

**MINNEAPOLIS NEIGHBORHOOD REVITALIZATION PROGRAM**

**NICOLLET ISLAND / EAST BANK  
NEIGHBORHOOD  
ACTION PLAN**

**Date Adopted by the Policy Board: May 19, 1997**

**Date Adopted by the City Council: June 27, 1997**

**Document Number: 97-177M**

# **Nicollet Island East Bank Neighborhood Action Plan**

submitted by  
Nicollet Island East Bank Project Area Committee (PAC)  
April 1, 1997

## Vision Statement

By enhancing and preserving the historic integrity of the area, retaining and improving the vital greenspace existing in the area, and supporting facade improvements for neighborhood businesses, we hope to continue the revitalization of the area as the community which was the birthplace of Minneapolis.

Table of Contents

Neighborhood Background & NRP Planning Process .....Pages 1-2

Business Task Force Goals & Objectives .....Pages 3-4

Environment & Greenspace Goals & Objectives .....Pages 5-6

Funding Spread Sheet-----Page 7

NRP Survey Summary -----Pages 8-11

## Nicollet Island East Bank Neighborhood Background & NRP Planning Process

### Background

Located on the east bank of the Mississippi River directly across from downtown, the Nicollet Island East Bank Neighborhood includes all of Nicollet Island and is bounded by Central Avenue on the south and railroad tracks just to the north of First Avenue on the north.

The neighborhood has a variety of housing structures, from the historic wood frame single family and multi-family homes on Nicollet Island (which is a historic district), to highrise condominiums and apartments on the East Bank, with newly-developed town homes rounding out the housing options on the East Bank.

The current neighborhood population is estimated at just over 700 individuals. Median household income was \$79,000 in 1990, making it one of Minneapolis' higher income neighborhoods. The demographics of the population and the condition of the structures in the neighborhood have undergone significant change in the last 15 years as a result of substantial redevelopment in the area.

The residents of the area are represented by the Nicollet Island East Bank Project Area Committee (PAC), which has been in existence for over 20 years and has been an active voice for residents, who have significantly shaped revitalization plans for the area, especially on the Island.

The East Bank is home to a developing commercial district with over 70 businesses and few vacant buildings. This area is the birthplace of Minneapolis and some of Minneapolis' first structures were built here. Historic brownstone buildings still dominate this area. The Old St. Anthony Association (OSAA) has been a well-organized group focused on the improvement of this commercial area.

### Planning Process

The NRP planning process was directed by a Steering Committee which included representatives of both the PAC and the OSAA and was comprised of residents of the Island and the East Bank, business owners and managers, renters, homeowners, condominium and high rise occupants, and institutional representatives.

Information about the NRP process was distributed through the neighborhood newsletter which is mailed to a list of over 400 residents and businesses. In addition, we received the cooperation of management of La Rive, the Falls, and the Pinnacle who distributed our flyers and summary copies of the Plan door to door in their combined 375 high rise rental and condominium units.

The management of Riverplace also distributed our information to the 50+ businesses located there. Members of the Old St. Anthony Association (OSAA) received presentations about the Plan at their meetings, both early on in the process and when the plan was near completion.

To start the process, a survey was distributed to all residents and businesses in the neighborhood using the methods described above. Almost 20% of the households responded to the survey, but response from businesses was poor. To solicit business opinions, we polled members attending an OSAA meeting and found that their views nearly matched those of residents. A graphic summary of survey results is attached.

Based on the survey results, 2 Task Forces were formed - one dealing with business improvement concerns, and the other with environment & greenspace matters. 15 Task Force meetings were held and 45 people (from all sectors of the neighborhood's residential and business population) participated in the Task Force process.

One neighborhood-wide meeting was held to kick off the process and discuss survey results and another was held to vote final approval of the Plan. A total of 85 people attended the two meetings and had good discussions of the NRP plan process.

Given that there are only 700 residents in the neighborhood and that the NRP allocation was small, we were pleased with the participation. Given its small size, the Nicollet Island East Bank neighborhood participation rate would be the equivalent of hundreds of people attending a meeting in an average-size Minneapolis neighborhood.

The NRP Plan took into consideration the first phase of the Old St. Anthony Study Area Plan being conducted by Dahlgren, Shardlow, and Uban, Inc. in conjunction with the MCDA and agrees with the components of this plan.

The NRP Plan is part of the \$1,000,000 in site improvements planned for Nicollet Island. The Minneapolis Park & Recreation Board (MPRB) and the neighborhood have been struggling to complete their plan for these improvements. NRP funds made possible some features that many residents wanted and helped facilitate an agreement between the MPRB and the residents.

