

PHILLIPS COMMUNITY

VENTURA VILLAGE

Boundaries: **North:** I-94; **West:** I-35W; **South:** Lake St; **East:** Hiawatha Ave

The Phillips community (www.pnn.org) in south-central Minneapolis has, for years, been the densest, poorest, most diverse community in the city. Plagued by crime and disinvestment despite years of hard work by neighborhood block clubs, corporations, and social agencies, today some parts of this community are rising out of a decades-long slump and becoming leaders in property value increases and transit-oriented infrastructure development. Though Phillips still faces problems caused by poverty and crime, at least some parts of it are experiencing a significant turnaround.

You can look at the variety of housing along these streets and see that Phillips has a complex history. Elegant Victorian mansions along Park and Portland avenues, some of the largest in the city, are signs of this neighborhood's past grandeur. So are smaller turn-of-the-century houses with Queen Anne turrets and gingerbread trim. Unfortunately, urban decay, due in part to construction of interstate highways 35W and 94, laid waste to much of this area. By the 1990s, neighborhood unemployment was 14% and the streets were blighted with boarded-up drug houses and vacant lots. But then several things happened more or less at the same time. Abbott Northwestern Hospital figured out that the neighborhood murder rate was affecting its bottom line and started training and hiring locals, as well as helping employees buy houses nearby; and residents started turning the vacant lots into gardens. By 1997, 30 community gardens had sprouted here. Everyone agrees that these gardens played a key role in stabilizing the area. However, as in many cities, the "pacification" of the neighborhood resulted in pressures for redevelopment, and now many of the vacant lots are sprouting townhouses instead of flowers. The principal location for new housing here, however, is along the Midtown Greenway (one block north of Lake Street from the Chain of Lakes to the Mississippi River), particularly in the Midtown Exchange area (see **Midtown** above). Here you will find new multi-unit housing that caters to singles and small families. It's a development trend that began in Uptown, to the west, and has now moved eastward into Phillips.

Not to be outdone, homeowners at the north end of the community in **Ventura Village**, between 24th Street and I-94, are trying to create more affordable housing—without having to resort to high-rises—by building carriage houses and "granny flats" over their garages. This neighborhood's organization has also been active in working to obtain the "air rights" to build over the freeways, thus reconnecting it with Whittier, Elliot Park, Stevens Square, and downtown.

While Phillips has long been the center of Minneapolis' Native American community, according to a recent census its Hispanic population has increased five-fold since 1990, and Latinos now make up more than a quarter of the community's 20,000 residents. Somalis are making their mark here as well, as you

can see by the growing numbers of small African restaurants and food stores that line Cedar Avenue. (For more information on this area see the Shopping Districts section of **Shopping for the Home**.)

Zip Codes: 55403, 55404, 55405, 55407, 55408

Post Offices: Powderhorn Station, 3045 Bloomington Ave; Minnehaha Station, 3033 27th Ave S; Lake Street Station, 110 E 31st St

Police Precinct: 3rd, 3000 Minnehaha Ave, 612-673-5703

Emergency Hospital: Abbott Northwestern Hospital, 800 E 28th St, 612-863-4000, www.abbottnorthwestern.com

Library: www.mpls.lib.mn.us; Franklin, 1314 E Franklin Ave, 612-630-6800

Community Resources: American Swedish Institute, 2600 Park Ave, 612-871-4907, www.americanswedishinst.org; Green Institute/Re-Use Center/Phillips Eco-Enterprise Center and Deconstruction Services, 2801 21st Ave S, 612-278-7100, greeninstitute.org; Minneapolis American Indian Center, 1530 Franklin Ave E, www.maicnet.org

Parks: www.minneapolisparcs.org; Midtown Greenway

Community Publication: *Southside Pride*, <http://southsidepride.com>

Public Transportation: 612-373-3333, www.MetroTransit.org; buses travel along Franklin Ave, Chicago Ave, Bloomington Ave/Cedar Ave, Lake St, and Park Ave; I-35W express routes board where the highway crosses Lake St. LRT stations are located at Franklin and Lake St.

