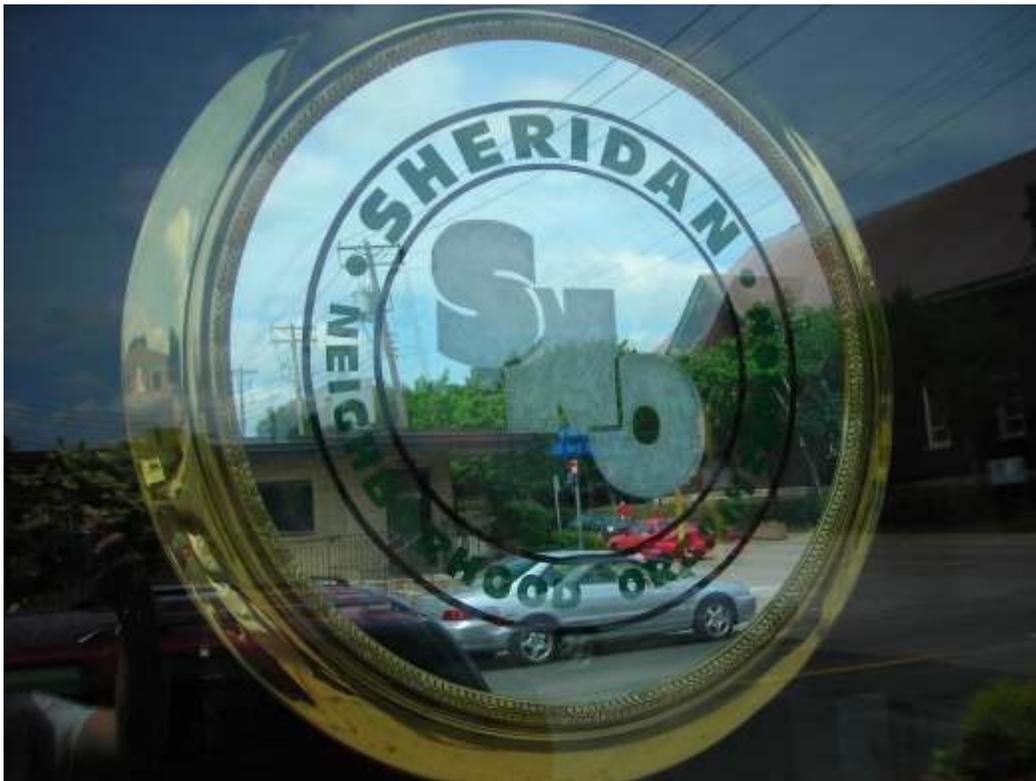


# Sheridan 2015

The Sheridan Neighborhood  
Phase II Neighborhood  
Revitalization Program Plan



Prepared by the Sheridan  
Neighborhood Organization  
NRP Committee  
June 2006

# Table of Contents

Strategy Summary	3
Introduction: A Photograph of Sheridan	4
The NRP and Sheridan	7
Phase II Begins	10
Youth	13
Housing	14
Crime and Safety	16
Art and Business	17
Environment	20
Community Building	22
Credits	23
Appendix: Green Building Standards	26

# Sheridan NRP

## Phase II Strategies

Section / Citation	Strategy name	Proposed NRP funding
<b>Youth - \$3,000</b>		
1.1	Youth Website	\$3,000
1.2	Youth Resources	\$0
<b>Housing - \$275,822</b>		
1.1	Revolving Loan Fund	\$60,000
1.2	NE Housing Resource Center	\$0
1.3	GAP Financing Program	\$60,000
2.1	Homebuyer Assistance Program	\$40,000
2.2	Fix & Paint Program for Live/Work Spaces	\$55,822
2.3	Land Trust	\$60,000
<b>Crime &amp; Safety - \$40,000</b>		
1.1	13th Avenue Streetlighting	\$30,000
1.2	"Lights On Sheridan"	\$10,000
1.3	Crime Prevention Through Environmental Design	\$0
1.4	Public Art	\$0
1.5	Graffiti Removal	\$0
2.1	Block Clubs	\$0
2.2	Community Impact Statements	\$0
2.3	Home Safety Checks	\$0
2.4	Police Buyback (COPSIRF*)	\$0
<b>Arts &amp; Business - \$41,000</b>		
1.1	Arts District Signage	\$11,000
1.2	Arts Avenue Streetscape	\$10,000
1.3	Promote Live /Work Spaces for Artists	\$0
1.4	Arts District Promotion	\$0
1.5	Arts Avenue Business Opportunities	\$0
1.6	Business Exterior Loans	\$20,000
<b>Environment - \$40,000</b>		
1.1	Upper Mississippi River Park	\$30,000
1.2	18th Avenue Greenway	\$10,000
1.3	Bike and Pedestrian Trails along River	\$0
1.4	Rain Gardens	\$0
2.1	Green Building Principles	\$0
2.2	Pedestrian Friendly Streets	\$0
2.3	Transit Services & Amenities	\$0
2.4	Biking and Walking for Transportation	\$0
2.5	Traffic Calming	\$0
2.6	Marshall Street Plan	\$0
<b>Community Building - \$38,495</b>		
1.1	SNO Events	\$0
1.2	Community Work Day	\$4,248
1.3	Phase II Plan Development	\$12,000
1.4	Plan Implementation	\$18,000
2.1	Wellness Program	\$4,247
<b>PLAN TOTAL</b>		<b>\$438,317</b>

\* - The Sheridan and St. Anthony West neighborhoods also jointly received \$58,575 through the NRP Community Oriented Public Safety Initiatives Reserve Fund (COPSIRF). This allocation is not included in the total Action Plan Request calculated above, nor does it count against the neighborhood's Phase II allocation.

August 21, 2006

# Introduction: A Photograph of Sheridan

The Sheridan Neighborhood is located in Northeast Minneapolis. The neighborhood is bounded by the Mississippi River on the west, Washington Street on the east, Broadway on the south and 17th Ave. NE on the north.

