

MINNEAPOLIS NEIGHBORHOOD REVITALIZATION PROGRAM

SHINGLE CREEK

NEIGHBORHOOD

ACTION PLAN

Date Adopted by the Policy Board: April 3, 1995 Date

Adopted by the City Council: April 28, 1995 Document

Number: 95-123M

# Shingle Creek Neighborhood



## INTRODUCTION

The Shingle Creek Neighborhood Association is the designated NRP agent in the Shingle Creek neighborhood. It was formed in 1992 in response to the City's Neighborhood Revitalization Program (NRP) process; the neighborhood was selected for participation in NRP in August of 1992.

Full participation by all neighborhood constituents has been encouraged through the neighborhood newsletter, monthly neighborhood meetings, forums on specific issues such as housing and information sessions with City agency staff. Attendance at meetings has ranged from 20 to more than 100. Several features of our plan emerged at meetings with agency representatives at community forums, neighborhood meetings, at Board meetings and at other special meetings held for that purpose. In some, cases, it was determined that existing department directions will be sufficient to accomplish our goals and no additional NRP dollars would be needed. The neighborhood residents gave their approval to this plan at a neighborhood meeting in October, 1994. The final version was approved on March 14, 1995.

Our neighborhood, like others in the City, wants to maintain a "Village" concept in revitalizing its housing, education, recreation, commercial businesses, community policing and community services. We know that "knowing your neighbor" is paramount to maintaining a healthy residential character. In addition to literally getting to know the people who live near us, we also believe it is important to meet them at the local bakery, coffee shop and gas station. Engaging neighborhood youth in helping younger children, seniors and single parents also engenders a community spirit and pride. While NRP cannot give us community spirit, its funding can help create a neighborhood that encourages it now and well into the future.

Our plan has several categories around which we developed goals and strategies for maintaining an attractive residential neighborhood built upon a village concept: housing, communications, neighborhood safety, education and schools, environment/parks/ recreation, commercial/industrial development, and other community services. The majority of NRP dollars have been allocated to housing in order to maintain the attractive residential character of Shingle Creek. Its housing stock is aging and some deferred maintenance is evident. The City's residency requirement adds an additional incentive to our attracting and keeping middle-income residents.

NRP dollars requested:	.....	\$800,000
Housing;	.....	750,000
Communications:	.....	50,000
Neighborhood Safety:	.....	no NRP dollars requested
Education and Schools	.....	no NRP dollars requested
Environment/Parks/Recreation	.....	no NRP dollars requested
Commercial/Industrial Development	.....	no NRP dollars requested
Other Community Services	.....	no NRP dollars requested

## HOUSING

The Shingle Creek Neighborhood is a stable, well-maintained neighborhood with generally high quality housing stock. Maintaining and, in some cases, improving the appearance and structural integrity of the housing is a paramount interest of the residents. Attracting new home owners to the neighborhood, providing a range of housing options for all ages and needs, and sustaining a community spirit is an investment in the future of the neighborhood. It is important to encourage high quality housing, ample green space and neighborhood livability.

**Goal 1:** Maintain and improve the housing stock, general neighborhood appearance and neighborhood livability.

**Objective 1:** Introduce a neighborhood-based revolving low-interest home improvement loan program in cooperation with local financial institutions and the MCDA.

### Strategy 1:

- \* Loan funds will be allocated proportionately to homeowners and rental property owners. Monies not fully expended in one category will be diverted to the other.
- \* Neighborhood will contract with a financial institution to administer the loan program.
- \* This will be an ongoing, revolving fund: as monies are paid back, they will be available again to be loaned to residents.
- \* MCDA loan and grant programs will be promoted and should be accessed before NRP loan fund.
- \* Funds will be primarily for exterior improvements
- \* Funds will be expended over three years. It is expected that \$300,000 will be made available in the first year, 3200,000 in the second year and \$100,000 in the third year. This will allow loans to be granted on a continuing basis without having to wait three to five years for funds to be repaid in sufficient numbers to allow for more loans.
- \* There will be two categories of loans:
- \* Matching loan program: up to \$10,000 loan at low or no interest, if matched by home owner. Two-thirds of the loan money is targeted for loans of \$5,000 or less.
- \* Non-matching loan program: up to maximum of \$5,000 at lower than market interest rate

TIME FRAME: Over three years for initial disbursement

COST: \$600,000

FUNDING: NRP \$600,000 and **MCDA** as applicable

**Objective 2:** Move forward on the new housing development at the former VFW site (plans already underway).

Strategy 1: Neighborhood has already worked with MCDA and developers on design plans, approved rezoning.

