



# Density of Development



**Twin Cities Metropolitan Area Examples**



## Density of Development

# Introduction

- *Visualizing Housing Density*

This presentation is designed to help visualize housing unit density in a variety of urban and suburban settings. Density is an important characteristic in relationship between land use and transportation, particularly in supporting successful transit service. However, density has many forms and applications and developments of the same density can have a very different look and feel. Density also has numerous definitions and methods of measurement. This presentation defines density by how many housing units are in a development designated for housing, dwelling units per acre (du/acre). In some cases, it is the parcels that comprise the subdivision. In others, it is area included in the development project or neighborhood block.

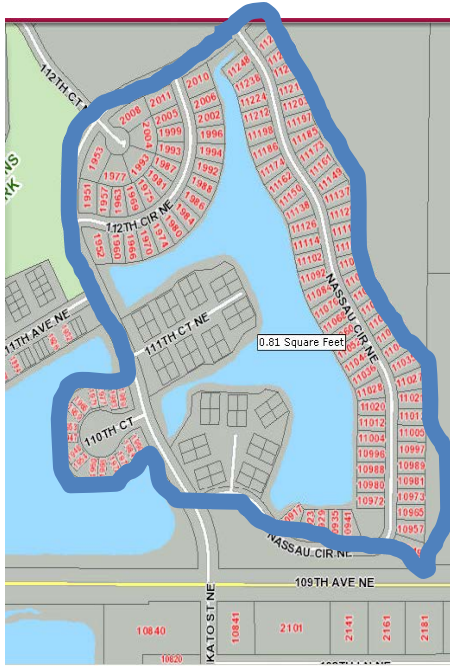
### Key Points

- Density is a number of units in a given land area (project area, subdivision, parcel). In the residential developments used the land area includes all the area of the legal parcel or parcels. The maps show the land area definition for each project highlighted.
- In mixed use projects, density is the number of housing units divided by the land area of the mixed-use development (that includes area used for non-residential uses such as office or retail space).
- For questions about this presentation, contact John Kari at [john.kari@metc.state.mn.us](mailto:john.kari@metc.state.mn.us)



