



Nokomis East Neighborhood Association

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**Nokomis East Neighborhood Association
Environmental Scan Report
October 2015**

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Introduction

This report includes information collected about the Nokomis East Neighborhood and the Nokomis East Neighborhood Association (NENA) during the months of September and October 2015.

Information was gathered as a first step in the NENA Board of Directors strategic planning effort. The contents of this report will be reviewed by the Board in order to understand current conditions in neighborhood that will inform planning efforts.

It is the intention of the NENA Board to share this report with the community, and describe how the information it contains was used in the strategic planning process.

Planning Committee

Several members of the NENA Board and staff participated in regular meetings from May through October to guide the process of choosing what information to collect, and from whom. Members included:

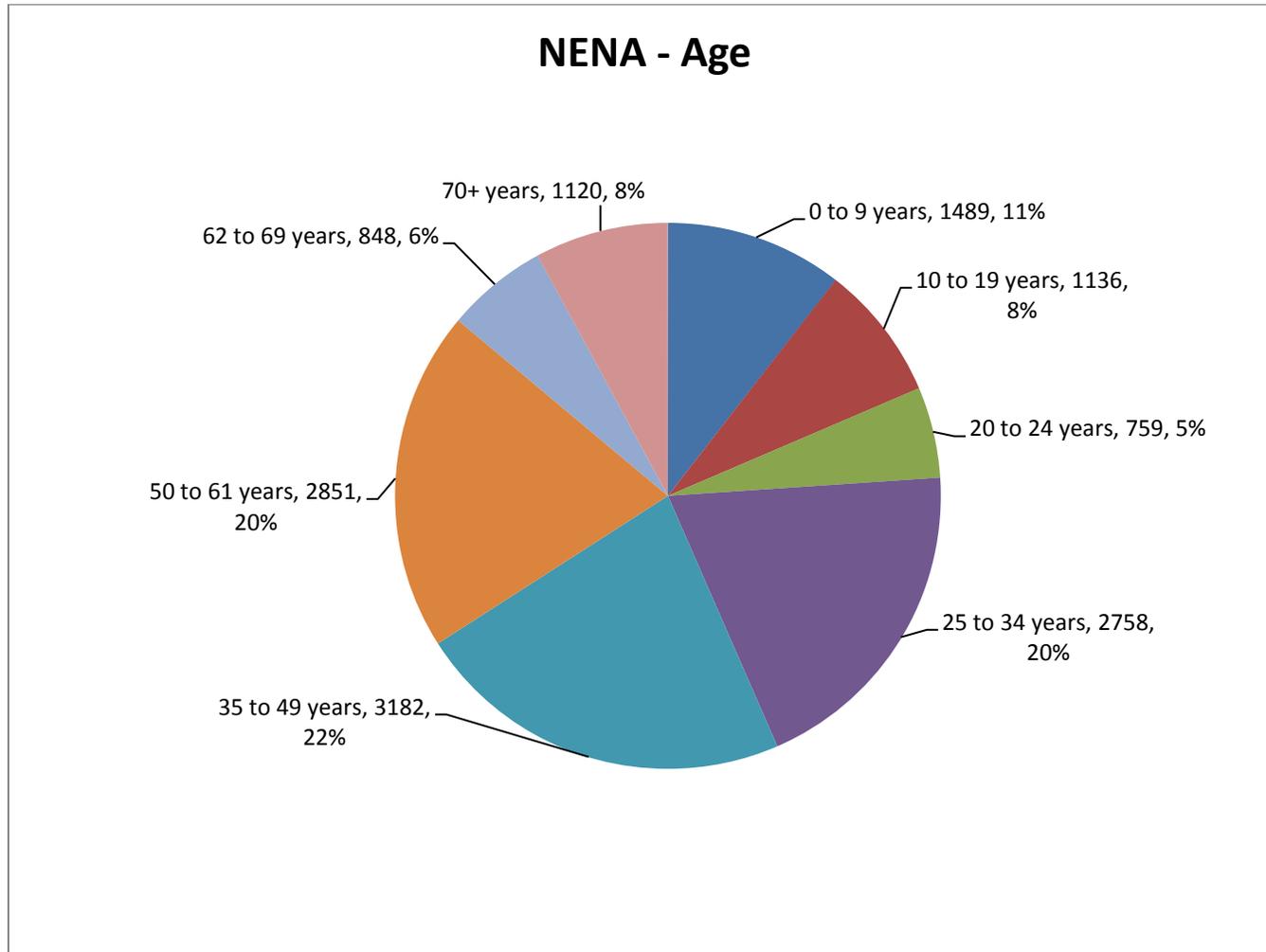
- Molly Donovan
- Vanessa Haight
- Joe Henry
- George Jelatis
- Mark Keeler
- Matt Musich
- Becky Timm

NENA Community Data

All NENA community data was taken from the 2008-2012 American Community Survey (ACS) Five-Year Estimates. The ACS is an ongoing statistical survey by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census.

