

MINNEAPOLIS NEIGHBORHOOD REVITALIZATION PROGRAM

**EAST HARRIET FARMSTEAD
NEIGHBORHOOD
ACTION PLAN**

Date Adopted by the Policy Board: May 10, 1993

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E A S T H A R R I E T F A R M S T E A D

NRP Action Plan



approved by the NRP Policy Board
May 10, 1993

I. SAFETY AND CRIME PREVENTION

1. Effective Service Delivery

- Goal: To improve coordination among agencies providing safety related services and interaction with the Neighborhood.
- Objectives: Improve police surveillance and response in the neighborhood through better coordination-of City, Park Board , MTC and other agencies.
Provide seasonal staff adjustments to recognize greater summer use of adjacent park areas.

RECOMMENDED ACTION/COMMITMENTS

The City Police and Park Police will work with area residents and make sure they are kept informed. No NRP funding is required.

2. Personal Safety

- Goal: Improve residents' understanding regarding threats to their personal safety, actions to enhance personal safety, and actual conditions in their neighborhood.
- Objective: Disseminate quarterly crime/safety information to every household in the neighborhood.

RECOMMENDED ACTION/COMMITMENTS

City and Park police will provide an outreach presence -- including information and an opportunity for better resident feedback. The Police also recommend using their "buy back" concept to cover any special policing needs that residents may identify. Currently, \$250,000 is budgeted for the entire city in 1993 for this purpose. A one-time allocation of \$5,000 of NRP funds is recommended for these "buy back" needs.

3. Lighting

- Goal: To improve lighting within the neighborhood and adjacent park areas.
- Objectives: Improve attractive and functional lighting to make safer night time and early morning use of neighborhood park areas.

RECOMMENDED ACTION/COMMITMENTS

Park Board plans for the bird sanctuary include lighting in the new shelter and entry way.

Public Works recommends that residents consider an ornamental lighting plan for the neighborhood which will help the feeling of security in residential areas and at business nodes along Bryant Avenue. The plan identifies specific areas that have low light levels and recommends two alternatives: an overall residential lighting program or adding light standards to specified locations. Public Works Department has agreed to conduct the resident notification process during 1993 to determine whether to proceed with this project.

A one-time allocation of \$350,000 of NRP funds is recommended for use as a 25% match to underwrite the estimated \$1,400,000 of cost for the overall approach. Residents would be petitioned to determine their willingness to be assessed the remaining 75% (\$1,050,000).

If this residential lighting approach is rejected by area residents, a contingency plan is recommended for late 1993 to address low light neighborhood areas. A one-time allocation of \$110,000 of NRP funds is recommended for this contingency. These NRP resources should only be allocated after discussion with Public Works has clarified what the city's standard is for lighting of residential areas and why existing departmental resources are not available to address these "low light" areas.

II. HOUSING

1. Zoning

Goal: To freeze population density at current levels, and over time, to lower the density in the northern part of the neighborhood through re-zoning.

Objective: Downzone appropriate neighborhood areas to accommodate current land usage and to deter further high density development.

RECOMMENDED ACTION/COMMITMENTS

In light of the zoning code study, City Planning will meet with neighborhood residents to discuss zoning issues and try to resolve those issues through the use of the new classification system and definitions. If zoning problems persist, Planning will conduct a forty acre study for the north end of the neighborhood. The timing of such a study is uncertain at this point. No NRP funds are required.

2. Condition Code

Goal: To ensure that the city's condition code ratings reflect true current conditions in the neighborhood.

Objective: Provide resident access to the condition code map each time it is revised to enable accurate review and correction.

RECOMMENDED ACTION/COMMITMENTS

City Planning will coordinate with residents to ensure such accuracy. No NRP funds are required.

3. Rental Property Quality Assurance and Recognition

Goal: To ensure and reward the high standard of quality of rental properties in the neighborhood.

Objective: Establish a neighborhood Quality Assurance Committee to set standards and present "Recognition of Quality" awards (plaques for buildings) to non-homestead property owners.

RECOMMENDED ACTION/COMMITMENTS

Inspections Department will assist the neighborhood residents with the design of this program. \$6,200 of NRP funds are recommended over a five year period for materials and printing - \$3,400 for the first year and a total of \$2,800 over the remaining four years.

4. Renter to Homeowner Incentive

- Goal: To ensure, whenever possible, owner occupied housing in the Neighborhood and to maintain the stable population by giving renters an opportunity and incentive to buy homes in their neighborhood.
- Objective: Provide financial incentive for neighborhood renters to become firsttime homeowners in the neighborhood.

