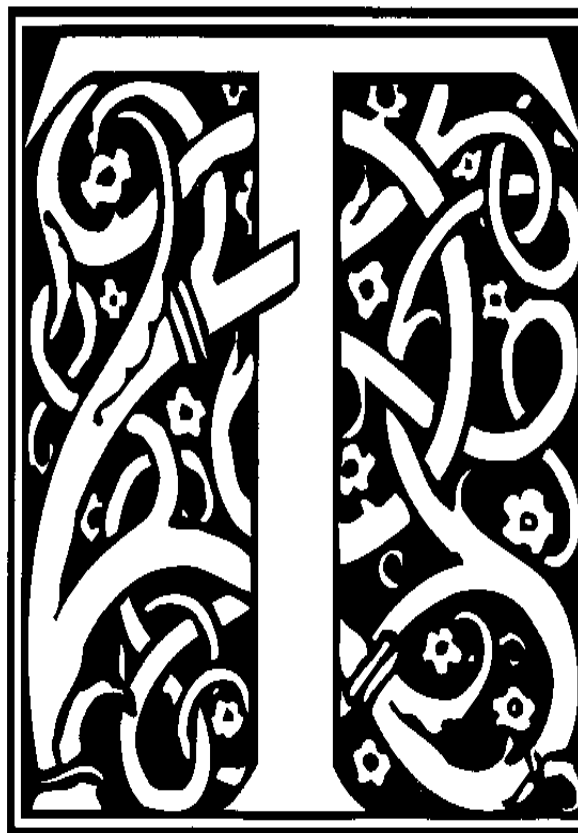


**TANGLETOWN
NEIGHBORHOOD
REVITALIZATION
PROGRAM (NRP)**
Phase I Highlights

(A REVIEW)

Funding
Decisions
Outcomes
Accomplishments



April 2004

**Tangletown
Neighborhood
Association**

Tangletown Neighborhood NRP Phase I Action Plan

Allocations

\$s	Plan Section	% of Plan
\$242,435	Housing	22%
\$125,810	Implementation	11%
\$240,000	Business	22%
\$82,000	Parks/Public Spaces	7%
\$184,926	Schools	17%
\$181,712	Traffic	16%
\$50,500	Crime Prevention	5%
\$1,107,383	Total	100%

Tangletown NRP Phase One Highlights

HOUSING

Deferred Housing Loan Program

From a pool of \$241,000, ninety-eight loans were made to neighborhood homeowners of single family or homesteaded duplexes. These loans were a 25%-75% match with a loan cap of \$5,000. The loans would be deferred when the recipients own and occupy their properties for three years (with 1/3 of the loan forgiven at the end of each year). Eligibility was based on condition codes designated by the city of Minneapolis. Conditions 5,6,7,8 and 9 qualified. General exterior improvements, both repair and new construction, qualified. Up to 15% of the total loan could be directed toward landscape projects. Loans could not be used for recreational or luxury projects (pools, playground equipment, sprinkler systems, saunas, whirlpools, etc.) The program was administered by CEE and generated in excess of \$960,000 in home improvements.

BUSINESS

Business Façade Improvement Program

Through a variety of marketing strategies (door to door surveys, direct mailing, and afternoon coffee discussions), businesses were invited to apply for a one-to-one matching grant for exterior improvements. There was a \$4000 grant cap. During the four years, prior to January 2004, \$54,764 was awarded to 18 businesses and business property owners in the neighborhood. This resulted in more than \$150,000 in facade improvements. Projects included in this program were off-street landscaping, new windows, doors, awnings, lighting, signage, painting, and masonry work.

Though offered to all businesses in the neighborhood, those at 48th and Grand and those in the business corridor of Nicollet Ave. responded more actively to the request for submissions and thereby more effectively used this program to affect change, than did other business nodes in the neighborhood. At both sites, neighboring businesses, that did not take advantage of this program, also did major façade improvements. This was in direct response to the NRP funded upgrades around them. Budgetary estimates of these “extra” upgrades are not included in the funding amounts (above.)