Sheridan is a historic working class neighborhood. Parts of the neighborhood were included in the original plat of the city of St. Anthony, and some properties in the neighborhood date back to the middle of the 19th century. Before that, the land of Sheridan was hunted and fished on by the continent's earliest inhabitants, and one of its streets, Marshall, was part of the Pembina Ox Cart Trail, and may have been used as a trail along the river for centuries before that.

In the early 20th century, the neighborhood was settled primarily by immigrants from Eastern Europe. The streetcar that used to run down 2nd Street NE was called "The



Polish Flyer" and churches in Sheridan continue services in Polish to this day.

Many of these immigrants worked in various industries located along the Mississippi River. The most notable of those industrial properties was the Grain Belt Brewery, one of the region's largest beer makers.

The heart of Sheridan is a neighborhood commercial corridor along 13th Avenue, where a crosstown streetcar line used to run. This strip of one to three story commercial buildings



and houses used to serve almost every daily need for neighborhood residents, from hardware to entertainment. Many of those neighborhood service businesses left in the 1980's and by the late 1990's art galleries started appearing on the street. Today, 13th Avenue

is both Main Street for the Sheridan Neighborhood and a center for artist activities for the whole city. The stretch of 13th Avenue through Sheridan has become "Arts Avenue."

Recently, Sheridan was one of four northeast neighborhoods included in the city's designated arts district. Around the same time, the Grain Belt brewhouse was restored to be the headquarters for a large regional architecture firm.

The neighborhood continues to change, as many of its long-term residents have aged and sold their homes to a new generation of artists and immigrants from other corners of the globe. Sheridan is now home to many residents whose first language is Spanish. Many younger families have moved into the neighborhood recently, and one of the fastest growing groups in the neighborhood is children.

The neighborhood's riverfront is also in the process of great change. Formerly lined by industrial properties, it is slowly developing into a corridor of recreational and housing uses under the guidance of the Upper River Master Plan.

## Census Information

Between the 1990 and 2000 census, Sheridan's percentage of owner-occupied housing units increased from 38.6% to 44.7%. The current rate is still less than the city average of 51.4%. Sheridan continues to have a population slightly older than the city average, though not as old as it was in 1990 (households with residents 65 and older decreased from 24% to 18%. The city average is just under 16%). Every age group in Sheridan lost population between 1990 and 2000 (both in real numbers and percentages) except age 10-19 and age 35-54.

Forty percent of Sheridan's households consist of a single person, which is also about the city average. Sheridan's population of residents identifying themselves as "White" decreased from 90% in 1990 to 81% in 2000. The percentage of Sheridan's residents who identified themselves as Hispanic increased from just over 2% in 1990 to 11.7% in 2000. Sheridan has a higher percentage of Hispanic residents than the city in general.



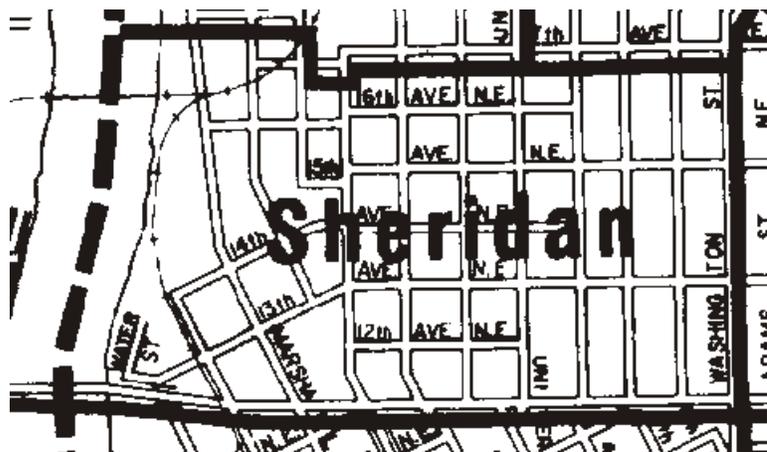
# The NRP and Sheridan

The Sheridan Neighborhood is represented today by the Sheridan Neighborhood Organization (SNO), which is in its seventh year. In 2004, the NRP Committee of SNO began work on its second phase NRP plan.

The Sheridan NRP Phase I Plan was written by the NRP Committee of Sheridan Today and Yesterday (STAY), the neighborhood organization that preceded SNO.

The focus of the Sheridan Phase I NRP plan was on housing. Sheridan's Phase I NRP allocation was approximately \$2 million, and about 75% of these funds were targeted in the area of housing. About half those housing funds were originally targeted to housing demolition, but since the plan's approval all the demolition funds were re-allocated to other housing purposes, from home and business fix-up programs to a down-payment assistance program to encourage home ownership by households with incomes lower than the city's median.

The demolition programs that were written into the Phase I plan are no longer necessary in part because of the success of the NRP Phase I plan. Sheridan's home values rose faster than the city's average, and the neighborhood's hardy and historic housing stock came to



be viewed as highly desirable. Because of the NRP fix-up funds disbursed, Sheridan's housing looks better than it has in years. The NRP funding had a spin-off effect, and other homeowners did work without the assistance of neighborhood funds.

A new Pierre Bottineau branch library is also a sign of the NRP plan's success. This project may not have happened without the NRP funds contributed by the Sheridan and Saint Anthony West



neighborhoods. Sheridan allocated \$100,000 to help fund amenities for this library, which is now successfully operating in the former Grain Belt Wagon Shed and Millwright Shop.

The Ritz Theater on 13th Avenue NE is another success of the Sheridan NRP plan. The theater had stood vacant since the early 1980's. Sheridan NRP funds made possible a re-use study that showed that the theater would work for a new tenant, and additional NRP funds have helped transform the building into the home of the Ballet of the Dolls dance company. In all, \$155,000 of Sheridan's Phase I NRP funds went into the theater project. The Holland Neighborhood also contributed NRP funds to this project, and the result is a beautifully restored home for the Ballet of the Dolls dance company, and performance space for many other regional dance companies. The theatre, with its recreated marquee, is also a beacon to draw more people to the growing Arts Avenue business district.

The NRP plan also led to the formation of a new neighborhood organization, SNO, which has worked hard to bring new life and involvement into the Sheridan Neighborhood. Events like the annual SNO Ball and Ice Cream SNOcial have helped to build community in the neighborhood.

