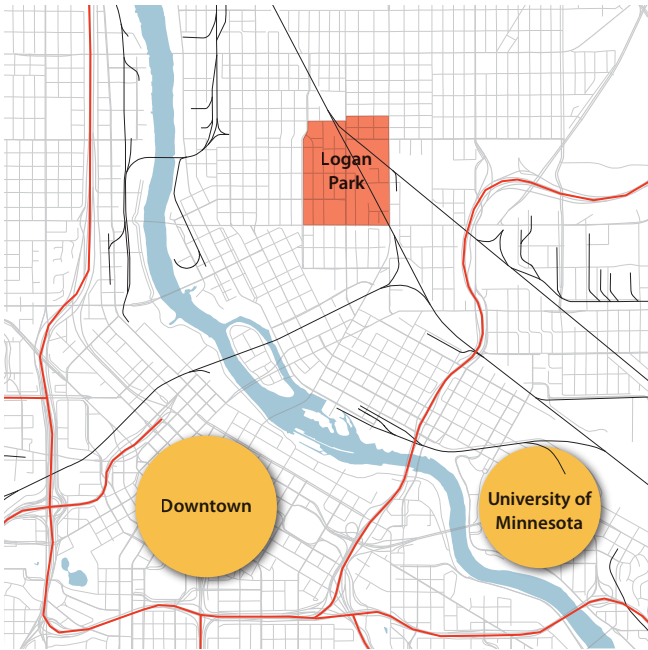
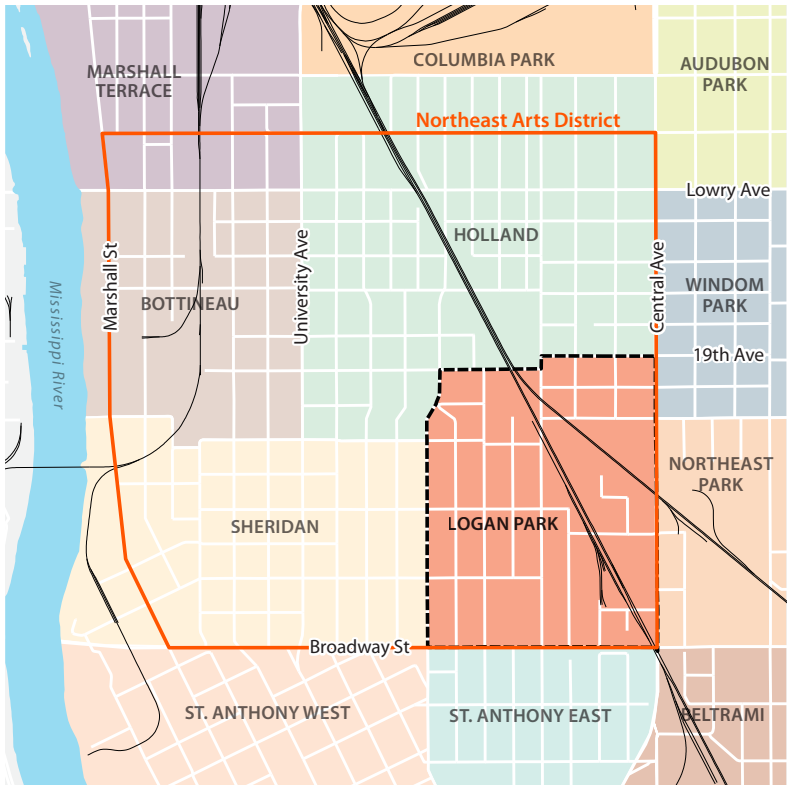


# Logan Park in Context



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 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.



