

February 17th Townhall Meeting & Online Survey - Engagement Summary

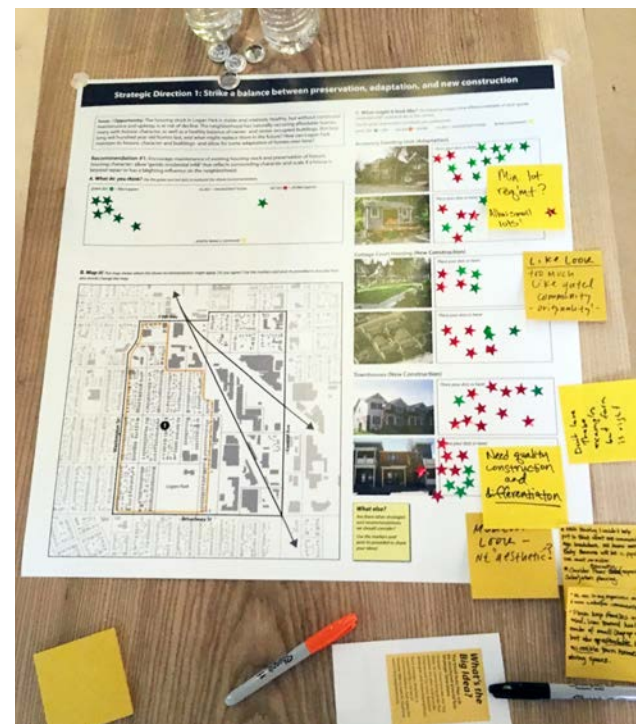
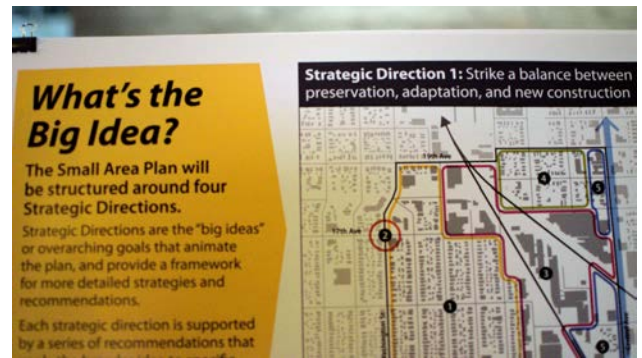
At the February 17th Townhall Meeting at Able Brewery, we invited participants to learn more about draft recommendations for the Logan Park Neighborhood Small Area Plan- and to provide their own input, feedback, and ideas.

A number of activity stations were set up around the room, each of which provided information about specific recommendations, and walked participants through a series of related questions and prompts. Using green and red dots, pens, and post-its, participants could show their support or opposition to various ideas (green dot = support, red dot = oppose, no dot = neutral/don't know) and leave comments or suggestions.

For those who were not able to attend the townhall meeting, we also launched a condensed, online version of the engagement activity which was posted to the LPNA website. In addition to the 24+ attendees at the townhall meeting, 46 responses were collected through the online survey. The following summary includes the results of both the in-person and online activities.

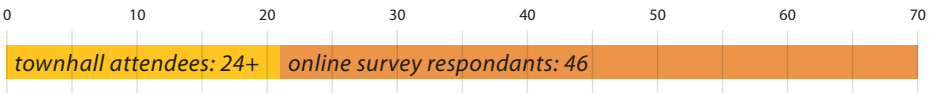


Photo credit: Jeff Kraker

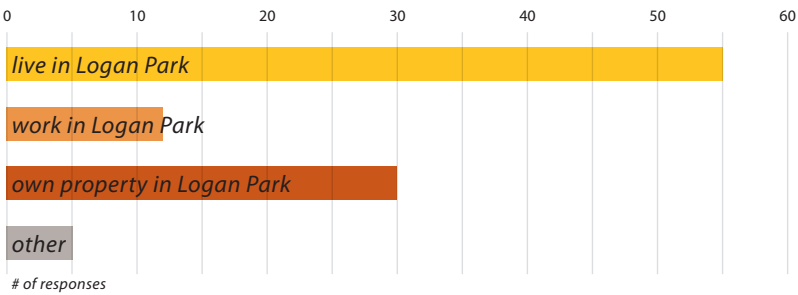


Demographic Survey

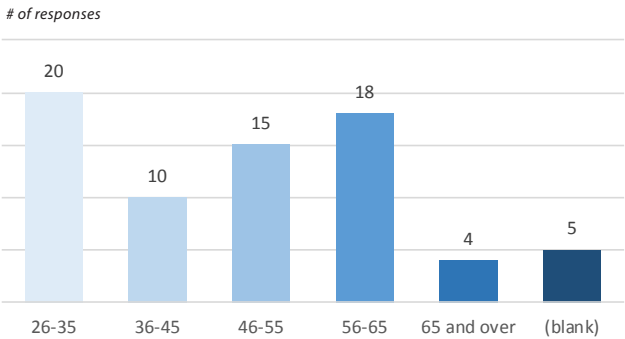
Total Number of Participants:



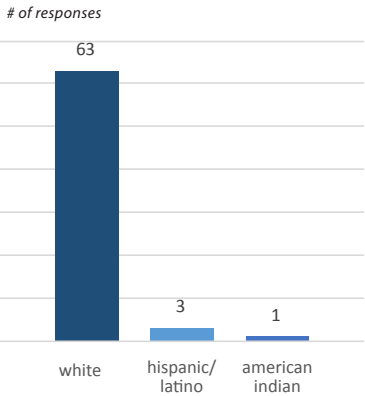
Live / Work / Own Property in Logan Park:



Age:



Race / Ethnicity:



Strategic Direction 1: Strike a balance between preservation, adaptation, and new construction

