

## Logan Park Neighborhood Small Area Plan

Minneapolis, MN  
Draft as of May 6, 2016

**Prepared for:**  
Logan Park Neighborhood Association

**Prepared by:**  
Cunningham Group Architecture, Inc.

## Acknowledgements

### Steering Committee

Duane Arens  
Georgia Brandeau  
Ann Hoffer  
Jeff Klein  
John Kremer  
Steve Liston  
Jeff Pilacinski  
Jon Sander  
Mathew Somlai  
Debbie Woodward

### Core Committee

Paula Allan  
Cheryl Kozicky  
Reanne Reed-Viken  
Gail Schack  
Pat Vogel

### Consultants

Cunningham Group Architecture, Inc.

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## 1. Executive Summary

## Logan Park Today

### ***Logan Park is what many neighborhoods aspire to be.***

The Logan Park neighborhood is safe, close-knit, stable, diverse- and located within a short distance from some of the city's most treasured amenities. With a well-loved and leafy park; a variety of housing options; new industry and job growth; affordable work spaces; and an established and active Neighborhood Association, Logan Park is a place where people can find a mix of amenities, activities, and affordable spaces for living and working.



#### **A Balanced Place to Live and Work**

Logan Park is divided roughly in half between residential and employment uses. Owing in part to the presence of active rail lines that cut through the neighborhood, the east side of Logan Park has maintained its gritty, industrial character, and continues to be a center for affordable working and production space. Similarly, much of the area's historic workforce housing remains intact and in good condition today.

#### **Re-Use and Adaptation**

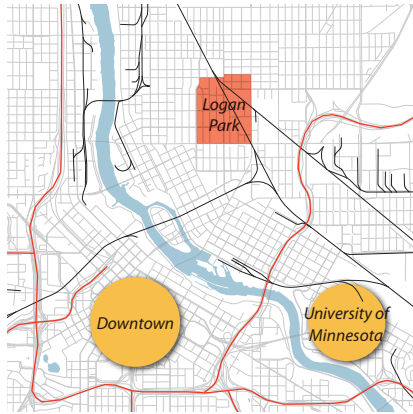
The key to Logan Park's success has been its willingness to adapt, but its reluctance to change too much. This ethos can be seen in the re-use of industrial buildings for artist studios and breweries, and the conversion of single family homes into duplex units. Small incremental changes and investments have enabled Logan Park to adapt to changing social and economic conditions while maintaining much of its place character and identity.

#### **Arts, Industry, and Creative Economy**

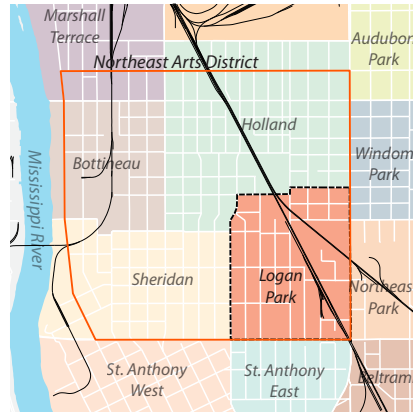
Logan Park is home to a variety of arts-related buildings and uses, restaurants, event spaces, and breweries, many of which are nestled among long-time industrial tenants. With its concentration of arts-related and creative economy uses, Logan Park plays an important role in the broader Northeast Arts District and the regional economy- serving as the heart of the Arts District and as an emerging destination for small businesses, creative firms, and entrepreneurs.







**Logan Park in the City** The Logan Park neighborhood is located in Northeast Minneapolis, a short distance from the Mississippi River and major activity centers like Downtown Minneapolis and the University of Minnesota.



**The Middle of Northeast** Logan Park is in the center of Northeast. The neighborhood is also part of the broader Northeast Arts District, an area known for its wealth of artist studios, galleries, and performance spaces.

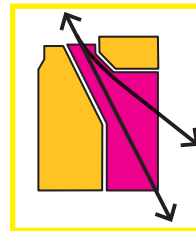
Logan Park is at a **balance point** between various pressures and forces: A **stable** and **affordable** neighborhood that has not become a hotspot for redevelopment; a **healthy mix** of housing types and owned/rental options; a **historic job center** with character and a variety of adaptable spaces that accommodate diverse and creative uses; and a **convenient location** close (but not too close) to downtown activities, the University, and other destinations...

*The challenge, is how to maintain this healthy balance, while adapting to changing needs and preserving neighborhood identity.*

## Logan Park Tomorrow

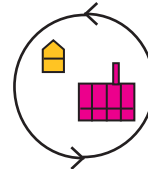
### Vision Statement

#### The Logan Park neighborhood is...



#### **A balanced and dynamic mix of living and working spaces**

Logan Park maintains a healthy mix of buildings, residents, businesses, and public spaces. People are drawn to the neighborhood for its close-knit and intimate feel; for the range of quality, affordable housing options; for its historic character; and for the access to unique amenities and spaces that support creative production, entrepreneurship, and local business development.



#### **A resilient and adaptive neighborhood**

Logan Park is a neighborhood that is able to weather social, economic, and environmental changes while still retaining its essential character and identity. The neighborhood embraces adaptive strategies and incremental changes focused on the fundamentals of good community and neighborhood development.



#### **A center for creative activity, spaces, and solutions**

As the heart of the Northeast Arts District, Logan Park is a unique destination for creative spaces and programming—and a model for local arts planning and preservation. The neighborhood embraces and expresses creative expression and creative problem-solving through its vibrant public spaces, engaged institutions, and innovative businesses and working spaces.

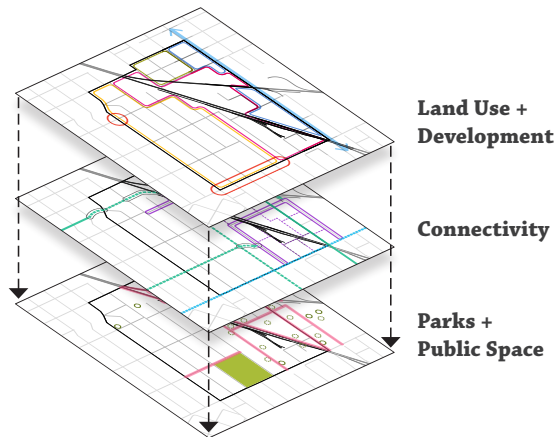
## Strategic Directions

Strategic Directions are the “big ideas” or overarching goals that animate the plan, and provide a framework for more detailed recommendations and actions.

### Strategic Directions:

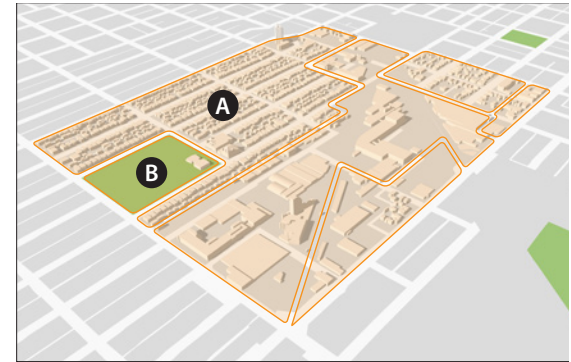
1. Strike a balance between preservation, adaptation, and new construction
2. Build connections to and through the neighborhood
3. Revitalize / Reinvent community spaces
4. Cultivate local capacity and collaboration

Three Framework Plans support the Strategic Directions and apply the broader ideas to specific locations within the neighborhood. Taken together, the three frameworks organize and define the physical environment of the Logan Park Neighborhood.



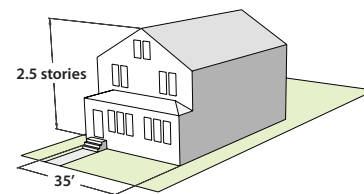
## Character Areas

The five Character Areas drill deeper into the strategic directions. Within each Character Area, the Plan outlines specific actions, design principles, and illustrative examples that provide guidance for future neighborhood, public, and private investment and initiative.



### A Core Neighborhood West (p. 32)

*Maintaining a healthy mix of quality affordable housing options through the maintenance and preservation of existing homes, and in select locations, through gentle residential infill compatible with existing development.*



**Interior of the neighborhood:**  
Maintain the existing scale

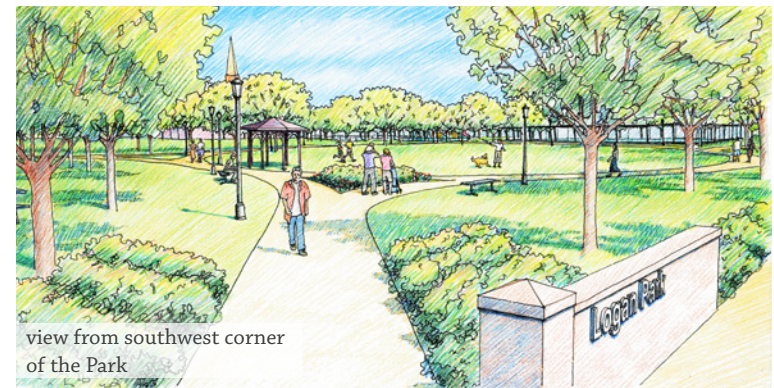


**Edges of the Neighborhood:**  
Allow more flexibility in buildings type and scale within Edge areas

\* maximum height as measured from street-level

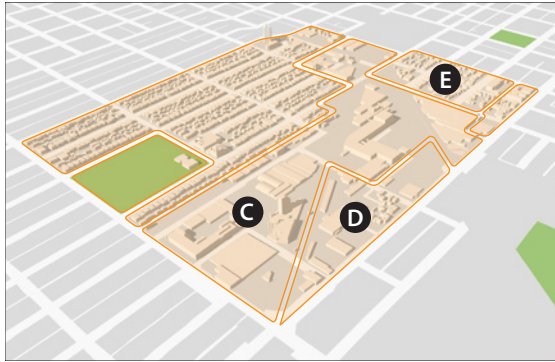
### B Logan Park (p. 35)

*Reinventing tired and underutilized spaces in and around the Park to create safer, more welcoming, and usable environments.*



view from southwest corner of the Park





**C Arts and Innovation District (p. 37)**

*Evolving as a district with better infrastructure, increased activity, and new businesses while preserving the area's non-traditional and rough around the edges quality- and affordable artist and production space.*



**E Central Avenue (p. 41)**

*Encourage growth and development of housing, community services, retail, and arts-related uses that serve the needs of the broad constituencies of Northeast.*



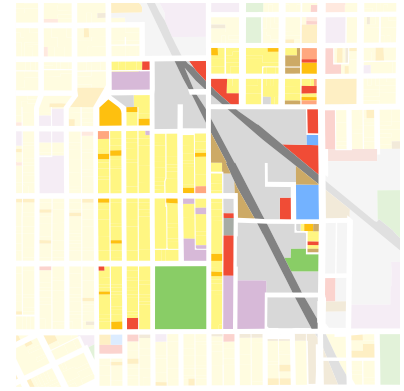
**D Core Neighborhood East (p. 39)**

*Prioritizing reinvestment in and restoration of existing homes while allowing for gentle residential infill that reinforces the residential pattern and scale of development and improves the safety and stability of the area.*



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## 2. Background

## The Neighborhood Today

### Logan Park is what many neighborhoods aspire to be...

The Logan Park neighborhood is safe, close-knit, stable, diverse- and located within a short distance from some of the city's most treasured amenities. With a well-loved and leafy park; a variety of housing options; new industry and job growth; affordable work spaces; and an established and active Neighborhood Association, Logan Park is a place where people can find a mix of amenities, activities, and affordable spaces for living and working.

### A Balanced Place to Live and Work

Logan Park is divided roughly in half between residential and employment uses, a pattern that has existed in this area for over a century. Owing in part to the presence of active rail lines that bisect the neighborhood north-south, the east side of Logan Park has maintained its gritty, industrial character, and continues to be a center for affordable working and production space. Similarly, much of the area's original housing built west of the tracks remains intact and in good condition today.

The Logan Park Neighborhood Association and the related initiatives of the Neighborhood Revitalization Project (NRP) have played a major role in maintaining Logan Park as a healthy and stable community. Today, the People of Logan Park, both long-time residents and new arrivals, uphold a tradition of active community involvement- and maintain a commitment to keeping the neighborhood safe and healthy.

### Re-Use and Adaptation

Historically, the key to Logan Park's success has been its willingness to adapt, but its reluctance to change too much. Small incremental changes and investments focused on the fundamentals of good community and neighborhood development, have enabled Logan Park to adapt to changing social and economic conditions while maintaining much of its place character and identity.

An example of the community's willingness to "change, but not too much" is the prevalence of adaptive reuse. While the physical form of the neighborhood has remained constant, the activities within the four walls of the building have changed. Many of the original single family homes have been converted into



duplex units and rental properties. Similarly, a number of industrial buildings have been adapted for use as artist studios, galleries, artisanal production, breweries, and other creative economy uses. Reuse of historic buildings and homes has allowed for reinvestment and adaptation to occur, while retaining the familiar aesthetic and scale of the neighborhood.

In many ways, Logan Park is at a “balance point” between various pressures and forces: A stable and affordable neighborhood that has not become a hotspot for redevelopment; a healthy mix of housing types and owned/rental options; a historic job center with character- and a variety of adaptable spaces to accommodate diverse and creative uses; and a convenient location close (but not too close) to downtown activities, the University, and other destinations. The challenge going forward, is how to maintain this healthy balance, while adapting to changing needs and preserving neighborhood identity.

### **Arts, Industry, and Creative Economy**

Like many neighborhoods in Northeast, Logan Park reflects a legacy of industrial development that fueled the early growth of Northeast, and was for many years, a primary source of employment for residents. In recent decades, the decline of heavy industry and subsequent availability of affordable, vacant industrial buildings has given way to new uses and re-imagined spaces.

Today, Logan Park is home to a variety of arts-related buildings and uses, restaurants, event spaces, and breweries, many of which are nestled among industrial tenants such as General Mills and small manufacturing companies. With its concentration of arts-related uses and work spaces, Logan Park plays an important role in the Northeast Arts District and the regional economy. As the heart of the Arts District, the Logan Park neighborhood supports working artists, artisans, and makers and serves as a hub for creative activity. At the same time, the area is an emerging destination for small businesses, creative firms, and entrepreneurs seeking flexible, innovative working environments.

Residents of Logan Park by and large have embraced the infusion of arts and other new uses, and there is a strong desire to ensure that new development continues to contribute positively to the neighborhood and supports broader needs and goals. This includes ensuring the availability of affordable housing, artist, and work space, supporting local and small businesses, and maintaining the unique sense of place and community.



Photo credit (all this page): Jeff Kraker



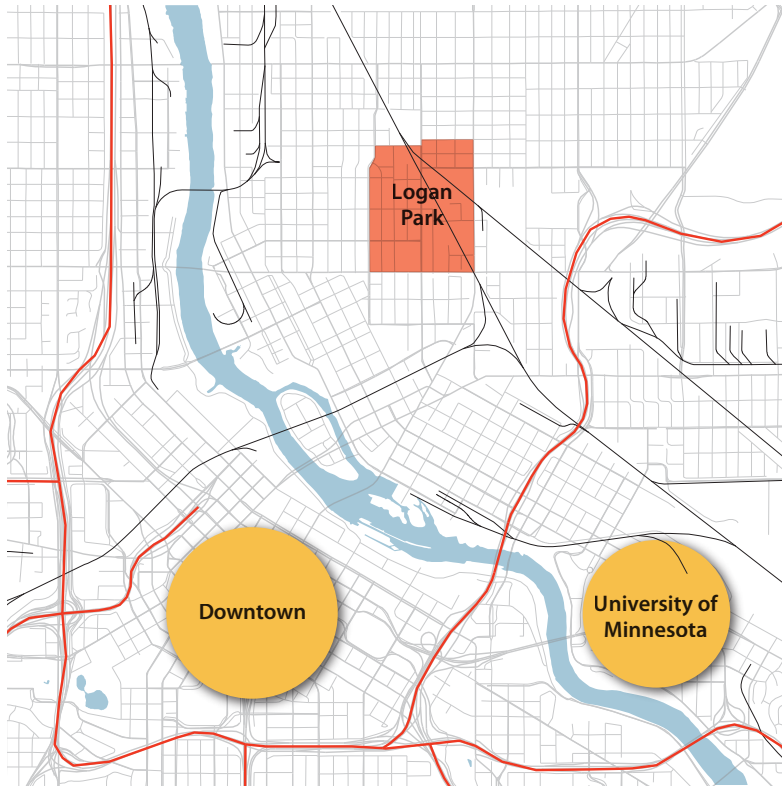
### **About the Planning Process**

The Logan Park Small Area Plan came together over a nine-month process, culminating in Spring 2016. Local stakeholders were involved throughout the process, to ensure that the Plan reflects concerns and perspectives from across the neighborhood. The planning team (comprised of LPNA volunteers and consultants) met regularly with a small area plan steering committee, a group that includes representatives from Logan Park residents, businesses, institutions, and property owners. The role of steering committee has been to provide input and feedback on the development of various components of the plan, and to advise on the public engagement process.