From the \$140,000 designated in the Action Plan for façade improvements/business node streetscape \$70,000 was offered directly to businesses and business property owners in the form of the Business Façade Improvement Program. Of this amount, \$54,764 has been awarded.

TRAFFIC & TRANSPORTATION

Transportation Management Plan

The Tangletown NRP Transportation Task Force enlisted the services of Benn-Schoof and Associates, an independent consulting firm, to ascertain the actual extent of speeding and cut-through traffic, to document patterns, and to suggest solutions to problems they considered correctable. This step was taken after first soliciting and evaluating neighborhood response.

The resulting report cited several areas where traffic calming efforts might be effective and recommended that the City’s stop sign initiative be implemented.

The Task Force took these findings under consideration, being mindful of future changes resulting from the Nicollet Avenue Redevelopment Project and the reconfiguration of 35W (which borders the neighborhood on the east and has two exits that open into the neighborhood).

The Task Force took it upon itself to seek and implement the simplest and most cost effective traffic calming strategies available. These included enforceable rerouting signage (“no left turn between the hours of...”), lane adjustments, and speed humps.

The target areas for these strategies were Stevens Avenue, access points to Nicollet Ave., and the northwest quadrant of the neighborhood. Most of these final strategies were completed using NRP funding, while others were redirected to the various Nicollet Ave. Redevelopment task forces and committees and were put into place in 2003 without NRP funding.

This planning phase cost \$25,200 from a possible \$37,000 designated in the Action Plan.

Transportation Management Plan Implementation

Working closely with Rick Dahl of the Minneapolis Public Works Transportation Division, the Tangletown NRP Transportation Management Task Force began the final review of all of the possibilities and the contractual process necessary to install those traffic calming devices that it would be the most effective and cost efficient. The primary strategies included: speed humps, rerouting signage, and lane modification. During this period Mr. Dahl mapped those blocks where speed humps could be installed

and those where, for various geographical reasons, they could not. Prime blocks were cited. It was determined that strategically placed pairs of speed humps would not only impact traffic on the blocks they were placed, but also would modify traffic patterns on adjacent north/south east/west blocks. The issue of cut-through traffic was addressed with enforceable rerouting signage and lane reconfiguration.

All of these strategies demanded an extensive petitioning program. In some cases the affected area reached beyond the site block and thus the petitioning area expanded to reflect this. Volunteers on the committee began petitioning. Letters were sent to residents on the affected blocks and it was from their response that the petitioning corps was made complete. In order to go forward, 24 blocks had to be petitioned with 70% affirmation. All but two sets of speed humps, as designated in the original plan, met the petition requirements.

In 2002, 13 sets of speed humps were installed and rerouting signage was placed at two intersections. The total cost was \$50,412 of NRP funds from a possible \$135,000 designated in the Action Plan

Funding was left in this strategy for one year, after the initial installation, to cover the cost of other traffic calming solutions not cited by the Task Force.

Nicollet Avenue Bridge Traffic Calming

During the implementation of the Transportation Management Plan, it became apparent to the task force that the City's Nicollet Avenue Redevelopment Project would not affect the Nicollet Avenue Bridge that crosses Minnehaha Creek. It had been documented that the highest excess speeds of anywhere in the City were recorded at this site. The Task Force saw this an opportunity to have an impact on a transportation concern raised by neighborhood residents. It developed a plan to reduce speeds, redirect traffic at the north and south ends of the bridge to safe positions matching those of the newly redeveloped street, and to provide a pedestrian and bicycle friendly environment.

The plan had three components:

1. Narrow the roadbed from four lanes to two lanes, separated by a painted center meridian. Widen the existing east and west sidewalks by eight feet. The sidewalks then became more inviting and safer for pedestrians and bikers. This result of theses united the south staircase entrance to the Creek with the north side of the neighborhood.
2. Install eleven single fixture lantern style pedestrian level lamps and poles at the sites of existing cobra lights. The lamps would match the style of those to be installed north

of the bridge and the poles modified to nearly match the height of those installed on the street.

3. To create visual gateways with the fabrication and installation of four concrete and brick Gateway Towers on the sidewalks, where sidewalks first reach their maximum width, both north and south. These structures are twelve feet tall and sit on a 5' by 5' footprint. Bronze castings of the neighborhood logotype were installed on each tower.

