

3. Vision + Strategic Directions

Looking Ahead...

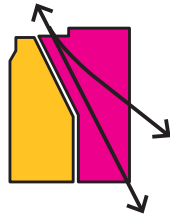
The neighborhood vision statement describes how Logan Park will look, feel, and function over the next 10 to 20 years.

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. 20

Strike a balance between preservation, adaptation, and new construction

Strategic Direction 2 (Connectivity) p. 22

Build connections to and through the neighborhood

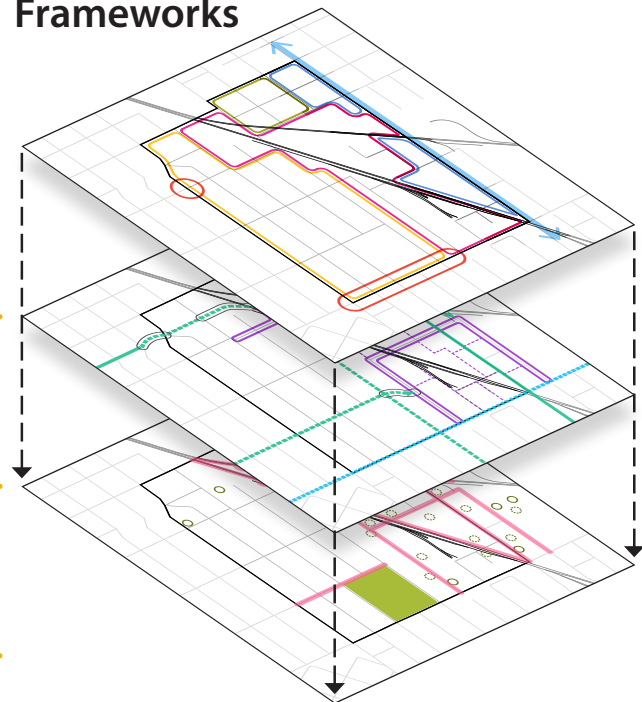
Strategic Direction 3 (Parks/Public Space) p. 23

Revitalize / Reinvent community spaces

Strategic Direction 4 (Implementation) p. 24

Cultivate local capacity and collaboration

Frameworks



What, Where, and How

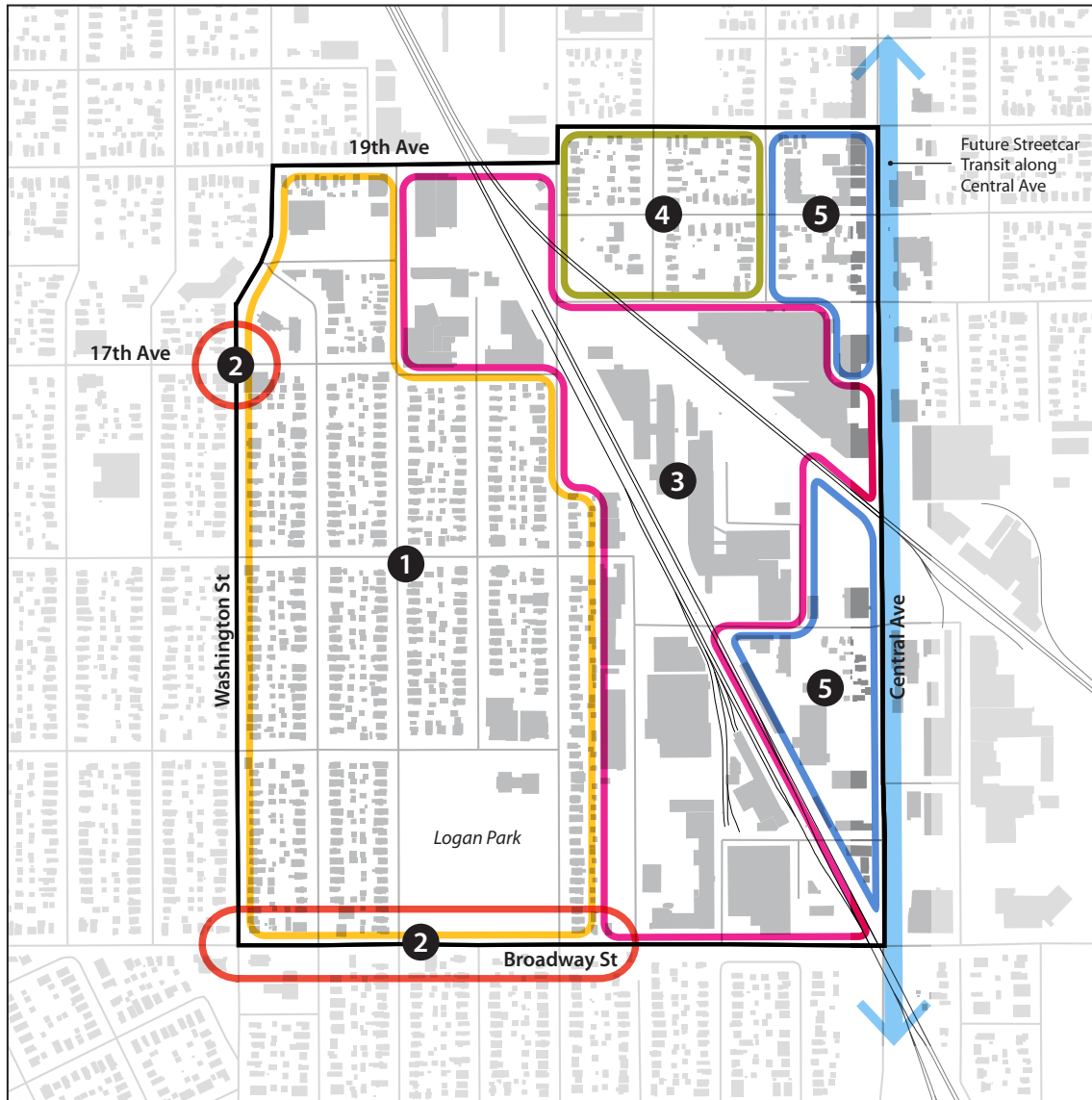
Three framework plans organize and define the physical environment of the Logan Park Neighborhood. Each represents a distinct system- yet all three must work together in order for the neighborhood to thrive.