Time Frame: 1994-1995 (completed) no

Cost: NRP dollars requested Funding: Existing MCDA budget.

Strategy 2: Market these properties to current renters/homeowners in the SC neighborhood through real estate agencies and SCNA Board.

**Objective 3:** Improve inspections program and code enforcement to avoid "problem properties." The following strategies will be pursued with the Inspections Department. No NRP funds requested; it is anticipated that ongoing budgeting for neighborhood inspections will be sufficient.

Strategy 1: Educate residents on code requirements and reporting violations to the Inspections Department so that properties do not decline beyond the point of cost effective rehabilitation.

Strategy 2: Invite representatives from the Inspections Department to the neighborhood on a periodic basis for information and education. Work closely with Inspections to assure compliance for all properties.

Strategy 3: Work with City agencies to improve the condition of rental properties by working with landlords to improve properties and to screen tenants.

**Objective 4:** Increase home ownership.

Strategy 1: Insure that rental properties are well maintained to make them more attractive for home ownership.

Strategy 2: Give renters written information on the neighborhood, the neighborhood association, schools, churches, etc., to encourage participation in and identification with the neighborhood, and to invite them to buy a home in the area.

**Objective 5:** Request MCDA to remove any problem properties 'those beyond rehabilitation.

Strategy 1: Work with MCDA to purchase vacant/boarded buildings.

TimeFrame: 1995-2000

Cost: Unknown

**Objective 6:** When the opportunity arises, purchase "cottage" homes; encourage conforming use or adjoining property owners to purchase these lots.

Strategy 1: Work with City Planning to have a neighborhood-approved plan in place for reuse of these properties whenever a property becomes available.

Strategy 2: Maintain a NRP fund to purchase and develop properties, or offer them to adjoining property owners at a nominal cost when they come up for sale; use NRP funds to leverage additional MCDA funds for this purpose.

TIME FRAME: 1995-2000

COST: 5 homes purchased over 10 years; cost unknown at this time

FUNDING: NRP = \$50,000; MCDA = normal operating budget

**Objective 7:** Strengthen the neighborhood housing value by maintaining the wetlands area as an urban environmental refuge that serves as 1) a natural water cleanser for storm water run off into the Mississippi River from both Minneapolis and Brooklyn Center, 2) a natural amenity to enhance the neighborhood.

**Objective 8:** Provide information on existing MCDA home loan and related programs, deferred tax programs, energy efficiency home loans, weatherization programs, energy audits and the like through the neighborhood newsletter and community meetings.

Strategy 1: Invite City staff to attend neighborhood meetings on a regular basis to inform

residents of available programs. Provide information through neighborhood meetings and newsletter.

Strategy 2: Continue to work with the Camden Planning Council and local financial institutions (through the Community Reinvestment Act) to cooperate on housing loan programs, community building efforts, housing fairs and funding for other neighborhood based initiatives.

TIME FRAME: 1995-2000

FUNDING: no additional NRP funds requested

**Objective 9: Promote energy efficiency.**

Strategy 1: Use other sources (e.g. Center for Energy and Environment, NSP, Minnegasco, Sustainable Resources Center) to provide energy conservation education and assistance, including, e.g., low or no cost motion detector lights, toilet flushers and shower heads that reduce water consumption, weatherization, energy efficient fluorescent light bulbs, for each Shingle Creek home.

FUNDING: no NRP funds requested

**Goal 2:** Cooperate with Hennepin Community Works projects for long range planning to improve housing and encourage appropriate commercial/economic development in North Minneapolis and Brooklyn Center.