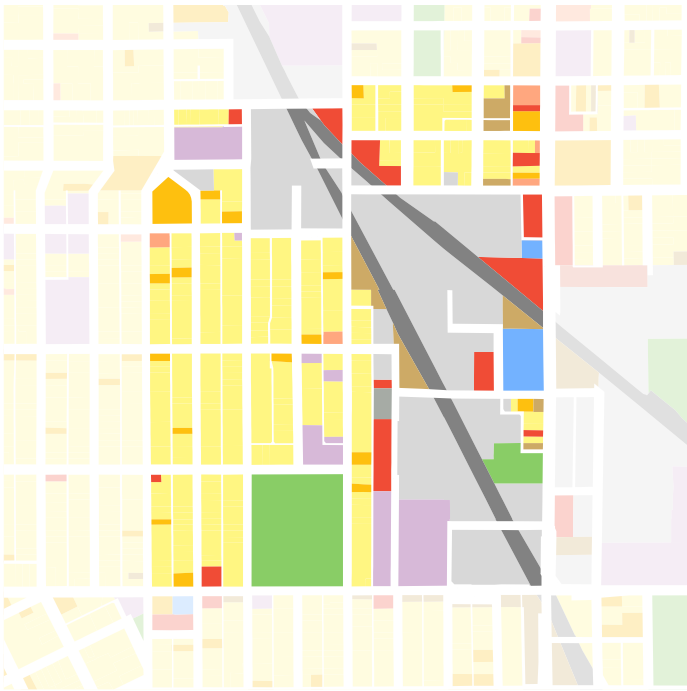
**What's in a Name?** Named for Civil War major-general John A. Logan, the neighborhood's namesake park was one of the first three parks acquired by the park board after its establishment in 1883. While the Park has changed in appearance and function over the years, it continues to be an important center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



