

MINNEAPOLIS NEIGHBORHOOD REVITALIZATION PROGRAM

**LOGAN PARK
NEIGHBORHOOD
ACTION PLAN**

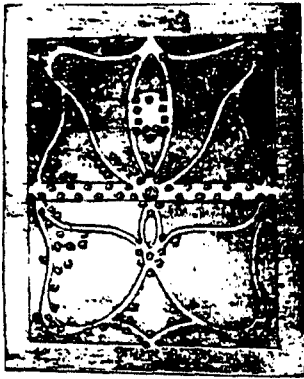
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LOGAN PARK

NEIGHBORHOOD
ASSOCIATION



1330 Van Buren St NE
Minneapolis, MN 55413
781-0700

Neighborhood Revitalization Project

To Enhance
and Preserve
Our Community

Logan Park Neighborhood NRP Action Plan September 21, 1998

Vision Statement

Our vision is to preserve the quality of life and the small town atmosphere existing in Logan Park. By protecting our environment, improving safety, and preserving housing, we will stabilize our neighborhood. Logan Park Neighborhood Association will serve as a forum for discussion in solving problems and as a voice for all in the neighborhood. Through positive action in addressing our common goals, we will build a sense of community and promote the livability of our neighborhood.

Presented by members of the NRP Steering Committee:

Pat Vogel (Co-chair), Russ Belk (Co-chair), Paula Allan (Arts Task Force Chair), Christine Burtness (Housing Task Force Chair), Terry Gydeson, Robert Johnson (Business Task Force Chair), Sue Terwey (Youth/Social Task Force Chair), Bernell Bayliss, Wanda Condolucci, Dmitri Debe, Dan Dudon, Sandy Eames, Scott Gagnon, Matt Grabos, Lucille Keppen, Jim LeClaire, Donna Norberg, and Steve Sylvester.

This plan was created by committed volunteer leadership in the neighborhood and involved over 200 people in its making over a period of one year. The plan was approved at a neighborhood Town Meeting on September 19, 1998. The process has expanded the leadership base and developed new skills amongst this leadership. This increased capacity will drive the implementation process and provide a base for continuing to improve the Logan Park neighborhood.

LOGAN PARK NRP ACTION PLAN

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Welcome to Logan Park

LOGAN PARK is a Northeast Minneapolis neighborhood conveniently located within 2 miles of downtown Minneapolis. It is bounded by Central Ave. On the east, Washington St. on the west, and 19' Ave. On the north. Logan Park has the distinction of having the 45' parallel (otherwise known as Broadway Street) marking its southern border. We have more churches on one block (4) than we have bars in the neighborhood (1).

Logan Park's appeal is small-town and manageable. Built as a duplex neighborhood, 90% of the housing stock predates 1920 and its 489 structures offer affordable housing for both owners and renters. The high concentration of period homes laid out on orderly streets gives a charming visual appeal. Located within the historic Garden District, residents have recently shown increased interest in restoring the architectural character of their homes and re-establishing the colorful gardens of the past. The park is within walking distance for all residents and identifies the neighborhood. Adams St. was the first street in Minneapolis to receive electrical and telephone service.

Originally settled by Eastern European immigrants, the neighborhood now attracts a more diverse population. The 1990 census reflects a steady rise in the percentage of people of color. Although still a working class neighborhood, the last decade has seen an increase in the number of persons living at or below the poverty level, from 13.2% to 28.7% (compared to 18.5 % city wide). The 1990 census shows that 82% of the structures are owner-occupied, but renters make up 64% of the residential population. Absentee-owned properties are a growing neighborhood concern. Seniors 65 and over comprise 20% of the population and 35% of all home owners. There is a senior high-rise on the corner of Washington and 17''.

Logan Park is home to the Minneapolis Board of Education. Its past business base included Northrup King Seed Co., and Medtronic. Currently it is the home of businesses such as General Mills, ethnic restaurants, small manufacturing companies, and artist studios. Railroad tracks dissect the neighborhood, defining an industrial and business area along Central Avenue and separating residential homes in the northeast quarter from the rest of the neighborhood.