Density of  
Development

# Suburban 3.3 units per acre







Density of  
Development

# Suburban 5 units per acre







Density of  
Development

**Urban 7 units per acre**







Density of  
Development

**Suburban 7 units per acre**







Density of  
Development

**Urban 10 units per acre**





Density of  
Development

# Suburban 10 units per acre

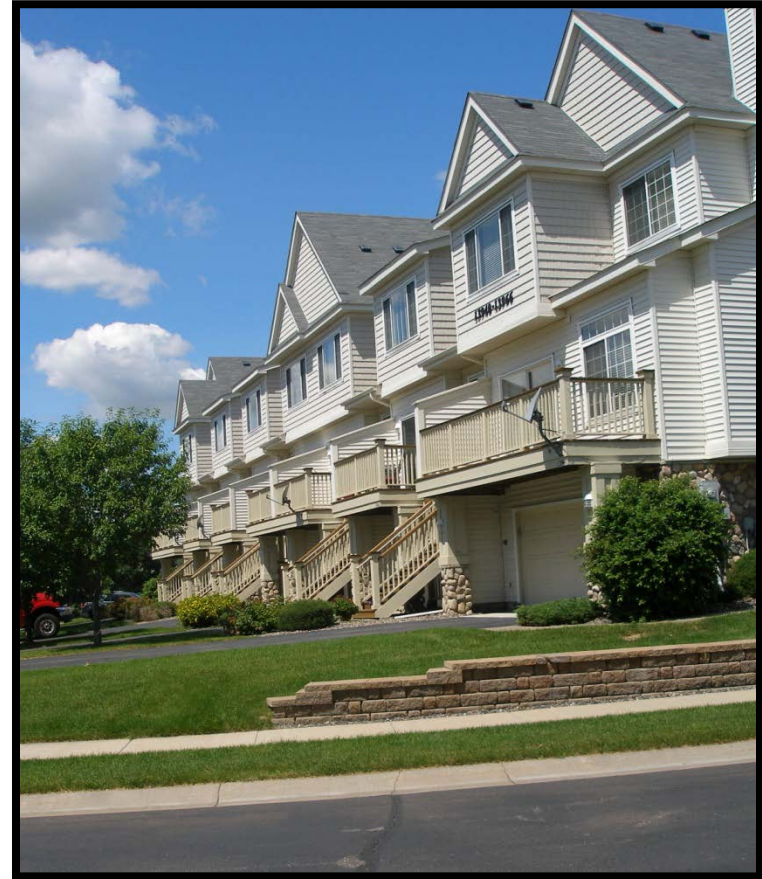






Density of  
Development

# Suburban 15 units per acre







Density of  
Development

**Urban 16 units per acre**

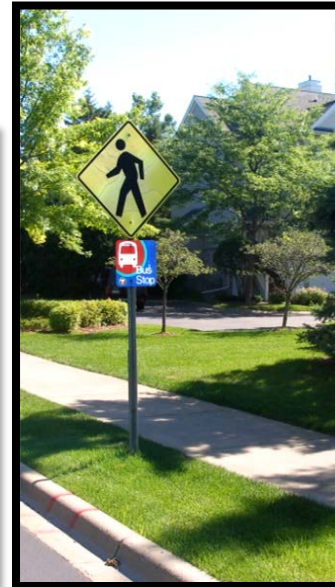






Density of  
Development

**Suburban 18 units per acre**





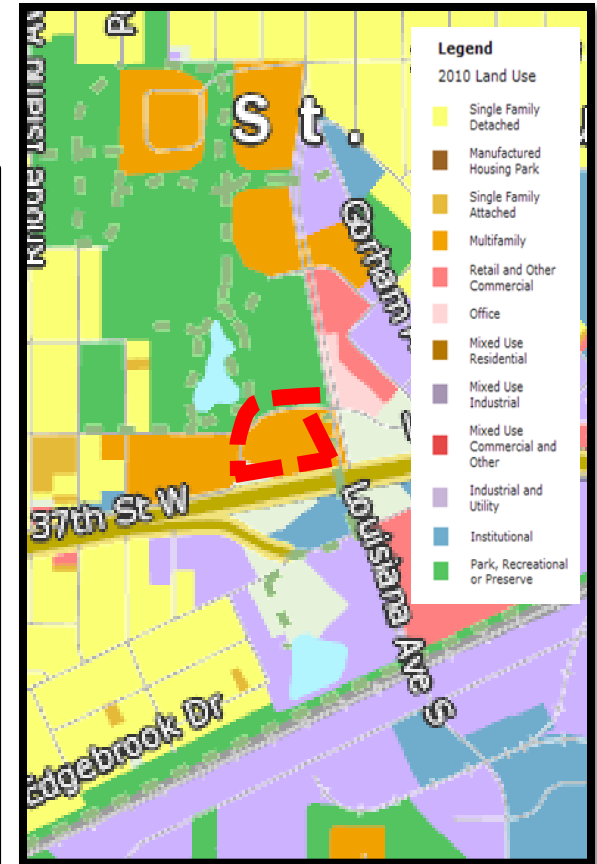
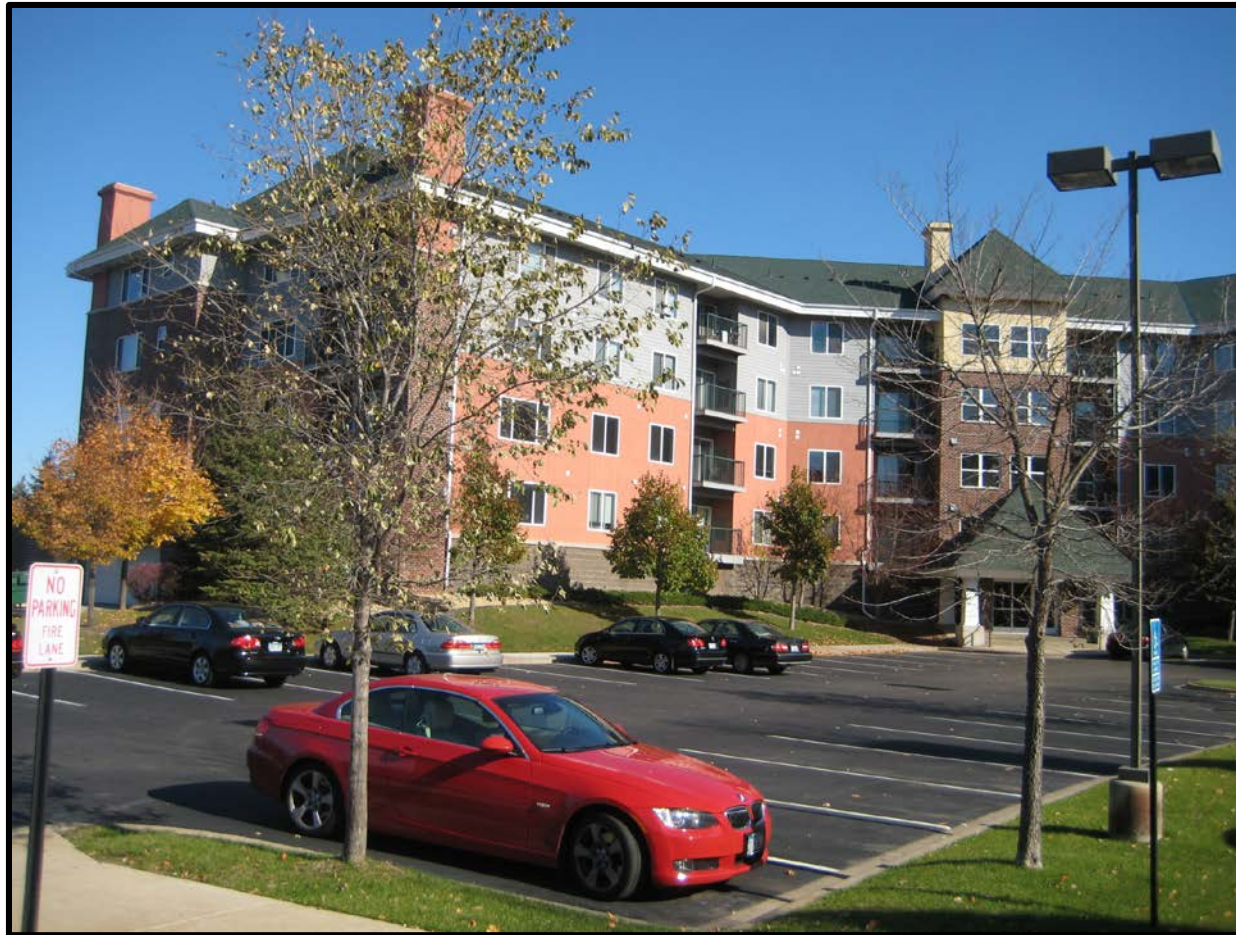