# Local Patterns



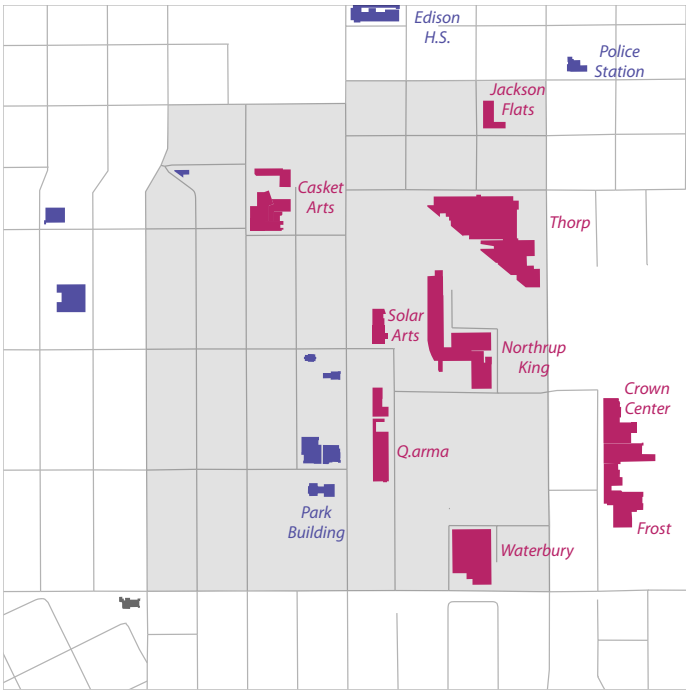
Blocks and Rail Lines



Land Use



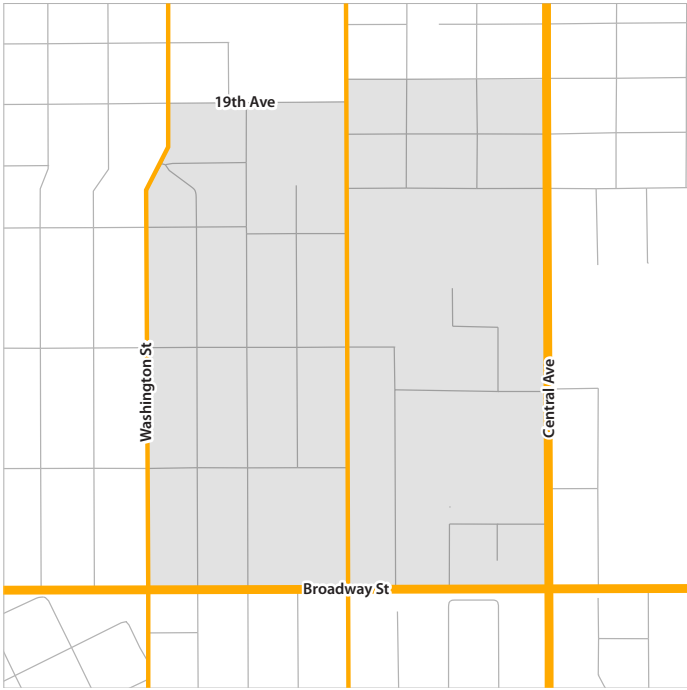
Buildings



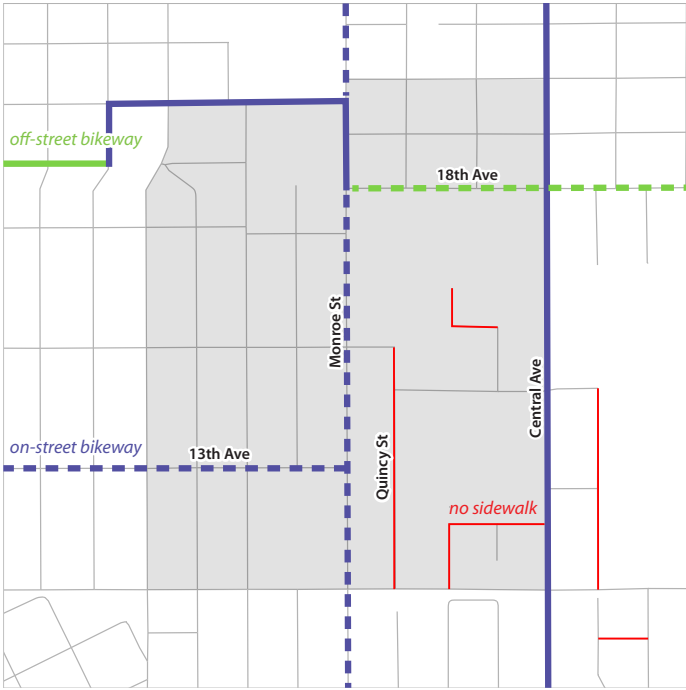
Public/Institutional and Arts Buildings



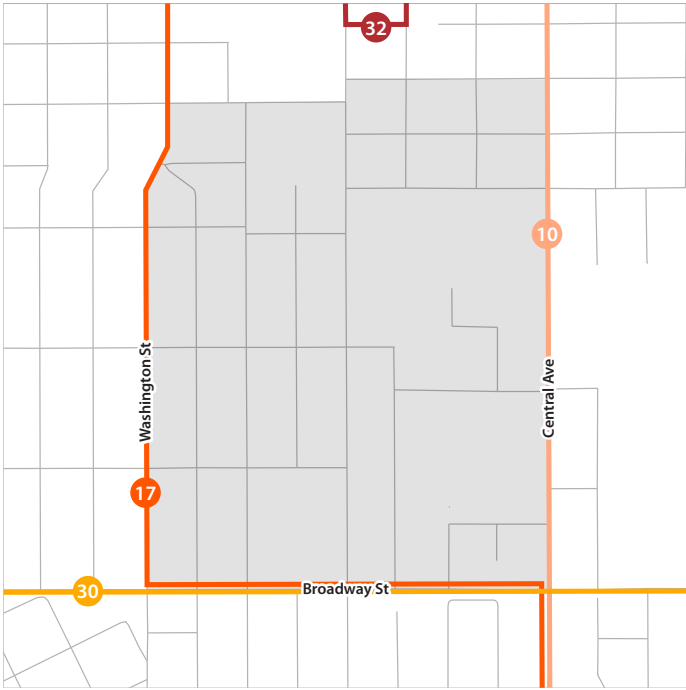
Parks and Open Space



Roads



Bike and Pedestrian Network



Transit Network



# 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 development 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 historic workforce housing 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 with time. 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. Creative 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 local 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 other small manufacturing companies. 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. It serves as the heart of the Arts District, a central hub of activity, programming, and spaces that support working artists, artisans, and makers. The area is also an emerging destination for small businesses, creative firms, and entrepreneurs seeking flexible, innovative working environments.

