



Humboldt Greenway is a neighborhood redevelopment project that brought the positive characteristics of the many community parkways in Minneapolis and St. Paul to an area of north Minneapolis that lacked such features.



Rear, alley-facing garages of the new homes along the Humboldt Greenway replicate the typical neighborhood pattern.



The larger Humboldt Greenway area contains a mix of market-rate and affordable housing, including the big house type. Four townhome units occupy this multifamily home in a nearby block.



New houses with traditional architectural features evoke the character of Minneapolis' most popular neighborhoods. The houses sit close to the street, on narrow lots, to create a comfortable, pedestrian-scaled environment. To accommodate the expectations of the new house market, the houses are larger than typical older houses in Minneapolis, as well as the houses of the surrounding neighborhood. Shared side lots provide outdoor space, in lieu of larger backyards.

**Block Area & Demographic Information**

U.S. Census demographic information (2000) is not available for the Humboldt Greenway, which was developed after 2000. Housing units, block area, and density were calculated manually.

block density 7 du/acre

number of housing units 28

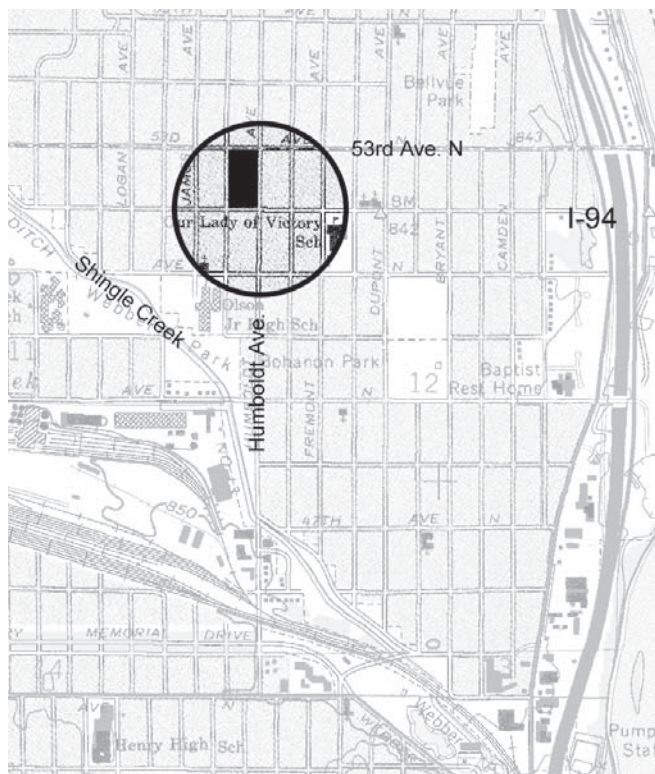
block area 4.2 acres

type of units single-family detached homes

number of floors 1-2

distance from curb 21-44 feet

location bounded by 52nd Avenue, Humboldt Avenue, 53rd Avenue, and Irving Avenue. Lind-Bohannon and Shingle Creek neighborhoods, Minneapolis.

**Census Tract & Demographic Information**

U.S. Census demographic information (2000) is not available for the Humboldt Greenway, which was completed after 2000.

context Multifamily and single-family detached affordable and market-rate houses built on a new greenway, created along Humboldt Avenue in north Minneapolis. The surrounding neighborhood contains many small, post-WWII, Cape Cod-style houses.



Local nonprofit developer, *Project for Pride in Living*, built Portland Place on a site that was cleared of rundown housing in the Phillips neighborhood of Minneapolis



Portland Place includes single-family, detached homes, duplexes, and rowhouses at affordable and market rates, to accommodate a diverse population of residents.



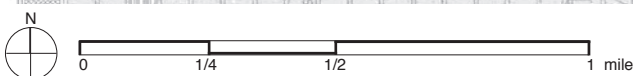
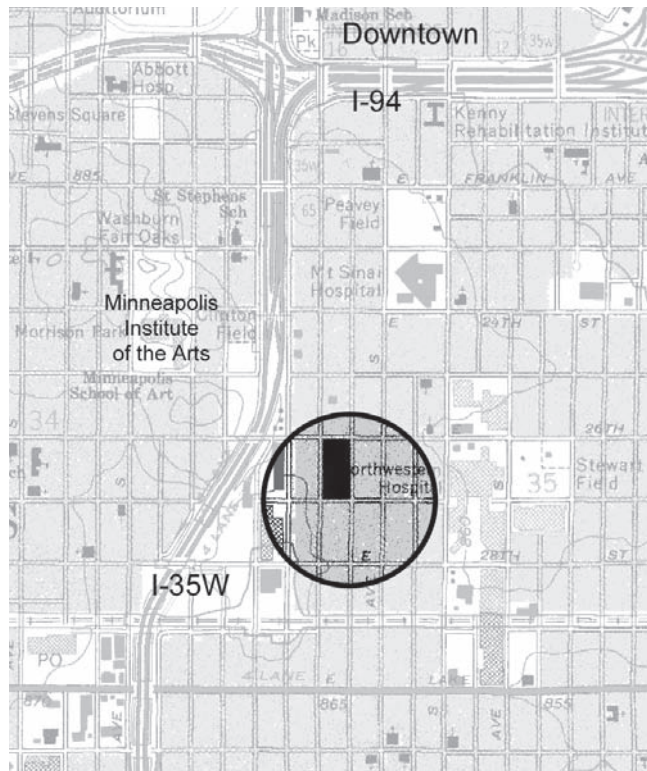
The houses have traditional neighborhood amenities such as front porches and sidewalks.



The houses are organized in a U-shape on the site, surrounding a community park and playground.



The rowhouses have tuck-under garages at their rear, and the single-family, detached homes and duplexes have rear alley garages, to provide residents with off-street parking.



Block Area & Demographic Information

U.S. Census demographic information (2000) is not available for Portland Place, which was completed after 2000. Housing units, block area, and density were calculated manually.

block density 8 du/acre

number of housing units 32

block area 4 acres

type of units single-family, detached homes, rowhouses, duplexes

number of floors 2

distance from curb 34-58 feet

location bounded by 26th Street, Portland Avenue, 28th Street, and Fifth Avenue. Phillips neighborhood, Minneapolis.

Census Tract & Demographic Information

U.S. Census demographic information (2000) is not available for Portland Place, which was completed after 2000.

context A nonprofit development of single-family, detached homes, rowhouses, and duplexes on a site in Minneapolis' Phillips neighborhood. Nearby commercial and institutional activities include a large, mid-rise office building housing Wells-Fargo, and Abbott-Northwestern hospital.

Housing Density Hennepin Ave. & 32nd St. • 11 ^{units}/_{acre}



The rowhouses on the southwest corner of Hennepin Avenue and 32nd Street were built as a live/work development. Offices on the lower level of the rowhouses were designed for self-employed professionals, such as graphic designers and accountants. Each of the three units has a raised resident entrance to the house, and a separate, street-level client entrance to the office. A fence runs along the small front yards of the rowhouses. It clearly defines the sidewalk edge, but does not block views of the offices. There is no evidence that any of the offices currently has an active commercial function.



Mixed-use buildings are common in this area of Uptown, in south Minneapolis. This house on the alley behind the rowhouses recently had a dry cleaning business located in a converted commercial space on the first floor, with customer entrance on the side of the building.

