



# NRP Phase II Plan

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## Kingfield's Phase II Planning Process

The Phase I NRP Plan was wrapped up in September 2005 upon contracting 95% of the funds, as required. To recap the many accomplishments, the "KFNA Phase I Highlights" were presented to the KFNA Board of Directors at the September board meeting, and to the community at the Phase II Community Kick-Off. The Community Kick-Off, attended by 40 neighbors was publicized via the Kingfield News since spring 2005 (3 newsletter issues), and was also publicized via the Kingfield E-mail List (membership of over 525) beginning in early September. The goal of the Kick-Off, billed as a "community brainstorming", was to have neighbors learn about Phase I success and challenges, and to have an opportunity to offer ideas for neighborhood project and program priorities. The Kick-Off was partnered with a survey, for those that couldn't attend. Approximately 50 surveys were also submitted to KFNA.

Information on priorities and projects was gathered from neighborhood residents at the September 2005 NRP Phase II Community Kick-Off. These ideas were consolidated with the survey responses and passed onto the respective committees of the board. All Kick-Off attendees, as well as other community members, were invited to work with these committees to make sure their ideas are carried forward and given proper consideration as the committees weighed new issues and projects against their current lists of priorities and projects. KFNA's goal was to hook new people into the current structure of KFNA and keep them participating and providing service to their community long after the planning process for Phase II is completed.

The committees evaluated the priorities, reviewed the Phase I outcomes and highlights, considered the project ideas, and created a list of projects along with a recommendation of NRP funding and suggestions for outside resources. These lists were given to the NRP Steering Committee who considered all the priorities and consolidated the project ideas into strategies and composed the NRP Phase II Plan.

KFNA has been open and receptive to comments and input from City elected officials and staff, as well as jurisdictional partners, throughout the process. City representatives were invited to a public meeting to provide information to KFNA regarding current and future plans and projects that might impact the neighborhood.

The Phase II Plan was presented to the KFNA Board in February 2006. The board endorsed the Plan and agreed to transmit it to the NRP for legal review and departmental and jurisdictional review and comment. The KFNA Board reviewed the jurisdictional comments in March. Their comments on the draft Phase II Plan are captured in this document under Attachment C.

The Phase II Plan was summarized in the March edition of the Kingfield News, which arrived in homes 30 days before the KFNA Annual Meeting. Full copies of the plan were made available on the KFNA web site and at the KFNA office. The Annual Meeting, where the community vote will take place on the plan, was also publicized via a direct-mail postcard, posters throughout the neighborhood, and the Kingfield E-mail List.

## Housing Development and Redevelopment (HD&R)

**Total Allocation    \$485,100**

The allocation of NRP Phase II housing-related funds follows the path that KFNA has already trodden, focusing resources on long-term affordable housing, mixed-use developments, renewable resources (both financially and environmentally), and helping neighbors in need. These KFNA priorities can be seen spelled out in both the Kingfield Affordable Housing Statement, adopted by the KFNA Board in March 2003, and the Kingfield Design and Development Guidelines, approved in November 2004. Most of the resources are concentrated on developing the few remaining blighted and underutilized sites in the neighborhood. This, as a way to increase housing density and concentrates homes along commercial corridors, has a large over-all impact on the look and feel of the neighborhood.

Although the implementation of this plan is very ambitious, much of the groundwork for these projects has been occurring over the past four years. The Kingfield Redevelopment Committee, a talented team of neighborhood leaders, has aggressively pursued private and public housing developers for vacant sites and can take credit for the assisting in the construction of the following properties:

- a Minneapolis Public Housing duplex;
- a Habitat for Humanity single-family home;
- a Project for Pride in Living/City of Lakes Land Trust single-family home;
- a Hennepin County renovation of a single-family bungalow, which sold at market rate; and,
- the imminent building of a 39-unit condominium that will include up to eight affordable homes and provide public retail space on the ground floor.

Additionally, the committee is working to secure a partnership with a local private developer and funding to create additional housing and a year-round public Farmers' Market on Nicollet Avenue.

KFNA extends a hearty "thank you" to the Redevelopment Committee volunteers that worked so tirelessly to plan for the future of the Kingfield neighborhood; they have concentrated wholeheartedly on the good for the whole, rather than the benefit of a few. A testimony to not only their individual natures, but to the beauty of the group process in assessing needs and developing solutions.

# Housing Development and Redevelopment (HD&R)

## Goal 1

Develop and preserve Kingfield housing stock.

## Objective 1

Kingfield will maintain a diversity of population and preserve classic housing stock by supporting a variety of housing types and values and providing incentives for home maintenance and improvements.

## Strategy 1

Provide loans or grants that create long-term affordable housing options.

## Rationale

To maintain a diversity of population in the neighborhood as prices for Kingfield homes steadily rise, a diversity of housing prices must also be maintained.

## Relationship of Strategy to City Goals:

- Minneapolis Goal #1: Increase the city's population and tax base by developing and supporting housing choices citywide through preservation of existing housing and new construction.

## How

KFNA will work to attract multi-unit and single-family housing developers to vacant sites in the neighborhood and to include affordable housing units in their developments. KFNA will also work with partners to secure existing housing to turn it into affordable. KFNA may partner funds for affordable housing units if they fit within the scope of KFNA's Affordable Housing Policy (see attachment A), or provide other incentives for developers including partnership on grant applications from outside sources.

## Partners

City of Lakes Land Trust  
Lander Group

Other private developers  
City of Minneapolis, CPED

## Schedule

\$5000 per affordable unit, up to a maximum of \$40,000 or eight units, has been committed to the Lander development of 38, at 3800 Nicollet, which will begin construction in spring 2006. 38 will include up to eight (8) affordable units. Payment will be made upon contract signing for the units by the City of Lakes Land Trust in 2006.  
\$10,000 in 2007.