In early 2004, Sheridan's NRP Phase I Implementation Committee held a Town Meeting to get feedback on Sheridan's NRP Phase I plan and to get approval to reallocate some of the Neighborhood's unspent Phase I funds. The information from this meeting was reported back to the community in the Phase I Review document that the Committee wrote.



# Phase II Begins

In 2004, the Sheridan NRP Phase II Steering Committee was formed to begin work on Sheridan's Phase II NRP plan. The first job of the committee was to review all the existing plans that touched on the Sheridan Neighborhood. The committee reviewed the Minneapolis Plan, the Northeast Minneapolis Action Plan, the Upper River Master Plan, as well as neighborhood action plans for all the neighborhoods surrounding Sheridan. This review grounded the committee in the ideas already out there.

The committee then organized an NRP Town Meeting, which took place on March 5, 2005. At this meeting, the committee presented the information that it gathered in the review of existing plans and then asked neighborhood residents to brainstorm ideas. Over fifty residents and stakeholders attended this meeting and participated.



The committee then designed a survey to get more information. During Art-A-Whirl 2005, the Sheridan NRP Committee hosted an open house event in the SNO office, which is in a storefront shared with an art gallery. The committee passed out surveys and had residents write their ideas for the neighborhood on post-it notes and place them on neighborhood maps. A video camera was also set up to allow people to voice their concerns. Hundreds of people came through the office for this event and many of them contributed information and ideas for the planning process.

The surveys were also handed out at other neighborhood events over the course of the summer. The survey was also translated into Spanish and distributed to members of the neighborhood's Latino community.

The NRP Steering Committee also reached out to existing groups in the neighborhood, such as artists, arts organizations, churches, and social institutions, to let them know about the progress of the plan. Minutes of the Steering Committees meetings were posted on the sheridanneighborhood.org web site, and representatives from some of these other groups followed the progress of the plan on the web.

In the fall of 2005, Sheridan Neighborhood was awarded an intern through the Neighborhood Planning for Community Revitalization Program at the University of Minnesota. This intern, Adam Sandstrom-Maleitszke, put together a report with recommendations for the neighborhood in the areas of streetlighting and streetscape. The focus of his plan was Arts Avenue, the 13th Avenue commercial strip, but he also showed how the impact of this district radiates out into the streets of the surrounding neighborhood. His plan was the product of a number of interviews, research, and visual surveys, and will be an important tool for executing these aspects of the Phase II plan.

### **What the Committee found**

In the process of surveying neighbors, the NRP Committee found that residents and stakeholders in Sheridan like the neighborhood very much and want to keep it a great place. Residents wanted to have a strong role in guiding what happens on the river. They also wanted to strengthen the business district along 13th and make the neighborhood safer with additional street lighting. They wanted good transit service and better

accommodations for bicycling and walking. They wanted programs to give the neighborhood's youth activities after school, and youth wanted a way to get their concerns heard, and to work on neighborhood projects. They also wanted effective tools to use to make a safer neighborhood.

Business owners wanted signs to help draw customers onto the 13th Avenue business district and to define the district. Neighbors in general wished to extend the successful housing rehabilitation programs from the Phase I plan, and to look at ways to make housing more affordable through Land Trusts. They also wanted to look at ways to develop more live-work housing, particularly for the neighborhood's artist community.

Beginning in the fall of 2005, the Sheridan NRP Committee began meeting with stakeholders and city staff in the various areas that are addressed by the plan. At these meetings, committee members worked out ideas for the plan's various sections. Then the committee went to work writing the plan.

The Committee completed the plan in the spring of 2006 and presented the plan at a Town Meeting. Comments on the plan were solicited and were incorporated in revisions that the committee made before presenting the plan to the SNO Board at its June monthly meeting.



# Youth

## **Goal: Involve youth in neighborhood activities**

**Strategy 1: Develop and maintain a neighborhood-specific web site with neighborhood youth ages 12-17.**

**NRP Funding:** \$3,000

**Projected Uses:** Web hosting, hardware and software, training.

**Start Date:** 2007

**Comments:** Youth will work with adult mentors to develop work skills with an emphasis on gender and multi-cultural inclusion. The participants will also develop fundraising strategies; products and proposals, to make the most of the NRP money.

**Partners:** New City School, Pierre Bottineau Library, Minneapolis Park and Recreation at Bottineau Park, and East Side Neighborhood Services Youth Program

**Contract Manager:** Hennepin County

**Strategy 2: Identify, cultivate, and coordinate resources for youth in the neighborhood.**

**Funding:** As funds become available.

**Comments:** SNO would like to build stronger partnerships with youth-serving organizations in the Northeast area. This may include youth employment.



# Housing

## **Goal 1: Maintain and improve the housing stock in the Sheridan Neighborhood**

### **Strategy 1: Continue funding the Sheridan Revolving Loan Fund.**

**NRP Funding:** \$60,000

**Projected Uses:** Loans and grants.

**Start Date:** 2007

**Comments:** We will revisit the Program Guidelines of this program from our NRP Phase I. In Phase II, we will merge the separate programs for Owner-occupied and absentee-owned properties into one program. Deferred loans will be available to homeowners who meet income limits. A portion of this strategy will be reserved for owners who meet income limits.

**Partner:** Nonprofit Housing Administrator

**Contract Manager:** DFD

### **Strategy 2: Publicize the Northeast Housing Resource Center as an information clearinghouse for home repair and rehabilitation.**

### **Strategy 3: Continue the Sheridan GAP Housing Program.**

**NRP Funding:** \$60,000

**Projected Uses:** Home purchase and rehabilitation.

**Start Date:** 2009

**Comments:** This late addition to NRP's Phase I plan will help the neighborhood work with the Housing Resource Center to target problem properties that can be purchase, rehabilitated and then sold to homeowners.

