

# Technical Memo

**Date:** March 18, 2013



**To :** Brian Schafer, AICP  
Small Area Plan Project Manager,  
City of Minneapolis Community Planning and Economic  
Development Department

**From:** Bob Kost and Dan Cornejo

**RE:** Draft - Linden Hills Small Area Plan, Market Overview

The Linden Hills commercial district character is defined by a fine grain and texture mosaic of public and private places and spaces, with a wide array of low-scale buildings that house retail and service businesses, both locally-owned and –operated as well as several that are part of regional enterprises.

In this precinct of Linden Hills, the Minneapolis rectilinear grid was slightly altered to a curvilinear block and street pattern to accommodate a slightly rolling terrain. This urban design and business mix pattern evolved historically as a response to the intersection of the grid layout of streets and the routing of the streetcar system from Lake Harriet westward along the rolling terrain.



*Historic view Linden Hills ca. 1930. "Twin Cities by Trolley (Diers and Isaacs,*

The Linden Hills neighborhood desires to preserve and enhance the walkable village scale of its commercial district nodes and corridor while at the same time manage and shape the scale and density for new uses and activities in new infill development to ensure that these changes complement the current variety of choices for living, shopping, dining, and recreating. The residents and business interests recognize that their commercial district is integral to their community which is characterized by a high level of interdependency of social relationships, shared understandings, and a sense of obligation that is closely linked to the form and appearance of the physical environment. This community cares about not only the vitality of neighborhood, but also its continued viability and sustainability.

The Linden Hills commercial district has been and continues to be very successful. A significant factor in this success has been the interplay of the mutually reinforcing elements of urban design

character and mix of businesses within a context of one, two, and three story residential buildings. The dimensional scale of primarily local streets and sidewalks harmonizes with the low profile of the buildings. The sum impression of the individual parts of Linden Hills and their relationships conveys a character that this community wants to conserve, even as it seeks to embrace the changes it needs to sustain its success.

This market overview, as part of the Small Area Plan, is intended to provide insights into the interplay between market demand for goods and services and the supply of businesses to respond to this demand. This information will help chart the path to secure the types of transformative development, whether reinvestment in existing buildings and infrastructure, or new investment in infill redevelopment, that respond positively to the needs and desires for a more sustainable Linden Hills neighborhood for current and future residents, businesses, property owners, and visitors.

**This market overview:**

1. Describes current real estate market conditions and characteristics in the Linden Hills commercial nodes at 43<sup>rd</sup> Street and Upton Avenue, 44<sup>th</sup> Street and Beard Avenue, and 44<sup>th</sup> Street and France Avenue, within the larger context of the adjacent and nearby residential area which form its primary customer base, i.e. its size, strength, and stability. It also describes briefly other nearby comparable, competitive, and complementary commercial nodes.

2. Comments on general market trends for neighborhood commercial districts, with a focus on the issues and opportunities for the Linden Hills commercial nodes.
3. Provides an analysis of development trends and lessons drawn from precedent areas including an examination of other factors that could help the Linden Hills community, working in concert with the City of Minneapolis and the private sector development community, to positively influence development and business prospects in the study area.
4. Describes local organizational assets that have the potential for partnerships with the development community to foster positive results as the Linden Hills community adapts to the internal and external forces of change.

This market overview is intended to supplement information and perspectives provided by a developer advisory panel comprised of members of the local development and market research community.

## **Market Conditions and Characteristics**

### **Land Use Profile**

Located in the Southwest Sector of Minneapolis, the Linden Hills neighborhood comprises the following land uses:

**Commercial:** Within Linden Hills there are three distinct commercial nodes along a three-quarter mile-long corridor: 43<sup>rd</sup> and

Upton on the east, 44<sup>th</sup> and Beard in the center, and 44<sup>th</sup> and France on the west.

**Institutional and Public Facilities:** Linden Hills Community Library (part of the Hennepin County system). Schools include Lake Harriet Community School (public); Southwest High School; Southwest Community Education; Carondelet School (Catholic). Places of Worship include: Linden Hills Congregational United Church of Christ; Lake Harriet Spiritual Community Church; Church of St. Thomas the Apostle.

**Residential:** 3,700 housing units (two-thirds owner-occupied, one-third rented); primarily single-family homes, with several apartment and other multi-unit buildings clustered at 43<sup>rd</sup> and Upton and at 44<sup>th</sup> and France areas.

**Historic Buildings:** There are two historic sites (designated by the City of Minneapolis) within the Study Area or Area of Influence and four such sites adjacent to or near the Area of Influence. In addition, there are several potential Linden Hills historic sites and other valued places, all of which contribute to the charm and allure of this commercial district.

**Open Space – Lakes:** Linden Hills Park (and Park Building); Lake Harriet, with connections via Lake Harriet Parkway (part of the Grand Rounds) to other lakes in the renowned Minneapolis Chain of Lakes, Minnehaha Creek, and Saint Paul park and parkway system.

## Demographic Profile

- **Population growth:** Between 1990 and 2010, total population declined from 7,678 to 7,564, roughly 1%.

