



The townhomes have features typical of single-family homes, including gable roofs and brick detailing. Entrances are found on both sides of the buildings.



All units share this play area for young children.



Sidewalks connect the townhomes. In this area, recycling containers are kept along a walk that allows pedestrians to pass between groups of garages.

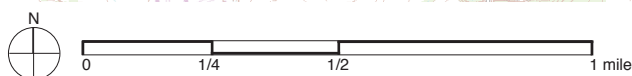
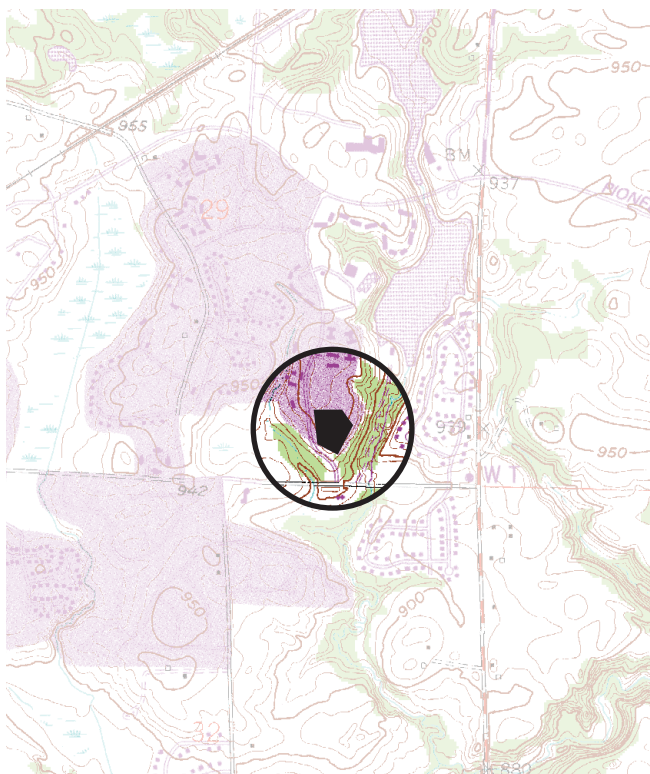
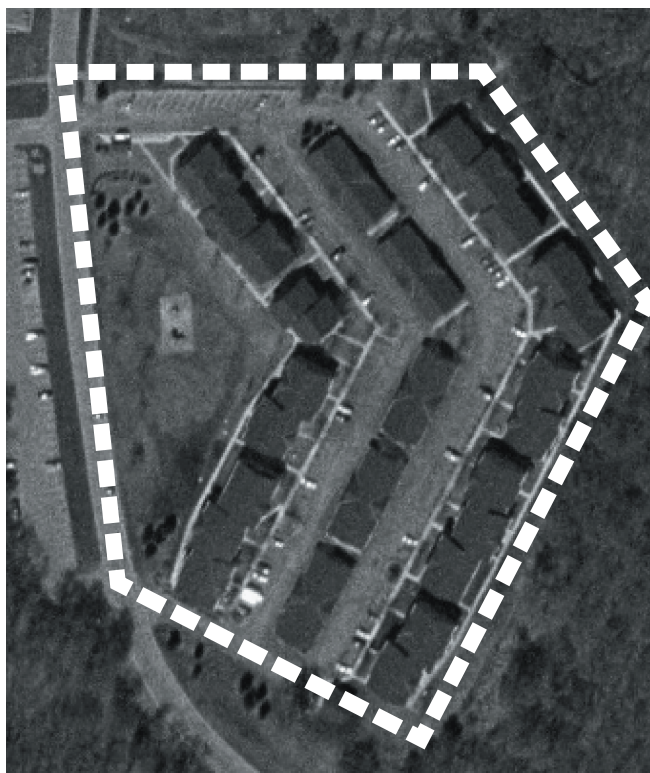


Detached garages for all units are grouped together in the interior of the block.



While the exterior of each townhome unit looks very similar to its neighbor, individual treatments near the front doors create unique entries.





### Block Area & Demographic Information

\* U.S. Census demographic information (2000) for census block indicated on photo at left.