**Partners:** Nonprofit Housing Administrator, 2nd Precinct Sector Lieutenant and Crime Prevention Specialist

**Contract Manager:** CPED

## **Goal 2: Increase housing affordability in the Sheridan Neighborhood**

### **Strategy 1: Continue the Home Buyer Assistance Program.**

**NRP Funding:** \$40,000

**Projected Uses:** loans and grants.

**Start Date:** 2007

**Comments:** This program is another carry over from Phase I. It provides a deferred loan to lower income home buyers to help with the downpayment for their home. SNO will also work with local Realtors to publicize this program.

**Partner:** Nonprofit Housing Administrator, local realtors.

**Contract Manager:** DFD

**Strategy 2: Encourage live-work space housing with the Fix and Paint Loan Program.**

**NRP Funding:** \$55, 822

**Projected Uses:** Loans and grants.

**Start Date:** 2007

**Comments:** One of the main goals of the Phase I plan was to improve the appearance of housing in the neighborhood and the fix and paint program of Phase I helped to address this problem by offering many matching deferred loans to Sheridan homeowners. We want to carry this Fix and Paint program over to Phase II, but to limit it to work, both interior and exterior, that provides space for home-based business owners to do their work in their home. One purpose of this program is strengthen the Minneapolis Arts District, making it more affordable for artists to live and work within the district. This program would be most likely a 0% loan program. Deferred loans will be available to homeowners who meet income limits. A portion of the funds for this strategy will be reserved for owners who meet income limits.

**Partner:** Nonprofit Housing Administrator.

Contract Manager: DFD

**Strategy 3: Work with area land trusts to encourage affordable housing in Sheridan.**

**NRP Funding:** \$60,000

**Projected Uses:** Write down housing costs.

**Implementation:** 2008

**Comments:** The land trust model allows affordability for home-buyers by taking the cost of the land out of the transaction. We would like to work with an area land trust to make single family housing units more affordable through the land trust.

**Partner:** Area Land Trust.

**Contract Manager:** CPED



# Crime and Safety

## **Goal 1: Create a safer Sheridan Neighborhood through Design**

### **Strategy 1: Develop better street lighting for the Sheridan Neighborhood.**

**NRP Funding:** \$30,000

**Projected Uses:** Streetlighting.

**Start Date:** 2008

**Comments:** An intern through the Community Planning for Neighborhood Revitalization program at the University of Minnesota worked with SNO to develop a manual with street lighting recommendations for Sheridan. His report will guide work on this strategy.

**Contract Manager:** Minneapolis Public Works

### **Strategy 2: Develop better lighting in the Sheridan Neighborhood through a "Lights On Sheridan" neighborhood effort on houses and businesses.**

**NRP Funding:** \$10,000

**Projected Uses:** Rebates for lighting and installation.

**Start Date:** 2007

**Comments:** This program would encourage residents to turn on their existing lighting for safety, and also to get more exterior lighting for their buildings. We would work with the Nonprofit Housing Administrator on a program to offer rebates for homeowners who install exterior lighting. A particular emphasis would be placed on solar lights and other green lighting options.

**Partners:** 2nd Precinct Sector Lieutenant and Crime Prevention Specialist and the Nonprofit Housing Administrator

**Contract Manager:** DFD

### **Strategy 3: Utilize Crime Prevention Through Environmental Design.**

**Comments:** This would involve educating business owners and home owners about the importance of avoiding creating places where crime can easily happen. This might involve encouraging businesses to use the Business Exterior Improvement Program to open up windows that have been blocked, and to create more pedestrian activity on streets by encouraging activity outside of businesses.

**Partner:** 2nd Precinct Sector Lieutenant and Crime Prevention Specialist

### **Strategy 4: Promote public art to create community gathering and the illusion of watching.**

**Comments:** Art such as murals on buildings can create a sense of watching that can deter crime. People walking around a neighborhood to look at public art becomes eyes and ears on the street to discourage crime.

**Partners:** NEMAA, Minneapolis Arts Commission, Neighborhood Artists

**Strategy 5: Eliminate graffiti in the neighborhood.**

**Comments:** Utilize existing resources to publicize and educate on the importance of graffiti removal.

**Goal 2: Create a safer Sheridan Neighborhood through Organizing**

**Strategy 1: Expand and support a network of block clubs in the Sheridan Neighborhood.**

**Comments:** Work with 2nd Precinct Sector Lieutenant and Crime Prevention Specialist to outreach and encourage neighbors to take block club leader training and make connections on their block.

**Partner:** 2nd Precinct Sector Lieutenant and Crime Prevention Specialist

**Strategy 2: Encourage the use of Community Impact Statements for crimes committed in Sheridan.**

**Comments:** SNO will work with local law enforcement to be sure that the true community impact of crimes in the neighborhood are recognized in the trials for those crimes.

**Partner:** 2nd Precinct Sector Lieutenant and Crime Prevention Specialist

**Strategy 3: Discourage crime by encouraging home safety checks.**

**Comments:** Work with 2nd Precinct Sector Lieutenant and Crime Prevention Specialist to encourage neighbors to get free home security checks.

**Partner:** 2nd Precinct Sector Lieutenant and Crime Prevention Specialist

**Strategy 4: Partner with the second Precinct and nearby neighborhoods to prevent crime through directed patrols.**

**NRP Funding:** \$24,962.95 (COPSIRF)

**Implementation:** Completed.

**Comments:** The 2nd PCT Sector Lieutenant will partner with SNO and Saint Anthony West Neighborhood Organization (STAWNO) to prevent crime through directed patrols to the "NE Bar Beat". This strategy refers to a program that was carried out in 2004 as a collaboration between the two neighborhoods with local law enforcement, and which was funded by COPSIRF (Early Access) funds. This strategy may also be used in the future if the need arises.

# Arts and Business

**Goal: Foster a vibrant, sustainable and pedestrian-friendly 13th Avenue NE (Arts Avenue) and neighborhood business community.**

**Strategy 1: Create signage identifying Arts District locations in Sheridan.**

**NRP Funding:** \$11,000

**Projected Uses:** Signage, gateway kiosks, and web site creation.

**Start Date:** 2007

**Comments:** Sheridan will support and help create demarcation of the Arts District and 13th "Arts" Avenue to the river that announces and celebrates this district.