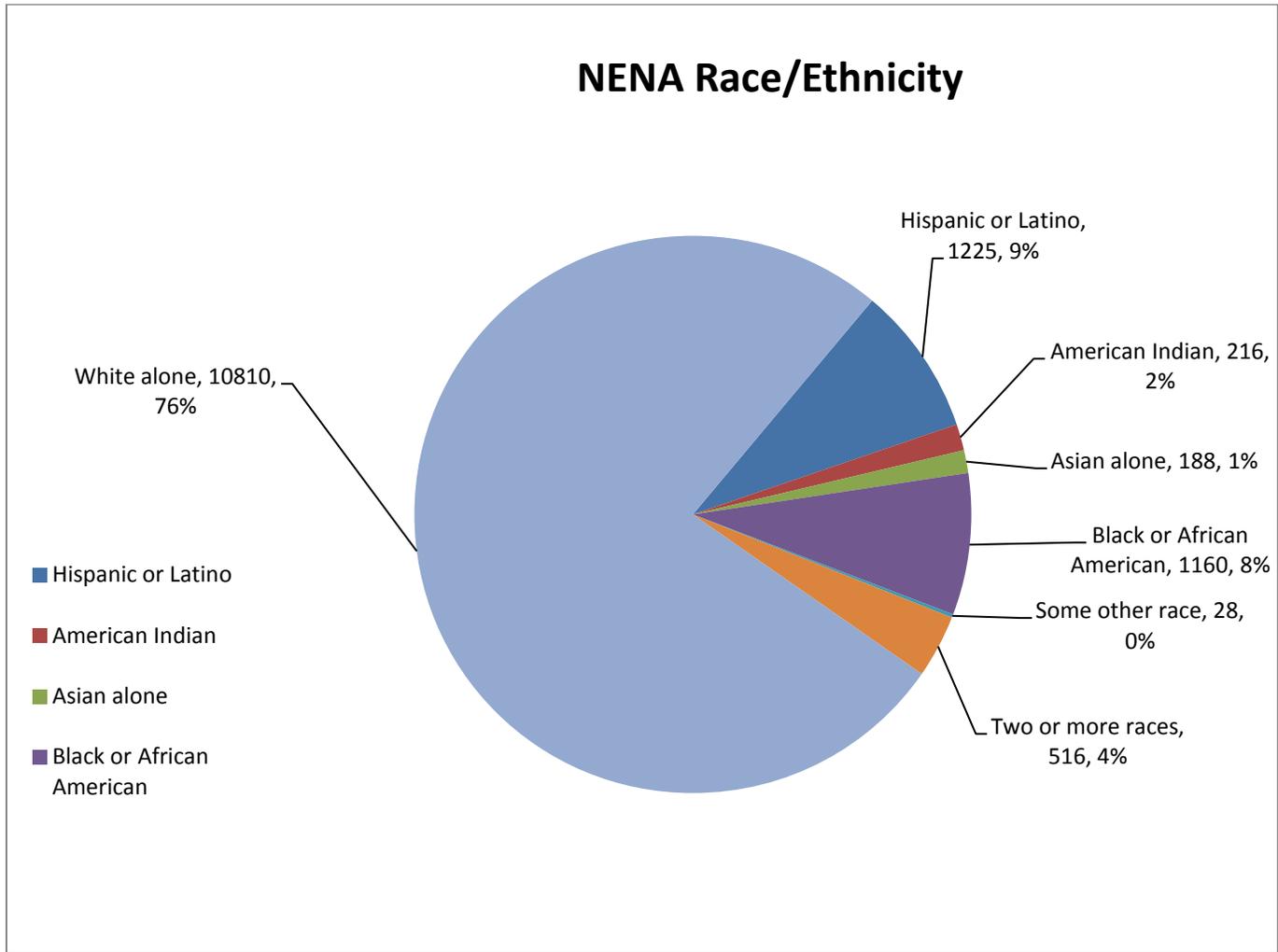
NENA Community Data

Age Distribution



NENA Community Data

NENA Race/Ethnicity



NENA Community Data

Language Spoken at Home

	Speaks only English	Speaks another language	Total
Number	11,891	1468	13,359
Percent	89%	11%	100%

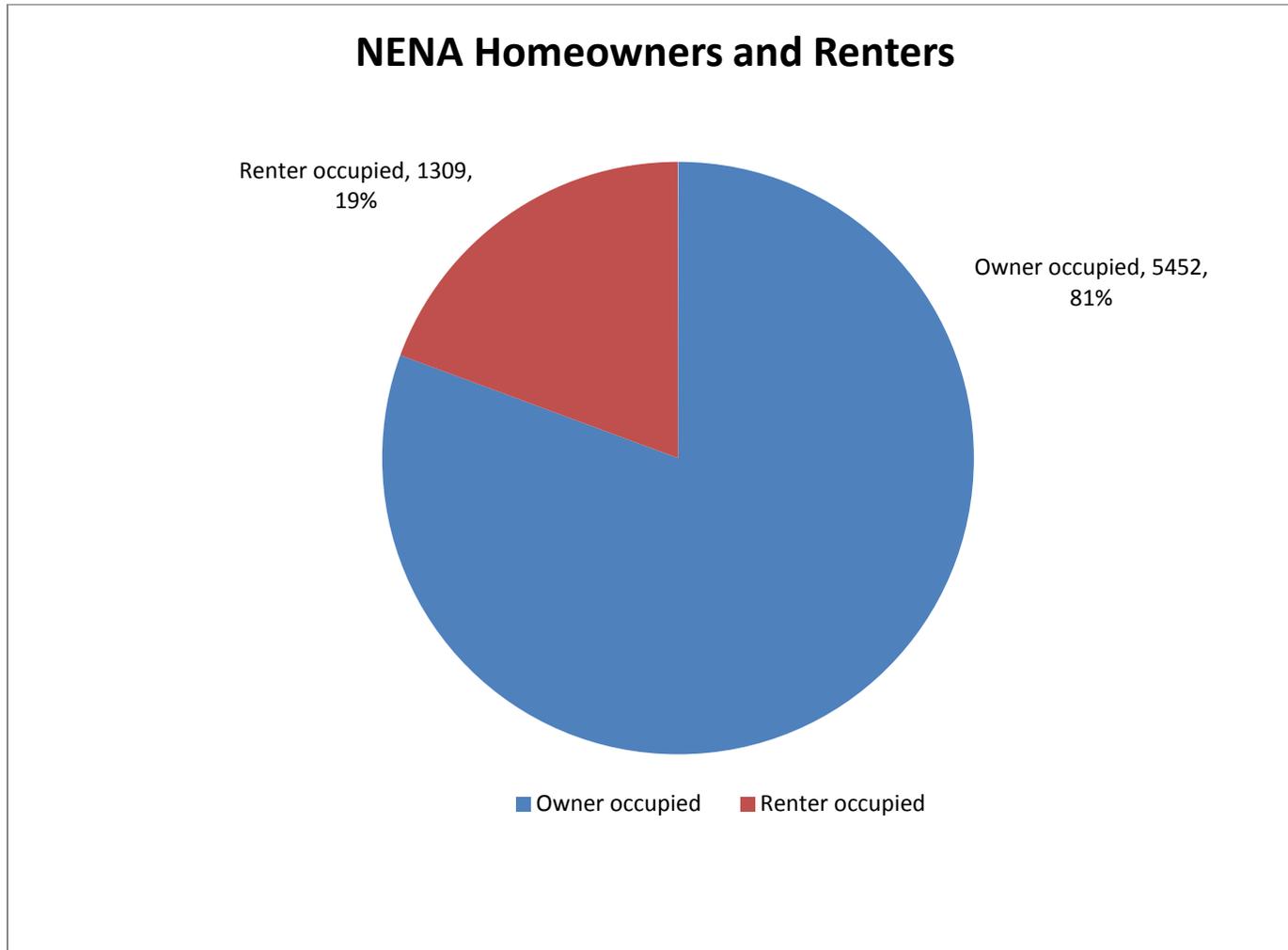
Ability to Speak English by Residents Who Speak Another Language at Home

