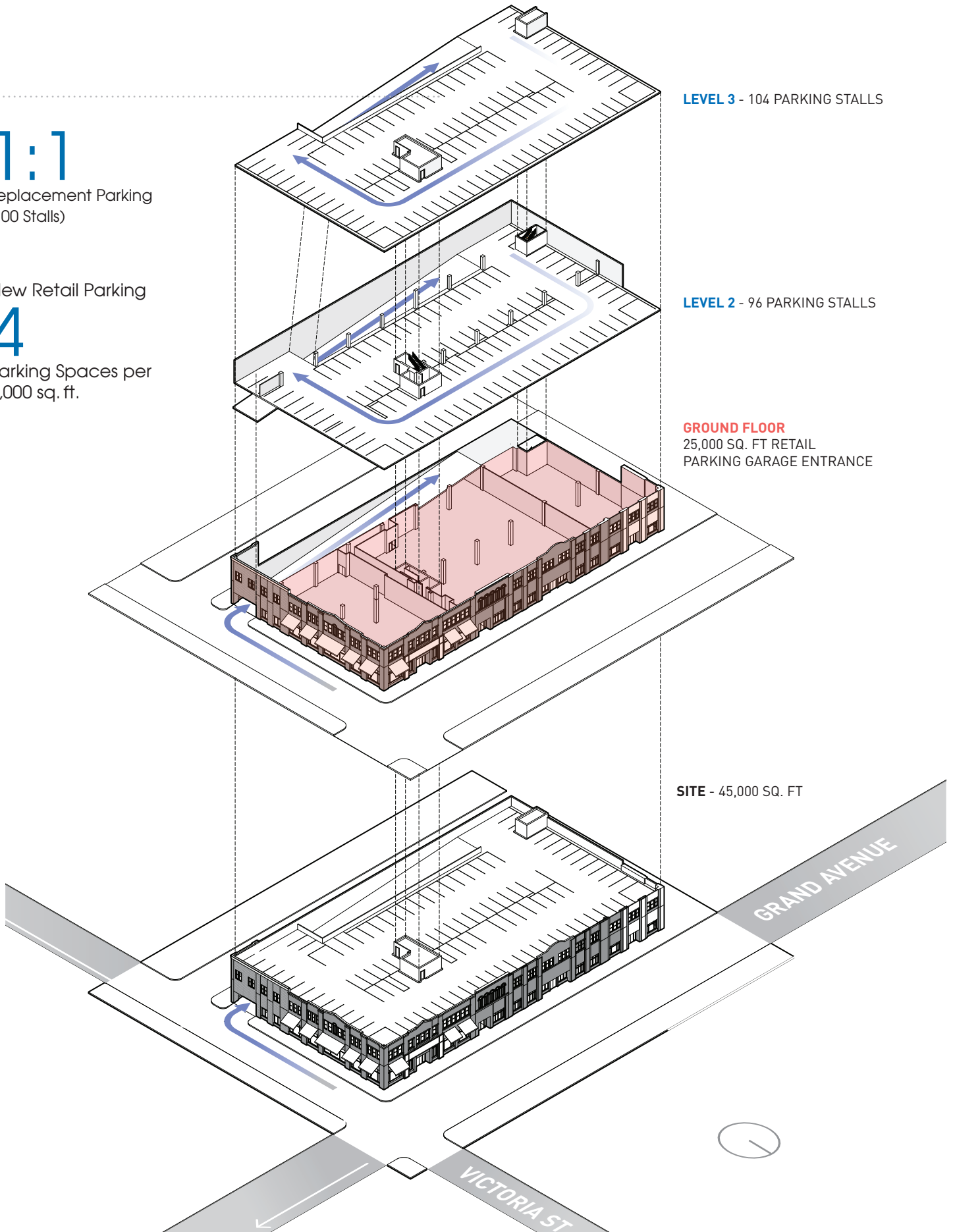
LEVEL 2 - 96 PARKING STALLS

GROUND FLOOR
25,000 SQ. FT RETAIL
PARKING GARAGE ENTRANCE

SITE - 45,000 SQ. FT

GRAND AVENUE

VICTORIA ST





WEST RIVER COMMONS

4610 EAST LAKE STREET, MINNEAPOLIS, MN

Rental Apartments / Retail
Mixed Use

Year Completed: **2005**

Dominant
Factors

1

Public Realm

The half-block site has access from three sides.