A Design Charette for the East Bank business area organized by the Minneapolis Planning Department in conjunction with the City's moratorium on development in the area, also occurred during the NRP planning process. Members of the NRP Task Forces attended and utilized the input from the Charette to develop the improvements recommended in the NRP Plan.

In summary, the NRP plan incorporates many elements of other planning efforts that will affect the neighborhood, reflects neighborhood opinion, conforms with other plans and is based on extensive neighborhood involvement in the NRP planning process.

## **Business Goals & Objectives**

### **Goals**

- A To preserve the historic integrity of the area and establish its identity as an historic area.
- B. To preserve or increase the variety of businesses serving the community.
- C. To encourage commercial redevelopment which restores the historical character of the neighborhood.

### **Objective 1**

Develop a matching grant program to encourage property owners to improve the appearances of their properties, focusing on curb appeal and the facade facing the street and keeping with the historic character of the area.

### **Strategies**

1. NRP Steering Committee will form a committee of neighborhood resident and business representatives and those with knowledge of historic restoration to finalize guidelines, hire staff, supervise program, search out new businesses, and determine fund awards.

Program guidelines would include the following:

- available to all commercial properties in the area
- property owner must match grants dollar for dollar
- the use of other existing programs will be maximized
- Design review procedures or criteria that will enhance improvements and preserve the historic character of the area

### **Collaborative Partners:**

- Minneapolis Planning Department
- MCDA

### **Resources:**

- \$155,780 in NRP funds
  - of this, \$140,780 for grants only, and
  - \$15,000 for attracting businesses, program marketing , facilitation, and contract staff to assist with implementing the program

### **Timeline:**

- 1997 and 1998

### **Contract Administration:**

MCDA

## **Objective 2**

To identify the St. Anthony business district through signs placed on light poles throughout the area and matching decals available to be placed on business windows, doors, etc.

### **Strategies**

Produce and install identifying signs, and place matching decals in the St. Anthony business district

- a. Finalize design, approve, and produce up to 90 signs
- b. Make arrangements for Public Works to hang up to 75 signs. 15 signs will be inventoried to replace damaged or worn signs.
- c. Print 500 matching decals and distribute to area businesses

### **Collaborative Partners:**

- Minneapolis Planning Department
- Minneapolis Public Works

### **Resources:**

- \$7,000 in NRP funds ( \$6,000 for production of signs and decals and \$1,000 for hardware, hanging, and permits)

### **Timeline:**

- 1997-1998

### **Contract Administration:**

Minneapolis Public Works

## **Objective 3**

To support the multi-neighborhood Cops on Bikes program as a means of having police bicycle patrols in the business and residential area

### **Strategies**

1. Work with other neighborhoods to establish and enhance Cops on Bikes Program

### **Collaborative Partners:**

- Old St. Anthony Business Association
- Minneapolis Police Department

### **Resources:**

- \$10,000 in NRP funds from this plan
- \$42,000 from the approved NRP plan for St. Anthony East neighborhood
- \$42,000 from the approved NRP plan for St. Anthony East neighborhood
- \$5,000 from the Old St. Anthony Business Association

### **Timeline:**

- 1997 - 2003

### **Contract Administration:**

Minneapolis Police Department

## **Environment & Greenspace Goals & Objectives**

### **Goals**

- A. Encouraging Community Gathering
- B. Maintaining Community Control of Greenspace
- C. Preserving the History of Nicollet Island
- D. Naturalized Landscaping to Blend with the Natural Habitat and Encourage Wildlife

### **Objective 1**

Improve Central Park, on the corner of Maple Place and Nicollet Street, by adding furniture and fixtures that will make it a gathering place for the neighborhood

#### **Strategies**

1. The Nicollet Island-East Bank PAC, along with the Island residents, will develop a comprehensive improvement plan for the park.
2. Implement the plan utilizing residential volunteer labor as much as possible
3. Develop a long term maintenance plan for the park

#### **Collaborative Partners:**

- Nicollet Island Housing Co-op
- Nicollet Island East Bank PAC

#### **Resources**

- \$5,000 in NRP funds for construction and materials

#### **Timeline**

- 1997

#### **Contract Administration**

- MCDA

### **Objective 2**

Attract raptors (birds of prey) to make Nicollet Island their habitat

#### **Strategies**

1. Working with the Raptor Center at the University of Minnesota to identify raptors who would be most likely to make the island their habitat
2. Obtain materials for nesting boxes or platforms

### Strategies (continued)

3. Assemble boxes and platforms with the assistance of birdwatchers, residents, and/or other volunteer groups referred by the Raptor Center
4. Monitor boxes and platforms to assure appropriate species are attracted

#### **Collaborative Partners:**

- University of Minnesota Raptor Center
- Minneapolis Park Board

#### **Resources**

- \$1,000 in NRP funds
- organizational work by PAC

#### **Timeline**

- 1997

#### **Contract Administration**

- Minneapolis Park Board

### Objective 3

Complete improvements to Minneapolis Park Board land on Nicollet Island and public streets that were agreed to in the plan developed by residents and the Park Board in March of 1997.