Each **Framework Plan** correspond 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):

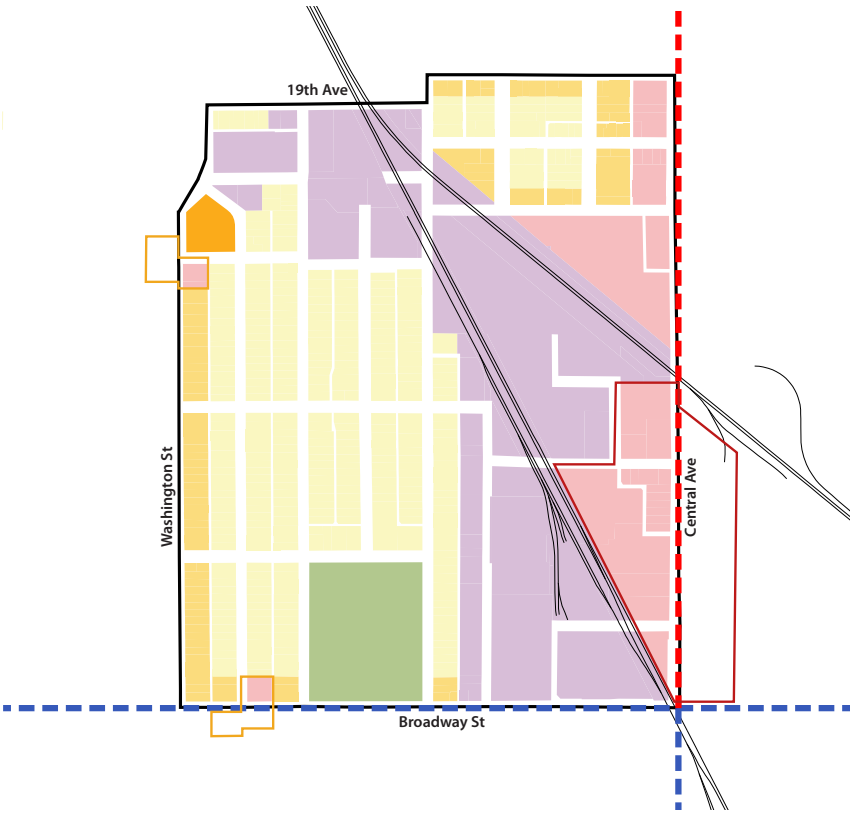
Strike a balance between preservation, adaptation, and new construction



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; (see p. 31 for more on gentle residential infill); and allow transition to medium density housing along Broadway and Washington Streets.
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 (see p. 31 for more on gentle residential infill); allow transition to medium density housing along 19th Avenue, 18th Avenue, and the east side of Jackson Street.
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.

Future Land Use

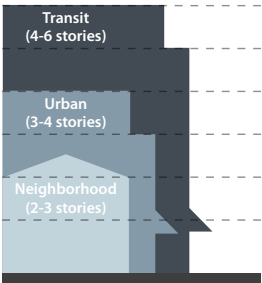
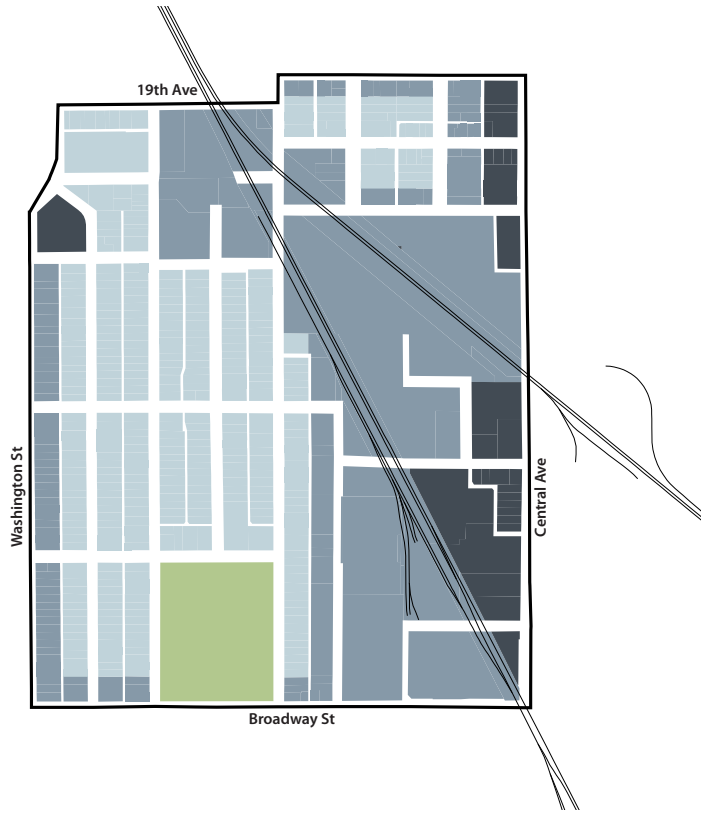


- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Transitional Industrial
- Park
- Neighborhood Commercial Node
- Activity Center
- Commercial Corridor
- Community Corridor

