

# Small Lot Residential Development

The **Lyndale Neighborhood Development Corporation** is considering options for developing housing on an 80'x130' lot at 3445 1<sup>st</sup> Avenue S. In order to help the local community understand the possible options the following examples are being provided. Each is built on a lot size similar to that on 1st Avenue S. The attached sheets include additional details about each site.



## **2733 & 2737 Harriet Avenue**

Matching the density of the adjacent sites, the developer of these lots provided single family detached houses. Each has its own garage with alley access. The two structures differ in detail and layout, but the character of the houses fits well with the surroundings and each is provided with a porch. Although this model of development provides the closest match to the existing neighborhood context, it is often also the least affordable.



## **3440 Garfield Avenue S**

This project illustrates the development of four units -- two pairs of semi-detached houses (side-by-side duplexes). The buildings respect the scale of the existing houses on the street, and fit well with the adjacent small apartment buildings. Offered for sale, each unit has its own private outdoor space in the back, space for a rooftop garden, and a garage with access from the alley access. Each pair of houses shares a front door and a porch on the street side.



## **425 - 431 8<sup>th</sup> Avenue SE**

This example shows four attached single family rowhouses developed on two lots. The building height matches its context and the massing is broken up by varying the setback of the front wall. Each unit has its own front porch, and there is shared parking at the back of the building.



## **3529 - 3533 Hennepin Avenue**

This condominium project provides six luxury units. However, the site development and the built floor area may act as a model for more intensive apartment development of up to eight units. The site plan is unusual. Rather than providing alley access to parking, a lane from the front of the site provides a driveway approach for ten garage parking spaces, as well as access to the rear building. The lane is framed by the two houses at the front of the site.



## **2010 - 2024 21<sup>st</sup> Avenue S**

This project illustrates how modern aesthetics can be integrated into older neighborhoods. The side-by-side duplex houses at the street front, though contemporary in appearance, use traditional materials. They frame a courtyard entrance to the rear building, that contains lofts and parking, and uses more industrial materials. The alley provides access to garages. The duplex units have their own, small, private yards.



## **2606 S. Humboldt Avenue**

This S. Humboldt Avenue building is fairly typical of its period (1912), a three story apartment block in a neighborhood that is predominantly characterized by detached houses. It includes 13 apartments and provides six garage parking spaces behind the building with alley access. This is currently a non-conforming use -- the district is not zoned for multifamily buildings and the parking does not meet current zoning requirements.