By using the funds remaining in the Transportation Management Plan and Implementation strategies and by redirecting funding from other portions of the Action Plan, the total cost of this project (\$132,133) was Funded with Tangletown NRP funds. Work was completed in the fall of 2002.

STREETSCAPE IMPROVEMENT

Nicollet Ave. Pedestrian Lighting Cost Offset

As the Nicollet Ave. Redevelopment Project neared its implementation phase, it became apparent that if pedestrian level lighting were incorporated into the project, it would come by way of a second assessment placed on affected property owners. These individuals already paid an assessment for the major portion of the street work done. It was determined by Public Works that pedestrian level lighting would be an "add on" necessitating a petitioning process and second assessment, and any such action must emanate from the neighborhood itself. The lighting piece had always been an important component of the overall project. It provided safer sidewalks for this mixed-use corridor, while visually linking it with the street to the north and the bridge to the south.

As a way to lessen the financial burden on those who would ultimately pay for and be the primary beneficiaries of this improvement, the Tangletown NRP, through a series of language and plan modifications, offered to contribute \$1,000 per lamp post, not to exceed \$52,000. This reduced the burden by about 12% to 20%, depending on the final installation costs. Residential and business property owners shared this relief equally.

With the incentive of additional NRP funding, the neighborhood petitioners, residents and business owners on Nicollet Ave., were able to complete the petitioning process successfully. The lights were installed and made operational at the end of 2003.

CRIME & SAFETY

Police Buy-back Cops on Bikes

For the last five summers, the Tangletown NRP has funded the Cops on Bikes Program. Working from the original strategy amount of \$24,000 for the first three years, funding was added from other portions of the plan to create a five-year commitment of \$37,750.

The program placed police officers on bikes on the streets and paths of Tangletown yearly, from late spring to early fall. Based on neighborhood recommendations, the police were directed to focus efforts and man-hours on Washburn High School, during both the last and first weeks of the school year, and to patrol the areas of the Water Tower, and the Minnehaha Creek Parkway and creek paths. This was accomplished while providing an increase in neighborhood surveillance and positive interaction with residents and business owners. The two person teams ran random patrols that covered the daylight hours, as well as, late evening and early morning. In addition to providing a means of ensuring neighborhood safety and perceived safety, these patrols did solid police work, most notably apprehending members of a region-wide car stealing ring and the capture of garage burglars.

In the second year of the program, the 5th Precinct incorporated this program into its precinct-wide crime stopping web thereby making it a primary and accountable component of that effort.

Home Security Hardware Rebate Program

As a way to entice residents to participate in home security and personal safety workshops, the Tangletown NRP established the Home Security Hardware Rebate Program. For four consecutive years, Tangletown residents were invited to attend crime prevention workshops, where members of the 5 Precinct CCP/SAFE team spoke at length about the ways and means of making one's home, family and self more secure. In return for their attendance, participants were offered the opportunity to purchase and install some of the devices described in the lectures, submit their receipts and receive a predetermined rebate for qualifying purchases. A \$400 per household cap was imposed for all rebates.

People became informed, educated in the proper response to crime and potential crime. Homes became more secure. Secondary outcomes of these workshops were that neighbors spoke to neighbors, establishing very localized next-door neighbor to next-door neighbor watch groups. Block clubs and McGruff Houses were also established.

Of the \$12,750 designated for this strategy in the Action Plan, \$9,881 has been expended.

SCHOOLS

Washburn High School Computer Lab

By partnering with Minneapolis Public Schools and the faculty of Washburn High School, the Tangletown Schools Task Force created two much needed computer classrooms at Washburn. This included 60 computers, teaching and networking peripherals, and software. These labs are managed and maintained by the staff of the school's Business Education Department.

The faculty invited residents to a gala grand opening evening to demonstrate the equipment and to say thank you. This event helped determine the need for community access to these labs (see Washburn Open Computer Lab below).

NRP funds of \$100,000 were matched with a District contribution of \$100,000. Of the NRP portion, \$75,000 was spent for initial purchase and installation, while \$25,000 was retained for future software and hardware upgrades.

