The Duffey

RJM was hired to redevelop the historic CJ Duffey Paper Co building and convert three existing buildings to 188 apartments, retail space, and underground parking.

Located in Minneapolis's North Loop warehouse district, The Duffey offers 188 studio, 1-bedroom, and 2-bedroom apartments, and a best-in-class amenity package, including an expansive lobby offering co-working and a food and beverage concept, fitness center, and rooftop deck, along with 24,000 square feet of retail space.

The property had been vacant for 15 years, in part due to the challenge of the large floorplan and trying to maximize exterior views for all apartments. Working collaboratively with CEDARst and BKV, we were able to resolve this challenge by cutting a light well into the center of the building, providing natural light and exterior views to all the interior-facing apartments. Another major challenge was figuring out how to construct adequate parking within and below the existing buildings. To maximize parking levels within the limited space, we utilized an efficient and cutting-edge ComSlab and delta beam system.

The project received historic tax credits to help fund the conversion of the three warehouses, each with different construction types, to retain the historical character. This required our team to adhere to all SHPO regulations.

PROJECT SUMMARY

CLIENT	CEDARst
LOCATION	Minneapolis, MN
MARKET	Multifamily
PROJECT TYPE	Historical Adaptive Reuse/Mixed Use
SQUARE FEET	188 units & 24,000 sf retail space
ARCHITECT	BKV Group
SCHEDULE	Sept 2020 - April 2022