\*\* Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

**block density** 9 dwelling units/acre

**number of housing units** 37 \*

**block area** 4.0 acres \*\*

**occupied housing units** 100% \*

**housing units owner-occupied** 2.7% \*

**average household size** 3.7 \*

**percent white** 100% \*

**median age** 34.5 \*

**types of units** townhomes

**number of floors** 2

**location** Bounded by Woodcrest Drive and Village Road. Chaska is 27 miles southwest of the Twin Cities.

### Census Tract & Demographic Information

\*\*\* The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

**census tract density** .7 dwelling units/acre

Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

**number of housing units** 2,480 \*\*\*

**census tract land area** 3,563 acres \*\*\*

**median household income** \$65,517 \*\*\*

**context** Jonathan is a New Town development that was started in the late-1960s and later became part of Chaska. Homes in Jonathan are clustered, allowing for the preservation of open space. A system of trails connects the clusters of homes.





Located four blocks from downtown Cannon Falls, the Stonehouse Apartments senior housing complex is an 1893 building that was formerly an elementary school. Financed through government-sponsored programs, residents must meet income guidelines.



The one-story Cannon Community Center is attached to Stonehouse Apartments.



Bridge Run, located next to Stonehouse Apartments, consists of 18 three-bedroom rental townhomes financed by the Housing Tax Credit program. Residents must meet certain guidelines and regulations.

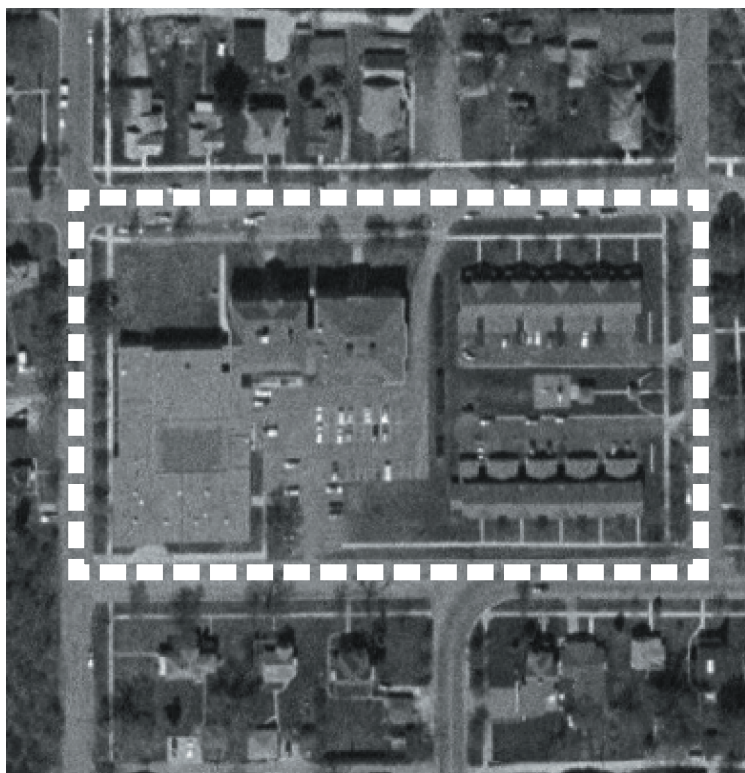


The Bridge Run townhomes are designed to resemble nearby detached homes. Traditional front porches face the street and garages are attached at the rear.



A well-maintained play area is located behind Stonehouse and Bridge Run apartments. This location allows seniors to see the young children at play.



**Block Area & Demographic Information**

\* U.S. Census demographic information (2000) for census block indicated on photo at left.

