

MINNEAPOLIS NEIGHBORHOOD REVITALIZATION PROGRAM

**BOTTINEAU
NEIGHBORHOOD
ACTION PLAN**

Date Adopted by the Policy Board: February 27, 1995

Date Adopted by the City Council: March 31, 1995

Document Number: 95-82M

Bottineau

Comprehensive Action Plan

Adopted February 16, 1995

Approved by NRP Policy Board February 27, 1995

Approved by City Council March 31, 1995

INTRODUCTION

The Comprehensive Action Plan (CAP) is a synthesis of the issues, goals, and objectives presented by Bottineau's residents and other stakeholders during the Neighborhood Action Plan process and the Comprehensive Plan (CP) process which immediately preceded Bottineau's involvement with NRP. The development of this CAP built heavily on Bottineau's CP which has in no way been altered by the CAP; indeed it is the intent of the Bottineau residents to realize the CP through the CAP and so the CP remains in effect.

The CAP examines issues of Human and Natural Environment, Housing, Commercial Development, Industrial Properties and Redevelopment Strategies, Community, Land Use, Urban design, Image, Traffic/Parking, and Economics.

Existing conditions, issues, opportunities, and constraints were inventoried and reviewed for each of the plan areas. Goals, objectives, responsibilities, and schedules were established wherever appropriate and possible. The goals and objectives of the CAP call for significant changes in support from City and other agencies, particularly in the agency initiated attitudes and actions which affect the neighborhood. The plan calls for significant support from various levels of government and for significant changes in health and social services, siting of educational facilities, policing, amenity development, land use, zoning, environmental protection and recovery and restored public health. This CAP is designed to provide a flexible design for neighborhood redirection and will be adjusted as dictated by needs and opportunities.

PRESENT SITUATION

Bottineau is one of the oldest neighborhoods in the City. Bisected by rail lines, bounded by major traffic arteries, within the limits of the old liquor patrol district, and affected by a scattered mix of various zoning categories, Bottineau contains the best and the worst that the City has to offer. Its boundaries are the Mississippi River on the West, University Avenue on the East, Lowry Avenue on the North and 17th Avenue on the South.

Northeast Minneapolis houses the last of the inner ring neighborhoods that still exhibit relatively low crime, stable populations with some families now reaching into their fourth and fifth generation, generally well maintained homes and a flourishing community spirit. We are the City's last opportunity to show that it can commit resources for true neighborhood revitalization before it is too late.

Bottineau suffers from City policies which have allowed scattered site industrial zoning; this has had a more detrimental effect on the neighborhood than any other factor. As a result the neighborhood is cut in two, bisected by a MCDA sponsored TIFF district bordered by a rail right-of-way. This right-of-way is abutted by unused grain elevators, a garbage transfer station, a deteriorating factory, a lumber storage yard which is an ongoing fire hazard, a malting plant which had a life threatening explosion in 1992, a closed oil storage facility, and a packaging materials plant which occupies a key piece of property blocking the neighborhood from the Mississippi.

It has one church, one grocery store (tentatively scheduled to close within two years) three parks (Bottineau, Gluek Riverside and the unnamed Legislative Commission on Minnesota Resources [LCMR] park at Marshall and Lowry), two high quality restaurants and additional small businesses such as beauty shops and cleaners. Six liquor establishments are contained within Bottineau's boundaries, with many more liquor stores adjacent to Bottineau's boundary along Lowry Avenue.

Bottineau is adjacent to the City's magnificent natural asset, the Mississippi River, but the river front is an incompatible mix of liquor establishments, industry, residences and parks. Marshall Street, the river front's "window", is a major truck route. Major industrial polluters are housed on the West Side of the River, creating persistent air, noise, dust, visual and water borne pollution problems for Bottineau residents.

Bottineau is home to the Eastside Neighborhood Services and the neighborhood has a deep sense of identity and a long history of having its residents involved in the affairs of their neighborhood, as evidenced by the vitality of Bottineau Citizens in Action, (BCIA).

The major views and vistas of the River are from Marshall Street, along the river bank, or from the Lowry or Broadway bridges. Views of the downtown skyline are seen from numerous locations within the neighborhood.

The natural and man-made elements of the neighborhood create the mental image of Bottineau. It presently lacks urban design, planning and architectural solutions that are needed to give focus and help reinforce a sense of community.

Main entry points into the neighborhood are along Marshall Street and University Avenue at 17th Avenue and Lowry Avenue. Marshall Street is a mix of housing and industrial/manufacturing with intermittent views of the river. Structures along this corridor are primarily one and two stories. University Avenue is a combination of housing and commercial uses. Structures along this corridor are primarily one and two stories. Lowry Avenue is predominantly a business/commercial street with some adjacent residential. Structures along this corridor are primarily one and two stories.

The Mississippi River corridor is a mix of industrial, residential, and open spaces with natural landscapes. Residential image is of an aging housing stock with a limited number of new houses intermixed into the existing fabric on a site by site basis.

THE NEIGHBORHOOD ASSOCIATION

Bottineau Citizens in Action (BCIA) was contracted by NRP to coordinate the development of this plan. BCIA is a non-profit, grass roots focused and based neighborhood organization. It is governed by a Board of Directors elected from its membership, drawn from residents and business and property owners in the Bottineau neighborhood. Its day to day affairs are managed by an Executive Committee consisting of a President, Vice President, Secretary and Treasurer.