During this same time, Minneapolis total population declined from 382,618 to 382,578, under 1% or essentially no change.

- **Age:** In 2010, 52% of Linden Hills residents were between 18 years old and 54, compared to 62% of Minneapolis total resident population. In terms of seniors or older adults, 24% Linden Hills residents were 55 years of age or older, compared to only 17% of Minneapolis total resident population.
- **Households by Type:** Total households: 3,488. Households with no children or no children under 18: 930 (27%). Married couple family households with children less than 18 years: 707 (20%). Single-person family households with children under 18 years: 213 (6%). Nonfamily households: 1,638 (47%). Included in the above are households with one or more people 65 years or older, i.e. 587 (17%).
- **Household Income (annual):** 51% of households have an income of over \$75,000, 33% have an income between \$35,000 and \$75,000, and 16% have an income of less than \$50,000.
- **Rent vs. own housing:** Of the occupied housing units in Linden Hills, 70% are owner-occupied and 30% are renter-occupied, compared to 49% owner-occupied and 51% renter-occupied for Minneapolis as a whole.
- **Housing Costs:** Home Sale Price: \$107,000 to \$1.6 million. Condo Sale Price: \$100,000 to 195,000. Monthly Rent: \$680 to \$2,450.

## Business Mix

There are nearly 125 businesses in the three Linden Hills commercial nodes including the following types of businesses: restaurants, health and fitness, food, gifts and crafts, flowers and garden, and services such as automotive, hardware, beauty and hair care, children's toys and books, and professional services).

## Node Characteristics

The Linden Hills study area corridor and its three nodes are well-established and well-known not only in its surrounding residential context but also throughout southwest Minneapolis, Minneapolis generally, St. Paul, and first-ring suburbs, most notably Edina, its neighbor to the west. The Linden Hills shopping district main attributes are its strong, successful independent business operations, its mix of retail and service establishments, its pleasant and walkable ensemble of low-rise buildings, narrow storefronts, and its proximity to the Chain of Lakes and the Grand Rounds parkway. Customers generally cite the traditional look and feel as well as the store mix as the primary reasons they patronize the Linden Hills shopping areas.

The areas' primary streets are France Avenue, 44<sup>th</sup> Street and Upton Avenue. France Ave. and 44<sup>th</sup> St. are classified as Community Connectors in the City's long range transportation plan. These types of medium capacity streets typically connect neighborhood commercial corridors and districts with each other and serve as the main street of their respective commercial node. Upton Ave. is classified as a Neighborhood Connector, typically a low capacity street that connects neighborhoods with each other.

Even though customers complain about the lack of enough parking and residents who live adjacent to the shopping areas complain about spillover parking on "their" streets, there is also a certain reluctant acceptance that "we can't have it both ways." There is a desire to work out shared parking agreements amongst the owners of existing parking lots, especially for employee parking so that street spaces can be more available to customers.

Because of the curvilinear grid street pattern, properties and buildings in this area have a variety of sizes, footprints, and access attributes, along with a corresponding assortment of values. Commercial lease rate range from \$10/sq. ft. to \$25/sq. ft. (triple net, i.e. less property taxes, insurance, and maintenance)

In terms of purchasing power of the primary customer base of the three Linden Hills commercial nodes, the 20,500 households (75% owner-occupied) of Linden Hills and the surrounding Southwest Minneapolis area have high median incomes (\$83,000 to \$86,000). The adjacent city of Edina has a median household income of \$78,000. Incomes in excess of \$75,000 are generally thought to be the level at which families begin to have significant discretionary spending options. However, because of its reputation as a premier neighborhood commercial district that functions much like an historic small-town main street, the Linden Hills distinctive commercial nodes and connecting corridor draw patrons from throughout the core of the Twin Cities region. This broad appeal adds to its vitality, its strength, but also causes frequent vehicle access and parking issues, especially in the summer months when recreation use of the Chain of Lakes, its connecting parkways, and biking and pedestrian pathways is at its highest.

Most of the multi-family apartments and townhomes in Linden Hills are located in or adjacent to the commercial district. And, most of these units are primarily in buildings devoted to only residential uses. However, there are a few residential units in mixed-use buildings that have commercial uses on the ground floor. The balance of housing in Linden is single-family detached dwellings. Reasons given by residents for choosing to live in Linden Hills include its charming and high quality housing stock, walkability, good schools with high level of parental involvement, great library, near “The Lakes,” and traditional “village-like” shopping district with its diverse mix of retail and service uses. They also cited that living in Linden Hills afforded them easy access to Downtown, Uptown at West Lake Street and Hennepin Avenue, 50<sup>th</sup> and France, and Southdale in Edina at France Avenue south of Highway 62. Regarding the future, residents noted that many current residents are entering the stage in their lives when they may be looking for one-level living in a condo or rental apartment. They pointed out that there is a lack of supply of these types of units, and a lack of diverse housing choices generally, both in terms of housing types and levels of affordability.