	Speaks English very well	Speaks English less than very well	Total who speak another language at home
Number	831	637	1468
Percent	57%	43%	100%

Of all residents, 637 – or 5% - speak English less than very well.

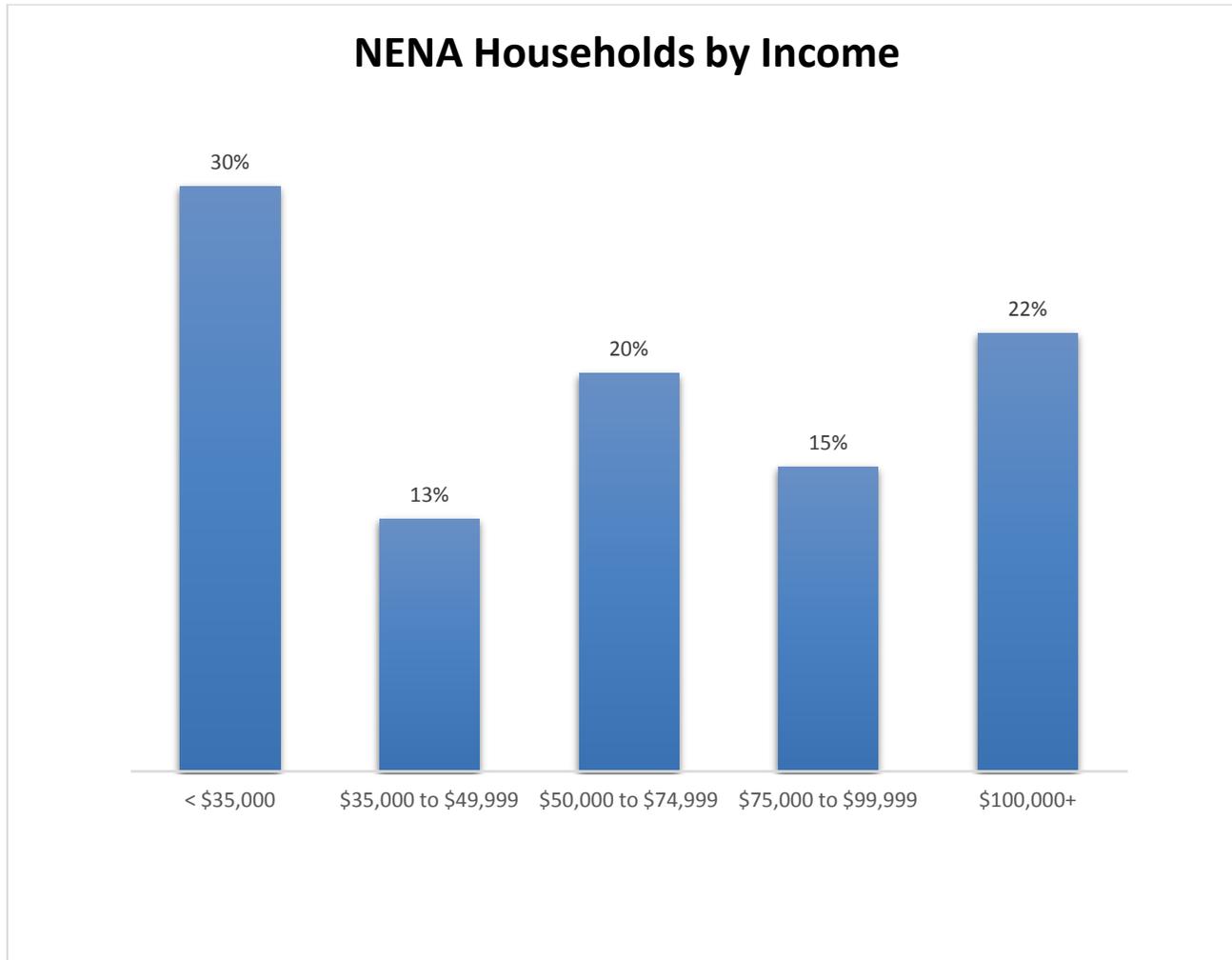
NENA Community Data

Homeowners and Renters



NENA Community Data

Household Income



Key Informant Interviews

Several individuals who have a stake in the Nokomis East neighborhood were identified and interviewed for this environmental scan. Those interviewed included:

Andrew Johnson, City Council Member
Steffanie Musich, Park and Recreation Board Commissioner
Amy McNally, Head Librarian at Nokomis Library
Martha Spriggs, Principal at Lake Nokomis Community School
Bryce Lackland, Bossen property manager
Sue Rothele, CCP
John Quincy, City Council Member

There are three additional interviews which will be completed before the strategic planning effort is completed.

