



Background and Existing Conditions

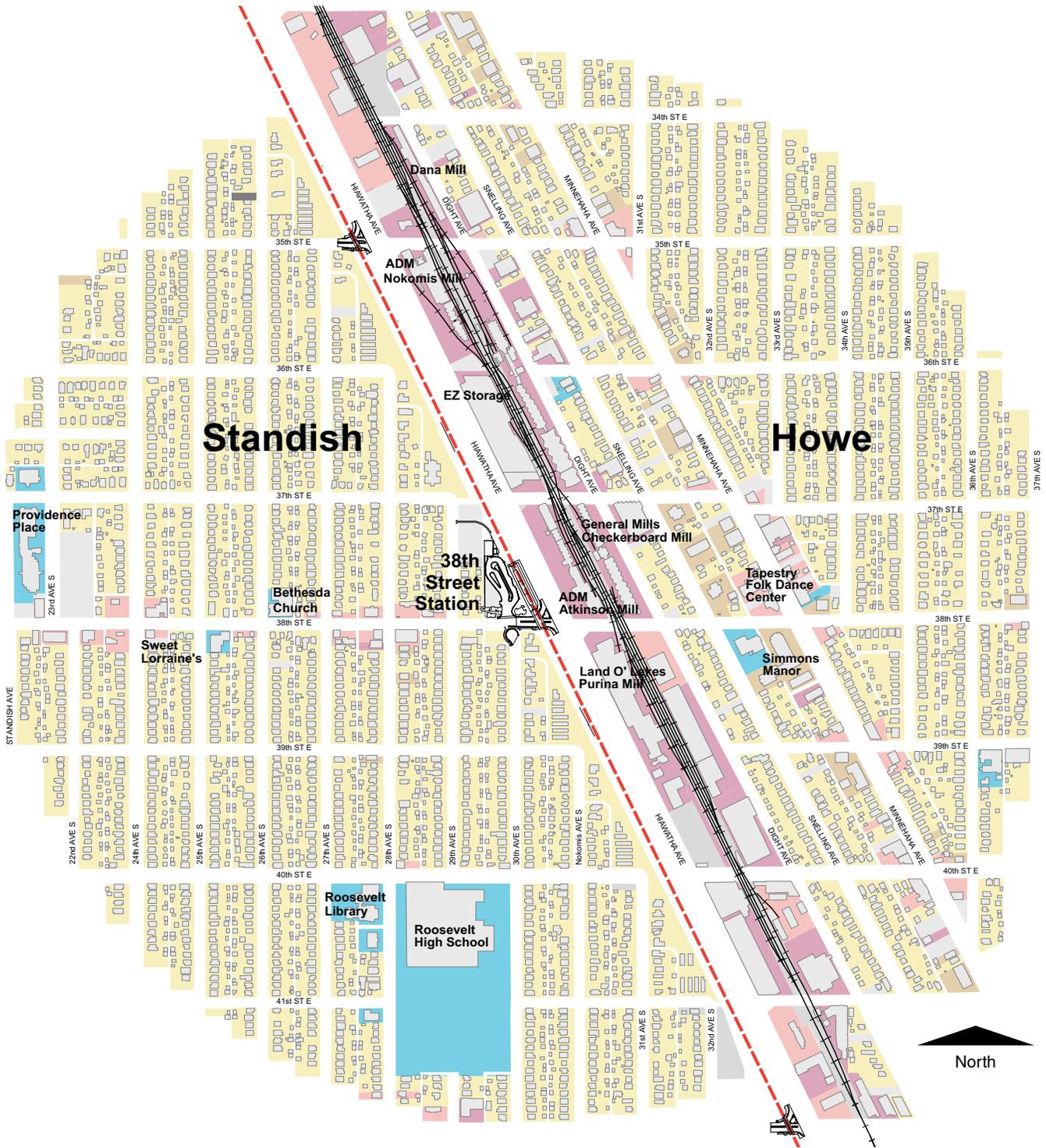
Map 1: Neighborhoods



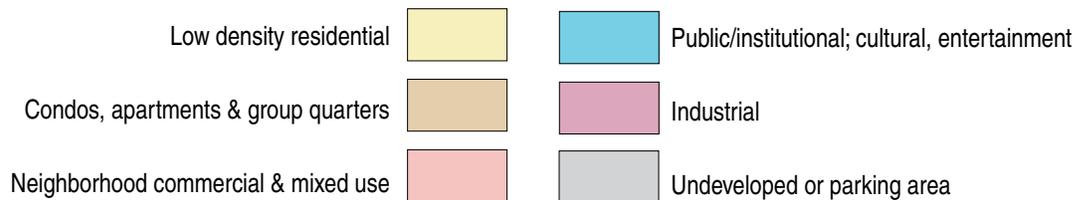
Neighborhoods

Minneapolis residents engage the City about planning and revitalization primarily through their neighborhood associations. Map 1 identifies the neighborhood boundaries relevant to this plan. Neighborhoods are directly involved in reviewing plans and development projects. There are two neighborhood associations that have been primarily involved in developing the 38th Street station area plan: Standish-Ericsson Neighborhood Association (SENA), representing areas west of Hiawatha Avenue, and Longfellow Community Council (LCC), representing areas east of Hiawatha Avenue.

