



Glendale Summer Engagement at Luxton Park

MPHA Urban Scholars Capstone – 2025

Summer of Engagement

- This project engaged residents through a series of summer events at Luxton Park to gather feedback from residents that will help guide future construction at the site.
- MPHA staff and Urban Scholar interns joined the 'Family Neighborhood Nights' series of events at Luxton Park to collect narrative-based input from residents regarding their feelings about their community.
- Staff prioritized direct dialogue to build trust, add depth to the conversation, and to elevate residents' lived experience.
- The team designed interactive activities for all ages to encourage imaginative thinking about the future.
 - A special focus was placed on playfully engaging youth to capture their unique perspectives.



YOU ARE INVITED!

FAMILY NEIGHBORHOOD NIGHTS LUXTON PARK

TUES. JUNE 17 4-6 PM	TUES. JULY 8 4-6 PM	WED. AUGUST 6 4-7 PM
<ul style="list-style-type: none">• Carlson's Lovable Llamas• Minneapolis Institute of Arts• Pop-up library by Hennepin County Libraries	<ul style="list-style-type: none">• DJ Jacques Elate Joss• Mamako Art• Pop-up Park by Minneapolis Parks• Pop-up library by Hennepin County Libraries	<ul style="list-style-type: none">• Twin Cities Mobile Jazz Project• Parcel Arts• Pop-up library by Hennepin County Libraries• Ice cream & backpack giveaway!



FREE EVENTS

HENNEPIN COUNTY LIBRARY
Minneapolis Park & Recreation Board

Questions? Call Luxton Park 612.370.4925

Voices of Glendale

- Glendale is a 184-unit townhome development built in 1952 located in the Prospect Park neighborhood.
 - The neighborhood is walkable, transit-accessible, surrounded by parks, schools, and local businesses.
 - The community is centered around Luxton Park, where residents can access a food shelf, a laundry room, Head Start program, and recreation. There are also programs ranging from sports, arts, crafts, and a tech center (Spark'd Studios) to engage all interests.
- Since its construction, more than 2,000 families have called Glendale home.
- Glendale is currently home to nearly 600 low-income residents, 89% of whom are Black/African American and nearly half of whom are children.
- Currently, the property needs significant updates and improvements – totaling more than \$22 million in capital needs.



What Residents Value about Glendale

To start the summer, the primary goal was to listen and build trust. By using an interactive game, staff asked residents, “What do you value about your community?” Three main themes emerged:

Community Relationships

- Strong bonds between neighbors tie the community together – relying upon one another and Luxton Park staff.

Green Space & Environment

- The access to parks, trails, and the river provide a peaceful space for residents.

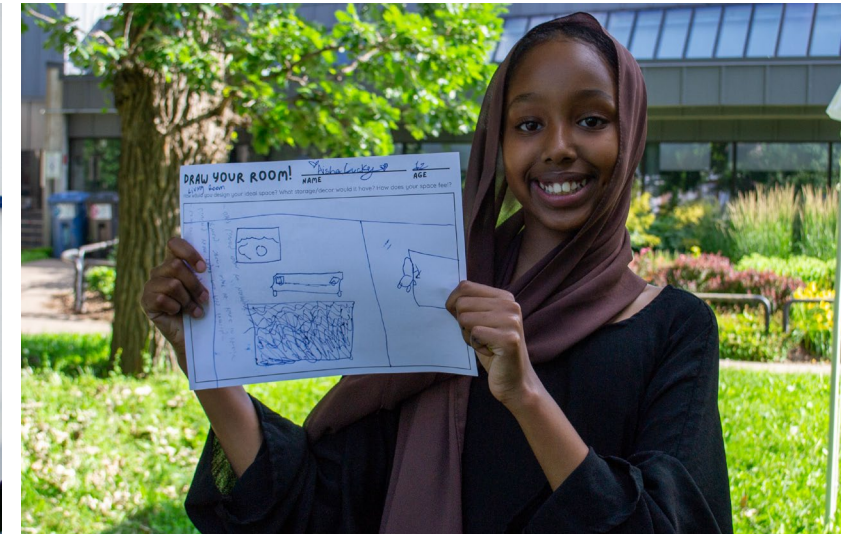
Location & Walkability

- Appreciate easy access to stores, schools, public transit, community center and more.