\*\* Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

**block density** 9 dwelling units/acre

**number of housing units** 50\*

**block area** 5.9 acres \*\*

**occupied housing units** 94% \*

**housing units owner-occupied** 0% \*

**average household size** 2.0 \*

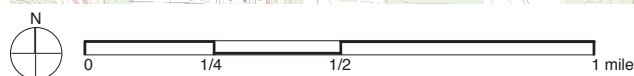
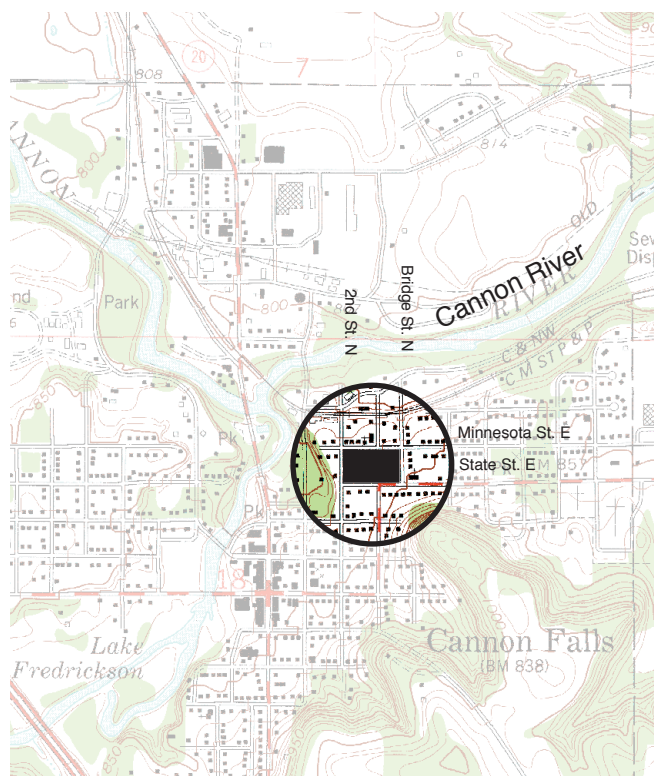
**percent white** 100% \*

**median age** 36.7 \*

**types of units** apartments and townhomes

**number of floors** 2-3

**location** Bounded by Minnesota Street East, Bridge Street North, State Street West, and 2nd Street North. Cannon Falls is 47 miles southeast of the Twin Cities

**Census Tract & Demographic Information**

\*\*\* The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

**census tract density** .3 dwelling units/acre

Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

**number of housing units** 1,866 \*\*\*

**census tract land area** 7,274 acres \*\*\*

**median household income** \$44,677 \*\*\*

**context** This block is located approximately 4 blocks from downtown Cannon Falls and 2 blocks from the Cannon River. Twenty-nine buildings in downtown Cannon Falls were listed on the National Register of Historic Places in 2000. Detached, single-family housing predominates in the surrounding neighborhoods.





This apartment building fills approximately one-quarter of the block. Porches, architectural detailing, and a well-maintained landscape help it fit in to the neighborhood, the rest of which is primarily single-family homes.

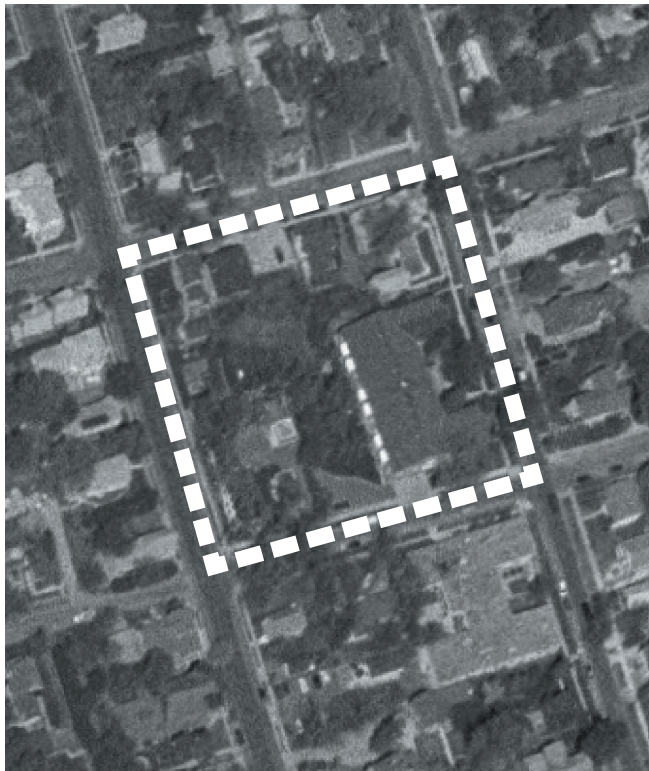


This deck on top of a detached garage shows an innovative use of outdoor space.



The census block includes a number of single-family homes. Landscaped yards, shade trees, and sidewalks provide an inviting pedestrian and neighborhood environment.



**Block Area & Demographic Information**

\* U.S. Census demographic information (2000) for census block indicated on photo at left.