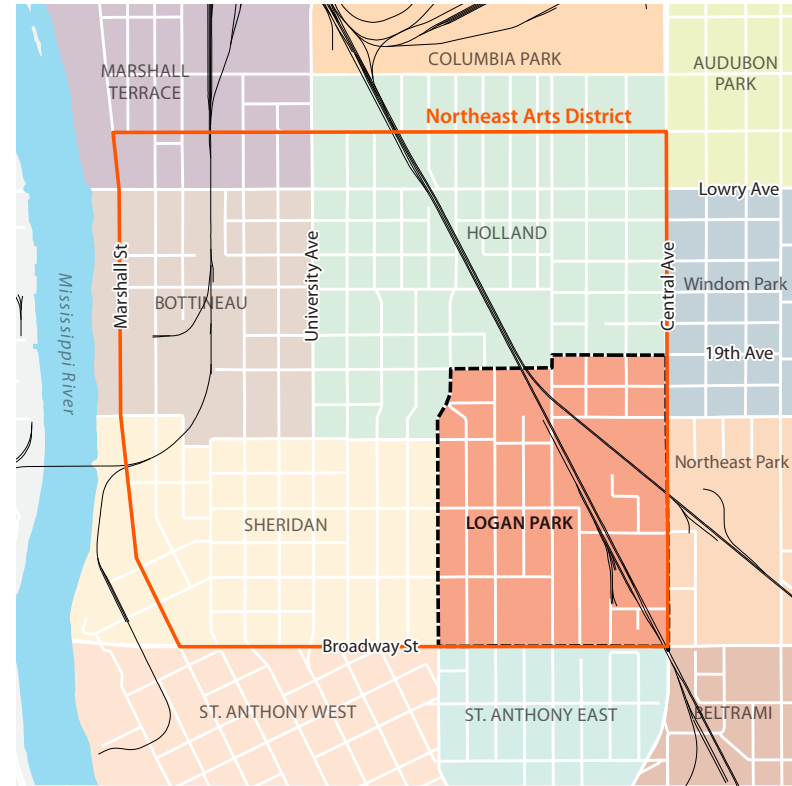
In addition to these advisory groups, the planning process also included a series of focus group meetings targeting specific interest groups such as local businesses, property owners, non-profits and institutions, and residents. Three larger public meetings were held over the course of the project where community members were invited to review and comment on plan concepts and recommendations. This included a Townhall event held at Able Brewery (pictured above).



## Logan Park in Context



**Logan Park in the City** The Logan Park neighborhood is located in Northeast Minneapolis, a short distance from the Mississippi River and major activity centers like Downtown Minneapolis and the University of Minnesota.



**Neighborhood Boundaries** The neighborhood is bounded to the north and south by 19th Avenue and Broadway Street, and to the west and east by Washington Street and Central Ave. Several active rail lines cut through this area and are a defining physical characteristic of the neighborhood. The neighborhood is also part of the broader Northeast Arts District, an area known for its wealth of artist studios, galleries, and performance spaces.





**What's in a Name?** Named for Civil War major-general and founder of Memorial day, John A. Logan, the neighborhood's namesake park was one of the first three parks acquired by the park board after its establishment in 1883. While the Park has changed in appearance and function over the years, it continues to be an important center for community events and activity.

## The People: A Dynamic Mix

In comparison to other neighborhoods in Northeast, Logan Park's population falls in the middle of the pack across a number of demographic measures. With a relatively racially and ethnically diverse population, Logan Park reflects a diverse and multi-layered immigrant heritage that typifies much of Northeast. While the influence of early Eastern Europe settlers is evident throughout Northeast, Logan Park and other Northeast neighborhoods increasingly reflect the influence of more recent immigrants from Latin America, Asia, East Africa, and the Middle East.

Long-time residents of Logan Park describe the neighborhood as having evolved from an "old Northeast" working class and predominantly white and immigrant neighborhood, to a more racially, ethnically, and culturally diverse area. Today, residents take pride in the concentration of ethnic restaurants, specialty stores, and institutions that represent the diversity of cultures and traditions in the area.

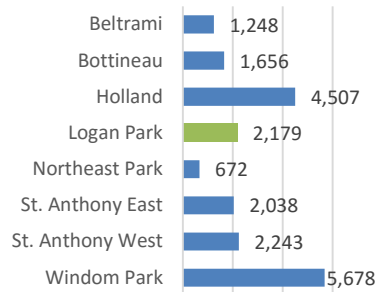
With the rise of arts and creative development, new restaurants and brewpubs, Logan Park has also seen an influx of artists and creative professionals, as well as young families, singles, and others who want to live and work in an area rich with arts resources and institutions. This dynamic and diverse mix of residents, businesses, and institutions is part of what draws people to the neighborhood.



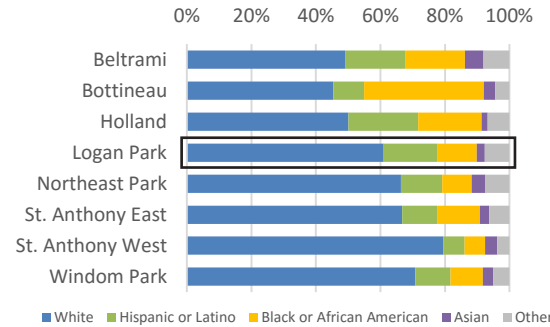
## Logan Park By the Numbers

### 2010 U.S. Decennial Census - Comparison to Surrounding Neighborhoods

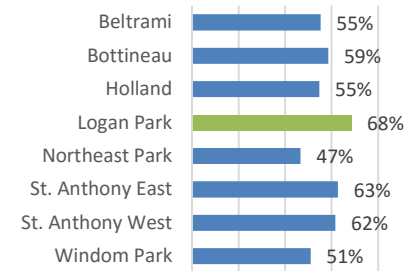
#### Total Population:



#### Race and Ethnicity:

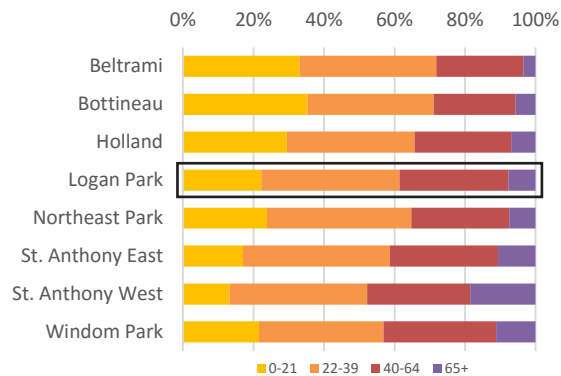


#### Percent Renter-Occupied:

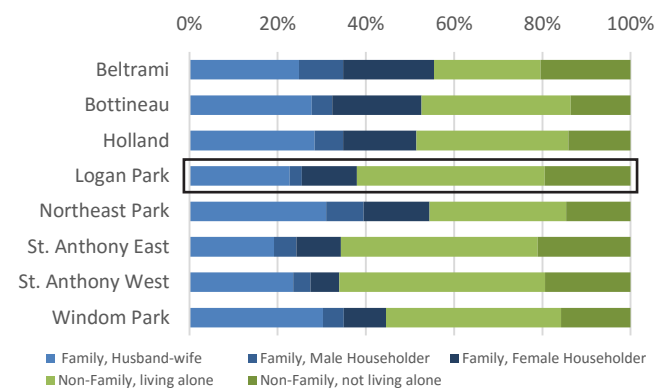


While 68% of housing units in the Logan Park are renter-occupied, about 65% of all homes have the owner living on site, which suggests a high rate of homestead rentals.

#### Age:



#### Households:

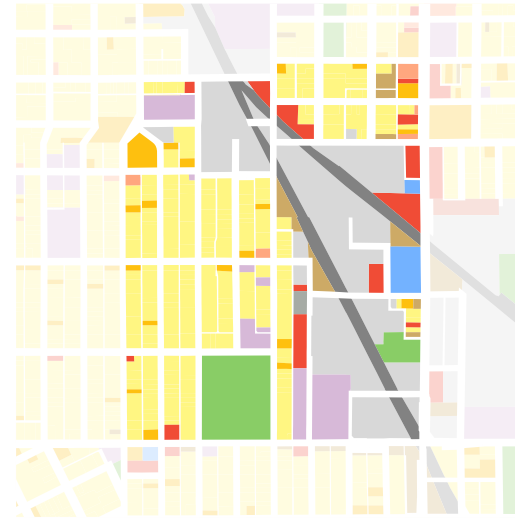


## Local Patterns



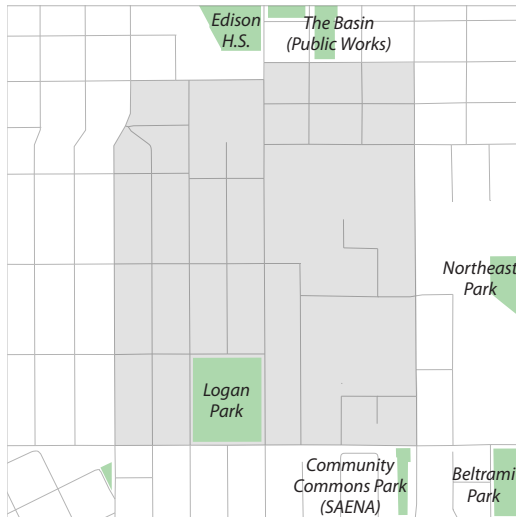
### Blocks and Rail Lines

The neighborhood is platted largely in rectilinear blocks. The rail lines that cut through Northeast and the Logan Park neighborhood interrupt the block pattern, creating large blocks and irregularly shaped parcels in the areas surrounding the rail. Furthermore, the grid on the west and east sides of the rails do not align, resulting in limited east-west connections.



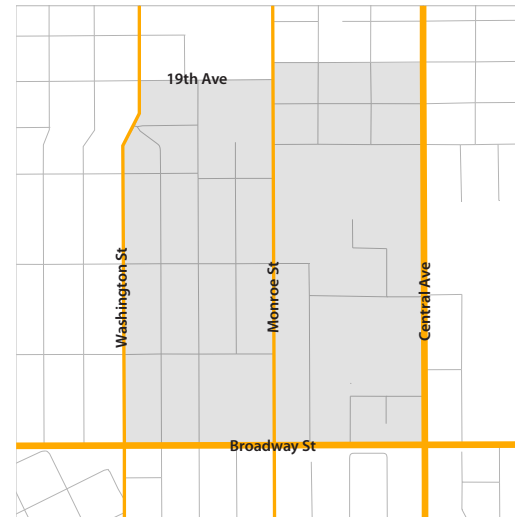
### Land Use

Logan Park is divided roughly in half between residential and employment uses, with the core residential area lying west of the rail lines. The rail-adjacent areas on the east side of the neighborhood feature commercial and light industrial uses, including artist studios, breweries, and workshops. Low-density commercial and light industrial uses and surface parking predominate the areas along Central Avenue.



### Parks and Open Space

As the only park in the neighborhood, Logan Park plays an important role in providing green and recreational space for Logan Park residents, as well as residents of surrounding neighborhoods. Park facilities include a community center, athletic fields, basketball and tennis courts, wading pool, playgrounds, and walking paths. While well-used and valued by residents, the Park is tired and in need of upgrading in areas.



### Roads

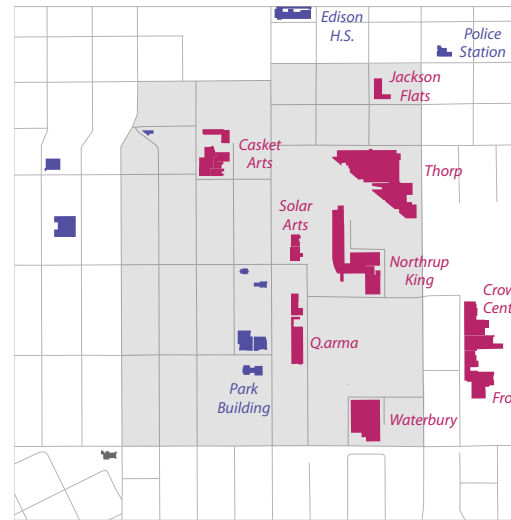
The rail lines that cut through the area create limited through-connections, a condition that affects both Logan Park and Northeast as a whole. Broadway, Washington, Monroe, and Central are the only through-streets in the neighborhood. In the industrial areas around the rail lines and south of the 18th Avenue, the street network becomes particularly limited. In these areas, many of roads, such as Quincy Street, are unimproved and lacking infrastructure (no sidewalks, uneven pavement, flooding issues).





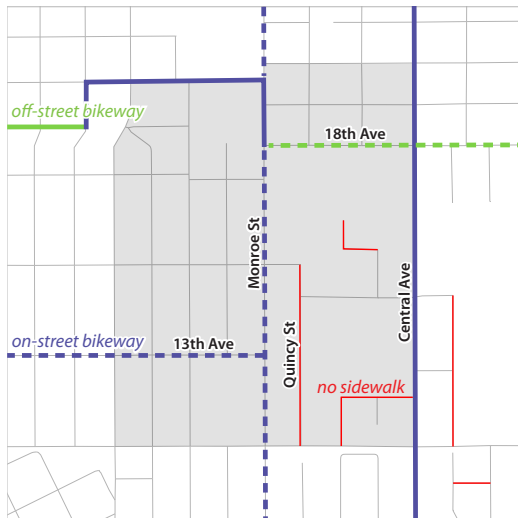
### Buildings

The neighborhood features a mix of single-family and duplex housing with some scattered triplexes and fourplexes. While housing styles range from large Victorians to modest craftsman homes, the consistent platting, orientation, and maintenance of homes contributes to a predictable rhythm and scale within the core residential areas. The east side of the neighborhood features a mix of single-story light industrial buildings and taller masonry buildings many of which have been converted into artist studios and work space.



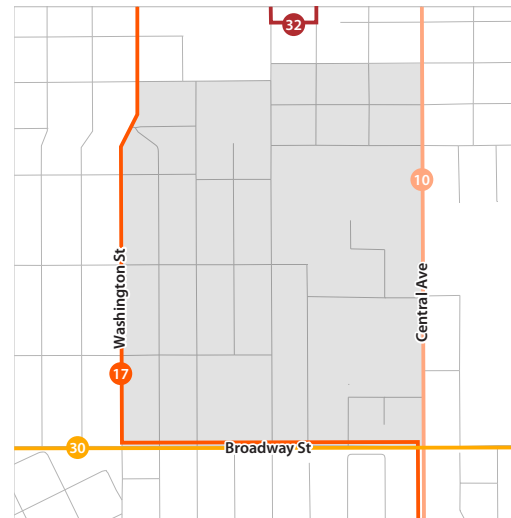
### Public/Institutional and Arts Buildings

Logan Park is home to a number of prominent arts buildings. These buildings have become destinations for a events such as Art-a-Whirl, and form the heart of the Northeast Arts District. The neighborhood includes or is close to a number of important public and institutional buildings, including Edison High School and the Logan Park Community Center. Logan Park also holds the Guinness world record for most churches on one block (one on each corner!).



### Bike and Pedestrian Network

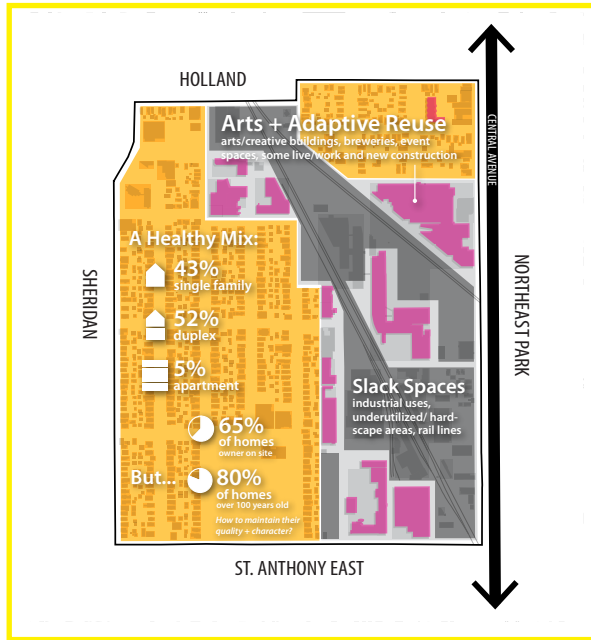
While much of the neighborhood is connected by sidewalks, some streets within the arts/industrial area are lacking in pedestrian facilities (lack of sidewalks, uneven road surfaces, and poor lighting). While Logan Park is not well-served by bike facilities today (on-street facilities along Central and 19th Avenue), a planned protected bikeway on 18th Avenue will extend the existing trail that terminates west of the neighborhood. Monroe Street and 13th Avenue have also been identified in the City's Bike Master Plan as future on-street bikeways



### Transit Network

Logan Park is served by three Metro Transit bus routes: The 10 which runs along Central Avenue connecting residents south to Downtown and north to Columbia Heights and Fridley; the 17 which connects from the rail yards through Downtown to the Southwest suburbs; and the 30 which runs crosstown along Broadway from North Minneapolis east to MN 280 and University Avenue in St. Paul.