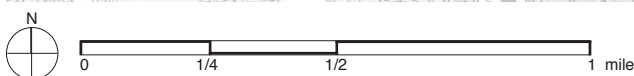
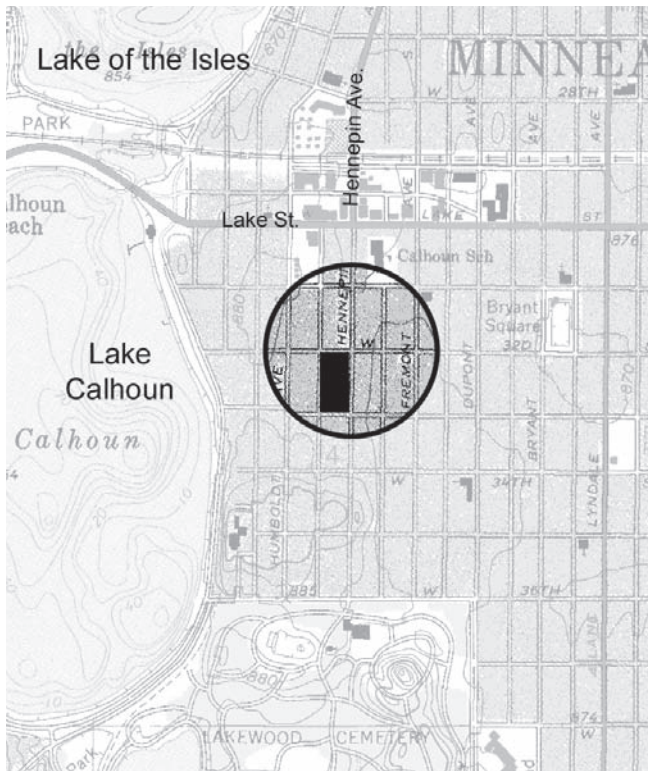


Tuck-under garages and a paved driveway at the rear of the rowhouses provide ample parking for residents, clients, and guests.



The neighborhood surrounding the rowhouses supports a diverse mix of businesses and residences, including single-family, detached homes, duplexes, and apartments.

Housing Density Hennepin Ave. & 32nd St. • 11 ^{units}/_{acre}



Block Area & Demographic Information

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

block density 11 du/acre

number of housing units 45 *

block area 4 acres

occupied housing units 98% *

housing units owner-occupied 55% *

average household size 2.07 *

percent white 100% *

median age 37 *

types of units rowhouses, duplexes, and single-family, detached homes

number of floors 2-3

distance from curb 21-44 feet

location Bounded by Hennepin Avenue, 32nd Street, Holmes Avenue, and 33rd Street. ECCO (East Calhoun Community Organization) neighborhood, Minneapolis.

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 12 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 2,018 *

census tract area 169 acres

median household income \$44,938 *

- 118% Minneapolis median household income
- 83% metropolitan median household income

context Rowhouses designed to be live/work units, on the corner of a block of single-family, detached homes, duplexes, and low-rise apartments. Uptown area of Minneapolis.



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% *

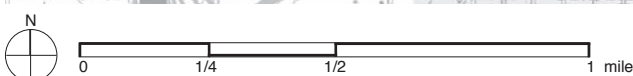
median age 28 *

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

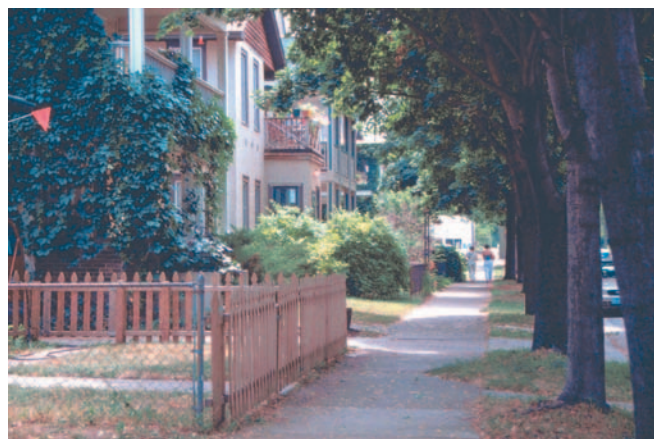
context A mix of single-family, detached homes, low-rise apartments, converted rowhouses, and other homes create a high-density, low-rise neighborhood within the popular dining and shopping corridor along Grand Avenue.



This block illustrates one of only a few examples of stacked rowhouses in the Twin Cities. Although this two-story building has the appearance of a structure of side-attached rowhouses, with individual entrances, it actually houses apartments, or “flats.”



The neighborhood includes numerous commercial activities and mixed-use buildings.

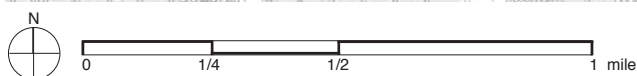


The rowhouses are part of a block of housing types that includes single-family, detached homes, and duplexes. Close building street frontages, small—often fenced—yards, and boulevard trees create a comfortable pedestrian environment that is buffered from Lyndale Avenue traffic.



Narrow light wells at the rear of the rowhouses also serve as small, shared patios.





Block Area & Demographic Information

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

block density 19 du/acre

number of housing units 78 *

block area 4.1 acres

occupied housing units 96% *

housing units owner-occupied 16% *

average household size 2.19 *

percent white 88% *

median age 28 *

types of units stacked rowhouses, duplexes, low-rise apartments, apartments above retail, and single-family detached homes

number of floors 1-3

distance from curb 18-33 feet

location Bounded by Lyndale Avenue, 25th Street, Aldrich Avenue, and 26th Street. CARAG (Calhoun Area Residents Action Group) neighborhood, Minneapolis.

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 18 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 3,194 *

census tract area 182 acres

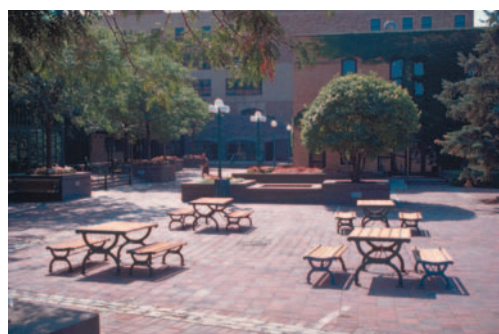
median household income \$33,852 *

- 89% of Minneapolis median household income
- 62% of metropolitan median household income

context This block of mixed housing types is located on an arterial corridor in the city. The surrounding Lyndale Avenue neighborhood is home to an eclectic mix of commercial activities and housing.



The Lourdes Square rowhouses are located near the St. Anthony Main and Riverplace commercial area, on the west bank of the Mississippi River, across from downtown Minneapolis.



Plazas, landscaping, and fountains throughout the St. Anthony Main and Riverplace commercial area serve as community open spaces for local residents, including the Lourdes Square rowhouses and nearby condominiums.