Density of  
Development

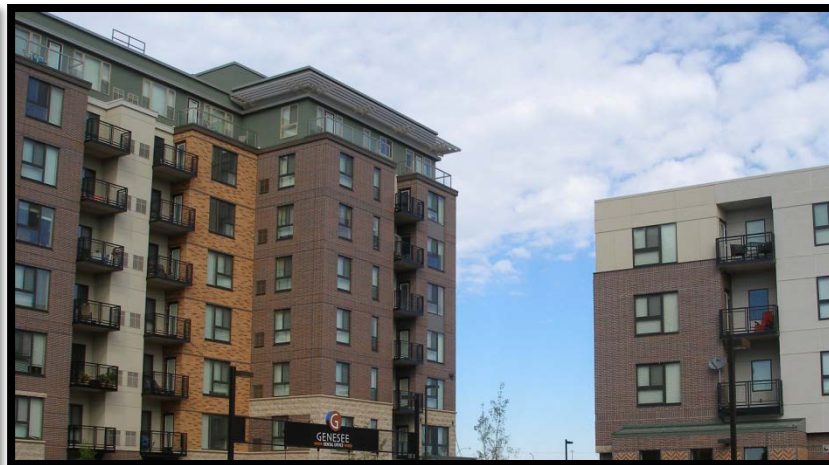
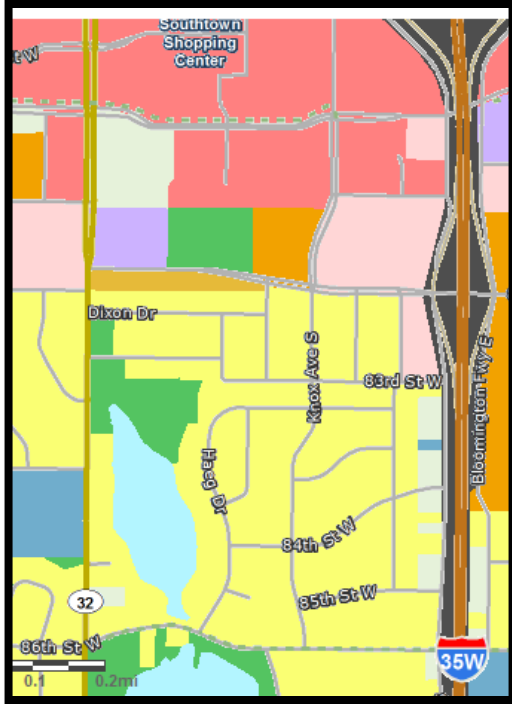
# Suburban 25 units per acre