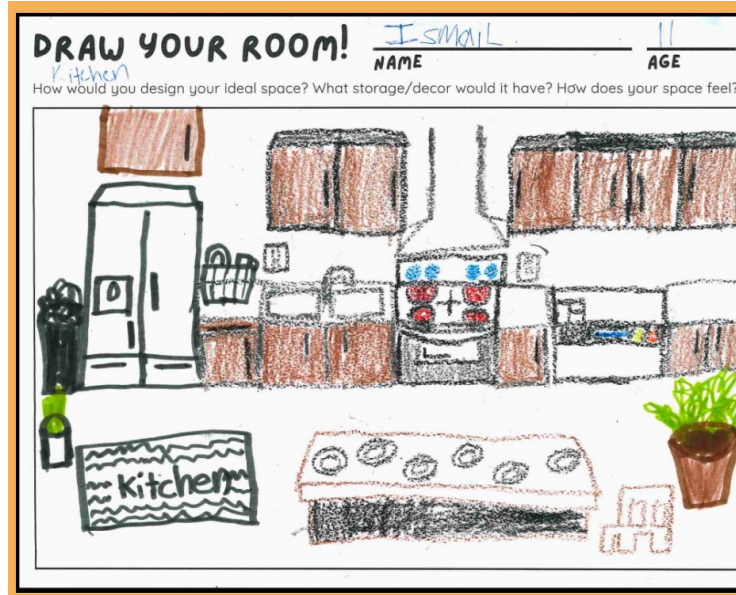


Mapping the Future

In July, MPHA hosted a “Design-a-Room” activity, asking residents to imagine and draw their ideal living spaces. Afterwards, facilitators asked questions to gain insights to the motivations for including each detail. This activity captured the differences of their current reality and their future hopes.



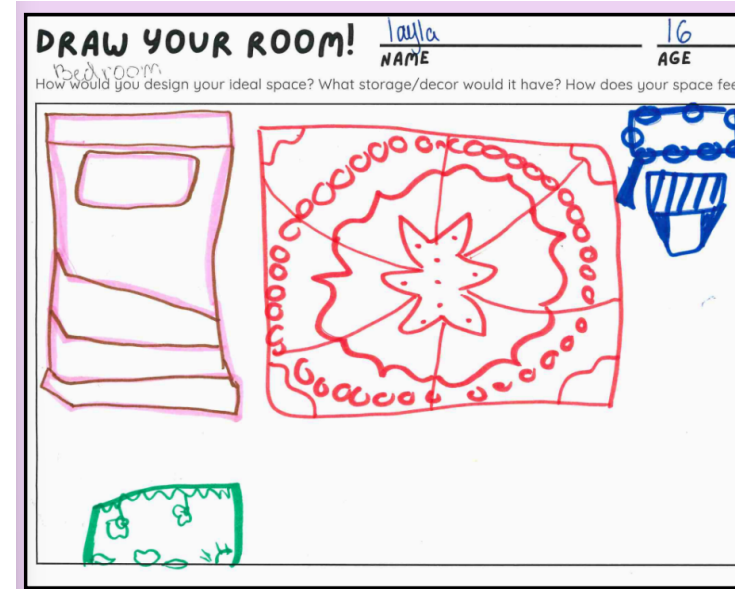
Sample Submissions



This artist drew this beautifully detailed kitchen with plenty of cabinets and greenery.

MPHA staff asked this artist questions about why they drew these features.