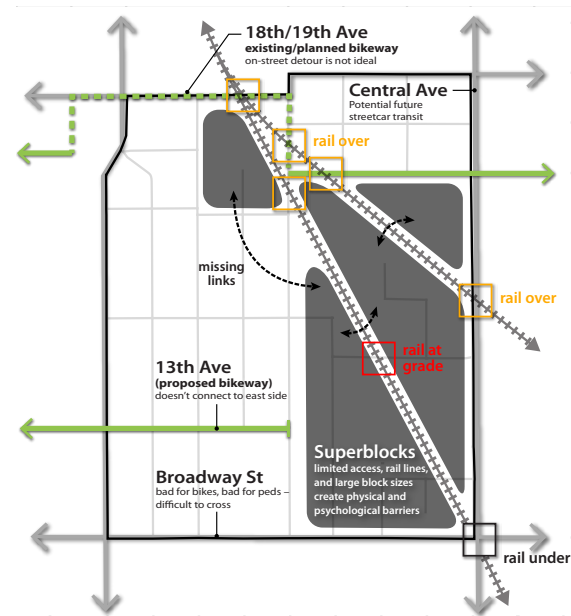
## Issues & Opportunities



### A Healthy Mix, But...

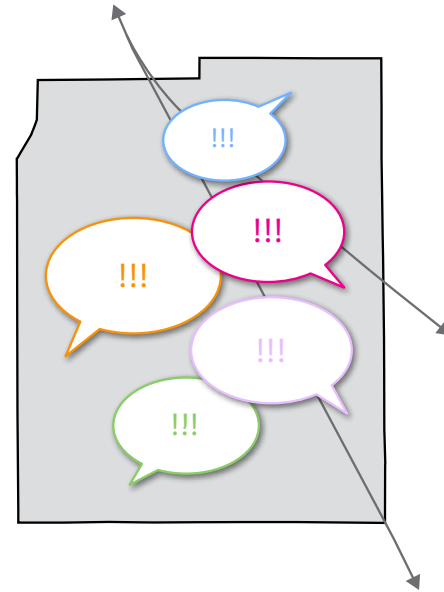
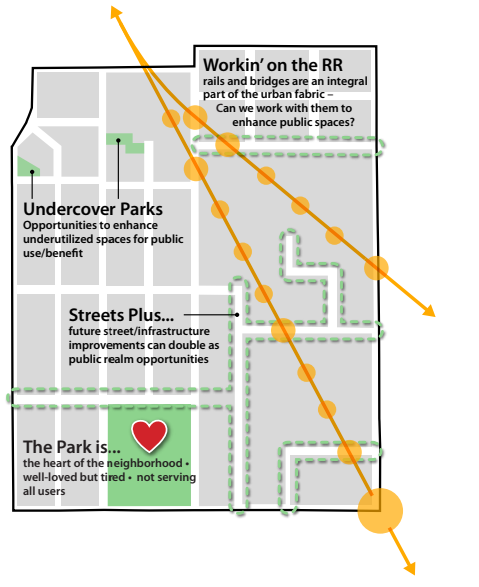
The housing stock in Logan Park is stable and relatively healthy, but without continued maintenance, is at risk of decline. The neighborhood has naturally-occurring affordable homes, many with historic character, as well as a healthy balance of owner- and renter-occupied buildings. In cases where older homes are slipping into disrepair, how can we support their restoration or ensure appropriate replacement options that fit the character of the neighborhood?

On the other side of the neighborhood, adaptive reuse of industrial buildings and growth in arts-related uses, food, and entertainment, have made Logan Park a destination within the city at large. A long-term plan for streetcar along Central Avenue could present an opportunity for new development that can contribute to the neighborhood in various ways. Change and adaptation can be good- but how can the neighborhood ensure that future development is supportive of local goals? How can Logan Park maintain its healthy mix of uses and historic character- and allow for some adaptation over time?



### Big Blocks + Barriers

The presence of rail lines and bridges create barriers to and through the neighborhood, interrupting the street grid and resulting in odd-sized “superblocks”, dark spots, and difficult crossings. Such conditions also limits access to and movement between popular arts destinations. While the streetscape is harsh and uninviting in these areas (limited sidewalk and uneven surfaces), some see this gritty/ unimproved character, as well as the “hidden” quality of arts buildings, as part of the local color. How can infrastructure improvements, including expanded bike and pedestrian facilities improve access within the neighborhood and create a more welcoming and safe environment?



## Untapped Potential

Logan Park is a valued asset in the neighborhood; well-loved, but tired. While athletic facilities are well-used and valued, the Park’s current design, amenities, and programming may not be serving the needs of all residents/users. The Park can and should be the heart of the neighborhood, and function as a central place of gathering and community activity.

Outside of Logan Park, there are other opportunities to add green space or social space in the neighborhood although they may be less obvious to the casual observer. Vacant and underutilized land, slack spaces, building plazas and courtyards may be opportunities to beautify the neighborhood and cultivate community gathering spaces. Similarly, can streets and infrastructure be reinvented to create welcoming public spaces, and to highlight unique aspects of the neighborhood identity?

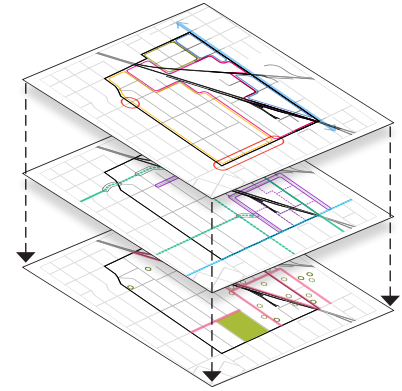
## Stop, Collaborate, and Listen

The Neighborhood Association has long been an engine for volunteer-led efforts to stabilize and improve the Logan Park neighborhood; it is important to ensure that moving forward, LPNA has the capacity and resources to implement the Plan.

At the same time, the Neighborhood Association is not the only entity influencing development and activity in the Logan Park neighborhood. A myriad of stakeholders have an interest in the future of this area, including LPNA, residents, artists, businesses, property owners, Northeast Minneapolis Arts Association (NEMAA), Northeast Minneapolis Arts District, the City of Minneapolis, and the Park Board. Are there opportunities to develop consensus and action around goals- particularly on issues that require district-level thinking and coordination (e.g preservation of affordable artist and work space, parking strategies, and district stormwater management)?

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### 3. Vision + Strategic Directions

## Looking Ahead...

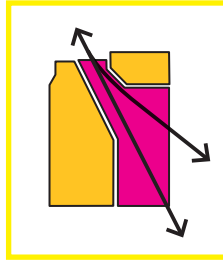
The neighborhood vision statement describes how Logan Park will look, feel, and function over the next 10 to 20 years.

The vision statement reflects the neighborhood as it is today and the core values and priorities of its residents and stakeholders. At the same time, the vision is intended to be long-term in its scope, presenting aspirations for the future of the community.

The vision provides high-level direction for the neighborhood, and serves as a yardstick for measuring the appropriateness of future development, improvements, and investment in the area.

## Vision Statement

The Logan Park neighborhood is...



### A balanced and dynamic mix of living and working spaces

Logan Park maintains a healthy mix of buildings, residents, businesses, and public spaces. People are drawn to the neighborhood for its close-knit and intimate feel; for the range of quality, affordable housing options; for its historic character; and for the access to unique amenities and spaces that support creative production, entrepreneurship, and local business development.



### A resilient and adaptive neighborhood

Logan Park is a neighborhood that is able to weather social, economic, and environmental changes while still retaining its essential character and identity. The neighborhood embraces adaptive strategies and incremental changes focused on the fundamentals of good community and neighborhood development.



### A center for creative activity, creative spaces, and creative solutions

As the heart of the Northeast Arts District, Logan Park is a unique destination for creative spaces and programming and a model for local arts planning and preservation. The neighborhood embraces and expresses creative expression and creative problem-solving through its vibrant public spaces, engaged institutions, and innovative businesses and working spaces.

## What's the Big Idea?

The Small Area Plan is structured around four Strategic Directions.

Strategic Directions are the “big ideas” or overarching goals that animate the plan, and provide a framework for more detailed recommendations and actions.

The first three Strategic Directions address primarily physical aspects of the neighborhood: Land use, connectivity, and parks/public space.

The fourth Strategic Direction looks at issues of community capacity and cohesion - in other words, how the neighborhood and stakeholders work together to accomplish the goals of the Plan.

## Strategic Directions

**Strategic Direction 1 (Land Use/Development)** ..... p. 22

*Strike a balance between preservation, adaptation, and new construction*

**Strategic Direction 2 (Connectivity)** ..... p. 24

*Build connections to and through the neighborhood*

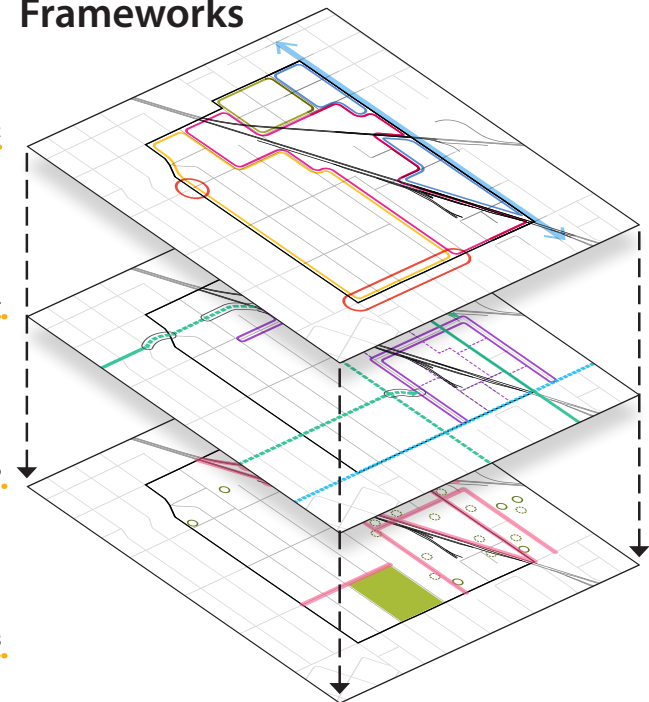
**Strategic Direction 3 (Parks/Public Space)** ..... p. 26

*Revitalize / Reinvent community spaces*

**Strategic Direction 4 (Implementation)** ..... p. 28

*Cultivate local capacity and collaboration*

## Frameworks



## What, Where, and How

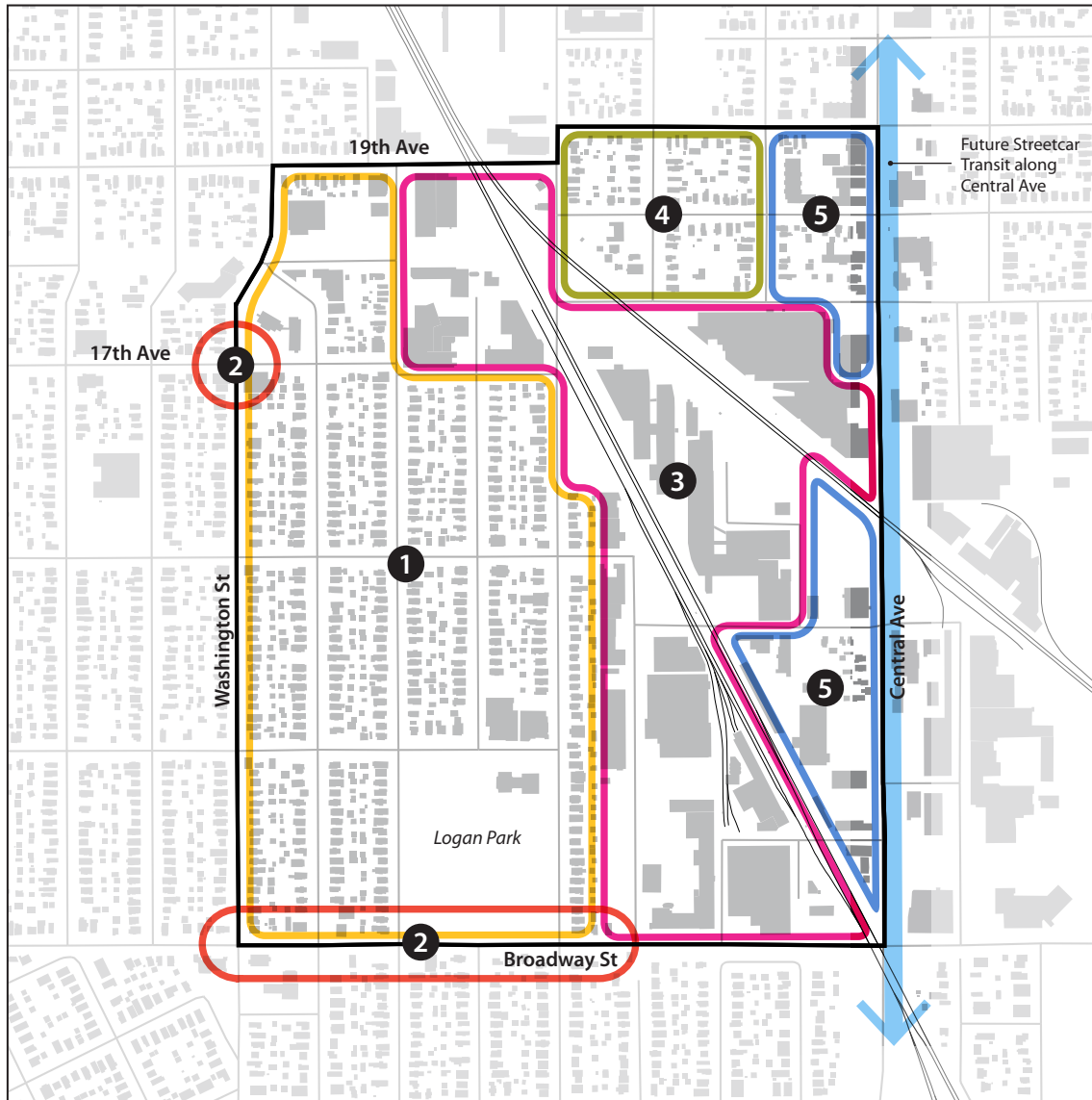
Three framework plans organize and define the physical environment of the Logan Park Neighborhood. Each represents a distinct system- yet all three must work together in order for the neighborhood to thrive.

Each **Framework Plan** corresponds to one of the Strategic Directions and applies the broader idea to specific locations within the neighborhood.

The following pages describe the recommendations and frameworks that support the four Strategic Directions.

**Strategic Direction 1 (Land Use and Development):**

*Strike a balance between preservation, adaptation, and new construction*

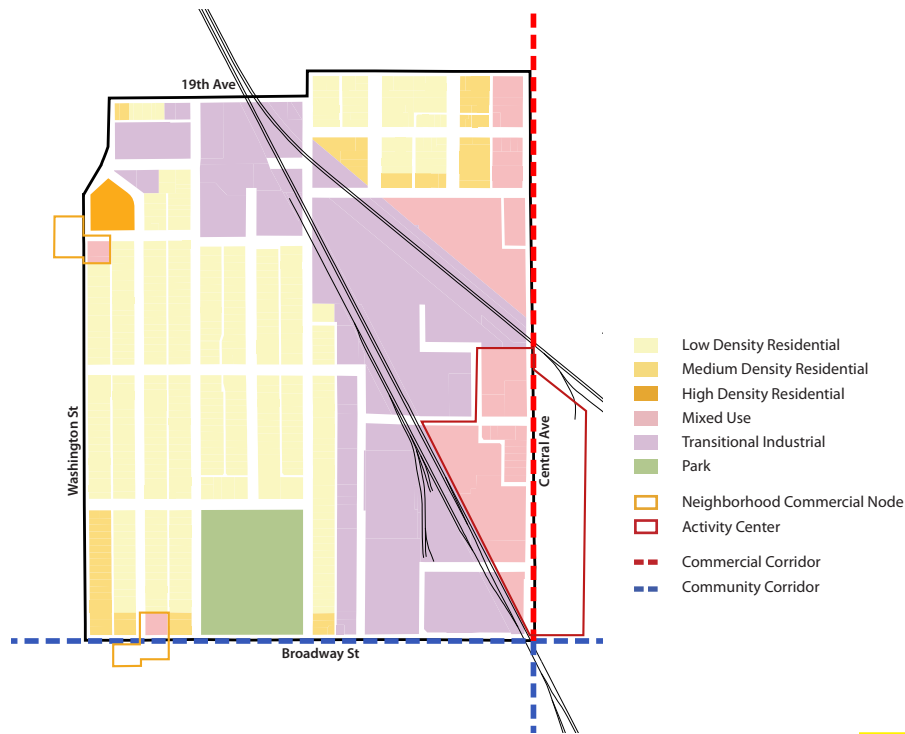


**Recommendations:**

1. Prioritize maintenance of existing single family and duplex housing stock and preservation of historic housing character; allow “gentle residential infill” that reflects surrounding character and scale; and allow transition to medium density housing along Broadway and portions of Washington Street (see p.33-34 for more detailed design standards regarding gentle residential infill and medium density housing).
2. Support neighborhood commercial development along Broadway Street and at the intersection of Washington Street and 17th Avenue.
3. Preserve “legacy buildings” (such as the Casket Arts, Northrup King, and Solar Arts buildings), affordable artist and production space, and employment uses; support adaptive reuse of industrial buildings and arts/creative development; and fill in underutilized areas with new construction.
4. Prioritize maintenance of existing housing stock and preservation of historic housing character; allow “gentle residential infill” that reflects surrounding character and scale; allow transition to medium density housing along 18th Avenue and the east side of Jackson Street (see pp. 33-34 and p. 40 for more detailed design standards regarding gentle residential infill and medium density housing).
5. Encourage mixed use, transit-oriented development along Central avenue; may include medium density housing, neighborhood-serving retail and services, community facilities (such as job center or youth services), and arts-related