## Resources

\$50,000 NRP  
\$10,000 NRP Affordable Housing Reserve Funds (2005)

## Contract Administrator

CPED Multi-Family Housing

# Housing Development and Redevelopment (HD&R)

## Goal 1

Develop and preserve Kingfield housing stock.

## Objective 1

Kingfield will maintain a diversity of population and preserve classic housing stock by supporting a variety of housing types and values and providing incentives for home maintenance and improvements.

## Strategy 2

Establish exterior and interior home improvement loan programs.

## Rationale

Establishing these programs as loans will keep money circulating in the neighborhood for future home improvement programs.

## Relationship of Strategy to City Goals:

- Minneapolis Goal #1: Increase the city's population and tax base by developing and supporting housing choices citywide through preservation of existing housing and new construction.

## How

The KFNA Redevelopment Committee will develop guidelines for both the interior and exterior home improvement programs in 2006. They will analyze other neighborhood programs, comparing neighborhood demographics and looking at current housing maintenance costs, to set the program limits and income levels for these programs. Programs will be kicked-off in the spring of 2007.

## Partners

City of Minneapolis, DFD  
Third-party Program Administrator

## Schedule

\$50,100 in 2007

## Resources

\$50,100      NRP

## Contract Administrator

DFD

# Housing Development and Redevelopment (HD&R)

## Goal 1

Develop and preserve Kingfield housing stock.

## Objective 1

Kingfield will maintain a diversity of population and preserve classic housing stock by supporting a variety of housing types and values and providing incentives for home maintenance and improvements.

## Strategy 3

Provide loan or grant programs that encourage mixed-use development of retail and housing. NRP funds will be designated for housing within mixed-use developments.

## Rationale

Kingfield is gaining a vital street life that supports mixed-use properties. Mixed-use developments also concentrate density of housing along primary corridors, supporting car-alternative transportation systems.

## Relationship of Strategy to City Goals:

- Minneapolis Goal #4: Create strong and vital commercial corridors citywide through mixed-use development, including a variety of businesses and creative housing.

## How

KFNA will work to attract multi-unit housing developers to vacant sites in the neighborhood and to include commercial space in their developments that fit within the KFNA's Redevelopment Guidelines (see Attachment B). KFNA will provide a \$160,000 loan to the Lander Group for the development of housing in "38," 3800 Nicollet, a 39 housing-unit building that will include retail on the ground floor.

## Partners

City of Minneapolis, CPED  
Lander Group  
Other private developers

## Schedule

\$160,000 in 2006. Returned in full by 2016. These funds will be paid back at key times over the next ten years.  
\$40,000 in 2009

## Resources

\$200,000      NRP

## Contract Administrator

CPED Multi-Family Housing

# Housing Development and Redevelopment (HD&R)

## Goal 1

Develop and preserve Kingfield housing stock.

## Objective 1

Kingfield will maintain a diversity of population and preserve classic housing stock by supporting a variety of housing types and values and providing incentives for home maintenance and improvements.

## Strategy 4

Provide funds to KFNA's existing Emergency Home Repair Grant Program, which supplies grant money for households in financial need.

## Rationale

KFNA has always felt that it is important to help those in financial need in the neighborhood. Helping residents to correct repair a hazardous or emergency problem can sometimes make the difference between keeping, or losing, their home. Maintaining the housing stock, helping to stabilize dangerous situations, and providing for those in need are positive outcomes of this program.

## Relationship of Strategy to City Goals:

- Minneapolis Goal #1: Increase the city's population and tax base by developing and supporting housing choices citywide through preservation of existing housing and new construction.

## How

The KFNA Redevelopment Committee will review the Emergency Home Repair Program Guidelines in 2006. They will review grant amounts, income limits, acceptable projects, and other program specifics to assure that they are still applicable before contracting these dollars. KFNA will update the program guidelines and scope of service, as needed, and continue the program with funding in 2008-2009.

## Partners

Third-party Program Administrator  
City of Minneapolis, DFD

## Schedule

\$20,000 in 2008  
\$15,000 in 2009

## Resources

\$35,000      NRP

## Contract Administrator

DFD

## **Housing Development and Redevelopment (HD&R)**

### **Goal 2**

Direct neighborhood growth in a deliberate manner.

### **Objective 1**

Increase housing density and retail opportunities along primary transportation corridors in Kingfield.

### **Strategy 1**

Develop a Kingfield Master Plan.

### **Rationale**

A neighborhood level Master Plan will provide added detail to the City of Minneapolis' Comprehensive Plan and provide guidance and direction to housing developers.

### **Relationship of Strategy to City Goals:**

- Minneapolis Goal #4: Create strong and vital commercial corridors citywide through mixed-use development, including a variety of businesses and creative housing.

### **How**

The KFNA Redevelopment Committee began researching the process of creating a Master Plan in late 2005. Based upon this research they will develop a scope of services, timeline, and anticipated outcomes including identification of prospective areas for increased housing density, affordable housing opportunities, and mixed-use developments. The Master Plan will unite the KFNA Affordable Housing Policy (Attachment A) and Redevelopment Guidelines (Attachment B) into one comprehensive plan for the neighborhood.

### **Partners**

Minneapolis Planning Department  
Minneapolis Neighborhood Information System, CURA, U of M

### **Schedule**

Master Planning will occur in 2006 (see A.4.1.1).

### **Resources**

\$0 NRP

### **Contract Administrator**

CPED Planning

# Housing Development and Redevelopment (HD&R)

## Goal 3

Promote sustainable building techniques and improve the environment.

## Objective 1

Increase the use of environmentally friendly construction practices in Kingfield.