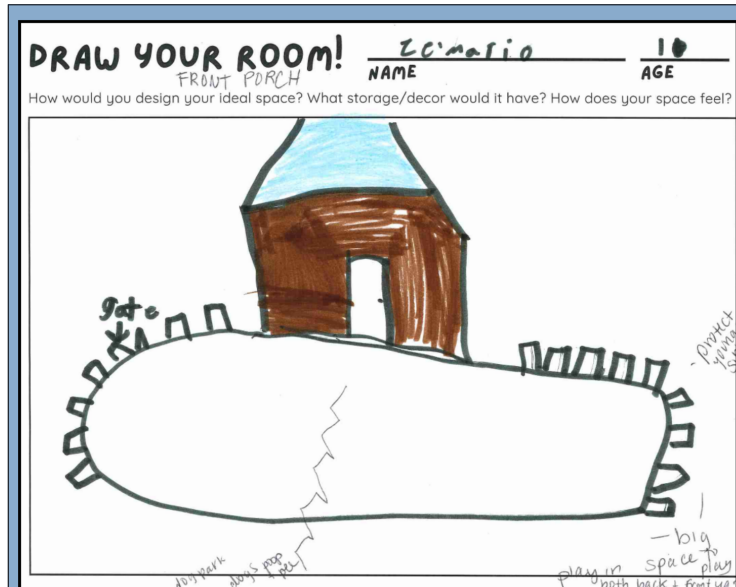
His dream kitchen includes a dishwasher, an electric stove, cabinets to store food, and a big table for his family to eat at together.



This artist drew their dream bedroom with larger closet space and more decor.

MPHA staff asked this artist questions about why they drew these features.

She explained that she wants to get a vanity for her room and a larger closet, so she has space for her skincare products and clothes. She stated, "having my own room is very important to me."



This artist drew their dream front porch with a gate and steps.

MPHA staff asked this artist questions about why they drew these features.

He shared that he wanted a big space to play in both the front and backyard, a fence to protect his siblings, and a clean area that didn't have animal droppings.



This artist drew their dream living room with LED lights and shelves.

MPHA staff asked this artist questions about why they drew these features.

