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| To: | Team |
| From: | Cuningham Group |
| Project: | Logan Park |
| Project Number: | Logan Park Small Area Plan |
| Subject: | Meeting Notes: Commercial Property Owners |
| Date: | December 18, 2015 |
| Copy To: |   |

* Appeal of Northeast for investment/development
	+ Diverse (Arts, innovative businesses)
	+ Great local restaurants
	+ Deep roots (local history, residents, culture)
	+ Attracts people who want to work in an interesting place
	+ Physical character (buildings, industrial spaces)
	+ Proximity to Downtown (close, but still low-density)
	+ Proximity to River
	+ Park is an asset
	+ Neighborhood feel and proximity; some tenants have moved to the neighborhood
	+ Creative synergies: connections btwn arts and business people
* Neighborhood change
	+ 60s/70s: “Nordeast”; manicured lawns
	+ 80s: Decline, broken windows, graffiti, more rentals
	+ Renaissance: Arts, redevelopment, NRP
* Issues/Concerns
	+ Flexibility of industrial living district overlay (initially looks flexible, but is in practice, less flexible because of conditional uses)
		- Need flexibility to bring developments to fruition efficiently (time on entitlements; cost to developers)
	+ Zoning for breweries is too light (that is, does not require as much parking because regarded as food processing)
	+ Desire for more retail services (like 13th Ave); gathering spaces
	+ Improve walkability/bikeability
		- Connect to river
	+ Underground real estate market
		- Tight knit community; informal dealings; historically fearful of outsiders (renters)
	+ Multi-modal transportation options; walkability
		- Connections to the river (bike path)
	+ Build or improve cultural amenities
	+ Affordability/sustainability
		- Pricing out of artists/creative makers
	+ Preservation of arts buildings
	+ Infrastructure
		- Sidewalks; missing links
		- Parking/roads – need to support business uses, but limit impact of assessments
		- Stormwater/flooding issues
			* In some places is being managed through individual private properties
	+ City as obstacle to making needed site improvements (Electromatic)
	+ Parking
		- Requirements may push out businesses in the long run
		- Loss of parking if Quincy is improved
		- Parking overflow into residential areas
	+ More visible public art/sculpture- investment in public realm

**END OF MEMO**

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