## Strategy 1

Partner with other groups to plan and build demonstration sites on housing for green roofs and other green construction technologies.

## Rationale

To encourage sustainable practices, they need to be visible and people need to be aware of the options, costs, and benefits. By developing, promoting and demonstrating the options for good looking, cost effective, more efficient building techniques in housing, neighbors will become educated and be able to consider and use, green construction.

## Relationship of Strategy to City Goals:

- Minneapolis Goal #6: Preserve and enhance our environmental, economic and social realms to promote a sustainable Minneapolis.

## How

The KFNA Redevelopment Committee and KFNA Green Committee will work together to identify grants and use the NRP funds as seed money to apply for outside funding that can be used on Kingfield homes for green roofs and other environmentally friendly building techniques.

## Partners

Private funders  
Private developers  
Non-profits

## Schedule

\$50,000 in 2006

## Resources

\$50,000      NRP

## Contract Administrator

DFD

## **Housing Development and Redevelopment (HD&R)**

### **Goal 4**

Implement the housing goals in the Kingfield NRP Plan: develop and preserve Kingfield housing stock, educate neighbors on green building, increase environmentally friendly construction in the neighborhood, and direct growth in Kingfield in a deliberate manner.

### **Objective 1**

Increase the effectiveness of KFNA housing programs and projects through ongoing staff support.

### **Strategy 1**

Provide staffing and support to plan and oversee Kingfield housing programs.

### **Rationale**

Implementation of the previously stated housing programs is a major component of the KFNA NRP Phase II Plan. Working with developers and other agencies to plan, oversee construction, and secure additional resources would be difficult for the volunteer KFNA Redevelopment Committee to manage. KFNA housing staff will support this volunteer committee and serve as the lead for housing programs and neighborhood development projects.

### **Relationship of Strategy to City Goals:**

- Minneapolis Goal #1: Increase the city's population and tax base by developing and supporting housing choices citywide through preservation of existing housing and new construction.

### **How**

KFNA housing staff will assist in the research of housing needs, develop housing program examples for review by the committee, work with City staff to develop implementation contracts, work with developers to develop programs that fit the KFNA Affordable Housing Statement (Attachment A) and the KFNA Design & Development Guidelines (Attachment B). Staff will also oversee the development and implementation of the Kingfield Master Plan, oversee active projects, promote neighborhood housing programs, monitor program reports and develop final reports and evaluations.

### **Partners**

City of Minneapolis

**Schedule**

Year	2006	2007	2008	2009	2010	2011
<b>Total</b>	<b>\$25,000</b>	<b>\$18,500</b>	<b>\$18,500</b>	<b>\$18,500</b>	<b>\$13,000</b>	<b>\$6,500</b>
Staff rate		\$25/hr	\$25/hr	\$25/hr	\$25/hr	\$25/hr
Staff hrs		60/hr per mo	60/hr per mo	60/hr per mo	40/hr per mo	\$20/hr per mo
Consultant	\$15,000					
Non-personnel	\$10,000	\$500	\$500	\$500	\$1000	\$500

**Resources**

\$100,000 NRP

**Contract Administrator**

NRP  
CPED Planning Division

## Community Development/Building Connections (CD/BC)

**Total Allocation    \$141,834**

The Community Development/Building Community (CD/BC) section of the plan focuses on connecting people in Kingfield to each other, and to KFNA, to increase the sense of community and safety and build a sustainable organization. These goals are important because they will assure the implementation of the NRP Plan and the continued existence of KFNA as a community-advocacy organization. Much of this work is done by volunteers, with the assistance and guidance of KFNA staff.

CD/BC also contains the strategies for those that do not regularly voice their needs or concerns to the neighborhood association: seniors, youth, and non-native English speakers. Funding is designated to research these populations' needs and create programs, or fund other organizations' existing projects, which fill these needs.

Lastly, economic development strategies are also addressed in the CD/BC section. The long-time goal of a neighborhood grocery has been amended into a currently seasonal farmers' market. KFNA is actively searching for a permanent site to house a year-round market with space for small and part-time business owners. Assisting local businesses is also addressed here, by providing them with resources and connections as they consider starting a business association.

KFNA extends a giant "thank you" to the KFNA NRP Steering Committee, who took over the discussion and drafting of this section of the plan alongside their oversight of the other committees that were doing NRP Planning. This was a notable achievement for this group of volunteers, who kept implementing the Phase I NRP while in the midst of planning. Many of these volunteers have served on this committee since the planning of the Phase I Plan, now over eight years ago. The dedication of all these individuals to their neighborhood is impressive.

# Community Development/Building Connections (CD/BC)

## Goal 1

Connect neighbors to each other and to KFNA.

## Objective 1

Increase safety and the sense of community in Kingfield and empower people to take action and make change in their neighborhood.

## Strategy 1

Maintain a neighborhood association presence in the community via operation of an office, outreach, and staff in order to implement the NRP Plan.

## Rationale

Implementation of the KFNA NRP Plan is dependant on volunteers. To assure these volunteers have the support necessary to fulfill the plan, staff is necessary to provide assistance, training, resources, research, and coordination. Staff will also make sure all strategies are implemented in accordance with the spirit intended in the NRP Plan.

## Relationship of Strategy to City Goals:

- Minneapolis Goal #3: Strengthen the participation of all citizens, including children, in the economic and civic life of the community.

## How

KFNA staff will work with volunteer committees to plan and implement all the strategies outlined in the Phase II NRP Plan. Besides volunteer support, staff will develop implementation contracts, oversee projects, evaluate projects and programs, and prepare final reports. Staff will also be responsible for the care of the association office and records, outreach, volunteer training and development, and organizational maintenance.