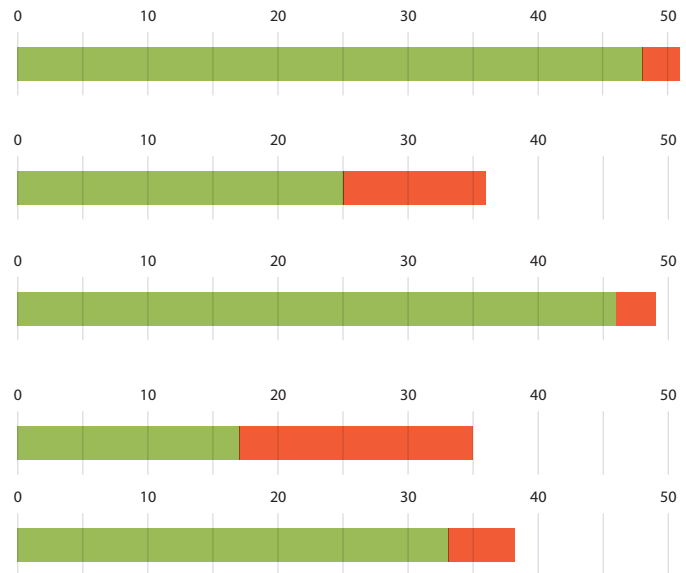
Recommendation #1: Encourage maintenance of existing housing stock and preservation of historic housing character; allow “gentle residential infill” that reflects surrounding character and scale if a house is beyond repair or has a blighting influence on the neighborhood.

Recommendation #2: Support transition to medium density housing and neighborhood commercial use along Broadway Street and around the intersection of Washington Street and 17th Avenue.

Recommendation #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 that reflects surrounding historic/industrial character.

Recommendation #4: Support transition to medium- to high-density housing in the northeast corner of the neighborhood (aligned with recommendations in the Holland Neighborhood Small Area Plan).

Recommendation #5: Encourage high density housing and mixed use development along Central avenue (transit-oriented development); integrate neighborhood-serving retail and services as well as arts-related uses.

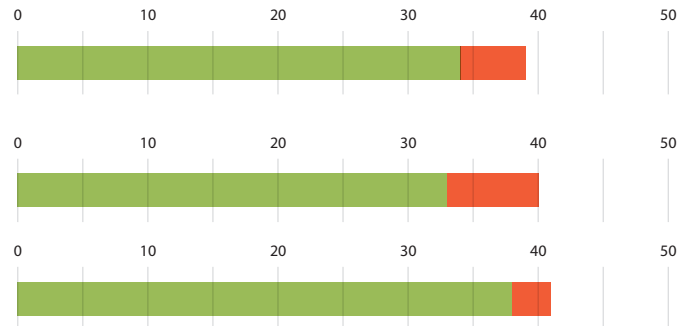


Strategic Direction 2: Build Connections to and through the neighborhood

Recommendation #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.

Recommendation #2: Create and enhance key bike connections, so bikers of all abilities are able to access all parts of the neighborhood and regional destinations.

Recommendation #3: Redesign Broadway as a “complete street” that is more comfortable for pedestrians to walk along and cross.



Strategic Direction 3: Revitalize / Reinvent community spaces

Recommendation #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.

Recommendation #2: Create and reveal “undercover parks”. Undercover parks include plazas, parklets, patios, forecourts, courtyards, and other semi-public, but privately owned spaces that function as community gathering spaces...

Recommendation #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 celebrates streets, rails, bridges, and retaining walls in the area.



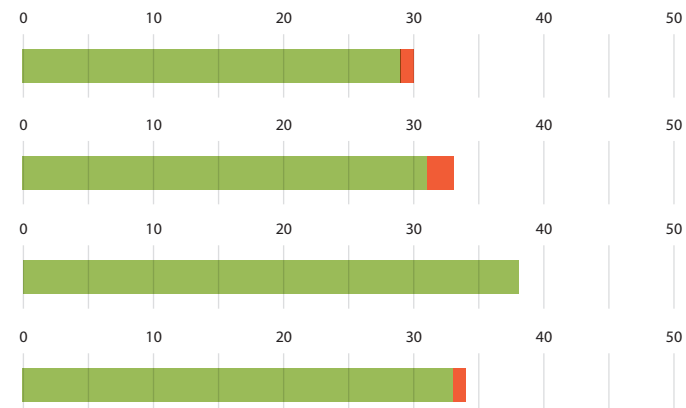
Strategic Direction 4: Cultivate local capacity and collaboration

Recommendation #1: Increase organizational capacity of the Logan Park Neighborhood Association.

Recommendation #2: Strengthen connections between Arts and Neighborhood planning.

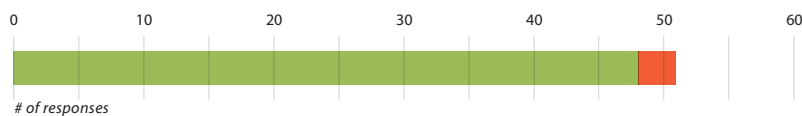
Recommendation #3: Improve channels for neighborhood-wide communication and involvement.

Recommendation #4: Coordinate planning with surrounding neighborhoods.

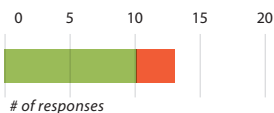


Strategic Direction 1: Strike a balance between preservation, adaptation, and new construction

Recommendation #1: Encourage maintenance of existing housing stock and preservation of historic housing character; allow “gentle residential infill” that reflects surrounding character and scale if a house is beyond repair or has a blighting influence on the neighborhood.



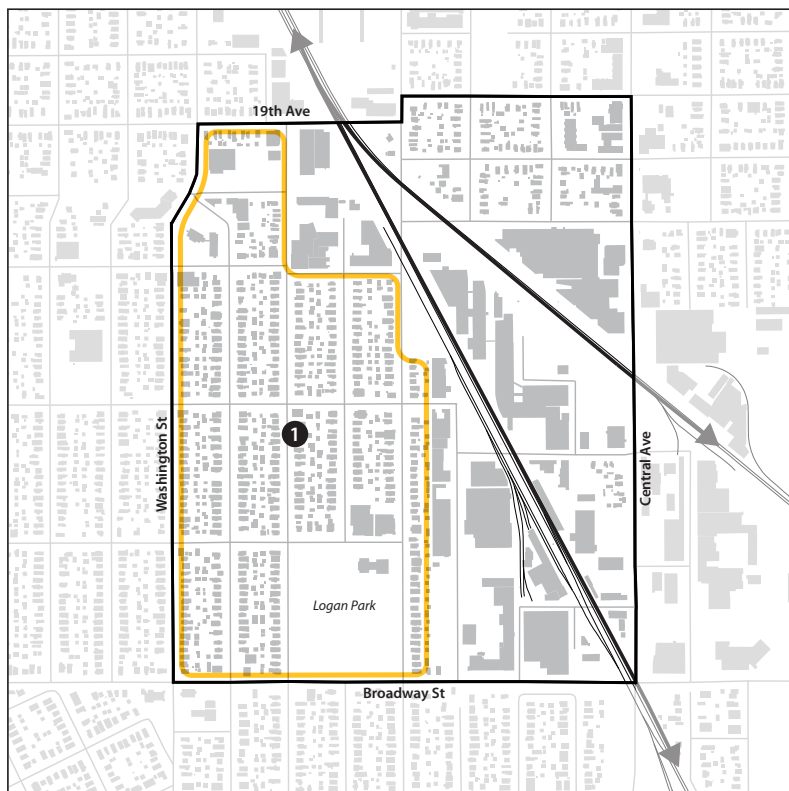
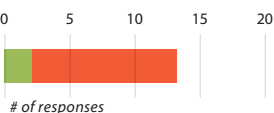
Accessory Dwelling Unit (Adaptation)