Maria Alcaraz, NENA Community Organizer
Maribel Osorio, NENA Board Member
Neil Oxendale, NEBA President

The questions that participants were asked included:

1. From your perspective, what are the primary issues that the Nokomis East neighborhood is facing today?
2. What issues do you think the neighborhood will face in the future?
3. What opportunities do think will be front and center for your organization in the coming years?
4. From your perspective, what opportunities can NENA capitalize on in the future to move its mission forward?
5. What role can NENA play in addressing any of these issues and/or opportunities?
6. How could NENA be a better partner to your organization in the future?
7. Which organizations do you think NENA should consider partners in their work?

In addition to the interviews, NENA hosted three listening sessions – one for each part of its current work – to identify other ideas from residents and businesses owners. The areas of focus included

- Commercial and streetscape
- Housing and livability
- Environment

Because turnout was very low for the Listening Sessions, information that emerged is included in the summary of Key Informant Interview themes below.

The following pages share the themes that emerged across the interviews, potential partners for future work, and specific requests from participants for support from NENA. The text included in each category is taken from the interviews and listening sessions.

Overview of Theme Categories

CURRENT AND EMERGING ISSUES

- Racial / Economic Differences
- Traffic Management
- Connecting Residents to Resources
- Status of Rental Property
- Housing Quality / Availability

OPPORTUNITIES FOR NENA

- Preparing for Future Development
- Participating in Area Collaborations

CURRENT AND EMERGING ISSUES

Racial / Economic Differences

The range of socio-economic status in neighborhood.

Race, our ability to talk about it. We are not very good at interacting around it.

Things at school are pretty white – PTA, other organizations. Trying to figure out how to engage other families.

Stigma associated with area Bossen Terrace and 34th Ave. area. Need better integration of this part of the community with the rest of the area.

Traffic Management

Many, many school bus stops in neighborhood – 62 in Bossen-area alone. Potential for lots of issues, but there haven't been any yet.

Traffic on both 34th Ave. and 28th Ave. What is the solution? Have talked to police – haven't gotten the best response. Can't put student patrols – they are too far away from schools. But there are many young school children crossing these streets every day. Problem waiting to happen.

Connecting Residents to Resources

How to connect people to services. People don't realize the Rec Centers have so much programming, so many services. The methods for outreach need to be re-examined – mailers, website – everything is outdated. Could this information be put into a "Welcome to the Neighborhood" packet for new homeowners? Need a way to trumpet the resources. Unless you have children who attend something at the Rec Center, you likely don't know everything/anything that is going on in them.

There are a number of homeless people who spend their days in the library. They need links to food shelves, to other community resources.

Status of Rental Property

There is a big issue with the City not doing enforcement about building code violations: torn screens, garbage, and old furniture. Bryce's building is part of a special project that requires three building inspections a year. Others don't seem to get even one, and even if they get one, no one is enforcing the code.

So many recent changes in building ownership. No sense of building management.

He screens tenants, kicks out those who violate their lease by bringing in a boyfriend to live with them, etc. They end up moving in a couple buildings away – those building owners/managers don't screen, so trouble move in. Any way to improve this?

Rental properties, management of rental properties are big problems. No onsite management for many properties.

Rental building inspections are up, but rental building improvements are down. Lots of change in ownership of rental buildings. Seven buildings are out of the general rental market now that they've been bought and are managed by Onken Property Management for adults with disabilities. Has positive and negative effects.

Not a lot of re-investment in properties.

Housing Quality / Availability

Issues with elderly selling homes, then not being able to afford to live in the area.

Senior housing is a need.

In the past, Bossen area homes/buildings were built on swampland. Foundations settled and cracked. Original owners left. New owners bought to rent, and haven't fixed foundation problems.

Housing stock. She has brought students home at Bossen – the state of some of the buildings is really concerning.

Senior housing.

OPPORTUNITIES FOR NENA

Preparing for Future Development

Get ready for new development. Understand the process of variance requests. He can bring a Zoning 101 discussion to the Board/neighborhood. Not a fight about anything related to this, just an info session to defuse potential issues.

Development in the City has been focused on downtown. This has made development resources scarce and costs high for other projects. As those project wrap-up, developers will be looking for other opportunities. Will NENA be ready for them?

Build for the future, not the past. Who is moving here and what do they need? Put young families in the spotlight, build for their needs, their shopping habits, their transportation needs.

Re-development - the neighborhood is one solid development project from becoming a different place. Right now it's a nice backwater, but it doesn't have enough of a presence.

Bike racks, benches, banners or planters – use one of these vehicles to unify NENA's commercial areas.

New home-business sharing space – like CoCo. New development on 34th with retail on ground level, Coco on second floor and housing on third and fourth floor (or as high as it could go).

Bike paths – want signage and way-finding efforts leading people to local businesses.

Participating in Area Collaborations

Several neighboring neighborhoods are collaborating on work along Minnehaha Creek / Minnehaha Falls / Lake Nokomis (Diamond Lake and Field).