2

Market

This mixed use project includes 53 apartments, 8,000 square feet of retail, 76 underground parking spaces for residents, and 32 surface parking spaces for guests and retail customers.

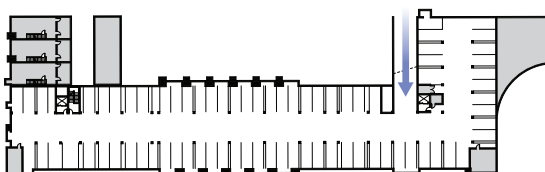


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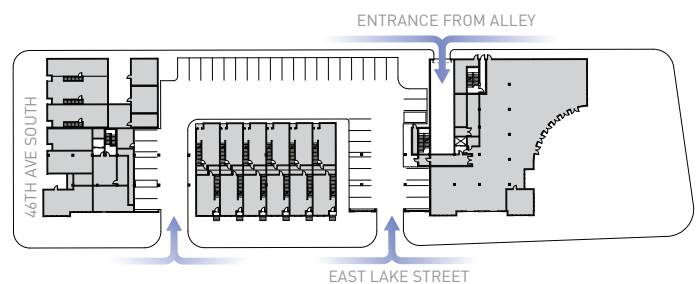
Design

The surface parking is at the rear of the site accessed by two curb cuts and a loop drive off the major street. The residential parking is accessed off the rear alley.

GARAGE LEVEL - 76 PARKING STALLS



LEVEL 1 - 32 PARKING STALLS AT GRADE



1.43:1

Parking Spaces to Units

Retail Parking
at Grade

4

Parking Spaces per
1,000 sq. ft.