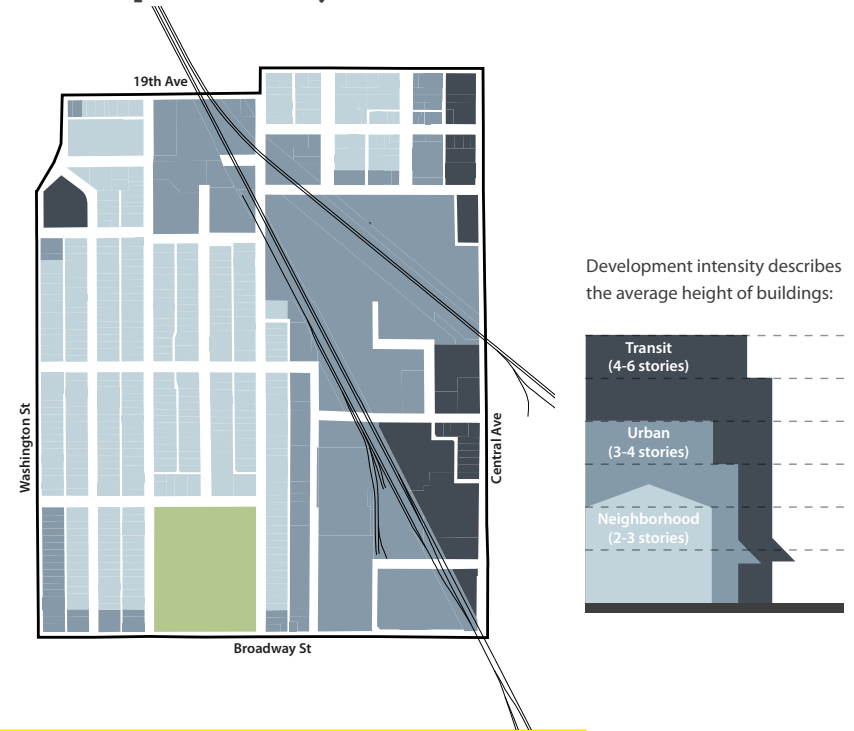
### Future Land Use



#### Highlights:

- » Transition select areas along Central Ave from transitional industrial to mixed use.
- » Transition select areas along Washington, Broadway, Jackson, and 18th Ave to medium density residential (see pp. 33-34 and p. 40 and for more detailed design standards regarding medium density housing).
- » Add neighborhood commercial node at 17th Avenue and Washington Street, and at Broadway and Adams Street.
- » Add activity center designation in the areas east and west of Central Ave, between the rail bridge and Broadway.
- » Extend commercial corridor designation on Central Ave from the rail bridge to Broadway.

### Future Development Intensity

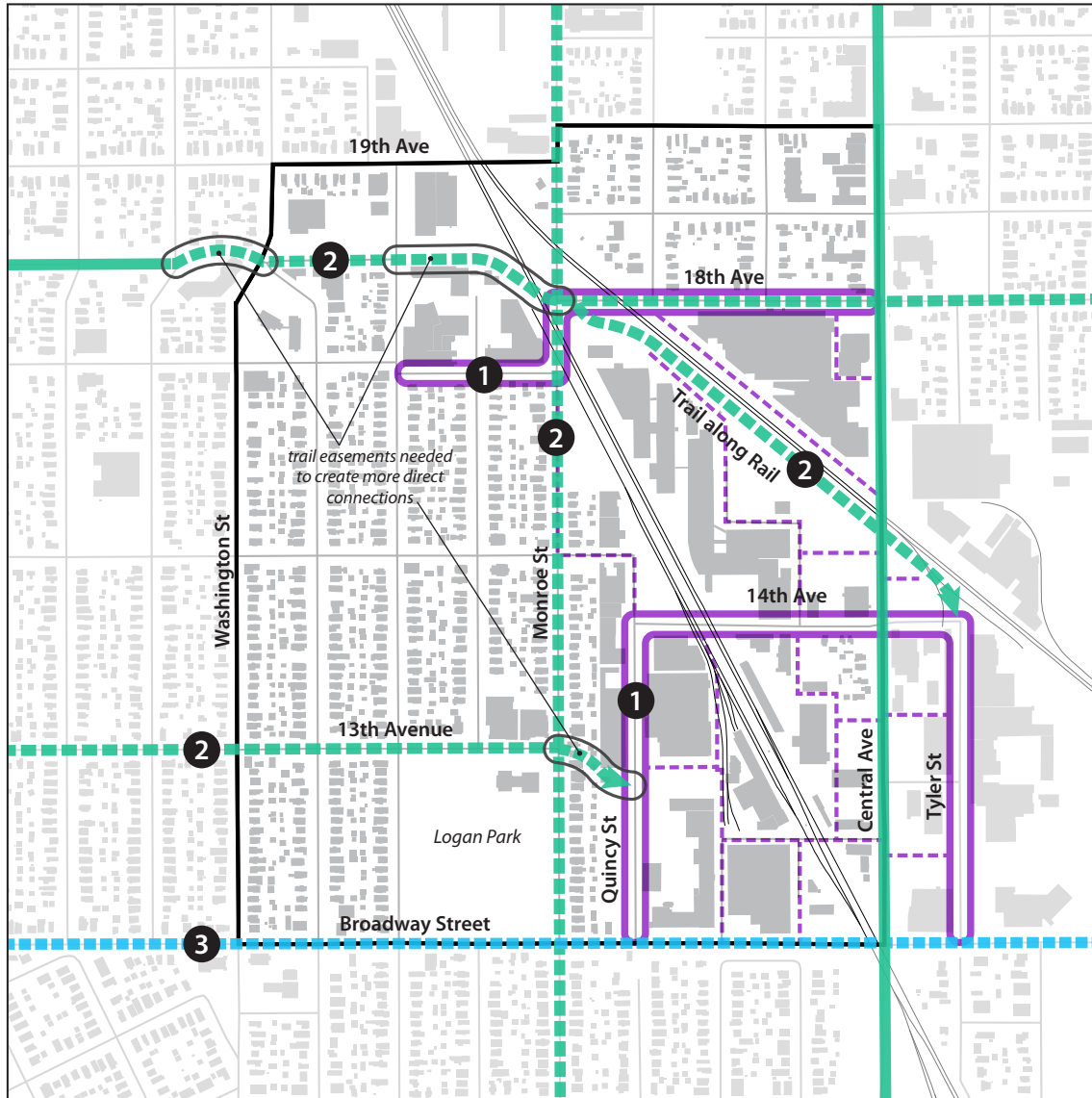


#### Notes on Land Use and Development Intensity:

- » Land use and development intensity diagrams shown here are intended as general guidelines- and reflect land use and height designations consistent with City regulations. More detailed description of the desired development scale and character is provided in [Chapter 4: Character Areas](#).
- » Future redevelopment will occur only with the consent of willing sellers. Future land use maps and recommendations **do not** indicate intent on the part of the City or the neighborhood association to forcibly rezone properties- or to acquire private land or demolish buildings through eminent domain.

## Strategic Direction 2 (Connectivity):

*Build connections to and through the neighborhood*



### Recommendations:

- 1. Improve primary streets** within the arts/ industrial areas to enhance access to and between destinations; as redevelopment occurs, a secondary network of streets and alleys can provide access to buildings from primary streets and break down the scale of large blocks (see opposite page for examples of potential street improvements).
- 2. Create and enhance key bike connections**, so bikers of all abilities are able to access all parts of the neighborhood and regional destinations.
  - » 18th Avenue - planned off-street trail; explore possibility of tunneling under rail bridge at Monroe for a more direct connection
  - » 13th Avenue - proposed bike boulevard
  - » Monroe Street - proposed bike boulevard
  - » Trail along rail - proposed off-street trail
- 3. Redesign Broadway as a “complete street”** that is more comfortable for pedestrians to walk along and cross. Potential improvements include:
  - » Reduce roadway width from four to three automobile travel lanes (“road diet”)
  - » Widen boulevards to allow for a more comfortable green buffer and landscaping between sidewalk and roadway
  - » Add a traffic signal at Quincy Street
  - » Enhance pedestrian crossings with pedestrian-actuated signals, visible crosswalk striping, and pedestrian refuges

### Primary Streets - Potential Improvements



Decorative Pavers



Seating



Lighting / District Branding



Wayfinding / Signage



Landscaping / Stormwater Features

### Bike Facilities



Trail and Underpass (18th Ave)



Bike Boulevard (13th Ave & Monroe St)



Mixed Use Path (Trail along rail)



Bike Parking

### Complete Street Design (Broadway)



4- to 3-Lane Conversion ("Road Diet")



Landscaping / Wider Boulevards

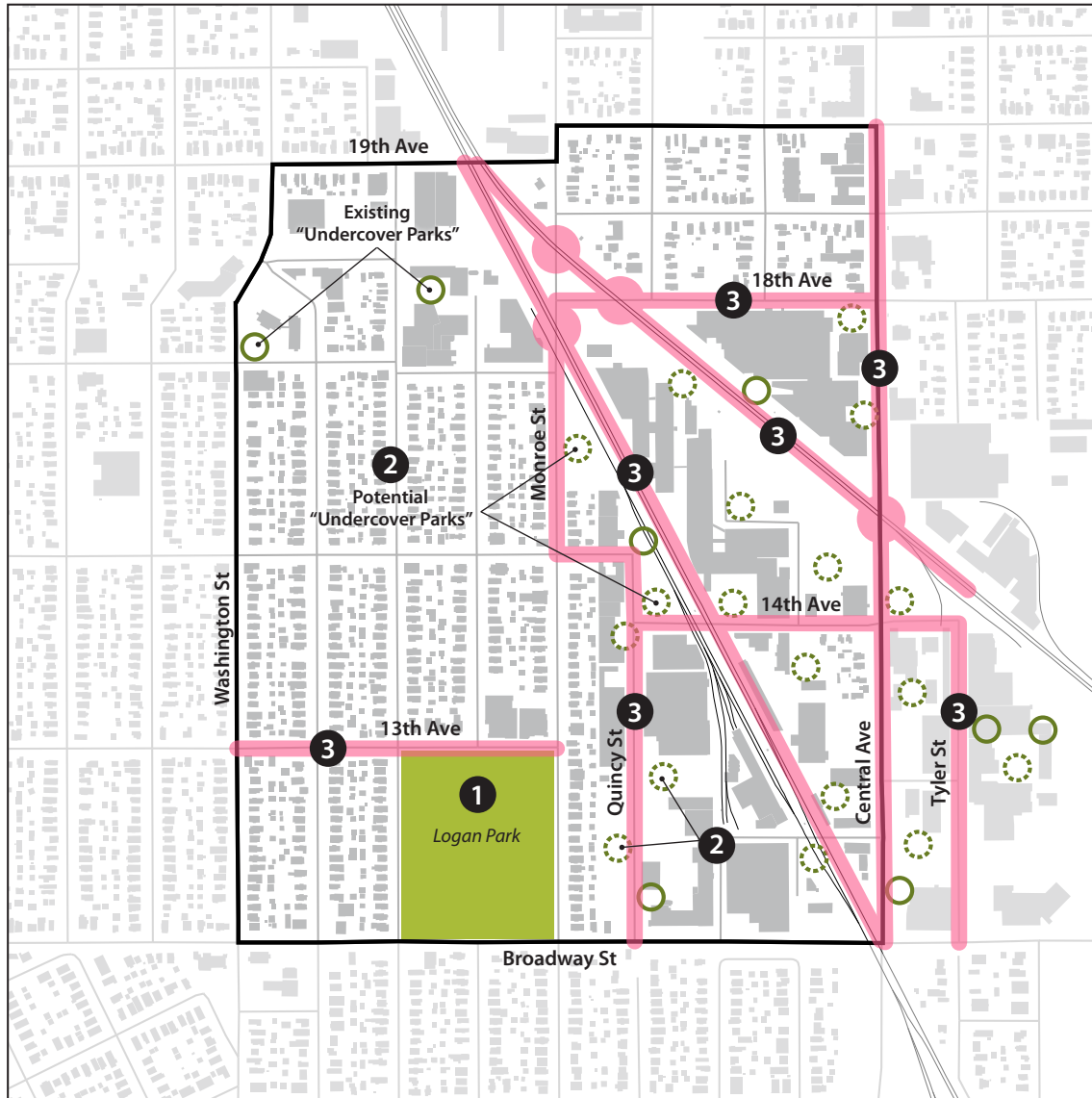


Enhanced Pedestrian Crossings



### Strategic Direction 3 (Parks/Public Space):

*Revitalize / Reinvent community spaces*



#### Recommendations:

1. **Reinforce the Park as the heart of the neighborhood;** explore programmatic and physical improvements to make the park a more vital and usable space; and encourage multigenerational and multicultural programming that serves users of all ages and backgrounds (see opposite page for examples of potential park improvements).
2. **Create and enhance “undercover parks.”** Undercover parks include plazas, parklets, patios, gardens, forecourts, courtyards, and other semi-public, but privately owned spaces that could function as community gathering spaces and contribute positively to the physical appearance of the neighborhood. Some of these spaces exist today (e.g. Franconia in the City’s courtyard, the patio at Indeed Brewery, etc...); others could be cultivated on existing properties or as part of future redevelopment at the discretion of individual property owners.
3. **Re-imagine streets and rails as public space opportunities;** design key streets as an expression of neighborhood identity and create spaces for public gathering and activity; create artful infrastructure that brightens and celebrate streets, rails, bridges, and retaining walls in the area.



### Logan Park - Potential Programming & Improvements



Landscape Garden & Walking Paths



Orchard / Community Garden

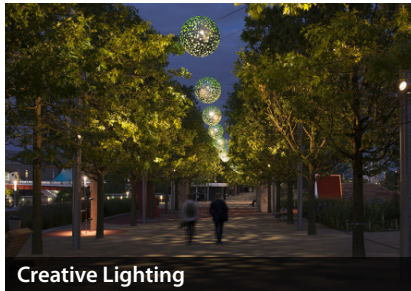
### Undercover Parks



Parklet



Pop-up Park



Creative Lighting



Group Fitness



Sidewalk Cafe



Artist Alley



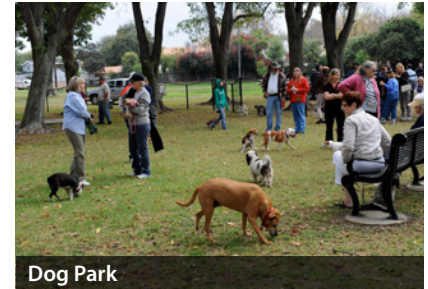
Public Art / Performance Art



Concerts & Community Events

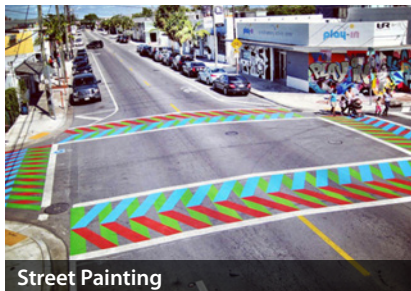


Plaza



Dog Park

### Artful Infrastructure



Street Painting



Murals



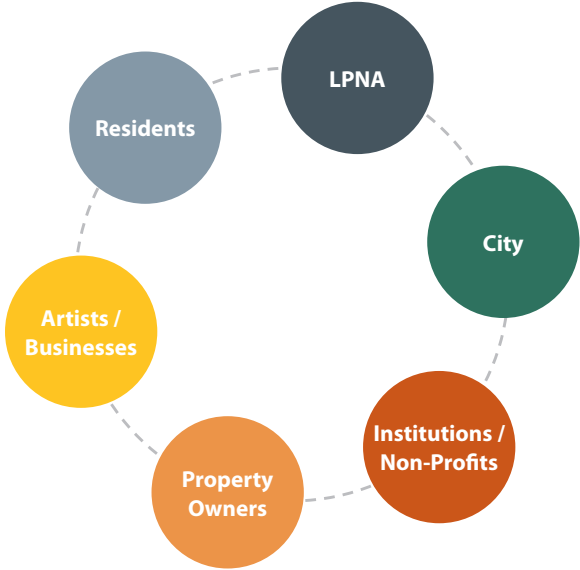
Public Art / Sculpture



Underpass Art

**Strategic Direction 4 (Implementation):**

*Cultivate local capacity and collaboration*



**Recommendations:**

1. Increase organizational capacity of the Logan Park Neighborhood Association.
2. Strengthen connections between Arts and Neighborhood planning.
3. Improve channels for neighborhood-wide communication and involvement.
4. Coordinate planning with surrounding neighborhoods.
5. Work with City staff to ensure that local regulations and zoning align with and support the recommendations and intent of the Small Area Plan.
6. Explore neighborhood, district, and city-wide strategies to address potential issues of displacement/gentrification in the neighborhood.