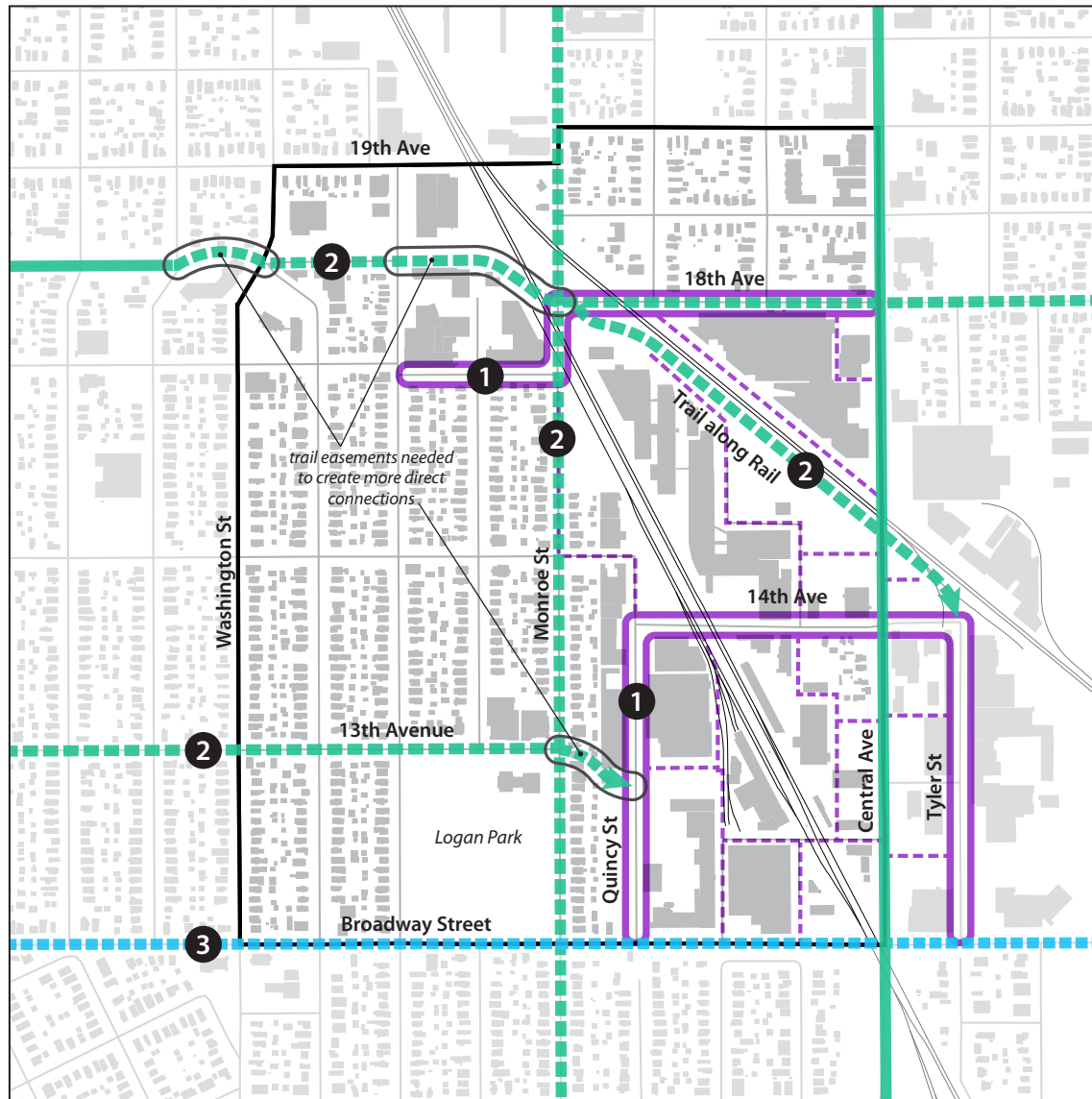
Highlights:

- » Transition select areas along Central Ave from transitional industrial to mixed use
- » 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

Development Intensity



» Development intensity describes the average height of buildings

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; recommend 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



Bike Facilities

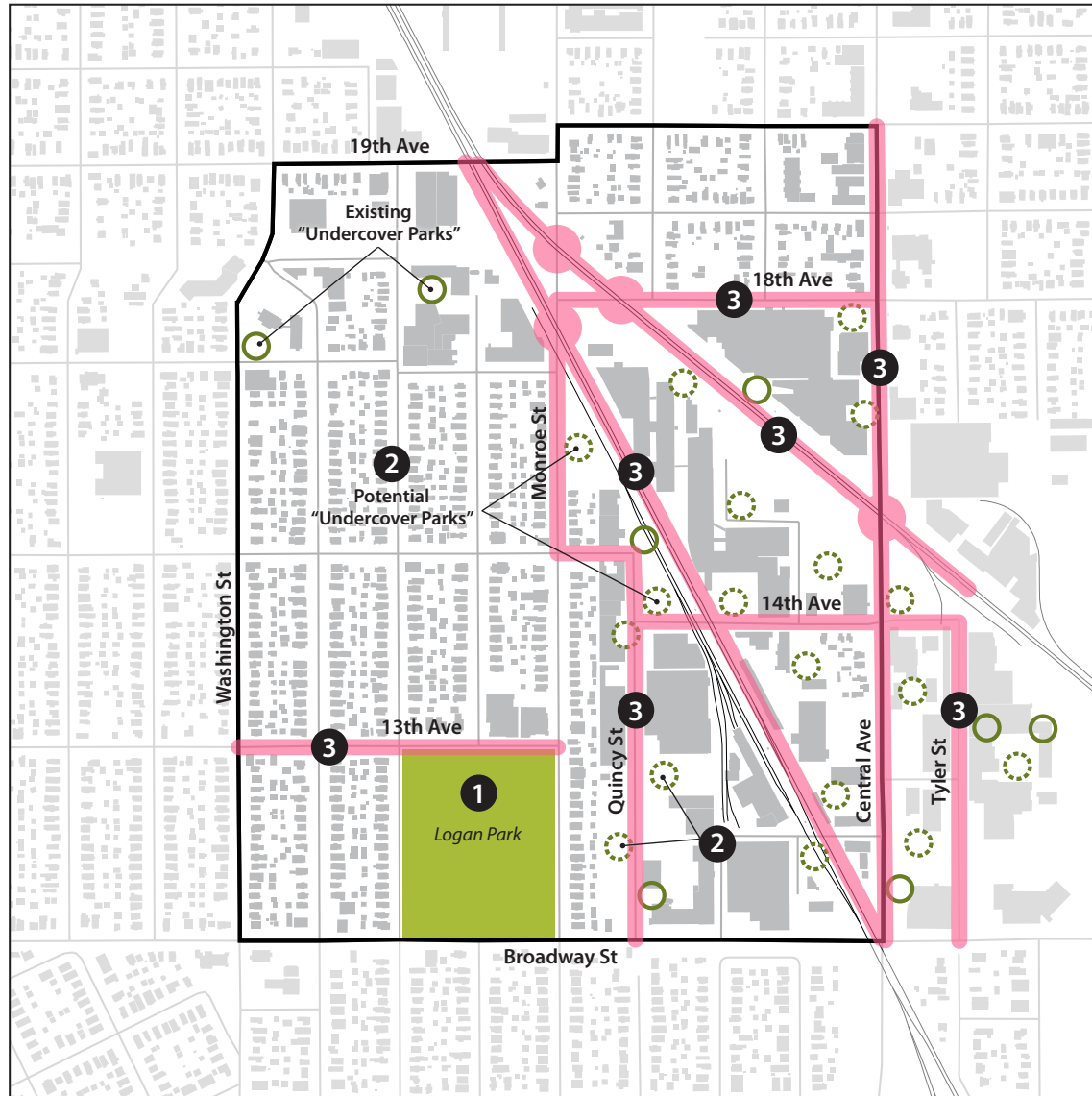


Central Ave - Complete Street Design



Strategic Direction 3 (Parks/Public Space):