The purpose of BCIA is to promote the betterment of the neighborhood by addressing issues related to the human and natural environment as they affect the neighborhood. BCIA's focus has been on community building, while emphasizing safety and livability. To date, it has involved itself in issues relating to crime, liquor licensing, industrial pollution, park development, housing, youth and senior services, River and other environmental issues and coalition building with other neighborhood groups

INCLUSION

Every effort has been made to involve as broad a cross section of the neighborhood's stakeholders as possible in the process of developing this Comprehensive Action Plan.

Participants in the Comprehensive Action Plan have included renters, business owners, home owners, and landlords. More than 50% have been female. Elderly citizens have been well represented, reflecting the fact that 50% of Bottineau's housing is owned by persons over 65.

Newsletters, flyers, newspaper and postal notices, direct mail and personal contact are used to inform residents and others and to encourage full participation in all of the activities that went into the development of this plan. Attendance at plan related meetings ranged from 7 to 40+, reflecting the typical pattern for neighborhood meetings throughout the City. All meetings are scheduled at convenient times and places and are open to the public and to the press.

The Bottineau Comprehensive Plan and the information developed during the NRP portion of Bottineau's planning process have been published in the neighborhood's monthly newsletter to inform residents.

Written commentary has been encouraged. We have worked with Eastside Neighborhood Services and Bottineau Park staff in writing this Comprehensive Action Plan. Representatives of the North East Business Association were invited to a special NRP meeting to solicit cooperation between it and other participants in the planning process.

BCIA, with encouragement from the City, hired a NRP coordinator from outside the neighborhood to direct our NRP Action Plan development to insure that the process was fair and open. He presided over the neighborhood NRP meetings and met with City staff. He developed the action/implementation portion of the CAP based on neighborhood participation at NRP meetings held between October and February, 1994. In March and April, BCIA conducted two additional neighborhood meetings to finalize the Plan.

BCIA invited the CARE program into the neighborhood in 1993. CARE and later CAREINRP meetings also served as a vehicle for identifying issues included in the CAP.

ISSUES, GOALS AND-ACTIONS

As part of the CAP development, an examination of the existing conditions, opportunities, and constraints was undertaken. Following are summaries of the major issues which developed from these discussions.

1. COMMUNITY BUILDING

The participants recognized the need to continue the community building and development efforts that BCIA has undertaken over the years. There is a need to involve more residents in community issues . There is a need to continue the neighborhoods liaison work with other neighborhoods, there is a need to continue issue development and advancement, and there is a need to continue the planning and implementation process begun under the Comprehensive Plan and Neighborhood Revitalization Program.

Goal A: To continue a leadership role in developing and continuing programs to draw the neighborhood residents together to provide for mutual support and develop a strong sense of community.

Objective 1: Maintain and enhance the activities of Bottineau's neighborhood organizations -- BCIA and Bottineau Neighborhood Association (BNA) -- as well as cooperation with other neighborhoods. These organizations will continue to deliver the leadership the neighborhood needs in managing the issues before it.

Time Frame: 1994 -- Ongoing

2. SOCIAL AND SAFETY ISSUES

Eastside Neighborhood Services located at 1929 Second Street NE and across the street from Bottineau Park provides a wide range of programs and facilities of community services. The agency's purpose is to assist people of all ages and backgrounds in realizing a higher quality of life. It desperately needs new, expanded facilities and increased program resources.

A listing of existing programs include: Glendale Child Development Center, Northeast Child Development Center, Luxton, and Northeast Park Nurseries, Eastside Volunteers, a wide variety of family-community programs, Camp Bovey (a summer camp in northern Wisconsin), employment programs, and senior programs.

An additional feature which is incorporated into this facility is Joe's Gym and fitness Center which features a gymnasium, fitness systems, weight, aerobic/exercise classes and locker rooms. East Side Neighborhood Services is, currently evaluating the functioning of this facility as it relates to the other services that they provide. This may provide the opportunity for discussions with the Minneapolis Park Board for incorporating this facility into the programming needs for Bottineau Park.

Youth programs in the community are centered around Bottineau Park programs and provide alternative to school and church activities.

Though in relative terms Bottineau is a "safe" community, the participants recognize the facts of a generally increasing crime rate in the City and the fact that the neighborhood cannot help but be affected beyond the level of crime it presently experiences.

Goal A: Increase the scope and availability, and improve the delivery of social services to the neighborhood. Develop well-rounded, all inclusive programs to draw the community together, provide for strong interpersonal communication, build a strong sense of community. Maintain and enhance a safe environment within the neighborhood and adjacent areas.

Objective 1: BNA will hire a Neighborhood Safety Coordinator to help strengthen and expand community Block Clubs, investigate the possible creation of a Citizens Patrol, help determine where motion detector lighting might go (working with NRP/CARE) and develop Educational Training and Safety Seminars. BNA will work with CCP\SAFE, the Police Federation, the 2nd Precinct, and the surrounding neighborhoods: Sheridan, Holland, Marshall Terrace to broaden the participation and effectiveness of the program.