*View of Upton and 43<sup>rd</sup> Commercial node looking north towards downtown.  
Courtesy of the Metropolitan Design Center*

## Comparable, Competitive, and Complementary Commercial Districts

There are several nearby commercial nodes that compete with the Linden Hills commercial nodes and corridor in terms of business mix. These areas also offer a degree of complementarity. Within one-mile of the three Linden commercial nodes are the commercial districts of:

- Sunnyside in Edina that abuts the Linden Hills node at 44<sup>th</sup> and France Avenue,
- 50<sup>th</sup> and France node that straddles the Edina-Minneapolis border,
- 50<sup>th</sup> and Xerxes Avenue,
- 50<sup>th</sup> and Penn Avenue,
- 54<sup>th</sup> and Penn Avenue,
- 60<sup>th</sup> and Penn Avenue, and
- 50<sup>th</sup> and Lyndale Avenue.

Each of these areas offers a similar mix of businesses (restaurants and coffee houses, specialty retail shops, personal services), and ambience. These areas also have mixed commercial-residential developments, multi-family apartments (rental and condo), some that are older and some developed within the last decade. Linden Hills residents shop outside their commercial districts for building materials, appliances, major clothing and grocery purchases, home furnishings, electronics, and furniture.



*A variety of other commercial nodes compete with Linden Hills' businesses.*

## Market Trends

There has been an unprecedented transformation in the demand for goods and services, as well as for real estate for employment. The following comments and observations summarize the views and characterize the tenor of the development industry perspective on the key drivers of change for future real estate investment.

- The Back-to-the-City movement by young and old alike has not only been demonstrated but has been shown to be a long term phenomenon, bolstered by a growing recognition of climate change issues (affecting gas prices), environmental issues generally, the economic downturn, and the slow recovery anchored in uncertainty.
- Desiring more interaction with diverse age and lifestyle groups, and more active living in settings in which they are more accustomed, the over-65 population is shunning institutional settings in favor of walkable, amenity-rich communities in cities and close-in suburbs.
- The existence of aging baby boomers alongside other older demographic groups has created not one single market segment, but a variety of housing market segments. Today there are three separate generations over 65, each with its own outlook on life and distinct housing needs.
- A majority of older people want to age in their current homes. However, many who are able to move are choosing to relocate within or move to urban locations.
- Generation Y (Millennials), currently 14 to 34 years old (those born between 1980 and 2000), accounts for 25 percent of America’s population. They will dominate residential demand for much of their lives – similar to the baby boomers’ impact over the last 45 years. Prospects are positive for both rental and ownership demand.
- In terms of purchasing goods and services, Gen Y shoppers grew up in malls, feel perfectly comfortable there, and will likely shop there if they find interactive experiences and specialty stores selling brands they seek.
- Multi-tasking young professionals crave interconnectedness and mobility, and downplay physical space as well as privacy; for them, social cacophony can be energizing. For now and until at least until they start families, proximity to urban action – living and working within reasonable distances and using mass transit – holds more attraction for the 20-something crowd than spending time and money commuting by car to quiet suburban lanes.
- Young and old alike want sustainable living and working environments, cutting edge new buildings and retro-fitted older buildings, which manage energy loads that reduce environmental impacts.
- Studies nationally show that a majority of people in urban areas shop for groceries more frequently (3-4 times per week), make smaller purchases each time, and make fewer such trips by car.

## Development Trends

Development industry organizations such as the Urban Land Institute (ULI) advise that “You see too much construction in easy to build markets. Construction is needed where you have a 2 percent vacancy rate and it’s hard to build.” ULI reports that people and businesses are seeking smaller spaces. They are realizing that they do not need as much room to live and work. They want to reduce rents and operating expenses. Generation Y career builders will forsake a suburban lifestyle and willingly move into a “shoebox”-sized city apartments. Nearby public amenities like city parks and retail districts can make up for the lack of personal space. Retailers will rely on smaller store formats, selling more products through web-based channels.

The following additional statements represent current development industry thinking and recommendations for developers seeking real estate investment and development sites:

- Concentrate acquisitions on budding infill sites. Develop where tenants want to be, i.e. districts where hip residential neighborhoods meet commercial areas that offer a cluster of social interaction venues.
- Repurpose the glut of obsolescent properties. Figure out how existing sites can tie into future growth tracks and integrate into more desirable and efficient models. Recapitalize well-leased, good quality assets to retain and expand successful operations. Use rehabilitation and restoration to reinvest in existing buildings that support, or

could be made more supportive of, the urban design elements of the village character.

- Move away from master-planned communities and move toward more small infill projects and mixed-use environments (not necessarily mixed-use buildings) where the infrastructure is in place.
- Trend toward smaller homes (all types, from single-family to multi-family) that make more efficient use of square footage, consequently more informal spaces, larger storage spaces. Energy consumption costs are a concern.
- Recognize that the demographic profile going forward for the next 20 years favors centrally located urban neighborhoods that can provide services and amenities such as public transit, health care, pedestrian-friendly streets, arts, cultural events and facilities, ongoing education opportunities, libraries, stores, and human interaction.
- Rental housing in core cities is on the rise because of the interest in living in older, built-up, established areas with a mix of new and older buildings, primarily by the millennial generation and empty nesters.
- Baby boomer seniors are working longer and want to stay closer to their jobs. They also want to stay close to technological amenities, with social interaction opportunities and facilities for healthy active living. They want to stay in or near the neighborhood where they spent

their adult lives and/or are close to their adult children and grandchildren.