Density of  
Development

# Suburban 28 units per acre mixed use

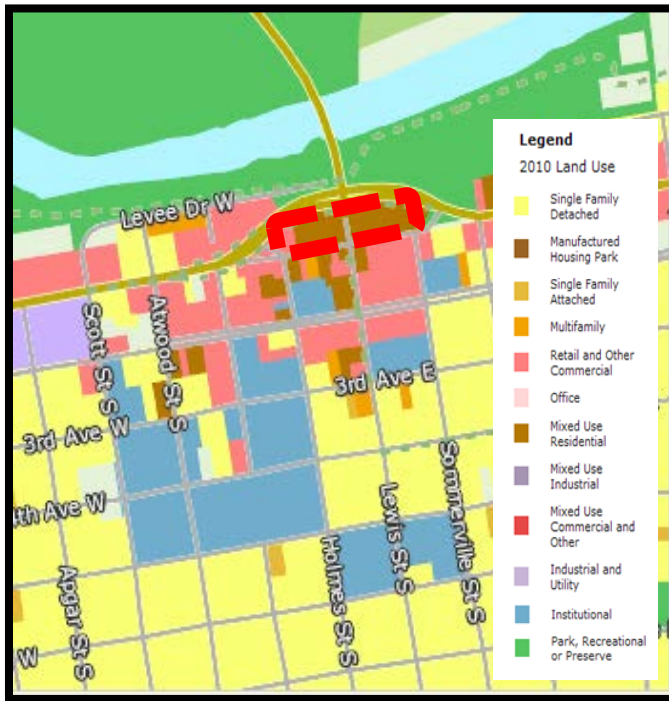






Density of  
Development

# Suburban 28 units per acre mixed use







Density of  
Development

# Suburban 32 units per acre (1) mixed use

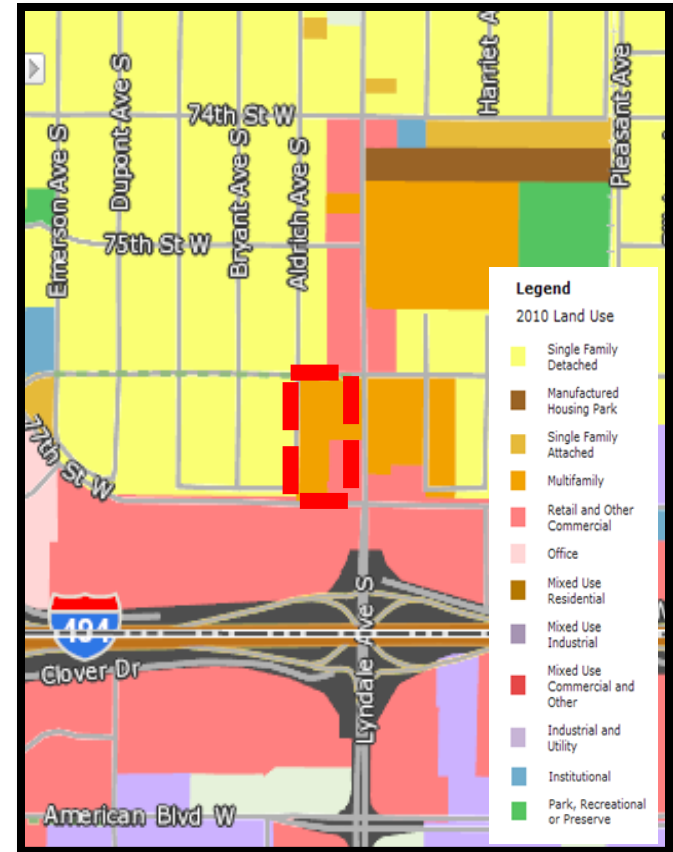






Density of  
Development

# Suburban 32 units per acre (2) mixed use



2010 Land Use



Density of  