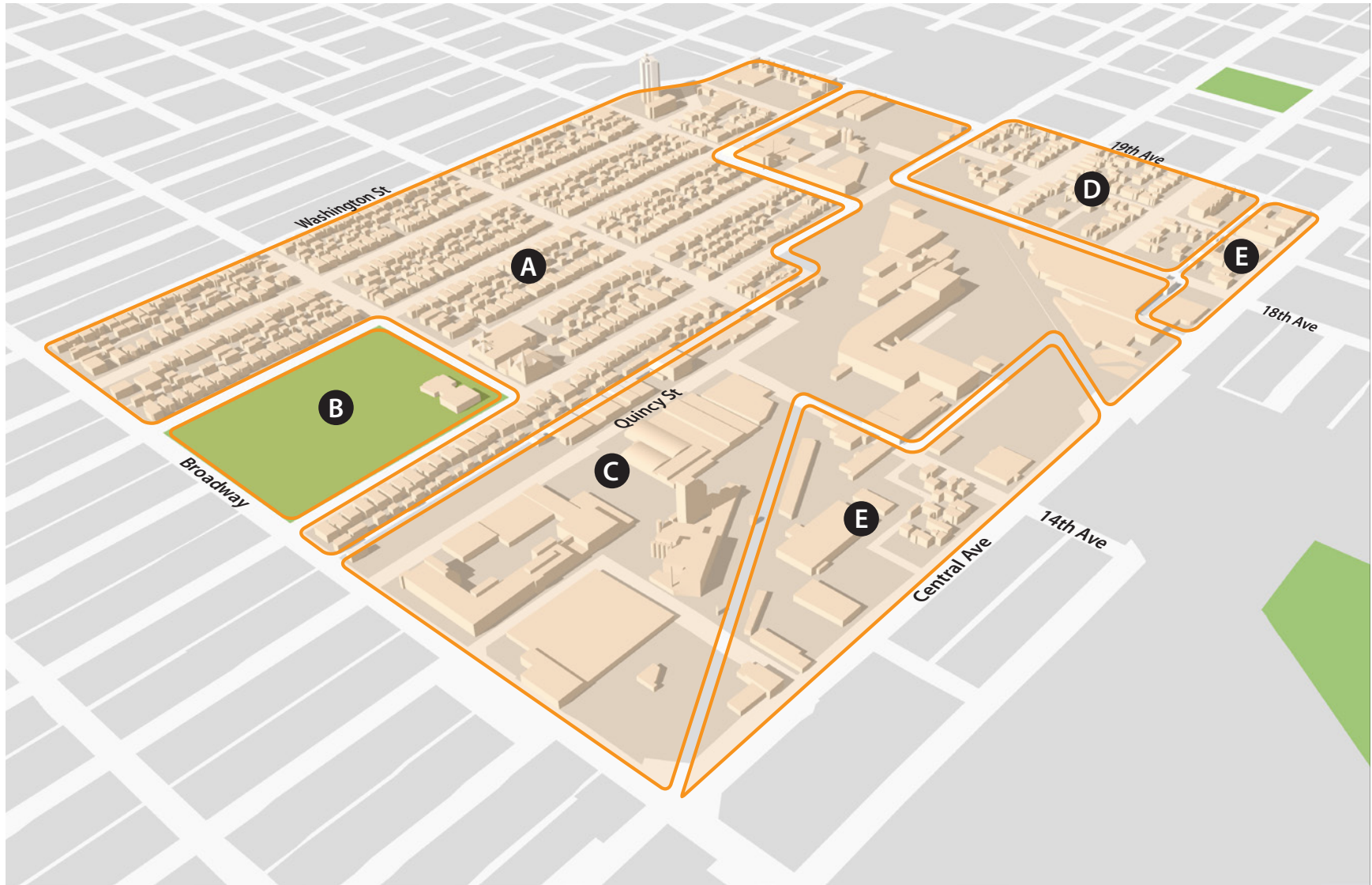
See [Chapter 5: Implementation](#) for additional recommendations, tools, and resources.



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## 4. Character Areas





**A** Core Neighborhood West

**B** Logan Park

**C** Arts and Innovation District

**D** Core Neighborhood East

**E** Central Avenue



## Overview

The five character areas described in this chapter are sub-areas of the neighborhood, each with a distinct character and set of issues. Each character area incorporates multiple frameworks and recommendations described in the previous chapter. Character areas encompass large areas that include multiple properties and owners, requiring a high level of coordination between the neighborhood, residents, and property owners, and the public sector, to achieve desired outcomes.

Character areas drill deeper into the recommendations and strategic directions described in the previous chapter, outlining specific actions, design principles, and illustrative examples that provide guidance for future neighborhood, public, and private investment and initiative.

### **A** Core Neighborhood West

*Maintaining a healthy mix of quality affordable housing options through the maintenance and preservation of existing homes, and in select locations, through gentle residential infill compatible with existing development.*

### **B** Logan Park

*Reinventing tired and underutilized spaces in and around the Park to create safer, more welcoming, and usable environments.*

### **C** Arts and Innovation District

*Evolving as a district with better infrastructure, increased activity, and new businesses while preserving the area's non-traditional and rough around the edges quality and affordable artist and production space.*

### **D** Core Neighborhood East

*Prioritizing reinvestment in and restoration of existing homes while allowing for gentle residential infill that reinforces the residential pattern and scale of development and improves the safety and stability of the area.*

### **E** Central Avenue

*Encourage growth and development of housing, community services, retail, and arts-related uses that serve the needs of the broad constituencies of Northeast.*

## Character Area: Core Neighborhood West

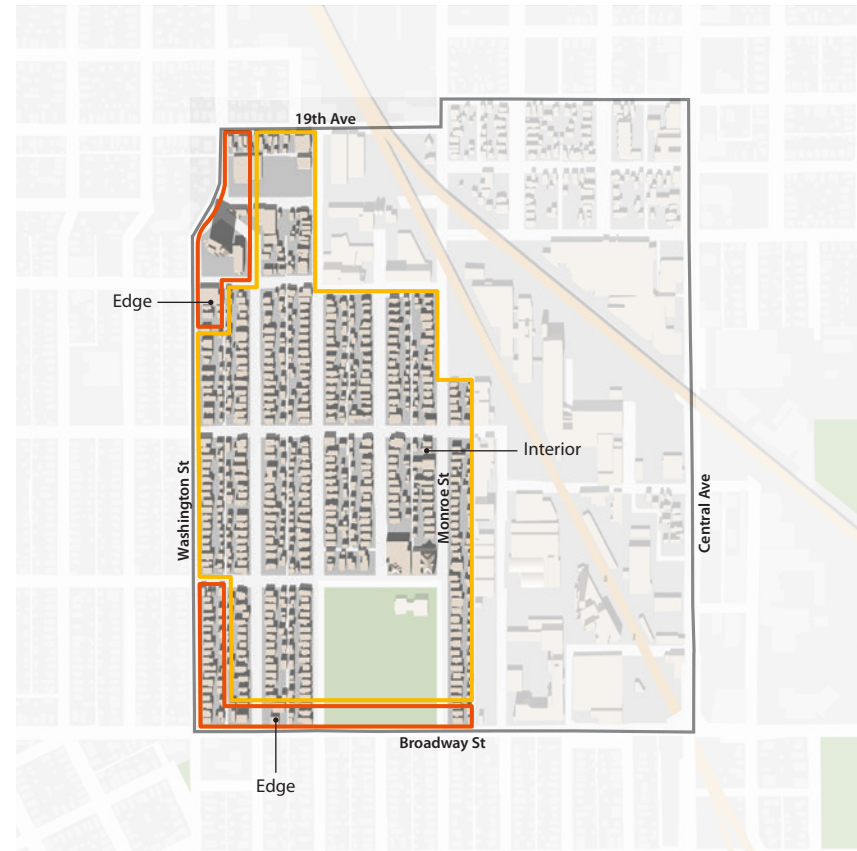
### Description

One of the two core residential areas within the Logan Park neighborhood lies west of the rails lines, between Monroe and Washington Streets. With a unique mix of single family and duplex housing and some scattered small apartments, this area features a variety of housing styles and options. Residents describe the availability of affordable ownership and rental options, and the quality of the housing stock as primary draws of the neighborhood. Much of the area's original housing remains intact and in good condition today, and residents take pride in the restoration and maintenance of older homes.

The challenge going forward is how to maintain the healthy mix of quality affordable housing options in the neighborhood; to encourage and support the maintenance of existing homes; and in select locations, to allow for gentle residential infill that is compatible with existing development and diversifies affordable housing options in the area.

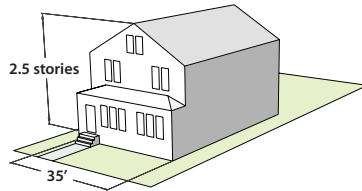
### Actions

1. Work with the City and local stakeholders to support the maintenance and preservation of homes with historic character; consider establishment of a Conservation District and/or more specific design guidelines in select areas to guide future development.
2. Work with the City and local stakeholders to allow gentle residential infill within the Core Neighborhood West area (as described on the following pages) and to enable transition to medium density residential uses in the edge areas along Broadway Street and portions of Washington Street.
3. Explore options for preservation, restoration, and potential repurposing of the historic church building at Monroe and 13th Avenue.
4. Organize programs to encourage housing maintenance and to showcase the quality of neighborhood homes and gardens; for example, home and garden tours, home repair workshops and skillsharing, volunteer days, etc.



Existing homes in the Core Neighborhood West character areas

### Building Scale (Interior)



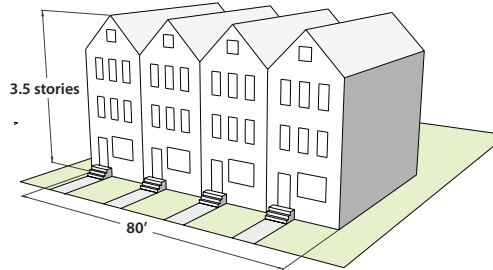
**Interior** Maintain the existing scale of development within Interior areas; allow replacement only if a property is beyond repair or has a blighting influence.

### Constrained vs. unconstrained facade



Infill homes in Logan Park should be composed of related and repeated elements across the front facade, with a window to wall ratio of approximately 1:1.5. The proportion of the facade elements should relate to the proportion of the facade itself.

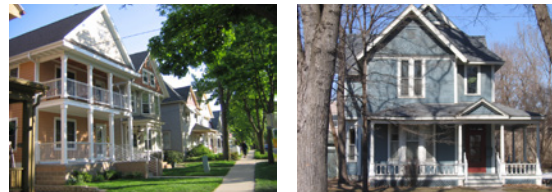
### Building Scale (Edge)



**Edge** Allow more flexibility in buildings type and scale within Edge areas (e.g. townhomes and small apartments).

Note: Maximum building height should be capped at 3.5 stories as measured from street-level.

### Front porches & gardens



Front Porches create architecturally attractive semi-private front yard spaces that foster a positive community interface. Porches should be raised above the sidewalk, at least 6' deep and have a direct connection to the sidewalk.

### Durable building materials



Like the original homes in Logan Park, new homes should be built to last 100 years. Durable materials such as stone, brick, hardiplank, stucco, and wood clapboard siding are encouraged. Vinyl siding is discouraged.

## Principles of Gentle Residential Infill

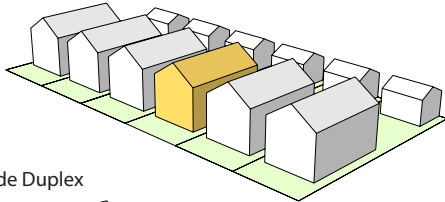
The challenge for the Core Neighborhood West area is to preserve the scale, rhythm, and quality of residential development while still allowing for the introduction of new housing types and architectural styles. The following principles of gentle residential infill focus on promoting the desired form and function of buildings without dictating a particular architectural style- and should inform future development in the area:

- Orient primary building entrances to the street (courtyard access permitted for courtyard apartments and cottage court housing; must be in addition to front-facing access)
- Encourage front porches and gardens to promote a welcoming and social environment
- Locate parking behind buildings or underground, accessed from a rear alley.
- Use durable building materials.
- Design for a constrained facade.
- Maintain the existing scale of development within “Interior” areas (see map on previous page); allow replacement only if a home is beyond repair or has a blighting influence on the neighborhood.
  - » Maximum height: 2.5 stories
  - » Maximum building width: 35 feet'
- Allow for more flexibility in buildings type and scale within “Edge” areas (see map on previous page):
  - » Maximum height: 3.5 stories (as measured from street-level)
  - » Maximum building width: 80 feet

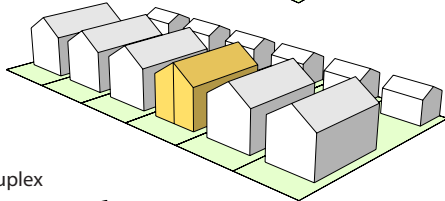
## Examples of Gentle Residential Infill

### Single lot:

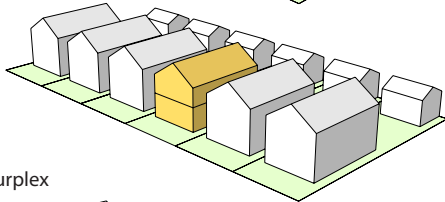
Single Family House



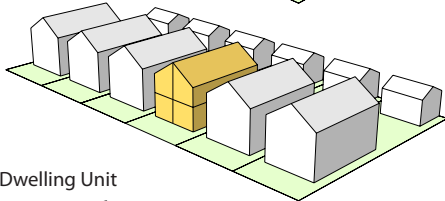
Side-by-Side Duplex



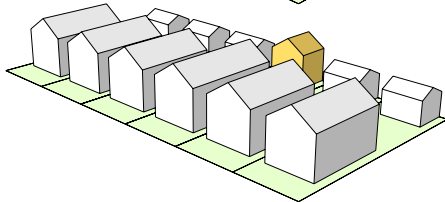
Stacked Duplex



Triplex/Fourplex

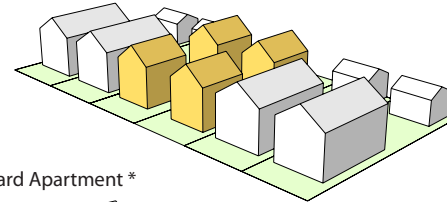


Accessory Dwelling Unit

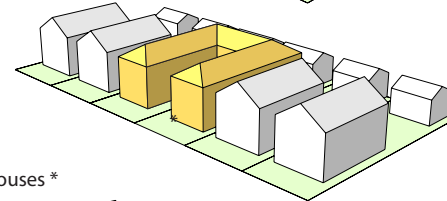


### Double lot:

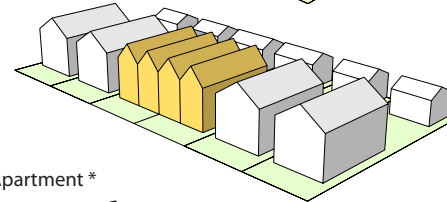
Cottage Court Housing



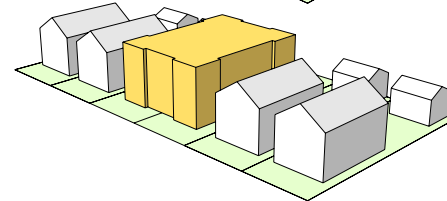
Courtyard Apartment \*



Townhouses \*



Small Apartment \*



\* only permitted in Edge areas



## Character Area: Logan Park

### Description

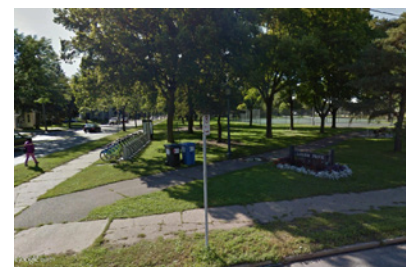
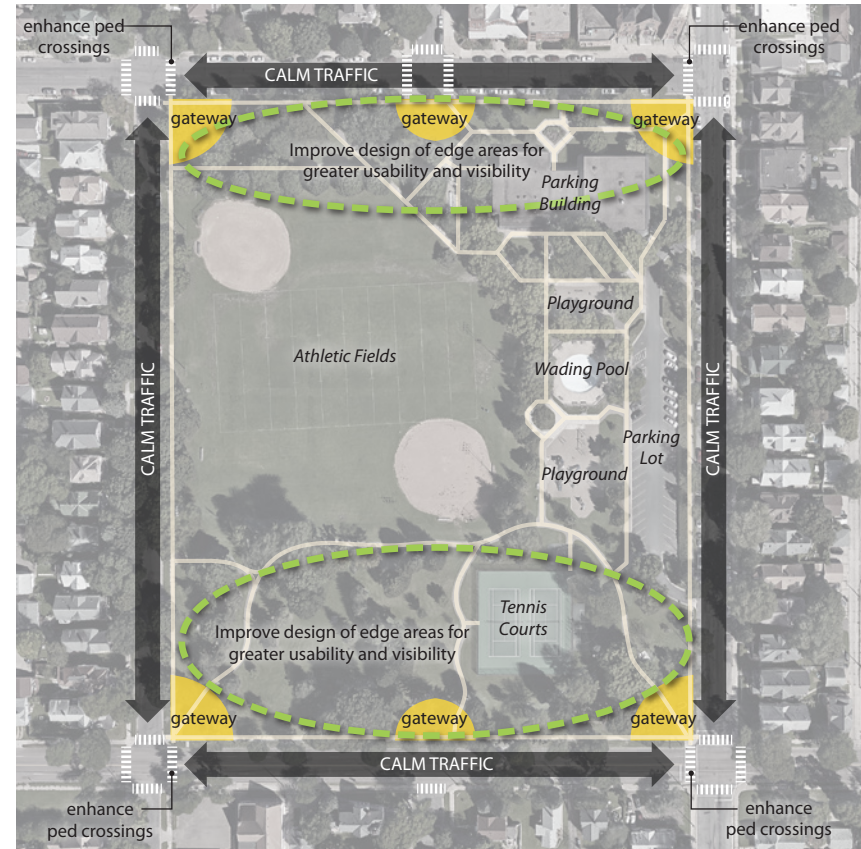
As the only public park in the neighborhood, Logan Park is a highly-valued asset, providing green space, recreational programming, and facilities to support residents of Logan Park and surrounding neighborhoods. Logan Park has long been a center for community life, and it is the vision of this plan that the park continue to serve as the heart of the neighborhood.