\*\* Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

**block density** 12 dwelling units/acre

**number of housing units** 36 \*

**block area** 2.9 acres \*\*

**occupied housing units** 88.9% \*

**housing units owner-occupied** 68.8% \*

**average household size** 1.6 \*

**percent white** 100% \*

**median age** 72.0 \*

**types of units** detached single-family homes, low-rise apartment building

**number of floors** 1-2

**location** Bounded by Cherry Street West, Linden Street West, 3rd Street North, and 4th Street North. Stillwater is 27 miles east of the Twin Cities.

**Census Tract & Demographic Information**

\*\*\* The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

**census tract density** 1.6 dwelling units/acre

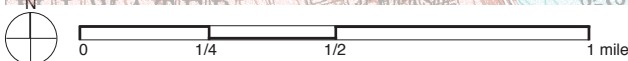
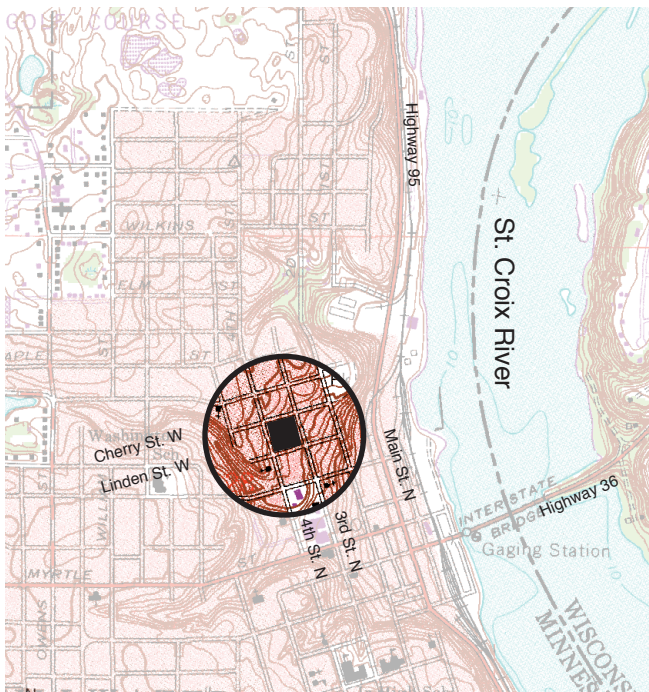
Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses, in addition to housing. Tract densities are almost always lower than block area densities.

**number of housing units** 1,650 \*\*\*

**census tract land area** 1,018 acres \*\*\*

**median household income** \$46,596 \*\*\*

**context** This block is a few blocks from downtown Stillwater, located in an area with older homes. A medical facility is across the street. Leafy trees shade the sidewalks that connect the block to its surroundings.







A variety of one-story, two-story, and three-story buildings, each with distinct styling and large windows, creates a lively street frontage.



An information kiosk—located across the street from the block highlighted—is used by residents and visitors alike. Benches, a hedge, and hanging baskets with flowers create a pleasant resting area along the street and minimize the visual presence of the parking lot.

