Density of Development

Twin Cities Metropolitan Area Examples
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
Suburban Development

Density of Development

Suburban 3.3 units per acre
Density of Development

Suburban 5 units per acre
Density of Development

Suburban 7 units per acre
Density of Development

Urban 10 units per acre
Suburban 10 units per acre
Density of Development

Suburban 15 units per acre
Suburban 18 units per acre

Density of Development
Density of Development

Urban 24 units per acre mixed use
Density of Development

Suburban 25 units per acre
Density of Development

Suburban 28 units per acre mixed use
Suburban 28 units per acre
mixed use
Suburban 32 units per acre (1) mixed use
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
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)
Density of Development

Urban 59 units per acre (2)

2010 Land Use
Density of Development

Urban 74 units per acre (2)

2010 Land Use
Urban 74 units per acre

Density of Development
Density of Development

Urban 79 units per acre
Density of Development

Urban 80 units per acre

46th 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