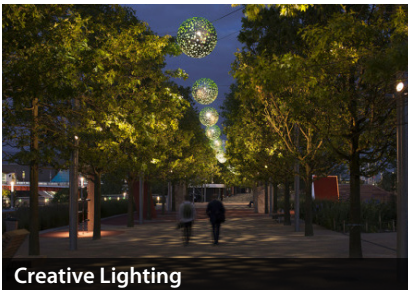
Revitalize / Reinvent community spaces



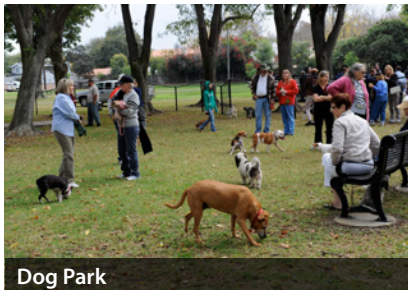
Recommendations:

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 can 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...); others could be cultivated on existing properties or as part of future redevelopment.
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

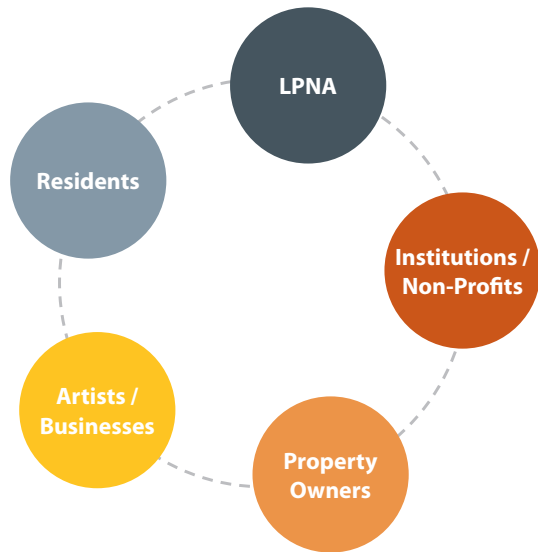


Undercover Parks



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.

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



4. Character Areas



A Core Neighborhood

B Logan Park

C Arts and Innovation District

D Northeast Logan

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

Maintaining a healthy mix of 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.

D Northeast Logan

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 that complements arts-related uses in the area and serves the needs of the broad constituencies of Northeast.

Character Area: Core Neighborhood

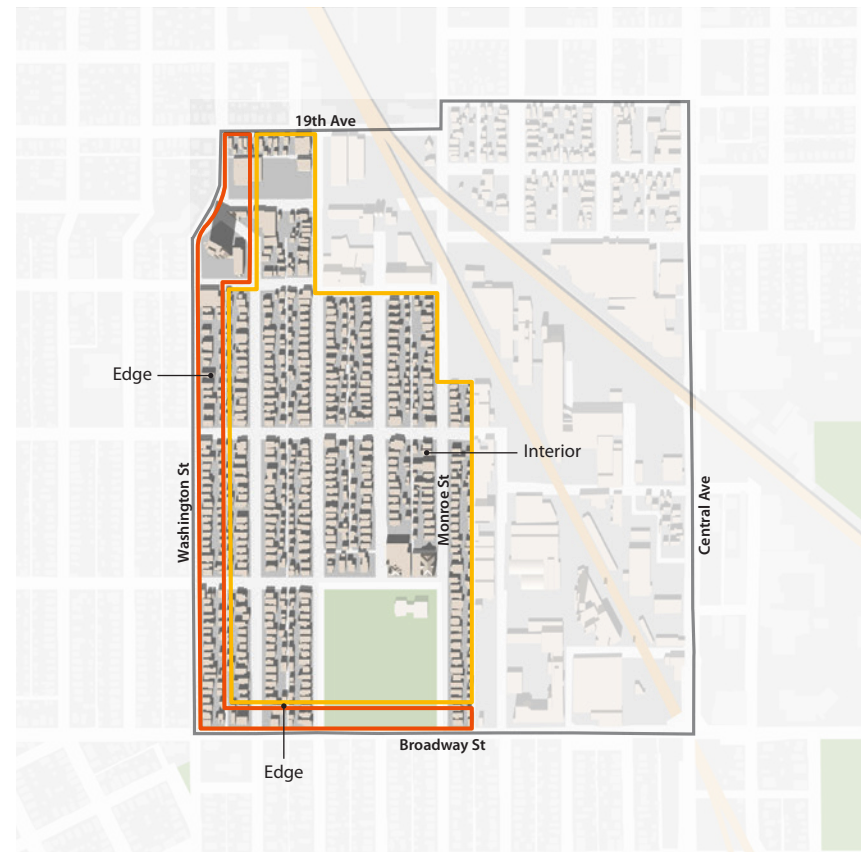
Description

The core residential area 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.

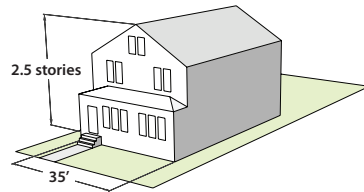
The challenge going forward is how to maintain the healthy mix of affordable housing options in the neighborhood; to encourage and support the maintenance of existing homes; and in select locations, to allow for gentle residential infill that is compatible with existing development and diversifies affordable 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 (as described on the following pages) and to enable transition to medium density residential uses in the edge areas along Washington and Broadway Streets.
3. Explore options for preservation and restoration of the historic church building at Monroe and 13th Avenue.
4. Provide grants, outreach, and technical support to encourage maintenance and restoration of existing homes.
5. 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.

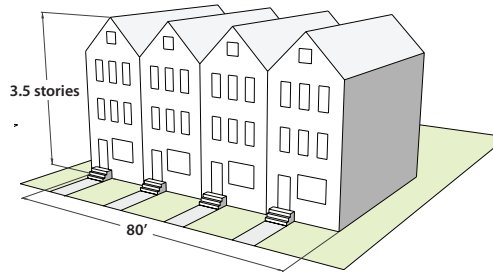


Building Scale (Interior)



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

Building Scale (Edge)



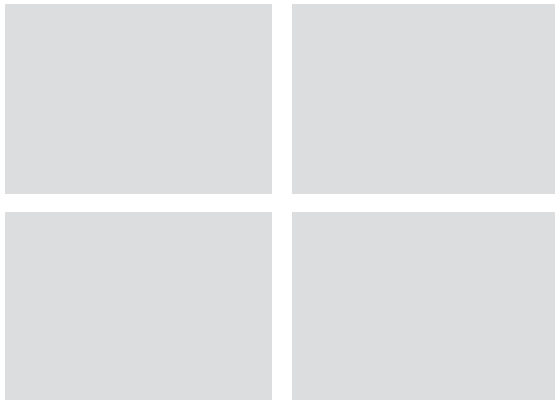
Edge Allow more flexibility in buildings type and scale within Edge areas (e.g. townhomes and small apartments).

