

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.

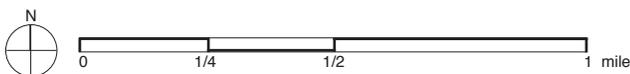
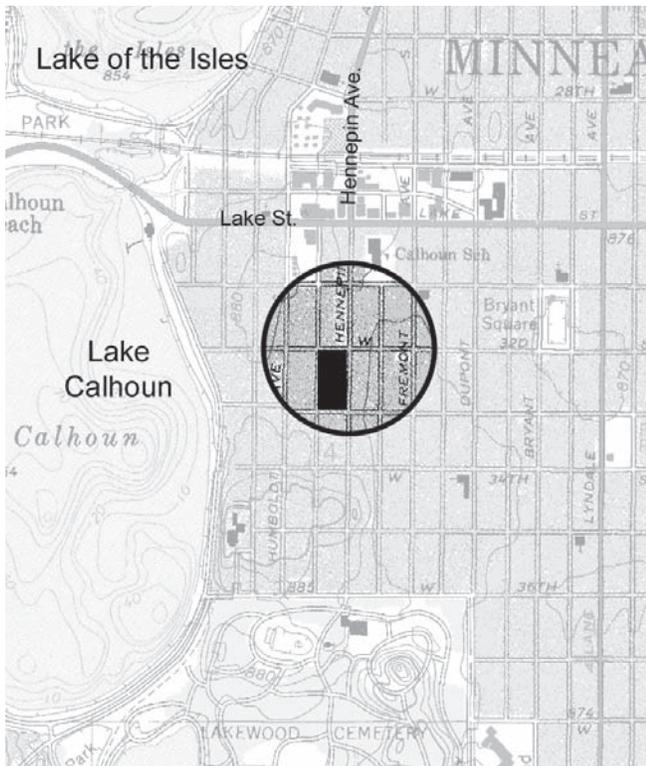
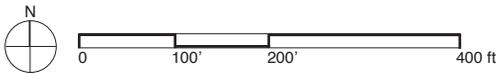


Tuck-under garages and a paved driveway at the rear of the rowhouses provide ample parking for residents, clients, and guests.



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

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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.