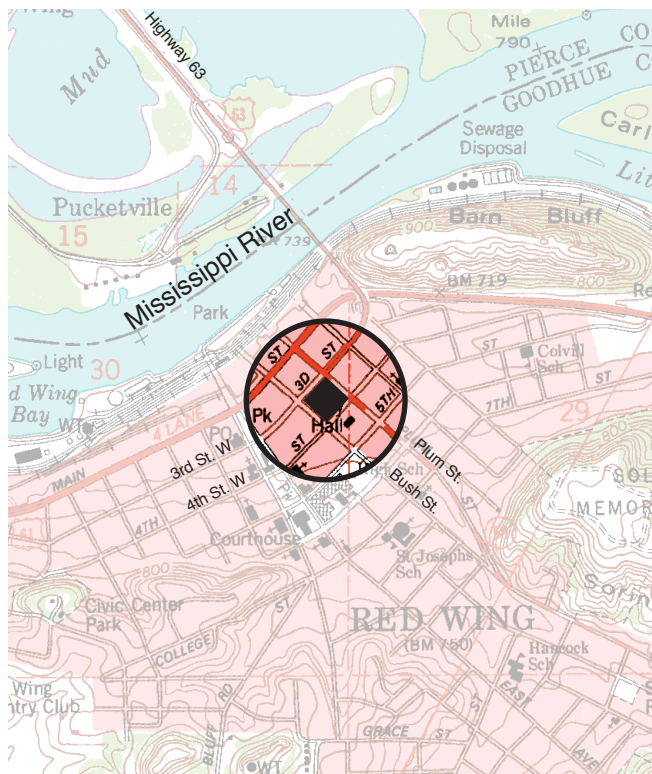
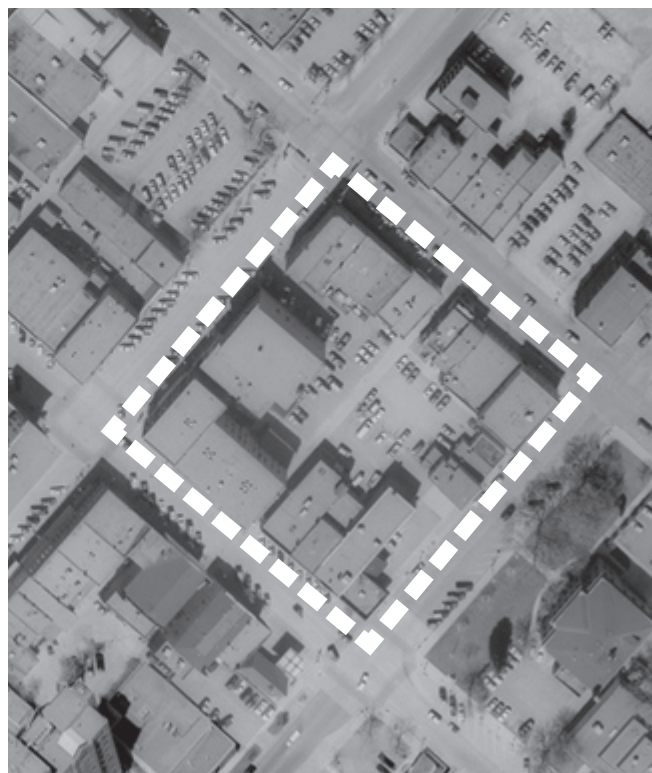


Many of downtown Red Wing's buildings are mixed-use.



Angled parking has several advantages over parallel parking: it is easier for drivers to access; it provides more parking spaces than parallel parking; and it establishes more distance between the sidewalk and moving traffic, creating a pleasant pedestrian environment.





### Block Area & Demographic Information

\* U.S. Census demographic information (2000) for census block indicated on photo at left.

\*\* Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

**block density** 13 dwelling units/acre

**number of housing units** 42 \*

**block area** 3.3 acres \*\*

**occupied housing units** 93% \*

**housing units owner-occupied** 2.6% \*

**average household size** 1.1 \*

**percent white** 94.9% \*

**median age** 40.3 \*

**types of units** apartments over commercial

**number of floors** 1–3

**location** Bounded by Bush Street, Third Street West, Plum Street, and Fourth Street West. Red Wing is 60 miles southeast of the Twin Cities.

### Census Tract & Demographic Information

\*\*\* The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

**census tract density** .1 dwelling units/acre

Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

**number of housing units** 2,706 \*\*\*

**census tract land area** 31,328 acres \*\*\*

**median household income** \$43,998 \*\*\*

**context** Downtown Red Wing is located on the bluffs of the Mississippi River. It includes a number of historic buildings that have commercial, institutional, and residential uses. Many of the commercial buildings are mixed-use, with apartments located on the upper floors.





Hastings has maintained a vibrant downtown since it was established in the 1840s. 2nd Street (shown above) is characterized by mixed-use buildings with commercial space on the ground level and housing and offices on the upper levels, creating a vibrant street where people live, work, shop, and play.