## Partners

City of Minneapolis

## Schedule

Year	2007	2008	2009	2010
<b>Total</b>	<b>\$22,000</b>	<b>\$17,000</b>	<b>\$17,000</b>	<b>\$16,000</b>
Staff rate	\$25/hr	\$25/hr	\$25/hr	\$25/hr
Staff hrs	55/hr per mo	40/hr per mo	40/hr per mo	40/hr per mo
Non-personnel	\$3500 non-personnel	\$3000 non-personnel	\$3000 non-personnel	\$3000 non-personnel
Newsletter	\$2000	\$2000	\$2000	\$1000

## Resources

\$72,000 NRP + \$29,294.10 NRP Phase I Funds

## Contract Administrator

NRP

## **Community Development/Building Connections (CD/BC)**

### **Goal 1**

Connect neighbors to each other and to KFNA.

### **Objective 1**

Increase safety and the sense of community in Kingfield and empower people to take action and make change in their neighborhood.

### **Strategy 2**

Assist neighbors to connecting through the development and implementation of community art projects.

### **Rationale**

Connecting neighbors around the arts allows them to connect on a new level and to experience something together that has a visible impact in their immediate neighborhood. It also allows those that are typically not involved in the association, the artists, to become visible to their neighbors and to connect to KFNA.

### **Relationship of Strategy to City Goals:**

- Minneapolis Goal #3: Strengthen the participation of all citizens, including children, in the economic and civic life of the community.

### **How**

KFNA will continue to do block organizing focusing on connecting neighbors through the arts.

### **Partners**

Outside arts organizations

### **Schedule**

Ongoing

### **Resources**

\$0 NRP

### **Contract Administrator**

N/A

## **Community Development/Building Connections (CD/BC)**

### **Goal 1**

Connect neighbors to each other and to KFNA.

### **Objective 1**

Increase safety and the sense of community in Kingfield and empower people to take action and make change in their neighborhood.

### **Strategy 3**

Assist neighbors to connect through the development and implementation of community events and activities.

### **Rationale**

Connecting people to each other and to KFNA is what builds a strong neighborhood association and neighborhood. On-going events that bring people together in new ways are important to attract a wide-range of people, and for neighbors to see each other in a new light. Community gatherings are an important way to both promote the NRP Plan, and recruit volunteers for implementation.

### **Relationship of Strategy to City Goals:**

- Minneapolis Goal #3: Strengthen the participation of all citizens, including children, in the economic and civic life of the community.

### **How**

Events are planned by each of the KFNA committees, the board, and various working groups to assure a year-long schedule of neighborhood happenings. The KFNA Board has the final review of these proposed events and approves their budgets, goals, and scope of activities annually.

### **Partners**

Martin Luther King Park  
Local businesses

### **Schedule**

\$2,000 in 2006  
\$2,000 in 2007  
\$1,834 in 2008

### **Resources**

\$5,834 NRP

### **Contract Administrator**

NRP

## **Community Development/Building Connections (CD/BC)**

### **Goal 1**

Connect neighbors to each other and to KFNA.

### **Objective 1**

Increase safety and the sense of community in Kingfield and empower people to take action and make change in their neighborhood.

### **Strategy 4**

Develop and assist block contacts, leaders, and block clubs as they explore their needs and begin organizing to build a safer community.

### **Rationale**

Neighbors that know each other can often work together to address local issues. Neighbors that are aware of KFNA are more likely to inform the neighborhood association of block issues and/or concerns and to be involved in KFNA activities and attend events.

### **Relationship of Strategy to City Goals:**

- Minneapolis Goal #3: Strengthen the participation of all citizens, including children, in the economic and civic life of the community.

### **How**

KFNA staff will continue to recruit and train block contacts on each Kingfield block. The Block Contact is responsible for collecting the e-mail addresses of their neighbors for inclusion in the Kingfield E-mail List and serving as the point person for dissemination of information concerning neighborhood activities and issues. NRP funds will be used for outreach, training, printing, mailing, and crime and safety related activities and projects.

### **Partners**

5<sup>th</sup> Precinct Crime Prevention Specialist

### **Schedule**

\$2,000 in 2007

\$2,000 in 2008

\$2,000 in 2009

\$2,000 in 2010

### **Resources**

\$8,000 NRP

### **Contract Administrator**

5<sup>th</sup> Precinct, Police Department

NRP

DFD

## **Community Development/Building Connections (CD/BC)**

### **Goal 1**

Connect neighbors to each other and to KFNA.

### **Objective 1**

Increase safety and the sense of community in Kingfield and empower people to take action and make change in their neighborhood.

### **Strategy 5**

Strengthen connections by expanding events and programs in cooperation with MLK Park.

### **Rationale**

MLK Park is the only public gathering place in the neighborhood. It is vital that the facility is welcoming to Kingfield community members, and that Kingfield residents' programming and social needs can be met there.

### **Relationship of Strategy to City Goals:**

- Minneapolis Goal #3: Strengthen the participation of all citizens, including children, in the economic and civic life of the community.

### **How**

KFNA will continue to work with MLK Park in planning activities, programs, and events.

### **Partners**

MLK Park  
Southwest Senior Center

### **Schedule**

\$4000 in 2007  
\$4000 in 2008  
\$2000 in 2009  
\$2000 in 2010

### **Resources**

\$12,000

### **Contract Administrator**

MPRB

## **Community Development/Building Connections (CD/BC)**

### **Goal 2**

Assure that a wide range of goods and services are available within Kingfield.

### **Objective 1**

Increase the variety of goods available within the neighborhood and provide support to small business owners.

### **Strategy 1**

Build market attendance and vendor variety and create a permanent site for the Kingfield Farmers' Market.