When more than one neighborhood makes an ask of the Park and Recreation Board, it's a more compelling ask.

Support other neighborhoods' big deals.

Neighborhoods working together – for example, there is a group of neighborhoods working together to keep the grass trimmed along the freeway fences. This ends up being a community-building opportunity as well as a clean-up event.

Working together yields stronger recognition. At the very least, it is of benefit to be able to hear one another's concerns.

Which organizations do you think NENA should consider partners in their work?

Suggested Partners	Number of Mentions
Elected / Appointed Government Officials	15
Area Businesses	8
Property Owners / Managers / Developers	5
Other Neighborhoods / Neighborhood Organizations	5
Community Organizations	4
Parks and Recreation / Nearby Natural Resources	4
Schools	3
Churches	2
Other	2

How could NENA be a better partner to your organization in the future?

Key Informant	Ideas for Working with NENA
<p>Bryce Lackland, Property Manager Bossen Terrace</p>	<p>Help with garbage pick-up.</p> <p>Coordinate neighborhood clean-up.</p> <p>Encourage / enforce better screening of tenants. Building owner / landlord education?</p>
<p>Steffanie Musich, Commissioner Minneapolis Park and Recreation Board</p>	<p>Hoping the Board will get behind management/maintenance of the Naturescape: articulating agreements, developing a volunteer management program, managing Vicky's role, mediate an agreement with the PRB on all of this.</p> <p>Longfellow Neighborhood Organization does a lot of work through its committees – especially noticeable in their natural spaces. She would like to know how she can facilitate some of this type of work at NENA. Doesn't understand how the committees work at NENA.</p>
<p>Sue Rothele Community Crime Prevention Specialist Minneapolis Police Department</p>	<p>NENA has never done much with crime prevention. Has consistently said that "no one will get involved." Yet it's a huge livability issue.</p>
<p>Martha Spriggs, Principal Nokomis Community School</p>	<p>Could someone from NENA attend school site council and PTA meetings?</p> <p>They'd love a representative on the council, or at least at the meetings. This is when additional issues come up that NENA could play a role in.</p> <p>Their school success rate is only 50%. They want and need to do better. More adults in the building would help. Can NENA support this in some way?</p>

<p>Andrew Johnson, Member Minneapolis City Council</p>	<p>Communication – people contact him, he would like to be able to point them to NENA for further information.</p> <p>Community meetings – when are they? What role do you want him to play?</p> <p>Crime and safety issues.</p> <p>Leverage him as a partner – he would like to enable the success of the organization.</p>
<p>Amy McNally, Head Librarian Nokomis Library</p>	<p>Getting the word out about Library activities through NENA communication tools.</p> <p>Connecting people who could offer workshops/lectures/events to the library for programming.</p> <p>Could use help identifying additional volunteers.</p>
<p>John Quincy, Member Minneapolis City Council</p>	<p>Really wants to know how NENA would like to partner with him, his office. What role do you want him to play with your organization? He doesn't currently get any information about where meetings are held, what's on the agenda, or if NENA wants him at their meetings. Could this be better communicated? Could there be a rotation schedule set up so he knows ahead of time which monthly meetings he should plan to join? Define the role you want him to play.</p> <p>Work together on issues – talk about what's going on. Can we talk to each other in a different way? Be more connected?</p> <p>Could we have an area-neighborhoods meeting/summit for staff? For Boards of Directors?</p>

Community Survey Summary

The Community Survey was shared with residents in the following ways:

- 1) Members of the Board of Directors and staff invited participation through door-knocking on several randomly-chosen blocks.
- 2) An introductory letter with a link to the survey was delivered to homes/apartments on several additional blocks.
- 3) The survey was available for residents to complete at each of the Pop-Up Engagement events.
- 4) The survey was available online from August 31 until October 11, and was publicized through NENA’s website, Facebook page and e-mails, as well as in the Longfellow-Nokomis Community Messenger.