The Standish neighborhood is home to the 38th Street LRT station. SENA serves the residents and businesses of this area, which reflects the streetcar era in the bungalow architecture and intermittent commercial nodes along 38th Street. Preserving this character in the midst of change is important to this community.



Map 1: Existing conditions



The Longfellow Community Council represents four individual neighborhoods: Cooper, Hiawatha, Howe and Longfellow. The vast majority of the study area east of Hiawatha falls within the Howe neighborhood. The aging industrial and rail corridor is a predominant feature. This community generally supports a transformation of these aging industrial uses, but with special attention to urban design and integrating the corridor with the existing neighborhood.

Standish Neighborhood

Standish neighborhood is a typical bungalow neighborhood, with 77 percent of its housing units built before 1939. Most neighborhood retail and commercial services in the plan area are on 38th Street, which was once served by the Twin City Lines streetcar service. Existing commercial and mixed-use buildings range from one to three stories, reflecting the development pattern of that era. There are few multi-family residential structures, though there is a scattering of duplexes throughout the neighborhood.

Key landmarks and institutions in the plan area include:

- 38th Street Light Rail Station
- Roosevelt High School
- Roosevelt Public Library
- Sweet Lorraine’s restaurant
- Bethesda Church
- Providence Place (care facility)

Planning issues in the neighborhood relate primarily to scale and design for new development. A strong housing market and the proximity to LRT have brought development interest on infill sites along 38th Street, including the 16-unit Hiawatha Square mixed-use project at 28th Avenue. Though the development is only three stories, some neighborhood residents perceive that it is “shoe horned” into the site. A proposal for a new mixed-use development on a large parking lot also raised concerns about scale and intensity.



Sweet Lorraine's at SE corner of 38th St. & 24th Ave.



The "Bear Hawk" building at SW corner of 38th St. & 23rd Ave.



The Dana Mill at 35th St. & Dight Ave.

Though predominantly a neighborhood of residents with European ethnic backgrounds, demographic trends in the Standish neighborhood reflect a diversifying city. The most significant change is that of the Latino population, which from 1990 to 2000 increased from 1.7 percent to 7 percent, a figure similar to the city as a whole. The African-American population increased from 3.4 percent to 8.8 percent. Median household income in Standish in 2000 was \$45,031 versus \$37,974 citywide.

Howe Neighborhood

The dominant features of the Howe neighborhood in the plan area are the presence of industrial grain milling and storage facilities between Hiawatha and Dight Avenues. In some cases, these are no longer active (e.g., Land O’ Lakes Purina Mill and Cenex/Harvest States Elevator M). Within this district, small-scale workshops and automobile-oriented businesses have emerged (e.g., mini-storage, auto repair, welding, fast food).

Most existing multi-family housing and most neighborhood retail and commercial services are located on tree-lined Minnehaha Avenue. Minnehaha was also served by Twin City Lines streetcar service. The avenue runs at a 60-degree angle, which creates unique parcels and, in some cases, triangles of land bordered by three public streets. The land uses and building footprints on Map 2 illustrate how many parts of Minnehaha Avenue were redeveloped into 1960s- and ‘70s-era apartments without a coherent vision.

The rest of the neighborhood is mostly low-density residential, developed at the same time as the areas west of Hiawatha. The physical condition of residential properties west of Minnehaha is markedly poorer than those to the east of Minnehaha, particularly where there is poor delineation between residential and industrial uses. This is often reflected and exacerbated by zoning that permits industrial uses in residential areas.



Simmons Manor at SW corner of 38th St. & Minnehaha

Some key landmarks and institutions in the plan area include:

- Dana Mill / Mural
- ADM Atkinson and Nokomis Mills
- Tapestry Folkdance Center
- Simmons Manor
- General Mills Checkerboard Mill
- Land O Lakes Purina Mill

A number of factors are causing a need for comprehensive planning in this area: 1) the changing orientation of the grain milling and storage industry toward industry consolidation and export markets, 2) disorganized land use (e.g. industrial storage next to a single-family house), which has a blighting influence, 3) limited opportunities for industrial expansion, 4) market demand for non-industrial development, and 5) policy support for transit-oriented development near stations.

Demographic trends in the Howe neighborhood also reflect a diversifying city. The Latino population increased from 1.6 percent in 1990 to 7 percent in 2000, while the African-American population increased from 4.9 percent to 9 percent. Median household income in Howe in the year 2000 was \$45,270 versus \$37,974 for the city as a whole.