While well-used today, the Park is in need of improvements and reinvention. Much of the Park is devoted to athletic facilities and play spaces, which are valued and well-used. In contrast, the design and conditions of passive recreation areas- unprogrammed green spaces, paths, and picnic areas- around the edges of the park result in spaces that are often less-inviting or usable.

The challenge is to reinvent and reimagine tired and underutilized spaces in and around the Park to create safer, more welcoming, and usable environments.

### Actions

1. Work with the Park Board to develop a master plan for Logan Park with particular attention to repaving/realignment of walking paths, improved lighting, parking building and facility improvements, and design of gateways, edges, and passive recreation areas (particularly on the north and south ends of the Park).
2. Work with local artists to integrate public art in the park, particularly around the gateway areas (e.g. artistic lighting along walking paths within the park).
3. Identify and fill gaps in park programming (e.g. multicultural, multi-generational, music/performance in the park, etc.)
4. Introduce traffic calming and pedestrian safety improvements on streets surrounding the Park (Broadway, 13th, Monroe, and Jefferson); could include speed bumps, enhanced pedestrian crossings, pedestrian signals, and curb extensions (bumpouts).



Southeast corner of the Park



Southwest corner of the Park

## Examples of Potential Park Improvements



View from southwest park entry at Broadway and Jefferson



**Creative lighting** installations could supplement permanent lighting fixtures and be rotated periodically.



**Flexible spaces** within the park should be designed and programmed to support a range of activities, from passive relaxation to community events and performances



**Gateways** into the Park should be well-marked with signage and other elements that create a welcoming point of entry

## Principles of Park Design

The overarching goal for Logan Park is to reinforce the Park as the heart of the neighborhood, a well-used, well-loved and well-maintained community space that is a welcoming place for all users. The following principles support this goal and should inform future park design and improvements:

- Make it visible; orient trees and other vertical elements (buildings, equipments, structures, etc.) in a manner that creates inviting views into and across the park.
- Maintain a logical and navigable network of walking paths and loops that connect across the park and between key locations.
- Design edges and gateway areas to promote a sense of welcome and entry into the park; may include elements such as landscaping, gateway signage, archways or low walls
- Incorporate art throughout the park in the form of sculpture and art installations, performance space, and artful infrastructure and fixtures (lighting, pavers, seating, signage, etc.); art can permanent, temporary, or seasonal.
- Keep it flexible; design spaces that can comfortably accommodate a variety of activities at different times of the day and year, and for a range of users.



## Character Area: Arts and Innovation District

### Description

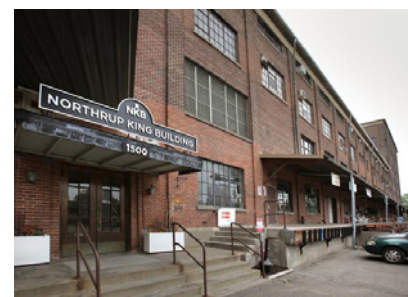
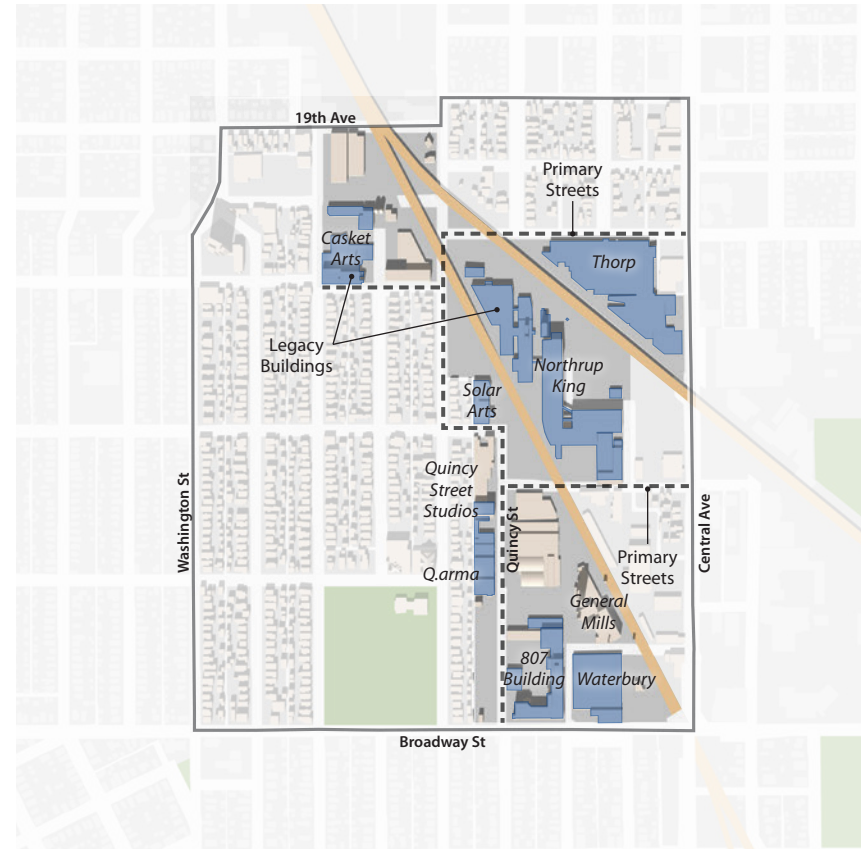
The areas surrounding the rail lines in Northeast have historically been an employment zones which have coexisted for years alongside residential neighborhoods. In recent decades, this area of Logan Park has transformed from heavy industrial to light industrial and creative uses. Legacy buildings, such as Solar Arts, Casket Arts, and Northrup King offer affordable space for working artists- and together these buildings form the heart of one of the country's largest and most successful arts districts.

But the area is more than an arts district. It is also home to a variety of buildings that support small, complementary businesses in light manufacturing, design, and other industries. In many ways, this area has become a model employment district- a mix of flexible and affordable spaces that can incubate and accelerate small businesses and entrepreneurs, and accommodate artists, artisans, creative firms, and small manufacturers.

While the area lacks modern infrastructure, the cobblestone streets, industrial buildings, and production activity make the area unique. The challenge for this area is to evolve with better infrastructure and increased activity, but to do so in a way that preserves the non-traditional and rough around the edges quality, and continues to attract and foster new small businesses.

### Actions

1. Work with the City to develop a plan for redesigning and improving Quincy Street and 14th Ave NE so they support current and future users of the District; explore non-standard design options that can be flexible, accommodating, and responsive to local context; improved streets should reflect historic character and reuse existing materials (i.e. cobblestones).
2. Work with the City to ensure the area remains an employment-focused area and supportive of light production and creative uses. Residential uses that displace existing employment should be discouraged in this area and promoted elsewhere in the neighborhood.
3. Initiate a plan to coordinate district systems such as stormwater, public art, parking, and circulation; cultivate relationships between industrial users, artists, property owners, and small businesses to advance district goals.
4. Convene a working group with local property owners, artists, NEMAA, Northeast Arts District, and other stakeholders to discuss and develop strategies for the preservation of affordable artist space in Logan Park.



Northrup King Building



Quincy Street facing north



## Principles of Arts and Innovation District

The overarching goal of the Arts and Innovation District is to reinforce the area as a unique center for small business innovation in the City and the heart of the Northeast Arts District. The following principles support this goal and should inform future design improvements:

- Prioritize reuse of existing buildings and spaces over demolition and redevelopment.
- Both reuse and new development, should add color and life to the District by contributing to the eclectic, innovative, creative, and unpredictable quality of the area.
- Promote the use of alleys, loading docks, and other spaces and features that give the area its unique character.
- Be creative, innovative, and artful with all infrastructure. New streets, streetscapes, and utility improvements such as stormwater and lighting should be custom designed for the district and reflect the character of the area.
- Plan for district-level systems such as stormwater, parking, and circulation; consider shared parking strategies and shared stormwater infrastructure to accommodate existing and future development.
- Integrate green infrastructure into the design of buildings and streets, including features such as stormwater bumpouts, green roofs, and rooftop solar.



**Green infrastructure** such as stormwater plantings, green roofs, and rooftop solar supports the health and efficiency of the District and contributes to a more vibrant public realm



**Infill and reuse of existing buildings** should aim to add color and life to the District and reflect the historic and eclectic qualities of the area



**Public art** should be integrated into the design of streets, lighting, and other infrastructure to create engaging and artful public spaces



## Character Area: Core Neighborhood East

### Description

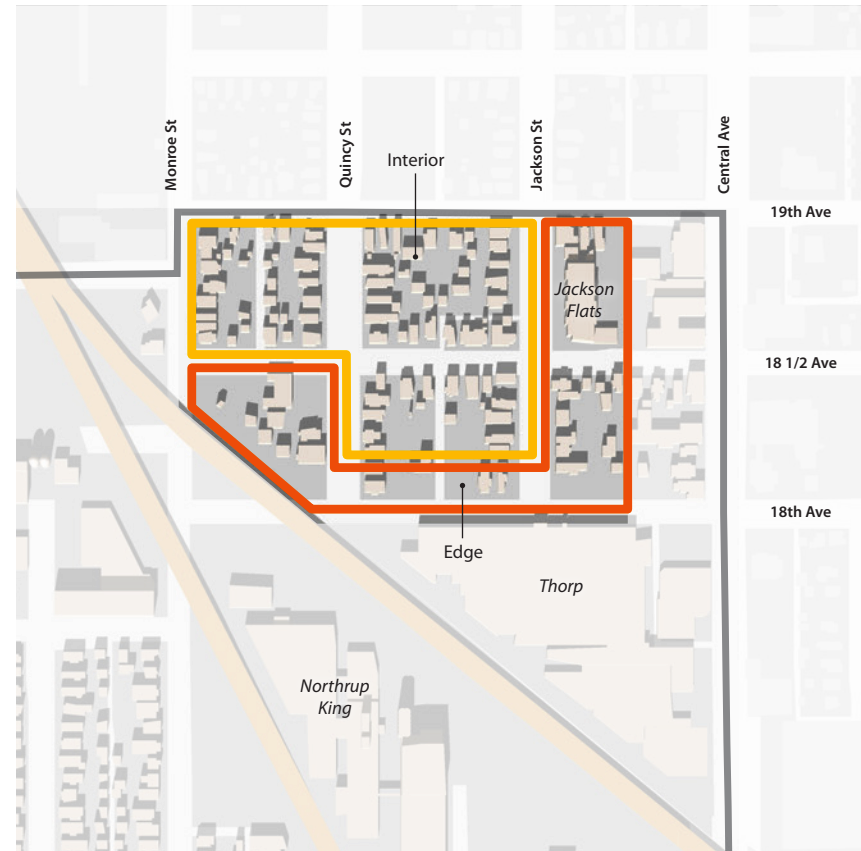
This core residential area lies east of the rail lines and occupies the northeast corner of the neighborhood between Monroe Street and Central Avenue, between 18th and 19th Avenue. Hemmed in by elevated rail lines to the west, Central Avenue to the east, and arts/industrial uses to the south, the area is one of the less well-known parts of Logan Park. However, with its proximity to Edison High School, planned bike trail along 18th Avenue, and commercial destinations on Central Avenue, this area has unique qualities that make it attractive to residents and a potential target for future redevelopment.

Like the Core Neighborhood West, this area features a mix of single family and duplex housing with some small apartments and townhomes; tucked into along the rail lines, are a number of light industrial properties. Unlike the Core Neighborhood West, however, the level of maintenance and quality of housing in the area is less consistent, and the rail lines and industrial neighbors create harsh and uninviting edges (e.g. 18th Avenue). The small size and relative isolation of this area may make it more susceptible to the impacts of problem properties, vacancy, and housing deterioration.

The challenge for this area is to support reinvestment in and restoration of existing homes while also allowing for gentle residential infill that reinforces the residential pattern and scale of development and improves the safety and stability of the area.

### Actions

1. Provide grants, outreach, and technical support to support maintenance and restoration of existing homes, and encourage home ownership.
2. Work with the City and local stakeholders to allow gentle residential infill (as described on p. 40) and to enable transition to medium density residential uses in select edge areas along 18th Avenue and Jackson Street.
3. Organize programs to encourage housing maintenance and to showcase the quality of neighborhood homes and gardens; for example, home and garden tours, home repair workshops and skillsharing, volunteer days, etc.
4. Work with the City and local stakeholders on design and implementation of the planned protected bikeway along 18th Avenue.



18th Avenue facing west



Existing homes along Jackson Street



## Principles of Core Neighborhood East

The overarching goal for the Core Neighborhood East area is to support reinvestment and restoration of existing homes while also allowing for gentle residential infill that reinforces the residential pattern and scale of development and improves the safety and stability of the area. The principles below support this goal and should inform future development in the area.

Like the Core Neighborhood West character area, the Core Neighborhood East should also adhere to the principles of gentle residential infill. See pp. 33-34 for the principles of gentle residential infill and examples of development scale and building types.

- Reinforce key streets (18th Avenue and Jackson Street); creating strong edges and entries along key streets can help to stabilize the area and create a more safe and inviting environment.
  - » Orient development to face key streets
  - » Improve walking and biking infrastructure
  - » Encourage placemaking and public art
- Maintain the existing scale of development within “Interior” areas (see map on previous page); allow replacement only if a home is beyond repair or has a blighting influence on the neighborhood.
- Allow for more flexibility in buildings type and scale within “Edge” areas along 18th Avenue and Jackson Street.



**Artful infrastructure** can brighten areas around and under the rail bridges



**Orienting development to key streets** creates strong entries into the neighborhood and puts additional eyes the street



**Improved walking and biking infrastructure** creates safer, more inviting streets for all users



## Character Area: Central Avenue

### Description

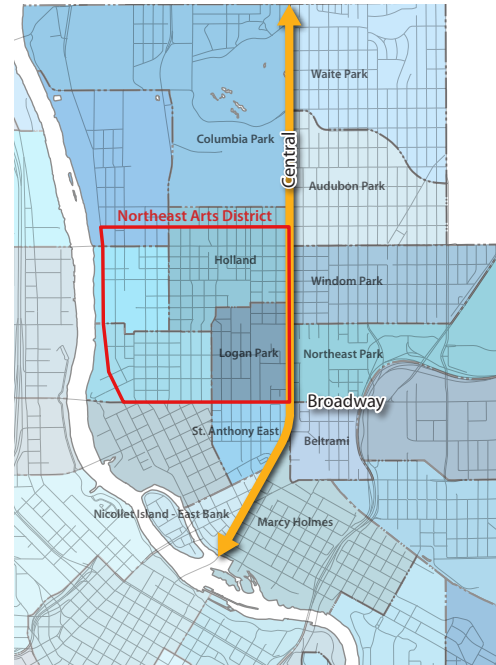
Central Avenue is the zipper that binds together Northeast Minneapolis, touching 11 neighborhoods along its length. The Broadway/Central intersection is one of the busiest, most centrally located, and accessible intersection in all of Northeast.

The properties on Central Avenue within Logan Park, however, are underutilized in comparison to surrounding areas that have transitioned from former industrial uses to include a range of production spaces, artist studios, and small office uses. These blocks along Central are likely to redevelop in the near future as Central Avenue continues to be a priority for transit investments (including a long-term vision for streetcar transit), as well as in important commercial and community corridor for all of Northeast.

There is great potential to absorb growth in this location and to shape development such that it contributes to the overall health of the Northeast Arts District and Northeast as a whole. By leveraging the corridor's locational advantages (accessibility, central location in Northeast, transit access), this portion of Central Avenue can realize future development that complements the arts-related uses in the area and serves the needs of the broad constituencies of Northeast.

### Actions

1. Work with the City, surrounding neighborhoods, the development community, and stakeholders to promote transit-oriented development that supports the arts as well as the broad constituencies of Northeast.
2. Work with the arts and development community to attract quality affordable housing and additional arts destinations to Central Avenue.
3. Initiate a Plan to coordinate district systems such as stormwater, parking, and circulation.
4. Support City efforts to extend and expand transit service along Central Avenue and Broadway.
5. Work with the Park Board to maximize use of the Ice Arena site and develop a long-term plan for the facility.