Cottage Court Housing (New Construction)



Townhouses (New Construction)



Comments:

Accessory dwelling units:

- Is there a minimum lot requirement? Allow small lots!

Cottage court housing:

- Like the look; too much like gated community; originality!
- Doesn't fit neighborhood although it looks nice

Townhouses:

- Don't love these examples but form is right
- Need quality construction and differentiation
- Modern look - NE aesthetic?

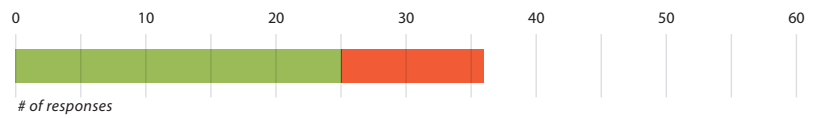
Other:

- Keep NE weird; prioritize art + creativity; eschew cookie cutter design

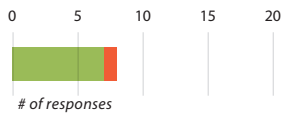
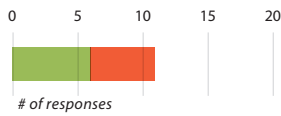
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Strategic Direction 1: Strike a balance between preservation, adaptation, and new construction

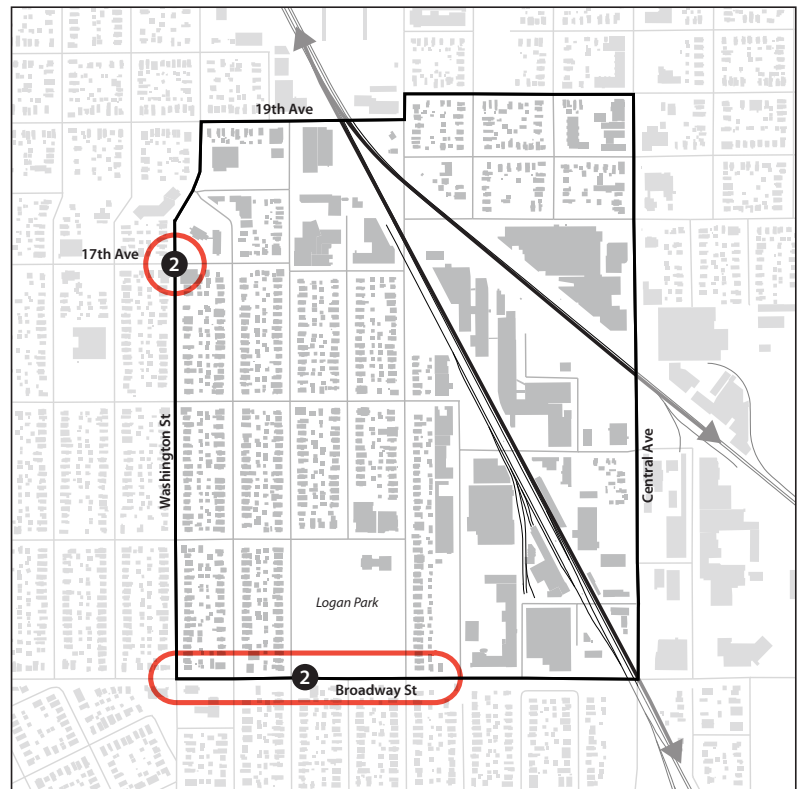
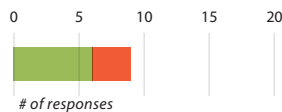
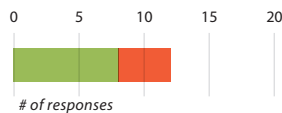
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Live/Work Townhouses (New Construction)



Houses Converted to Work/Commercial Space (Adaptation)



Comments:

Houses converted to Work/Commercial Space:

- Open for small business / nonprofits

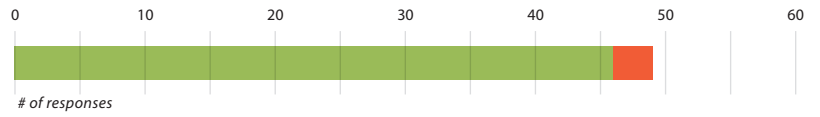
Other:

- I own a property at the intersection of Washington ST NE and 17th Ave. Curious if / how Rec #2 would affect our property.
- What would have to give way around Washington and 17th? The Highrise, the current retail on that corner? I see this as problematic.