- To accommodate a higher proportion of seniors, however, cities may need to make a range of infrastructure improvements such as curb cuts, corner bump outs to improve pedestrian safety, benches at transit stops, access to bathrooms, slower timing of traffic signals, well-maintained sidewalks, and even zoning that allows people to rent out portions of their homes and/or make accommodations for live-in health care assistance. Some communities are exploring ways to allow for multi-generational living, cohousing and group living, and affinity retirement communities which bring together people who share interests from gardening, culture, and sports.
- New rental units tend to be small but with fantastic amenities, especially those that provide facilities for interaction and socializing.
- In terms of municipalities' relationship to entrepreneurial development involving commercial operations, especially retailers, municipalities are becoming kinder to "tenants," so that to the extent that the tenant and the developer interact, they are kinder to the developer. Small mom-and-pop retail franchises are the group of tenants most in danger in this economy. Municipalities have been allowing more and more creative signage to help retailers draw in customers, and they have been more likely to be flexible on

parking requirements as owners of smaller buildings change tenants or existing successful local businesses expand.

- "Innovation space" targeted to innovation workers in smaller units is in high demand, typically 350-550 sq. ft. to provide cheap rent, short-term leases, and small flexible spaces – to capitalize on the intersection of technology, art, and business start-ups. For example, San Diego's I.D.E.A. District offers a wide range of workspace and residential unit types, sizes, and rents.
- Investors/construction lenders show wariness toward mixed-use developments. Mixed-use development will likely be the exception rather than the rule. It will take place on larger sites where there is already a market performance for the commercial use or there are considerable commercial pre-lease commitments. More likely development will take place in those areas that have, or could have, residential and commercial uses side by side and nearby.
- Financing for small-scale and adaptive reuse projects will combine a complex mix of resources including federal and state historic tax credits, federal brownfield loans, tax increment financing, property tax abatements, and other tools.
- The most important thing that local government can do to facilitate the process for small-scale development is to streamline permitting and shorten review and approval

time to reduce risk, and thereby increase certainty. If a certain kind of urban design character is sought, work with the community to identify it upfront and make it part of the City zoning code.

- Grocery store chains are recognizing that whereas they still rely on some degree of parking to attract customers, they are developing smaller “urban lifestyle” stores in areas where they can capitalize on dense housing environments within walking distance to provide potential customers.
- Changes in building code requirements now permit 5 stories of wood frame construction built over a first floor of steel frame or concrete, thus facilitating construction of moderately-dense mixed-use buildings on infill sites. Typically these types of developments include underground parking, storage for bikes, and more amenities for active living and social interaction. Examples of this type of development are two new mixed-use retail-residential projects under construction in the North Loop and in Northeast Minneapolis. A recent similar development took place in Saint Paul with the 4-story Oxford Hill condo-retail project at Grand Avenue and Oxford Street.
- Many smaller cities and towns, and inner-city commercial districts, are revising their regulations to either a form-based code or a hybrid of conventional elements and form-based design requirements, e.g. Saint Paul’s Grand Avenue; Village of Oak Park, IL; North Amherst Village Center, MA; North Charleston, SC; Flagstaff, AZ; and Lawrence, KS. Some

larger cities have adopted city-wide form-based codes, e.g. Denver, CO.

Additional market insight was provided to the Small Area Planning process through a round table discussion between project steering committee members and local development professional professionals Kit Richardson of Schafer Richardson Development, Mary Bujold or Maxfield Research and Colleen Carey of The Cornerstone Group:

- A major issue is how to keep older people in the neighborhood but not increase density and building heights. This is a theme across the metro.
- No matter what people may think, the neighborhood is and will continue to change.
- Developers want a guide plan. With a plan, you can target which developers you want.
- The plan starts with land use. From there, scale, density, parking, etc. follow.
- Linden Hills is very attractive with relatively high incomes, good mix of resident types, wide variety of housing, and stable real estate values.
- Small incremental developments may be more desirable/possible in some locations than others. Need to analyze and identify opportunity sites.
- A neighborhood develops a reputation with developers. A negative image may or may not be earned; it’s the perception.
- You want developers who share Linden Hills’ values. To do this, you need to know what you want.