Principles of Gentle Residential Infill

The challenge for the core neighborhood 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 core neighborhood area:

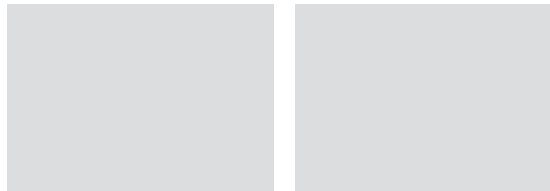
- Orient primary building entrances to the street (courtyard access permitted for courtyard apartments and cottage court housing; must be in addition to front-facing access)
- Encourage front porches and gardens to promote a welcoming and social environment
- Use durable building materials.
- Design 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
 - » Maximum building width: 80 feet

Durable building materials



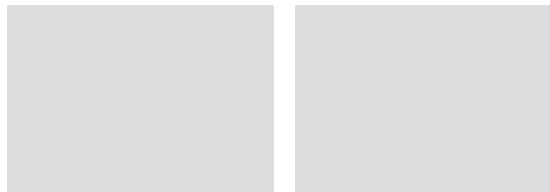
Describe

Front porches & gardens



Describe

Constrained vs. unconstrained facade

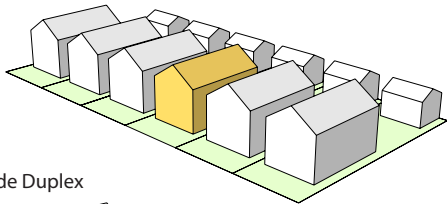


Describe

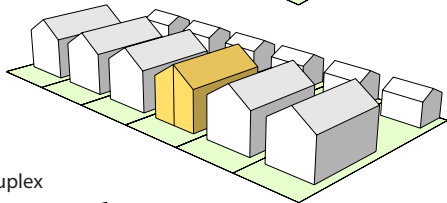
Examples of Gentle Residential Infill

Single lot:

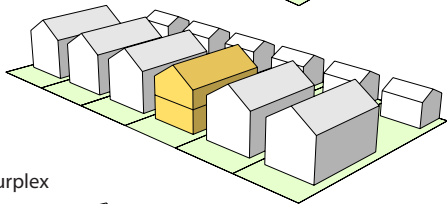
Single Family House



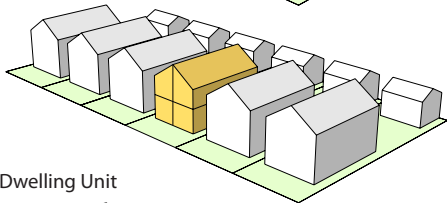
Side-by-Side Duplex



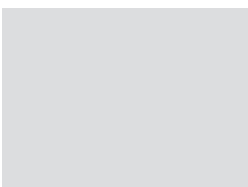
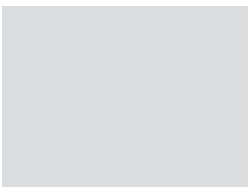
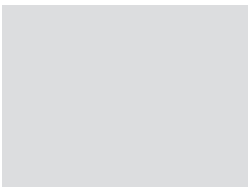
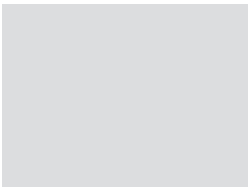
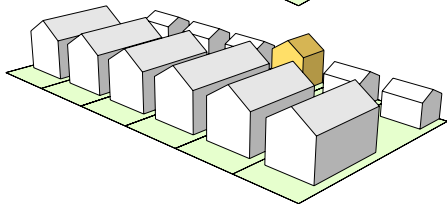
Stacked Duplex



Triplex/Fourplex

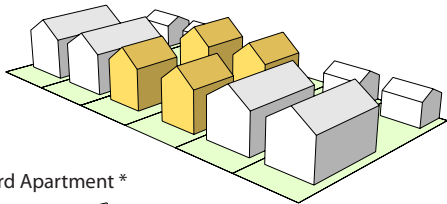


Accessory Dwelling Unit

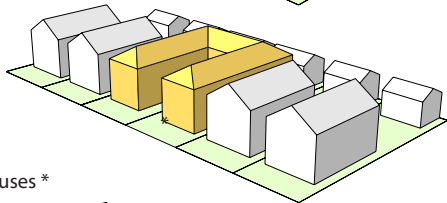


Double lot:

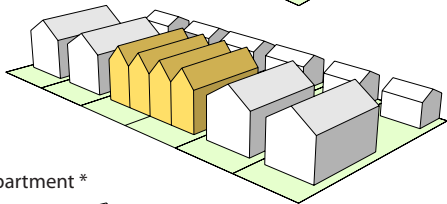
Cottage Court Housing



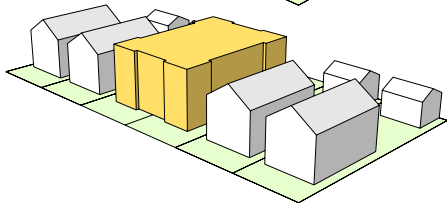
Courtyard Apartment *



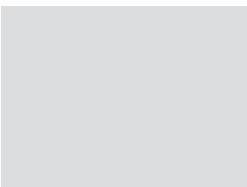
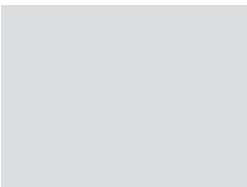
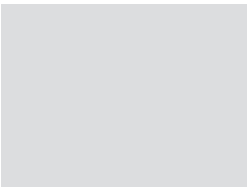
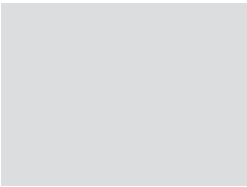
Townhouses *