**Partners:** Northrup King Arts Action Plan Committee, City of Minneapolis Public Works, NE Chamber of Commerce

**Contract Manager:** DFD

**Strategy 2: Create pedestrian-friendly community spaces along Arts Avenue.**

**NRP Funding:** \$10,000

**Projected Uses:** Streetscape improvements.

**Start Date:** 2009

**Comments:** The Sheridan neighborhood lighting plan also included recommendations for streetscape improvements for 13th Avenue. Streetscape elements could include bump-outs, markers, planters, etc.

**Partners:** Neighborhood business owners.

**Contract Manager:** Minneapolis Public Works.

**Strategy 3: Encourage affordable live-work spaces in new development to encourage art production.**

**Comments:** The SNO Board will add criteria to review of commercial and civic development plans within the Sheridan Arts District for live-work space provision and sustainable affordability for artists. The SNO Board will explore rezoning with the City, which would enable smaller living space and a broader array of artist use (see e.g., Lyn-

Lake live-work spaces).

**Partners:** Northrup King Arts Action Plan Committee, City of Minneapolis (Public Works, Transit, etc.)

**Strategy 4: Work with private development and partner with the City of Minneapolis to make the Arts District a unique asset within the city.**

**Comments:** The SNO Board will work with private developments, civic and public works in Sheridan to foster creation of public and private art and artful community spaces Partnership with the City needs development to shape upcoming Public Works projects, e.g., concrete pours, bus stops, curb bump-outs, etc., with artistic projects.

**Partners:** Private Developers, City of Minneapolis

**Strategy 5: Explore ways to create more business opportunities along Arts Avenue.**

**Comments:** 13th Avenue is an emerging commercial corridor. It has a special small town feel that should be preserved. Owners of commercial buildings should be encouraged to open businesses in their storefront spaces, and duplexes should explore opening their first floors for business purposes.

**Partners:** Private Developers, City of Minneapolis



**Strategy 6: Continue the Business Exterior Improvement Loan Program.**

**NRP Funding:** \$20,000

**Projected Uses:** Exterior business improvements.

**Start Date:** 2007

**Comments:** Continue funding this program that was created during Phase I. The program provides a 0% loan for neighborhood businesses to improve the exterior of their properties.

**Partners:** Nonprofit Housing Administrator.

**Contract Manager:** CPED

# Environment

## Goal 1: Improve the natural environment of the Sheridan Neighborhood

**Strategy 1:**  
**Develop parkland along the Mississippi River.**

**NRP Funding:**  
\$30,000

**Projected Uses:**  
Park Improvements

**Start Date:** 2007

**Comments:** SNO will work to develop a Water Street Park on the river at the end of 13th Avenue.



**Partners:** Minneapolis Park and Recreation Board, Veteran's groups, Upper Mississippi River Watershed Management Organization, National Park Service, Above the Falls Community Advisory Committee, Mississippi Eastside Neighborhood Development.

**Contract Manager:** Minneapolis Park and Recreation Board

**Strategy 2: Support the development of an 18th Avenue Greenway.**

**NRP Funding:** \$10,000

**Projected Uses:** Paving, landscaping, signage.

**Start Date:** 2009

**Comments:** This crosstown bicycle and pedestrian amenity will eventually stretch from the east to west border of the city. SNO would support this project, a collaboration of many Northeast and North neighborhoods.

**Contract Manager:** Minneapolis Public Works.

**Strategy 3: Support the creation of bike and pedestrian trails along the river.**

**Comments:** SNO will work to continue the trails that are a part of the Veteran's park further up the river and downstream to connect up to the trails in Boom Island Park.

**Partners:** Minneapolis Park and Recreation Board, Upper Mississippi River Watershed Management Organization, National Park Service, Above the Falls Community Advisory Committee.

**Strategy 4: Promote the building of rain gardens to treat storm water on individual properties.**

**Comments:** Storm water runoff from the Sheridan Neighborhood runs directly into the Mississippi River. SNO will work to educate and encourage neighbors to deal with their storm water on site through rain gardens and other methods.

**Partners:** Upper Mississippi River Watershed Management Organization.

**Goal 2: Improve the human-made environment of the Sheridan Neighborhood**

**Strategy 1: Work with developers and builder to ensure that green building principles are involved in new developments and rehabilitation of structures in Sheridan.**

**Comments:** SNO will review new development with green principles in mind, and will encourage all new development within the neighborhood to adopt these principles.

**Partner:** The Green Institute, to help develop a list of these principles.

**Strategy 2: Improve the pedestrian friendliness of Sheridan streets.**

**Comments:** SNO will explore ways to make neighborhood streets more walkable. Techniques could include improved streetscape, restoring street trees, and safer crosswalks.

**Strategy 3: Increase transit service and amenities.**

**Comments:** Sheridan residents would like to see increased frequency on transit routes in the neighborhood, and the restoration of transit on Broadway and Marshall Streets. SNO will work to improve neighborhood transit shelters, and include an art element in these shelters.

**Partners:** Metro Transit, neighborhood property owners, Minneapolis Arts Commission, Transit for Livable Communities

**Strategy 4: Encourage walking and bicycle use for transportation.**

**Comments:** SNO will encourage walking and bicycling with active walking and biking clubs, and education.

**Strategy 5: Create safer streets through traffic calming strategies.**

**Comment:** SNO will collaborate with surrounding neighborhoods on ways to slow down traffic on neighborhood streets, and work to incorporate permanent traffic calming strategies on streets when they are repaved by the city.

**Partners:** Minneapolis Public Works, MEND

**Strategy 6: Develop Marshall Street into a Parkway.**

**Comments:** SNO worked with surrounding neighborhoods through MEND to develop a plan to turn Marshall Street into an East River Parkway.

**Partners:** MEND, Minneapolis Public Works, Hennepin County



# Community Building

## **Goal 1: Build community in the Sheridan Neighborhood**

### **Strategy 1: Continue SNO community building activities.**

**Comments:** SNO should continue events such as the SNO Ball and the Ice Cream SNOcial in order to continue to build community.