- The neighborhood should seek out developers. This would be part of implementing the plan.
  - Land cost is critical. Land cost can lead to a need for higher density; or the maximum financing available may indicate land cost is too high or set land value.
  - Scale and context are important. Inducements for increased heights (within acceptable limits), density, etc., could be built into the plan to attract developers.
  - Historic preservation guidelines and designations are often too restrictive for developers. It may be best for individual building owners to seek designation than to create a district. The plan can help inform owners of potential benefits (tax credits).
  - Focus on the core commercial areas for redevelopment.
  - Small boutique retail is less able to afford rents in new construction. It's easier for chains so work to maintain /keep older buildings in good condition.
  - A mix of chains and locally owned boutique retail may be needed to maintain vibrancy in the commercial core.
  - The Turn-Style site is probably the best site in Linden Hills for higher density/intensity development. Sunnyside Gardens could also be, but current ownership will probably wait for a number of years before redeveloping.
  - Grand Ave provides a strong (albeit more extensive) example of what 44<sup>th</sup> Street represents: commercial nodes with medium residential and mixed uses in between.
- At Grand Ave, "B" to "C" zoning has provided for retention of houses as structures for commercial and office uses.

## Organizational Assets

The Linden Hills neighborhood has organized itself with three organizations with the total neighborhood's interest as its overall focus, each with a partially overlapping membership, but also each with goals and programs that promote the interests of its members. Each of these organizations, as was noted above, has the potential to enter into partnerships, formal or informal, with "developer" initiatives and proposals so that mutually beneficial results can occur.

1. **Linden Hills Neighborhood Council (LHiNC):** Its mission statement is: The Linden Hills Neighborhood Council serves as a voice of Linden Hills residents, increasing community involvement and providing two-way communication with the City of Minneapolis and within the Linden Hills community. Amongst its goals is that this organization will be the voice of the neighborhood in civic affairs affecting Linden Hills.
2. **Linden Hills Business Association (LHBA):** Formed in 1940, the Linden Hills Business Association comprises the businesses and property owners at the intersection of West 43<sup>rd</sup> Street and Upton Avenue South, West 44<sup>th</sup> and Beard Avenue as well as west 44<sup>th</sup> Street and France Avenue in the Linden Hills neighborhood of Southwest Minneapolis. It is

the leadership and voice of the business community and seeks to enhance and preserve the uniqueness and economic vitality of the business area.

3. **Linden Hills Power and Light:** This neighborhood-based non-profit organization works to reduce the carbon footprint of Linden Hills through education, community engagement, and action. It promotes sustainable energy, waste reduction, and energy conservation. Its two priorities are (1) Composting (Source Separated Organics) and Waste Reduction for homes, businesses, and apartments, and (2) Energy Efficiency.