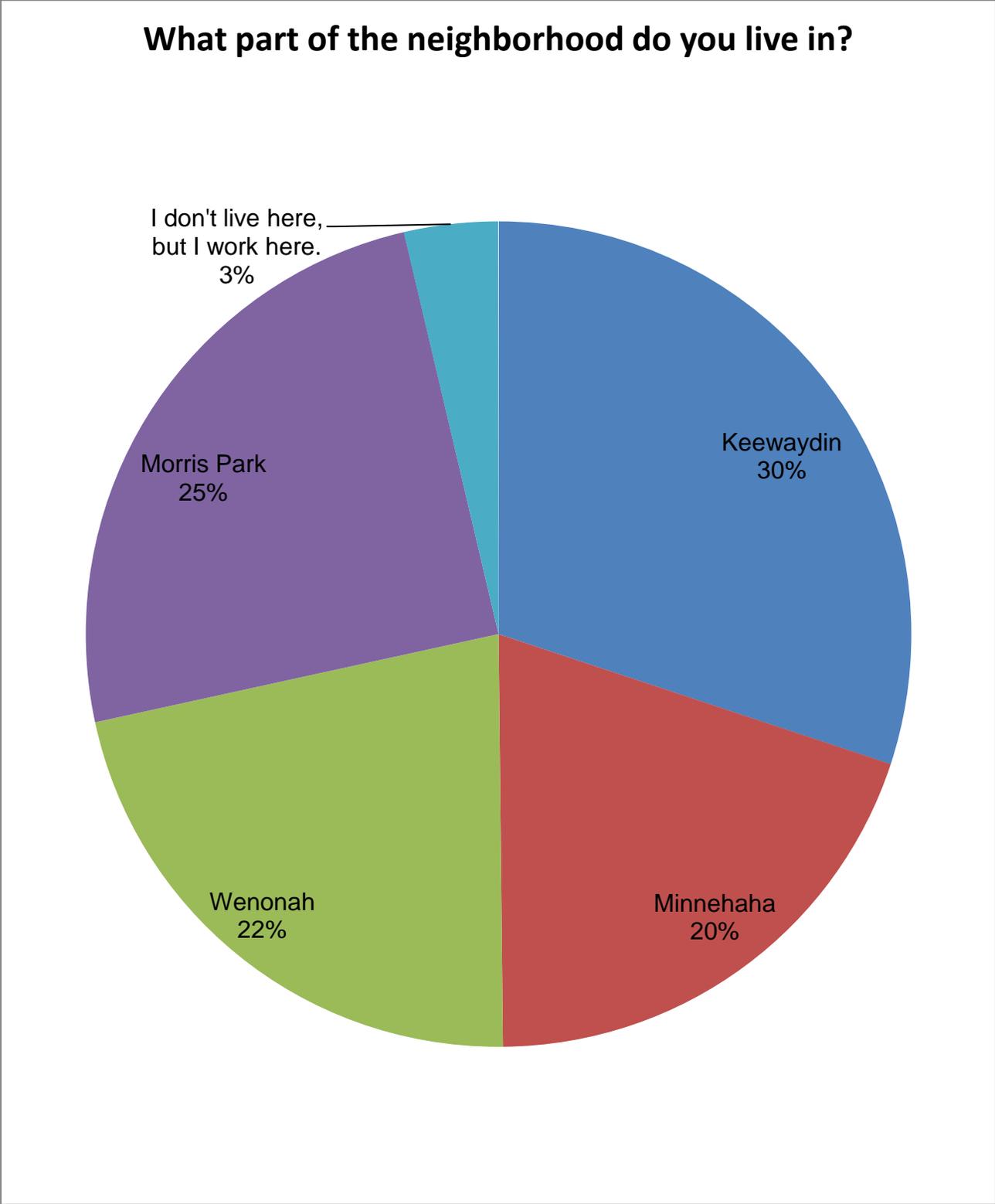
The following table shows the blocks that were contacted through door-knocking or letter drops.

Keewaydin	Minnehaha
Nokomis Avenue between 49 th & 50 th Streets	37 th Avenue between Minnehaha Parkway & 49 th Street
52 nd Street between 31 st & 34 th Avenues	40 th Avenue between 51 st & 52 nd Streets
28 th Avenue between 52 nd & 53 rd Streets	5100 & 5200 blocks of 35 th and 36 th Avenues
30 th Avenue between 53 rd & 54 th Streets	44 th Avenue between 52 & 53 rd Streets
Morris Park	Wenonah
55 th Street between 35 th & 38 th Avenues	Shoreview Avenue between 54 th Street & Standish Avenue
43 rd Avenue between 55 th & 56 th Streets	27 th Avenue between 55 th & 56 th Streets
40 th Avenue between 56 th & 57 th Streets	25 th Avenue between 56 th & 57 th Streets
44 th Avenue between 58 th & 59 th streets	Bossen Terrace

Board members collected responses from approximately 175 residents; 107 residents completed the survey online; 61 people participated via the NENA Pop-Up Kiosk. Almost 350 residents shared their thoughts, opinions and ideas through this engagement tool.

On the following pages, residents’ responses are summarized according to categories that were mentioned more than once, except for the last survey question. The last question asked “Is there anything else you want to share with NENA today?” Since this was about sharing thoughts directly with the Board, and not about the NENA neighborhood in general, responses are included in their entirety.

Question 1: What part of the neighborhood do you live in?



Question 2: What do you love about this part of the city?

<i>What do you love about this part of the city?</i>	Number of Mentions
LAKE/ CREEK / PARKS / TRAILS / GREENSPACE / NATURE	222
LOCATION / ACCESS / CLOSE TO THINGS	150
FRIENDLY NEIGHBORS / PEOPLE	78
LOCAL BUSINESSES	68
COMMUNITY CHARACTER	52
TRANQUIL/QUIET	56
FAMILY-FRIENDLY / NEIGHBORS W/ KIDS	55
SAFE/LOW CRIME	36
NEIGHBORS KEEP UP YARDS / LOOK OF HOMES	20
PUBLIC FACILITIES & SERVICES (LIBRARY, REC CENTER, RECYLCING)	19
WALKABILITY GENERAL	18
AFFORDABLE / HIGH VALUE / HOUSES	11
OTHER / GENERAL	53

Question 3: What would you like to see more of in our neighborhood?

<i>What would you like to see more of in our neighborhood?</i>	Number of Mentions
MORE/DIFFERENT BUSINESSES	53
RESTAURANTS	41
MORE COMMUNITY ACTIVITIES / EVENTS	40
IMPROVED PARKS/RECREATIONAL FACILITIES	33
BETTER SECURITY / POLICE SERVICES	31
COFFEE SHOP	24
IMPROVED STREETS / ALLEYS / TRAFFIC / SNOW PLOWING	21
BETTER PUBLIC TRANSPORTATION	17
IMPROVED ENVIRONMENTAL QUALITY	14
MORE DIVERSITY/ CHANGED DEMOGRAPHICS	9
BETTER COMMUNICATION	9
LESS AIRPLANE NOISE	8
MORE GROCERY STORES	8
HOUSING	7
BETTER SCHOOLS / ACTIVITIES FOR CHILDREN	6
CLEANLINESS	6
OTHER	61

Question 4: What's missing from this part of the city?