LEVELS 2-6

16 CONDOMINIUMS

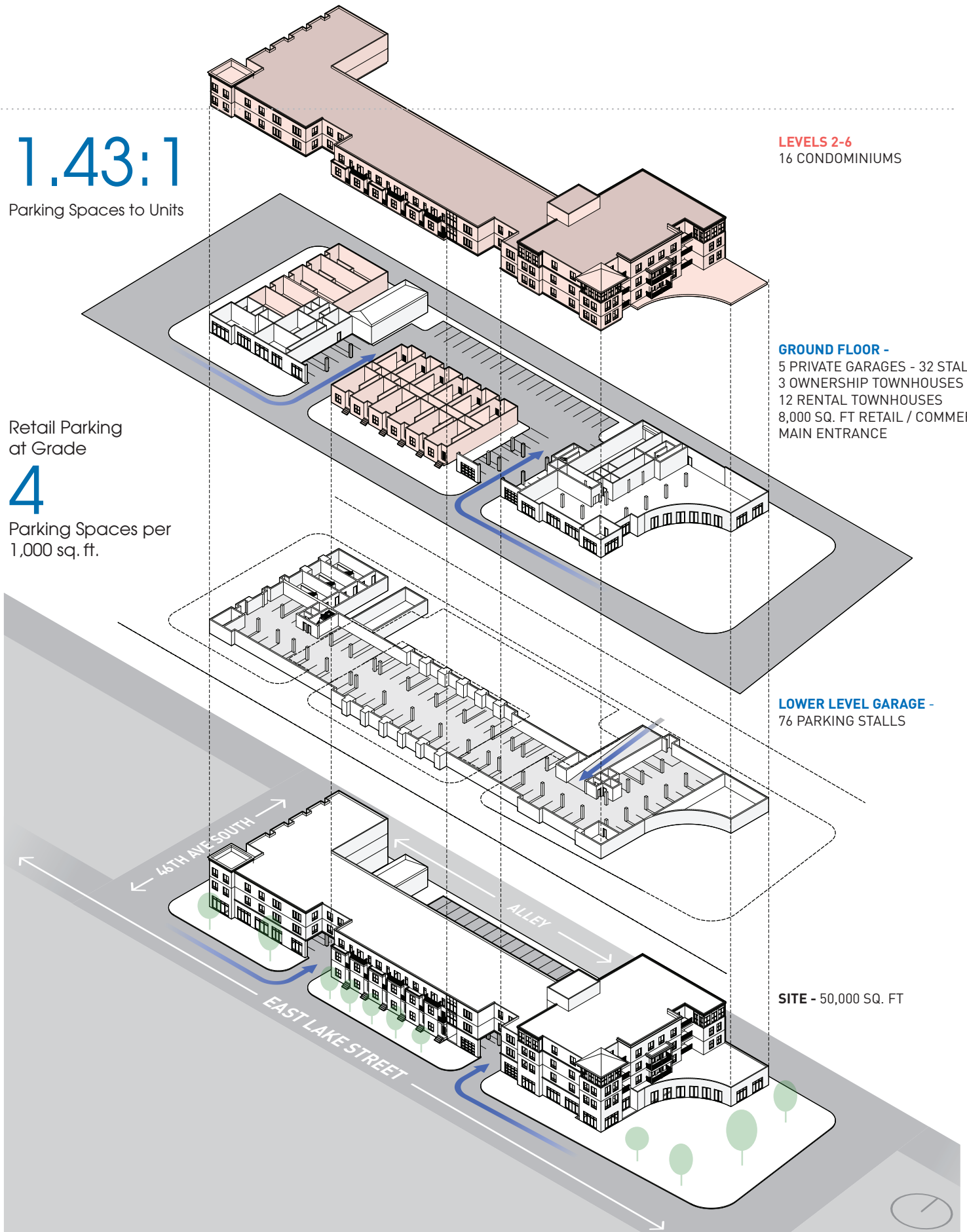
GROUND FLOOR -

5 PRIVATE GARAGES - 32 STALLS
3 OWNERSHIP TOWNHOUSES
12 RENTAL TOWNHOUSES
8,000 SQ. FT RETAIL / COMMERCIAL
MAIN ENTRANCE

LOWER LEVEL GARAGE -

76 PARKING STALLS

SITE - 50,000 SQ. FT





THE BOATWORKS COMMONS

4495 LAKE AVENUE SOUTH, WHITE BEAR LAKE, MN

Private - Residential/Restaurant

Public - Community Room/Marina Restrooms/
Public Parking - Mixed-Use

Year Completed: **2015**

Dominant
Factors

1 Public Realm

The corner site in an historic neighborhood offered auto access on the side street and an existing alley.

2 Market

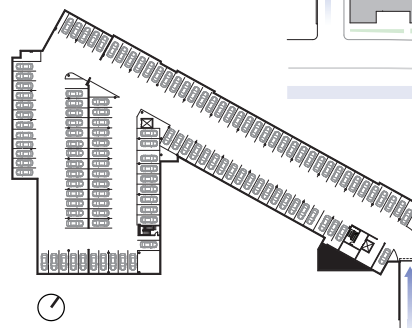
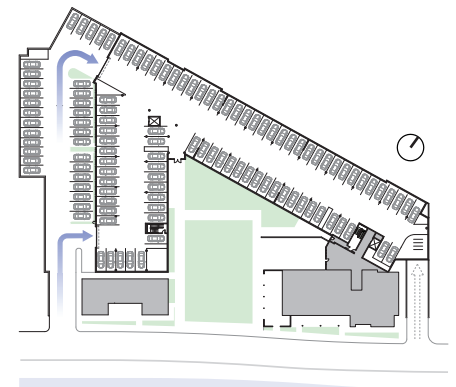
This mixed use project includes 85 apartments, 6,000 sq. ft. of retail/civic space, 114 at grade public parking spaces, and 117 private underground parking spaces for residents.



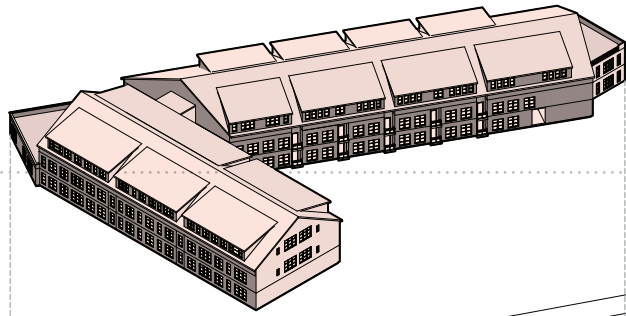
3 Design

The public parking is accessed at the south end of the site. It occupies the ground floor of a four story residential building and provides direct access to the street through a new city park. The resident parking is accessed at the north end of the site. Elevator access is provided to all levels.