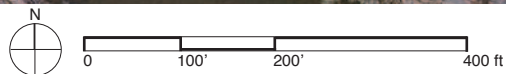
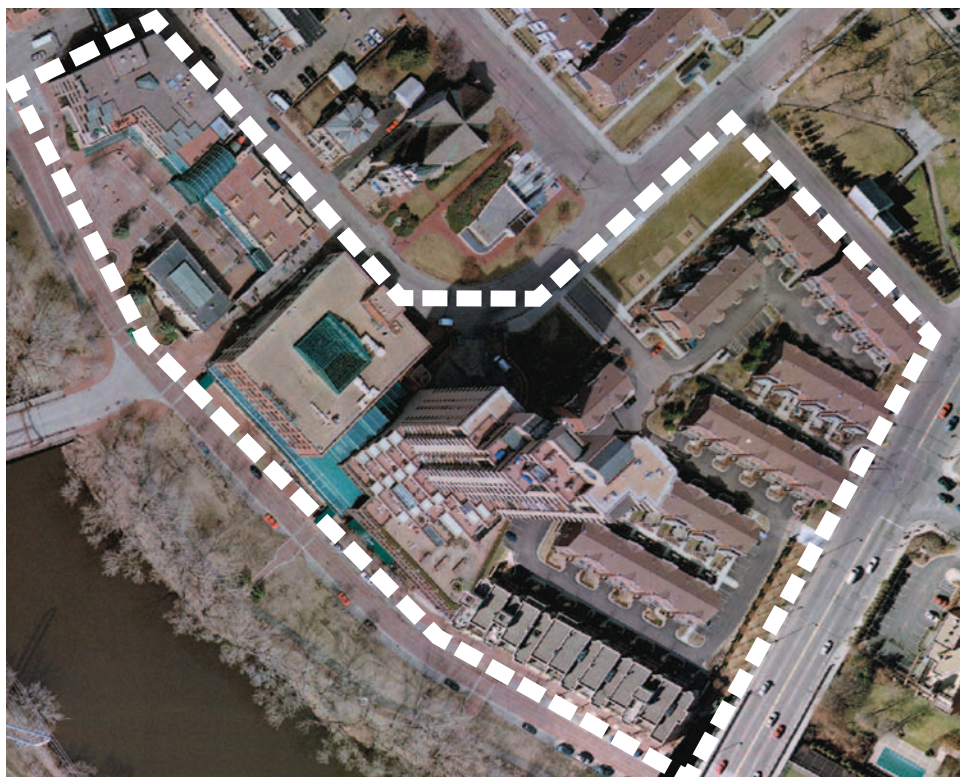
Tuck-under garages at the rear of the rowhouses provide off-street parking for residents. Shaded decks and landscaping humanize this paved area.



The rowhouses have three different street relationships. Some units closely front the street; other units are set back approximately thirty feet from the street. The units pictured above front a raised pedestrian path. Porches provide private open space and, along with the landscaping, help make this an intimate neighborhood street.



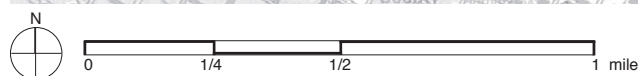
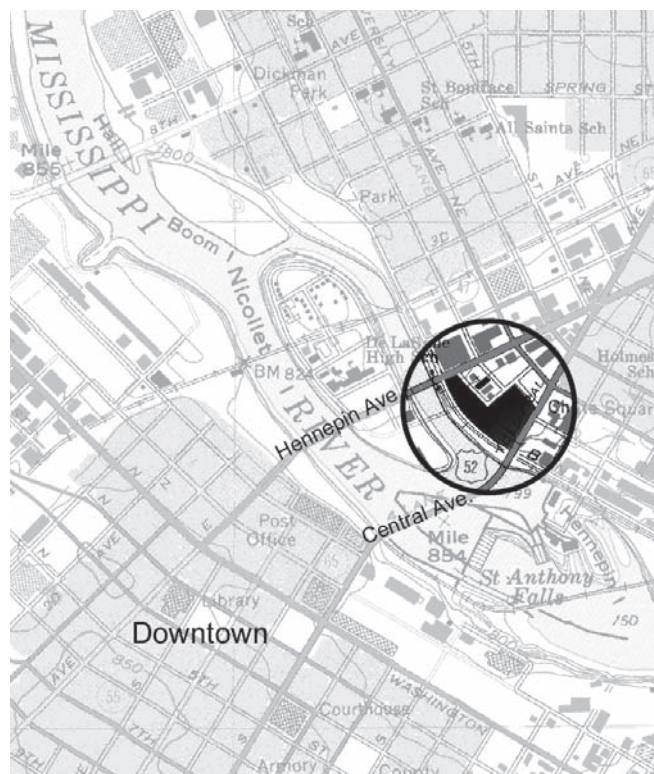
The three-story rowhouses sit comfortably within a neighborhood of high-rise condominiums and commercial office and retail activity.



Block Area & Demographic Information

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

block density 20 du/acre
number of dwelling units 156 *
block area 7.8 acres
occupied housing units 90% *
hsg. units owner-occupied 97% *
average household size 1.76 *
percent white 92% *
median age 56 *
types of units townhomes, high-rise apartments
number of floors 2-27
bldg. distance from curb 12-87 ft



location Bounded by Central Avenue, Main Street, Hennepin Avenue, Lourdes Place, Bank Street, and University Avenue. Nicollet Island / East Bank neighborhood, Minneapolis.

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 5 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 1,044 *
census tract area 223 acres
median household income \$46,181 *
 • 121% of Minneapolis median household income
 • 85% of metropolitan median household income

context High-rise apartments and side-attached rowhouses sit among an historic, mixed-use and growing neighborhood of commercial and residential development on the west bank of the Mississippi River.



The Northstar Blankets Lofts, the Washburn Lofts, the Stone Arch Lofts, the Humboldt Lofts, and the new Mill City Museum comprise this block of renovated mill buildings along the east bank of the Mississippi River. These buildings vary in height from six to ten stories.



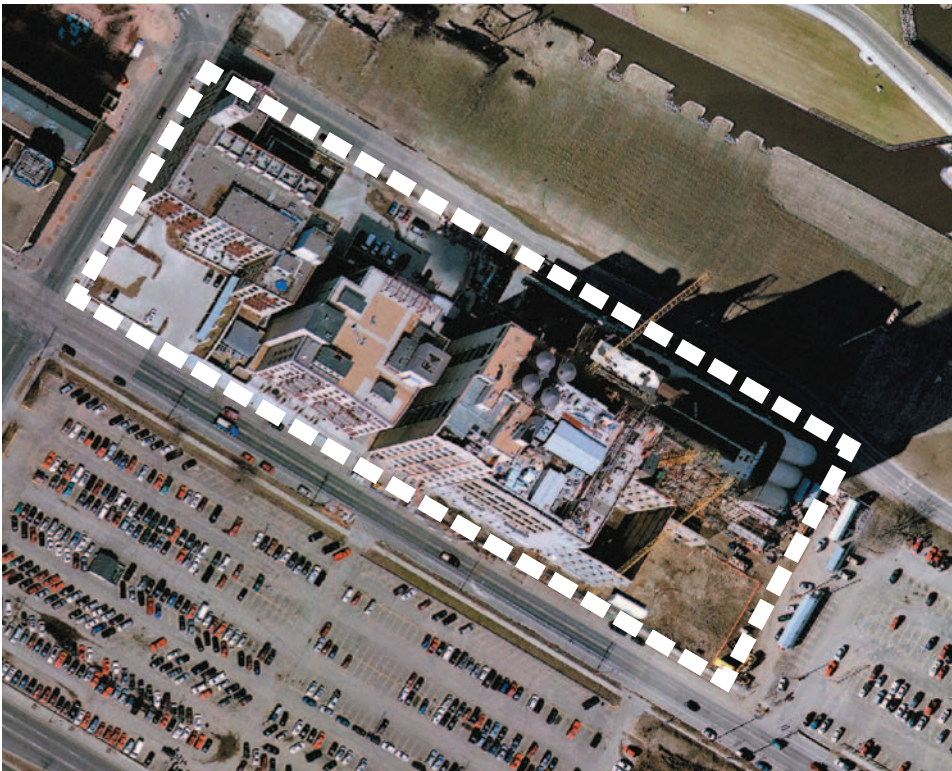
Underground parking garages accommodate most resident parking. Guest parking is available in a few small surface parking lots, and along surrounding streets.



The design of these buildings reinforces the industrial aesthetic and history of the Mill District.



These lofts, which have dramatic views of the Mississippi River, have no affordable housing units. Nevertheless, they, serve to demonstrate the potential of mid-rise apartments, built with common, industrial materials.