### **Rationale**

The Kingfield Farmers' Market has been operating for five (5) years and has grown into a weekly event where neighbors connect to each other and to KFNA. Besides serving the need of providing fresh vegetables and meat in the neighborhood, the Farmers' Market also serves as a place for promotion of neighborhood issues and activities and a forum for environmental education. The long-term goal of the market is to identify and move to a permanent site in Kingfield, where the market can operate year-round and serve as a unique gathering place for the community.

### **Relationship of Strategy to City Goals:**

- Minneapolis Goal #3: Strengthen the participation of all citizens, including children, in the economic and civic life of the community.

### **How**

The KFNA Farmers' Market Task Force has identified a larger, interim site they wish to move to in an effort to grow the size of the market and increase attendance even further. They will begin to work with private developers on the acquisition of a permanent site, and develop a plan for the construction and running of a year-round market. NRP funds will be used to meet short-term goals include building market attendance and vendor variety. Funds will be spent on advertising, outreach, marketing, education, vendor recruitment, site and equipment rental, and management. Funds can also be used to reach long-term goals and will be spent on site research, plan development, and acquisition. The payment schedule reflects these needs with a larger NRP allocation in year 2009 as the permanent site is developed.

### **Partners**

City of Minneapolis Planning Department  
Midtown Market  
Private developers

### **Schedule**

\$4000 in 2006  
\$4000 in 2007  
\$3000 in 2008  
\$8000 in 2009

**Resources**

\$19,000      NRP

**Contract Administrator**

NRP  
DFD

## **Community Development/Building Connections (CD/BC)**

### **Goal 2**

Assure that a wide range of goods and services are available within Kingfield.

### **Objective 1**

Increase the variety of goods available within the neighborhood and provide support to small business owners.

### **Strategy 2**

Provide staff assistance to local businesses as they explore the development of a Kingfield Business Association.

### **Rationale**

Kingfield businesses have expressed interest in connecting to each other to share resources and receive support on common issues. KFNA will continue to support them by organizing business meetings and providing staff support as they define their needs, explore neighborhood issues, and determine a structure to best serve their goals.

### **Relationship of Strategy to City Goals:**

- Minneapolis Goal #3: Strengthen the participation of all citizens, including children, in the economic and civic life of the community.

### **How**

KFNA began hosting business meetings in 2004 as a way to encourage businesses to connect to each other and KFNA. KFNA will continue to organize these meetings around particular issues and to discuss neighborhood business needs. This will be done both as a way to provide support to businesses, and to assist them in determining what type of organizational structure will best fit their needs.

### **Partners**

Kingfield Businesses  
CPED

### **Schedule**

\$2,000 in 2007  
\$2,000 in 2008  
\$1,000 in 2009

### **Resources**

\$5,000 NRP

### **Contract Administrator**

NRP

## Community Development/Building Connections (CD/BC)

### Goal 3

Provide for populations in need.

### Objective 1

Help those who are unable, or uncertain about how, to ask for help themselves.

### Strategy 1

Expand outreach to underserved populations to learn of their needs and concerns and develop or support programs and/or projects that meet these needs.

### Rationale

It is often the case that those that need the most help do not know how or where to ask for it. KFNA tries to involve all people in the neighborhood association to have an adequate representation of issues and concerns.

### Relationship of Strategy to City Goals:

- Minneapolis Goal #3: Strengthen the participation of all citizens, including children, in the economic and civic life of the community.

### How

KFNA will continue to reach out to populations in need that we know are in the neighborhood including Hispanics, seniors, and youth. KFNA will continue to work with groups that determine and serve these populations and support them by establishing, or expanding existing, programs that serve their needs.

### Partners

SW Senior center  
Skyway Senior Center  
Leonardo's Basement  
Sabathani Community Center  
MLK Park  
Neighborhood churches  
Other social service and program providers

### Schedule

\$10,000 in 2007  
\$5,000 in 2008  
\$5,000 in 2009

### Resources

\$20,000      NRP

## **Contract Administrator**

Hennepin County  
NRP

## **Green Kingfield (GK)**

**Total Allocation    \$144,000**

KFNA's Green Committee was formed in August 2005, as a result of neighbors saying via surveys and community meetings that environmental issues were important to them. Alongside immediate implementation projects for tree planting and stormwater management, the volunteer Green Committee jumped into long-range planning by accepting the task of determining how environmental concerns could best be addressed through the NRP process. They developed a plan for both short and long-term projects, which combine both action and education. These ideas are included in the Kingfield NRP Phase II Plan.

Transportation issues were addressed by both the NRP Steering Committee and the KFNA Green Committee. Although many transportation issues have rated through the years on community surveys and at public comment meetings, most projects including 35W and the Lyndale Avenue reconstruction, were felt to be outside of the scope of this NRP Plan. The transportation priorities that seemed achievable for NRP funding focused on alternative modes of transportation: bike lanes and racks, bus shelters and stops, and encouraging an enhanced Bust Rapid Transit station at 46<sup>th</sup> and 35W.

## Green Kingfield (GK)

### Goal 1

Implement projects that unite neighbors in environmentally sustainable practices that inspire others to learn and practice environmentally conscience behaviors.

### Objective 1

Improve the neighborhood environment and expand the knowledge of environmental issues and solutions.

### Strategy 1

Plan and implement environmental projects and activities that educate neighbors, improve the environment.

### Rationale

Knowledge is power; encouraging neighbors to change small habits can cause substantial results. Teaching people through demonstration how to care for their surroundings will help their understanding, connect neighbors together in a common cause and unite them in physically caring for their neighborhood, and clean the environment.

### Relationship of Strategy to City Goals:

- Minneapolis Goal #6: Preserve and enhance our environmental, economic and social realms to promote a sustainable Minneapolis.