### Strategies

1. Complete the installation of street pavers on Nicollet Island as part of the Park Board's overall improvement plan with monitoring by PAC
2. Work with the Park Board to ensure implementation of the remaining components of the March 1997 plan

#### **Collaborative Partners:**

- Minneapolis Park Board
- Nicollet Island East Bank PAC

#### **Resources**

- \$62,000 in NRP funds

#### **Timeline**

- As specified in the March 1997 improvement plan

#### **Contract Administration**

- Minneapolis Park Board

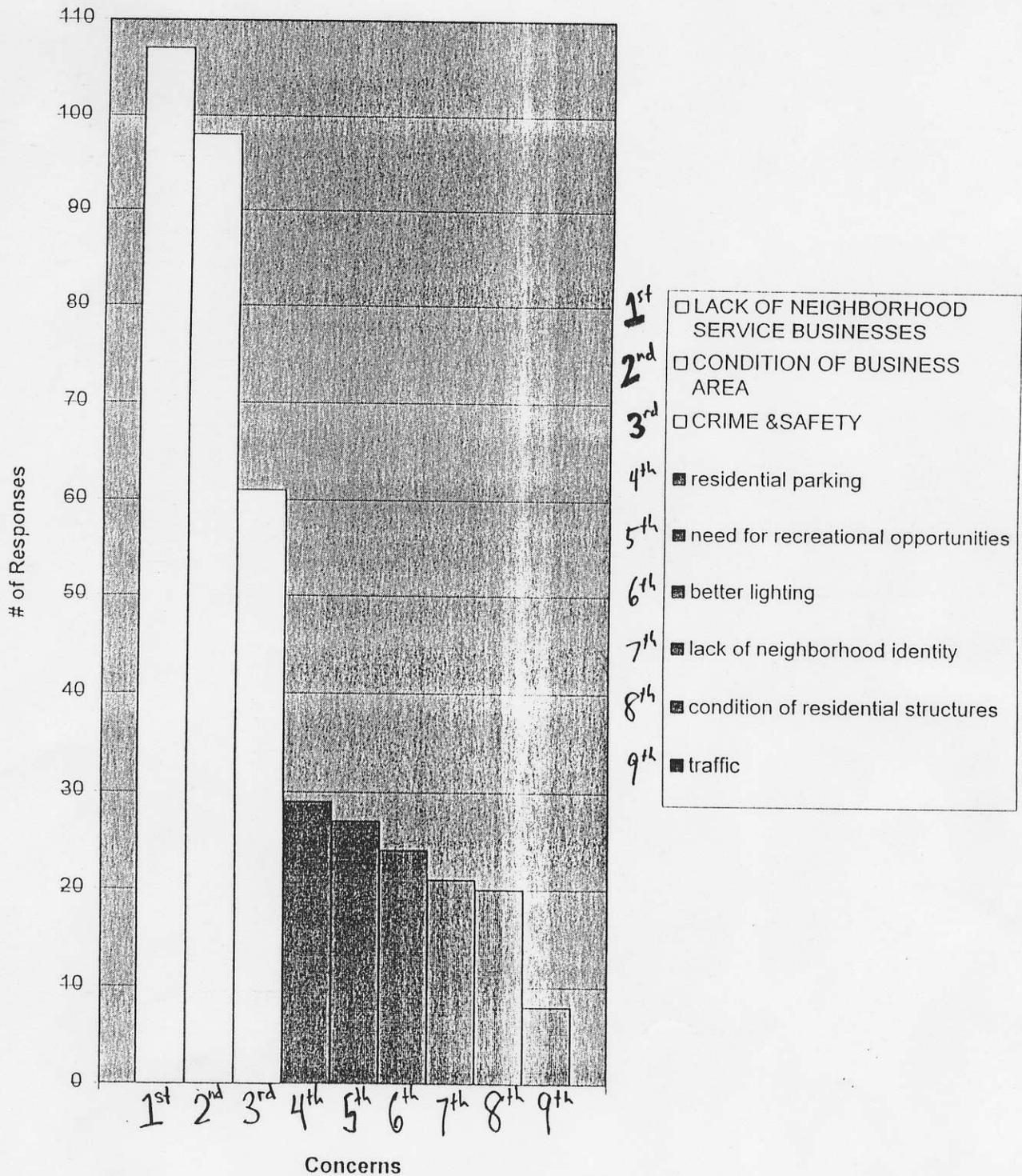
**Funding Totals**  
**Nicollet Island East Bank**  
**Neighborhood Action Plan**

