



Seward Longfellow Greenway Area Land Use and Pre-Development Study

Prepared for: Hennepin Community Works; Seward Redesign; Seward Neighborhood Group; Longfellow Community Council

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Note: The full document contains changes including Adapted Land Use Policy Maps dated October 23, 2006

Summary

This study looks at land use along the extension of the Midtown Greenway into the Seward and Longfellow Neighborhoods. The study area is bound by Hiawatha, the Mississippi River, 25th Street to the north and Lake Street to the South.

Existing land uses are predominantly residential with some industrial land uses abutting the Greenway. In the long-term, as the industrial infrastructure for freight-rail becomes less important and light-rail and the Greenway act as catalysts for redevelopment, residential uses are appropriate for the neighborhood. In the short-term, the plan seeks to balance the Greenway and Hiawatha LRT as catalysts for new housing with maintaining the existing job base.

The Land Use Plan retains most existing uses along the greenway and recommends:

- Industrial parcels at the east end are redeveloped to multi family residential in 3-4 story buildings with parking below.
- The 'island' of residential uses around 29th Avenue would transition into 'live-work' residential housed in residential structures with ground-level studios, offices or workshops.
- The Seward Business Park is as an opportunity area to intensify development patterns in order to replace jobs lost due to conversion of industrial land to residential at the east end and to promote higher paying jobs and businesses with greater job densities.
- Enhancement of the area's 'urban forest' and the creation of additional green space. Efforts include creating pedestrian and bicycle links from the greenway to the Seward and Longfellow neighborhoods, better integrating Bracket Park and the Greenway, and the creation of "NoLoPark" on the Deep Rock Site and portions of the Metro Produce parcels.