



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.



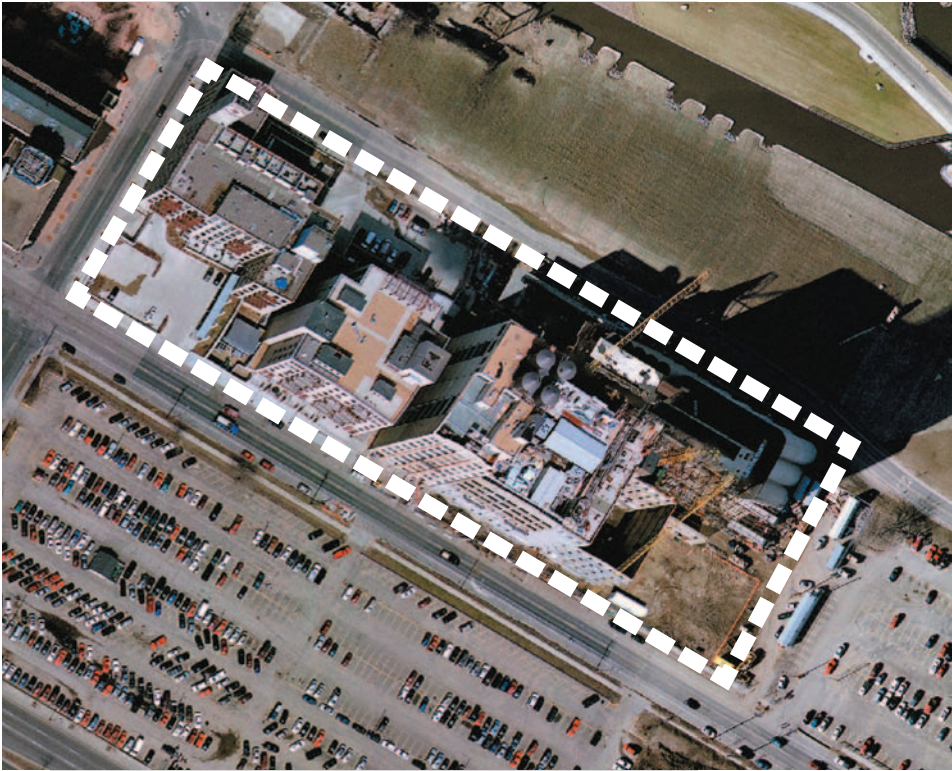
Underground parking garages accommodate most resident parking. Guest parking is available in a few small surface parking lots, and along surrounding streets.



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.

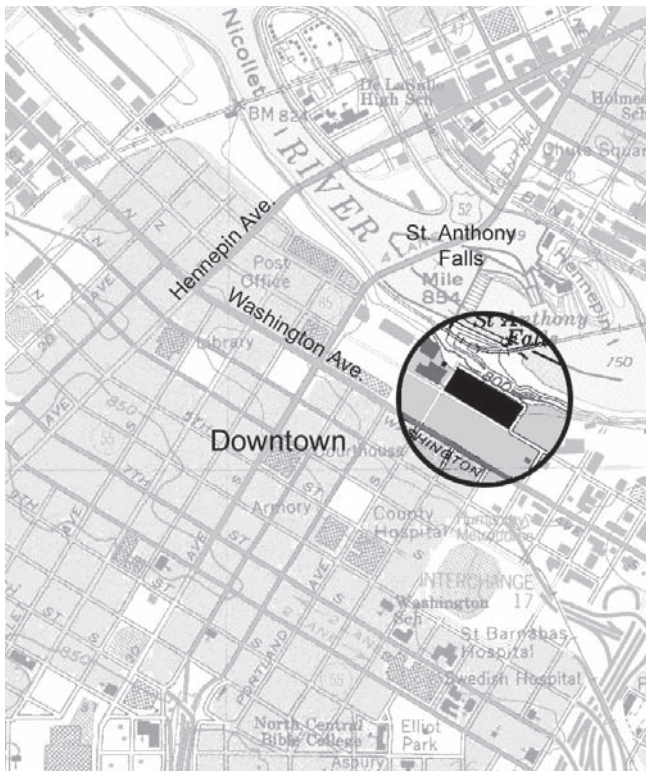


Block Area & Demographic Information

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.