Time Frame: 1995

Costs: \$18,150

Funding: NRP -- \$18,150 (*additional funds may be sought from other grant sources earmarked for crime prevention*)

Goal B: Develop additional models of delivery and expand the availability of social services to the neighborhood to provide a safe and healthy environment for residents.

Objective 1: In conjunction with East Side Neighborhood Services, Catholic Eldercenter, Hennepin County and other area social service agencies, establish a variety of youth programs and senior services.

Action a: Establish a Community/School Initiatives Program which would offer a variety of activities that develop life, leadership and team skills for youth.

Time Frame: 1995 -- Ongoing

Costs: To be determined.

Funding: ESNS -- \$5-10,000; NRP -- \$25,000 (1995), \$15,000 (1996)

Action b: Work with Catholic Eldercenter, ESNS, MCDA, Hennepin County and other agencies serving seniors to assess the needs of the growing elderly population, to work cooperatively on an area plan for senior services and housing and to meet these needs by offering services within the neighborhoods.

Time Frame: 1995 - Ongoing

Cost: For planning, N/A; for specific projects, to be determined
Funding: An intern from CURA's NPCR program

Objective 3: Establish indoor sports facility(ies) in the area.

Action a: Explore the feasibility of alternative indoor sports facilities in the Bottineau area.

Objective 4: Cooperate with other Northeast neighborhoods to insure the NE YMCA facility serves the needs of all NE residents.

Time Frame: 1995 -- Ongoing.

Cost: To be determined.

Funding: To be determined.

Action b: In cooperation with local schools, ESNS, Bottineau Park and national River curriculum programs, establish an "environmental curriculum" for in-school and after-school programs utilizing the proximity of the Mississippi River to the Northeast area.

Time Frame: 1995 - ongoing

Cost: Regular budgets

Funding: Regular budgets or foundations

3. HOUSING

The largest percentage of the housing stock in the neighborhood was built between 1880 and 1920, and much of this is in some need of repair or replacement. From the 1920's to the late 1940's, a significant number of single-family homes were converted to owner occupied duplexes. Generally the houses have not been updated and what work has been completed has been done by the owners.

Rehabilitation of this housing stock: will be a challenge because code and technology changes will make upgrading more difficult and expensive. A percentage of these homes, not yet documented, probably cannot be rehabilitated on a reasonable cost/return basis.

Several substandard housing units exist in the neighborhood which show potential for redevelopment. As circumstance and opportunity dictate, such properties could be purchased and land banked, redeveloped for new housing or offered as side yards

Identified issues include: limited home ownership opportunities, an increased number of nonowner occupied housing, and limited housing for single-parent families, and seniors. The issues surrounding licensed and unlicensed rental housing and nonowner occupied housing are also of concern to the residents.

Some residents of the neighborhood are in need of assistance to maintain their homes or to stay in them for health or financial reasons.

Plan participants feel that small lot sizes, issues of rehabilitation, and opportunities for infill indicate adopting a range of housing policies for the future. Given the smaller lot sizes, additional issues include: lack of green areas with landscaping, open space, and trees; unsafe, low ambient lighting levels are also a concern, as are vacant properties.

Existing housing programs include those offered by the Minneapolis Community Development Agency, Minnesota Housing Finance Agency, area banks, Minneapolis/St. Paul Mortgage Fund, and related first-time buyer and improvement programs. The task is to develop services which will provide technical assistance and financial counseling to neighborhood residents.

Goal A: Increase the desirability of the Bottineau neighborhood as a place to live by eliminating blighting influences through rehabilitation of existing housing, reducing the current number of boarded/vacant structures, and converting properties to housing opportunities identified by the neighborhood

Objective 1: Establish a Contingency Fund for the purpose of future demolition, acquisition of properties and purchase of side lots

Action a: To conduct an inventory with Inspections, MCDA and neighborhood residents to identify future properties which would be eligible for contingency funds.

Time Frame: 1995

Cost: \$105,000

Funding: NRP

Goal B: Rehabilitate or renovate current housing stock or construct new housing for all ages and income groups; improve and maintain the housing stock by reducing the current number of boarded/vacant and substandard houses and converting vacant properties to housing opportunities identified by the neighborhood.

Objective 1: Establish a Housing Revolving Loan Fund to help implement neighborhood housing opportunities through a coordinated effort by the Bottineau Housing Committee working with CDC/private developers, or other fiduciary agent/programs, e.g., MCDA's low interest loans and grant programs.

Action a: Encourage residents to seek funding from existing MCDA sources

Time Frame: 1995 -

Action b: In cooperation with MCDA, CDC/private developer, and lenders develop a housing revolving loan and grant fund -- including a focus on assistance to seniors

Time Frame: 1995-2005

Cost: \$675,000 (Packaging of housing loans will total a minimal % of total loan allocation.)

Funding: NRP (\$250,000 has *already been approved under "Early Access" funds*)

Goal C: Convert small lots for more suitable housing development

(This is also incorporated into Goal A, Objective 1, above).

Objective 1: As the opportunity arises, convert small lots to side yards for adjoining homes or land bank these properties until an adjoining lot becomes available for development of a single-family home on a larger lot.

Action a: Draw upon MCDA funding and Contingency Fund to purchase such properties.

