



JOHNSON-REILAND  

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BUILDERS & REMODELERS

# 50 Years of Building and Developing

Medium-Size firm with 25-30M in sales translating to 30-50 Homes a Year

Our Story: Custom Homes sometimes clients would ask for Age in place of ADA

-2019 shift (aging demographics, Interest rates, personal experience)

-2020 Universal design study and built first model home

# Single Family Home 560 River Valley Lane Dundas MN



# Universal Design: Age in Place

Zero Entry at all entries and exits

Wide Doors/Hallways

Roll in Showers

Lever hardware

One step roll out drawers

# Phase 2 Bluff View of Northfield



# Housing Types Twin, Four, and now 16

Working from the beginning with Engineers, Land planners and Home designers we were able to create:

- Very Walkable but flatter environment

- Raised Streets: Flatter Driveways, Sidewalks, Backyards

- 1st buyer story: How does this impact their lives

# 16 plex “Missing Middle” Mansion Concept



N2 DISTRICT  
SETBACKS  
FRONT - 5'  
SIDE INTERIOR - NA  
REAR - 10'  
SIDE CORNER 5'

#### KEY

|              |        |                   |
|--------------|--------|-------------------|
| B1-MU        | 3-MH   | 3 UNIT MANSR HOME |
| 3480 sq. ft. | 4-MH   | 4 UNIT MANSR HOME |
| B2-MU        | 1-TH   | 1 UNIT TOWN HOME  |
| 3700 sq. ft. | 2-TH   | 2 UNIT TOWN HOME  |
|              | 4-TH   | 4 UNIT TOWN HOME  |
| B1-MU        | BLDG-1 | MIXED USE         |
| B2-MU        | BLDG-2 | MIXED USE         |
| P/GP         |        | PARKING/ GUEST    |
|              |        | PARKING           |
|              | TS     | TRANSIT SHELTER   |

A1

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BLUFF VIEW- 9  
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Main floor bedrooms on all main floors allow for multigenerational housing

One Main floor unit with Aux-beds up stairs and use of a personal lift to get up.

Optional lifts in other units

Smaller footprint uses less land makes more affordable



# Future Concepts

## -Hindrances

- Financing (stigma of reverse mortgages) Education and Stories
- Financing (moving away from apartment style) MHFA fund missing middle?
- MHFA has SR financing options?
- Zoning: Eden Prairie story. Neighbors have R1 so...
- City's Chaska vs Lakeville pros and cons
- Housing shortage
- Education of Builders, Developers, Designers
- Education for Consumers (thinking ahead...)