Small Apartment *



* only permitted in Edge areas



Character Area: Logan Park

Description

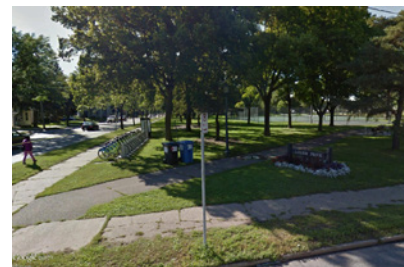
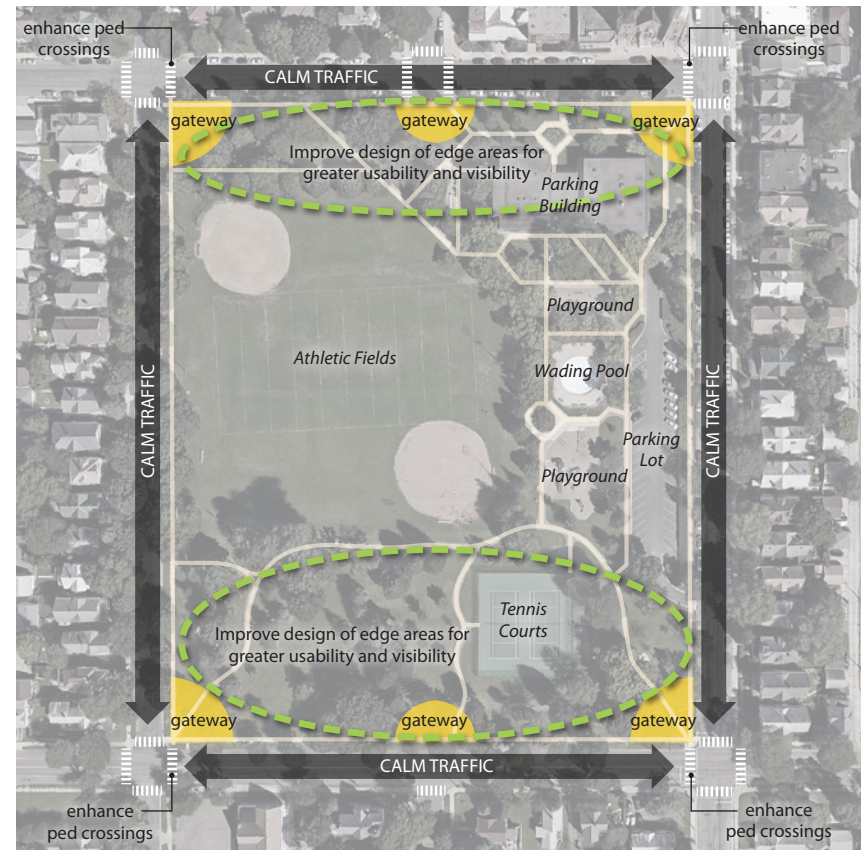
As the only public park in the neighborhood, Logan Park is a highly-valued asset, providing green space, recreational programming, and facilities to support residents of Logan Park and surrounding neighborhoods. Logan Park has long been a center for community life, and it is the vision of this plan that 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 (Central, 13th, Monroe, and Jefferson); could include speed bumps, enhanced pedestrian crossings, pedestrian signals, and curb extensions (bumpouts).



Examples of Potential Park Improvements



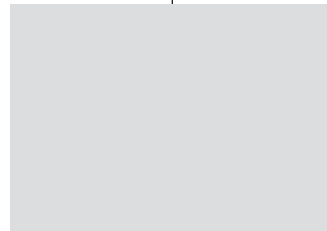
View from southwest park entry at Broadway and Jefferson



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

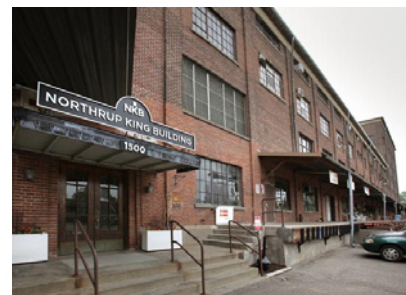
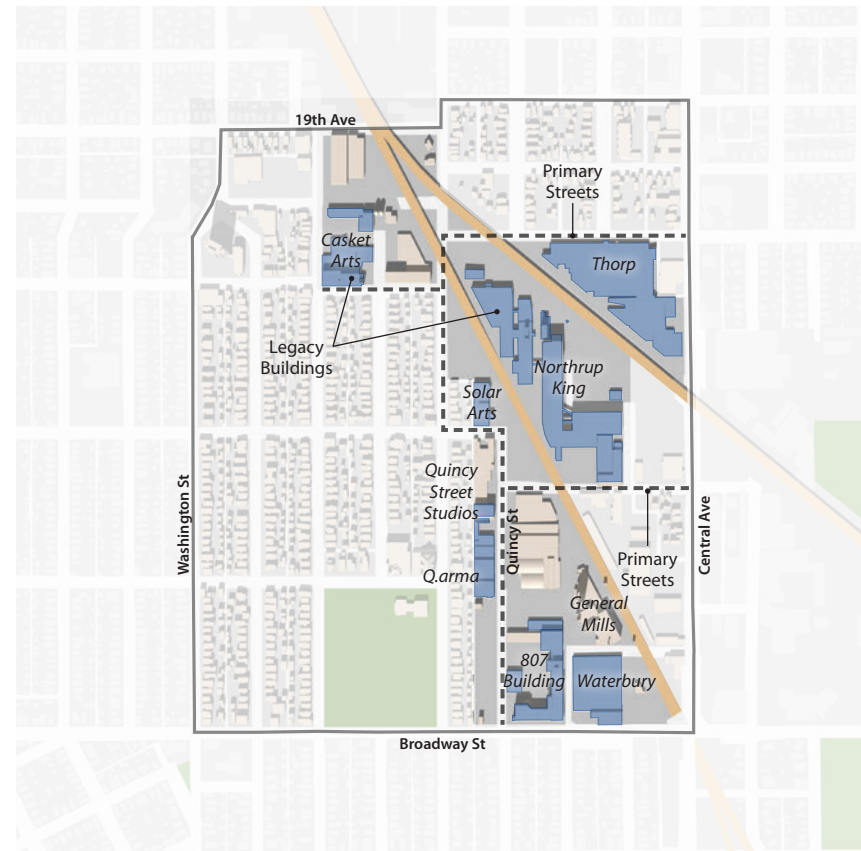
The areas surrounding the rail lines in Northeast have historically been an employment zones which have coexisted for years alongside residential neighborhoods. In recent decades, this area of Logan Park has transformed from heavy industrial to light industrial and creative uses. Legacy buildings, such 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.