Goal D: Ensure that rental housing throughout the neighborhood is safe and of high quality.

Objective 1: Encourage the return of the large number of two-family duplex houses back to single family units if not owner occupied.

Action a: When a owner-occupied non conforming use duplex is sold, licensing for a single family dwelling would be requested.

Objective 2: Eliminate unlicensed rental housing. Enforce building codes and landlord and tenant regulations, particularly as they apply to multiple dwellings.

Action a: City inspectors to insure that all property is safe and meets code requirements.

Cost: To be determined.

Funding: Regular City budget.

Objective 3: Ensure that properties meet current minimum housing codes in order to reduce the number that are barely livable, encourage absentee landlords and contribute to neighborhood blight.

Action a: Request City Council to institute tougher minimum housing codes.

Action b: Ensure that enforcement of housing codes is reflected in the lender loan guidelines and criteria developed to implement this plan

Action c: Work with Minneapolis Inspections, Planning, and MCDA to further define problem properties and convert them into new housing opportunities.

Time Frame: 1994- 1995

Cost: To be determined.

Funding: To be determined.

Goal E: Housing for seniors needs to be assured. Every effort must be made to ensure the ability of seniors to stay, with dignity, in their own homes in the neighborhood as long as they may wish.

Objective 1: Establish and deliver comprehensive senior housing services encompassing assistance for those who wish to live independently, in multi unit settings, or in elderly care situations.

Action b: Working with public and private sources, identify, establish, and deliver a loan and grant program specifically designed to assist seniors in their housing needs.

Time Frame: 1995 -- 2005 Cost: To be determined.

Funding: See "Revolving Loan and Grant Fund"

(Incorporated into Goal B, Objective 1, Action b, above)

Objective 2: Establish small unit group living facilities for seniors within the neighborhood.

Action a: Evaluate needs and options, and in cooperation with public and private agencies develop such facilities as a senior housing option.

(Incorporated in. Social and Safety Issues, Goal B, Objective 1, Action 2)

Time Frame: 1996 Cost: To be determined.

Funding: CURA NPCR intern

Goal F: Develop and maintain contact with other levels of government to meet housing and other neighborhood goals.

Objective 1: Secure additional funding by tapping into existing and proposed urban funding programs and projects such as Dziedzic/Sabo Project RENEW (federal), Myron Orfield metro financing plan (state) and University of Minnesota's Design Center for the Urban American Landscape (county).

Action a: Be "proactive" by preparing plans and projects that will be available for alternate funding sources as opportunities arise.

4. HEALTH, ENVIRONMENT AND NATURAL FEATURES

More than a century of industrial air, water, soil, dust, visual and noise pollution may continue to have a negative impact on the health of Bottineau's citizens. Residents are concerned that the degree, source, and effect of health issues are unknown.

Pollution from sources inside and outside the neighborhood continues to be an issue. The main sources are NSP, both from the Riverside plant and from the high tension power lines that transit the neighborhood, Fleischmann .Malting, Shiely, American Iron and Supply, the Upper Harbor Terminal and others add to the problems. In addition there are polluted industrial sites within the neighborhood such as the Siwek site at 18th and Grand. Identification, reclamation, and restoration where possible of natural features and native plant communities is an issue.

The Mississippi River corridor, which defines the western neighborhood edge, offers natural beauty and is a community-wide focus to the neighborhood. The River is the dominant natural feature, its health and well-being is of primary importance to the residents of Bottineau.

Bottineau Citizens in Action initiated the Mississippi Corridor Neighborhood Coalition in 1993. It is a federation of eleven neighborhood associations in Northeast and North Minneapolis whose mission is to preserve, protect, enhance and restore the Mississippi (River). It produced an Environmental Inventory detailing 600 points of pollution in the four-mile urban River corridor from downtown to the North City limits. The public health threat to the neighborhood residents of this level of pollution has yet to be determined.

Goal A: Do a complete environmental evaluation of the neighborhood to determine the health effects of environmental hazards on the residents and to arrest and reverse ongoing pollution problems.

Objective 1: Conduct an assessment of the neighborhood to determine the scope of pollution and incidence of ill effects of exposure to excessive sources of pollution.

Action a: With assistance from the MIN Office of Environmental Assistance and using the existing Mississippi Corridor Neighborhood Coalition Environmental Inventory as a starting point, have a CURA NPCR intern conduct a thorough study, including the areas long term and ongoing exposure to environmental hazards.

Time Frame: 1995

Cost: To be determined.

Funding: CURA NPCR intern

5. COMMERCIAL PROPERTIES AND ACTIVITIES

Commercial-Retail businesses are generally of a neighborhood character with a few restaurants that draw from a citywide clientele. The number of neighborhood service establishments is inadequate with no drugstore, medical or dental clinic, cafe, etc.

The historical industrial base of the neighborhood is changing. No longer do the industrial and manufacturing facilities provide many jobs for the residents.

Bars provide a certain socializing element to neighborhood residents, but the large number of liquor establishments represents a social problem in that it serves to detract significantly from the safety and quiet enjoyment of the neighborhood. The numerous bars and liquor stores in and around Bottineau are a historical holdover from the Liquor Patrol District established in the City following the repeal of prohibition in the 1930s.