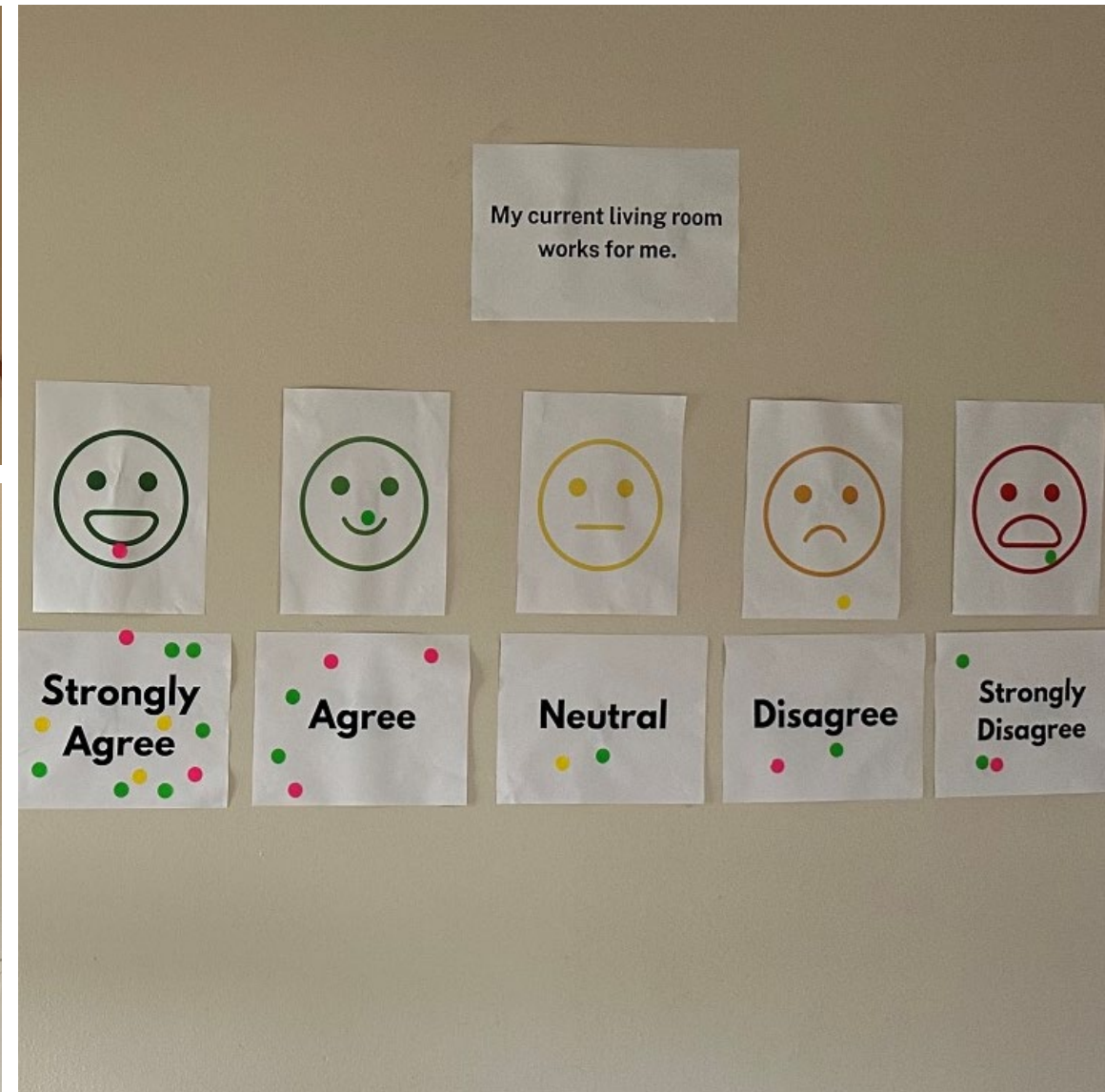
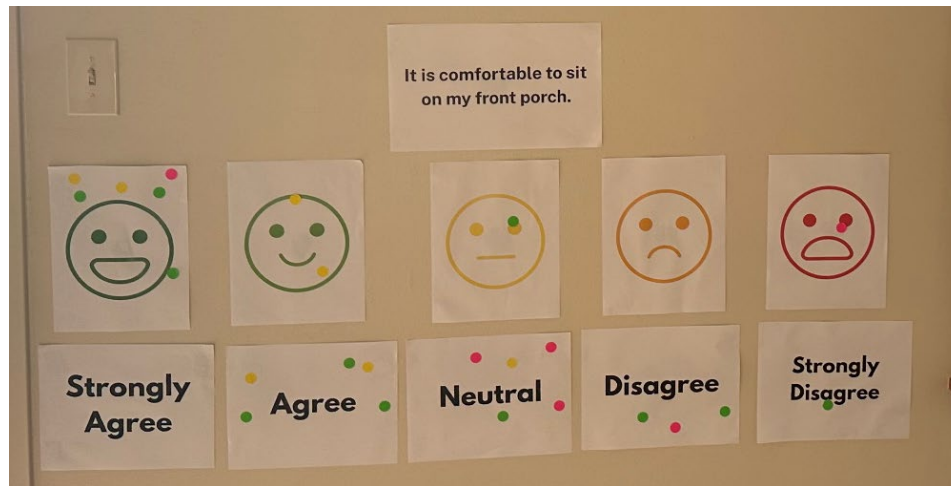
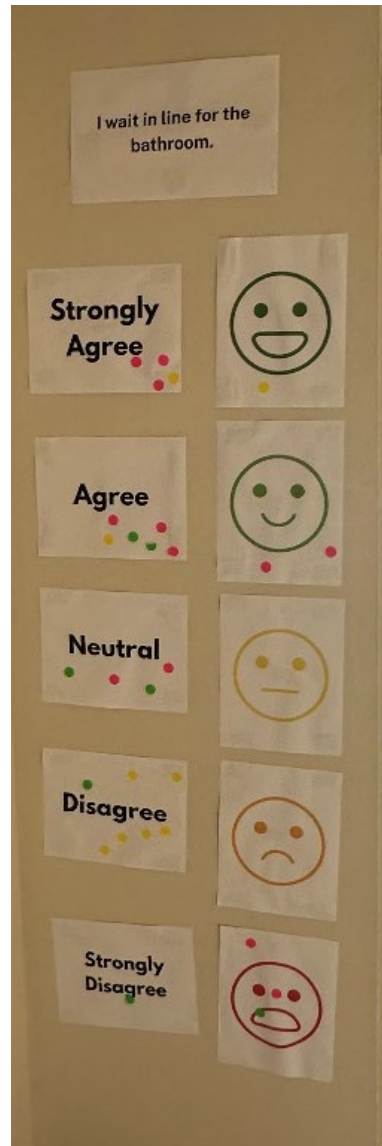
He shared that he wants a space that's "big enough for everyone" with a large couch where everyone can sit down to watch TV. He included a shelf for storage/a pantry.