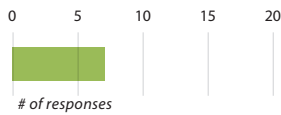
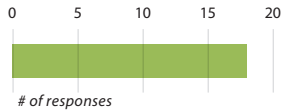
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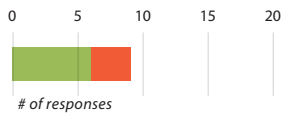
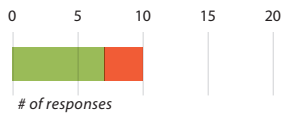
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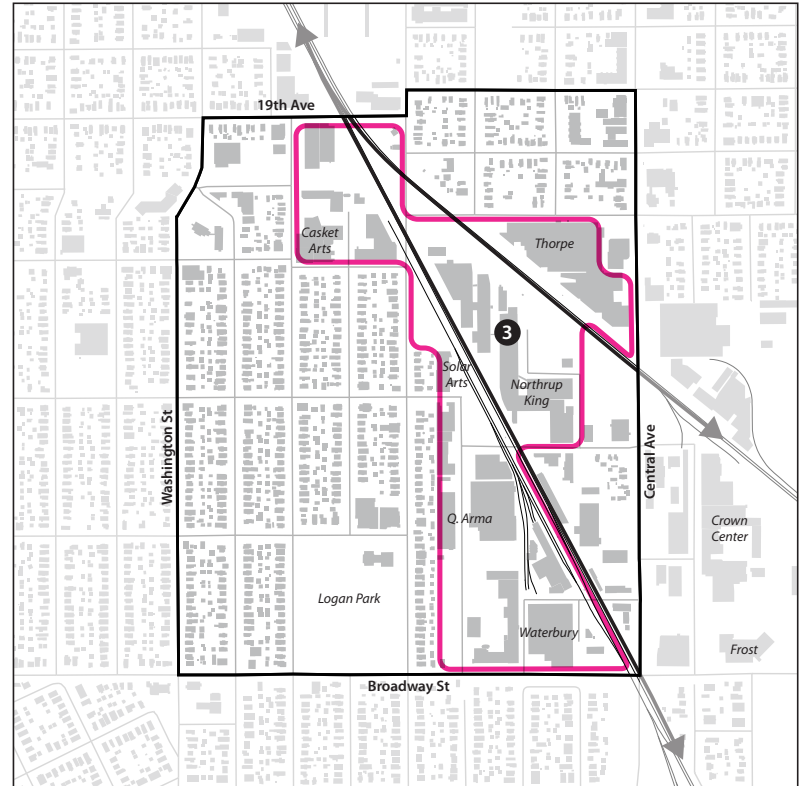
Adaptive Reuse of Existing Buildings (Adaptation)



Small Manufacturing (New Construction)



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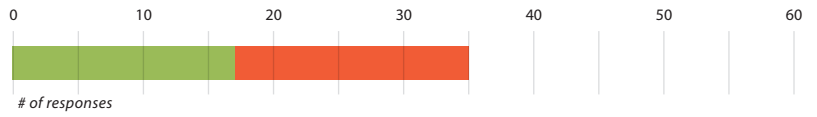


Comments:

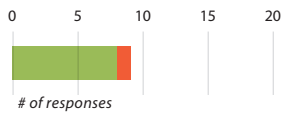
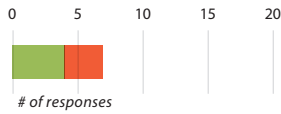
- Like idea of local jobs, not just commercial and residential
- New local small businesses and nonprofits
- Generalized parking education for people who were here when blight provided lots of parking
- More parking on Quincy - The snow lot
- Support exercise-related uses
- I am wary of placing any use restrictions on buildings or property that could limit the growth of industrial businesses in the neighborhood such as Indeed or require landlords to rent to certain types of tenants. I am in favor of creating guidelines or simple new construction requirements to reflect surrounding industrial character so long as they are reasonable.
- The idea of “new construction that reflects surrounding historic/industrial character” in #3 is also something I’m strongly opposed to, given the attempts at this in the here and now.

Strategic Direction 1: Strike a balance between preservation, adaptation, and new construction

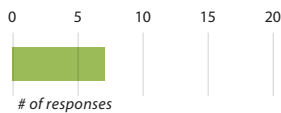
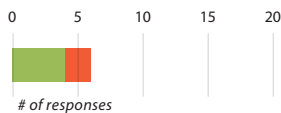
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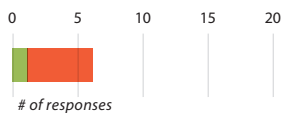
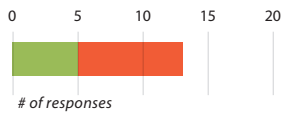
Live/Work Townhouses (New Construction)



Small Apartments (2-3 stories) (New Construction)



Mid-Rise Apartments (4-6 stories) (New Construction)



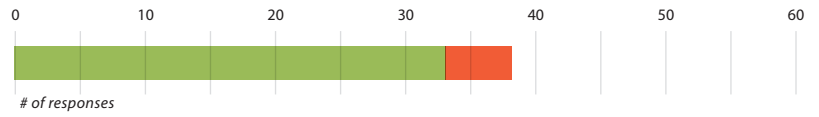
Comments:

- Support mix/expansion of industrial/creative uses in the north end of the industrial area
- Because the railway is an obstruction from the residents and the Central Avenue businesses, a well thought out art-filled pathway for biking and walking with access and safety in mind would be amazing.
- I would support medium density housing which maintains the historic character of the neighborhood.
- Strongly opposed to #4, as this will completely alter the character of that part of the neighborhood.
- Exercise caution in building medium-high density housing. I believe that it is incredibly important to match the surrounding aesthetic. Please no high rises. Some of the examples you provided were nice, for instance the 2nd image (brick building). The 3rd image is what I would oppose. The apartments by 18th and Monroe are a good example. Those are very well designed. More modern than I usually like, but whoever built/designed them did a really good job. They don't distract from the beautiful old historical buildings.

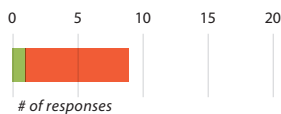
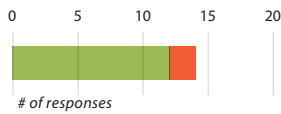
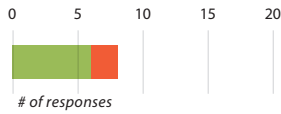
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Strategic Direction 1: Strike a balance between preservation, adaptation, and new construction