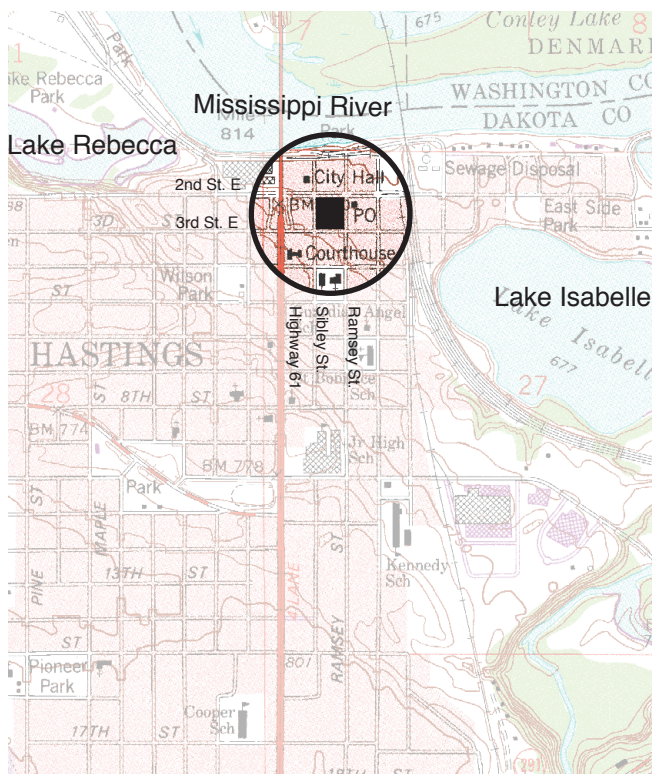
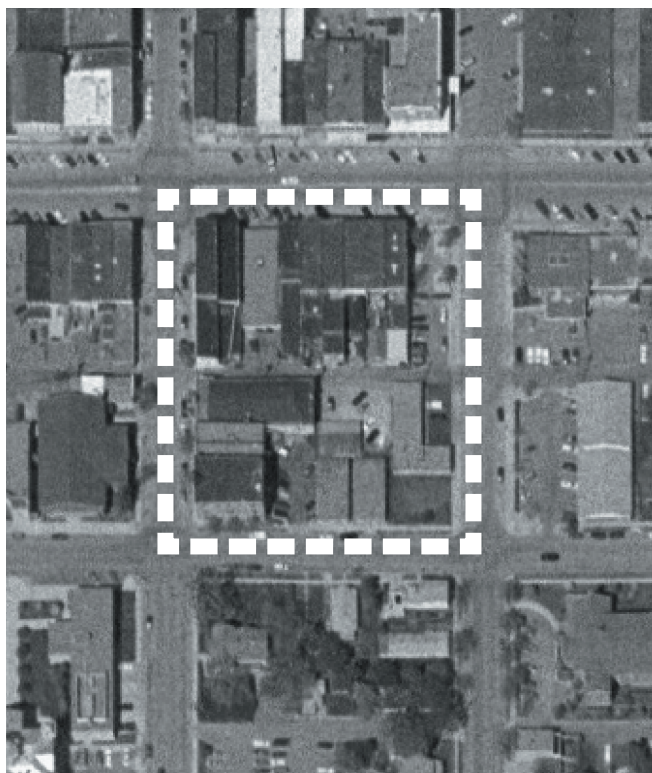


Access to second and third floor apartments varies. In some cases entrance is from the side or back, while in others the entrance is located at the front of the building.



The small park (shown above) provides a pleasant gathering place for visitors, workers, and downtown residents to eat lunch, or have a cup of coffee.





## Block Area & Demographic Information

\* U.S. Census demographic information (2000) for census block indicated on photo at left.

\*\* Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

**block density** 15 dwelling units/acre

**number of housing units** 44 \*

**block area** 2.9 acres \*\*

**occupied housing units** 93.2% \*

**housing units owner-occupied** 7.3% \*

**average household size** 1.5 \*

**percent white** 90.2% \*

**median age** 28.1 \*

**types of units** apartments over commercial

**number of floors** 1–3

**location** Bounded by Ramsey Street, Third Street East, Sibley Street, and Second Street East. Hastings is 35 miles southeast of the Twin Cities.

## Census Tract & Demographic Information

\*\*\* The U.S. Census demographic information (2000) included here refers to the entire census tract, which extends beyond the boundaries of the map at left.

**census tract density** .3 dwelling units/acre

Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

**number of housing units** 1,896 \*\*\*

**census tract land area** 6,176 acres \*\*\*

**median household income** \$45,539 \*\*\*

**context** This block is located in the heart of downtown Hastings, which is located on the Mississippi River. It is a picture-perfect example of a small-town Main Street. Many historic buildings, with commercial uses on the first floor and housing above, line the downtown streets.





The block has detached, single-family homes; a few small businesses such as this one housed in a garage (pictured above); and a large senior housing facility (shown at right).

