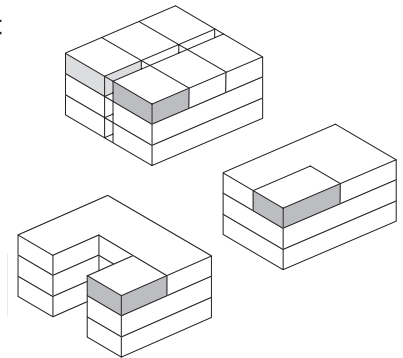


Twelve or more dwelling units per building, up to four floors. Often clustered on a large lot, but recent examples have more units per site acre and smaller sites.

common names
 Garden apartment
 Tuck-under apartment
 Podium apartment

variations



data
 12-40 units/building
 3-4 floors/building
 interior entry
 net site density:
 10-80 units/acre

Home design

- Units usually accessed by interior hallway.
- Views and overlooks an issue for lowest floors.
- Individual unit identity and personalization is focused on private outdoor space or, interior unit entrance instead of outside front door.
- In rental units, careful design can encourage sense of ownership and territory, leading to better maintenance.
- Interior layouts critical to livability.

- features, but often sited to produce maximum unit count.
- Private outdoor space available on balconies or patios, but most outdoor space is shared by all residents.

Site design

- Parking requires a clear strategy—usually off-street and increasingly underground.
- Flexible form can respond to natural or built

Neighborhood amenities

- Population in denser examples can support local, walkable retail.
- Transit access is often very good compared to the surrounding area.



Edina, MN



Minnetonka, MN



Loring Park Neighborhood,
 Minneapolis, MN



Laurel Village, Minneapolis, MN



Maple Grove, MN



Elliot Park, Minneapolis, MN



North Loop, Minneapolis, MN



Columbia, MD



Columbia, MD



Humboldt Greenway, Minneapolis, MN



Portland Avenue, Minneapolis, MN



Columbia, MD