Goal A: Rehabilitate, renovate or replace neighborhood commercial facilities to enhance and maintain neighborhood vitality by developing a viable and compatible mix of neighborhood services which will strengthen the residential base of the neighborhood, and through a better commercial business climate, assist service oriented commercial businesses on an economic and environmental basis.

Objective 1: Create a commercial development fund that will foster neighborhood stability through acquisition of property, demolition of buildings, and improvement of existing land or residential sites.

Action a: MCDA funds will be used to assist commercial revitalization. Neighborhood representatives, MCDA staff, developers and lenders will work cooperatively to develop eligibility guidelines, criteria and a loan review process for the, creation of a 3-10 revolving loan fund available for all businesses in Bottineau.

Time Frame: Phase 1 (1995): Develop Eligibility guidelines, criteria and loan review process with lenders. Criterion for being considered for these low interest loans may include: Involvement in the Neighborhood Environmental Partnership (NEP), a pilot program started by BCIA with a grant from the Minnesota Office of Waste Management. The NEP is designed to reduce hazardous and solid waste generated by businesses through partnerships established between residents, government, and business.

Phase 2 (1995-96): Any available MCDA Loan moneys identified ; packaging of commercial projects underway (CDC, private developer, other involvement).

Phase 3 (1995-):: Commercial rehabilitation, renovation, replacement.

Phase 4: After initial disbursement of revolving loan funds, pay back periods (1-10 years) for the loans will need to accrue before the pool of funds can be utilized again [2000-2005]

Cost: *To be determined*

Funding: MCDA - to be determined; NRP \$250,000

Objective 2: Add attractive and sturdy trash receptacles, bike racks and seating throughout the neighborhood to provide for a healthy and safe environment for residents, and reduce blight..

Time Frame: 1996

Cost: \$10,000 **Funding:** Private -- \$5,000; NRP -- \$5,000 matching funds.

Objective 3: Provide funds to ,acquire blighted industrial/commercial buildings

Action a: The neighborhood wants to demolish blighted industrial/commercial buildings; MCDA to provide gap funding for development that may occur on the site. ESNS is supported as one of the site's successor by the neighborhood

What: Fleischman's Malting Company site

Time Frame: 1994 -- 1995

Funding: NRP -- \$200,000; MCDA -- up to \$200,000; Private -- \$1,000,000

6. DEVELOPMENT, LAND USE AND ZONING

Original land use patterns are still present in the neighborhood, with industrial and manufacturing uses next to or across the street from single family homes. Current examples of industrial and manufacturing activities include warehousing, railroad and rail storage, grain silos, outdoor storage, and shipment of materials.

There are presently no policy guidelines as to residential, commercial, or business development in the neighborhood other than the Comprehensive Plan which was developed by the Bottineau neighborhood and which has been ignored by the City of Minneapolis and its main development agency MCDA. The City of Minneapolis and MCDA continue to allow and even promote industrial development and land use in the neighborhood contrary to the wishes of the residents and in direct contradiction to the Bottineau CP.

MCDA's present planning envisions the reuse of past industrial land into future light manufacturing uses through the use of a Tax Increment Financing district. The majority of this land is located either along the River or as a north-south intrusion dividing the neighborhood's areas. Addressing the problem of inappropriate industrial use is a major goal of the Plan. The Tax Increment Finance District, as established by the MCDA for the reuse of industrial -land, is not appropriate.

The river front, besides being the most precious natural and cultural feature in Bottineau and the adjoining neighborhoods, is the feature around which Bottineau should be renewed, in addition to the parks. This resource and the adjacent land should be recognized as the neighborhood's most significant amenity. Industry should be removed from it, and access to it, should be developed to provide focus to the neighborhood without disturbing the present residential properties along its bank.

The mixture, location and review criteria for nonresidential activities are important issues of the Plan. A significant amount of neighborhood land is owned by industrial users such as Burlington Northern Railroad and Packaging Corporation of America. The remaining property is individually owned by local businesses or home owners.

The existing railroad corridor serves four commercial industrial users in or south of the neighborhood. The rail users in Bottineau are Packaging Corporation of America and Fleischmann Malting. Graco and Scherer Brothers Lumber are down the line in the St. Anthony West neighborhood. The land area occupied by rail and industrial property is sited and extensive to the point of giving the neighborhood the appearance of being on the edge of becoming blighted.

The rail and industrial property is both a hindrance to the development and renewal of adjoining residential and service oriented commercial properties, and it presents a bank of available land that can be redirected to reestablishing the residential vitality of the neighborhood.

Inconsistencies, nonconforming uses, and spot zoning should be reviewed; a rezoning study for the neighborhood is appropriate, given the existing conditions. It is apparent to the residents that the current amount of industrial land prevents a cohesive residential neighborhood. Considering the opportunities for redevelopment these industrial properties represent, the community has decided that the parks and the Mississippi River will be the center or focus of the neighborhood.

Goal A: Develop an image of a vital residential neighborhood that has a continuity of land use focused on an inviting, accessible, and renewed Mississippi River and parks; and resolve land use issues that detract from a safe and healthy environment and are disruptive to the residential character of the neighborhood.

Objective 1: Arrest and reverse the industrialization of the neighborhood, and direct industrial land to uses compatible with the desires of Bottineau's residents.