GREATER LONGFELLOW COMMUNITY

LONGFELLOW

SEWARD

COOPER, HOWE, HIAWATHA

Boundaries: **North:** I-94; **West:** Minnehaha Ave; **South/East:** Mississippi River

Greater Longfellow is the sliver-shaped bungalow community that flanks the gorge of the Mississippi River between I-94 and Minnehaha Falls Park. It is bisected by Lake Street and bordered by Hiawatha Avenue. Popular since the 1920s with working-class people, it is well-served by public transportation, including the Hiawatha LRT, with stations at Lake, 38th, and 46th streets. Early predictions estimated 7150 new housing units and millions of feet of new retail space would be built along the LRT corridor, and while current construction doesn't approach that level of building boom, a number of new condo/apartment/small-scale retail developments are going up, particularly near the 38th Street and 46th Street stations.

Ideally located, with a variety of housing, this is another neighborhood in which first-time homebuyers can buy small and (relatively) cheap and move up without having to leave the neighborhood.

Residents here also have easy access to nature. Bike trails through the Mississippi River Gorge, Minnehaha Falls Park, and the east-west Midtown

Greenway, which crosses both Longfellow and Cooper neighborhoods, combine to make the outdoor amenities in this district every bit as nice as those you will find around the Chain of Lakes—better, really, because here there is more Nature and less Traffic. Though most of the houses are fairly undistinguished, there are a few homes that have tree-top views of the city skyscrapers, and ground-level views that are all river and nature.

SEWARD

It's actually hard to find a home in **Seward** (www.sng.org), which at the end of the 1990s developed a hip reputation. Housing here ranges from deteriorated student digs to two blocks of gentrified railroad workers' houses (circa 1880) located on Milwaukee Road, and now listed on the Historic Register. In between there are new townhouses and industrial-style lofts, small apartment buildings built in the late 1800s and early 1900s, a slew of early 20th-century 1.5-story bungalows that feature built-ins and front porches, and even some fairly new family-sized in-fill houses.

COOPER, HOWE, HIAWATHA

A little farther south, a patchwork of homes in various stages of improvement characterizes the **Cooper**, **Howe**, and **Hiawatha** neighborhoods. Houses in the blocks closest to the river have been upgraded substantially, and more modest homes farther back are also being renovated on a block-by-block basis. At the south end of Hiawatha, Minnehaha Parkway boasts larger homes with charming decorative details, but for architecturally unique dream-houses or condos, look to the river and shop along Edmund Boulevard.

Much of Longfellow's housing is deemed worthy of rehabilitation, but may fall short of meeting the needs of modern families. Over half the houses in these neighborhoods are bungalows—two-bedroom, one-bath, single-story houses with built-in cabinets and expansion attics. Two-story, four-square houses built in the 1920s are the second-most predominant style. So popular is renovation of these existing houses that the Longfellow community commissioned a book, *The Longfellow Planbook: Remodeling Plans for Bungalows and Other Small Urban Homes*, which contains ideas for updating the area's predominant housing types. Plans have been reviewed and approved by the Minneapolis Inspections Division. The book can be purchased from the Longfellow Community Council (www.longfellow.org), for \$20, or \$10 for Longfellow residents.

Zip Codes: 55404, 55406, 55407, 55417

Post Offices: Minnehaha Station, 3033 27th Ave S; Nokomis Station, 5139 34th Ave S

Police Precinct: 3rd, 3000 Minnehaha Ave, 311 (non-emergency)

Emergency Hospitals: Abbott Northwestern Hospital, 800 E 28th St, 612-863-4000, www.abbottnorthwestern.com; Fairview-University Medical Center, 2450 Riverside Ave, 612-672-6000, www.fairview.org

Library: www.mpls.lib.mn.us; East Lake, 2727 E Lake St, 612-630-6550

Community Resources: Longfellow House, located in Minnehaha Park at 4800 Minnehaha Ave S; 1849 John H. Stevens House (first frame house built west of the Mississippi) is also located in Minnehaha Park; Matthews Park, 2318 28th Ave S

Parks: www.minneapolisparcs.org; Mississippi River Parks and Trails; Minnehaha Park

Community Publications: *Southeast Angle*, www.southeastangle.info; *Southside Pride*, <http://southsidepride.com>; *Downtown Journal*, www.dtjournal.com

Public Transportation: 612-373-3333, www.MetroTransit.org; buses travel Franklin, Minnehaha, and Lake St and connect with the Hiawatha LRT at Lake St, 38th and 46th