### **Strategy 2: Organize an annual community work day each year for neighbors to work together on a community project.**

**NRP Funding:** \$4,248

**Projected Uses:** Publicity, building materials.

**Start Date:** 2007

**Comments:** A number of the strategies in this plan can be carried out by neighborhood residents working together. SNO and the NRP Committee will work to set up work days, where neighborhood residents work together on a project to build community and to change the neighborhood in a positive way.

**Contract Manager:** NRP

### **Strategy 3: Conduct a Phase I plan review and carry out Phase II plan development activities on behalf of the Sheridan neighborhood.**

**NRP Funding:** \$12,000



**Implementation:** Completed.

**Contract Manager:** NRP

**Strategy 4: Support SNO as it implements this plan**

**NRP Funding:** \$18,000

**Projected Uses:** office rent and supplies, publicity.

**Start Date:** 2007

**Comment:** This funding will allow the SNO NRP Steering Committee to write and to implement this plan.

**Contract Manager:** NRP

**Goal 2: Create opportunities for Sheridan neighbors to increase neighborliness and good living in Sheridan.**

**Strategy:** Support the start-up of small-scale wellness programs for training neighborhood volunteers willing to make a commitment to teach or help others in Sheridan.

**NRP Funding:** \$4,247

**Projected Uses:** Training and training materials, publicity.

**Start Date:** 2008

**Comments:** Neighborhood residents are experts in many areas. SNO will work to connect these experts with other residents needing that expert guidance through classes and other opportunities.

**Contract Manager:**  
Hennepin County



# Credits

This plan was the work of the Sheridan Phase II NRP Steering Committee, which was assisted by many neighborhood residents who gave input to this plan throughout its progress.

## Sheridan NRP Phase II Steering Committee Members

Susan Kulstad  
Kirsten Rome  
Paul Ruhland  
Chris Koelfgen  
Ezra Ebner  
Beth Forkenbrock  
John Akre

## Sheridan's NRP Staffperson

Stacy Sorenson

## Other NRP Staff who assisted

Bob Miller  
Jack Whitehurst  
Peg Mountin  
Bev Banks

## Neighborhood Planning for Community Revitalization Intern

Adam S. Maleiztke

## Sheridan Neighborhood Organization Board Presidents

Jenny Fortman  
Bob Sorg

## Other SNO Board Members

And all the residents and friends of Sheridan!

# Appendix

SNO NRP Phase II Plan  
Appendix: Guide & Resources for Green Building  
Draft: sk:03/26/06

## Resources for Evaluating Sustainable, Green Building Design

*Over the course of developing SNO's NRP Phase II plan, the Steering Committee met with the Green Institute and collected existing resources to serve the SNO Board as a set of green guidelines with information and expert resources for evaluating new construction and building renovations. This appendix to the Phase II plan contains an existing checklist for rating project design and other resources for evaluation sustainable, green building design.*

*Resources are:*

- *Green Building Rating System for New Construction & Major Renovations Project Checklist*, Leadership in Energy & Environmental Design (LEED), US Green Building Council (Oct. 2005), [www.leadbuilding.org](http://www.leadbuilding.org)
- *Questions to Ask Developers for Green Space, Rooftops & Stormwater Management*, From Corrie Zoll, Green Institute, e-note sent: Monday, December 19, 2005
- *Xcel Energy Conservationwise offering Free Energy Design Consulting & Incentives Assistance information sheet*
- *Suggested Engineering Expert Advisor & More Help: Center for Energy & Environment*, 612.335.5858, 211 N. 1<sup>st</sup> St., Minneapolis.  
  
Non-engineering questions or participation: Carl Nelson, Green Institute Community Energy Program Manager, 612.278.7100, [cnelson@greeninstitute.org](mailto:cnelson@greeninstitute.org); For Green Rooftops & Stormwater information: Corrie Zolls, Green Institute, 612-278-7119, [czolls@greeninstitute.org](mailto:czolls@greeninstitute.org).
- *Green Roofs & Landscaping Rating Detail - Excerpts from LEED's Green Building Rating System* at item 1

# Project Checklist

## Sustainable Sites 14 Possible Points

- Prereq 1 Construction Activity Pollution Prevention Required
- Credit 1 Site Selection 1
- Credit 2 Development Density & Community Connectivity 1
- Credit 3 Brownfield Redevelopment 1
- Credit 4.1 Alternative Transportation, Public Transportation Access 1
- Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms 1
- Credit 4.3 Alternative Transportation, Low Emitting & Fuel Efficient Vehicles 1
- Credit 4.4 Alternative Transportation, Parking Capacity 1
- Credit 5.1 Site Development, Protect or Restore Habitat 1
- Credit 5.2 Site Development, Maximize Open Space 1
- Credit 6.1 Stormwater Design, Quantity Control 1
- Credit 6.2 Stormwater Design, Quality Control 1
- Credit 7.1 Heat Island Effect, Non-Roof 1
- Credit 7.2 Heat Island Effect, Roof 1
- Credit 8 Light Pollution Reduction 1

## Water Efficiency 5 Possible Points

- Credit 1.1 Water Efficient Landscaping, Reduce by 50% 1
- Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation 1
- Credit 2 Innovative Wastewater Technologies 1
- Credit 3.1 Water Use Reduction, 20% Reduction 1
- Credit 3.2 Water Use Reduction, 30% Reduction 1

## Energy & Atmosphere 17 Possible Points

- Prereq 1 Fundamental Commissioning of the Building Energy Systems Required
- Prereq 2 Minimum Energy Performance Required
- Prereq 3 Fundamental Refrigerant Management Required
- Credit 1 Optimize Energy Performance 10
- Credit 2 On-Site Renewable Energy 13
- Credit 3 Enhanced Commissioning 1
- Credit 4 Enhanced Refrigerant Management 1
- Credit 5 Measurement & Verification 1
- Credit 6 Green Power 1

## Materials & Resources 13 Possible Points

- Prereq 1 Storage & Collection of Recyclables Required
- Credit 1.1 Building ReUse, Maintain 75% of Existing Walls, Floors & Roof 1