Block Area & Demographic Information

U.S. Census demographic information (2000) for the Mill District was not used here, as the block area was under construction in 2000. Housing units and block area were calculated manually.

block density 24 du/acre

number of housing units 131

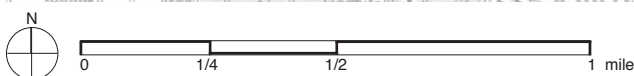
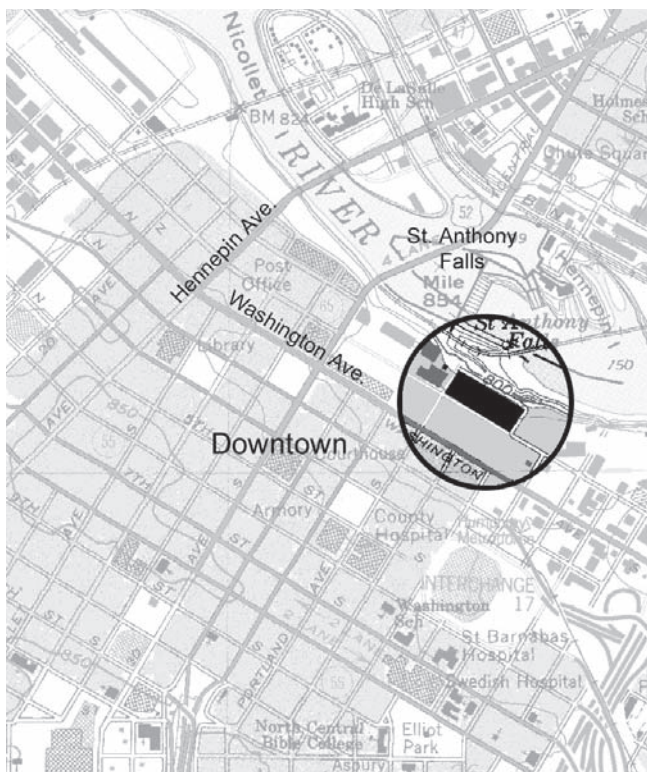
block size 5.4 acres

type of units mid- and high-rise condominiums/lofts

number of floors 6-9

distance from curb 18-90 feet

location Bounded by 2nd Street, Portland Avenue, West River Road, and Chicago Avenue. Downtown East neighborhood, Minneapolis.



Census Tract & Demographic Information

U.S. Census demographic information (2000) for the Mill District was not used here, as 75% of the housing units in the census tract were in the block area defined above, which was under construction in 2000. Therefore, the census tract density has increased more than in the typical census tract, due to added development in the block area under examination.

context Several newly constructed and renovated warehouse mid- and high-rise lofts front the west bank of the Mississippi River. Currently housing some still-active industrial uses and many surface parking lots, but soon to be the home to the new Guthrie Theater, the Mill District is evolving as a higher density cultural center and neighborhood, on the edge of the downtown Minneapolis commercial district.

Housing Density Shingle Creek Commons • 27 ^{units}/_{acre}



Shingle Creek Commons, affordable housing for seniors, is housed in a building that looks like a typical, traditional-style, low-rise apartment building. The main facade is close to the street and sidewalk, and creates a comfortable pedestrian space along the Humboldt Greenway. It is with attractive, durable brick, which should weather and maintain its appearance well over time.

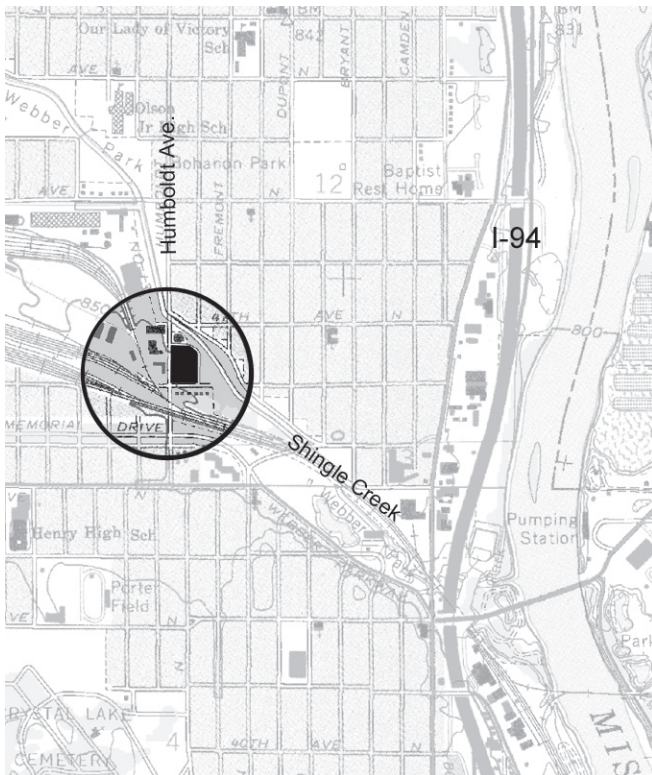
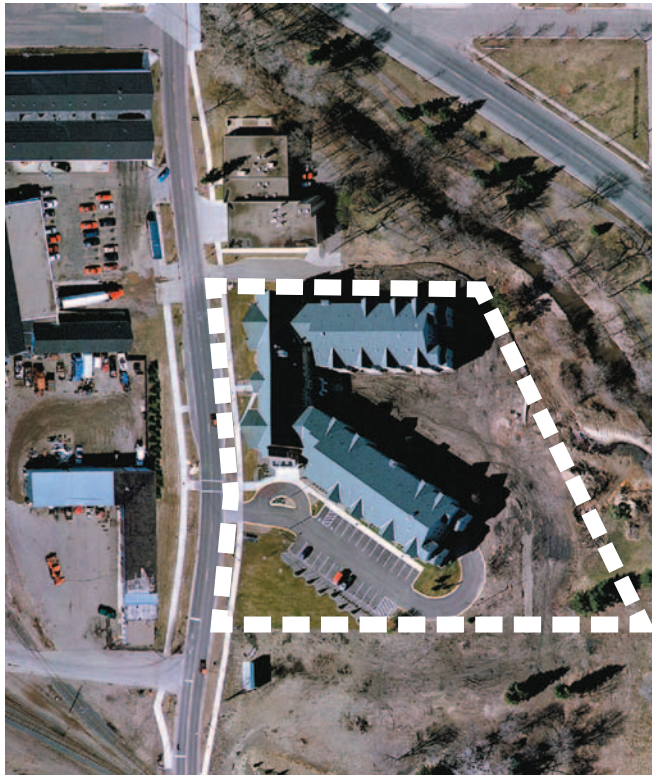


Parking is located behind the building, where affordable, durable vinyl siding takes the place of the brick that is on the more public face of the building. The rear arms of the U-shaped building extend out into a public open space, and offer views of and access to Shingle Creek. The view below is from the community room of Shingle Creek Commons.



An overflow pond behind the apartment building, prevents flooding, and drains into Shingle Creek during rain events.

Housing Density Shingle Creek Commons • 27 $\frac{\text{units}}{\text{acre}}$



Block Area & Demographic Information

U.S. Census demographic information (2000) is not available for Shingle Creek Commons, which was completed after 2000. Housing units and block area were calculated manually.

block density 27 du/acre

number of housing units 75

block area 2.8 acres

type of units low-rise apartments

number of floors 3

distance from curb 15 feet

location Bounded by Humboldt, Girard and 46th Avenues North. Lind-Bohannon and Shingle Creek neighborhoods, Minneapolis.

Census Tract & Demographic Information

U.S. Census demographic information (2000) is not available for Shingle Creek Commons, which was completed after 2000.