GROUND FLOOR
114 PARKING STALLS
AT GRADE



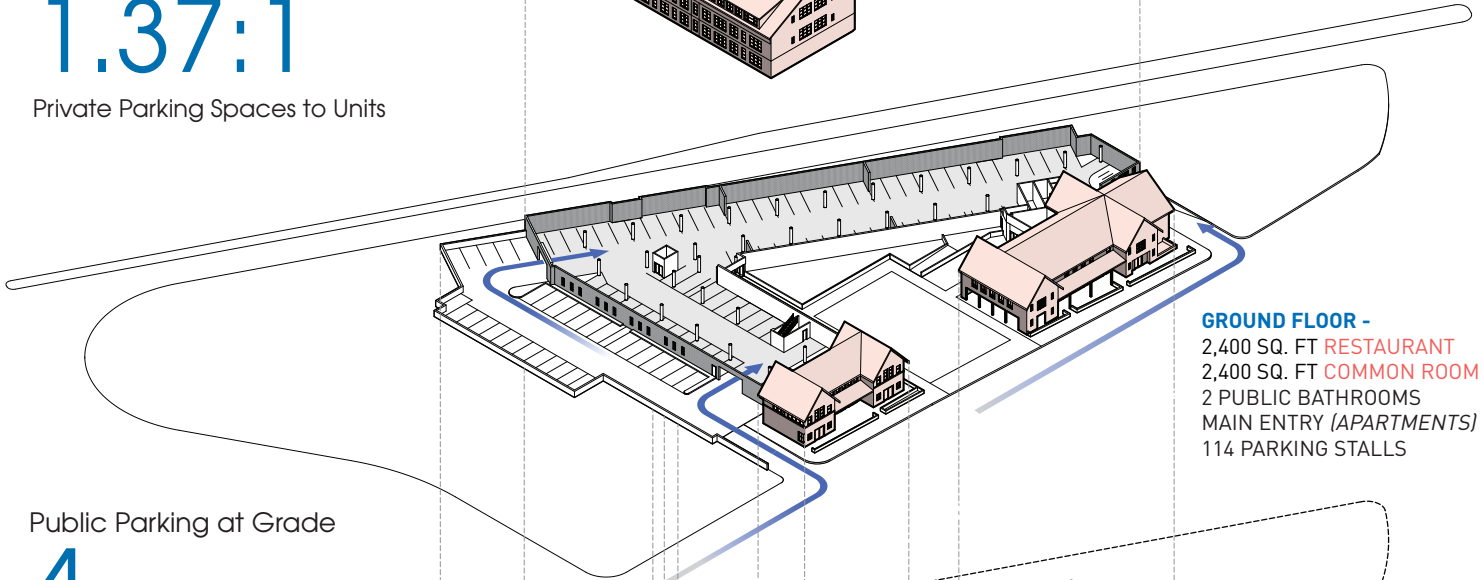
GARAGE LEVEL
117 PARKING STALLS



LEVELS 2-4
RENTAL APARTMENTS

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Private Parking Spaces to Units