### How

KFNA will organize environmental educational events and activities focusing on specific topics including hazardous waster, storm water management, buckthorn removal, tree planting and care, and others. NRP funds will be used for development and distribution of materials, equipment rental, presentation fees, and mailing and other communication costs.

### Partners

Minneapolis Park Board  
 Hennepin County  
 Department of Natural Resources  
 Middle Mississippi Watershed Management Organization  
 Watershed Association  
 Government environmental agencies  
 Non-profit environmental agencies  
 MPS, Community Education

Minnehaha Creek

### Schedule

\$3000 in 2007

\$2000 in 2008

\$2000 in 2009

### Resources

\$7,000      NRP

**Contract Administrator**

NRP, MPS, or MPRB

## Green Kingfield (GK)

### Goal 1

Implement projects that unite neighbors in environmentally sustainable practices that inspire others to learn and practice environmentally conscience behaviors.

### Objective 1

Improve the neighborhood environment and expand the knowledge of environmental issues and solutions.

### Strategy 2

Partner with other groups to plan and build demonstration sites on non-residential properties for green roofs, on-site stormwater management practices, and other green construction technologies.

### Rationale

To encourage sustainable practices they need to be visible and people need to be aware of the options, costs, and benefits.

### Relationship of Strategy to City Goals:

- Minneapolis Goal #6: Preserve and enhance our environmental, economic and social realms to promote a sustainable Minneapolis.

### How

The KFNA Redevelopment Committee and KFNA Green Committee will work together to identify grants and use the NRP funds as seed money to apply for outside funding that can be used on Kingfield non-residential properties for green roofs, on-site stormwater, management, and other environmentally friendly building techniques.

### Partners

Private funders  
Private developers  
Non-profits

### Schedule

\$20,000 2007  
\$20,000 2008  
\$27,000 2009  
\$20,000 2010

### Resources

\$87,000      NRP

### Contract Administrator

NRP  
DFD

## **Green Kingfield (GK)**

### **Goal 2**

Support alternative transportation systems.

### **Objective 1**

Reduce dependence on car transportation.

### **Strategy 1**

Plan and implement the connection of Kingfield from the lakes to the Mississippi River.

### **Rationale**

The pedestrian bridge is substandard for bike safety and unattractive as a gateway into Minneapolis. It is also a vital link along the RiverLake Greenway, which is a green link for residents from six neighborhoods from Lake Harriet to the Mississippi River.

### **Relationship of Strategy to City Goals:**

- Minneapolis Goal #5: Improve public transportation to get people to jobs, school and fun.

### **How**

KFNA and BNO have joined together and formed the King Bridge Partnership (KBP). KBP is in the process of drafting an RFQ that will be internationally distributed for bridge designs. The selected designer will work with the partners to create a bridge that satisfies both the structural and the aesthetic requirements of the partners. NRP funds will be used for the creation and distribution of the RFQ and the KBP project, and to secure a design of the bridge.

### **Partners**

Hennepin County  
City of Minneapolis Public Works  
MnDOT  
Public Officials  
Bryant Neighborhood Organization  
East Harriet Farmstead Neighborhood Association  
Bancroft Neighborhood Association  
Standish-Ericsson Neighborhood Association  
Longfellow Community Council

### **Schedule**

\$15,000 in 2008  
\$10,000 in 2009

### **Resources**

\$25,000      NRP

### **Contract Administrator**

Hennepin County Public Works

City of Minneapolis Public Works

## **Green Kingfield (GK)**

### **Goal 2**

Support alternative transportation systems.

#### **Objective 1**

Reduce dependence on car transportation.

#### **Strategy 2**

Expand transportation options by supporting bike lane development, bike rack placement, traffic calming on bikeways, BRT placement, and bus shelter and bus stop enhancement and signage. (See also Green 1.1.4).

#### **Rationale**

Enhancement and expansion of these public amenities is believed to result in an increase of use of these alternate forms of transportation.

#### **Relationship of Strategy to City Goals:**

- Minneapolis Goal #5: Improve public transportation to get people to jobs, school and fun.

#### **How**

KFNA, who has a representative on the City of Minneapolis' 10 Year Transportation Plan, will continue working with the City on the installation and placement of bike lanes and alternative transportation systems once this comprehensive traffic plan is adopted. KFNA will also work with Metro Transit to enhance bus stops and the proposed Bus Rapid Transit (BRT) station.

#### **Partners**

City of Minneapolis Public Works  
Metro Transit

#### **Schedule**

\$15,000 2009  
\$10,000 in 2010

#### **Resources**

\$25,000      NRP

#### **Contract Administrator**

City of Minneapolis Public Works

**Attachment A****Kingfield Neighborhood Affordable Housing Statement****Approved by KFNA Board, 3/12/03.****Kingfield Neighborhood Housing Statement**

The Kingfield Neighborhood is committed to fostering and maintaining a diverse community.

We recognize that without economic diversity it is impossible to have a truly diverse neighborhood. Therefore, the Kingfield Neighborhood wishes to increase the amount of affordable housing within our area of Minneapolis.

It is our desire that quality affordable housing, both owner-occupied and rental, be available to low-income individuals and families in Kingfield long-term.

To this end we encourage and support the renovation and creation of quality housing, which reflects and strengthens the character of Kingfield.

The following is a list of Goals and Priorities, which has been accepted and approved by the Kingfield Neighborhood Board, with the input of the Redevelopment and Zoning Committees. This list will be used when reviewing all future housing projects in the Kingfield Neighborhood.