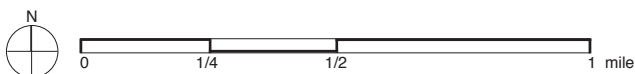
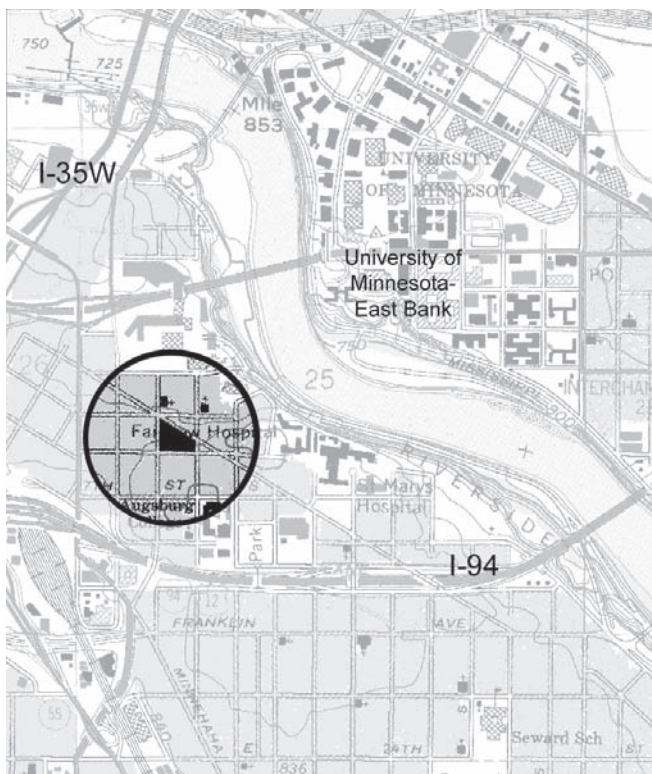
context Mixed-income rental housing for seniors—including affordable units—built on a new greenway, created along Humboldt Avenue in north Minneapolis. The buildings are oriented toward views of Shingle Creek, to the east. Industrial buildings sit across the street to the west of Shingle Creek Commons; the surrounding neighborhood contains many small, post-WWII, Cape Cod-style houses.



This development consists of two buildings of side-attached rowhouses, placed at right angles to one another, and an L-shaped, three-story apartment building with underground parking. The buildings occupy approximately two-thirds of a roughly triangular site. A small, one-story commercial building with parking behind occupies the other one-third of the site, at the intersection of Riverside and 21st Avenues. Both the rowhouses and the apartments have street facades that front the sidewalks and contribute to the comfortable pedestrian environment of their neighborhood. Sidewalks connect the buildings along the streets, and also through an interior courtyard.



Front porches and small fenced yards provide the residents of the rowhouses with private outdoor space. Trees and landscaping in the courtyard of the development create a quiet, shared outdoor space that is in contrast to the bustling commercial area of Cedar / Riverside and the urban campuses of the University of Minnesota and Augsburg College just beyond the site.



Block Area & Demographic Information

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

block density 28 du/acre

number of housing units 56 *

block area 2 acres

occupied housing units 96% *

housing units owner-occupied 32% *

average household size 2.04 *

percent white 80% *

median age 26 *

type of units side-attached rowhouses, low-rise apartments

number of floors 2-4

distance from curb 10-64 feet

location Bounded by Riverside Avenue, 20th Avenue, 6th Street, and 21st Avenue. Cedar-Riverside neighborhood, Minneapolis.

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 8 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 2,921 *

census tract area 353 acres

median household income \$14,337 *

- 38% Minneapolis median household income
- 26% metropolitan median household income

context A low-rise apartment building and two-story, side-attached rowhouses share this irregularly shaped block near the campuses of the University of Minnesota and Augsburg College. Small-scale commercial activities are located nearby, on Riverside Avenue, and the Cedar-Riverside commercial area is two blocks west of this site.



Looking north from downtown Shakopee at the intersection of 1st Avenue and Lewis Street, a public plaza and arched building connection frame a view of the nearby Minnesota River.



Two floors of market-rate senior apartments sit above a ground floor of commercial space. Traditional materials, window patterns, and building heights contribute character similar to the older buildings across the street.



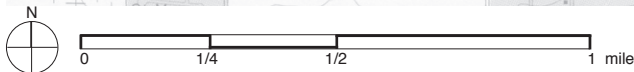
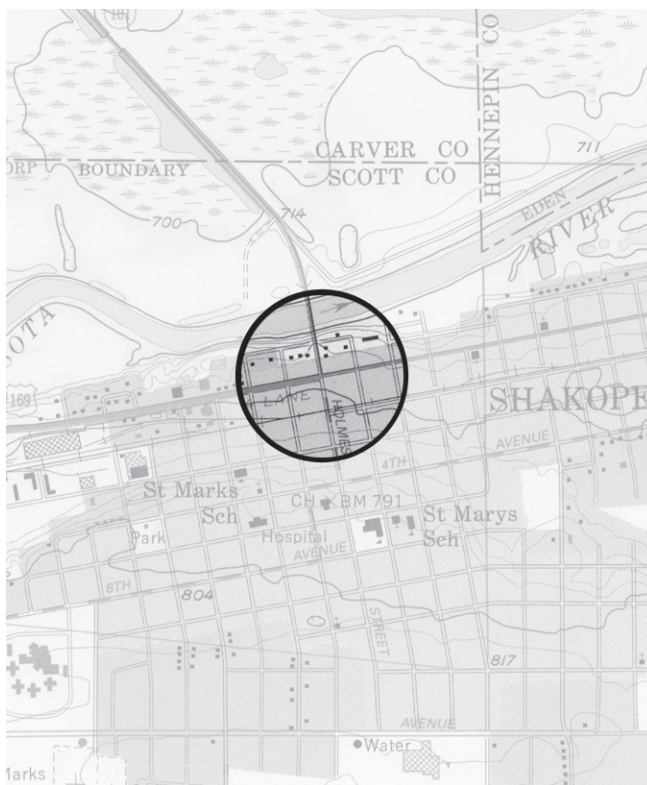
The new buildings provide a strong edge on 1st Avenue, enclosing the street along with the older buildings on the south.



The lower street front has 25,000 square feet of commercial space used by local businesses and organizations. These ground-floor businesses are accessible by both stairs and ramps.



The new public plaza, a narrowed intersection, angled parking, and traditional street lights help create a pedestrian-friendly streetscape.



Block Area & Demographic Information

U.S. Census demographic information (2000) is not available for River City Centre, which was completed after 2000. Housing units, block area and density were calculated manually.

block density 28 du/acre

number of housing units 52

block area 1.8 acres

type of units apartment

number of floors 3

distance from curb 15 feet

location Bounded by 1st Avenue, Sommerville Street, 1st Street, and Holmes Street. Shakopee.

Scale of this orthophoto is different than most of the orthophotos in this housing density sheet series.

Census Tract & Demographic Information

U.S. Census demographic information is not available for River City Centre, which was completed after 2000.

context Built at the edge of downtown Shakopee, River City Centre sits across the street from traditional street-front buildings on small blocks (300 x 300 feet). The map, lower left, shows the street pattern before redevelopment. The orthophoto, upper left, shows the rebuilt County Highway 101 curving north around the new River City Centre.



Linden hills supports a surprising variety of residences and activities. The block of the Linden Hills neighborhood illustrated here includes single-family, detached homes—from small to grandiose—multifamily homes, low- to mid-rise apartments, and infill condominiums.