Pop-Up Art Gallery

In August, MPHA transformed a vacant unit into an interactive art gallery, displaying over 40 'Design-a-Room' maps along with the artists descriptions on why their work included specific features. Visitors were asked to place a sticker on a five-point scale of strongly agree to strongly disagree with artists sentiments on their experience with different spaces within the home. Through this activity, staff could learn more and ask questions about how residents felt about the realities of their current homes.



Community Responses



Finding: Needing Functional Space

A consistent theme across conversations was the need for space. Residents explained that the lack of functional space in their units affected their ability to take pride in their home.

- **Kitchen**

- Cramped conditions prevent families from cooking and eating together. There is not enough counter space for side-by-side cooking, nor for a dining table.
- **Needs:** More space to move without feeling in the way, storage, upgraded appliances, and ventilation.

- **Bathroom**

- A single bathroom per unit causes overcrowding for many families. This adds stress to the systems and individuals in the household.
- **Needs:** More bathrooms, functional storage, better moisture control, improved lighting.

- **Bedroom**

- Lack of space for privacy, storage, and play affects dignity and self-expression, especially for growing children. Adults often sacrifice their own space (closet, bed, storage) for their kid's needs.

- **Living Room**

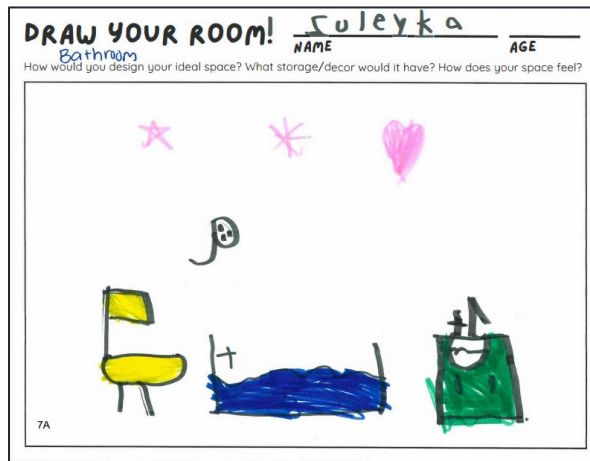
- This central gathering point is often too small, forcing family members into separate rooms and limiting shared time. For some, it's the only place for meals. In addition, there is no 'entry' rather the front door opens into the living space.

- **Outdoor Entry Space**

- Porches and yards feel small, limiting how families use them and connect. Stoops are only wide enough for one person to sit, and spaces are not inclusive to those who have limited mobility.

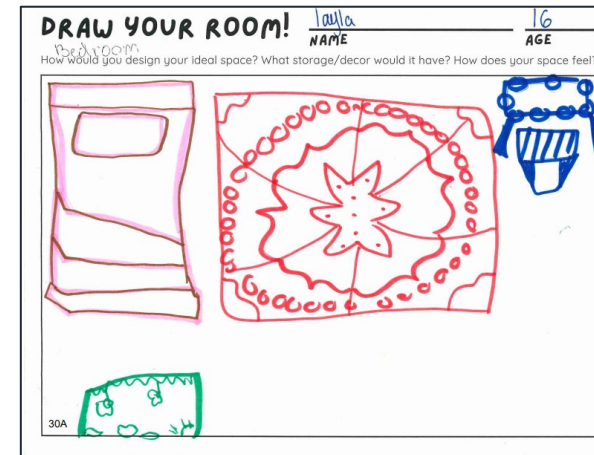
Finding: Aging in Place & Accommodating Family Sizes

The 'Design-a-Room' activity revealed a powerful story - as families grow and age in homes, their needs for space and privacy continue to change.



"I like sharing with my siblings" – Resident, Age 6

Younger children view sharing rooms as closeness and appreciate the proximity to siblings and parents. This is developmentally appropriate and adds to a child's sense of safety.