Our most important resources include:

People: There is an uncommon loyalty to the neighborhood which spans generations. A large percentage of residents feel a deep commitment to make this a safe, affordable, and responsible community. Residents work hard on being good and friendly neighbors and give meaning to the phrase "old-fashioned neighborhood."

Logan Park: The Park is the focus of the community and, in addition to recreation, provides a place for people to meet and share in neighborhood events. It also acts as a social and recreational focus for the other nearby neighborhoods.

Transportation: Logan Park is serviced by two major bus lines which operate along three of its borders providing some of the best and most reliable transportation in the city for commuters and downtown workers. The neighborhood is also situated within a mile of both 35W (North/South) and I-94 (East/West), making access to any part of the city literally minutes away.

Logan Park Neighborhood Association: The LPNA is a strong and active organization that promotes a healthy community identity. Its achievements include sponsorship of the annual *Lights of Logan* winter festival, boulevard reforestation, fix & paint program, and development of active block club networks.

Section I: Housing

Goal:

To stabilize the housing stock in Logan Park

Objective 1:

Increase property values by improving homes in Logan Park

Strategy 1:

Continue low interest (4%) loan fund started with First Step NRP funds. Retain existing guidelines: interior or exterior improvements, loan limit is \$15,000, loan terms of up to 7 years

Partners:

MCDA
Center for Energy and the Environment (CEE)

Resources:

NRP - \$50,000 (\$20,000 in 1999, \$10,000 in 2000, \$20,000 in 2001)
- \$125,000 First Step funds

Timeline:

1999-2001

Contract Administrator

MCDA

Strategy 2:

Establish a matching grant program for exterior structural improvements'with no match required for households below 60% median income. Maximum grant amount would be \$5,000. Previous NRP grants would be counted against the \$5,000 limit. A single lottery will select all recipients.

Partner:

MCDA

Resources:

NRP - \$300,000 for grants and administration (up to 9% for administration)
- \$200,000 (estimate) in private matching dollars
- \$25,000 First Step funds

Timeline:

1999

Contract Administrator

MCDA

Objective 2:

Reclaim problem properties

Strategy 1:

Target houses in need of rehabilitation or demolition and utilize funds to support reclamation

Partners:

MPLS. Inspections Dept. MCDA

Resources:

NRP - \$103,550

- \$140,000 First Step funds
- \$50,000 (estimate) additional rehab. or demolition funds
(\$70,000 in 1999, \$90,000 in 2000, and \$83,550 in 2001)

Timeline:

1999-2001

Contract Administrator:

Minneapolis Inspections Department / MCDA

Strategy 2

Offer down payment grants to qualifying home buyers, with the following guidelines:

- a. Each grant will be limited to no more than \$5,000
- b. Grants can only be used by buyers of priority properties
- c. The grant must equal 5% or less of the mortgage
- d. An existing after-rehab value mortgage product will be used if possible
- e. Buyers must be first time home buyers

Partners

MCDA

Resources

- \$10,000 First Step funds

Timeline

Summer 1997

Contract Administrator

MCDA

Objective 3:

Develop tracking system and informational clearing house for problem properties.

Strategy 1:

- a) Provide administrative support to keep track of vacant houses, property foreclosures, disorderly houses, and work orders from inspections for absentee landlords. Additional strategies under this objective are:
- b) Work with CCP/SAFE and other agencies to devise and implement strategies to address problem properties, and
- c) Serve as a resource for housing program information for homeowners and rental property owners. Devise and implement strategies to target and address problem properties utilizing a variety of approaches.

Partners:

Minneapolis Inspections Department
NPCR
CCP-SAFE
MCDA
CAP

Resources:

- NRP - \$65,000 for contract staff, materials, supplies, and support for 3 years (\$30,000 in 1999, \$20,000 in 2000, and \$15,000 in 2001) to work on this strategy, and on reclaiming problem properties (Objective. 2, Strategy 1).
- NPCR intern to identify problem properties

Timeline:

1999-2001

Contract Administrator:

NRP

HOUSING TOTAL REQUEST=5818,550 (First Step - \$300,000)

Section II: Neighborhood Livability

Goal: Enhance neighborhood livability

Objective 1: Improve the neighborhood atmosphere and reduce crime

Strategy 1:

Install safety street lighting in Logan Park in the residential area bounded by Broadway, 17th Avenue NE, Monroe St. NE, and Washington St. NE

Partners:

MPLS Public Works Dept.

