

**LOGAN
PARK
NEIGHBORHOOD
ASSOCIATION**



LPNA
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May 26, 2020

Dear Pete Keely,

Thank you for presenting the plans for 1200 Central at a joint meeting between Logan Park and NE Park Neighborhoods.

We understand the proposed design will be a market rate, 6 story mixed-use project that provides a 3,000 square foot production space on the first floor along 12th Avenue, a small commercial space of 1800 square feet, 119 residential units, and 90 parking stalls.

On Central Avenue we encourage growth and development of housing, community services, retail, and arts-related uses that serve the needs of the broad constituencies of Northeast. We strive to maintain our historic, artistic and industrial character while providing affordable housing, green spaces and a sense of community. As outlined in our small area plan, we want to attract additional arts destinations along Central Avenue; **we ask that you include an arts component in your plan.**

The LPNA Development Committee did an extensive review of your proposal. Attached is the Summary Report. The committee generally supported the proposal though we found that green space and community space were missing components, as well as an arts component. We would also like further conversation to occur regarding the four questions contained in the report.

We appreciate your dedication to mass transit and bicycle transportation. We trust you will continue to work with us and the city to make improvements to the Logan Legacy Streets district.

On May 26, 2020, the Logan Park Neighborhood Association Board passed a motion of support for the proposed multifamily development with Conditional Use Permits that allow for residential living in the industrial overlay zone and a height of 6 stories.

We look forward to engaging and partnering further on the project.

Sincerely,
Logan Park Neighborhood Association Board of Directors

Summary Report of Proposal for 1200 Central Avenue by Optimistic Partners By the Development Committee of the Logan Park Neighborhood Association

The Development Committee of the Logan Park Neighborhood Association reviewed the proposal for a mixed-use development at 1200 Central Avenue. All committee members completed the Criteria Matrix (copies attached). **Overall score for this project: 19 of 35 points (55%) with an Average Score of 2.74.**

Scoring by Criteria using a Scale of 1 (lowest) to 5 (highest)

| | |
|---|------|
| Balance Mix of Living & Working Spaces: | 3.8 |
| Resilient & Adaptive Neighborhood | 3.2 |
| Center for Creative Activity, Creative Spaces & Solutions | 2.2 |
| Balance Between Preservation, Adaptation & New Construction | 2.6 |
| Connectivity & Community | 2.4 |
| Parks/Public Space | 1.4 |
| Implementation | 3.6 |
| Total | 19.2 |

Criteria definitions are attached. Criteria categories were drawn from the Logan Park Small Area Plan and the City of Minneapolis 2040 Plan.

The Development Committee met on 5/18/20 and discussed the proposal, our findings and questions we hope to have answered by the developer. While there is general support for the project, there are a few elements we feel could be improved upon:

- Exterior design is not unique and does not contribute to the arts environment of the Arts District.
- There is no green space, community space or planned public art.

Regarding the request for a Height Variance:

While we acknowledge the uniqueness of the grade for this development creates the desire for the 6 $\frac{3}{4}$ floors, over the 2040 Comp Plan height of 5 floors, we will not support the variance if it exceeds the current proposed height of 6 $\frac{3}{4}$ floors. We also want to state for the record that this support applies only to this project (due to the grade change) and this is not a precedent for future developments on Central Avenue.

Questions:

1. Sustainability of Production Space –If the anticipated use for the production space (commercial kitchen space) isn't realized and/or changes at a future point, what would happen next for that space? We see the potential for it to evolve into maker space. Our concern is that the area may soon become oversaturated with maker space as Art Space expands the NK site, the maker space included in the 14th Ave Flats project becomes available and as other former industrial sites in the area possibly convert.
2. Will the commercial kitchen space also be an event center? If so, what are the plans for parking and traffic flow?
3. Would building management work with LPNA on our Community Outreach efforts to the residents and business owners?
4. Without a green space, is there a plan for the water runoff? Are you working with the city to address that issue?

Logan Park Development Committee - Land Use

Evaluation criteria for proposed development projects

Objective:

To come up with a transparent and repeatable process with standard evaluation criteria for development requests. Our criteria checklist is based on our Logan Park Neighborhood Small Area Plan and the Minneapolis 2040 plan.

We will add the criteria document to our website so developers who are looking for neighborhood support can review ahead of time and provide their responses to the criteria back to the LPDC - either in person at a meeting, in an online meeting or in a document. We will also share our document and process with our council member and CPED to give context to our process and thinking.

Process:

- The LPDC will review a proposal based on our 7 criteria
- Each LPDC member will assign a score (on a 1-5 scale) for each of our seven criteria areas and add any relevant comments to each as desired.
- Those scores will be averaged and sent along with any comments to the LPNA Board, who will then review and vote on the project response.
- The board may or may not vote the same as the LPDC but will take into consideration the scores and comments from the LPDC. If the Board differs significantly from the LPDC suggestion then there should be supporting documentation.
- The LPNA board response document will then be shared with the relevant stakeholders, The LPNA Board will include the average LPDC score and a summary of the notes.

Project Evaluation Criteria:

Balanced Mix of Living & Working Spaces

Does this proposal help Logan Park maintain a healthy mix of buildings, residents, businesses, and public spaces? Does it keep walkability in mind?

Resilient & Adaptive Neighborhood

Does this proposal help Logan Park weather social, economic, and environmental changes while still retaining its essential character and identity? Does it promote good community and neighborhood development?

Center for Creative Activity, Creative Spaces & Creative Solutions

Does this proposal contribute to the creative arts environment that is unique to Logan Park as the heart of the NE Arts District?

Balance Between Preservation, Adaptation & New Construction

Does this proposal help Logan Park strike a balance between preservation (e.g. our working class roots), adaptation, and new construction?

Community Connections

Does this proposal help build connections to and through the neighborhood? Will there be a continued partnership with the neighborhood?

Specifically: when the project is completed, will management promote and encourage renters and business owners to participate in neighborhood activities? Specifically:

- 1. Allow access of newsletter delivery*
- 2. Ensure communication between Building Management and Neighborhood Director*
- 3. Allow an on-premise neighborhood meeting once a year for building residents to connect with the surrounding community.*

Parks/Public Space

Does this proposal include parks or public spaces? Does it help to revitalize/reinvent community spaces?

Implementation

Does this proposal cultivate local capacity and collaboration? Do project members have connections to Logan Park or NE Minneapolis?