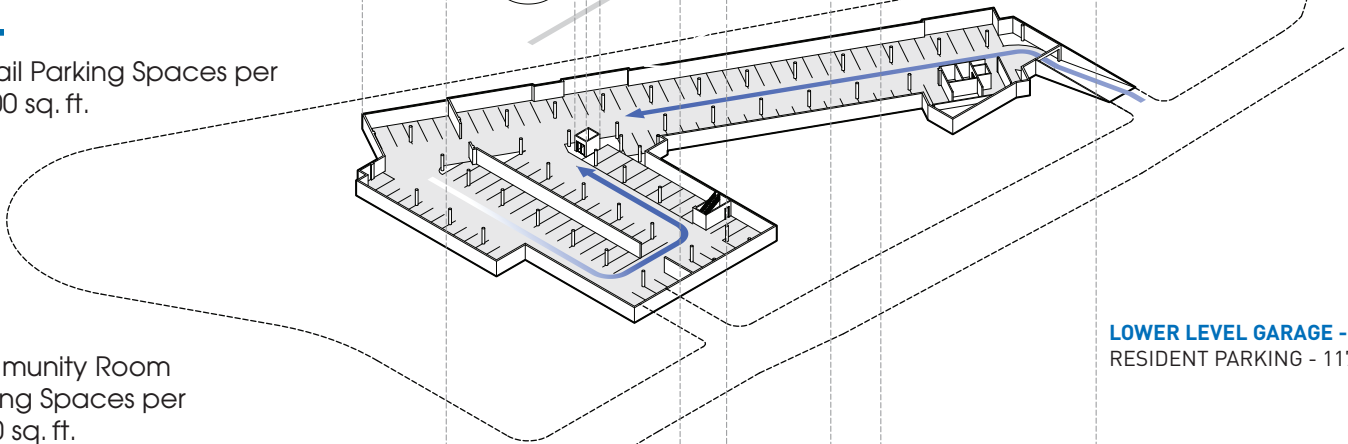


GROUND FLOOR -
2,400 SQ. FT **RESTAURANT**
2,400 SQ. FT **COMMON ROOM**
2 PUBLIC BATHROOMS
MAIN ENTRY (*APARTMENTS*)
114 PARKING STALLS

Public Parking at Grade

4

Retail Parking Spaces per
1,000 sq. ft.



LOWER LEVEL GARAGE -
RESIDENT PARKING - 117 STALLS

5

Community Room
Parking Spaces per
1,000 sq. ft.

General - 93 Parking Spaces



SITE - 65,000 SQ. FT



38TH STREET STATION

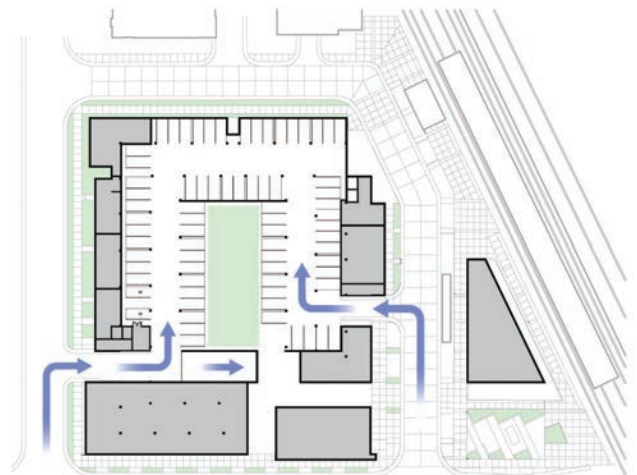
2920 EAST STREET, MINNEAPOLIS, MN

Rental Residential / Retail / Office
Mixed-Use

Year Completed: **2018**

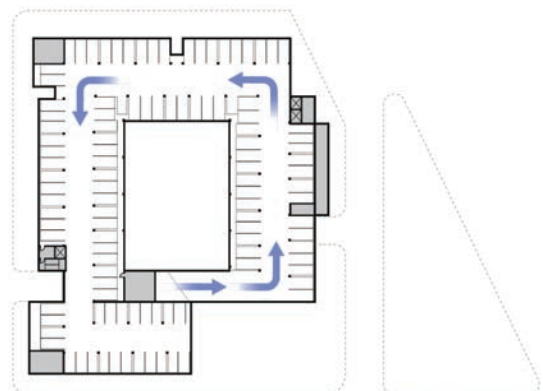
Dominant Factors

- 1 Public Realm**
 The site has access on four sides and is directly connected to a light rail station.
- 2 Market**
 This mixed-use project includes 135 market rate apartments, 15,000 square feet of commercial/retail space, 65 at grade public parking spaces, and 75 underground spaces for residents.
- 3 Design**
 All parking is accessed from two 20' curb cuts. The underground parking is served by a ramp internal to the site.



GROUND FLOOR - PARKING AND COMMERCIAL AT GRADE.