• Business Matching Grant Program	\$155,780
• Neighborhood Signs	\$ 7,000
• Cops on Bikes	\$ 10,000
• Central Park	\$ 5,000
• Habitat for Raptors	\$ 1,000
• Street Pavers	<u>\$ 62,000</u>
 <b>TOTAL</b>	 <b>\$240,780</b>

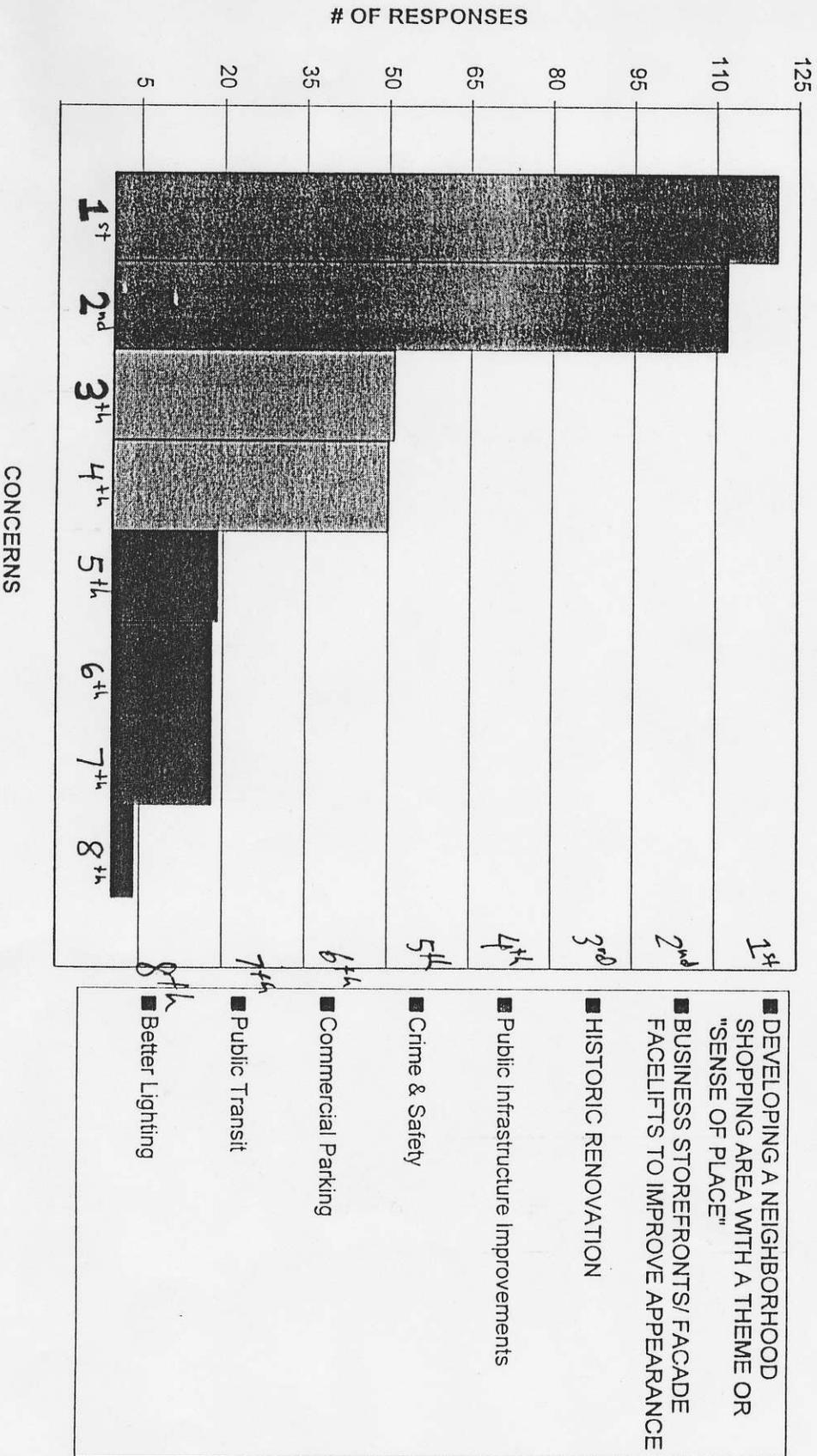
## Nicollet Island-East Bank Neighborhood NRP Survey Summary