While residents of Logan Park by and large have embraced the infusion of arts and other new uses, there remains a desire to ensure that new development builds on and sustains local character and identity, and aligns with broader neighborhood goals. This includes ensuring the long-term availability of affordable artist and workshop space, and maintaining the historic character of industrial spaces and buildings.

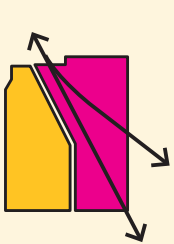


# Looking Ahead...

The neighborhood vision statement describes in broad terms, how the Logan Park neighborhood will look, feel, and function in the future. It is intended to be reflective of the neighborhood today, but also **aspirational** and **long-term** in its scope . The vision provides high-level direction for the neighborhood, and serves as a benchmark for evaluating the appropriateness of future development 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.

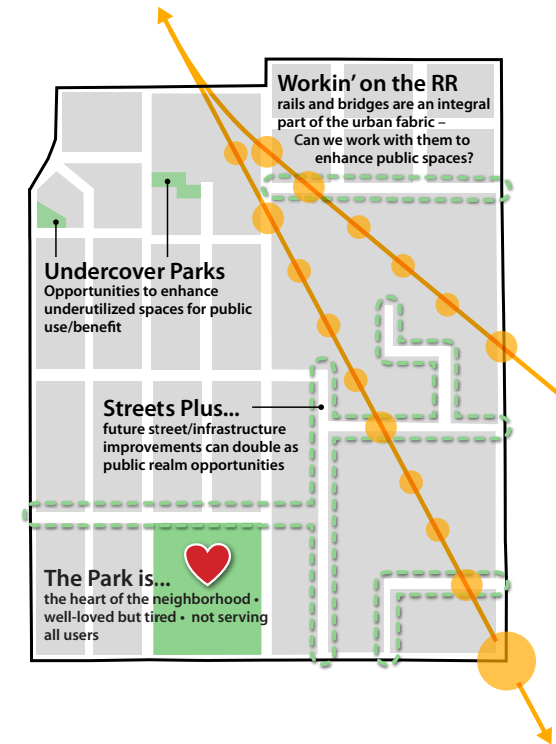
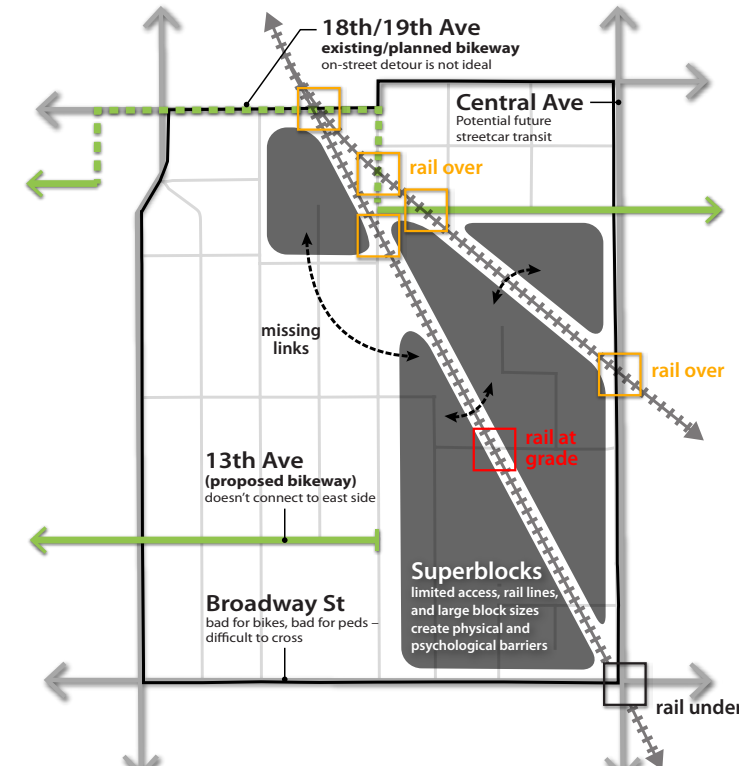
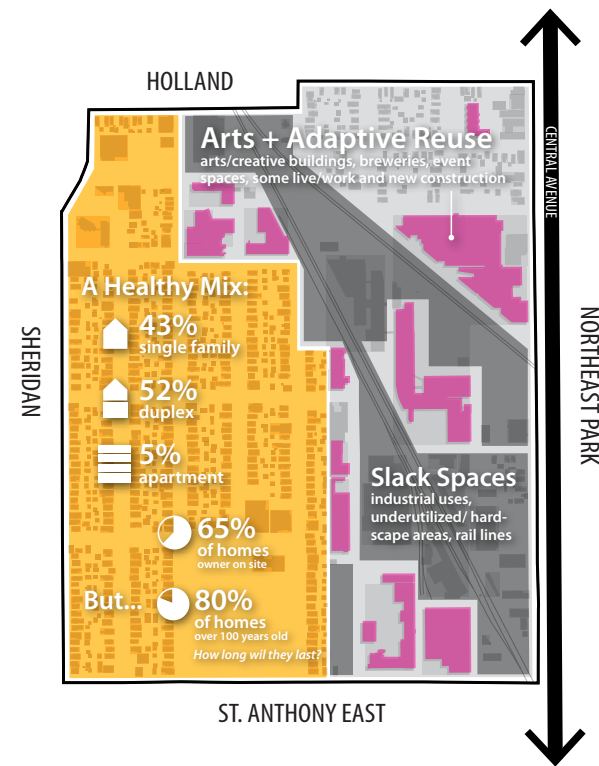