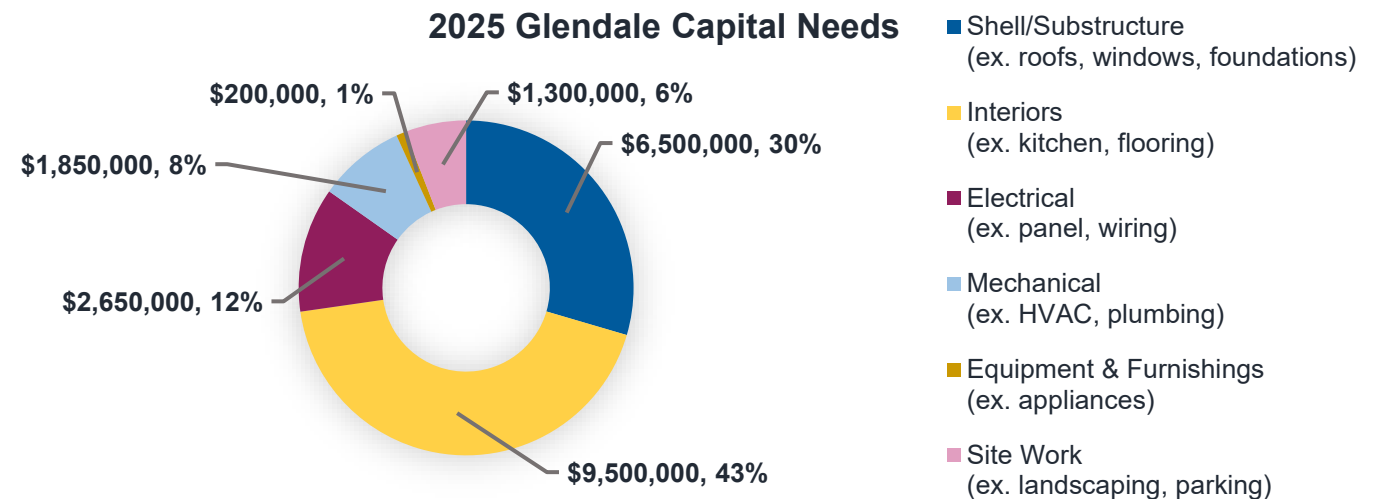


"Having my own room is important to me. I want a bigger closet, like walk in but smaller, so I can fit all my clothes. Right now, it's too small" – Resident, Age 16

Teens and pre-teens strongly desired private space for their developing identities, hobbies, and sense of dignity. As children become more independent, living so closely feels unsustainable.

Finding: Health, Safety, and Dignity

Residents noted the visible building condition issues. They noted that these directly impact their well-being and sense of pride in their homes. Identified issues include cracks on stairs and walls, compromised window A/C seals leading to drafts, bugs, and potential mold, thin walls that make residents lack a sense of privacy, and inconsistent quality of flooring and finishes from unit to unit.



A Future Rooted in Community

- The stories and priorities shared by residents throughout the summer engagements provide additional context as MPHA works with residents to develop the future of Glendale.
- The priorities expressed by residents through the summer engagement include:
 - Increase Space Across Room Types
 - Accommodate Family Sizes and Aging in Place
 - Upgrade Appliances and Fix Aging Infrastructure
 - Strengthen Partnerships with On-Site Organizations
- These closely align with the 11 stated priorities residents have shared through a year of community meetings.
- MPHA will continue to center residents' priorities and lived experience as it continues to plan for Glendale's future.
- MPHA will continue resident engagement throughout 2026, intending to announce a plan for Glendale's future in Summer 2026.



Glendale Resident Priorities in Rehab/Redevelopment	
In-Unit Improvements	Accessibility Improvements
Updating Home Exteriors (new windows, siding, roofing)	Adding a Second Bathroom on the Ground Level
Updating Heating, Plumbing, Cooling, and Ventilation Systems	Adding an Additional Bedroom on the Ground Level
Updating Kitchen Cabinets, Flooring, and Bathroom Fixtures	Creating Additional One-Level Homes at Glendale
Increasing Livability of Kitchen, Dining, and Living Rooms	
Adding Units	Property Improvements
Adding Larger Homes (5+ Bedroom) Alongside Smaller Units (1 Bedroom) to Accommodate Various Family Sizes at Glendale	Keeping Existing Yard/Grass Areas
	Add More Parking for Residents
	Add Community Amenity Spaces



Thank You