What's missing from this part of the city?	Number of Mentions
NEW BUSINESSES	58
RESTAURANTS	49
NOTHING	33
COFFEE SHOPS	27
SECURITY / SAFETY	19
PARK FACILITIES / PROGRAMS	17
ENTERTAINMENT / SOCIAL SCENE	13
GREATER ENVIRONMENTAL FOCUS/ GARDENS / FLOWERS	13
STRONGER COMMUNITY CONNECTIONS	12
BREW PUBS / BREWERY / TAVERNS	10
COMMUNITY ACTIVITIES / EVENTS	10
DIFFERENT HOUSING OPTIONS	10
OTHER	68

Question 5: *If you were creating a 30-second commercial about this part of the city, what would you highlight?*

<i>If you were creating a 30-second commercial about this part of the city, what would you highlight?</i>	Number of mentions
PARKS / GREEN SPACES / NATURAL ENVIRONMENT	201
CONVENIENT LOCATION	65
FRIENDLINESS / NEIGHBORS / FAMILY-ORIENTED	62
LOCAL BUSINESSES	52
COMMUNITY EVENTS / NEIGHBORHOOD FEEL	40
TRANQUIL / PEACEFUL / LOW CRIME	40
BIKING / RUNNING / HIKING PATHS / WALKABILITY	36
PUBLIC TRANSPORTATION	27
RESTAURANTS	19
SCHOOLS	18
HOME UPKEEP	13
DIVERSITY OF PEOPLE	7
DIVERSITY OF HOUSING / AFFORDABLE / WISE DEVELOPMENT	6
CLIMATE	4
OTHER	49

Question 6: Is there anything else you want to share with NENA today?

<i>Is there anything else you want to share with NENA today?</i>
I'd like to see more art around the lakes. Something like they have in Loveland, Colorado [Benson Sculpture Garden] http://www.sculptureinthepark.org/garden
We are new to the neighborhood and like its peaceful, family-friendly, nature-filled vibe but would like residents to feel more ownership and be active like Seward, Longfellow, Corcoran and Powderhorn seem to be.
Would be great to get rid of Melloglaze and replace with family restaurant
I've been hearing a lot about crime and I would like for that to be a focus- bringing neighbors together more and working with police to make the area safer.
Again, crimes seems to be increasing and we need to do something about it. If not, we will continue to lose our law-abiding, productive residents to other neighborhoods or cities.
Would like NENA to devote more attention to environmental and livability issues
Making the VA hospital into less of a barrier is really important.
Thanks for your work.
You new people are doing an exemplary job. Thank you!
Thanks for asking... I would love to get involved in our community in some way. I am a graphic designer and have an office above Al Vento. Let me know if I can help. I have experience in many facets of design including websites, emails, newsletters, direct mail, brochures, and social media. liina@liinalundin.com
Keep up the great work and let's keep our neighborhood awesome!
Love this neighborhood..Let's keep it safe.
Work toward keeping the neighborhood safe.
While the neighborhood is great, my wife and I are seriously considering moving almost exclusively because of the increase/change in airport noise since we bought our home in 2011. We'd like to see more uniform community organization and representation around this issue. Southwest Minneapolis is not the only portion of the city impacted by airport noise, although they seem to do a better job voicing their concerns.

I love living here. We are outgrowing our house but I don't want to move.
Specifically the 34th and 51st intersection needs more signage or street markings.
I would really like to see: Less airport noise, less garage/car break-ins (this seems to be the predominant crime along my block). It's really loud and non-stop (airplanes) some evenings.
No. Thanks for your help in making this a great place to live
It truly is a wonderful environment. Festivals like the monarch bring new eyes to see.
A 50th block party could bring more business/ people.
Thanks for your time. Good luck reorganizing.
How are you communicating the goal of NENA? Is there a summary of past achievements?
Please don't do something new just because you feel the desire to do something or to prove your worth as a neighborhood association. We have excellent neighborhoods and amenities already which was one of the reasons I moved into the neighborhood two years ago.
Make sure we include families of color in planning sessions. Some face lift investment in some of 34th Ave would be nice
Work closely with NEBA.
The air traffic noise from the international airport and the USAF base has a negative impact on my satisfaction with living in this neighborhood.
If there are issues affecting the neighborhood, NENA should be the place to address the issues. It would be nice to have town hall meetings with city council members, or the state legislatures, and NENA could host those meetings.
Thanks for all you do!
Is anyone concerned with the huge new homes being built in our area? I feel they are obtrusive, out of place, and do not maintain the uniqueness of our neighborhood.
I worry about gentrification
Keep up the great work! We've felt much more involved thanks to our representative, Mike guild. Thanks for inviting residents to share opinions!

Very supportive of change in staff and leadership - good job.
Just to reiterate that there is plenty of room for a right turn lane off northbound Cedar at the corner of Fat Lorenzo's, and we could use that a whole lot more than anyone needs a big rock that looks like a tombstone.
Thanks for all your hard work!
Can't think of anything
I think the park board has done a POOR job of mowing around the lake and parkways. They let it get far too long.
Please share the survey results
It would be great to have more events to meet our neighbors. The National night out is so nice, we do get to meet and greet our neighbors, but it's only once a year! If people are busy that night and can't come, they are out of luck!
Hiawatha is horrible. Why are the lights only green for 5 seconds? This is the worst part. My day is always started in a slump as I take Hiawatha to work. Help us connect with each other and encourage small businesses to come to 34th and 50th
We don't have a little neighborhood kids park that is a short walk from our house. It's not a big deal, but that would be really great. I don't know if it would be possible to put one on the parkway, but that would be a great spot!
It would be great to put a better sign on the NENA building so people know it's there.
No, thank you for what you do.
Keep trying to get people to get more involved - realize what a great place we have to live and keep it that way.