Action a: Work with MCDA, Planning, Zoning, and other City agencies are to conduct a land use study and to ensure that industrial development and the industrial reuse of present industrial land within in and adjacent to Bottineau will not adversely affect the overall character of the neighborhood until land use issues are resolved -- areas to be addressed include but not limited to Premier Bindery, ADM/ Fleischmans, 23rd and California, Siwek's, Packaging Corporation of America, and the River corridor.

Time Frame: 1995

Cost:

Funding: Regular City budget.

Goal B: Develop zoning that strengthens housing opportunities in the neighborhood through Minneapolis Planning Department's current rezoning analysis.

Objective 1: Mississippi Corridor-River Related Uses Study

Action a: Planners from the City, County, State and the National Park Service, in conjunction with the Bottineau neighborhood and the Mississippi Corridor Neighborhood Coalition (MCNC), will develop criteria for a land use study and long range plan for the critical area of the urban corridor of the Mississippi River in addition to the passage and implementation of the MNRRRA Plan. The scope and outcomes of this study are to be defined by the affected' neighborhoods. Any new industrial development along the corridor should be brought to the neighborhood for their review.

Time Frame: 1995-2000

Cost: To be determined.

Funding: To be determined.

Objective 2: That the Minneapolis Planning Commission study incompatible land use in the Bottineau Neighborhood and derive a more appropriate policy for long term industrial relocation of industry to a clean and centralized M1, M2, M3 zone.

Action a: . As the new zoning plan emerges, look at what implications this has for the TIFF district that cuts right through the middle of the neighborhood.

Action b: MCDA to adhere to long range plans for neighborhood revitalization and to be accountable to the Planning Commission for development projects.

Time Frame: 1994-1995

Cost: N/A

Funding: Regular City budget.

Goal C: (See Commercial Properties, Goal A, Objective 3)

Objective 2: Conduct a land use study to determine the reuse of available property.

Action a: Do a feasibility study of the Fleischman's Malting Company site.

Time Frame: 1995

Costs: \$40,000

Funding: ESNS - \$30,000; NRP -- \$10,000

Goal D: Work with industrial property owners to ensure compliance with all codes and ordinances.

Action a: Ensure that as industrial sites become available that these sites will be evaluated for potential contamination and alternative sources of funding for their cleanup will be explored and sought.

Action b: City agencies to enforce all codes and ordinances.

Action c: City agencies, MPCA, and the City Council are to work with companies to make sure that compliance with the requests for a contamination cleanup schedule and an EAW are met.

Time Frame: 1994 and, ongoing

Cost: To be determined.

Funding: To be determined.

7. PARKING AND TRAFFIC

Traffic volumes are the heaviest on Marshall Street and University and Lowry Avenues; these volumes are nowhere near capacity and no stacking or delays occur. However, the volumes and speeds are detrimental to the residential community, and significant truck traffic does occur throughout the residential portions of the neighborhood due to the integral nature of the manufacturing and residential uses of the neighborhood. Addressing this is paramount.

Marshall Street currently carries all forms of transportation including semi trailer trucks which service industrial and manufacturing uses in the neighborhood and in adjoining neighborhoods. University Avenue has similar uses, and this is a heavier through-commuter route than Marshall Street. Lowry Avenue is a east-west link through North and Northeast Minneapolis and one of the few River crossings on the City's north side.

Second Street is increasingly becoming a truck route due to the manufacturing/industrial north of Lowry Avenue, the reuse of the Sheet Metal Connectors Building and lack of enforcement of truck traffic regulations. 22nd Avenue is the only continuous east-west link through the neighborhood and it is increasingly subject to illegal truck traffic.

Pedestrian/ vehicle conflicts occur frequently along University Avenue, when crossing Marshall Street to access the River, and along Second Street at Bottineau Park.

Two distinct and different parking demands exist: daytime commercial and manufacturing employees, and night-time/weekend entertainment visitors. -

Commercial/Industrial parking seems to be adequate, although the visual image of the lots could use upgrading. Parking along *Lowry*, *Marshall* and *University* to access neighborhood parks and businesses is generally unsafe due to rapid traffic flow. Restaurant/Entertainment parking for a few establishments overflows the on-site available parking and requires additional on-street parking.

Parking around *Bottineau Park* is most intense during summer and at the time of community meetings. Much of the evening use of *Bottineau Park* fields in the summer is from those coming from outside the neighborhood for team sports.

Goal A: Control and direct traffic patterns by reducing traffic speeds along main thoroughfares to a point that enhances pedestrian and bicyclist safety and makes the traffic more compatible with a residential neighborhood, focused on the parks and *River*, bounded by service oriented retail/commercial areas. Improve parking throughout the neighborhood, including *Bottineau Park* and landscape the parking lots of the retail/commercial areas to generally improve their appearance,

Objective 1: Reduce all truck traffic, restructure negative impacts, better enforcement of violations (e.g. size of trucks being allowed to enter residential areas from the north *University* area); residential streets were not designed for 18-24 wheel trucks; weight restriction on *University* overpass at 30th Avenue. Reduce pedestrian-vehicle conflicts along all truck routes (*University*, *Second*, *Marshall*, *Lowry*); especially critical for access to parks on *Second* and *Marshall* Streets.