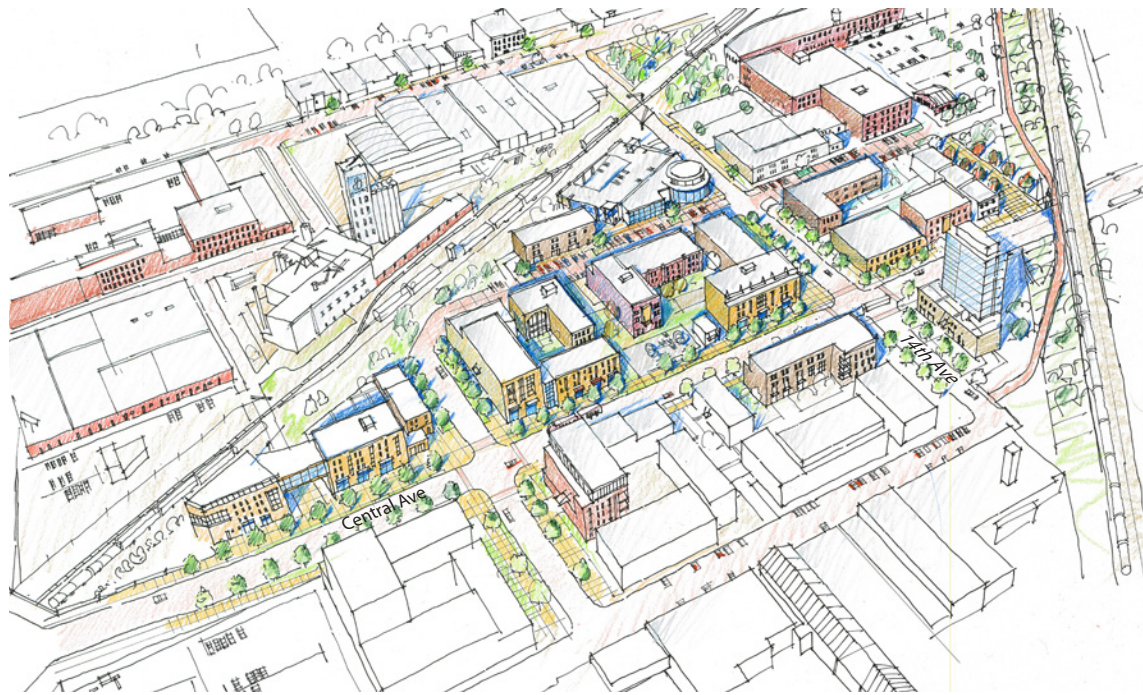


Central Avenue's Centrality to all of Northeast and the Arts District



Existing Conditions along Central Avenue

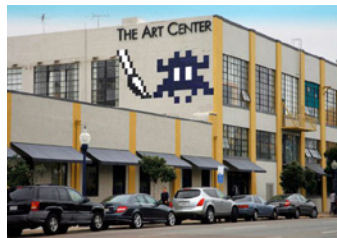




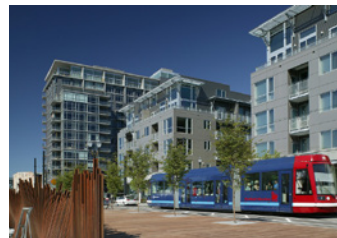
## Principles of Transit Oriented Development that Support the Arts and Northeast

The overarching goal for the Central Avenue Character Area is to reinforce the Avenue as Northeast’s Main Street, promoting uses that benefit from the area’s centrality, visibility, and access. The following principles support this goal and should inform future development on Central.

- Promote medium and higher density uses such as quality affordable housing, arts destinations, retail and services, that are walkable, human-scaled, and that serve the broad constituencies of Northeast and the Northeast Arts District.
- Integrate community facilities such as a jobs center, clinic, or recreation center, that take advantage of the area’s central location and accessibility within Northeast.
- Cluster retail along 14th Avenue and Central Avenue; Promote housing, services, and arts-related uses on side and parallel streets.
- Create a strong public realm by emphasizing creative placemaking; should include creating public and semi-public spaces that are flexible and active, and draw inspiration from the unique human and physical qualities of the area.
- Promote a development patterns that encourages exploration of existing and new alleys, spaces, and destinations that are located in the District’s side and back streets.
- Preserve views to iconic Northeast buildings and structures, including water towers, smokestacks, and grain elevators.



**Arts-related destinations** such as galleries, schools, and theaters can supplement existing arts development in the area

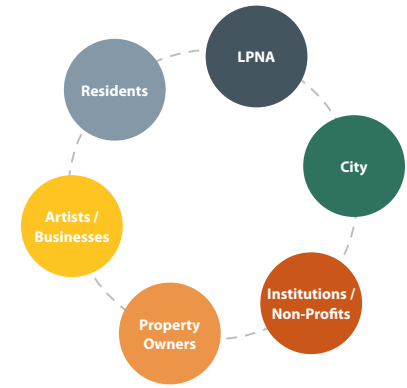


**Transit oriented development** includes mixed use and walkable, human-scale development



**Creative placemaking and green infrastructure** can contribute to a unique and memorable public realm that reflects the local character and cultures





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## 5. Implementation

## How to Use This Plan

This Small Area Plan document establishes a 5- to 10-year vision and recommendations for the future of the Logan Park neighborhood. But simply creating a plan is not enough to ensure results. For this plan to be a relevant and impactful document, it must be used, referenced, and updated regularly—and it must be the basis for further action planning and coordination. The following chapter provides resources and best practices that will help to ensure that the Plan will be a useful, living document that leads to desired outcomes.

### Plan as Decision-Making Guide

The Plan is guide to future decision-making, both for the City and the Neighborhood. As a document that can be adopted by the Neighborhood Association and the City of Minneapolis, the Plan provides a basis for evaluating the appropriateness of future development projects, infrastructure investments, and other improvements in the area. The Plan can also be used by the development community to inform potential projects and their alignment with the Neighborhood’s vision, goals, and values. Similarly, individual businesses, property owners, and residents can use the plan to understand the Neighborhood vision and direction, and to inform individual decisions about property investment and improvement.

### Plan as To Do List

The Plan functions as a tool for the Neighborhood Association to organize and prioritize future actions and initiatives. The Plan should be an integral part of goal setting and work planning for Neighborhood Association (see p. 48 for more on implementation planning and prioritization). Ideally, as time goes by, the Neighborhood will be able to check off items from its “to do list,” and demonstrate tangible impact and outcomes of the planning process.

### Plan as Marketing Tool

Lastly, the Plan is a tool for marketing the neighborhood to current and prospective residents, businesses, developers, and funders. The Plan can help to inspire neighborhood pride for those who live and work in the area and to increase awareness and engagement among residents and businesses in local projects and initiatives. The Plan can also be used for fundraising purposes, to leverage grants funding and other resources in support of implementation.

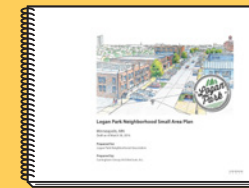
## *If it doesn't fit on the shelf, it won't sit on the shelf...*

Lengthy plan documents have a tendency to go unseen and unused by the general public, no matter how thorough or innovative the plan is. As people everywhere are experiencing increasing demands on their time and attention, we need to rethink traditional document formats to make plans more accessible and usable for broader audiences.

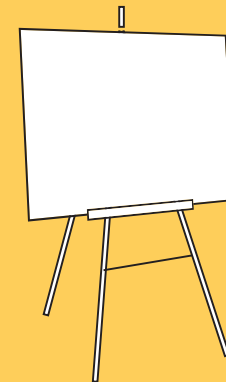
While the full plan document will continue to be an important reference for the City and the Neighborhood Association, taking the Plan into other more digestible formats can expand the Plan’s reach and impact. Alternative formats may include:

- A poster that summarizes the plan and can be displayed in storefront windows and local institutions
- A brochure or brief handout focused on priority areas/initiatives
- A visually-appealing website that includes highlights from the plan, links to documents, and updates on ongoing planning efforts

#### Printed Report



#### Plan on a Page



#### Website



## Key Implementation Challenges

Successful implementation of the Logan Park Neighborhood Small Area Plan depends on the capacity of local actors to carry out the recommendations of the plan- and collaboration between various stakeholder groups.

### Role of the Neighborhood Association

The Logan Park Neighborhood Association has played and will continue to play a major role in maintaining Logan Park as a healthy, stable, and attractive community. As a largely volunteer-run organization, the Neighborhood Association has been able to tap a strong and committed core of volunteers to manage its many programs and initiatives. As the Neighborhood begins to take on implementation of the Small Area Plan and potentially expand its role and responsibilities, it may be necessary to reevaluate the organization's staffing and professional needs (administrative, fundraising, program development, etc.). A number of neighborhood groups in the Twin Cities have taken on paid staff in recent years as well as grant-funded positions through entities such as Americorps and Habitat for Humanity- to expand organizational capacity and manage special programs.

### District Thinking

In order for the Arts and Innovation District to maintain and foster a distinct sense of place and identity, it needs to think and act like a cohesive District. The Plan recommends convening a working group of local property owners, businesses, and other stakeholders to discuss and strategize around the development of district systems (e.g. parking, stormwater, public space, and roadway design/circulation). While cooperation among property owners and businesses is not new to this area (a number of existing businesses have shared parking agreements), as development and redevelopment accelerates, broader coordination and shared solutions will be necessary to ensure the area can continue to accommodate and support small businesses, artist, and entrepreneurs. Building relationships and cooperation between various stakeholders will increase the District's ability to plan and act collectively as larger issues arise, and in the short-term, to advance incremental changes and improvements.

### Arts Planning and Coordination

The Plan also recommends convening local property owners, artists, arts organizations (NEMAA and Northeast Arts District), and other stakeholders to discuss and develop strategies for the preservation of affordable artist space in Logan Park and the greater Northeast Arts District. While many residents value the presence and impact of the arts in the neighborhood, the Plan recognizes the need for the non-residential parts of Logan Park to function as more than an arts destination alone. By engaging with broader arts constituencies, the Neighborhood Association has the opportunity to play a more active role in arts planning and preservation, and to reinforce the arts as part of the neighborhood identity, while balancing arts development with other neighborhood goals and priorities.

### Inclusion and Participation

Support for diversity, multiculturalism, and age-inclusivity were core values expressed by Logan Park residents through the planning process, whether talking about housing, the Park, the arts, or business development. Planning for a more inclusive and engaged community requires broad outreach and participation from a cross-section of neighborhood stakeholders, including seniors, young families, long-time residents, renters, property owners, immigrant and minority groups, walkers, bikers, people with disabilities, artists, employees, business owners, and entrepreneurs...

While this planning process brought out a number and variety of stakeholders from across the neighborhood, there are always segments of the community that will be harder to reach through traditional methods. This engagement process should serve as a jumping off point for deeper and broader outreach to diverse populations within the Logan Park neighborhood to allow for more inclusive representation of residents within the Neighborhood Association and more diverse programming and participation in community programs and activities.

## Zoning

At present, the City’s Zoning Code accommodates some, but not all of the land use and development recommendations in this Plan. For this plan to be implemented effectively, the Neighborhood Association should work with City staff to ensure that local regulations and zoning align with and support the recommendations and intent of this Plan, particularly with regard to implementation of the types of gentle residential infill described in the previous chapter.

Zoning designations shown here reflect City of Minneapolis data as of March 2016. This map is included as a point-in-time snapshot of the neighborhood. To view the most current zoning information, go to the City of Minneapolis website: [www.ci.minneapolis.mn.us/zoningmaps](http://www.ci.minneapolis.mn.us/zoningmaps)

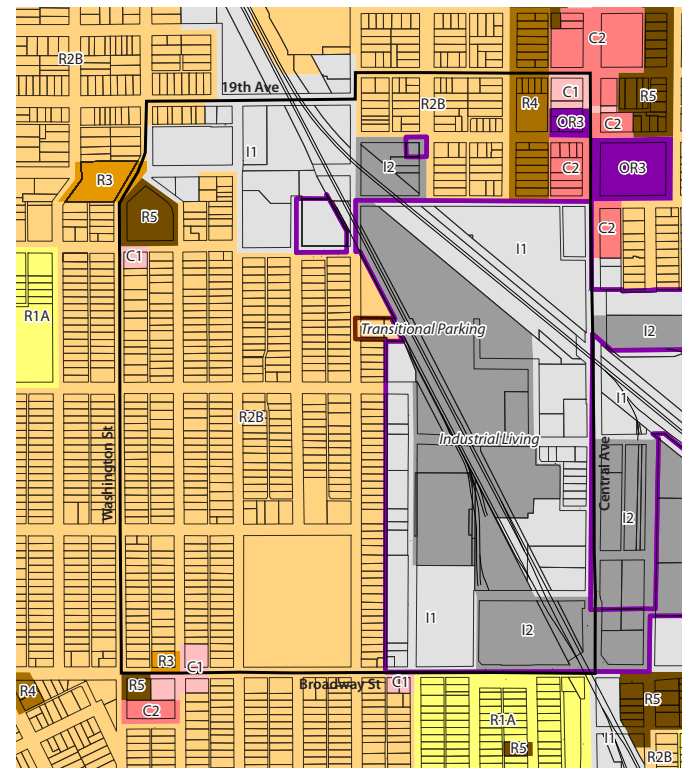
## Addressing Gentrification

Over the course of this planning process, a number of residents raised concerns about the impact future redevelopment might have on the neighborhood, expressing fears about “being priced out” or “changing/losing neighborhood character.” Many used the term “**gentrification**” in describing their fears and reservations.

While gentrification is a term that is used and defined in a number of different ways, a common definition used by planners, advocates, and researchers describes gentrification as “**the process by which higher income households displace lower income residents of a neighborhood.**” By this definition, when a neighborhood gentrifies, housing and land costs rise. As rents and home values increase, current residents and business owners can often no longer afford to live or operate there, and may move elsewhere to find more affordable opportunities.

Given its proximity to Downtown, quality and affordable housing stock, historic character, and high proportion of renters, Logan Park is certainly susceptible to displacement/gentrification. As the neighborhood and the City as a whole become more attractive places to live and work- as has been the trend in recent years- demand for housing will only increase. If housing demand increases, and the supply stays the same, housing prices are likely to rise, creating the potential for displacement of lower income residents.

Existing Zoning (as of March 2016)



### Base Zoning

- |  |   |
|--|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:#ffff00; border:1px solid black;"></span> R1 – Single-family (low density)      | <span style="display:inline-block; width:15px; height:15px; background-color:#cccccc; border:1px solid black;"></span> I1 – Light Industrial                |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ffff00; border:1px solid black;"></span> R1A – Single-family (low density)     | <span style="display:inline-block; width:15px; height:15px; background-color:#808080; border:1px solid black;"></span> I2 – Medium Industrial               |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ffff00; border:1px solid black;"></span> R2 – Two-family (low density)         | <span style="display:inline-block; width:15px; height:15px; background-color:#404040; border:1px solid black;"></span> I3 – General Industrial              |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ffcc00; border:1px solid black;"></span> R2B – Two-family (low density)        | <span style="display:inline-block; width:15px; height:15px; background-color:#cccccc; border:1px solid black;"></span> OR1 – Neighborhood Office Residence  |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ff9900; border:1px solid black;"></span> R3 – Multiple-family (medium density) | <span style="display:inline-block; width:15px; height:15px; background-color:#990099; border:1px solid black;"></span> OR2 – High Density Office Residence  |
| <span style="display:inline-block; width:15px; height:15px; background-color:#990000; border:1px solid black;"></span> R4 – Multiple-family (medium density) | <span style="display:inline-block; width:15px; height:15px; background-color:#660066; border:1px solid black;"></span> OR3 – Institutional Office Residence |
| <span style="display:inline-block; width:15px; height:15px; background-color:#660000; border:1px solid black;"></span> R5 – Multiple-family (high density)   |   |
| <span style="display:inline-block; width:15px; height:15px; background-color:#330033; border:1px solid black;"></span> R6 – Multiple-family (high density)   |   |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ff9999; border:1px solid black;"></span> C1 – Neighborhood Commercial          |   |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ff6666; border:1px solid black;"></span> C2 – Neighborhood Corridor Commercial |   |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ff3333; border:1px solid black;"></span> C3A – Community Activity Center       |   |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ff0000; border:1px solid black;"></span> C3S – Community Shopping Center       |   |
| <span style="display:inline-block; width:15px; height:15px; background-color:#990000; border:1px solid black;"></span> C4 – General Commercial               |   |

### Overlay Districts

- |  |
|--|
| <span style="display:inline-block; width:15px; height:15px; border:2px solid orange;"></span> TP – Transitional Parking Overlay District |
| <span style="display:inline-block; width:15px; height:15px; border:2px solid purple;"></span> IL – Industrial Living Overlay District    |



While the potential for gentrification/displacement in Logan Park is real, future redevelopment and revitalization does not necessarily have to lead to displacement of or hardship for existing residents. Historical increases in homes values in Logan Park and across the city, have afforded many homeowners the opportunity to refinance, reinvest, or cash out on their homes. Further, given the high number of homesteaded rental properties in Logan Park, there are likely homesteader-landlords who despite rising home values, continue to rent at below market rate because of strong and long-standing relationships with tenants.