# LIVING IN LINDEN HILLS

## WHO WE ARE

**43%**  
MARRIED W/  
CHILDREN



**10%**  
SINGLE W/  
CHILDREN



**10%**  
SENIORS

**37%**  
SINGLE

## WHERE WE LIVE

**70%**  
OWN



**30%**  
RENT

## MONTHLY HOUSING COSTS



**\$107,000 –  
\$1.6 million**  
HOME SALE  
PRICE RANGE

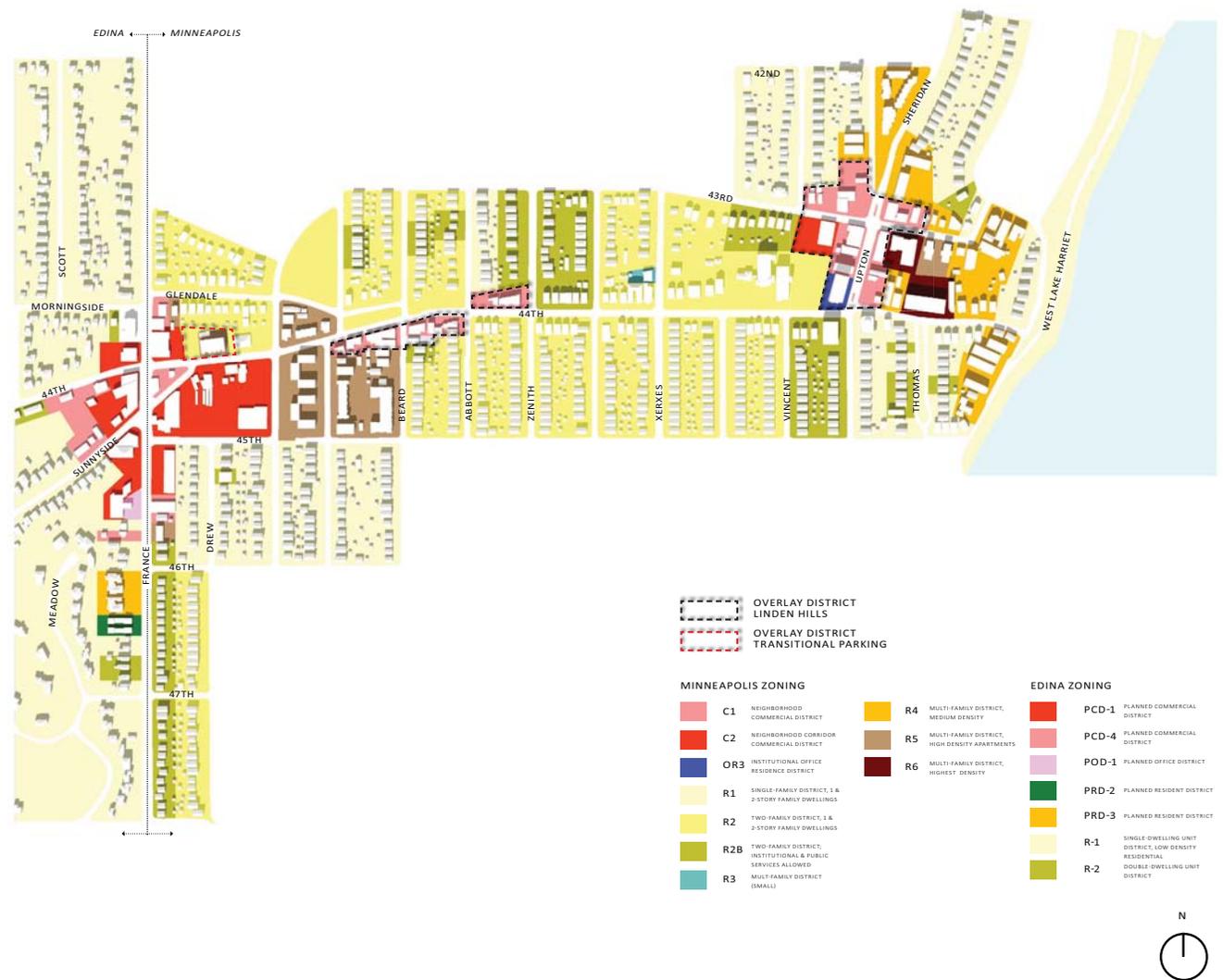


**\$100,000 –  
\$195,000**  
CONDO SALE  
PRICE RANGE



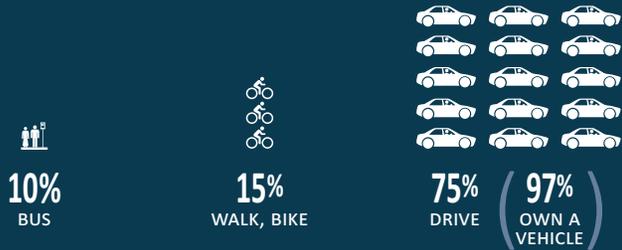
**\$680 –  
\$2,450**  
MONTHLY  
RENT RANGE