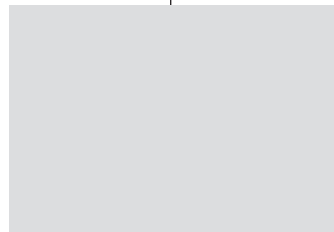
But the area is more than an arts district. It is also home to a variety of buildings that support small, complementary businesses in light manufacturing, design, and other industries. In many ways, this area has become a model employment district- a mix of flexible and affordable spaces that can incubate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

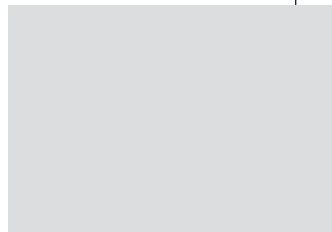
Actions

1. Work with the City to develop a plan for redesigning and improving Quincy Street and 14th Ave NE so the streets function for current and future users of the District; improved streets should be flexible, accommodating, and designed specifically for this area.
2. Work with the City to ensure the area remains an employment-focused and supportive of light production and creative uses. Residential uses should be discouraged in this area and promoted elsewhere in the neighborhood.
3. Initiate a plan to coordinate district systems such as stormwater, parking, and circulation.
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.

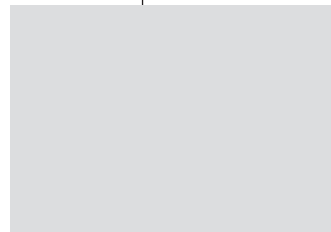




Green Infrastructure



Infill and Adaptive Reuse



Artful Infrastructure

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 adaptation and reuse of existing buildings and spaces over demolition and redevelopment.
- Both adaptive 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 it's 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.

Character Area: Northeast Logan

Description

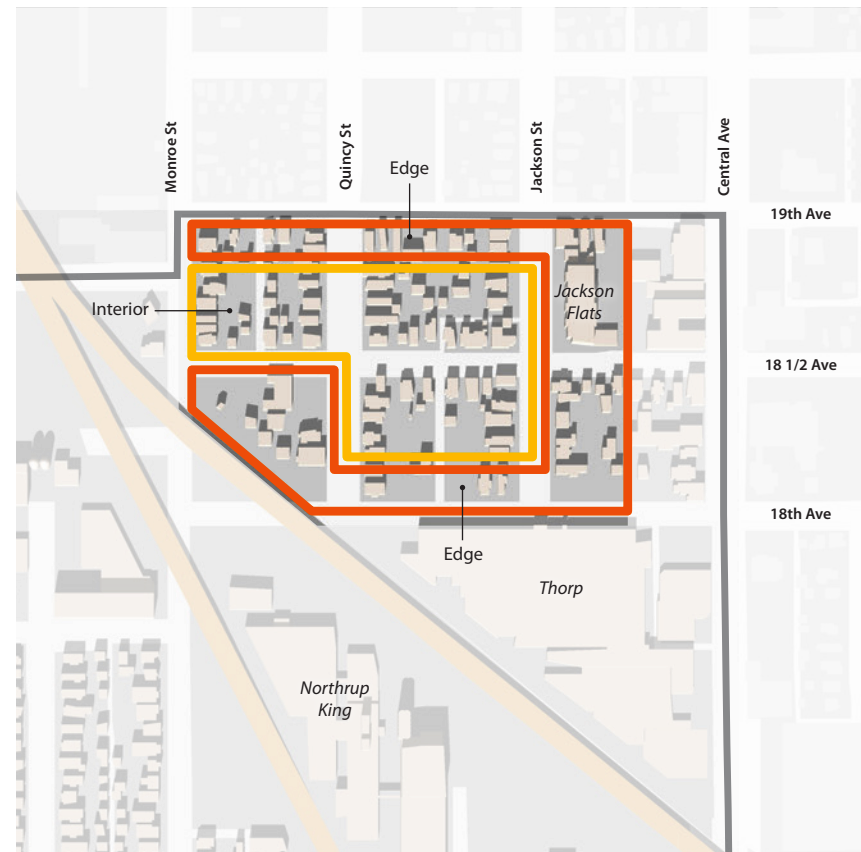
This character area occupies the northeast corner of the Logan Park neighborhood between Monroe Street and Central Avenue, between 18th and 19th Avenue. Hemmed in by elevated rail lines to the west, Central Avenue to the east, and arts/industrial uses to the south, Northeast Logan is an often overlooked pocket 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.

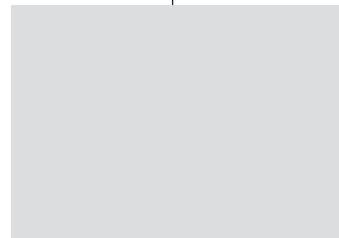
Like the Core Neighborhood, this area features a mix of single family and duplex housing with some small apartments and townhomes; tucked into along the rail lines, are a number of light industrial properties. Unlike the Core Neighborhood, however, the level of maintenance and quality of housing in the 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 make it more susceptible to the impacts of problem properties, vacancy, and blight.

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.

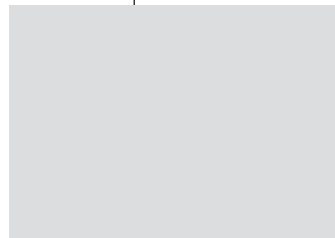
Actions

1. Provide grants, outreach, and technical support to encourage maintenance and restoration of existing homes.
2. Work with the City and local stakeholders to allow gentle residential infill (as described on [p.31](#)) and to enable transition to medium density residential uses in the edge areas along 18th, 19th, and Central Avenues.
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.

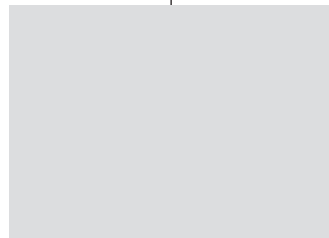




Artful infrastructure



Orient Development to key streets



Improved walking and biking infrastructure

Principles of Northeast Logan

The overarching goal for Northeast Logan 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 character area, Northeast Logan should also adhere to the principles of gentle residential infill. See [pp. XX-XX](#) for the principles of gentle residential infill and examples of development scale and building types.