### *A center for creative activity, creative spaces, and creative solutions*

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.



# Issues + Opportunities



## A Healthy Mix, But...

- The housing stock is stable and relatively healthy, but at risk of decline:
  - » Aging housing stock provides naturally occurring affordable housing with historic character.
  - » While only 32% of household units are owner-occupied, 65% of properties have an owner on-site; how can we maintain a healthy balance of homeownership?
  - » How long will hundred year-old homes last and meet the needs of current/future residents? How can we accommodate residents in all phases of life?
- Change/adaptation can be good - but how do we ensure future development is supportive of local needs and aspirations?
  - » Logan Park plays an important role in the broader Northeast Arts District, but the area is susceptible to gentrification, potential loss of existing affordable artist and workshop spaces, and loss of identity.
  - » What is the future of "slack spaces" in the neighborhood (underutilized/vacant areas, low-quality industrial buildings, surface parking lots)?
  - » Redeveloping within these areas can be challenging (zoning, poor infrastructure, major building repairs).

## Big Blocks + Barriers

- Arts and creative uses have flourished despite (and in part, because of) infrastructure challenges (presence of the rail lines, limited street network, poor roads); these conditions may be limiting factors for future development and the long-term health of the neighborhood.
  - » Rail is a barrier to and through the area, interrupting the street grid and creating dark spots and difficult crossings.
  - » Streetscape conditions are harsh and uninviting (no sidewalk; uneven surfaces); gritty/unimproved character is seen by some as part of the local identity.
  - » The rail lines have created odd-sized and dislocated blocks; the resulting "superblock" pattern limits access to and between destinations within the arts district.
- There are opportunities to enhance bike and pedestrian connections through the neighborhood, and connect residents to the broader Northeast and regional amenities.
  - » 13th Avenue - potential bike/ped connection to the River.
  - » Broadway Street - high traffic volume; creates a barrier to access from neighborhoods to the south.
  - » 18th/19th Avenue - on-street detour is not intuitive/ideal
- There is a long-term vision for Streetcar on Central Avenue - What does that mean for future access/station areas?