Resources:

NRP - \$140,000 to pay lighting costs - if minimum City requirements to obtain lighting are not met, any funds remaining from this strategy are divided between Housing Objective 1, Strategy 1, and Housing Objective 1, Strategy 2.

- \$420,000 from neighborhood property owners to pay rest of costs

Timeline:

1999

Contract Administrator:

MPLS. Public Works

NEIGHBORHOOD IMAGE TOTAL REQUEST = \$140,000

Section III: Youth and Social

Goal

To promote a more aware, healthful, and active community connecting all ages of Logan Park residents.

Objective 1:

To build a healthy community and protect fragile persons.

Strategy

Establish a Community Health program to provide health care service and volunteers to assist older people to remain in their homes and assists and to assist single parent families' who would otherwise not have access to health care. The program would focus on the under-served elderly and single parent families; those with chronic illnesses; and at-risk populations who have difficulty accessing health care. The Program utilizes existing programs and fits into a niche that other providers don't fill. This is a cooperative program with St. Anthony East neighborhood and Hennepin County.

Partners:

St. Anthony East Neighborhood
NE Sr. Resource Center
Hennepin County

Resources:

NRP - \$75,000 (\$25,000 each year for 3 years for program costs and administration)
- \$33,237 Hennepin County NRP funds
- \$30,000 St. Anthony East neighborhood NRP funds
- \$11,500 Foundation funds received or committed(\$9,000 Medtronic & \$2,500 North Memorial)
- additional Foundation fund requests are pending

Timeline:

1999-2001

Contract-Administrator:

Hennepin County

Objective 2:

Get youth more involved in community

Strategy

Support youth outreach and youth involvement activities by providing a year around half-time youth outreach worker at Logan Park

Partners:

Logan Park Recreation Center Northeast

Emma Howe YMCA

Eastside Neighborhood Services

Resources:

- NRP - \$27,000 for year round youth outreach worker for 3 years (\$10,000 in 1999, \$10,000 in 2000, \$7,000 in 2001)

- existing Park & Recreation funds (\$15,423 or \$5,141 annually) for summer outreach worker

Timeline:

1999-2001

Contract Administrator:

Mpls. Park & Rec. Board

Strategy 2:

Upgrade present salary for summer youth worker to provide adult outdoor supervision for the summer at Logan Park

Partners:

Logan Park Recreation Center

Resources:

NRP - \$5,000 to upgrade youth supervision position for 5 years (\$1,000 each year 1999-2003)

- existing Park & Recreation funds (\$9,000 or \$3,000 per summer) for youth supervision worker

Timeline:

1999 -2003

Contract Administrator:

Minneapolis Park & Recreation Board

YOUTH/SOCIAL TOTAL REQUEST = \$107,000

Section IV: Arts and Culture

Goal:

Enhance the Northeast neighborhoods' cultural richness through artistic expression.

Objective:

Have community display areas for art and historical items as part of the Northeast Community Center

Strategy 1:

Support a gallery art spaces for NE artists and artesans to display their art and wares and to provide heritage space in the proposed NE Arts/Community/Fitness Center. Funds are to be used for actual construction costs of the building.

Partners:

Minneapolis Park Board
Minneapolis Arts Commission
Art-a-Whirl

Resources:

NRP - \$30,000 (construction of art spaces in the NE Community Center)
- up to \$20 million to complete project

Timeline:

To be available for construction, but the commitment expires in January 2000 and will be reviewed at that time for redirection if necessary

Contract Administrator

MCDA

Objective 2:

To promote the development of an arts identity for Logan Park and Northeast Mpls. that helps preserve the neighborhood, build and sustain the cultural qualities of the neighborhood, and bring together the different groups in the neighborhood.