GARAGE LEVEL - RESIDENT PARKING



EAST ELEVATION



SOUTH ELEVATION

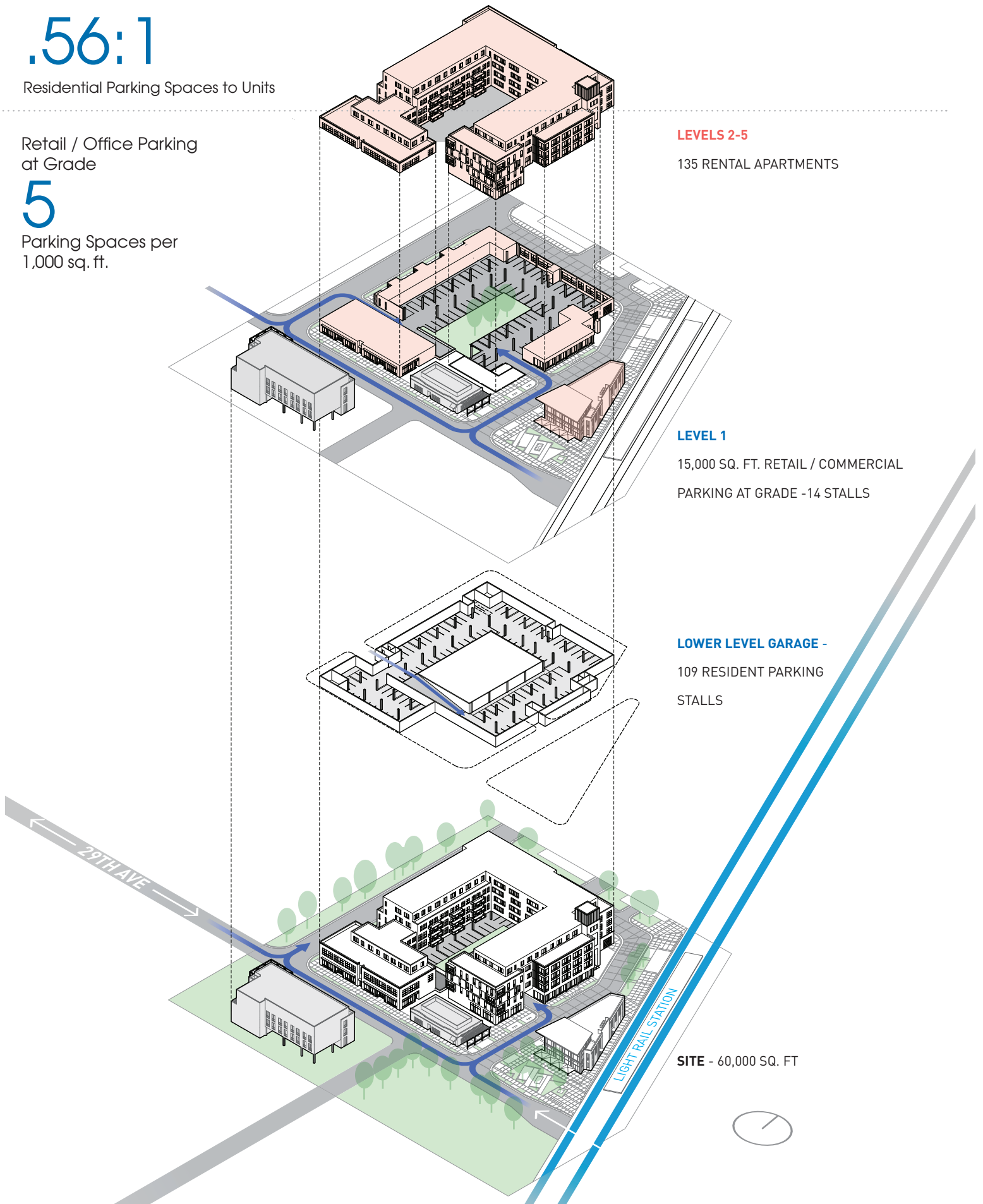
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Residential Parking Spaces to Units

Retail / Office Parking
at Grade

5

Parking Spaces per
1,000 sq. ft.



