



Crocus Hill is well known for its many restored, turn-of-the-century homes, and Grand Avenue—a former streetcar corridor that is now a popular, pedestrian-friendly shopping and dining destination. Less well known is the extraordinary variety of high-density, low-rise housing options that add character and variety to the neighborhood, and provide a population sufficient to support local businesses.



Older, low-rise apartment buildings and converted rowhouses add to the density of the neighborhood, and contribute to the unique architectural style and character of Crocus Hill.

These buildings have front yards with setbacks that align and fit in well with the single-family, detached homes in the neighborhood.



Throughout the neighborhood, 4- and 6-unit apartment buildings on narrow lots add variety to housing options, and fit in well with single-family, detached homes.



Many homes along Grand Avenue have been converted to shops or restaurants. The front yard outdoor eating area of this former home enlivens the street.



Block Area & Demographic Information

* U.S. Census demographic information (2000) covers entire census block, indicated on photo at left

block density 18 du/acre

number of housing units 70 *

block area 4 acres

occupied housing units 100% *

housing units owner-occupied 29% *

average household size 1.8 *

percent white 99% *

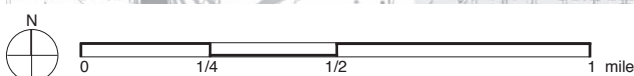
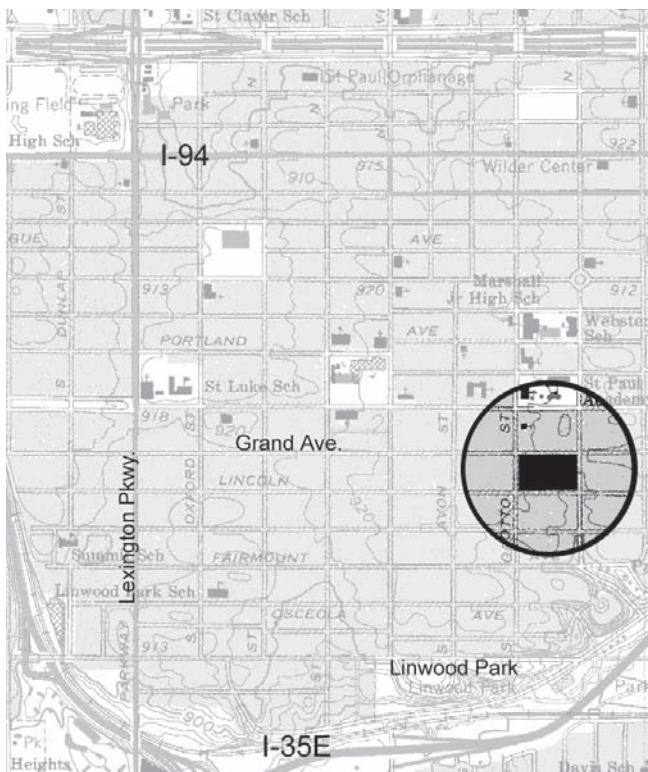
median age 28 *

type of units side-attached rowhouses, a duplex, low-rise apartments and condominiums, and single-family, detached homes

number of floors 2-4

distance from curb 13-45 feet

location Bounded by Grand Avenue, Grotto Street, Lincoln Avenue, and St. Alban's Street. Summit Hill neighborhood, St. Paul.



Census Tract & Demographic Information

* U.S. Census demographic information (2000) covers entire census tract, which extends outside the boundaries of the map at left

census tract density 6 du/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 879 *

census tract area 160 acres

median household income \$46,346 *

- 119% St. Paul median household income
- 85% metropolitan median household income

context A mix of single-family, detached homes, low-rise apartments, converted rowhouses, and other homes create a high-density, low-rise neighborhood within the popular dining and shopping corridor along Grand Avenue.