Washburn Open Computer Lab

As part of the neighborhood NRP strategy related to the Washburn Computer Lab (see above), there was a community access component whereby members of the community could learn to use the equipment in these classrooms. After investigating several options, it was determined that Minneapolis Public Schools Community Education would be the best contracting agent. The Tangletown Implementation Oversight Committee sought and found a qualified instructor to provide this service.

During three eight-week periods per year, the computer labs are open one to two nights a week to the general public on a drop-in basis to obtain one-on-one instruction. This has been a successful program enabling many people to enhance their computer skills and learn to navigate the Internet. In evening groups as small as 3 or 4 and as many as ten participants, sixty or more people a year have taken advantage of this service.

From a strategy amount of \$25,000, \$9,926 has been spent to provide this service for five years.

PARKS & PUBLIC PLACES

Ramsey School Playground

Working in partnership with Minneapolis Public Schools and Ramsey Middle School, the Tangletown NRP Schools Task Force prepared a final draft of a playground and grounds improvement plan. This plan was developed prior to the neighborhood's formal involvement and the finalization of its Action Plan. By combining \$75,000 of NRP funds with a District contribution of \$75,000 along with \$60,000 generated from Ramsey fund raising efforts, the site

was re-contoured, a new playground installed (including safety fencing), and playing fields were renovated.

Through the sustained efforts of Ramsey's community outreach, these play areas have been made available to meet neighborhood needs in both formal and informal ways. Notable among these efforts was the school's invitation to help in the establishment of a garden, which included cast and fabricated art tiles. Replicas of these garden tiles were offered to neighborhood residents for inclusion in private gardens, thus extending the garden into the neighborhood, and by providing evening and summer play space to the Fuller Soccer Club, when their home field was being rehabilitated.

Lake Harriet - Spiff the Biffs:

After years of planning and dedicated coordination by volunteers and the MPRB, renovation of the historic restroom building at Lake Harriet was completed in 2002, and it reopened as functional restrooms. The project now has won five awards, and has been nominated for a sixth (a National Trust for Historical Preservation award)!

The 5 awards that the project received to date are:

- 2002 PAM (Preservation Alliance of Minnesota) Award,
- 2002 Special Recognition Award from the American Institute of Architects - Minnesota,
- 2003 CUE (Committee on Urban Environment) Award
- 2003 AIA Minneapolis Merit Award Honorable Mention
- 2003 Minneapolis HPC (Heritage Preservation Commission) Award

The historic women's and men's toilet buildings at Lake Harriet were designed by Harry "Wild" Jones, architect of the Butler Building, the Lakewood Cemetery Chapel, as well as many other significant buildings in the Twin Cities. Built in 1892, they were originally to be renovated as part of the new bandstand and refectory construction that took place between 1985 and 1991. However, because of tight budgets, the work was never done and by summer of 1995, the buildings began to fall into disrepair.

An ad hoc neighborhood organization was formed in June 1995 in order to assist the Minneapolis Park and Recreation Department to stabilize and restore the structures. By late October of that year, \$1,400 was raised to stabilize the buildings. Work was completed November 1, one day before a heavy snow that might well have destroyed the building completely.

In 2002, after seven years of hard work, the women's restrooms were re-opened after a significant renovation. The grandson of Harry Jones cut the red ceremonial ribbons.

The ornate fireplace room remains as the vestibule to the women's restrooms. A new, historically appropriate, hexagonal tile floor was installed and paint analysis was done in the interior to restore the original colors.

Aside from the \$40,000 from 5 collaborating neighborhood NRP programs and the other funding sources listed below, the major partners, donors and contractors in this project include Chuck Liddy of Miller Dunwiddie Architects, Inc.; Minneapolis Park and Recreation Board; City of Minneapolis; Linden Hills History Study Group; General Mills Foundation; Susan P. Willins Family Fund; and anonymous family donations; Viking Construction, Inc.; Axel H. Ohman, Inc.; Gene Klocke Construction, Inc.; Custom Drywall, Inc.; AllStar Construction, Inc.; Erickson Plumbing and Heating, Inc.; Southside Electric, Inc.; Lehman's Garage, Inc.; Vujovich Design Build; N.C. Bennett Lumber Company; Albinsons, Inc.; Macpherson-Towne Masonry Restoration Contractors.