Action a: Conduct a Parking and Traffic Study for the *Bottineau* Neighborhood.

Time Frame: 1995 Costs: \$15,000

Funding: Regular City budget - \$10,000;NRP - \$5,000 (approved as Early Access funds)

Action b: Examine the feasibility of parkway options as part of the Parking and Traffic Study.

Action c: Develop appropriate parking in the neighborhood to accommodate daytime commercial and manufacturing employees, and provide for night time weekend entertainment and visitors; provide for overflow; improve the appearance of parking lots.

Time Frame: To be determined.

Cost: To be determined.

Funding: To be determined.

8. PEDESTRIAN AND BICYCLIST MOVEMENT

Pedestrian traffic around *Bottineau Park* is very high around certain times of the year. Pedestrians experience some conflicts with motorized traffic.

North-South pedestrian movement is generally good , while East-West movement is inhibited by noncontinuous streets, railroad tracks, and existing manufacturing and industrial land uses.

There are numerous pedestrian/vehicle conflicts along *Lowry*, *University*, and *Marshall* due to a lack of traffic control devices and speed limit enforcement. This greatly inhibits safe pedestrian crossings and access to the *Mississippi*.

Goal A: Improved walkways throughout the neighborhood are desired, especially if they link destinations such as parks, the river, social and commercial areas. Bicyclists have many of the same problems as pedestrians and also have trouble finding suitable places to lock their bikes. Connect *Bottineau Park* to the river via a pedestrian greenway.

Objective 1: Determine reuse of some railroad right-of-way/spurs to create pedestrian/bicycle pathways and appropriate green spaces

Action a: Engage consultant services to evaluate reuse options for this property.

Time Frame: To be determined.

Cost: To be determined.

Funding: To be determined.

Goal B: Improve the environment for pedestrians, including Marshall St., University and Lowry Avenues. Incorporate in the Traffic Study (Goal A, Objective 1, Action a)

Objective 1: Determine the full extent of hazards for pedestrians and ways and means of providing for pedestrian safety and ease of transit.

Action a: Include this problem as one for special emphasis in the traffic study.

9. HISTORIC RESOURCES

No designated (National or State) historic structures are within the neighborhood boundaries. Structures within the larger community as identified by the neighborhood include the Grain Belt Brewery and area churches. Significant structures within the neighborhood are East Side Neighborhood Services, Polish Palace, Demko/Sinclair, Fleischmann office and the residences on the Mississippi River.

Goal A: Develop a historic profile of the neighborhood

Objective 1: Document all potentially historic aspects of the neighborhood being certain to include an oral history drawing on the resource of the senior residents.

Action A: Consult with the Minnesota State Historical Society and others.

Time Frame: 1994 - 1995

Cost: To be determined.

Funding: Minnesota Humanities Commission; Minnesota Historical Society

10. PARKS, OPEN SPACE AND RECREATION

The Mississippi River and its edges are recreational opportunities of regional interest, but the public's enjoyment and access to the River banks are limited due to existing land use.

Gluek Park and Bottineau Park are the two areas which offer open space and recreational opportunities. Bottineau Park is in need of rehabilitation and a review of its programming requirements. The LCMR park at Marshall and Lowry needs a complete development plan.

Goal A: Develop a park and open space system with a special emphasis on access to the Mississippi.

Objective 1: Wildflower/prairie grass greenway/trails creation through the neighborhoods central vacant corridor. Housing options also should be considered for this corridor.

Action a: Work with the Park Board to explore the possibility of a greenway trail system connecting Gluek, Bottineau, LCMR, and the River and other green spaces as they become available.

Time Frame: 1995 and ongoing

Cost: To be determined

Funding: To be determined

Objective 2: Develop the LCMR park site with wild flowers and prairie grasses.

Action a: Remove blacktop at the LCMR park site and incorporate fencing and plantings of wild flowers and prairie grasses.

Time Frame: Spring 1995

Cost: To be determined

Funding: NRP - \$40,000 (\$30,000 for blacktop removal, fencing and plantings;\$10,000 for future plantings.

Objective 3: Improve park facilities including but not limited to : play areas, lighting, site furniture, play areas and landscaping..

Action a: Park Board will help implement improvements.

Time Frame: 1996

Cost: \$156,000

Funding: NRP - \$156,000

Objective 4: Tree Planting Partnership with the Park Board for the Bottineau Neighborhood.

Action a: Park Board to conduct another tree inventory of the neighborhood once the snow has melted.

Costs: \$11,516 Funding:

NRP \$ 11, 516.

Goal B: Involve neighborhood in community planting effort.

Action a: Establish a 2 year plan with the Sustainable Resources Center for community gardens to develop a planting and landscape plan for the neighborhood.

Action b: Work cooperatively with Concerned Citizens of Marshall Terrace neighborhood organization on area-wide community planting efforts.

Time Frame: 1995 -- 1997

Cost: NRP - \$20,000

Goal C: Establish more police visibility in the neighborhood.

Objective 1: Explore the feasibility of a satellite police station for the River side of Northeast..

Action a: Work with City Council and Police Department to determine the feasibility.

Action b: Ask police and park police to more visibly patrol park and other neighborhood areas, especially those adjacent to bars.