LEVELS 2-5

135 RENTAL APARTMENTS

LEVEL 1

15,000 SQ. FT. RETAIL / COMMERCIAL
PARKING AT GRADE - 14 STALLS

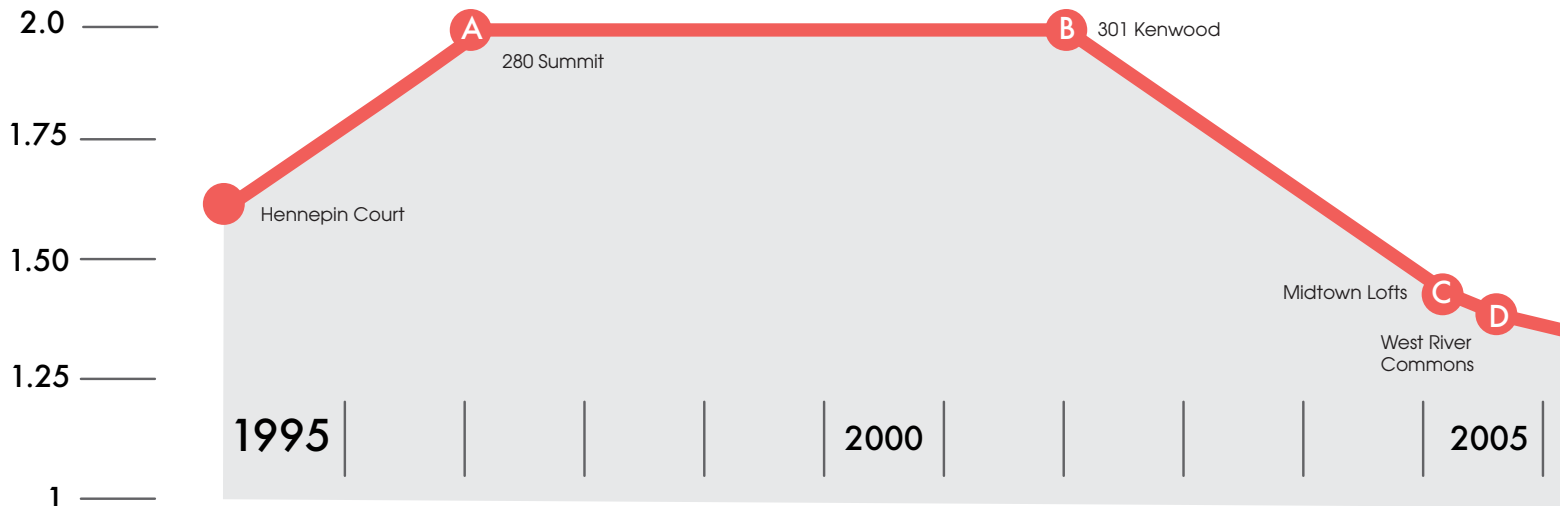
LOWER LEVEL GARAGE -

109 RESIDENT PARKING
STALLS

SITE - 60,000 SQ. FT



MARKET STUDY - PARKING SPACES PER RESIDENTIAL UNIT



A

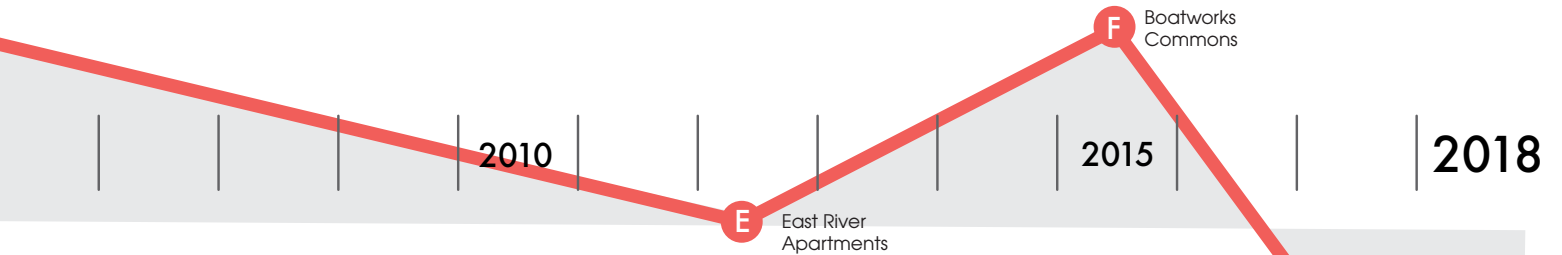


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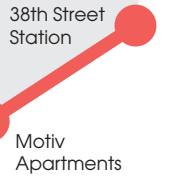
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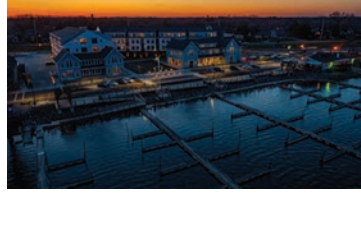
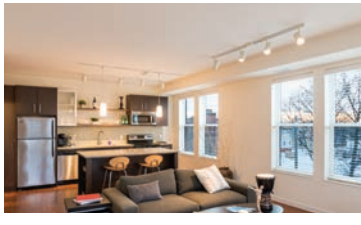
E



F



G



280 SUMMIT

1997



VICTORIA & GRAND

2000