**Objective 1:** Establish a contingency fund as matching funds to help implement a Hennepin Community Works project to extend Victory Memorial Drive, partially located in the Shingle Creek neighborhood. For the Shingle Creek Neighborhood, the commitment would be to use NRP funds to remove housing along Humboldt Avenue. If this project is not at the implementation stage within three years (by 1999), these funds will be placed into the housing revolving loan program.

TIME FRAME: 1995-1999

COST: \$100,000 matching funds

FUNDING: NRP \$100,000, contingent upon matching funds

**Communications**

All residents should be informed about neighborhood issues and NRP activities. Communicating with residents through community meetings and the neighborhood newsletter have been important in encouraging resident participation in NRP and other neighborhood activities and in disseminating information. Adequate staffing, supplies and newsletter costs for such activities are essential throughout the implementation of our NRP plan. For example, there is an ongoing need for promoting the housing loan program. The NRP plan may need to be revisited from time to time as opportunities change. When issues arise regarding parks, safety, energy efficiency and environmental concerns, meetings and newsletters will play a vital role in informing residents.

**Goal 1:** Insure that all neighborhood residents are informed about NRP issues as well as a wide variety of additional information.

**Objective 1:** Insure adequate staffing to produce a newsletter distributed to each Shingle Creek household and to provide administrative support.

Strategy A: Create a staff position to facilitate implementation by providing assistance in setting up meetings, coordinating community building events and housing loan fair, writing correspondence, producing a newsletter and providing other administrative support to the neighborhood association board.

TIME FRAME: 1995-2000  
COST: \$25,000: \$5,000/year for five years, staff salary  
525,000 :\$5,000/year for five years, newsletter production and distribution costs  
FUNDING: NRP

## **NEIGHBORHOOD SAFETY**

There are inadequate police patrols in our neighborhood to address speeding, truck traffic and criminal activity. We want to insure that our neighborhood remains relatively crime free through prevention measures such as increased police patrols. We also encourage increased citizen participation in safety matters through block clubs and willingness to "get involved" by reporting suspicious activity. Residents also are encouraged to participate in their neighborhood association.

**Goal 1:** Maintain neighborhood safety for residents of all ages and in all areas of the neighborhood, including schools, streets, parks and residences.

### **Traffic**

**Objective 1:** Reduce truck traffic and speeding in the neighborhood.

Strategy 1: Work with police and Public Works to reduce truck traffic/speeding on 49th Avenue North.

Strategy 2: Work with police to reduce speeding on 52nd Avenue North.

Strategy 3: Work with Public Works to eliminate traffic cutting across open spaces and park property.

**Objective 2:** Eliminate neighborhood/school parking and traffic conflicts.

Strategy 1: Request Park Board and School Board to cooperate in developing land reuse plan to provide adequate off-street parking spaces for school staff.

Strategy 2: Work with Public Works to initiate a traffic study to 1) reduce the impact of school busses- in the neighborhood, 2) review traffic routes in the neighborhood and 3) study feasibility of making Irving Avenue North a south bound one-way street at 50th-51st.

TIME FRAME: 1995                      FUNDING: existing budgets

### **Lighting/Public Works**

**Objective 7:** Increase lighting in the neighborhood to reduce crime potential and make parks more inviting and safe. *The following strategies were discussed with Public Works; Strategies 1-3 meet current City policy. Therefore, no NRP dollars are requested.*

Strategy 1: Improve/increase lighting along bike path and bridge at Queen and 52nd.

Strategy 2: Improve/increase lighting on 51st between Irving and James and 50th between Humboldt and Irving.

Strategy 3: Add mid-block alley lighting on north side of 51st, east of Irving.

Strategy 4: Ask for lighting study of neighborhood to determine if requests for increased/improved lighting meets current City policy; add lighting where appropriate.

**Objective 2:** Insure adequate paving maintenance for 49th Avenue North which is heavily used for bus and truck traffic.

### **Crime**

**Objective 1:** Maintain the safety and livability of the neighborhood.

Strategy 1: Work with the Police Department to improve police response time.

Strategy 2: Work with CCP/SAFE to encourage more block clubs/more participation; publish information in the newsletter.

Strategy 3: Educate residents to watch out for each other and report suspicious activity through the 911 response network; publish information in the newsletter.