- Concerns for Residential Area
- Concerns for Business Area
  - Neighborhood Concerns

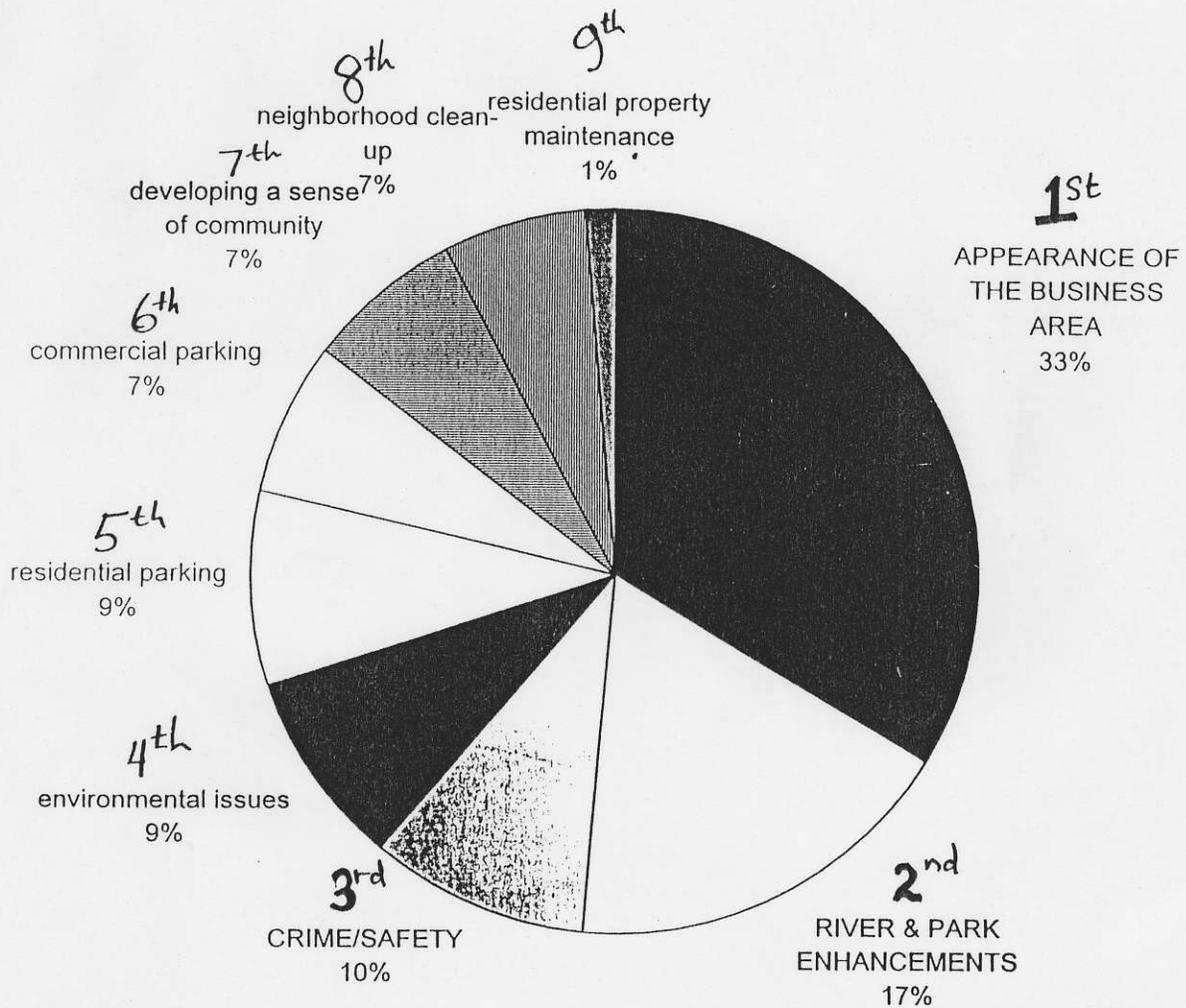
## Ranking: 3 most important Concerns for the RESIDENTIAL Area.



# RANKING: MOST IMPORTANT CONCERNS FOR THE BUSINESS AREA



## Ranking of Improvements Most needed in Our Neighborhood?



Nicollet Island - East Bank NRP Survey Summary. Presented Nov. 15th, 1996 to the AIA Old St. Anthony Charrette.