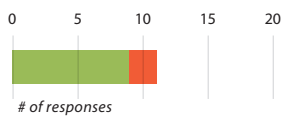
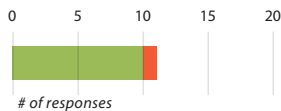
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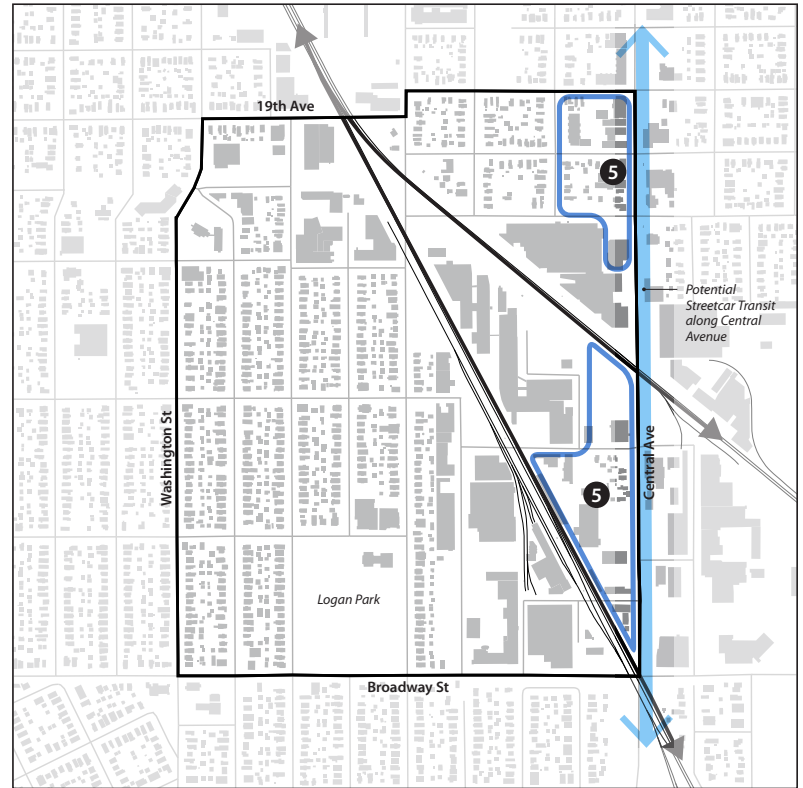
Mixed Use Buildings (New Construction)



Arts Related Destination (school, theater, gallery)



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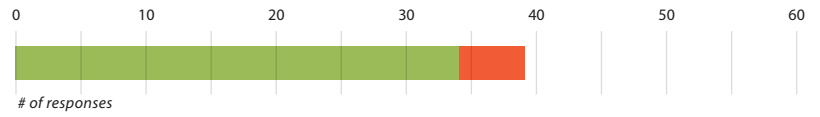


Comments:

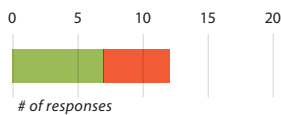
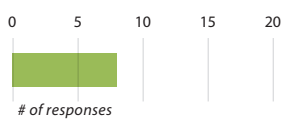
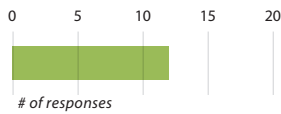
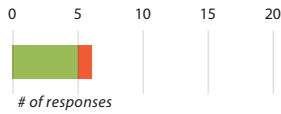
- Prime area to incorporate more density
- Can we limit new construction height?
- Can we have a height minimum on Central (3 stories)?
- Snow lot on Quincy has to be parking
- How can we incorporate youth programming in these areas?
- How can we bring community centers to these buildings?
- Is this a bit too much like uptown? Why can't we not look like everyone else?
- I don't completely oppose mixed use development, but do not want high density dominating Central Ave. The photos used do not reflect any incorporated green spaces. Building/sidewalk/street is very unappealing and uninviting as an entrance to our neighborhood.
- I am somewhat fearful of high density housing. It appears to be being thrust upon the lower St Anthony area with little regard for livability issues. I feel the Broadway/Central area is already a bit of a mess due to traffic congestion and limited planning.

Strategic Direction 2: Build Connections to and through the neighborhood

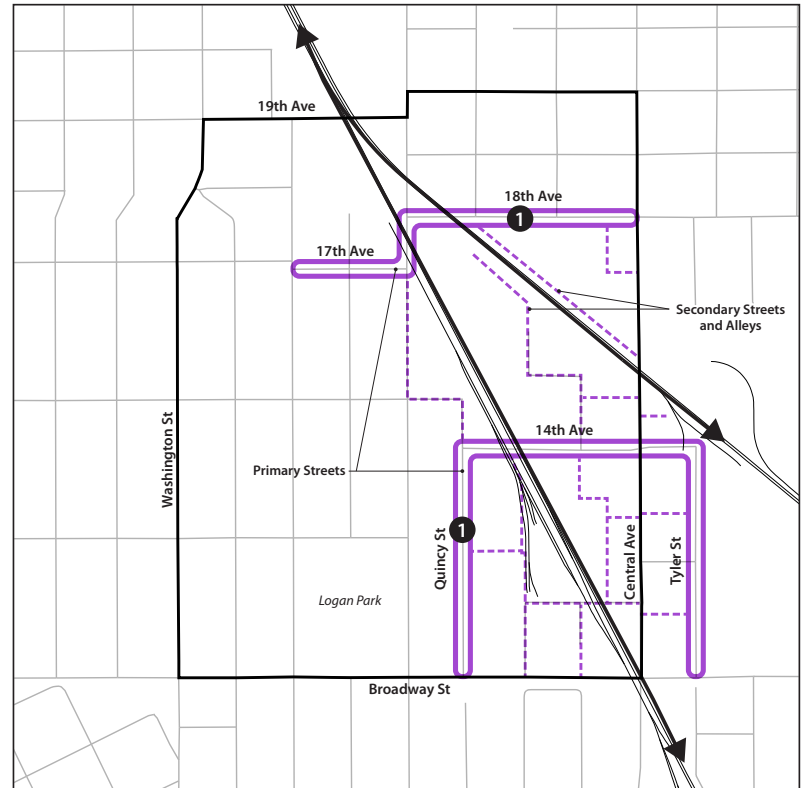
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Streetscape Improvements



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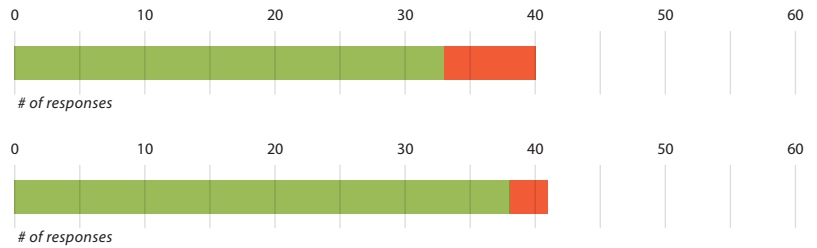
Comments:

- Would like to see local artists used in lighting...
- Updated street lighting on busy streets like Washington and Monroe would also be nice.
- Blue street lighting (Finland)
- Quincy = woonerf (dutch street type with shared space for cars/peds/bikes and traffic calming features)
- Fix dead ends
- Decent streets/sidewalks and improved access to the commercial/arts area is sorely needed. It is no longer a maze to me, but to out of towners, it is very confusing.
- Generally supportive of all these, but reading to know more about the extent to which these connections would "cut up" the neighborhood and in turn affect the established character.
- Mural on underpass walls and pillars at 17th/18th and Monroe

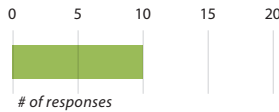
Strategic Direction 2: Build Connections to and through the neighborhood

Recommendation #2: Create and enhance key bike connections, so bikers of all abilities are able to access all parts of the neighborhood and regional destinations.