Strategy 4: Remove graffiti from buildings if/when it occurs. Coordinate with City's graffiti buster efforts.

### **EDUCATION/SCHOOLS**

In order to encourage community cohesiveness and a sense of "place" for residents, services and resources should be built upon a "Village" concept. Education, commercial and retail outlets, public and private services, should be provided within the boundaries of a neighborhood or a cluster of adjoining neighborhoods whenever possible. Schools, churches and community organizations have traditionally provided anchors in a community where neighbors can meet each other, children can make friends and businesses such as restaurants and barbers become neighborhood focal points for addressing neighborhood issues. Community-based schools are one of the biggest contributors to community pride and cohesiveness, and should be encouraged.

**Goal 1:** Re-establish community based schools and provide educational programs across the life span.

**Community Based Schools**

**Objective 1:** Request the School Board to reassess busing policy and return to community based schools as a means of stabilizing neighborhoods.

**Youth**

**Objective 2:** Assess current youth programs in the schools and parks for after school, weekend and summer activities.

Strategy 1: Coordinate with the Park and School Boards and CCP/SAFE to promote a bike safety program. Publish information in the newsletter.

Strategy 2: Request Park and School Boards to fully coordinate efforts in assessing sports facilities and equipment needs at adjoining facilities.

**Senior Services**

**Objective 3:** Increase adult education programs, including day time activities for seniors, through the community education programs.

Strategy 1: Request School Board to conduct assessment of existing programs in existing facilities; if needs warrant, initiate plans for new construction or upgrading, including facilities in adjacent neighborhoods.

TIME FRAME: 1995

Strategy 2: Encourage residents to participate in the Park Board Advisory Council and neighborhood community schools program and to plan senior services, programs and activities. Announce opportunities for such participation in the newsletter and at community meetings.

**ENVIRONMENT/PARKS/RECREATION**

Maintaining ample green space is important for maintaining neighborhood livability and sustaining a high level of home ownership. Some existing environmental problems will be eliminated by the wetlands restoration project scheduled for the Shingle Creek neighborhood. Storm water run-off is a major source of pollution for Rivers and lakes in the City. The neighborhood will be working with the Sustainable Resources Center and others on community green space to educate residents about existing and potential environmental hazards, to seek opportunities for eliminating such hazards and to create an environmental learning opportunity in the neighborhood on tax forfeited land.

**Goal 1:** Aspire to be a neighborhood that is free of environmental and industrial hazards and uses natural resources responsibly.

**Objective 1:** Eliminate illegal dumping in the neighborhood.

<u>Strategy 1</u>	:	Work with residents and Inspections Department to monitor
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alley between 51st, Upton and Thomas for illegal dumping and stockpiling of material.

**Strategy 2:** Monitor illegal dumping in and near Shingle Creek. Through the newsletter, encourage residents to be "watchdogs" and report illegal dumping. .

**Objective 2:** Inform residents about hazardous materials used or stored in the neighborhood.

**Strategy 1:** Use available public information and the neighborhood association newsletter to inform residents about businesses and industries in the area that use or store hazardous material.

**Objective 3:** Improve solid waste management in the neighborhood.

**Strategy 1:** Cooperate with Public Works to encourage recycling and source reduction of solid waste. Publish information in the newsletter.

**Objective 4:** Encourage use of high efficiency appliances, super insulation, thermal windows, energy audits from NSP and Minnegasco to reduce energy use. Publish information in the newsletter.

**Objective 5:** Request that the Park Board assess boulevard plantings in the neighborhood and plant more trees where appropriate.

**Objective 6:** Promote an environmental school curriculum and programs that connect youth with conservation and environmental issues specifically connected to Shingle Creek and the Mississippi River.

**Strategy 1:** Work with the School Board, particularly the Shingle Creek Environmental Magnet School, to enlist youth in conservation and environmental programs.

**Goal 2:** Maintain a neighborhood whose residents are informed about environmental hazards and who will protect the environment from both human and industrial pollution.

**Objective 1:** Inform residents through the newsletter about programs in which individuals and businesses can participate to reduce pollution and protect the environment.