Credit 1.2 Building Reuse, Maintain 95% of Existing Walls, Floors & Roof 1

## LEED for New Construction Version 2.2 October 2005 9

Credit 1.3 Building Reuse, Maintain 50% of Interior Non-Structural Elements 1

Credit 2.1 Construction Waste Management, Divert 50% from Disposal 1

Credit 2.2 Construction Waste Management, Divert 75% from Disposal 1

Credit 3.1 Materials Reuse, 5% 1

Credit 3.2 Materials Reuse, 10% 1

Credit 4.1 Recycled Content, 10% (post-consumer + 1/2 pre-consumer) 1

Credit 4.2 Recycled Content, 20% (post-consumer + 1/2 pre-consumer) 1

Credit 5.1 Regional Materials, 10% Extracted, Processed & Manufactured Regionally 1

Credit 5.2 Regional Materials, 20% Extracted, Processed & Manufactured Regionally 1

Credit 6 Rapidly Renewable Materials 1

Credit 7 Certified Wood 1

## Indoor Environmental Quality 15 Possible Points

Prereq 1 Minimum IAQ Performance Required

Prereq 2 Environmental Tobacco Smoke (ETS) Control Required

Credit 1 Outdoor Air Delivery Monitoring 1

Credit 2 Increased Ventilation 1

Credit 3.1 Construction IAQ Management Plan, During Construction 1

Credit 3.2 Construction IAQ Management Plan, Before Occupancy 1

Credit 4.1 Low-Emitting Materials, Adhesives & Sealants 1

Credit 4.2 Low-Emitting Materials, Paints & Coatings 1

Credit 4.3 Low-Emitting Materials, Carpet Systems 1

Credit 4.4 Low-Emitting Materials, Composite Wood & Agrifiber Products 1

Credit 5 Indoor Chemical & Pollutant Source Control 1

Credit 6.1 Controllability of Systems, Lighting 1

Credit 6.2 Controllability of Systems, Thermal Comfort 1

Credit 7.1 Thermal Comfort, Design 1

Credit 7.2 Thermal Comfort, Verification 1

Credit 8.1 Daylight & Views, Daylight 75% of Spaces 1

Credit 8.2 Daylight & Views, Views for 90% of Spaces 1

## Innovation & Design Process 5 Possible Points

Credit 1.1 Innovation in Design 1

Credit 1.2 Innovation in Design 1

Credit 1.3 Innovation in Design 1

Credit 1.4 Innovation in Design 1

Credit 2 LEED Accredited Professional 1

## Project Totals 69 Possible Points

Certified 2632 points Silver 3338 points Gold 3951 points Platinum 5269 points

## Questions to Ask Developers

# for Green Space, Rooftops & Stormwater Management

From Corrie Zoll, Green Institute  
Sent: Monday, December 19, 2005 9:34 AM

- How does development impact the City's Sustainability Indicators, [http://www.nextstep.state.mn.us/res\\_detail.cfm?id=1652?](http://www.nextstep.state.mn.us/res_detail.cfm?id=1652?)
- How does development affect the net amount of green space in the neighborhood (increase this wherever possible)?
- Does development offer opportunities for community green space (community gardens, flower beds)?
- How does development affect the urban tree canopy (keep existing trees where possible, make sure boulevard trees are planned and planted, use properly-planted trees to reduce a buildings heating and cooling costs, move toward City goals to increase the tree canopy)?
- How does development affect stormwater infrastructure? Are upgrades necessary?
- How is green space used to manage stormwater on site? (rain gardens, swales, green rooftops, permeable paving)?
- How can landscaping be kept sustainable and non-toxic (native plantings, no-mow lawns, prairie restorations, plantings that do not require excess pesticides, herbicides, and fertilizers)

## Green Rooftop Questions & Answers

- Can the building hold the weight? The lightest systems are no heavier than a typical gravel-ballast roof. Typical systems weigh 25 50 lbs/sq ft fully saturated with water. Very heavy systems can hold trees and shrubs and public use areas. This will require additional structural support.
- What if it leaks? Newer technologies are much less prone to leakage. Properly installed, a green rooftop should protect the roof membrane from damage and reduce the risk of leaks. Fairly low-cost leak-detection systems can be installed to address remaining fear of leaks.
- Can you really grow things on a roof in Minnesota? Chicago leads North America with 2 million square feet of green rooftop projects. Northern cities like Toronto, Winnipeg, and Vancouver have progressive green rooftop programs. Many leading green roof technologies were developed in similar climates in Northern Europe.

## Green Rooftop Benefits

- More than double the life expectancy of a buildings roof membrane from 15 20 years to 35 50 years.
- Decrease heating and cooling costs. Chicago's City Hall Green Roof reduces air conditioning costs alone by \$4000/year annually.
- Manage stormwater -- a 4-inch layer of growing medium will hold up to one inch of rain. Like other green space, green roofs reduce air pollution and offset the urban heat island effect.
- Green Roofs can be used as alternative compliance with other city zoning & planning requirements.
- Green Rooftops can be considered part of a development's stormwater management plan.
- Green Roofs can be eligible for stormwater fee credits.

## Green Rooftop Costs

- Simple green roofs currently cost 2-3 times as much as conventional gravel-ballast roofs (this will go down).

- Maintenance costs can run \$1-2 per square foot per year (this is generous; real cost may be much less). *C O N S E R V A T I O N W I S E f r o m X c e l E n e r g y*

**BUILD ENERGY EFFICIENCY INTO CONSTRUCTION AND MAJOR RENOVATIONS**

The best time to consider energy-efficient options for materials and equipment is before you receive a single energy bill. Our Energy Design Assistance, brought to you by *ConservationWise from Xcel Energy*<sup>SM</sup>, helps you maximize energy savings by building it in during the planning and design phase of your project. Equipment and materials that work well together, are energy wise and go beyond standard Minnesota state energy code options are a worthwhile investment in long-term energy and operational savings.

To encourage cost-effective investments in energy conservation, we offer a complete program of financial incentives and free consulting to help you with new-construction, additions or major renovation projects.

**ENERGY DESIGN ASSISTANCE TARGETS WHAT YOU NEED**

Our [ free ] Energy Design Assistance offers several levels of assistance based on building size, design stage and your willingness to implement suggestions. We offer cash incentives when you make recommended changes. We base incentives on energy savings gained as a result of implementing equipment and systems that perform beyond energy code requirements. The more energy you save, the more you can earn in incentive dollars and the more you'll save on future energy bills.