- Reinforce key streets (18th Avenue and 19th Avenue, and Monroe 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, 19th Avenue, and Monroe Street.

Character Area: Central Avenue

Description

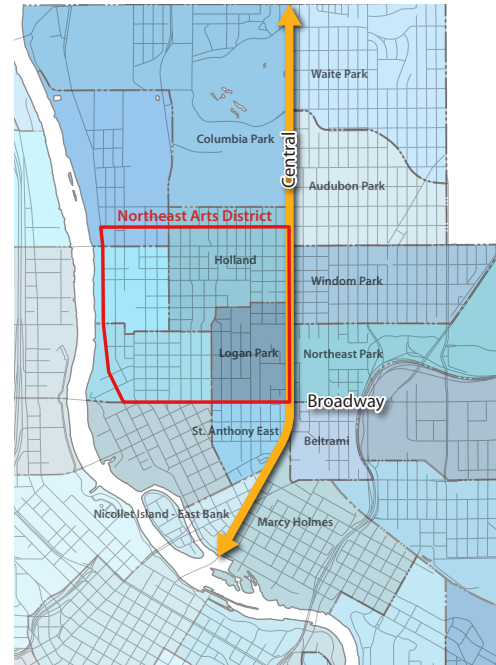
Central Avenue is the zipper that binds together Northeast Minneapolis, touching 11 neighborhoods along its length. The Broadway/Central intersection is one of the busiest, most centrally located, and accessible intersection in all of Northeast.

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.

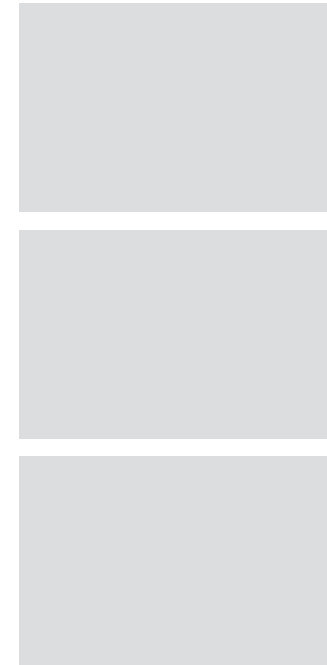
There is great potential to absorb growth in this location and to shape development such that it contributes to the overall health of the Northeast Arts District and Northeast as a whole. By leveraging the corridor's locational advantages (accessibility, central location in Northeast, transit access), 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 both 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.

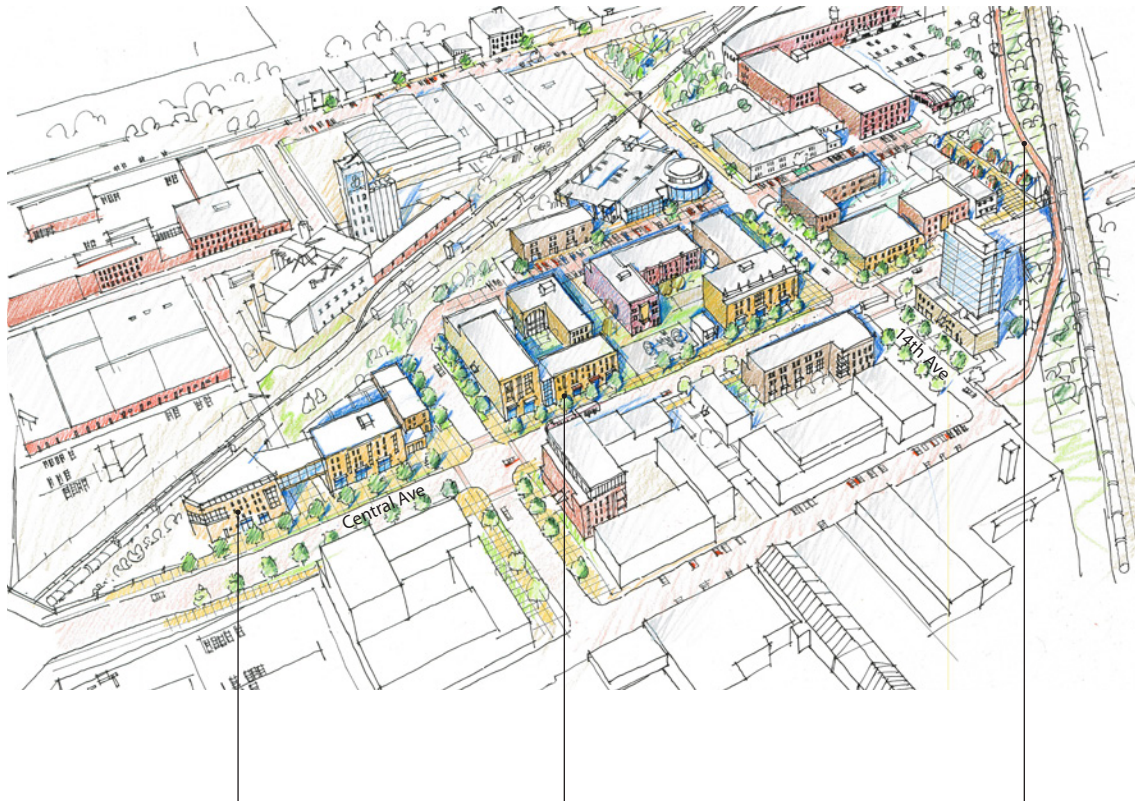


Central Avenue's Centrality to all of Northeast and the Arts District.



Existing Conditions and Uses along Central Avenue

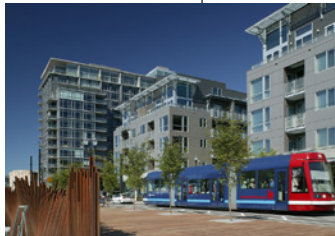




Principles of Transit Oriented Development that Support the Arts and Northeast

The overarching goal for the Central Avenue Character Area is to reinforce the Avenue as Northeast's Main Street by 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 Avenue.

- Promote medium and higher density uses such as 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.
- Orient retail and services to Central Avenue; orient housing and arts-related uses to side and parallel streets.
- Create a strong public realm by emphasizing creative placemaking. This should include creating public and semi-public spaces that are flexible and active while looking to the unique human and physical qualities of the area for inspiration.
- Ensure a development patterns that encourage exploration of existing and new alleys, spaces, and destinations that are located in the District's side and back streets.



Transit Oriented Development.



Arts Destinations



Creative Placemaking and Green Infrastructure