**Strategy 1:** Enlist support from City Environmental Review, Minneapolis Public Works Department, Minnesota Pollution Control Agency, Minnesota Office of Energy Assistance, Department of Natural Resources, Minnesota Horticultural Society, Sustainable Resources Center and others for an ongoing, comprehensive education program on individual responsibility for environmental health (e.g. storm drain disposal of wastes, reduction of solid waste use, reporting illegal dumping, protection of urban wildlife habitats, plants used for pollution control, environmentally safe urban gardening, etc.)

**Goal 3:** Encourage protection and preservation of our valuable natural resources as neighborhood amenities.

**Objective 1:** Preserve the neighborhood connection to the Mississippi River and the extensive Minneapolis park system; encourage development of natural pollution reduction projects.

Strategy 1: Work with the Minneapolis Park Board, County Park System, Metropolitan Council Open Space Committee and others on both long and short term planning for increased open space, bike and walking trails and protection for wildlife habitat and natural vegetation.

Strategy 2: Continue to be involved with the Mississippi Corridor Neighborhood Coalition, the National Park Service and others on long range redevelopment of the urban Mississippi River corridor as a natural recreational resource for all North Minneapolis residents.

Strategy 3: Work with the Park Board to explore the development of an interpretive center in the area to fully develop a connection to natural resources such as Shingle Creek, Ryan Creek and the Mississippi River.

**Objective 2:** Encourage restoration/development of wetlands in Shingle Creek and adjoining areas.

Adjacent to Shingle Creek at Thomas "Avenue North is a wetland which is in a degraded condition. Debris clutters the area and the vegetation is of poor quality. Brooklyn Center has suggested that the site could be used for storm water runoff treatment from Brookdale. The restored wetland would thus serve two purposes: 1) a storm water treatment pond and 2) recreational resources for the neighborhood. The project would involve approximately seven acres for the pond and five acres of restored wetland, walking trails and landscaping.

Strategy 1: Request closing off 52nd from Sheridan to Upton.

Strategy 2: Request installation of special plantings around path near wetlands.

Strategy 3: Name pond; request installation of signage.

Strategy 4: Request that County hold from public sale any tax forfeited parcels. Wake use of tax forfeited land; deed back to City and use for natural recreation resource. City should acquire any additional property that becomes available.

Strategy 5: Take advantage of the project to encourage the School Board: 1) to utilize it as an--educational tool, 2) to promote the value of urban wetlands as a City-wide resource, 3) to improve water quality downstream and 4) to use it as recreational facility.

**Objective 3:** Revitalize 49th Avenue as a Shingle Creek gateway by creating a streetscape that buffers industry from residences and provides a more visually attractive street.

Strategy 1: Request Park Board to incorporate the south side of 49th into their tree planting to create visual and sound barriers to buffer residences from traffic and industrial noise and visual pollution. Work with Tree Trust, MN Green, others.

**Objective 4:** Utilize vacant land for neighborhood amenities and gateways.

Strategy 1: Use vacant land in the neighborhood not suitable for other purposes for

community gardens (currently funded by Sustainable Resources Center). Work with the Sustainable Resources Center and Minnesota Green.

Strategy 2: Explore possibility of signage at various places in the neighborhood that identify the Shingle Creek neighborhood.

## **COMMERCIAL/INDUSTRIAL DEVELOPMENT**

Commercial services in Shingle Creek and the surrounding area have declined, as they have in most City neighborhoods. Revitalization of commercial areas is important for sustaining a sense of community and for providing adequate services for seniors and young families who may not have access to automobiles. Furthermore, automobile traffic contributes to air and noise pollution and should be discouraged.

The future of Brookdale is in question. Restoring neighborhood commercial services may be key to offset any adverse results from a changed focus at Brookdale,

The mixed use of industry and residences creates conflicts between neighborhood residents and industry, particularly along 49th Avenue. Long term planning for the Humboldt industrial area should be undertaken. Efforts should be made to beautify industrial sites and reduce or eliminate any pollution hazards. It is in the best interest of both the neighborhoods and the City to initiate plans for designated industrial parks that can shelter residential areas from noise, pollution and truck traffic.