## EXISTING ZONING



# GETTING AROUND LINDEN HILLS

## HOW WE GET TO WORK AND SCHOOL

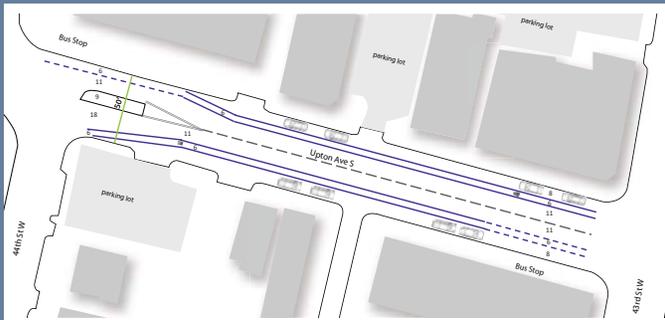


SHARED LANE WITH SPECIAL PAINT & BIKE SYMBOL

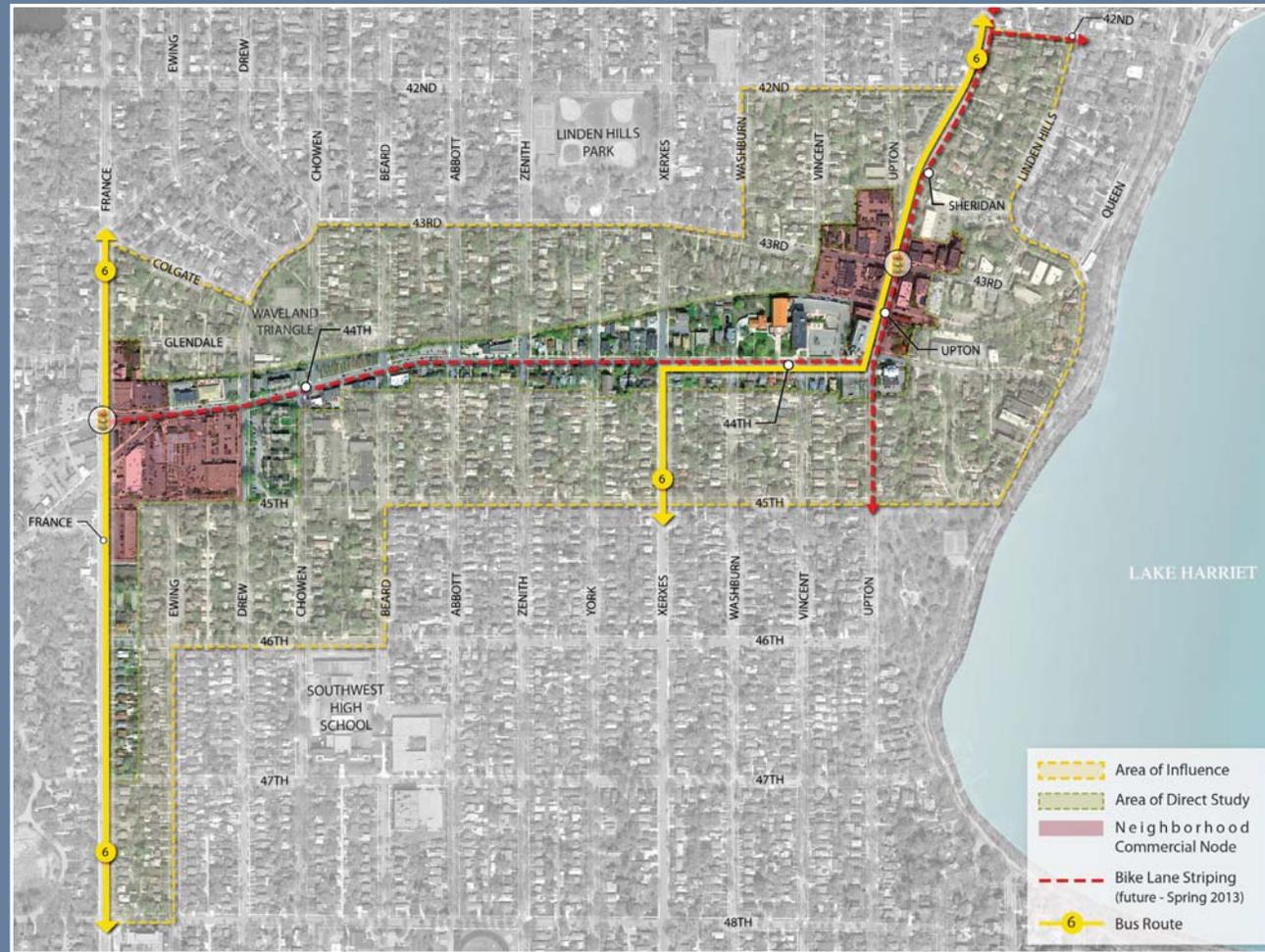
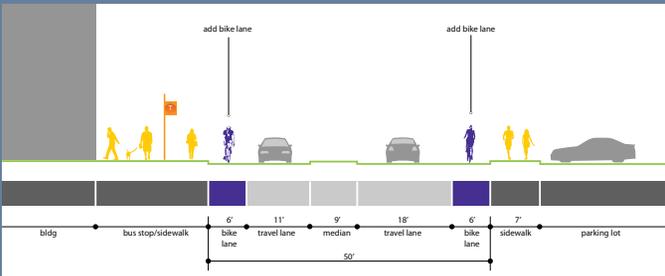
SHARED LANE WITH BIKE SYMBOL



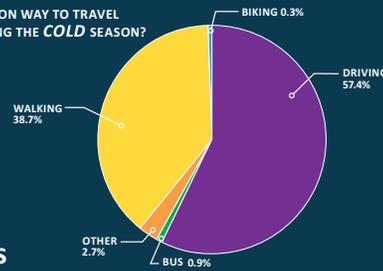
PROPOSED SHARED BIKE LANES ON UPTON AVE S BETWEEN 43RD ST & 44TH ST



SECTION OF PROPOSED SHARED BIKE LANES AT UPTON AVE & 44TH ST

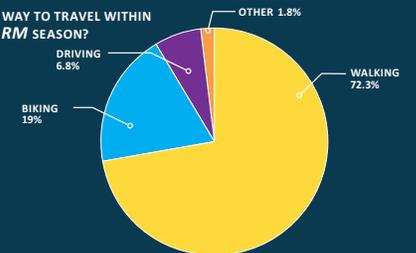


WHAT'S YOUR MOST COMMON WAY TO TRAVEL WITHIN LINDEN HILLS DURING THE COLD SEASON?

