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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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