Development

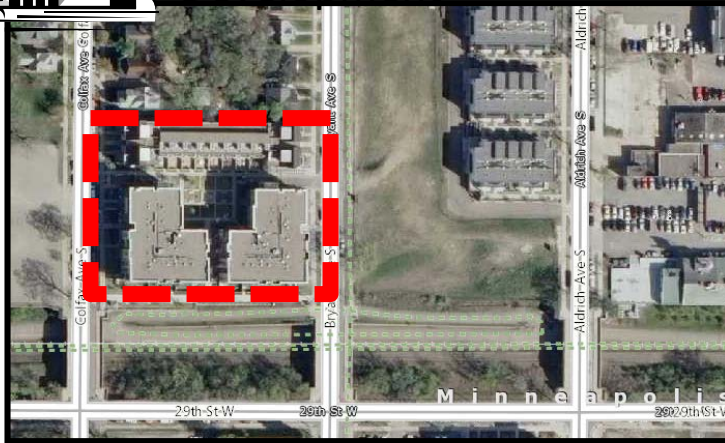
**Urban 40 units per acre**  
mixed use



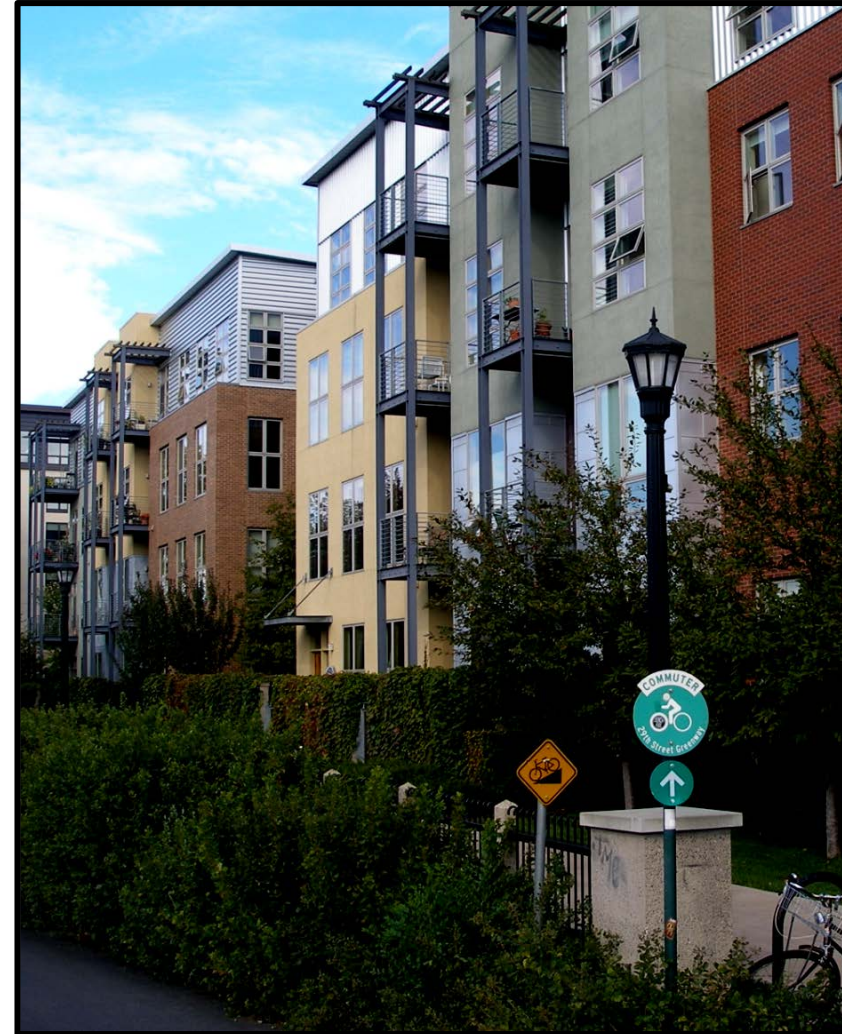




## Density of Development



## Urban 45 units per acre

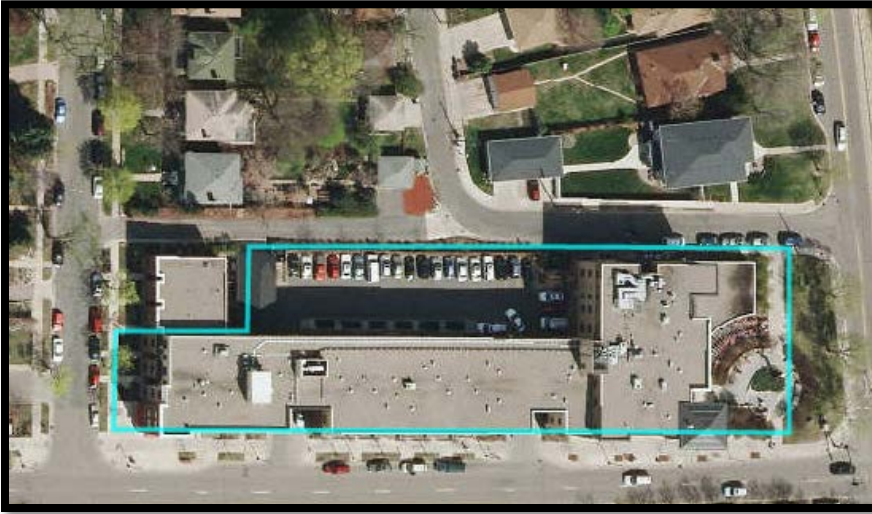






Density of  
Development

# Urban 46 units per acre Mixed Use







Density of  
Development

# Suburban 46 units per acre Mixed Use



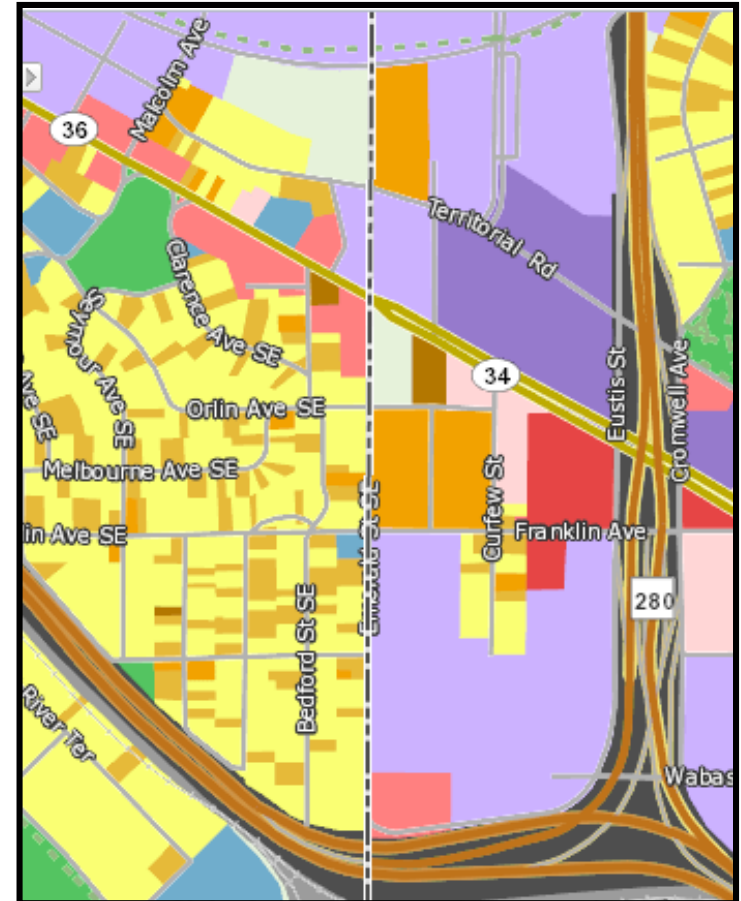