Strategy 1:

Develop arts classes and cultural events as community building endeavors, including but not limited to: language classes, music classes, community dance, arts classes (including sculpture, painting, ceramic, stained glass, film-making, cooking classes, community theater; film series, talent show), a neighborhood festival, dinner theater, ethnic events, or Art-a-Whirl. Items produced in classes or workshops will be used or shown at the events. Program would be developed by a neighborhood committee and administered by staff.

Partners:

Northeast Minneapolis Arts Association
Minneapolis Park Board
Minneapolis School Board

Resources

NRP - \$64,000 total or \$12,800 each year for 5 years (\$1,800 annually for materials, publicity, & event expense; \$2,500 yearly for contract staff coordinator; \$8,500 annually for instruction and instruction materials)

- \$13,500 First Step funds (for program facilitator, supplies, and space rental)
- \$1,500 First Step funds (for supplies and promotional materials for events)

Timeline:

1999 - 2003

Contract Administrator:

NRP

Objective 3

Provide administrative support to the Logan Park Arts and Culture Board for the implementation of arts and culture objectives one and two

Strategy 1:

Hire an administrator to oversee implementation, leverage NRP resources, handle promotion and publicity, arrange for space, and accomplish other needed tasks

Partners:

Logan Park Arts and Culture Board

Resources:

- \$5,000 First Step funds

Timeline:

Summer 1997

Contract Administrator:

NRP

ARTS & CULTURE TOTAL REQUEST =\$114,000 (First Step - \$20,000)

Section V: Business and Economic Development

Goal:

To promote thriving businesses in Logan Park.

Objective:

Create a supportive environment for business growth by improving the physical environment, making support services available, and providing financial incentives to expand existing businesses

Strategy:

Support expanding the Enterprise Facilitation Program to coach and assist small entrepreneurial businesses in Logan Park to start and operate a business.

Partners:

Ernesto Sirolli Institute Enterprise Facilitation Program Northeast Economic Development Corporation
Hennepin County

Resources:

NRP - \$4,000 to supplement staff costs in 1999 and 2000
- \$50,000 existing budget for Ernesto Sirolli Institute Enterprise Facilitation Program

Timeline:

1999-2000

Contract Administrator:

Hennepin County

Strategy 2:

Provide grants of up to \$2,000 for small businesses (with sales less than \$300,000/yr.) to expand business opportunities. To be eligible the business must be the applicant's primary occupation, it must be a viable business, and there must be a clear business plan. Applicants may be required to receive coaching through the Enterprise Facilitation Program.

Partners:

Ernesto Sirolli Institute Enterprise Facilitation Program
Northeast Economic Development Corporation
Northeast Minneapolis Arts Association
Hennepin County

Resources:

NRP - \$40,000 for grants and administration

Timeline:

1999

Contract Administrator:

MCDA

Strategy 3:

Support Central Avenue Corridor Study, "Making Central Avenue Great" to develop Central Avenue improvement plan

Partners:

Audubon Neighborhood Association
Holland Neighborhood Improvement Association
Windom Park Citizens in Action
Northeast Economic Development Corporation MCDA
First Bank Norwest Bank
Minnegasco

Resources:

NRP - \$10,000 (early access) - \$70,000 from other sources

Timeline:

1997

Contract Administrator:

MCDA

BUSINESS TOTAL REQUEST = \$54,000

Section VI. Parks and Environment

Goal:

To renovate and enhance the public facilities at Logan Park

Objective 1:

Enhance the Minneapolis Park Board's renovation plans for Logan Park

Strategy:

Upgrade the new fence to be installed around the pool from a chain link to a decorative steel fence

Partners:

Minneapolis Park Board

Resources

- \$17,800 First Step funds

Timeline

Summer 1997

Contract Administrator

Minneapolis Park Board

Strategy 2:

Upgrade the new fence to be installed around the tennis court from a chain link to a black vinylclad chain link fence

Partners:

Minneapolis Park Board Resources
- \$5,300 First Step funds

Timeline

Summer 1997

Contract administrator

Minneapolis Park Board

Strategy:

Install 2 picnic tables in the northwest corner of the park in addition to the 11 already in the plan

Partners:

Minneapolis Park Board

Resources:

- \$3,750 First Step funds

Timeline:

Summer 1997

Contract Administrator:

Minneapolis Park Board

Strategy 4:

Install 2 additional historical-style benches in the northwest corner of the park

Partners:

Minneapolis Park Board

Resources:

- \$2,100 First Step funds

- \$350,000 Park Board funds for renovation of Logan Park (strategies 1-4 above)

Timeline:

Summer 1997

Contract Administrator:

Minneapolis Park Board

Strategy 5:

Provide materials and volunteers to help with and augment the Logan Park renovation effort. Purchase needed materials and tools to enhance the Logan Park renovation

Partners:

Minneapolis Park Board

Resources:

- \$1,000 First Step funds

Contract Administrator

NRP

Timeline

Summer 1997

Strategy 6

Recruit volunteers to help implement improvements

Partners

LPNA Minneapolis Park Board

Resources

\$0

Timeline

Summer 1997

Strategy 7

Organize a Logan Park Garden Club

Partners

Minneapolis Park Board

Resources

0\$

Timeline

Summer 1997

Section VII. Implementation

Goal

To increase and sustain the capacity of LPNA to mobilize the resources and obtain the assistance necessary to effectively implement the Neighborhood Action Plan.

Objective I

Increase LPNA's ability to develop leadership and sustain a base of operation to enable resident participation in the implementation of the LPNA Action Plan.

Strategy

Engage personnel or contract staff and cover associated costs for neighborhood organizing related to implementation of the LPNA Action Plan.

Partners

NRP

Resources

0\$ at this time

Timeline

1999-2002

Contract Administrator

NRP

Logan Park NRP Summary Chart of Strategies Funded

Task Force	Program	TOTAL AMOUNT	First Step Amount	Full Plan Amount
Housing	Revolving 4% Loans	\$175,000	\$125,000	\$50,000
Housing	Matching Grants	\$325,000	\$25,000	\$300,000
Housing	Property Reclamation	\$243,550	\$140,000	\$103,550
Housing	Housing Resource Person	\$65,000		\$65,000
Housing	Down Payment Grants	\$10,000	\$10,000	
Housing Total		<u>\$18,550</u>	<u>\$300,000</u>	<u>\$518,550</u>
Livability	Safety Lighting	\$140,000		\$140,000
Image Total		<u>\$140,000</u>		<u>\$140,000</u>
Youth/Social	Block Nurse Program	\$75,000		\$75,000
Youth/Social	Youth Outreach	\$27,000		\$27,000
Youth/Social	Playground Supervision	\$5,000		\$5,000
Social Total		<u>\$107,000</u>		<u>\$107,000</u>
Arts/Culture	NE Arts/Fitness Center	\$30,000		\$30,000
Arts/Culture	Arts Classes/Events	\$79,000	\$15,000	\$64,000
Arts/Culture	Arts Admin./Fundraising	\$5,000	\$5,000	
Arts Total		<u>\$114,000</u>	<u>\$20,000</u>	<u>94,000</u>
Business	Small Business grants	\$40,000		\$40,000
Business	Enterprise Facilitation Program	\$4,000		\$4,000
<i>Business * *</i>	<i>Central Ave. Corridor Study</i>	<i>\$10,000**</i>	--	-
Business Total		<u>\$54,000</u>		<u>\$44,000</u>
Parks/Environ.	Fences, Tables, Benches in Logan Park (strategies 1-4)	\$28,950	\$28,950	
Parks/Environ.	Park materials/volunteers	\$1,000	\$1,000	
Parks Total		<u>\$29,950</u>	<u>\$29,950</u>	
Implementation	Implement NRP Plan	0		
Grand Total	ALL PROGRAMS	<u>\$1,263,500</u>	<u>\$3 49,950</u>	<u>\$903,550</u>

** Central Ave. Corridor funds were approved as an early access NRP project