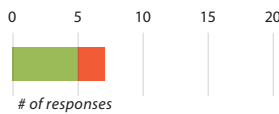
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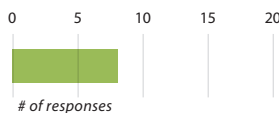
18th Avenue



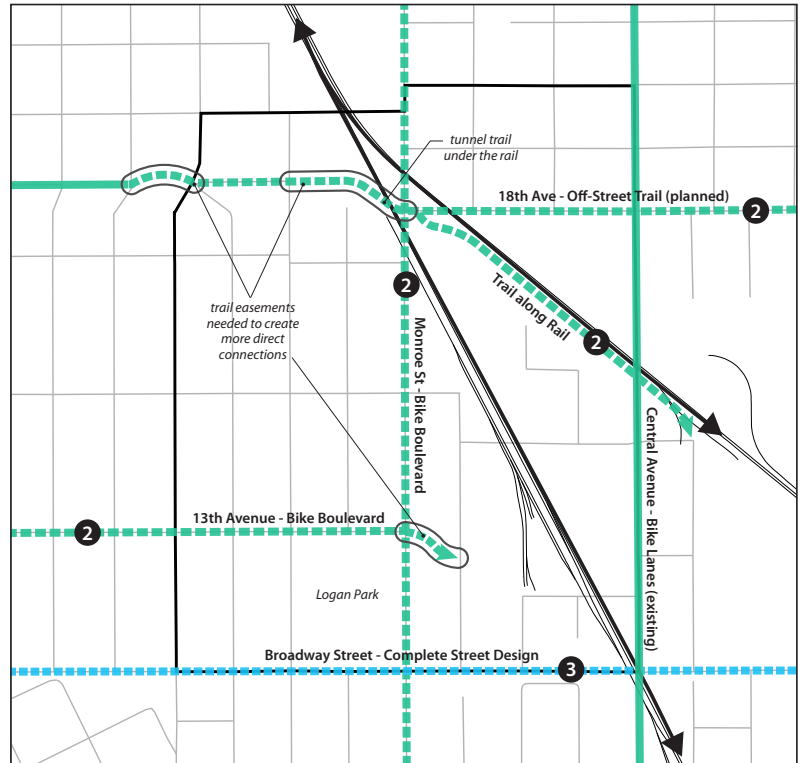
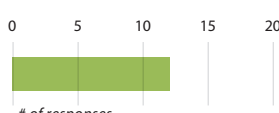
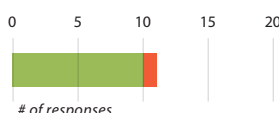
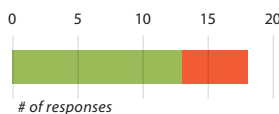
Monroe Street & 13th Avenue



Trail along Rail



Broadway Street



Comments:

13th Avenue:

- Support bike route on 13th, but no loss of street parking.
- I oppose the idea that 13th would become a connector to Quincy for bikes or cars... Our long alley... protects us from the traffic that flows between brewpubs and other activities that surround us. While I embrace the changes in our wonderful neighborhood, those of us that live [in this area] tolerate a lot of parking, traffic, etc for many of the activities that occur around us. Continue to let them go around please!

Broadway:

- Improved and updated street lights along Broadway would also be nice.
- Broadway is unsafe for bikes, but outside of taking more land to widen it, I don't see how to change that. Would hate for it to be reduced to a single lane to accommodate the occasional death defying biker though.
- I'm a pedestrian or bike commuter, so I'm in favor of more bike routes, and making Broadway less scary.
- Bicyclists already access all parts of the neighborhood. No more bike lanes, not used anyway. Leave Broadway alone. Cross at traffic lights

Comments continued on next page >>>

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Strategic Direction 2: Build Connections to and through the neighborhood

Comments (continued):

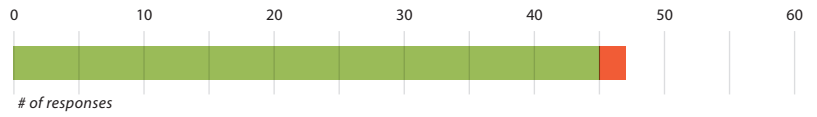
- LOVE #3. Broadway is practically impossible to cross and walk along. That would be wonderful!
- I support #3, but without support from surrounding neighborhoods, and ultimately the county (I believe it's been stated in meetings that this is a county street) this may be a larger challenge in the coming years.
- Broadway would be tricky as it's a tight, busy commute with speeding cars very close to the curbs.

Other:

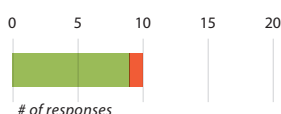
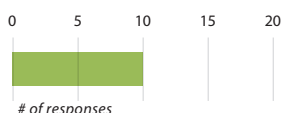
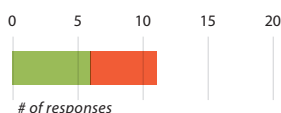
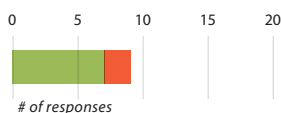
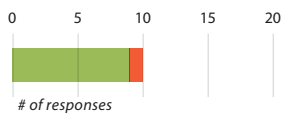
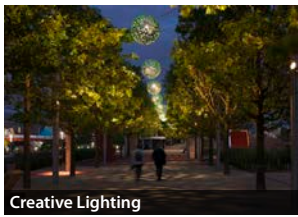
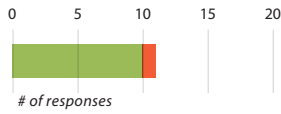
- Local bike community center
- Connecting with local schools in mind. Safe paths for families to be encouraged to go to our neighborhood school(s)
- Fill sidewalk gaps. Comply with ADA (yes!)
- Plan with young families in mind. Paths should reflect the diversity of our community.
- ...In an already dense housing environment, I would not support cutting out street parking or notably impacting traffic flow in order to inject bike lanes everywhere.