## Untapped Potential

- Logan Park is a valued asset; well-loved, but tired.
  - » Park can and should be the heart of the neighborhood - a central place of gathering and community activity.
  - » Today, the park design, amenities, and programming may not be serving the needs of all residents/users.
- Residential streets are generally healthy, with some historic character, but may be lacking in places; future street improvement projects are an opportunity to re-imagine streets as public gathering spaces.
- Are there opportunities to create "undercover parks" - or areas that are semi-public (plazas, courtyards, patios, etc.) that can beautify the neighborhood and create community gathering spaces?
  - » More opportunities within the arts/industrial areas, particularly as reuse/redevelopment occurs.
  - » Are there opportunities to celebrate the Arts District identity throughout the neighborhood, not only in and around arts buildings?
- The railroad is an integral part of the urban fabric; how can we work with it to create unique and memorable public spaces?

## Stop, Collaborate, and Listen

- The Neighborhood Association has long been an engine for volunteer-led efforts to stabilize and improve the Logan Park neighborhood; moving forward, will the LPNA have the capacity and resources to implement the critical elements of the Plan?
- There is a lack of consensus about the future of arts development in Logan Park, as well as a disconnect between neighborhood planning and broader planning for the Northeast Arts District through organizations like NEMAA and Northeast Minneapolis Arts District.
  - » This planning process is an opportunity to bring various stakeholders to the table (LPNA, local businesses, artists, property owners, NEMAA, Northeast Minneapolis Arts District, etc.) and align planning and development goals around the Arts District.



# Strategic Directions

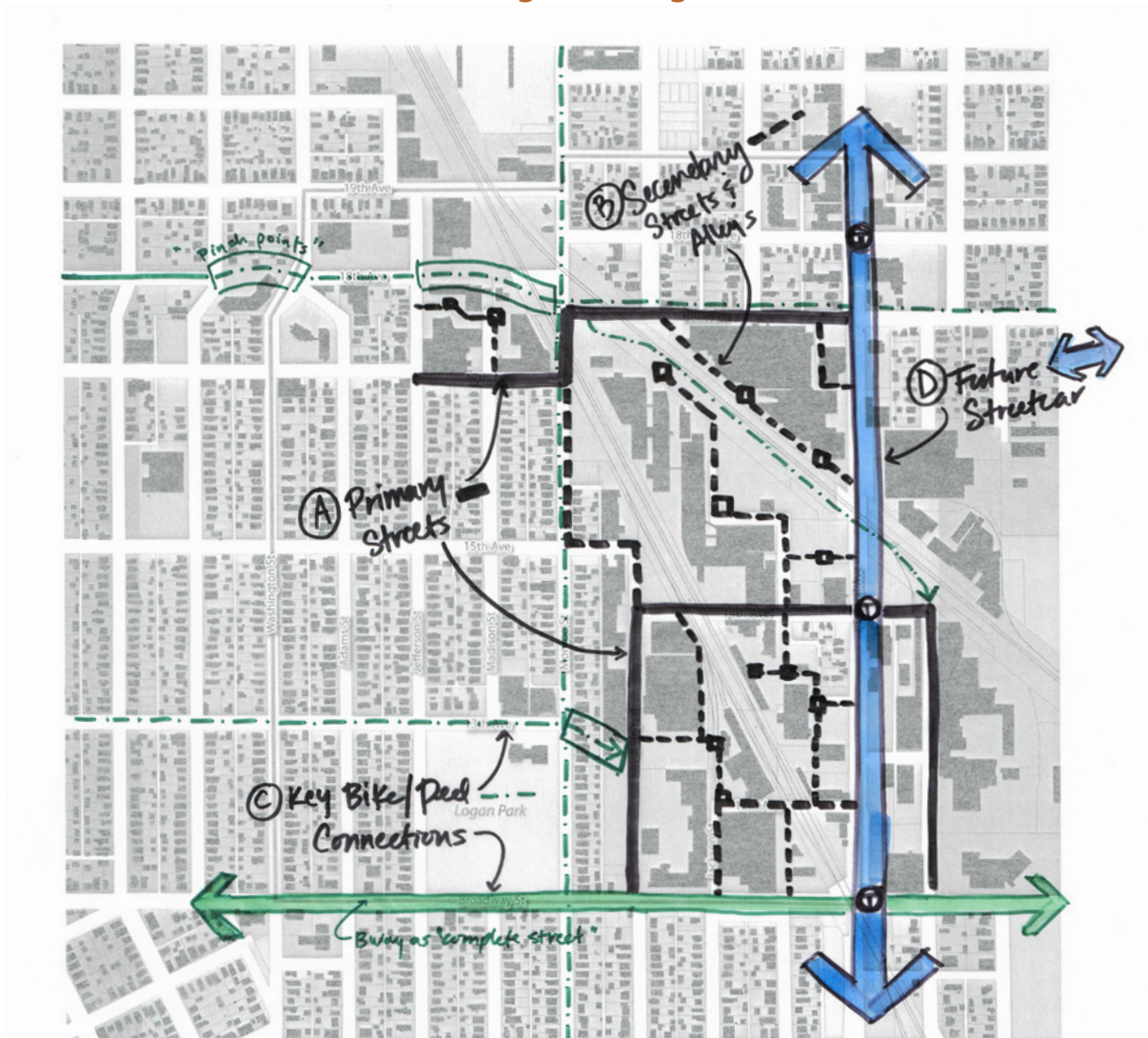
## 1. Strike a balance between preservation, adaptation, and new construction