Density of  
Development

# Urban 59 units per acre (1)







2010 Land Use



Density of  
Development

# Suburban 64 units per acre

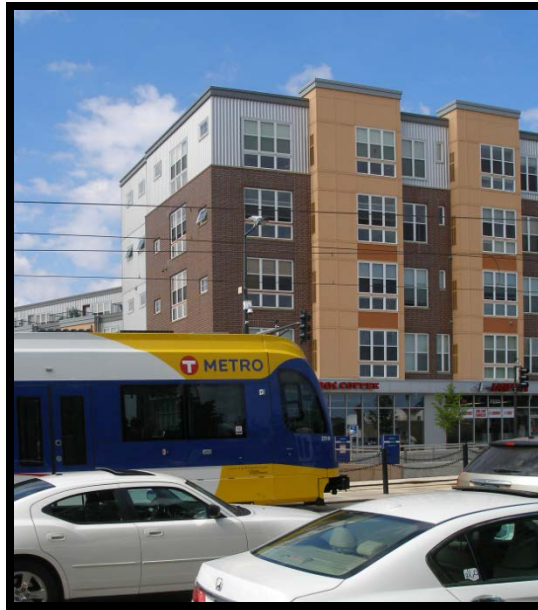






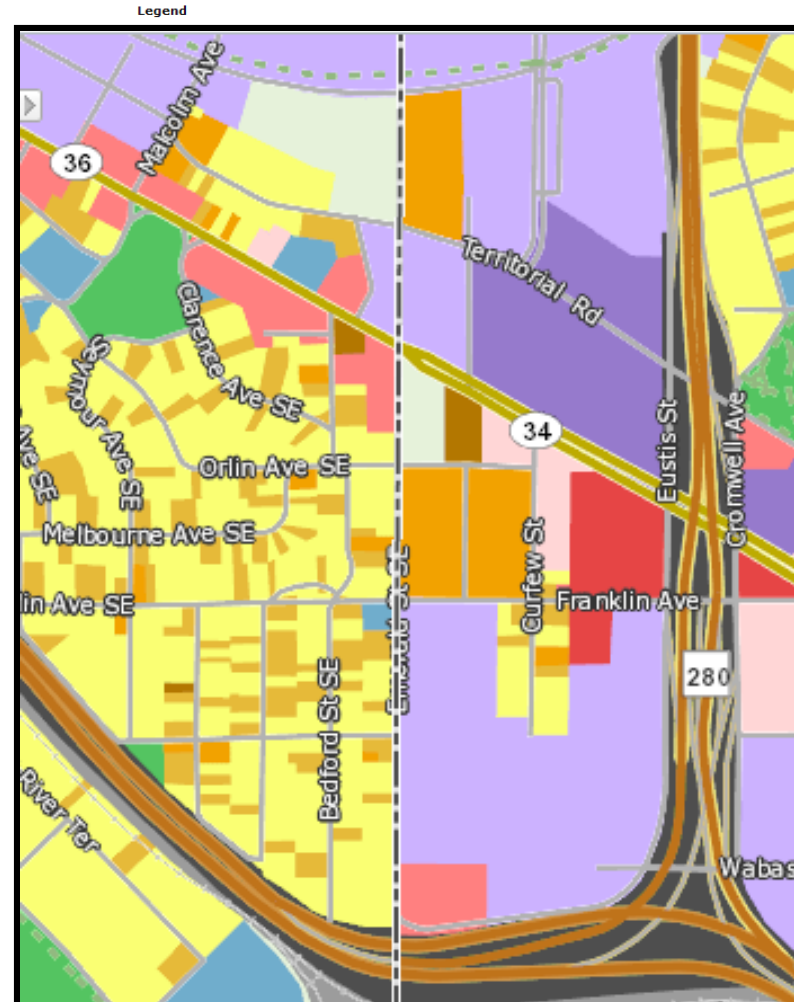
Density of  
Development

# Urban 74 units per acre (1)





# Urban 74 units per acre (2)



2010 Land Use





Density of  
Development

**Urban 74 units per acre**







Density of  