Level 1 Custom Consulting

Participation criteria:

- Project size is more than 50,000 square feet
- Energy Design Assistance analysis can start during the "schematic design" or "design development" phase of the project, and the results can be delivered prior to the completion of construction documents...

This FREE comprehensive approach to energy savings includes personalized computer energy modeling for your planned building. This valuable modeling predicts energy use, suggests energy-saving strategies and projects energy-cost savings. Our follow-up services help ensure that selected strategies are installed and working to save on energy bills. Recommended strategies also qualify for our cash incentives, which decrease your out-of-pocket cost and improve your return on investment. Many prominent large buildings in our area have participated in this portion of Energy Design Assistance and currently save an average of 30 percent on annual energy bills as a result.

Level 2 Plan Review

Participation criteria:

- Project size is 15,000 to 50,000 square feet
- Energy Design Assistance can start as soon as preliminary designs are complete, but generally prior to the development of construction documents

LEED for New Construction Version 2.2

October 2005 22

SS Credit 7.1: Heat Island Effect: Non-Roof  
1 Point

Intent

Reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat.

Requirements

OPTION 1

Provide any combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots):

Shade (within 5 years of occupancy)

Paving materials with a Solar Reflectance Index (SRI)<sup>2</sup> of at least 29

Open grid pavement system

OR

OPTION 2

Place a minimum of 50% of parking spaces under cover (defined as under ground, under deck, under roof, or under a building). Any roof used to shade or cover parking must have an SRI of at least 29.

Potential Technologies & Strategies

Shade constructed surfaces on the site with landscape features and utilize high-reflectance materials for hardscape. Consider replacing constructed surfaces (i.e. roof, roads, sidewalks, etc.) with vegetated surfaces such as vegetated roofs and open grid paving or specify high-albedo materials to reduce the heat absorption.

Footnote:

<sup>2</sup> The Solar Reflectance Index (SRI) is a measure of the constructed surface's ability to reflect solar heat, as shown by a small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is 0 and a standard white (reflectance 0.80, emittance 0.90) is 100. To calculate the SRI for a given material, obtain the reflectance value and emittance value for the material. SRI is calculated according to ASTM E 1980-01. Reflectance is measured according to ASTM E 903, ASTM E 1918, or ASTM C 1549. Emittance is measured according to ASTM E 408 or ASTM C 1371. Default values for some materials will be available in the LEED-NC v2.2 Reference Guide.

LEED for New Construction Version 2.2

October 2005

SS Credit 7.2: Heat Island Effect: Roof

1 Point

**Intent**

Reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat.

**Requirements**

OPTION 1

Use roofing materials having a Solar Reflectance Index (SRI)<sup>3</sup> equal to or greater than the values in the table below for a minimum of 75% of the roof surface.

OR

OPTION 2

Install a vegetated roof for at least 50% of the roof area.

OR

**OPTION 3**

Install high albedo and vegetated roof surfaces that, in combination, meet the following criteria:

$$(\text{Area of SRI Roof} / 0.75) + (\text{Area of vegetated roof} / 0.5) \geq \text{Total Roof Area}$$

<b>Roof Type</b>	<b>Slope</b>
<b>SRI</b>	
<b>Low-Sloped Roof</b>	<b>=2:12</b>
<b>78</b>	
<b>Steep-Sloped Roof</b>	<b>&gt; 2:12</b>
<b>29</b>	

**Potential Technologies & Strategies**

Consider installing high-albedo and vegetated roofs to reduce heat absorption. SRI is calculated according to ASTM E 1980. Reflectance is measured according to ASTM E 903, ASTM E 1918, or ASTM C 1549. Emittance is measured according to ASTM E 408 or ASTM C 1371. Default values will be available in the LEED-NC v2.2 Reference Guide. Product information is available from the Cool Roof Rating Council website, at [www.coolroofs.org](http://www.coolroofs.org).

Footnote:

3 The Solar Reflectance Index (SRI) is a measure of the constructed surface's ability to reflect solar heat, as shown by a small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is 0 and a standard white (reflectance 0.80, emittance 0.90) is 100. To calculate the SRI for a given material, obtain the reflectance value and emittance value for the material. SRI is calculated according to ASTM E 1980. Reflectance is measured according to ASTM E 903, ASTM E 1918, or ASTM C 1549. Emittance is measured according to ASTM E 408 or ASTM C 1371.

LEED for New Construction Version 2.2

October 2005 **Water Efficiency**

**WE Credit 1.1: Water Efficient Landscaping: Reduce by 50%**

**1 Point**

**Intent**

Limit or eliminate the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation.

**Requirements**

Reduce potable water consumption for irrigation by 50% from a calculated mid-summer baseline case.

Reductions shall be attributed to any combination of the following items:

- Plant species factor
- Irrigation efficiency
- Use of captured rainwater
- Use of recycled wastewater
- Use of water treated and conveyed by a public agency specifically for non-potable uses

**Potential Technologies & Strategies**

Perform a soil/climate analysis to determine appropriate plant material and design the

landscape with native or adapted plants to reduce or eliminate irrigation requirements. Where irrigation is required, use high-efficiency equipment and/or climate-based controllers.

LEED for New Construction Version 2.2  
October 2005 27

**WE Credit 1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation**

**1 Point in addition to WE Credit 1.1**

**Intent**

Eliminate the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation.

**Requirements**

Achieve WE Credit 1.1.and:

Use only captured rainwater, recycled wastewater, recycled greywater, or water treated and conveyed by a public agency specifically for non-potable uses for irrigation.

OR

Install landscaping that does not require permanent irrigation systems. Temporary irrigation systems used for plant establishment are allowed only if removed within one year of installation.

**Potential Technologies & Strategies**

Perform a soil/climate analysis to determine appropriate landscape types and design the landscape with indigenous plants to reduce or eliminate irrigation requirements. Consider using stormwater, greywater, and/or condensate water for irrigation.