**Goals and Priorities**

- ⊙ Long-term affordability
  - Owner-occupied
  - Well managed rental
- ⊙ Quality design and construction
  - Context and character of neighborhood
  - Built to last
- ⊙ Inclusiveness
  - Maximize affordability
  - Serve those with the greatest needs including: the poorest, disabled & elderly
  - Support Section 8 and Public Housing programs
- ⊙ Wise / responsible use of resources
  - Maintain and accentuate green space
  - Reuse of existing structures, where possible
  - Limit surface parking
- ⊙ Increase density
  - Mixed use
  - Accessory units (carriage houses)
  - Subdivision of existing buildings
  - Zoning variances
- ⊙ Compliment & support commercial nodes
  - Mixed use
  - Proximity to public transit
- ⊙ Encourage alternative housing types
  - Co-operatives
  - CoHousing
  - Supportive Housing
- ⊙ Consider "life-cycle" needs
  - Minimize physical barriers
  - Mix of unit sizes
  - Accessory / common spaces
- ⊙ Safety / crime prevention – C.P.T.E.D. (Crime Prevention Through Environmental Design)

**Attachment B**

**KINGFIELD NEIGHBORHOOD DESIGN & DEVELOPMENT GUIDELINES**  
**Approved by KFNA Board November 10, 2004**

**INTRODUCTION**

Kingfield is a vibrant, diverse and livable urban neighborhood. Located between 36<sup>th</sup> and 4<sup>th</sup> Avenues South, and Lyndale Avenue and Interstate 35W, Kingfield is centrally located in Minneapolis within easy reach of Downtown, Uptown, the Lakes, the international airport, and Interstates 35W and 9

Kingfield's vision for those who live, work and play here includes thoughtfully-developed urban corridors, pedestrian-friendly commercial nodes, inviting open spaces, family-oriented residential districts and myriad social and recreational opportunities. Consistent with this vision, Kingfield developed the guidelines for neighborhood design and development in partnership with residents, city planners and elected officials.

**KINGFIELD'S GOALS AND PRIORITIES**

1. **Increase Housing Opportunities.** Kingfield aims to increase housing opportunities consistent with its "Affordable Housing Statement" of March 12, 2003 as follows:
  - **Increase density** in both the rental and owner-occupied housing market, especially along neighborhood corridors such as Nicollet, Grand, and Lyndale Avenues.
  - **Provide long-term affordable housing options** with a goal of 25% of any new housing units affordable to residents earning less than half of the metropolitan median family income.
  - **Promote "life cycle" housing design** to accommodate residents' changing spatial and physical needs through life (e.g., barrier-free design).
  - **Explore alternative housing types** including cooperatives, co-housing, accessory living units (e.g., carriage houses), and units designed for easy additions (e.g., "grow homes")
2. **Promote New Commercial and Mixed-Use Developments.**
  - Encourage development that **complements existing commercial nodes.**
  - Foster new businesses that provide **living wage jobs.**
  - Favor **local ownership.**
3. **Enhance the Unique Character of the Neighborhood.**
  - Construct with **high-quality** designs and materials.
  - Build to **reflect or complement the historic character** of Kingfield, including structure with appropriate height, massing, façade treatment, glazing area and architectural styles.
  - **Reuse historic structures** whenever possible.
  - **Minimize surface parking.**
  - Create engaging, **pedestrian-friendly streetscapes.**
  - Design for public safety, including **"eyes on the street."**
4. **Respect the Environment.**
  - **Build** new construction to last **100 years.**
  - Promote **sustainable building and site design.**
  - Support **"green building"** that meets the standards of **Leadership in Energy &**

**Environmental Design (“LEED”)** which emphasize sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

- Utilize **alternative energy sources**, including wind, solar, and ground source heat.
- Encourage **creative design innovation**.
- Install **lighting with less energy consumption and light pollution** consistent with public safety.
- Incorporate **bicycle parking** within all new developments.
- Maintain, enhance and accentuate **neighborhood green space**.
- **Reduce impervious paving**.
- **Mitigate storm water runoff** on site.

**5. Encourage Public Art.**

- Install **“art shelters” at bus stops** in lieu of typical shelters.
- Promote **murals** throughout the neighborhood.
- Encourage **outdoor sculpture** and other forms of public art.

**6. Collaborate with Developers.**

- Establish a **cooperative partnership** with developers in order to meet these guidelines
- Seek the **best use for all parcels** within Kingfield consistent with goals and desires of a stakeholders.
- Commit at the outset to a **community planning process** amenable to all parties.

### **KINGFIELD’S ADVANTAGES**

**7. Great Location.** Kingfield itself offers an excellent mix of retail, professional services and unique restaurants, as well as, cultural, religious, educational and recreational destinations. Its central location also provides easy access through multiple transit routes and Interstate 35W to nearby amenities.

**8. Organizational Support.** The Kingfield Neighborhood Association (“KFNA”) offers organizational support and assistance in locating and developing higher-density and mixed-use housing, retail, and professional services throughout the neighborhood, but especially along Nicollet Avenue.

**9. Financial Support.** KFNA directs funds provided by the Neighborhood Revitalization Program (“NRP”), which it will consider allocating to projects that meet Kingfield’s design and development goals and priorities.

**10. Engaged Neighborhood.** Kingfield residents have a reputation for being engaged and knowledgeable, as reflected in its active neighborhood organization.

**Participation agreement ...if needed!**

**Attachment C****Jurisdictional comments on the Draft Kingfield Phase II NRP Plan  
Distributed to partners February 2006**

Jurisdictional comments on KFNA's Phase II Plan

1)

I noticed that there is no plan for community Safety. 38/Nicollet is a prime area that needs extra attention. A beat cop funded by NRP would be a good way to keep issues from exploding down there. I wish I had the staff to do it, but I don't at this point.

Inspector Kris Arneson  
5th Precinct

2)

Goal 1, Objective 1, Strategy 2: Establish exterior and interior home improvement loan program.