RECOMMENDED ACTION/COMMITMENTS

MCDA will work with the neighborhood to improve marketing of homeownership opportunities to area renters. \$12,000 of NRP funds are sought requested for a two year experiment in which twelve \$500 stipends will be offered each year to entice area renters to purchase homes in the neighborhood.

5. Inspections

- Goals: To ensure that property is maintained, to ensure safety, to keep the tax base up and to keep good quality residences.
- Objective: Establish a volunteer inspection team (comprised mostly of. home maintenance professionals) to help residents diagnose problems and obtain needed assistance.
- Insure that Housing Inspections activity in the neighborhood is carried out in a "balanced," comprehensive manner rather that just in targeted areas.
- Change Housing Inspections approach and image from a "ticketing" agency to one which works with the residents to improve their neighborhood by providing some general guidelines and identifying problems residents can focus on to preempt department involvement.

RECOMMENDED ACTION/COMMITMENTS

City Inspections will work with the neighborhood's housing committee on these initiatives. NRP staff will facilitate a contact with the Jordan Area Community Council to share that neighborhood's experience with its "Citizen Inspectors' program. No NRP funding is required.

5. Housing Maintenance/Upgrade Funding

- Goal: To provide the necessary information and funding to assist property owners in maintaining and upgrading their property.
- Objectives: Provide an information packet that outlines existing MCDA grant and loan programs.

Establish appropriate housing grant and loan programs for neighborhood residents.

RECOMMENDED ACTION/COMMITMENTS

MCDA will work with a resident committee to set up housing grant and loan programs tailored to the needs of the neighborhood. To the extent possible, the East Harriet Farmstead programs will be modeled after existing MCDA programs to achieve possible economies of scale and eliminate unnecessary volunteer time spent on "re-inventing the wheel."

\$200,000 of NRP funds are recommended for 40 grants of \$5,000 each over a five year period. MCDA will absorb an estimated \$15,000 of administrative costs over the period.

\$500,000 of NRP funds are recommended for a revolving loan fund that would be administered by a local lending institution with advise from the MCDA and neighborhood residents. NRP staff will facilitate contact with other neighborhoods who have established similar projects with the MCDA, such as Jordan, McKinley and King Field.

III. COMMUNICATIONS

1. Information

Goals: To ensure that all neighborhood residents know that they are members of the East Harriet Farmstead Neighborhood.

To establish a city-wide identity for East Harriet Farmstead Neighborhood.

To make information from a variety of sources and on a variety of subjects pertinent to life in the neighborhood available to all residents in a concise, usable and valuable format.

Objective: Implement the goals above through installation of signs at prominent locations, distribution of neighborhood "directory" notebooks, placement of 4 bulletin board kiosks, and hiring a part-time staff to coordinate implementation of these projects.

RECOMMENDED ACTION/COMMITMENTS

A one-time allocation of *\$4,000 of NRP funds* is recommended for the installation of information four kiosks. No NRP funds be allocated for the neighborhood entry signs or the maintenance of the kiosks - money for entry signs are typically raised from neighborhood sources, and the maintenance responsibilities should be absorbed by Public Works and neighborhood residents. Public Works will make an assessment of any regulatory issues that might pertain to the sign ordinance and right of way requirements.

***\$48,500 of NRP funds* are recommended for the following: \$19,000 for "directory" notebooks and replacements; \$12,500 for distribution by youth over a 5 year period; \$12,500 for a 6-issue/year newsheet over a 5 year period; and \$4,500 for the design, production and reprint of a neighborhood brochure.**

***\$96,000 of NRP funds* are recommended over a five year period - in installments of \$12,000, \$30,000, \$30,000, \$12,000, and \$12,000 - for neighborhood involvement in implementing the communications, business node organizing, events and other elements of the plan.**

IV. SCHOOLS

1. Rehabilitation of Barton's Physical Structure

- Goal: To ensure the continued existence of a public school within the boundaries of East Harriet Farmstead Neighborhood.
- Objective: Provide funding and support for the rehabilitation, upgrade and maintenance of Clara Barton Open School within the bounds of its existing site - enabling staff to meet the educational needs of the current 600 students while being mindful of population shifts as new facilities open.

RECOMMENDED ACTION/COMMITMENTS

The Minneapolis School Board and representatives from the Barton School community and the neighborhood will review alternatives before a decision is made about what exactly is appropriate for the Barton Site. Included in this review is a further evaluation of the costs involved and completion of its school choice study.