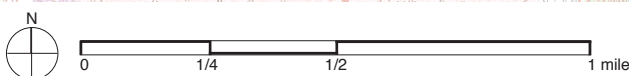
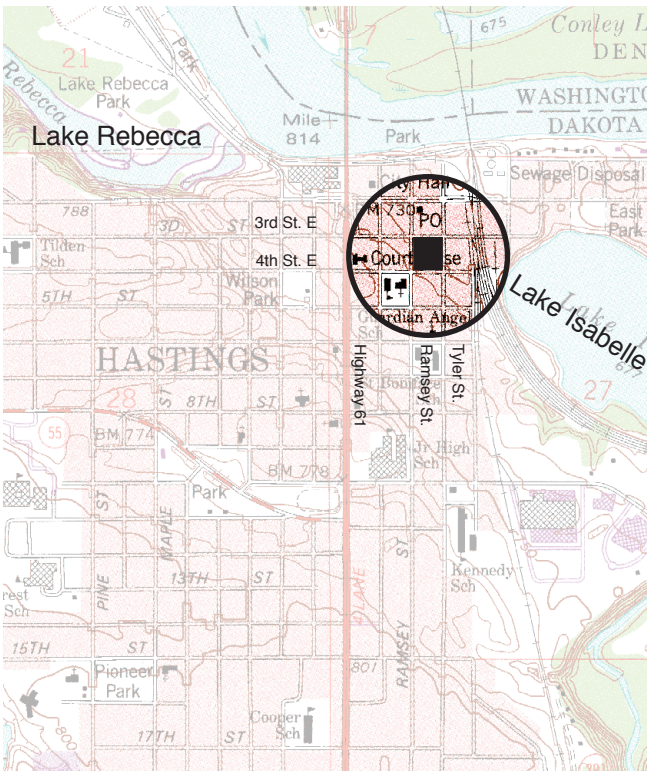
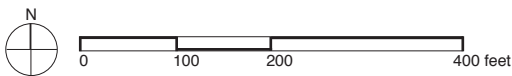
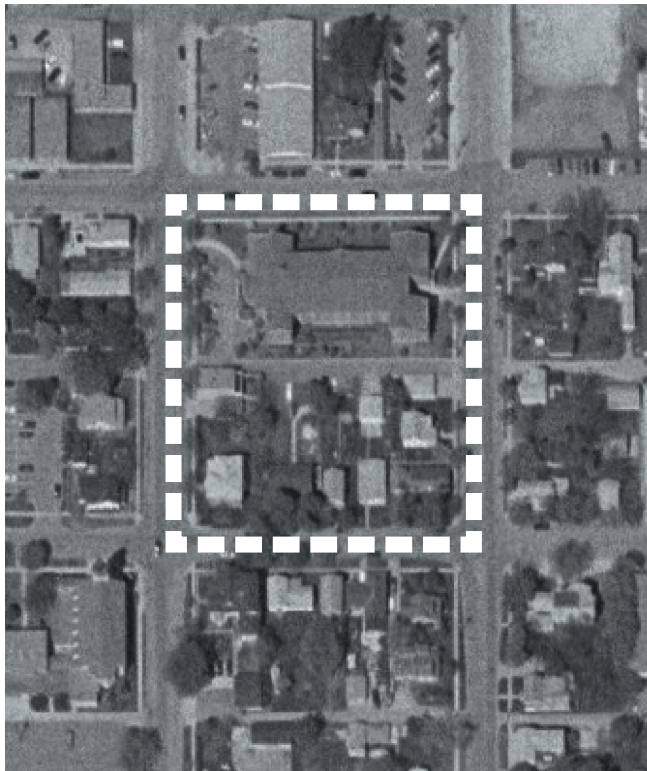


Mississippi Terrace is a 40-unit senior housing development designed for adults ages 55 and older. Well-maintained landscaping and a wide porch enhance its street appeal; the porch also makes the building appear less massive and more like a single-family home.



Parking at Mississippi Terrace is available in a small surface lot at the front of the building and in an underground garage (shown above).





### Block Area & Demographic Information

\* U.S. Census demographic information (2000) for census block indicated on photo at left.

\*\* Block area was calculated using a census block layer that was aligned to street centerlines by The Lawrence Group.

**block density** 18 dwelling units/acre

**number of housing units** 50 \*

**block area** 2.8 acres \*\*

**occupied housing units** 98% \*

**housing units owner-occupied** 12.2 % \*

**average household size** 1.3 \*

**percent white** 98% \*

**median age** 71 \*

**types of units** apartments, and detached single-family homes

**number of floors** 1–3

**location** Bounded by Tyler Street, Fourth Street East, Ramsey Street, and Third Street East. Hastings is 35 miles southeast of the Twin Cities.