### Goals:

- A. Mostly preserve** Encourage maintenance of existing housing stock and preserve historic housing character; allow “gentle residential infill” that reflects surrounding character and scale.
- B. Adapt and build new** Support transition to medium density housing along Broadway Street and around the intersection of Washington Street and 17th Avenue.
- C. Preserve, adapt, and build new** Preserve “legacy buildings”, affordable artist 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.
- D. Adapt and build new** Support development of medium-to-high density housing in northeast corner of the neighborhood along the border with Holland (aligned with recommendations in the Holland Neighborhood Small Area Plan).
- E. Mostly build new** Encourage high density housing and mixed use development along Central avenue (transit-oriented development).

## 2. Build connections to and through the neighborhood



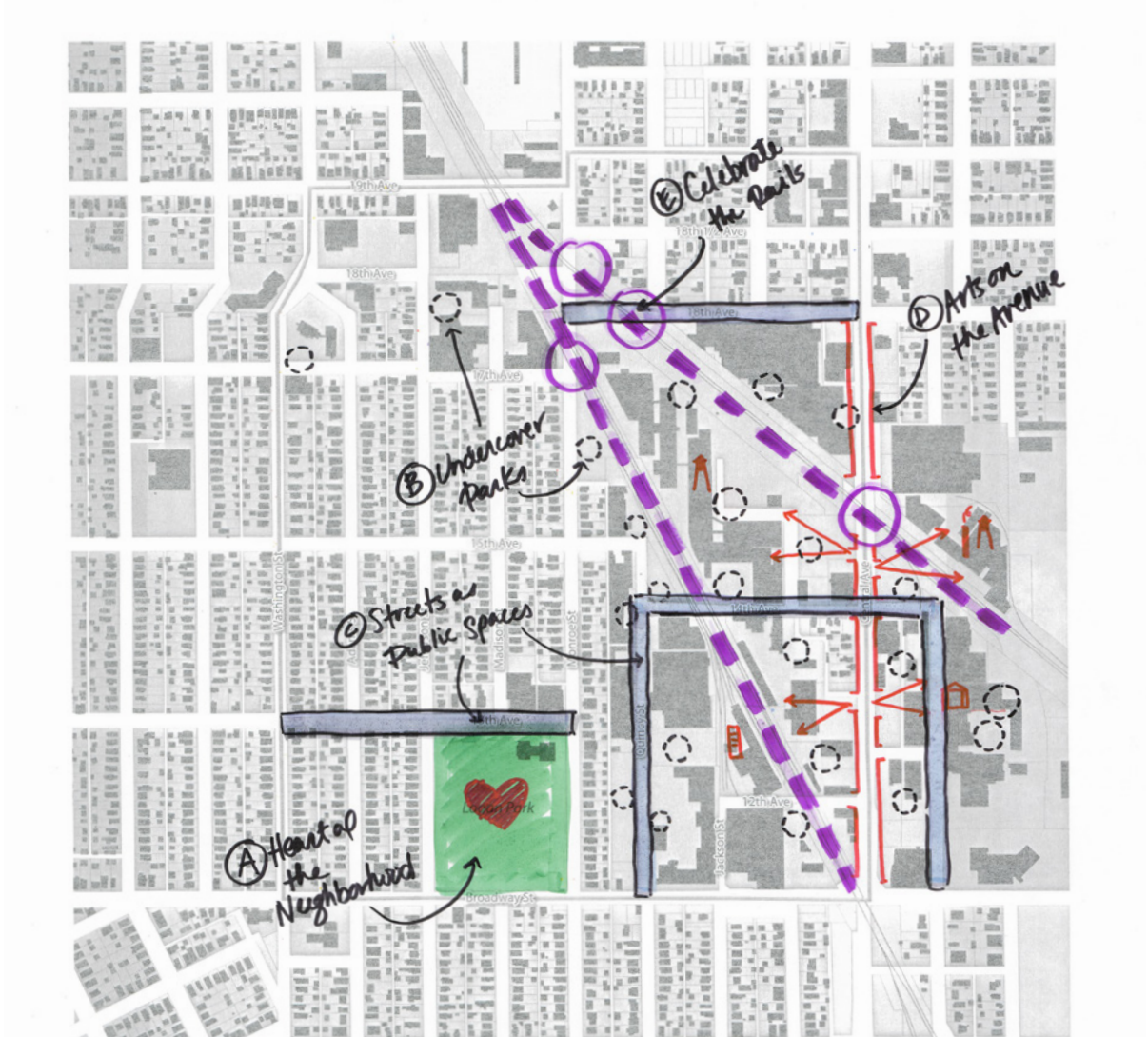
### Goals:

- A. Improve primary streets within the arts/industrial areas**
  - » Quincy/14th
  - » 18th/Monroe/17th
- B. Create a secondary network of streets and alleys within the arts/industrial areas** As redevelopment occurs, a secondary network of streets and alleys can be introduced to provide access to buildings from primary streets and break down the scale of larger blocks.
- C. Create and enhance key bike and pedestrian connections**
  - » 18th Avenue Bikeway
  - » Trail connection along Northrup King Building
  - » 13th Avenue Bikeway
  - » Broadway Street (complete street design)
- D. Support future streetcar transit along Central Avenue** Anticipate and encourage the long-term vision for streetcar along the Central Avenue corridor. Potential stops at:
  - » Broadway Street
  - » 14th Avenue
  - » 18th Avenue



# Strategic Directions

## 3. Revitalize / Reinvent community spaces



### Goals:

- A. Make the Park the heart of the neighborhood** Explore programmatic and physical improvements to make the park a more vital and usable space.
- B. Create and reveal “undercover parks”** Undercover Parks include plazas, patios, beer gardens, forecourts, courtyards, and other semi-public, but privately owned spaces that contribute visually to the public realm and function as community gathering spaces.
- C. Re-imagine streets as public spaces** Design key streets as an expression of neighborhood identity (history, arts, etc); create spaces for public gathering and activity.
- D. Showcase Arts on the Avenue** Create an artful streetscape along Central Avenue that highlights arts district identity, public art, and iconic buildings.
- E. Celebrate the Rails** Create artful infrastructure that brightens and celebrate rails, bridge, and retaining walls in the area.

## 4. Cultivate local capacity and collaboration



### Goals:

- A. Increase organization capacity of the Logan Park Neighborhood Association**
- B. Strengthen connections between Arts and Neighborhood planning**
- C. Improve channels for neighborhood-wide communication and involvement**
- D. Coordinate planning with surrounding neighborhoods**