That said, there is always the potential that redevelopment and investment of the sort described in this Plan, that bring new amenities into the area will have the effect of accelerating gentrification and impacting neighborhood character. So, an essential question in the implementation of this Plan is: **How can the neighborhood continue to revitalize and improve- without displacing existing residents and businesses and without losing its character?**

Previous chapters of the Plan addresses this question both directly and indirectly by:

- Prioritizing preservation and maintenance of the majority of existing homes in the residential areas.
- Promoting redevelopment primarily in areas where it will not displace existing housing, that is, on land that is vacant, underutilized, and non-residential today.
- Allowing for limited infill and redevelopment (gentle residential infill) in existing residential areas that is consistent with existing scale and character
- Establishing principles to guide the form of new development and describing desired uses and improvements that reflect local needs and values.

Neighborhood revitalization and gentrification are complex phenomena. We as a city have a lot to learn, and it is a legitimate concern for the Logan Park neighborhood. While this Plan provides guidance and strategies that can help to address these issues, the key to ensuring future development contributes positively to the neighborhood will be the formation of **active, organized, and vocal coalitions** that can advocate for equitable, community-driven development, and the local and city-wide policies and programs necessary to support these efforts.

In addition to strategies included in previous chapters, this Plan recommends that the Neighborhood Association explore additional approaches to better assess, organize against, and combat potential displacement/gentrification in the neighborhood. This may include neighborhood, district, or city-wide strategies to increase access to quality affordable housing, ensure equitable and community-led development, and protect those most vulnerable to displacement. Such strategies will likely require further study and consultation, outside partnerships, and additional community advocacy and organizing to accomplish.

**Examples of strategies to address and combat displacement/gentrification include:**

- 1. Data Collection** Tracking and assessing neighborhood change on an ongoing basis to understand issues and inform future actions; could include conducting a housing/property conditions survey, and/or regular outreach to residents and businesses.
- 2. Rental Stabilization** Assisting existing renters to stay in their homes through programs such as rental assistance, eviction advocacy, and education on renters rights.
- 3. Land Use Controls:** Supporting city-wide policies such as inclusionary zoning, transit-oriented development, and mixed use zoning that can contribute to the supply of quality affordable housing in the City.
- 4. Affordable Housing Development** Encouraging and preserving quality affordable housing in the neighborhood; could include working with area non-profit developers and/or building local development capacity (e.g. forming a CDC, see below).
- 5. Community-Led Development** Securing direct ownership and control over land development through a community land trust, community development corporation (CDC), or community investment cooperative.
- 6. Community Benefits Agreements** Organizing to leverage community benefits (such as local hiring, affordable housing, community facilities, money for parks, etc.) from major development projects.
- 7. Building Wealth** Developing programs and structures that allow existing residents/businesses to share in rising values and investment (e.g. homeownership assistance and limited equity housing cooperatives).

## Implementation Matrix

The following implementation matrix provides the Neighborhood Association with a simple tool for action planning and prioritization. The table below summarizes the recommendations and actions identified in the Plan for each of the Character Areas, and for each specific action provides a general indication of timing (short term: 0-2 years; mid term: 2-5 years, long term: 5-10 years; or ongoing); existing and potential partnerships that may support implementation; and existing and potential funding sources. The implementation matrix will also be provided to the Neighborhood Association as an Excel workbook that be updated and edited over time to track progress against the plan and to catalog and prioritize new ideas, strategies, and initiatives.



Character Areas

CHARACTER AREA A: CORE NEIGHBORHOOD WEST				
Related Strategic Directions + Recommendations	Actions	Timeframe	Existing / Potential Partnership	Existing / Potential Funding Source
Strategic Direction 1: Strike a balance between preservation, adaptation, and new construction 1.1. Prioritize maintenance of existing single family and duplex housing stock and preservation of historic housing character; allow "gentle residential infill" that reflects surrounding character and scale; and allow transition to medium density housing along Broadway and portions of Washington Street. 1.2 Support neighborhood commercial development along Broadway Street and at the intersection of Washington Street and 17th Avenue.	A1. Work with the City and local stakeholders to support the maintenance and preservation of homes with historic character; consider establishment of a Conservation District and/or more specific design guidelines in select areas to guide future development.		<div style="border: 2px solid red; padding: 5px; display: inline-block;">                         To be completed based on input from the LPNA Board and Small Area Plan Core Committee                     </div>	
	A2. Work with the City and local stakeholders to allow gentle residential infill within the Core Neighborhood West area and to enable transition to medium density residential uses in the edge areas along Broadway Street and portions of Washington Street.			
	A3. Explore options for preservation and restoration of the historic church building at Monroe and 13th Avenue.			
	A4. Provide grants, outreach, and technical support to encourage maintenance and restoration of existing homes.			
	A5. Organize programs to encourage housing maintenance and to showcase the quality of neighborhood homes and gardens; for example, home and garden tours, home repair workshops and skillsharing, volunteer days, etc.			

\* existing funding source / partnership

<b>CHARACTER AREA B: LOGAN PARK</b>				
<b>Related Strategic Directions + Recommendations</b>	<b>Actions</b>	<b>Timeframe</b>	<b>Existing / Potential Partnership</b>	<b>Existing / Potential Funding Source</b>
<p>Strategic Direction 3: Revitalize / Reinvent community spaces</p> <p>3.1 Reinforce the Park as the heart of the neighborhood; explore programmatic and physical improvements to make the park a more vital and usable space; and encourage multigenerational and multicultural programming that serves users of all ages and backgrounds (see opposite page for examples of potential park improvements).</p>	B1. Work with the Park Board to develop a master plan for Logan Park with particular attention to repaving/realignment of walking paths, improved lighting, parking building and facility improvements, and design of gateways, edges, and passive recreation areas (particularly on the north and south ends of the Park).		<div style="border: 1px solid red; padding: 5px; color: red;">                     To be completed based on input from the LPNA Board and Small Area Plan Core Committee                 </div>	
	B2. Work with local artists to integrate public art in the park, particularly around the gateway areas (e.g. artistic lighting along walking paths within the park).			
	B3. Identify and fill gaps in park programming (e.g. multicultural, multi-generational, music/performance in the park, etc.)			
	B4. Introduce traffic calming and pedestrian safety improvements on streets surrounding the Park (Broadway, 13th, Monroe, and Jefferson); could include speed bumps, enhanced pedestrian crossings, pedestrian signals, and curb extensions (bumpouts).			
<b>CHARACTER AREA C: ARTS + INNOVATION DISTRICT</b>				
<b>Related Strategic Directions + Recommendations</b>	<b>Actions</b>	<b>Timeframe</b>	<b>Existing / Potential Partnership</b>	<b>Existing / Potential Funding Source</b>
<p>Strategic Direction 1: Strike a balance between preservation, adaptation, and new construction</p> <p>1.3 Preserve “legacy buildings” (such as the Casket Arts, Northrup King, and Solar Arts buildings), affordable artist and production space, and employment uses; support adaptive reuse of industrial buildings and arts/creative development; and fill in underutilized areas with new construction.</p> <p>Strategic Direction 2: Build connections to and through the neighborhood</p> <p>2.1 Improve primary streets within the arts/ industrial areas to enhance access to and between destinations; as redevelopment occurs, a secondary network of streets and alleys can provide access to buildings from primary streets and break down the scale of large blocks.</p>	C1. Work with the City to develop a plan for redesigning and improving Quincy Street and 14th Ave NE so the streets functions for current and future users of the District; improved streets should be flexible, accommodating, and designed specifically for this area; street design should reflect historic character and reuse existing materials (i.e. cobblestones) in the new street.		<div style="border: 1px solid red; padding: 5px; color: red;">                     To be completed based on input from the LPNA Board and Small Area Plan Core Committee                 </div>	
	C2. Work with the City to ensure the area remains an employment-focused and supportive of light production and creative uses. Residential uses that displace existing employment should be discouraged in this area and promoted elsewhere in the neighborhood.			
	C3. Initiate a plan to coordinate district systems such as stormwater, public art, parking, and circulation; cultivate relationships between industrial users, artists, property owners, and small businesses to advance district goals.			
	C4. Convene a working group with local property owners, artists, NEMAA, Northeast Arts District, and other stakeholders to discuss and develop strategies for the preservation of affordable artist space in Logan Park.			

\* existing funding source / partnership

<b>CHARACTER AREA D: CORE NEIGHBORHOOD EAST</b>				
<b>Related Strategic Directions + Recommendations</b>	<b>Actions</b>	<b>Timeframe</b>	<b>Existing / Potential Partnership</b>	<b>Existing / Potential Funding Source</b>
Strategic Direction 1: Strike a balance between preservation, adaptation, and new construction  1.4 Prioritize maintenance of existing housing stock and preservation of historic housing character; allow “gentle residential infill” that reflects surrounding character and scale; allow transition to medium density housing along 18th Avenue and the east side of Jackson Street.  Strategic Direction 2: Build connections to and through the neighborhood  2.2 Create and enhance key bike connections, so bikers of all abilities are able to access all parts of the neighborhood and regional destinations. <ul style="list-style-type: none"> <li>• 18th Avenue - planned off-street trail; explore possibility of tunneling under rail bridge at Monroe for a more direct connection</li> </ul>	D1. Provide grants, outreach, and technical support to support maintenance and restoration of existing homes, and encourage home ownership.		<div style="border: 1px solid red; padding: 5px; color: red;">                         To be completed based on input from the LPNA Board and Small Area Plan Core Committee                     </div>	
	D2. Work with the City and local stakeholders to allow gentle residential infill and to enable transition to medium density residential uses in select edge areas along 18th Avenue and Jackson Street.			
	D3. Organize programs to encourage housing maintenance and to showcase the quality of neighborhood homes and gardens; for example, home and garden tours, home repair workshops and skillsharing, volunteer days, etc.			
	D4. Work with the City and local stakeholders on design and implementation of the planned protected bikeway along 18th Avenue.			
<b>CHARACTER AREA E: CENTRAL AVENUE</b>				
<b>Related Strategic Directions + Recommendations</b>	<b>Actions</b>	<b>Timeframe</b>	<b>Existing / Potential Partnership</b>	<b>Existing / Potential Funding Source</b>
Strategic Direction 1: Strike a balance between preservation, adaptation, and new construction  1.5 Encourage mixed use, transit-oriented development along Central avenue; may include medium density housing, neighborhood-serving retail and services, community facilities (such as job center or youth services), and arts-related uses.	E1. Work with the City, surrounding neighborhoods, the development community, and stakeholders to promote transit-oriented development that supports the arts as well as the broad constituencies of Northeast.		<div style="border: 1px solid red; padding: 5px; color: red;">                         To be completed based on input from the LPNA Board and Small Area Plan Core Committee                     </div>	
	E2. Work with the arts and development community to attract quality affordable housing and additional arts destinations to Central Avenue.			
	E3. Initiate a Plan to coordinate district systems such as stormwater, parking, and circulation.			
	E4. Support City efforts to extend and expand transit service along Central Avenue and Broadway.			
	E5. Work with the Park Board to maximize use of the Ice Arena site and develop a long-term plan for the facility.			



*This whole section is new.*

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## Appendix A: Glossary

## Glossary

**Adaptive Reuse** Renovation of a building or site to include elements that allow a particular use or uses to occupy a space that originally was intended for a different use.

**Affordable Housing** The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as “In general, housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.” Some jurisdictions may apply additional criteria such as requiring that housing is affordable for households whose income is below a certain threshold (for example, less than fifty percent of the area median income) and must remain affordable for a specified period of time. In contrast, naturally-occurring affordable housing includes properties that are not legally required to maintain affordability, but as a result of market forces or natural housing devaluation/decline, are valued at a level that is considered affordable to low- and moderate-income households.

**Bike Boulevard** A bicycle boulevard is a lower-volume, lower-speed street that has been optimized for bicycle traffic. The purpose of a bicycle boulevard is to provide bicyclists, especially those who are not comfortable riding on busy streets, a safer and more relaxing place to ride. A bicycle boulevard provides safe crossings at major streets and encourages motorists to travel at slow speeds, while reducing the frequency of stop signs. Other traffic calming and design elements may be employed such as speed humps, traffic circles, curb extensions, medians, and traffic signals. Bicycle

boulevards in Minneapolis are designated with pavement markings that include a large bicycle symbol with the text “BLVD.”

**Blight** A blighted structure or area exhibits signs of deterioration or improper use sufficient to constitute a threat to the health, safety, and welfare of the community.

**Conservation District** City-designated preservation areas intended to conserve distinctive places and structures by providing for review by a neighborhood-specific group of any changes to the district’s buildings that would permanently alter their character.

**Creative Industries** Industries that focus on creating and exploiting intellectual property products; such as the arts, films, games or fashion designs, or providing business-to-business creative services such as advertising.

**Development Intensity** The development intensity diagram included in this Plan is intended to show the average height of buildings within a designated area. These are general guidelines that should be taken in concert with other Plan recommendations and guidance regarding built form and development character.

**Future Land Use** The future land use map (see p. 23) included in this Plan utilizes land use designations that align with the Minneapolis Plan for Sustainable Growth (the City’s Comprehensive Plan). These are general guidelines that should be taken in concert with other Plan recommendations

and guidance regarding built form and development character. The City uses the future land use map to show how it will provide for a range of housing types and commercial and industrial uses. The future land use map also provides guidance for the regulatory structures that implement the plan, including the City’s zoning ordinance.

**Low Density Residential** Allows for single-family and two-family (duplex) housing types, targeting densities of less than 15 units per acre.

**Medium Density Residential** Allows for multi-family housing types (triplex, fourplex, townhomes, stacked townhomes, and small apartments), targeting densities of 10-50 units per acre. Note that [Chapter 4: Character Areas](#) provides more specific guidance on the desired scale and character of medium density residential development within the core residential areas of Logan Park .

**High Density Residential** Allows for multi-family housing types (low-rise, mid-rise, and high-rise apartments), targeting densities of 40-120 units per acre.

**Mixed Use** Allows for mixed use development, including mixed use with residential. Mixed use may include a mix of retail, office or residential uses within a building or within a district. There is no requirement that every building within a mixed use district be mixed use.

**Future Land Use (Continued):**

**Transitional Industrial** Industrial areas located outside of designated Industrial Employment Districts; may eventually evolve to other uses compatible with surrounding development. Although they may remain industrial for some time, they do not have the same level of policy protection as areas within industrial districts.

**Activity Center** Destinations within the city that support a wide range of commercial, office, and residential uses. Offering both local and regional draws, they typically have a busy street life throughout the day and into the evening. Heavily oriented towards pedestrians and transit, they maintain a traditional urban form and scale.

**Neighborhood Commercial Node** Generally provide retail or service uses on at least three corners of a single intersection. Buildings are typically mixed-use and serve the surrounding neighborhood, with a limited number of businesses serving a larger area.

**Community Corridor** Primarily residential thoroughfare with intermittent commercial uses clustered at intersections. Commercial uses, generally small-scale retail sales and services, serve the immediate neighborhood.

**Commercial Corridor** Serve as neighborhood boundaries and focal points for activity, accommodating commercial uses, along with some light industrial or high-density residential uses. Mixed-use development is encouraged.

**Gentle Residential Infill** Gentle residential infill is an approach to allowing infill and redevelopment within existing residential areas such that new homes reinforce and preserve the scale, rhythm, and quality of the residential fabric while still allowing for the introduction of new housing types and architectural styles. [Chapter 4: Character Areas](#) describes specific locations, principles, and dimensional standards for gentle residential infill (see pp. 32-34 and p. 39-40).

**Gentrification** While gentrification is a term that is used and defined in a number of different ways, a common definition used by planners, advocates, and researchers describes gentrification as “the process by which higher income households displace lower income residents of a neighborhood.” By this definition, when a neighborhood gentrifies, housing and land costs rise. As rents and home values increase, current residents and business owners can often no longer afford to live or operate there, and may move elsewhere to find more affordable opportunities. See p. 46 for further discussion on this topic.

**Innovation District** A designated area that fosters job creation and innovation through the intentional clustering of related and complementary businesses, institutions, ideas and people; may integrate community and economic development tools and strategies to support desired development and investment.

**Road Diet** (also known as a **Lane Reduction** or **4- to 3-Lane Conversion**) Narrowing a roadway by reducing the number of lanes or lane widths; a traffic calming strategy used to reduce vehicle speeds. Road diets are often conversions of four-lane undivided roads into three lanes (two through lanes and a center two-way left turn lane). The resulting benefits include crash reductions, improved mobility and access for all road users, and integration of the roadway into surrounding uses that results in an enhanced quality of life. A key feature of a Road Diet is that it allows reclaimed space to be allocated for other uses, such as turn lanes, bus lanes, pedestrian refuge islands, bike lanes, sidewalks, bus shelters, parking, or landscaping.

**Transit-Oriented Development** A mixed-use community within walking distance of a transit stop that mixes residential, retail, office, open space, and public uses in a way that promotes activity and makes it convenient to travel on foot or by public transportation instead of by car.

**Undercover Parks** Undercover parks include plazas, parklets, patios, gardens, forecourts, courtyards, and other semi-public, but privately owned spaces that could function as community gathering spaces and contribute positively to the physical appearance of the neighborhood.

**Zoning** Uniform regulations and requirements established by the City’s municipal code that govern the use, placement, spacing, and size of land and structures within designated districts.