**Goal 1:** Work with other neighborhoods to encourage commercial redevelopment in the area.

**Objective 1:** Revitalize area commercial districts to serve the needs of residents, including a full-service grocery store, restaurants, barber/beauty shop, cleaners, drug store, hardware store and the like.

Strategy 1 : Work with MCDA to recruit commercial businesses to locate in the Camden area. Potential locations: Fremont and 42nd, Penn and 44th, Lyndale and 42nd.

Strategy 2: Work with other Camden neighborhoods to revitalize Camden business districts by cooperating with several neighborhoods, if necessary, to attract commercial businesses.

**Goal 2:** Relocate incompatible industries to more appropriate location(s).

**Objective 1:** Explore rezoning issues as they affect the Shingle Creek neighborhood, (City is currently working on a new zoning plan.)

Strategy 1: Review Humboldt industrial area for long range plans for reuse of the land for more appropriate uses consistent with City-wide rezoning efforts. Encourage inclusion of appropriate changes in the new zoning plan. \*-

Strategy 2: Support a City-wide comprehensive land use plan for designating appropriate industrial park areas for the City, with a long term goal to relocate heavy industry out of residential areas.

Strategy 3: Work with City Planning to include a reuse plan for the industrial area that would be in place for redevelopment, should the opportunity arise. This plan should be so designed that if only certain industries vacate the property, the plan could accommodate a partial reuse, or temporary reuse.

Strategy 4: While Humboldt industrial area continues to serve major industrial tenants, determine ways to buffer area from adjoining residences. (See Goal 3, objective 3 in environmental Section.)

## **OTHER COMMUNITY SERVICES**

In support of a village concept for neighborhoods, it is important to increase the amount and quality of community services. Handyperson services, library services and opportunities for youth activities need to be addressed.

**Goal 1:** Improve other community services in the neighborhood.

**Objective 1:** Enhance library services.

Strategy 1: Return the Bookmobile to the neighborhood and encourage Sunday library hours.

**Objective 2:** Support handyperson services for seniors, disabled and single parents.

Strategy 1: Work with scouts, schools and park programs to encourage neighborhood youth to provide services such as snow shoveling, lawn maintenance.

Strategy 2: Develop list of service providers using information from residents.

Strategy 3: Insist on enforcement of snow removal ordinance to provide safe paths for seniors, disabled and children.

## SHINGLE CREEK ACTION PLAN

ACTIVITY	1995		1996		1997		1997		1998		1999		1999		94-99
	HOUSING	OTHER	HOUSING	OTHER	HOUSING	OTHER	HOUSING	OTHER	HOUSING	OTHER	HOUSING	OTHER	HOUSING	OTHER	TOTAL
	300,000		200,000		100,000		0		0		0		0		800,000
Home Improvement Loan Program	50,000		0		0		0		0		0		0		50,000
Purchase & Develop "Collage" Home	100,000		5,000		5,000		5,000		5,000		5,000		5,000		100,000
Extend Victory Memorial Drive Staff	5,000		5,000		5,000		5,000		5,000		5,000		5,000		25,000
Newsalter	350,000	110,000	200,000	10,000	100,000	10,000	0	10,000	0	10,000	0	10,000	0	10,000	800,000
<b>TOTAL</b>	<b>460,000</b>		<b>210,000</b>		<b>110,000</b>		<b>10,000</b>		<b>10,000</b>		<b>10,000</b>		<b>10,000</b>		
<b>APPROPRIATEMENT NEEDED</b>	<b>157,500</b>														
<b>APPROVED EARLY ACCESS-</b>	<b>76.09%</b>		<b>95.24%</b>		<b>90.91%</b>		<b>0.00%</b>		<b>0.00%</b>		<b>0.00%</b>		<b>0.00%</b>		<b>75.00%</b>
<b>PERCENT PCF HOUSING</b>															

"Early Access Request was a loan to Und-Botianon and is not included in the

NOTE: 1. Allocations to activities within each year are subject to change depending upon timing and other project-related issues, but totals for each activity and for each year will not exceed approved levels.

Shingle Creek Action Plan  
 3/22/95  
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