Development

**Urban 79 units per acre**

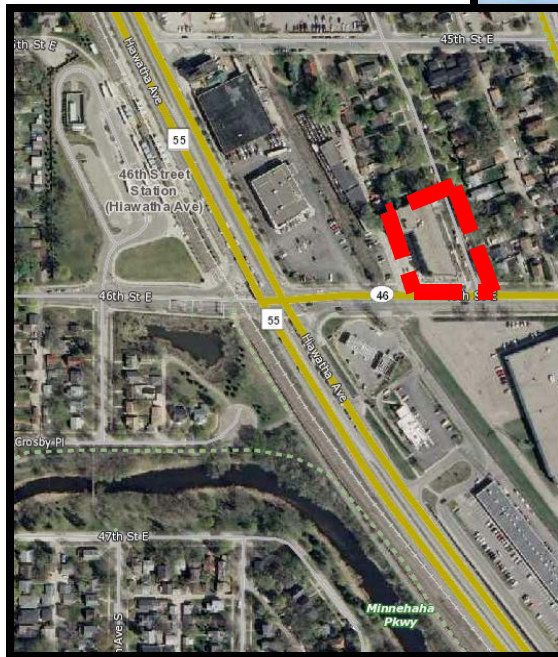






Density of  
Development

**Urban 80 units per acre**



**46<sup>th</sup> Street  
Station**







Density of  
Development

**Suburban 90 units per acre**







Density of  
Development

**Urban 97 units per acre**

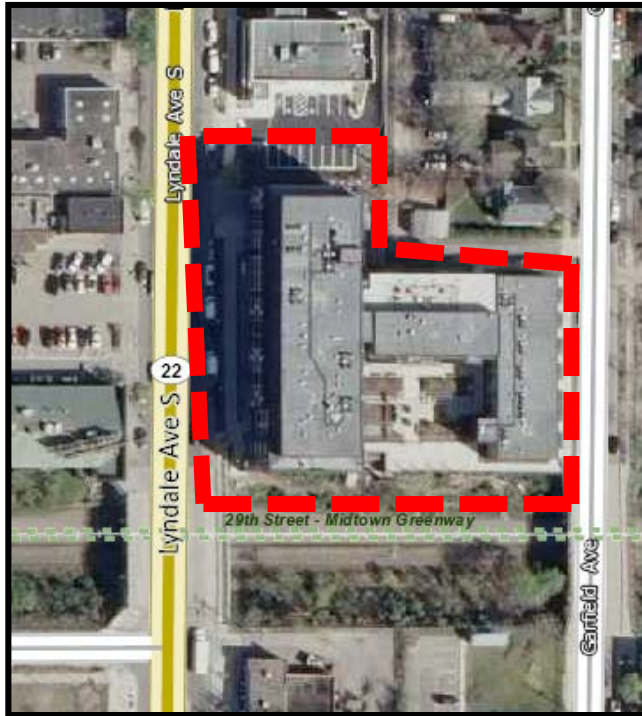






Density of  
Development