UNIVERSITY COMMUNITY

MARCY-HOLMES

COMO

UNIVERSITY OF MINNESOTA

CEDAR-RIVERSIDE (WEST BANK)

DINKYTOWN

PROSPECT PARK

NICOLLET ISLAND

Boundaries: North: E Hennepin Ave, I-35W; **West:** Nicollet Island, I-35W; **South:** I-94, East Bank of Mississippi; **East:** city limits

WEST BANK/CEDAR-RIVERSIDE/MARCY-HOLMES/COMO

Gold and maroon (the **University of Minnesota** colors) rule—but so do black, white, yellow, and brown, in these neighborhoods tucked in along the banks of the Mississippi close to the U, whose East Bank and West Bank campuses straddle the river. Here Somalis, Russians, Indians, Ethiopians, Kenyans, Asians, Latinos, and Minnesota farm kids of Scandinavian and German descent all crowd the streets, walking as one, talking and laughing in the melting pot of colors and cultures that has been the theme of this neighborhood since its founding.

A haven for new immigrants ever since the 1800s, when it was known as “Snoose Boulevard,” **Cedar-Riverside** (www.cedarriverside.com) was slated for demolition in the mid-1960s when I-94 was built. It saved itself through a grass-roots, counter-culture movement that created the first federally funded, New-Town-In-Town urban redevelopment project in the country. Backers of the project idealistically believed that people of all incomes, ages, races, and cultures could live together in harmony in high-density, high-rise apartments close to shops and cultural activities. While this vision was never fully realized, anyone traveling I-94 between the two cities cannot help noticing the project's distinctive apartment towers with their bright-colored panels. Locally famous architect Ralph Rapson, who designed the towers, said of this complex: “We

had the dream that modern or contemporary design was going to really revolutionize and change the way we lived and thought about society. I think we thought we were part of a revolution that was going to change things considerably. We always had the notion that we could do something that would make the environment better for mankind." A little radical? Maybe. Or maybe just an appropriate educational mission for a neighborhood that is home to two Twin Cities icons of higher education, the U and Augsburg College.

Though many still call the project towers "home," there is less avant-garde housing here as well. Multitudes of student duplexes and apartments are located just off-campus in **Marcy-Holmes** (www.marcy-holmes.org), west of I-35W, and in **Dinkytown** (www.dinkytownusa.com), which abuts the campus. There are also the raucous blocks of University Avenue's fraternity row. Quieter neighborhoods can be found in **Prospect Park** and **Como** (www.secomo.org). Unfortunately, due to their near-campus location, rents are not a bargain, although house prices are moderate.

Often recommended for off-campus housing, the **Como** neighborhood is a swath of modest (sometimes dilapidated) bungalows and tall, skinny two-stories. This neighborhood is home to Joe's Market and Deli at 1828 Como, one of the Twin Cities' last family-owned neighborhood groceries. Make your first visit on a Monday, otherwise known as Lebanese Omelet Day, and you'll be sure to return often. The perks of an academic community—lectures, concerts, the University Film Society—are easily accessible to people living nearby, and the University's Weisman Art Museum, on the East Bank, is the riverfront's most significant architectural landmark.

Dinkytown, between 8th Street and University Avenue on the East Bank, is the main campus commercial/entertainment district. It has plenty of cheap places to eat and many businesses named "Gopher" (for the University of Minnesota mascot). Bob Dylan (known locally as Robert Zimmerman from Hibbing, Minnesota) played at the Twelve O'clock Scholar here in the early sixties. The **West Bank** area, near the LRT station, is equally lively and packed with unique restaurants and numerous venues offering live performances, music and dance. For full information about where to go and what to do, look online at www.cedarriverside.com. Wherever you go, think about safety and take your cue from the University of Minnesota, which provides escorts to people who are out on campus at night.

PROSPECT PARK/EAST RIVER ROAD

Across the river on the East Bank, between the University and St. Paul, **Prospect Park/East River Road** (www.pperr.org) is a place where you can walk out of your modern condo door into a 100-year-old neighborhood. Security is not such a huge concern here, where quiet streets and tree-covered slopes give the neighborhood a tranquil character. People who live in "the Park" say they live in a small town with an urban beat, a place where they can walk to work, to recreation, shopping, and community events, and probably recognize everybody along the way. Residents here are 10 minutes by car from each downtown, and centrally located for travel to any place in the Twin Cities.