Once review is complete and a decision is made, ***NRP funds will be sought*** to match School Board funds. A dollar estimate for rehabilitation was given in the plan, but more information will be needed before an accurate figure can be projected and recommended. NRP encourages good ongoing communication between school and neighborhood representatives regarding this decision-making process.

2. Barton's Playground

- Goal: To facilitate the immediate upgrade of the Clara Barton Open School playground.
- Objective: Initiate immediate completion of new playground construction that meets federal and state safety standards and complies with the Americans with Disabilities Act.

RECOMMENDED ACTION/COMMITMENTS

\$27,000 of NRP funds was approved and appropriated under the NRP policy for ***early funding*** of action plan projects; but the Policy Board requested the School Board to authorize the use of \$27,000 from its NRP funds for this purpose -- the School Board has made this authorization.

The school community has raised \$5,500, and the School Board will help raise another \$3,000 for the total of \$35,500 in playground construction costs. The School Board will assist the Barton School councils and neighborhood representatives to finalize the project this spring.

3. Cross Over Board Member

Goal: To promote and ensure a sense of connectedness between Clara Barton Open School and the neighborhood.

Objective: A member of the Barton Parent Teacher Council shall serve jointly on that council as well as the board of the East Harriet Farmstead Neighborhood Association (EHFNA).

RECOMMENDED ACTION/COMMITMENTS

A person has been designated to serve as a cross-over member. No NRP funds are required.

4. Neighborhood/School Choice Compromise

Goal: To offer extended opportunities to resident families to utilize Clara Barton Open School while maintaining the integrity of the existing Open program.

Objective: Modify the existing enrollment lottery plan to incorporate neighborhood preference.

RECOMMENDED ACTION/COMMITMENTS

The School Board will work with neighborhood representatives to set up a meeting /discussion to better understand the neighborhood's proposal and include the discussion as part of its system-wide study on neighborhood schools. No NRP funds are required.

V. PARKS

1. Lyndale Farmstead Park

Goal: To maximize neighborhood use of the park while maintaining the integrity of the facility and resources.

Objectives: Resolve the issue of the park building being rented to a private daycare center.

Develop programming that meets the needs of the neighborhood's multi-generational population and in particular, enables the neighborhood's children to develop strong ties with their community.

Create integrated programming between the various neighborhood institutions, and maintain a balance between structured programming and availability of the park for spontaneous activities.

RECOMMENDED ACTION/COMMITMENTS

The Park Board and park council will work with neighborhood residents to plan activities and identify potential demand for additional recreation space. A two year time frame has been set out to determine if an expansion of programming or the facility is necessary and cost effective. The current park designation as a neighborhood park with its facility designated as a neighborhood shelter may have to be upgraded if demand is sufficient and an expansion is determined to be the best solution. Future decisions about the expansion may be brought back to the NRP.

\$40,000 of NRP funds are recommended to support an outreach worker for two years -- \$25,000 for the first year, and \$15,000 for the second year. This staff will work under the supervision of the King Center Director to assist the newly created advisory park council in determining the needs and service level for this area. The Park Board will work with the council and neighborhood residents to determine the best use(s) of the existing allocation of \$7,100 for recreation activities.

2. Thomas Sadler Roberts Bird Sanctuary

Goals: To protect the birds and wildlife in the area, allow people to safely use and enjoy the Bird Sanctuary.

Objective: Help with the renovation now in progress and to monitor its development through its various stages.

RECOMMENDED ACTION/COMMITMENTS

The strategy to improve the Bird Sanctuary will be accomplished through an application for grant funds from the State LCMR monies. The Bird Sanctuary is a Regional Park but the improvements will

address neighborhood as well as city and regional needs. The Park Board will match grant funds to make \$100,000 in improvements to the sanctuary's entry, way and to build a small shelter. The lighting and improved entry called for in this plan are therefore being implemented.

\$3,000 of NRP funds are recommended for tamarack trees and a neighborhood planting ceremony in the sanctuary. No funds are recommended for installation of an emergency phone at the entrance of the bird sanctuary - other approaches should be explored to address the emergency service concern.

The Park Board will install two bike racks at the Lyndale Farmstead Park and at the entry way to the bird sanctuary, using existing park funds. Additional improvements, for which the Park Board will seek LCMR funding, include: \$44,200 for handicapped accessibility; \$37,000 for fencing; and \$30,000 for trail improvements.

VI. BUSINESSES

1. Business Node Improvements

Goal: To allow businesses to prosper by their proximity to each other and the goodwill to the Neighborhood they serve.

Objectives: To create visual continuity among the three business nodes on Bryant Avenue S. - at 36th, 43rd, and 46th Streets.

