

Housing Density

Lyndale Ave. & 25th St. • 19 units acre



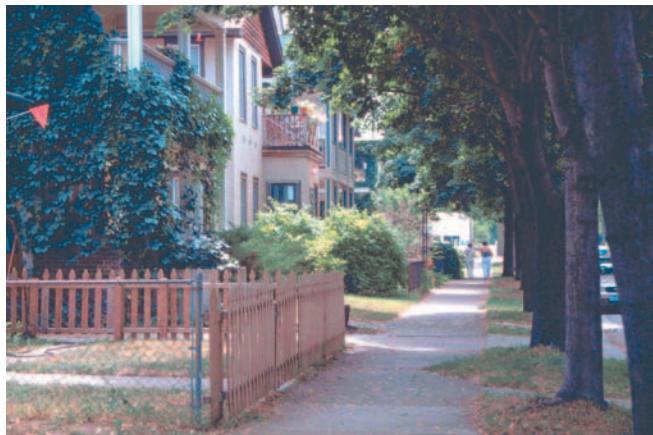
This block illustrates one of only a few examples of stacked rowhouses in the Twin Cities. Although this two-story building has the appearance of a structure of side-attached rowhouses, with individual entrances, it actually houses apartments, or “flats.”



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



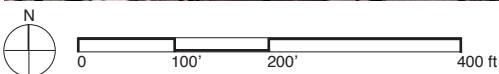
Narrow light wells at the rear of the rowhouses also serve as small, shared patios.



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.

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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 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.