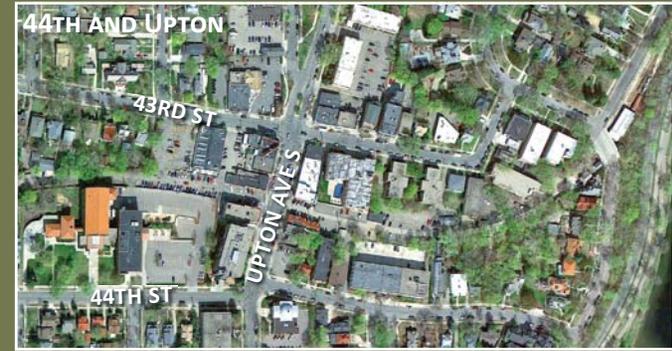


SURVEY RESULTS

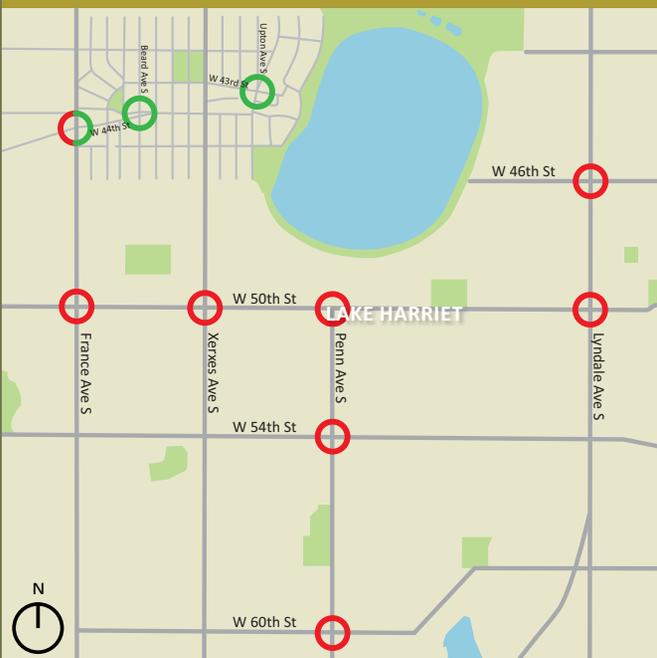
WHAT'S YOUR MOST COMMON WAY TO TRAVEL WITHIN LINDEN HILLS DURING THE WARM SEASON?



# DOING BUSINESS IN LINDEN HILLS



## LINDEN HILLS COMPETITIVE/COMPARABLE/COMPLEMENTARY COMMERCIAL DISTRICTS



### WORKER AGE



### HOUSEHOLD INCOME (IN THOUSANDS PER YEAR)



### COMMERCIAL RETAIL LEASE RATE RANGE



(TRIPLE NET, I.E. LESS PROPERTY TAX, INSURANCE, AND MAINTENANCE)



Linden Hills Co-op at France Ave and Sunnyside Ave



France 44 at France Ave and 44th St



Clancey's and Creative Kids Stuff at Upton Ave and 43rd St



Turtle Bread at 44th St and Beard Ave



Linden Hills Library on 43rd St



Farmer's Market in the Settergen's parking lot on 43rd St

# CULTURAL RESOURCES IN LINDEN HILLS



**A** FIRE STATION #28 (CURRENTLY HARRIET BRASSERIE)



**B** LINDEN HILLS LIBRARY (43RD & VINCENT)



**C** POTENTIAL MOTOR PLACE HISTORIC DISTRICT (AREA OF WEST 44TH STREET B/W BEARD AND CHOWEN & SURROUNDING THE GREEN SPACE ON 44TH ST)



**D** 4410 & 4414 BEARD AVE S (APARTMENTS)

**E** CHURCH OF ST. THOMAS

**F** 4401 UPTON AVE S, LAKE HARRIET M.E. CHURCH (CURRENTLY LINDEN HILLS SPIRITUAL COMMUNITY)

**G** 2716 W 44TH ST (APARTMENT)

**I** 2620 W 44TH ST (HOUSE)

**J** 4312 LINDEN HILLS BOULEVARD



**H** 2726-32 43RD ST W, TRI-STATE TELEPHONE CO. (COFFEE & TEA, TILIA, ETC.)



**K** WEST 44TH STREET BETWEEN ZENITH & ABBOTT AVE S (SMALL COMMERCIAL STRIP)



**L** 4300 BLOCK OF YORK AVE S (COLLECTION OF MID-CENTURY RAMBLERS)



**M** 3110 WEST 44TH STREET (LUNcheonette (BUNGALOW COURT) MULTI-FAMILY BUILDING)



**N** ORIGINAL TROLLEY WALL & RIGHT-OF-WAY B/W UPTON & XERXES BEHIND ST. THOMAS AND OTHER RESIDENTIAL PROPERTIES



**CONSERVATION DISTRICT**  
Conservation is crucial to sustainability. The City is exploring ways to conserve important neighborhood resources through the creation of an ordinance that permits the future designation of conservation districts. Conservation districts may promote sustainable neighborhoods by protecting important physical features and conserving resources in a manner that offers more protections than the zoning code, but fewer protections than historic districts design guidelines.

**HISTORIC DISTRICT OR INDIVIDUALLY DESIGNATED HISTORIC BUILDINGS**  
Either individually designated historic buildings, or contributing buildings to a designated historic district, can qualify for Federal (20%) and/or Minnesota (20%) Historic Tax Credits. Buildings must be income producing, so commercial and apartment buildings qualify. Single-family residences and condominiums do not qualify.



**O** 43RD AND UPTON INTERSECTION



**P** 4314-18 UPTON AVE S (CURRENTLY GREAT HARVEST, ETC.)



**Q** 4289 SHERIDAN AVE S (CURRENTLY ROOTS; SAME ARCHITECTS, DOWNS & EADS, AS 2726-32 43RD ST W)



**R** 2726-32 43RD ST W (CURRENTLY WILD PUMPKIN, SAME ARCHITECTS, DOWNS & EADS, AS 2726-32 43RD ST W)