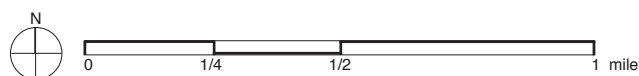
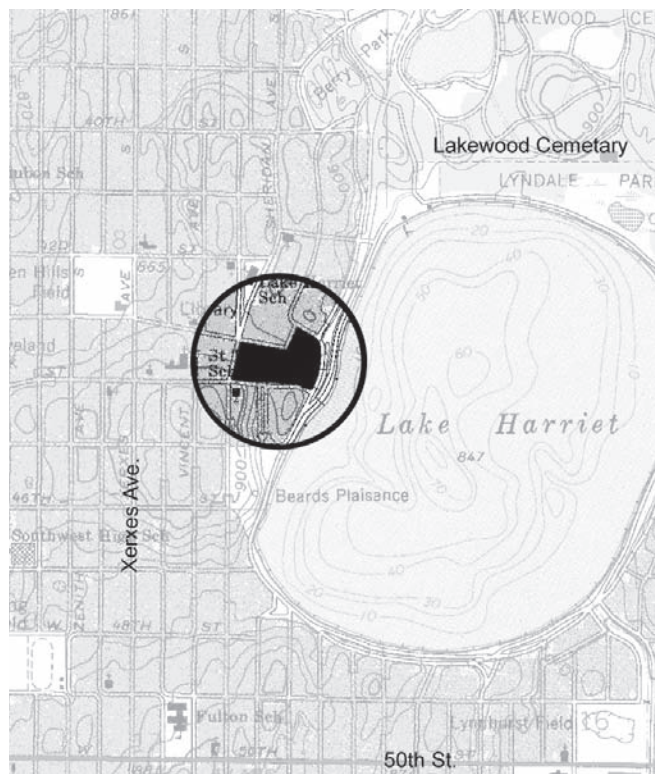
The western edge of the block is part of the Linden Hills commercial district—a former streetcar stop, which remains a lively core of the neighborhood, close to housing.



Block Area & Demographic Information

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

block density 32 du/acre
number of housing units 294 *
block size 9.3 acres
occupied housing units 99%*
hsg. units owner-occupied 5% *
average household size 1.34 *
percent white 96% *
median age 32 *
types of units low- and mid-rise apartments, condominiums, rowhouses, and single-family detached homes
number of floors 1.5-5
distance from curb 15-58 feet
location Bounded by Queen Avenue, Linden Hills Boulevard, Sheridan Avenue, and 44th Street. Linden Hills neighborhood, Minneapolis.



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 2 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 2,367 *
census tract area 993 acres
median household income \$60,257 *
 • 159% of Minneapolis median household income
 • 111% of metropolitan median household income

context The Linden Hills neighborhood sits on the west side of Lake Harriet in south Minneapolis, surrounding a former streetcar corner that is now an active neighborhood commercial center. The neighborhood supports a diverse collection of housing types, including small and large single-family homes, duplexes, and low- to mid-rise apartments.



Cathedral Hill Homes are located in St. Paul, behind—and with a dramatic view of—the city’s cathedral.



Sixty units of affordable housing in seven historic, renovated buildings sit close to the street, and provide a lively architectural edge to the sidewalk.



Parking is located in a surface lot to the west of the seven buildings, and on the street, in the surrounding neighborhood. Houses near Cathedral Hill Homes range from historic, nineteenth-century rowhouses, to single- and multifamily homes in a range of sizes, and newer infill housing.



Communal open space is located between the buildings, and includes paths, benches, trees and other landscaping, a children’s play lot, and an area for outdoor grilling.



Block Area & Demographic Information

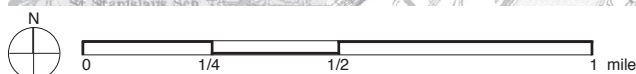
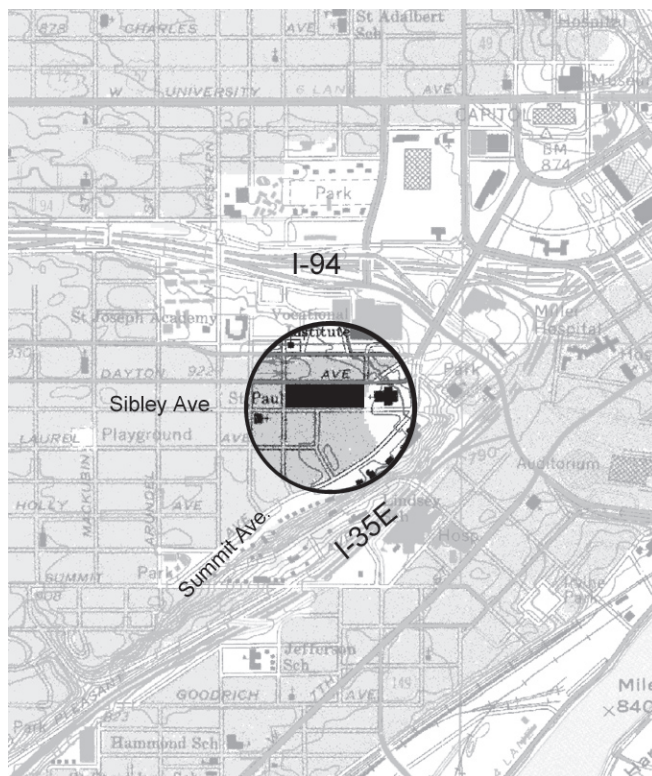
* U.S. Census demographic information (2000) covers entire census block, indicated on photo at left

block density 34 du/acre
number of housing units 134 *
block area 3.9 acres
occupied housing units 100% *
housing units owner-occupied 25% *
average household size 1.76 *



percent white 58% *
median age 27 *
type of units low-rise apartments
number of floors 3
distance from curb 16 feet

location Bounded by Selby Avenue, Dayton Avenue, Farrington and Louis Streets. Summit-University 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 9 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 884 *
census tract area 103 acres
median household income \$30,862 *
 • 80% of St. Paul median household income
 • 57% of metropolitan median household income

context Seven rehabilitated low-rise apartment buildings providing 60 units of affordable housing in the historic Cathedral Hill area of St. Paul. The area has a mix of large, single-family detached and multifamily housing units. Located to the west of the St. Paul Cathedral, the backs of the Cathedral Hill Homes form an axis with a direct sight line to the cathedral.



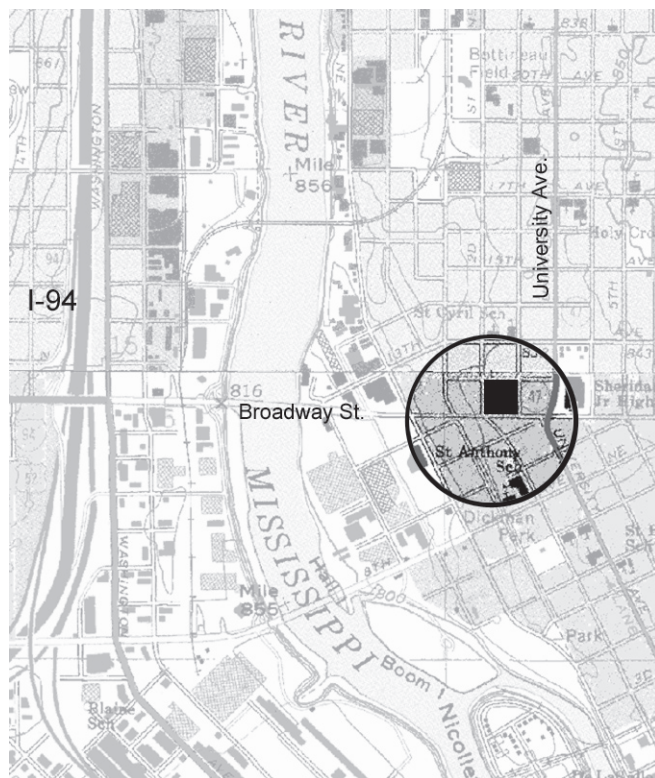
Stonehouse Square Apartments are located in a converted convent in northeast Minneapolis. The redevelopment of this building into affordable housing kept an attractive neighborhood landmark active within the community.



The historic character of the original building gives these new apartments many unique features.



The fence in front of the building clearly defines the sidewalk edge, but also allows in views, creating a comfortable space for pedestrians.