Time Frame: 1995

Funding: Regular Police Budget; Seek funding from businesses

11. PUBLIC WORKS AND UTILITIES

Sewer lines are of adequate size and are in generally good condition. Water pressure is adequate and the lines are in generally good condition. Storm sewer is being upgraded as needed, but is in generally good condition. However, there are specific areas where there is consistent rain-related flooding, e.g., Third Street and 24th Avenue, Second Street and Lowry. These problem areas should be resolved.

Northern States Power Company has high-voltage power lines and towers just west of the railroad tracks, in a designated utility easement. They represent a health, developmental, and esthetic detriment to the neighborhood. NSP, cable companies, and U. S. West have overhead service lines throughout the neighborhood which are an eyesore and redevelopment and renewal hindrance.

Street surfaces are generally in good condition with resurfacing occurring in the regular City rotation. The right-of-way on streets is adequate with most having a grass boulevard between the sidewalk and the curb. Curb and gutter are generally in good condition, except along Lowry and Marshall. Most of the curb replacement to a lowered curb at the corners has been completed.

Goal A: Public Works to complete an assessment of the sewer/storm drains in the neighborhood and resolve flooding problems.

Goal B: In reference to the NSP high tension power lines_, ensure the health and safety of the residents of Bottineau and maximize the development ability and renewal of the neighborhood.

Objective 1: Have the NSP high tension lines either relocated or buried.

Action a: Contact the City of Minneapolis, NSP, the PUC, and the State of Minnesota Health Department to negotiate the removal of the high tension lines.

(\$\$ in 000's)

SUMMARY 1995-1999 BOTTINEAU ACTION PLAN FUNDING

GOALS AND OBJECTIVES	1995	1996	1997	1998	1999	TOTALS
COMMUNITY BUILDING						
A.1. Neighborhood Organizations	0	0	0	0	0	0
SOCIAL AND SAFETY ISSUES						
A.1. Neighborhood Safety Coordinator	18.15	0	0	0	0	18.15
B.1.a. Community/School Initiatives	30	15	0	0	0	45
B.1.b. Elderly Services	0	0	0	0	0	0
B.2.a. Indoor Sports Facilities	0	0	0	0	0	0
B.2.b. Environmental Curriculum	0	0	0	0	0	0
HOUSING						
A.1.a. Housing Contingency Fund	105	0	0	0	0	105
B.1.a-b. Housing Revolving Loan Fund	500	175	0	0	0	675
C.1.a. Convert lots to sideyards	0	0	0	0	0	0
D.1.a. Convert Duplex to Single-Family	0	0	0	0	0	0
D.2.a. Licensing of Rental Property	0	0	0	0	0	0
D.3.a.-c. Housing Codes	0	0	0	0	0	0
E.1.a. Loan and Grant Program-Seniors	0	0	0	0	0	0
E.2.a. Senior Housing Options	0	0	0	0	0	0
F.1.a. Alternate Housing Funding	0	0	0	0	0	0
HEALTH, ENVIRONMENT, NATURAL						
A.1.a. Study Environmental Hazards	0	0	0	0	0	0
COMMERCIAL PROPERTIES						
A.1.A. 3-10 Revolving Loan Fund	250	0	0	0	0	250
A.2 Trash Containers, Bike Racks	10	0	0	0	0	10
A.3. Acquisition Blighted Properties	1400	0	0	0	0	1400
DEVELOPMENT, LAND USE, ZONING						
A.1.a. Land Use Study	0	0	0	0	0	0
B.1.a. Mississippi Corridor Study	0	0	0	0	0	0
B.2.a.-b. Planning Compatibility	0	0	0	0	0	0
C.1.a.-c. Work with Industrial Properties	0	0	0	0	0	0
C.2.a. Feasibility Study Fleischman's	40	0	0	0	0	40
D.1.a.-c. Code Compliance	0	0	0	0	0	0
PARKING AND TRAFFIC						
A.1.a. Conduct Parking & Traffic Study	15	0	0	0	0	15
A.1.b.-c. Parkway Options & Parking	0	0	0	0	0	0
PEDES71AN & BICYCLE MOVEMENT						
A.1.A. Right-of-Way Bike Paths	0	0	0	0	0	0
B.1.a. Environment for Pedestrians	0	0	0	0	0	0
HISTORIC RESOURCES						
A.1.a. Document History of Neighborhood	0	0	0	0	0	0
PARKS, OPEN SPACE, RECREATION						
A.1.a. Greenway Trail System	0	0	0	0	0	0
A.2.a. Remove Blacktop & Plant Flowers	40	0	0	0	0	40
A.3.a. Improve Park Facilities	156	0	0	0	0	156
A.4.a. Tree Planting	11.516	0	0	0	0	11.516
B.1.a.-b. Community Plantings	20	0	0	0	0	20
C.1.a. Police Substations	0	0	0	0	0	0
C.1.b. Police Patrols	0	0	0	0	0	0
PUBLIC WORKS AND UTILITIES						
A.1.a. Public Works Assess Storm Sewers	0	0	0	0	0	0
B.1.a. NSP High Tension Lines Relocated	0	0	0	0	0	0
TOTALS 1995-1996	2595.666	190	0	0	0	2785.666