Their strong sense of place probably has to do with the area's clear geographic boundaries, steep hills, and its pointy green witch's hat water tower, which is visible from I-94. Once a year the whole neighborhood climbs to the top and is treated to a panoramic view of the cities all the way to the airport.

The area's civic history dates back to the late 1800s when it was a commuter suburb on the Minneapolis streetcar line. Today, imposing historic residences rub elbows with new condos and public housing on Prospect Park's meandering streets. Though there is a laissez-faire attitude toward landscaping, and the used auto parts business displays "found-art" sculptures, beautiful restoration is appreciated. Many of the homes date from the early 1900s up to the 1930s and feature art glass windows and other elegant details. Popular updates include turning butler's pantries into second bathrooms and putting in modern kitchens. Recently, the Central Corridor Partnership, which includes several groups dedicated to creating a better central corridor transit system, has begun to transform the industrial zone along University into mixed-use housing. One of the first of these projects is 212-unit Emerald Gardens, which is located on the exact border of Minneapolis and St. Paul. Shopping for this area is nearby along University and Washington Avenues.

NICOLLET ISLAND/EAST BANK

Another antique refuge with a view of the city skyline is just northwest of the university, out in the river. Forty-seven-acre **Nicollet Island** (<http://nicolletisland.com>, www.niebna.org) is a 19th-century Victorian landmark settlement and park within the St. Anthony Falls Heritage Zone. Most of Nicollet Island's 400 graceful stone houses were built between 1880 and 1910, and have been faithfully restored. Today they are being joined by new luxury condominiums across the water on historic Southeast Main. Even if you decide not to move to this neighborhood, be sure to take the River City Trolley's narrated tour of the area, 612-673-5123, www.rivercitytrolley.org, or Mobile Entertainment's Segway guided tours of the Mississippi Riverfront, 952-888-9200, www.humanonastick.com (see **Transportation**). The Nicollet Island Inn (www.nicolletislandinn.com) is the perfect place to stay while you check out the city. To view some of the best pictures of the island's houses, click on www.umcycling.com/msp2.htm.

Zip Codes: 55455 (University of Minnesota), 55413, 55414, 55454, 55404

Post Offices: University Station, 2811 University Ave SE; Dinkytown Station, 1311 SE 4th St

Police Precinct: 2nd, 1911 Central Ave NE, 311 (non-emergency)

Emergency Hospitals: Fairview-University Medical Center, 2450 Riverside Ave, 612-672-6000, www.fairview.org

Libraries: www.mpls.lib.mn.us; Southeast, 1222 SE 4th St, 612-630-6850; University libraries, www.umn.edu

Community Resources: University of Minnesota, www.umn.edu; Cedar Cultural Center, 416 Cedar Ave S, Minneapolis, 612-338-2674, www.the.cedar.org; First Bridge Park, Hennepin Ave and W River Pkwy, www.mrd

bridges.com; Frederick R. Weisman Art Museum, 333 E River Rd, University of Minnesota, Minneapolis, 612-625-9494, www.weisman.umn.edu; Minneapolis Riverfront District: Boom Island, Nicollet Island, Historic Main, Hennepin Bluff, Mill Ruins Park, and Stone Arch Bridge, www.mrdbridges.com

Parks: www.minneapolisparcs.org; Minneapolis Riverfront District, www.mrdbridges.com

Community Publications: *Southeast Angle*, www.southeastangle.info; *Southside Pride*, http://southsidepride.com/; *Minnesota Daily*, www.daily.umn.edu; *Downtown Journal*, www.dtjournal.com

Public Transportation: 612-373-3333, www.MetroTransit.org; *Buses:* There are more than 30 U of M bus routes that run from many parts of the Twin Cities to campus, though most of them operate on weekdays only. Supersavers are on sale at the following campus locations: Coffman Union, the West Bank Skyway Store, the Williamson Hall Bookstore, the St. Paul Student Center, and the Fairview-University Medical Center Ticket Office. Supersavers are also sold at all MetroTransit stores and at over 130 outlets around town, and can be purchased online at www.metrocouncil.org/transit. *Trains:* The Cedar-Riverside LRT station does not have any connecting bus routes, though buses do run north and south on Cedar Ave. To find them, follow the "To Cedar Avenue Buses" signs.