Strategic Direction 3: Revitalize / Reinvent community spaces

Recommendation #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.



Park Programming & Improvements



Note: Voting on precedent images was only included as part of the in-person Townhall activity.

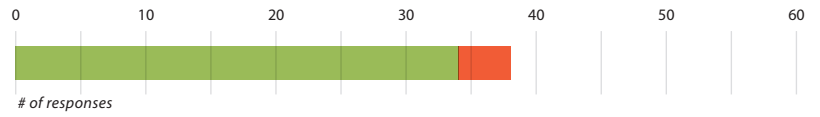


Comments:

- Re-create the historic fountain
- Big trees
- Grow spaces - children's community gardens
- Park fitness equipment (bars, distance markings, walking routes)
- Intentionally multi-generational programming (yes!)
- We need more music in the neighborhood. The park would be a good place to add controlled small music events.
- (re music events) Neighbors don't want to hear in their homes though
- Programming: Family-oriented, language accessible, multicultural and relevant to the Logan Park community
- Support #1, as it is truly the only publicly owned gathering space in the neighborhood. The courtyard around the Highrise is close, but could use some love/redesign to draw people in and better serve the Highrise residents.
- I support any improvements that provide opportunities for families and neighbors to engage in physical and other activities. I would not support the removal of the playing fields, the skating rinks, tennis, basketball courts etc that make the park come alive during all seasons. Physical activity is a very important part of our lives in the neighborhood and the park is central to those activities.
- Have times for walking available in Logan Park Building and/or other buildings

Strategic Direction 3: Revitalize / Reinvent community spaces

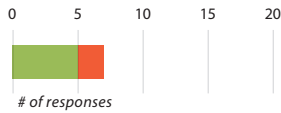
Recommendation #2: Create and reveal “undercover parks”. Undercover parks include plazas, parklets, patios, gardens, forecourts, courtyards, and other semi-public, but privately owned spaces that function as community gathering spaces. Some of these spaces exist today (e.g. Franconia in the City’s courtyard, the patio at Indeed Brewery, etc...) and are hidden gems in the neighborhood; others could be cultivated on existing properties or as part of future redevelopment.



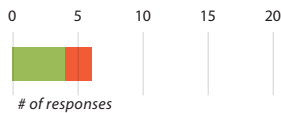
Undercover Parks



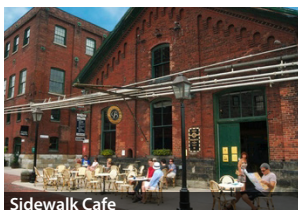
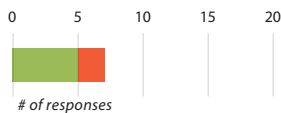
Courtyard



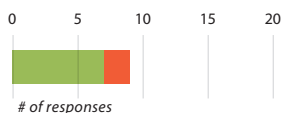
Parklet



Plaza



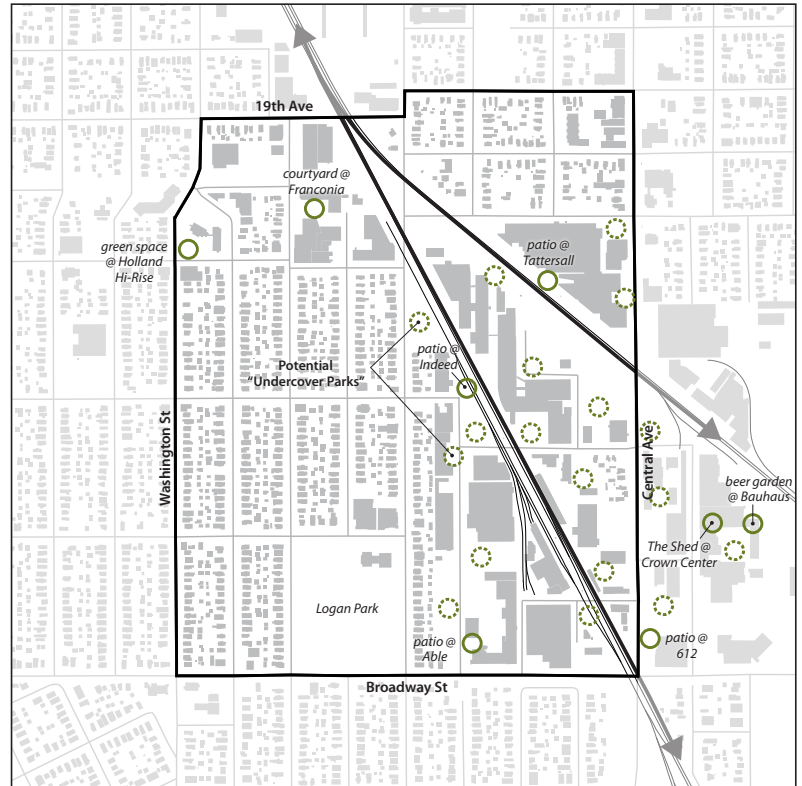
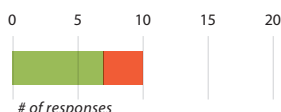
Sidewalk Cafe



Pop-up Park



Dog Park



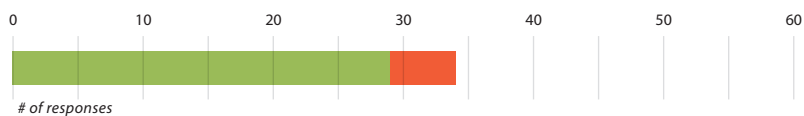
Comments:

- Create flows- walkable and bikeable- between the spaces
- Parklets on busy streets = breathing in car exhaust :(Also you should be able to be served food in a parklet if it is outside a restaurant
- I’m critical of the claim that places like Indeed’s patio or the Franconia gravel lot are “community spaces”, both in spirit and in reality. I challenge the idea that Logan residents consider and/or utilize these as “hidden gem” gathering spaces and do not think it’s reasonable to highlight them as possible places for future development as such. Other spaces like the railroad turnaround near Monroe and 17th? Sure, and I think there several more spots to be “uncovered”.