Playground at St John's Childcare

In an effort to provide a small communal play area at 48th and Nicollet the Tangletown NRP Parks and Public Spaces Task Force partnered with St. John's Childcare Center, a non-denominational non-profit corporation, to create a pocket playground. Since its completion in 1998, this facility has provided a safe play space for the Center's 125 children. This area is open to neighbors after hours and on weekends and has proven to be a prime meeting place for young families, offering both play opportunities for children and a comfortable low key environment for parents to get together. The site has done much to keep this intersection vibrant during evening and weekend hours.

The Tangletown NRP contribution of \$10,000 was matched by the Center's investment of \$25,000.

Washburn Water Tower

The Washburn Water Tower, a local landmark and a functioning component of the City's water system, had fallen into disrepair. The surface of the tower was badly pitted and scarred by age and multiple attempts to remove graffiti. The tunnel entrance, on the west side of the tower hill, had become an unsafe congregating point for youth (late night drinking and drug use were suspected).

Working in partnership with the Minneapolis Public Works Water Department, the Tangletown NRP Parks and Public Spaces Task Force developed a plan to correct this situation. The Water Department took on the responsibility to resurface the tower, while NRP provided the funds to erect a 10' wrought iron fence 12 feet from the perimeter of the tower base. This fence and new plantings enclosed within the fence act to deter access to the tower surface. The fence is on the inside circumference of a circular sidewalk,

which was already in place. The project was completed with the installation of stone benches, planters, and a historical marker. Materials and equipment were provided for extended volunteer upkeep of the plantings, including shrubs and full size trees.

The Water Department, working without NRP funds, remedied the west entrance problem by creating a grassy mound and constructing a gate, which completely encloses the tunnel.

It is hoped that this renovation eliminates the problems described, while offering a pleasant destination point for neighborhood picnickers, strollers and bikers.

Total NRP contribution: \$35,000.

Fuller Park Green Space

The primary play field at Fuller Park has been, for as long as anyone can remember, a haven for ducks in the spring and a dust bowl in the summer. Volunteer attempts were made in the past to install sod and to create a safe and attractive play field, but more had to be done.

After three plus years of deliberation between the Tangletown NRP Parks and Public Spaces Task Force and The Minneapolis Parks and Recreation Board, it was mutually agreed to provide the best possible play field the budget could afford, at the level of activity that the rehabilitation would allow.

A 1472 square yard area was reworked. The existing surface and six inches of existing soil were removed; the area was re-graded to allow for proper drainage. A good soil base was established consisting of 6 inches of sandy loam topsoil. Soil-less sod (a newly engineered product for such sites) was installed. Watering through the first growing season was contracted, as was an application of organic fertilizer. Work was completed in 2002.

Of the \$30,000 designated in the Action Plan, \$13,989 was spent on the completion of this project.

Contracted for Implementation In 2004
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With the funds remaining from the Fuller Park Green space project, the IOC and the Tangletown NRP parks and Public Spaces Committee determined that money should be directed to projects outlined in the Action Plan, but not funded, and to retain these funds for Fuller Park Projects.

Fuller Park Sign

A lighted two-sided sign for Park & Neighborhood information will be constructed and installed. Tangletown NRP \$6,280 contracted.

Fuller Park Interior Balcony Railing

The existing open-frame-work railing will be "child-proofed". Tangletown NRP \$3,800 contracted.

Fuller Park Basketball Court

The exiting basketball court will be resurfaced, colored and striped. Tangletown NRP \$4,060 contracted.

Fuller Park Tree Trust Fund

This is a new concept in the use of NRP funds. It was suggested by a member of the committee that there are ongoing tree and planting needs. These include the treatment or removal of diseased trees, planting new trees and shrubs, and installing remedial architectural solutions (to maintain the health of the existing plantings) at the Park.

Using Tangletown NRP \$1,376 as seed money, an ongoing account has been established for contributions from neighborhood residents to perpetuate the legacy of healthy trees and plantings.