This strategy is very vague – merely indicating “the KFNA Redevelopment Committee will develop guidelines for both the interior and exterior home improvement programs in 2006 . . . by analyzing . . . to set the program limits and income levels for these programs.” I think it would be better if the Plan gave some more specific guidance for the program parameters, even just the basics, such as whether the loans are to be “revolving” or “deferred”, whether there WILL be an income limit, and whether the loan program will be for owner-occupied properties, absentee-owned properties, or both. None-the-less, I stand ready, willing, and able to work with the Redevelopment Committee later this year (after the Plan has been approved) to work out these details and guide the Committee and KFNA through the RFP and program administrator selection process (so that the program can be kicked off in 2007). [NOTE: If you were not aware of it, all Phase II housing strategy programs will be implemented through new, separate contracts with the program administrator. The program administrator must be selected after going through the regular RFP process (or by neighborhoods choosing to participate in one – or more – of the new NRP housing funds – once they are “set up”).]

Goal 1, Objective 1, Strategy 4: Provide funds to KFNA's existing Emergency Home Repair Grant program. In my opinion this strategy is okay. I stand ready, willing, and able to work with the Redevelopment Committee whenever the Committee desires to review and establish the maximum grant amounts, the program income limit, and other program specifics (so that the program can be kicked off in 2008-2009). [NOTE: At this time, I do not anticipate the FFNA would have to do an RFP to select this program administrator, even though that might not happen until 2008. I would anticipate that this program would be implemented by amending the contract with the administrator selected in 2006/7 for the “Phase II, strategy 2” loan program.]

--Don Snyder, single Family Housing, CPED

3)

*PW's staff contacted Metro Transit Project on the 46<sup>th</sup> Street BRT Station and will keep in mind that Kingfield Neighborhood should be contacted as Metro Transit seeks public input. Public Works should be added as a Partner.*

**Strategy 1**

Plan and implement the connection of Kingfield from the lakes to the Mississippi River.

**Rationale**

The pedestrian bridge is substandard for bike safety and unattractive as a gateway into Minneapolis. It is also a vital link along the RiverLake Greenway, which is a green link for residents from six neighborhoods from Lake Harriet to the Mississippi River.

*This is an idea that came out of the RiverLake Greenway discussions and the Lake St 35W Access project. The 35W project will require the removal of the existing bridge. Timing is very long-term.*

*City and County electeds and staff met about a year ago to discuss moving this project forward. City & County made it clear that the timing for 35W design was well into the future.*

*Public Works is involved with the bikeway efforts. We also have a RFP that was used for the Chicago Avenue bridge over the Greenway as a place to start the RFP/Q process. \$25,000 will get you a limited conceptual design (The design effort on the Midtown Greenway was \$50,000.)*

*PW will be happy to assist Kingfield to ensure a organized RFP/Q.*

Also...

*In addition to comments submitted by Minneapolis Public Works last week, attached are some pictures of Green Roofs. Also, are some additional comments. Thanks.*

On Attachment B, Kingfield Neighborhood Design & Development Guidelines under item #4, last bullet: Change "Mitigate storm water runoff on site" to "Implement site controls to mitigate the negative impacts of stormwater runoff to receiving waters".

On page 5 that I have been asked to comment on, the only thing I would like to note is regarding the following statement:

### **Strategy 2**

Partner with other groups to plan and build demonstration sites on non-residential properties for green roofs, on-site stormwater management practices, and other green construction technologies.

We are long past the need for demonstration sites to prove that these technologies work; we know that they work. We just need to encourage property owners to apply them. I don't understand why the focus here is on non-residential properties only. *I would just change this sentence to read "Partner with other groups to plan and build green roofs, on-site stormwater management practices, and other green construction technologies on non-residential and residential properties."*

*The following section on the same page would also have to be changed accordingly to match the intent of the change suggested above:*

### **How**

The KFNA Redevelopment Committee and KFNA Green Committee will work together to identify grants and use the NRP funds as seed money to apply for outside funding that can be used on Kingfield non-residential properties for green roofs, on-site stormwater, management, and other environmentally friendly building techniques.

Lisa K. Dressler, Public Works Interagency Coordinator

4)

1. Affordable Housing (Housing Development and Redevelopment 1.1.1.) should include the allocation of \$10,000 of NRP Affordable Housing Reserve Funds to the Kingfield Public Housing Project.

2. Kingfield Master Plan (Housing Development and Redevelopment 2.1.1. should list the CPED Planning Division (rather than Minneapolis Planning Department) as a Partner. Also, I did not count this as housing

since the Plan will include more than just housing issues.

3. Neighborhood Association Support (Community Development/Building Connections 1.1.1.) should include the \$29,294.40 of Phase I funds that were "rolled-forward" to Phase II through Phase I Plan Modification #11.
4. Block Club Support (Community Development/Building Connections 1.1.4.) might want to list DFD and NRP as possible Contract Administrators. The actual contract administrator will depend on the actual activities funded with NRP funds.
5. Kingfield Farmers' Market (Community Development/Building Connections 2.1.1.) should list DFD as the Contract Administrator.
6. Outreach to Underserved Populations (Community Development/Building Connections 3.1.1.) could include NRP as the Contract Administrator if the activity funded is just for outreach to increase participation in KFNA.
7. Green Non-residential Demonstration Projects (Green Kingfield 1.1.2.) should list DFD as the Contract Administrator. Also, please note that there is a formatting issue at the top of this page ["Green Kingfield (GK)" should be in 16 point bold type].
8. The header on the top of page 24 (2.1.2. Expand Transportation Options) should read "Green Kingfield (GK)".
9. And, after typing Kingfield so many times, shouldn't there be a strategy directing the City to rename the King Field neighborhood to be newly named the Kingfield neighborhood?

--Bob Cooper, CPED