To establish a uniform identity which will be supported in joint advertising ventures and mutual support.

To improve street lighting in the three nodes to increase safety for both residents and businesses.

RECOMMENDED ACTION/COMMITMENTS

The MCDA and Public Works will assist local businesses and neighborhood residents to improve the business nodes and help define East Harriet Farmstead's entity through discussions about street lighting, signs, awnings, minor exterior improvements, and pricing. Ultimately the business owners and renters will have to decide on what facade improvements and streetscape designs they are willing to undertake.

\$40,000 of NRP funds are recommended for the following: \$5,000 per year for 4 years for facade improvements; and \$5,000 per year for 4 years for streetscape improvements. These monies would be used as 1-to-1 a match for business expenditures. MCDA will provide further clarification of what funds it might already have available for these purposes, and clarification as to whether the specific business improvement activities are eligible NRP expenditures. MCDA will also work with area businesses and residents to see if streetscape and facade improvements are appropriate.

The \$5,000 of NRP funds requested for business node organizing has been incorporated into the allocation of NRP funds set aside for neighborhood involvement in implementation of the plan (see III. 1. -"Information.")

VII. TRAFFIC/NOISE

1. Area Wide Traffic Study/transportation Plan

Goals: To reduce airplane noise, contain or reduce freeway noise, and reduce bus noise.

To increase the neighborhood's ability to work with authorities to report and enforce ordinances and traffic laws.

To obtain and communicate information about snow removal, noise ordinances, etc.

To construct a cohesive traffic and parking plan for the entire neighborhood -- including mass transit concerns.

Objectives: Support strategies for reduction of airport noise and alternatives to increasing the width of 35-W.

Develop a neighborhood /police strategy for controlling speed on neighborhood streets, and obtain and distribute information about Park Police services and areas of authority.

Provide traffic/noise information to residents through the neighborhood "directory" notebooks.

Work with the Public Works Transportation and Special Projects division to evaluate the neighborhood's transportation system and implement solutions.

RECOMMENDED ACTION/COMMITMENTS

Public Works and area residents will collaborate on a study to identify specific problems and develop solutions and suggestions for future improvements, including bike and bus traffic.

\$250,000 of NRP funds are recommended for completion of street improvements identified in the study process. No NRP funds are recommended for a transportation consultant -- these services are clearly warranted but should be provided by Public Works. The other traffic/noise strategies do not require NRP funds.

VIII. ENVIRONMENT

1. Urban Forest

Goal: To enhance and maintain the urban forest.

Objective: Implement a tree planting, replacement and maintenance program for residential streets in the neighborhood, as well as for park areas in need of additional trees.

RECOMMENDED ACTION/COMMITMENTS

***\$51,253 of NRP funds* were approved and appropriated for this activity under the NRP policy of early funding of action plan projects - \$26,100 for plantings during 1993 and \$6,300 each of the following four years to ensure proper maintenance. Further negotiation is underway with Park Board staff regarding project cost estimates and the level of commitment the Park Board will make to complete the proposed activities.**

The Park Board's forestry division work with the neighborhood to implement a tree planting program -- much of the planning and neighborhood organizing efforts for this program have already been completed.

2. Environmental Impact

Goal: To minimize the impact of high density urban living on the environment.

Objectives: Define the problems caused by high-density urban living; determine how traffic through the neighborhood's park areas can be minimized or controlled; ensure the city's commitment to work on this issue; and educate neighbors about such environmental concerns.

RECOMMENDED ACTION/COMMITMENTS

The NRP funds sought for the area-wide traffic study and the communications activities will address these concerns.

IX. COMMUNITY EVENTS

1. Events

Goals: To promote community unity, to establish a "pride in place," (home, yard, garden), and to develop a sense of comfort and safety in the neighborhood.

Objective : Develop events/interest groups -- including a home/garden tour, a late spring/summer event, a neighborhood network, a tool rental bank, a walking tour of the neighborhood, block parties, and development of things such as book clubs, babysitting co-ops, etc.

RECOMMENDED ACTION/COMMITMENTS

The Office of Public Affairs will provide assistance to the neighborhood in coordinating these strategies -- ensuring that events are coordinated around citywide activities such as the Home Tour, National Night Out and Home Buyers Open House. The neighborhood will involve area youth by creating a youth based distribution system.

128,000 of NRP funds are recommended to assist with the non-staff expenses required to publicize and organize these events: \$2,000 for the first year, \$3,500 for second year, and \$7,500 for each of the last three years. NRP funds already recommended under "III. 1. Information" will be available for staff expenses need to carry out these activities.