### Census Tract & Demographic Information

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**census tract density** .3 dwelling units/acre

Census tract area on which density is calculated includes roads, open space, commercial, industrial, and other land uses in addition to housing. Tract densities are almost always lower than block area densities.

**number of housing units** 1,896 \*\*\*

**census tract land area** 6,176 acres \*\*\*

**median household income** \$45,539 \*\*\*

**context** This block is located on the edge of downtown Hastings. The surrounding area includes commercial buildings and single family homes.





The land of Terra Springs development, once home to the Territorial Prison, now has 176 housing units, 3,200 square feet of retail space, and underground parking for tenants. Building materials and architectural detailing recall the site's historic buildings, which were destroyed by fire in 2002.

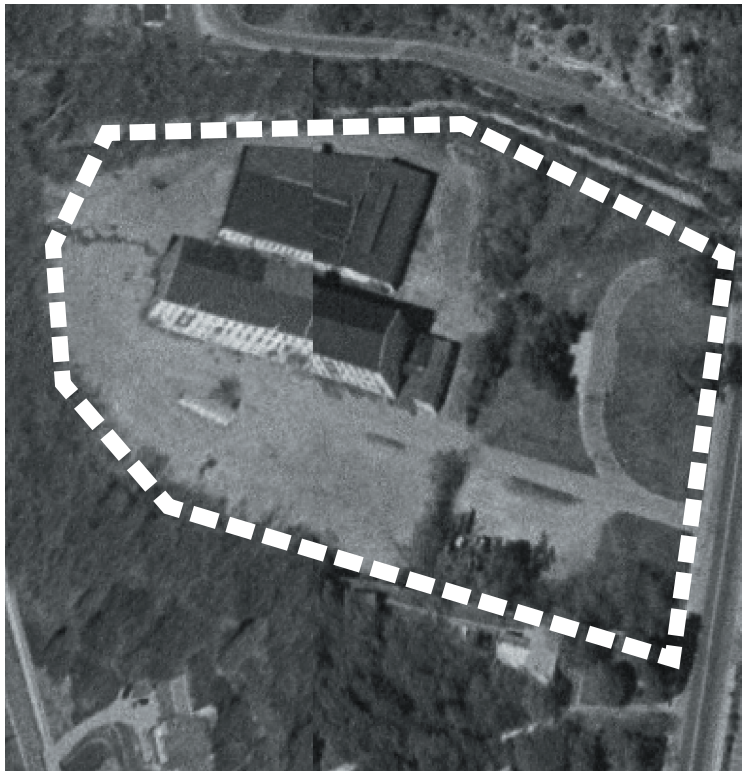


The paving system used in the parking areas allows rain to seep in to the ground. Such systems help improve water quality by mitigating stormwater runoff from intensely developed sites.

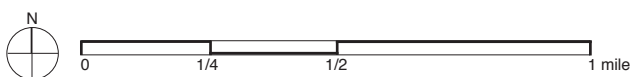


Balconies provide additional fair-weather living space and allow residents to personalize the building exterior.





Site as it appeared prior to fire that destroyed these two historic buildings.



### Block Area & Demographic Information

(U.S. Census demographic information (2000) is not available for Terra Springs because it was developed after 2000. Property developer provided housing units and block area. Density was calculated manually.)

**block density** 22 dwelling units/acre

**number of housing units** 176

**block area** 8 acres

**occupied housing units** units under construction

**housing units owner-occupied** not available—units under construction (n/a)

**average household size** n/a

**percent white** n/a

**median age** n/a

**types of units** rowhouses, and owner-occupied apartments

**number of floors** 4

**location** Bounded by Main Street North and Laurel Street East. Stillwater is 27 miles east of the Twin Cities.

### Census Tract & Demographic Information

U.S. Census demographic information (2000) is not available for Terra Springs, which was developed after 2000.

**context** Terra Springs development is located on the edge of downtown Stillwater on the site of a former state prison. In 2002, the historic buildings on the site—a twine factory and a warehouse—were destroyed by fire. The new plan includes over 10,000 square feet of commercial space in five buildings, of which 3,200 square feet is set aside for retail uses. Six brownstones along Main Street, planned as live/work units, can provide additional commercial space if warranted.