NORTHEAST COMMUNITY

ST. ANTHONY EAST (HISTORIC ST. ANTHONY)

ST. ANTHONY WEST

BELTRAMI, NORTHEAST PARK

BOTTINEAU, SHERIDAN, MARSHALL TERRACE

COLUMBIA PARK

WAITE PARK, AUDUBON PARK

HOLLAND, LOGAN PARK

WINDOM PARK

Boundaries: **North:** 37th Ave NE; **West:** Mississippi River; **South:** Nicollet Island, Central Ave, I-35W; **East:** city limits

In Minneapolis, the action has definitely moved to this side of the river! Once an industrial area filled with seedy bars that catered to the local workingman and University of Minnesota students, "Nord'east" (www.northeastminneapolis.com) has taken a dramatic upscale turn. Streets filled for over 100 years with Polish, Ukrainian, Scandinavian, German, and Italian laborers who came over to work in the grain and lumber mills are now teeming with empty-nest suburbanites, artists chased out the Downtown Warehouse District by escalating rents, and young executives equally attracted to the neighborhood's trendy shopping/entertainment scene and to its easy access to their offices in downtown Minneapolis, just across the river over the Hennepin Avenue/First Avenue bridge.

Though, as someone recently said on the radio, they're not giving gay walking tours of Northeast—yet—East Hennepin is also starting to develop a large concentration of gay-owned businesses and residents.

Housing in the neighborhoods is changing dramatically as well. Not that swank lofts are replacing *all* the old warehouses and cottages, but they are replacing a lot of them. The trend is being called "Edina-fication" after the Twin Cities' most fashionable suburb. Yet, the industrial and immigrant heritage of this area is still evident along the neighborhoods' stick-straight streets that were named for presidents in order to help immigrants prepare for their citizenship exams. Buildings here are a few stories, not 50, and brick, rather than glass and steel. And though fancy restaurants and stylish bars are pulling in an upscale clientele, good old Nye's Polonaise Room, Totino's, Marino's, Elsie's, and Stasiu's are still packing in the crowds, too.

While music, bars, and polka lounges have always been an important part of this community, the visual arts have recently come to prominence as well. In February 2003, the city of Minneapolis designated the area of Northeast Minneapolis bordered by Broadway, Lowry, Central Avenue, and the Mississippi River as the Northeast Minneapolis Arts District. It includes the neighborhoods of Bottineau, Sheridan, Holland, and Logan Park, but St. Anthony East, West, and Beltrami are home to many artists' studios as well.

Though the rest of Northeast is not so glam, there is still more to this community than new lofts in old buildings around East Hennepin.

While Midwestern squares and small turn-of-the-century wood frame houses built before 1940 predominate in the blue-collar blocks of most of the neighborhoods, the "Parks" (**Waite, Audubon, Windom, and Columbia**) have newer houses, as well as more white-collar workers, and are actually quite a lot like the suburbs they adjoin. They even have a South Minneapolis-style amenity, a stretch of parkway that runs along St. Anthony Boulevard from the Mississippi River on the west through Columbia Park, Waite Park, and Audubon Park, to Hillside Cemetery on the east. This parkway is part of the Minneapolis Grand Rounds, and, besides being a great place to run or bike, also connects several parks and Columbia Golf Course.

HISTORIC ST. ANTHONY/ST. ANTHONY WEST

After you have crossed the river on Hennepin Avenue, Kramarczuk's East European Deli, which has done business at 215 East Hennepin since 1954, ushers you into the city's old working-class neighborhood of **Historic St. Anthony** (www.stawno.org), the birthplace of Minneapolis—not to be confused with the nearby suburb of St. Anthony or the St. Anthony Park section of St. Paul. This wedge-shaped neighborhood, bordered by Northeast Central, Broadway, and the Mississippi River, is home to many historical places of interest including St. Anthony Falls, "discovered" by Father Louis Hennepin in 1680; the Pillsbury "A" mill, the beginning of "Mill City's" flour, lumber, and textile industry; and the Stone Arch Bridge. Architectural landmarks, the Russian Orthodox and Ukrainian Orthodox churches, Surdyk's Liquors and Nye's Polonaise Room, serve as reminders of St. Anthony's booming business district