Block Area & Demographic Information

Due to an error in the census that placed the data for Stonehouse Square in the adjacent census block and tract—to the south of Broadway St. NE—these data cannot reliably be used, at either the block or tract level. Housing units, block area, and density listed below were calculated manually.

block density 40 du/acre

number of housing units 79

block area 2 acres

type of units low-rise apartments, duplex

number of floors 4

distance from curb 6-50 feet

location Bounded by Broadway St. and 2nd & 3rd Streets NE and 12th Avenue NE. Sheridan neighborhood, Minneapolis.

context Located along a commercial corridor (Broadway Street NE), in a residential neighborhood populated primarily with single-family, detached homes. NE Minneapolis, where Stonehouse Square is located, was traditionally home to immigrant and working-class communities, and remains one of Minneapolis' more affordable neighborhoods.



A lower entry on the southeast corner breaks up two larger apartment wings on either side.



Large building faces are broken down into smaller volumes in several ways: shallow insets, frequent vertical elements, and material and color changes.



Masonry materials, well-designed details and vegetation create a welcoming image at each of the entries.



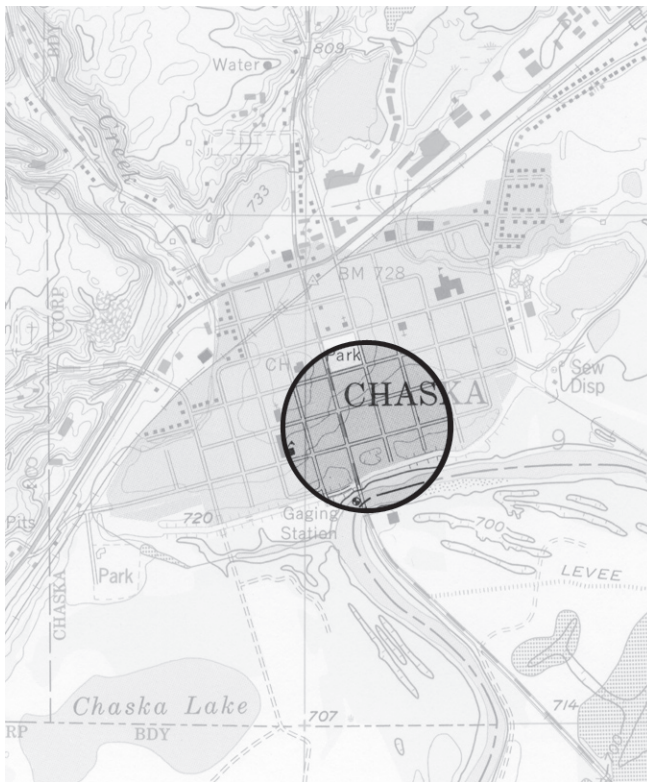
At the center of the block, an open area provides surface parking, some vegetation and an entrance to parking below the building.



A slight hill helps minimize the impact of River Gables' 4 stories on adjacent properties. The entry to the parking court is visible on the right.



The entry to below-grade parking is in one corner of the central courtyard and partially screened by vegetation.



Block Area & Demographic Information

U.S. Census demographic information (2000) is not available for River Gables, which was completed after 2000. Housing units, block area and density were calculated manually.

block density 52 du/acre

number of housing units 104

block area 2 acres

type of units apartments

number of floors 4

distance from curb 15 feet

location Bounded by East 1st Street, South Walnut Street, East 2nd Street, and South Chestnut Street. Chaska. The shaded area shows the approximate location of building.

Scale of this orthophoto is different than most of the orthophotos in this housing density sheet series.

Census Tract & Demographic Information

U.S. Census demographic information is not available for River Gables, which was completed after 2000.

context Occupying most of a square block in downtown Chaska, River Gables sits between street-front, brick commercial buildings, and surrounding single family homes on nearby blocks. Within one block in opposite directions are Chaska's central public park and the Mississippi River. River Gables is marketed to active residents age 55 and over.



East Village is a mixed-use development that provides a variety of housing choices for a variety of income levels in a compact, urban neighborhood on the edge of downtown.



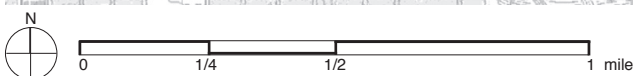
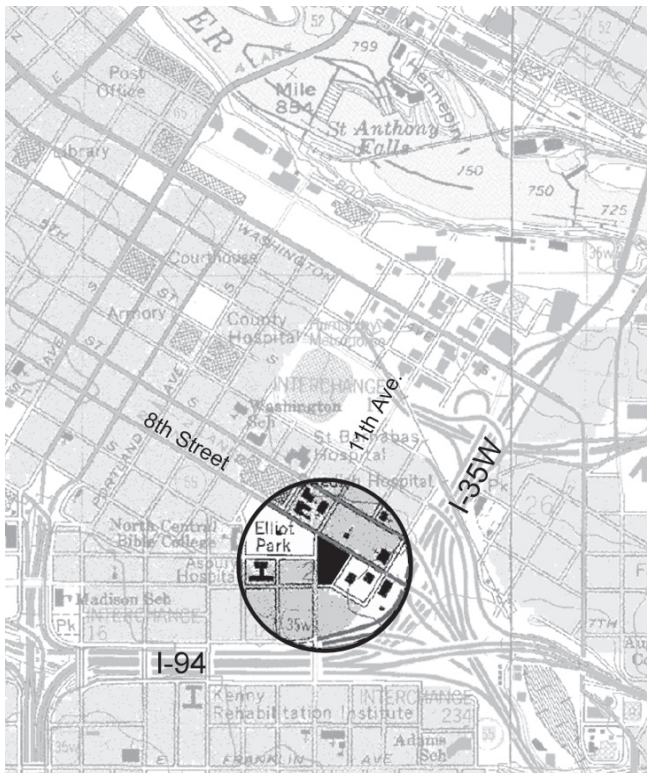
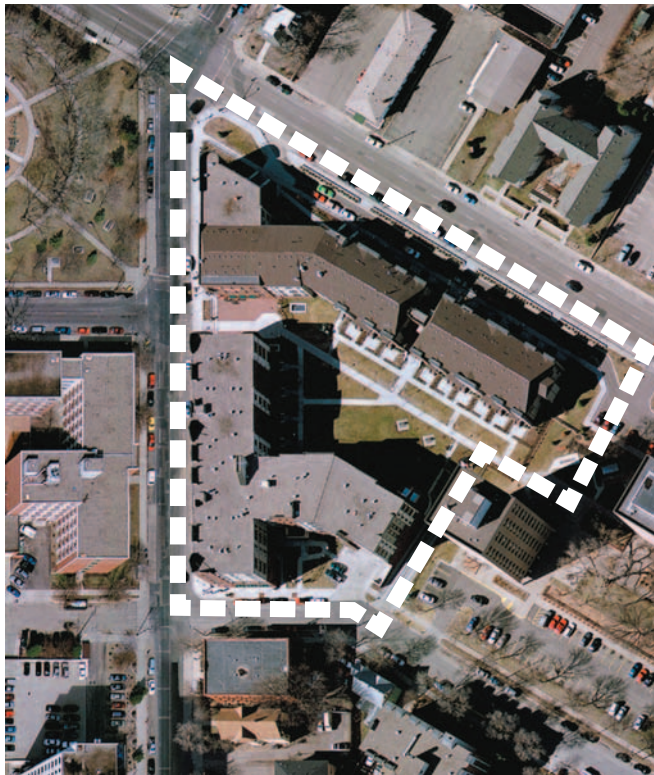
The mix of apartments and retail in East Village creates a strong, lively street edge that has revitalized its Elliot park neighborhood.



In addition to apartments, East Village has stacked rowhouses, in which apartments, or flats, are placed over individual rowhouses or townhouses.