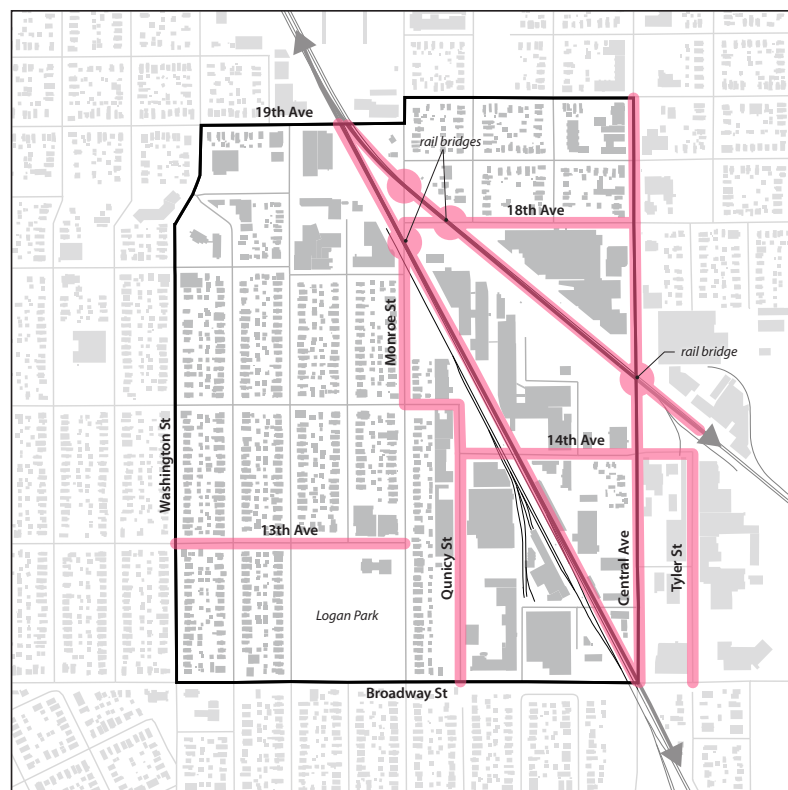
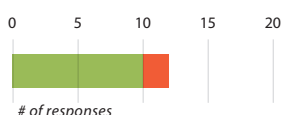
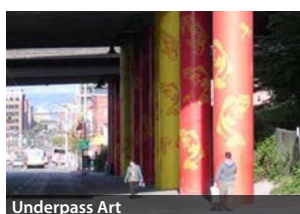
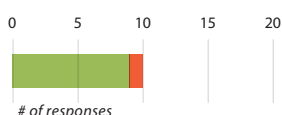
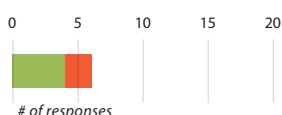
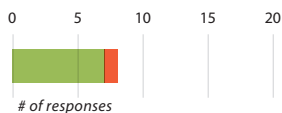
Note: Voting on precedent images was only included as part of the in-person Townhall activity.

Strategic Direction 3: Revitalize / Reinvent community spaces

Recommendation #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.



Streets as Public Spaces / Artful Infrastructure



Comments:

- Create walkability
- Showcase locally grown food and services
- One of my favorite things about Northeast in general is the beautiful murals and art that is just everywhere. I would LOVE to see more of that in Logan Park.

Note: Voting on precedent images was only included as part of the in-person Townhall activity.

Other Comments:

Development Character:

- We are in my experience more and more a stroller-community. Please keep families in mind. Lean toward healthy combo of small (keep up with trends) but also affordable and accessible townhomes and living spaces.
- I'm in support of all of the language in recommendations 1 & 3 (under strategic direction 1) except for "...that reflects surrounding character and scale." and "...that reflects surrounding historic/ industrial character." As a designer, I'm totally in opposition to anything that tries to mimic construction that looks the way it does because of the building materials, labor practices, etc. available at the time. This is not honest, it's fake, and it stifles creativity/ the best application of modern materials, and detailing should be driven by building science. We also need to be building to address climate change, and most of the prevailing construction methodologies/practices/materials are liabilities to high performance - we should be encouraging building high performance structures and not trying to dictate aesthetics. Additionally, this stifles individual expression - architecture should be as diverse as the designers that work on it and people they are designing for.
- Please preserve residential housing throughout the neighborhood. Put funds into common areas, parks, that all can enjoy.
- As a senior, particularly like the presence of individual lower density, low maintenance housing - town, cottage houses - to stay in neighborhood.
- I'm hesitant to support any sort of high-density housing; I've yet to see it implemented in a way that doesn't compromise the character of the neighborhood I love.
- This would be the beginning of turning the LPN into what the rest of Mpls is becoming.
- Form- not use- zoning
- I have a problem with high density housing in our neighborhood which already has a lot of "plex." I prefer preserving the fine housing stock and commercial buildings for further use.

Streets & Infrastructure:

- Less parking lots; Let's be walking/biking/transit oriented
- Fill in all sidewalk gaps!

Public Spaces:

- Hope to have places to gather that don't require a need to purchase something
- I spend a lot of time walking my dog in Logan Park and on neighborhood streets -- we love green space and parklets.
- Whimsical, fun spaces in areas that are currently devoid of aesthetics, for the most part. They would be amazing gathering spots for art-a-whirl and other community celebrations. Great suggestions, all around. A nearby dog-park would be nice.

Local Capacity & Collaboration

- What does #2 really mean or entail? Better relationships between the developers who are snatching up industrial buildings in the name of "art" and the LPNA? What does "Arts" mean?
- While arts are an important part of our neighborhood, I have concerns about poverty, services for the elderly, resources for new families to connect and network to other families/services.
- I don't want other neighborhoods influencing what LPN does.
- I don't believe in expanding unless there's a real need or purpose
- We tend to think of ourselves as "from Logan Park," when in reality we are just part of NE Mpls. We should work together to unify and reflect all of this throughout the neighborhoods.