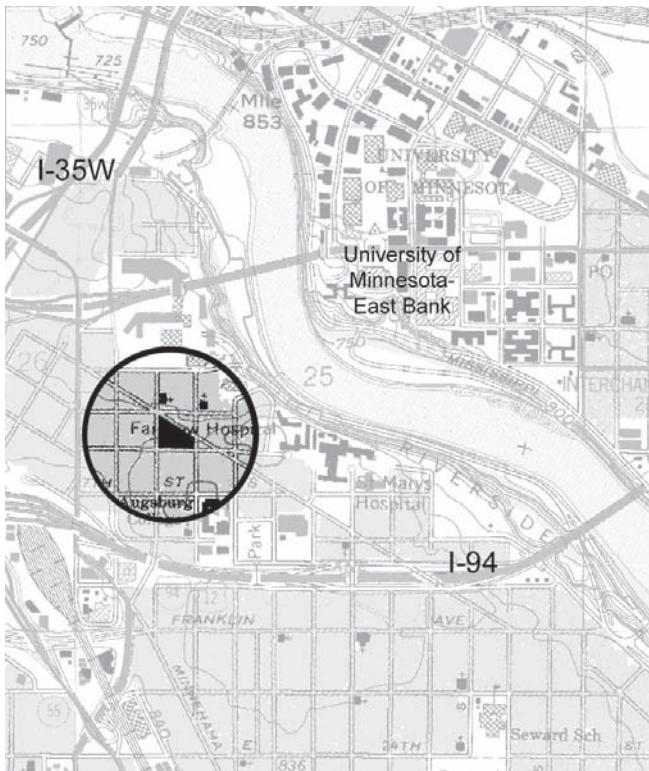




This development consists of two buildings of side-attached rowhouses, placed at right angles to one another, and an L-shaped, three-story apartment building with underground parking. The buildings occupy approximately two-thirds of a roughly triangular site. A small, one-story commercial building with 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.