The street-level houses of East Village's stacked rowhouse units have small porches that open onto fenced patios. They provide clearly defined private space along the street, and within a communal interior landscaped courtyard.



Block Area & Demographic Information

U.S. Census demographic information (2000) is not available for East Village, which was developed after 2000. Housing units and block area were calculated manually.

block density 62 du/acre

number of housing units 180

block area 2.9 acres

type of units low-rise apartments and stacked rowhouses

number of floors 3-4

distance from curb 15 feet

location Bounded by 11th and 12th Avenues, and 8th and 9th Streets South. Elliot Park neighborhood. Minneapolis.

Census Tract & Demographic Information

U.S. Census demographic information (2000) is not available for East Village, which was completed after 2000.

context New multifamily, mixed-use, market-rate and affordable housing built in the historic Elliot Park neighborhood on the edge of downtown Minneapolis. East Village contains low-rise apartments and stacked rowhouses that front the street and form an internal courtyard on the site. Wedged between the Minneapolis Convention Center and the I-94 freeway, Elliot Park has suffered from being somewhat cut off from the rest of the city. East Village and other new developments and redevelopments are serving to revitalize and reconnect this once-isolated community.



Laurel Village is a mixed-use residential and commercial development in downtown Minneapolis. It combines low- and high-rise apartments with ground-floor retail.



The buildings of Laurel Village provide an urban face to the city, closely fronting sidewalks and streets. The interior of the site is landscaped with a green lawn that provides residents with a communal, parklike recreational space.



Decks provide residents with private open space within this high-density urban neighborhood.



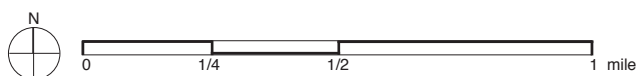
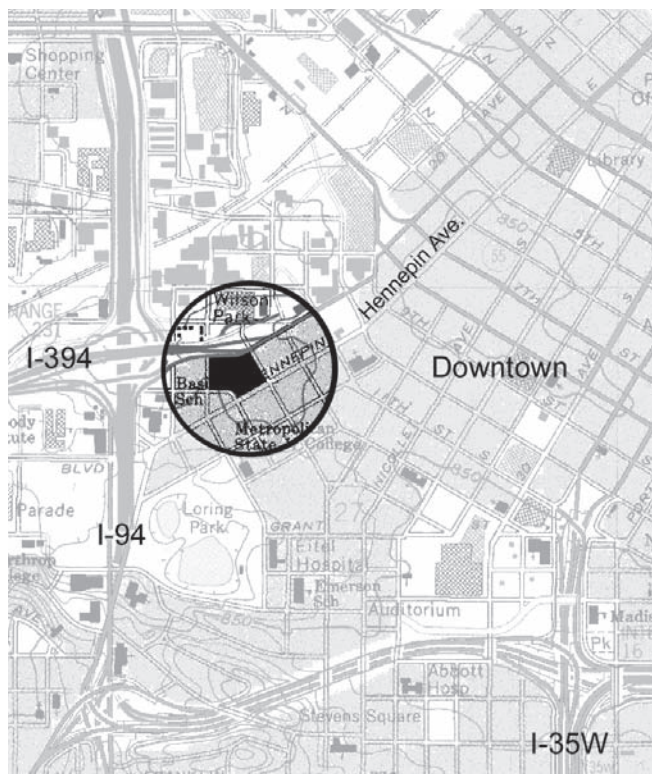
Off-street parking is accommodated in both above-ground structures and below-ground garages. The above-ground parking structures are well-landscaped to mitigate their aesthetic impact.



The high-rise tower, low-rise apartments, and retail sit comfortably alongside one another on a landscaped, high-density urban site.

Housing Density

Laurel Village • 89 ^{units}/_{acre}



Block Area & Demographic Information

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

block density 89 du/acre

number of housing units 370 *

block area 4.1 acres

occupied housing units 93% *

housing units owner-occupied 0.3% *

average household size 1.32 *

percent white 83% *

median age 28 *

types of units low- and high-rise apartments

number of floors 3-20

building distance from curb 13-35 feet

location Bounded by Hennepin Avenue, Laurel Avenue, 15th Street, and 13th Street. Loring Park neighborhood, Minneapolis.

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 17 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 3,794 *

census tract area 221 acres

median household income \$31,388 *

- 83% of Minneapolis median household income
- 58% of metropolitan median household income

context A high-rise apartment tower is surrounded by low-rise apartments over retail in the Laurel Village development on Hennepin Avenue, which is developing as the city's entertainment district. Laurel Village is located at the western edge of Hennepin Avenue and downtown, within walking distance of Loring Park, the Walker Art Center, and the Guthrie Theater.



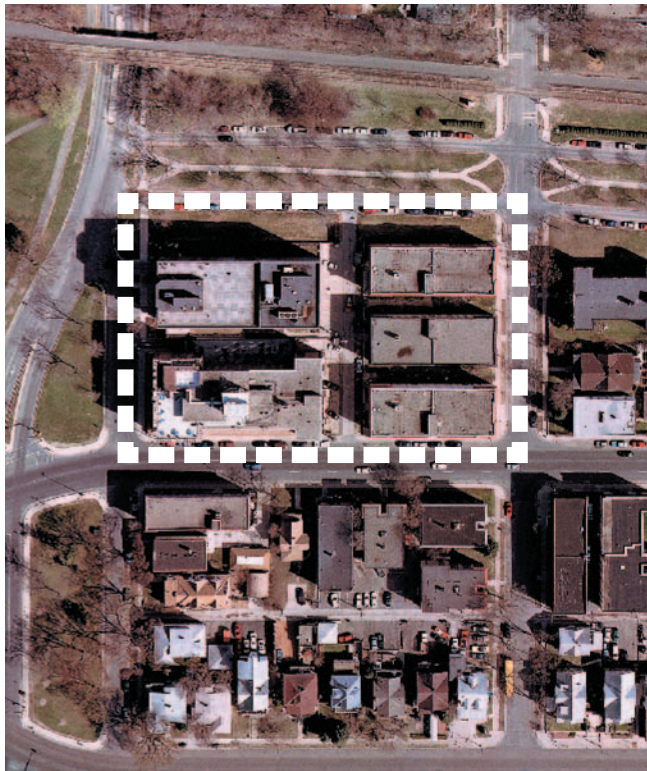
The densely populated Uptown area in south Minneapolis accommodates a variety of housing types, from single-family, detached homes, to duplexes, and low- to mid-rise apartments. The photo in the upper right is across the street from the study block.



Most of the older apartment buildings in Uptown have on-street parking, with limited rear-alley parking. The newer, mid-rise apartment buildings—pictured above and right—have underground parking for their greater number of residents.



The newer, mid-rise apartment buildings provide open space in the form of balconies, rooftop decks, and small, enclosed lawns that are elevated from the street. The older apartment buildings have small, shared yards. The entire Uptown area has easy access to recreational space, commercial areas, entertainment, and transit.



Block Area & Demographic Information

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

block density 110 du/acre

number of housing units 231 *

block area 2.1 acres

occupied housing units 98% *

housing units owner-occupied 23% *

average household size 1.22 *

percent white 91% *

median age 31 *

type of units low-, and mid-rise apartments and condominiums

number of floors 4-9

distance from curb 14-45 feet

location Bounded by Lagoon Avenue, Knox Avenue The Mall, and James Avenue. East Isles neighborhood, Minneapolis.

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 12 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 2,018 *

census tract area 169 acres

median household income \$44,938 *

- 118% of Minneapolis median household income
- 83% of metropolitan median household income

context A block of low- to mid-rise apartment buildings within a neighborhood of apartments, duplexes, other multifamily, and single-family homes. The neighborhood also has numerous commercial, retail, office, and entertainment activities.