



Wakpada Apartments

Named with the Dakota word for “creek,” Wakpada Apartments stands a short walk from Minnehaha Regional Park and other nearby multifamily projects that have emerged over several years.

Kysa McDuffie, development associate for Hall Sweeney Properties, said the name aims to honor the Dakota people who once owned the area and have spiritual sites nearby. To reflect that heritage and history, McDuffie said Hall Sweeney partnered with Sisoka Duta, a Dakota linguistics and culture consultant, and several Native artists, including Angela Two Stars, who created a public art plaza at the corner of 46th Street and Minnehaha Avenue. Inside, walls display artwork and photography by local Native artists.

The plaza includes stamped concrete displaying the elements of life, laser-cut planters depicting the creek and an enameled metal sculpture with hanging circular pieces depicting water. Traditional native plants fill the landscaping. “Our goal was to help preserve the Dakota language and share some of the history that people can interact with as they see the building,” McDuffie said.

The project had challenges. The developer cleaned the former gas station site of contamination. The city’s 2040 plan had not started, leaving Hall Sweeney

to get the project endorsed by 13 neighbors.

Wakpada Apartments has several attractive sustainable features, including two outside decks with city views and a green roof. Air source heat pumps warm and cool some apartments and electric vehicle owners have available electric charging stations. To offset the lumber used in the project Hall Sweeney donated enough money to the National Forest Foundation to plant 1,000 trees.

“We see sustainability as a core value at Wakpada and also important in aspects of American Indian culture,” McDuffie said.

Wakpada Apartments has slightly smaller units of 450 to 550 square feet that rent for a few hundred dollars less than comparable but larger apartments in other buildings. “The smaller units allow us to build more density and give people a more accessible price point in the market,” she said.

The building features a Crossfit outfitted gym, former storage areas turned into Zoom studios, a community room and a pet washing station. “Wakpada’s design, amenity package and location sets it apart in the market,” McDuffie said.

—Frank Jossi



**WAKPADA
APARTMENTS**

ADDRESS: 4603
MINNEHAHA AVE.,
MINNEAPOLIS

PROJECT COST: \$26.3
MILLION

PROJECT SIZE: 126
UNITS

OWNER: HALL
SWEENEY PROPERTIES

CONTRACTOR:

YELLOW TREE
CONSTRUCTION
SERVICES

ARCHITECT: COLLAGE
ARCHITECTS

ENGINEER: CIVIL
SITE GROUP (CIVIL);
3D MECHANICAL
(MECHANICAL);
ERA STRUCTURAL
ENGINEERING
(STRUCTURAL);
XTREME ELECTRICAL
SERVICES
(ELECTRICAL)