**Urban 108 units per acre**

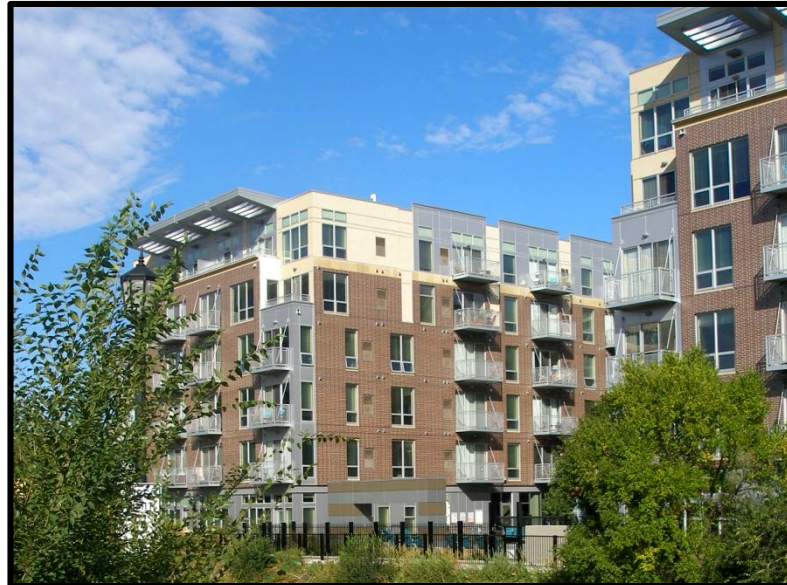






Density of  
Development

**Urban 119 units per acre**

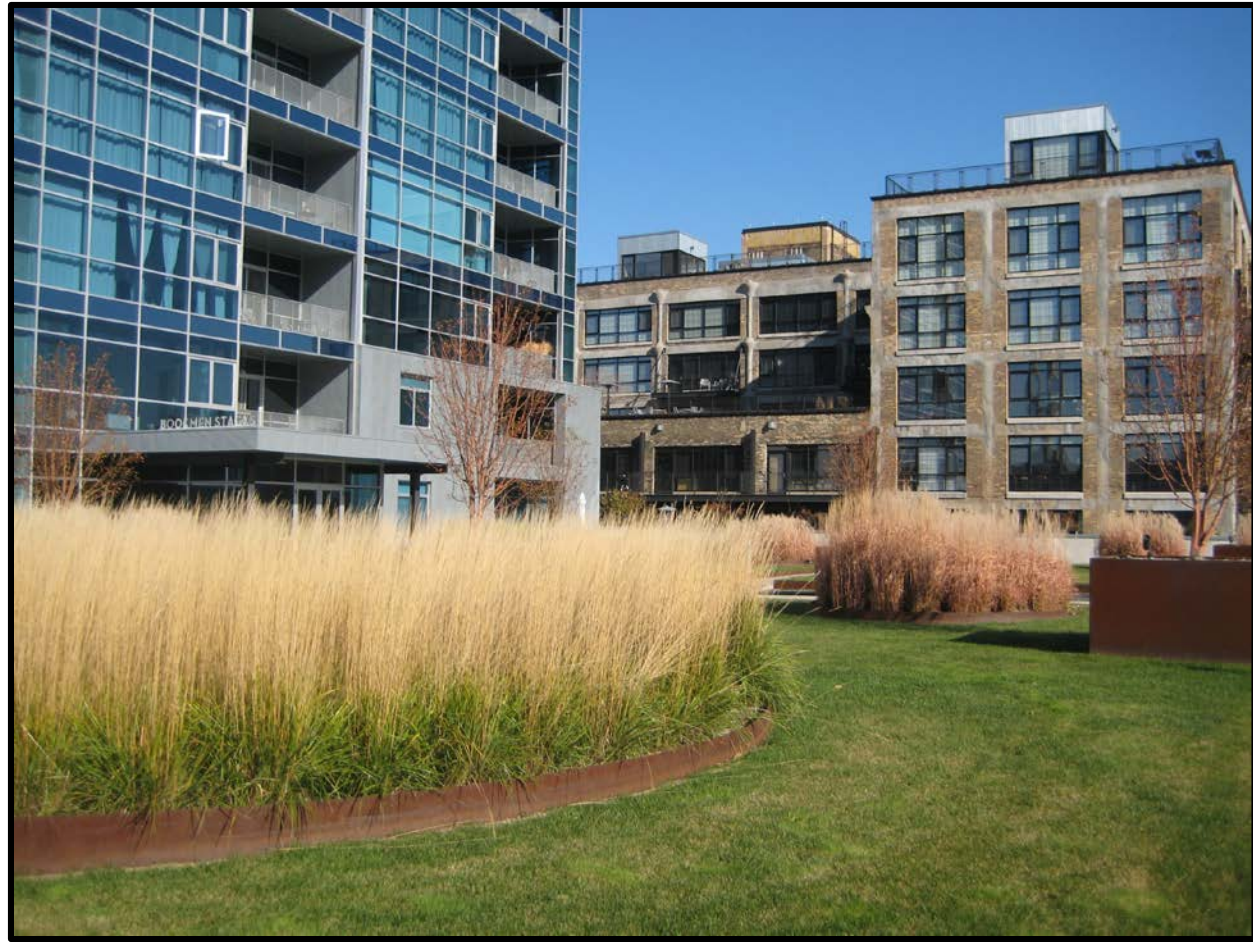
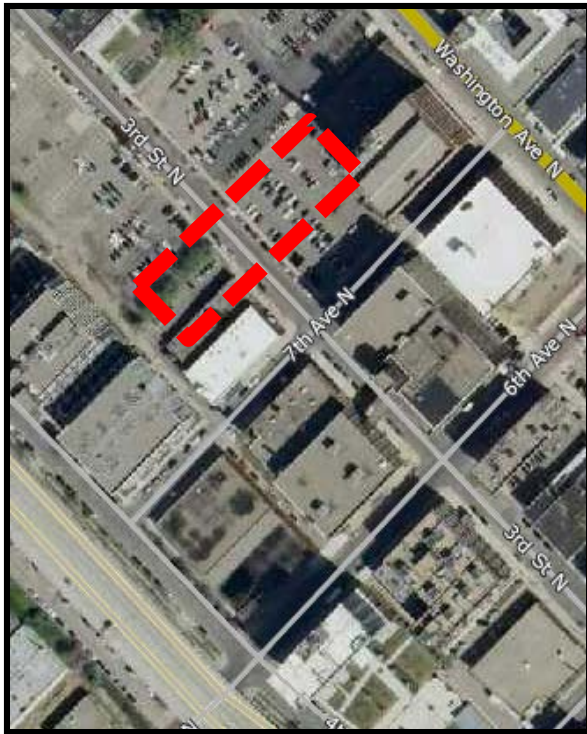






Density of  
Development

**Urban 135 units per acre**







Density of  
Development

**Urban 140 units per acre**







Density of  
Development

**Urban 196 units per acre**  
Mixed use