Pop-Up Kiosk Input

NENA created a specialized Pop-Up Kiosk and staffed it at five community events during September and October:

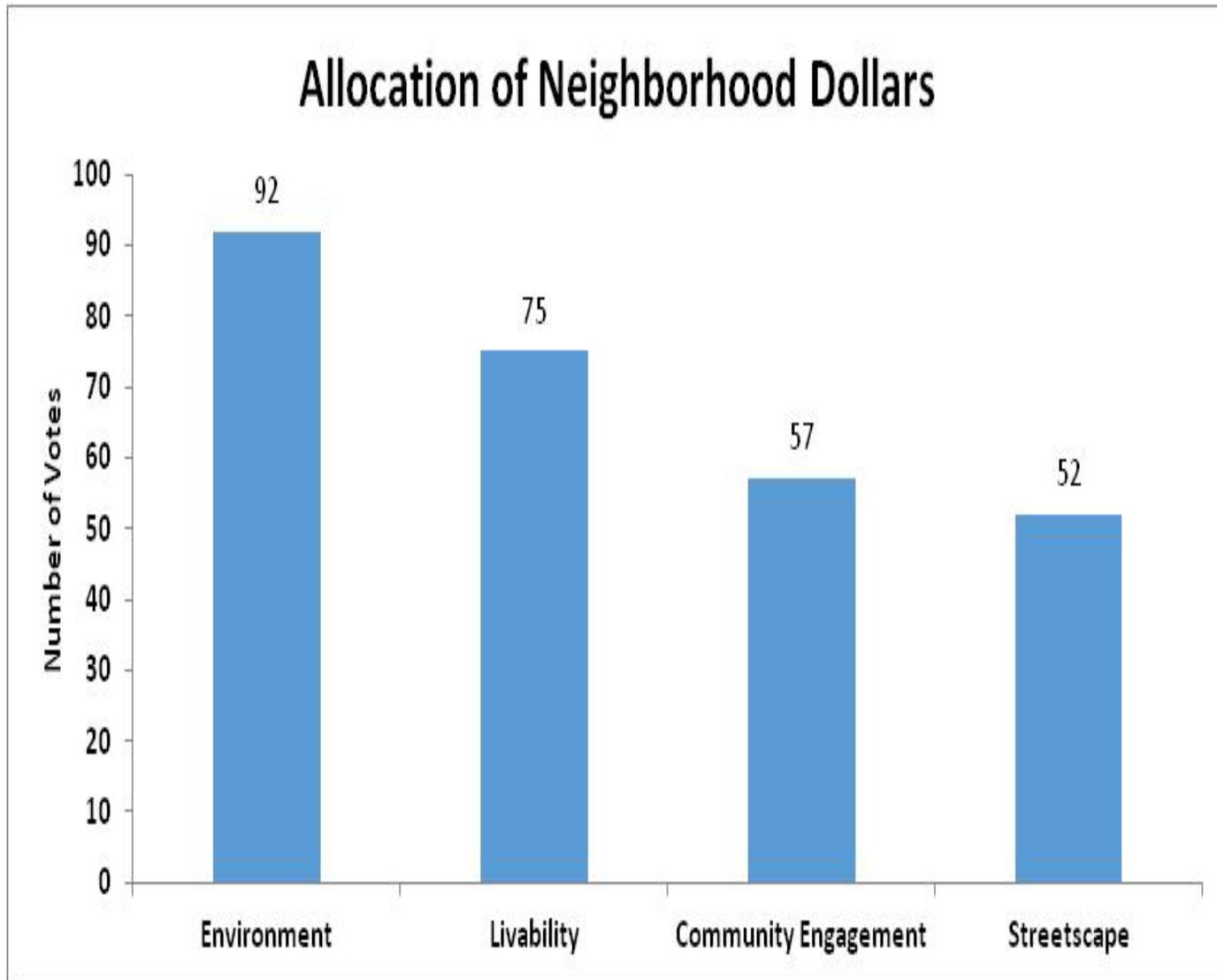
September 12	Monarch Festival
September 13	Nokomis East Business Association Block Party
September 29	Bossen Terrace Outreach Event
October 3	Nokomis Library Book Sale
October 10	Lake Nokomis Community School Pancake Breakfast

The Kiosk had three sides, each with a different engagement activity.

- 1) How would you allocate neighborhood funds (Environment, Housing, Community Livability or Streetscape)?
- 2) What are your hopes, dreams thoughts and stories for the neighborhood?
- 3) Community Survey

Input for the Community Survey was included in an earlier part of this report. The following pages show how residents allocated neighborhood dollars, and their hopes, dreams, ideas and stories about the neighborhood.

Allocating Neighborhood Dollars



Pop-Up Kiosk Program Ideas

Area	Environment	Livability	Community Engagement	Streetscape
Number of Votes	92	75	57	52
	<ul style="list-style-type: none"> • Test neighborhood water. Too many settling different concerns. • Community Gardener • Lake cleanliness (Hiawatha Beach) • Affordable rain-barrels • No pesticides used in parks and yards • Light pollution education • More public fruit for folks to forage • Put more free space! • Parks • Solar Garden • Green Roofs • Please stop using Butterfly and Bee harming pesticides • Clean Water and Clean Alleys • Clean up group! • More public recycling bins! • Continue to support blooming alleys • Enforce useful rain gardens • A park closer to Bossen Park Apartments 	<ul style="list-style-type: none"> • More street lights especially next to buildings (x8) • Tennis courts (x4) • Parks (x2) • More Small Shops to walk to • More Crosswalks • Crosswalks with lights on 53rd St. & 34th Ave. • Free bike safety classes • Bike lane along 50th Street • More Parks! Yes, More!! • Tell everyone to leave lights on for safety at night and extra light • Clear alleys • Address pedestrian safety at 50th and 28th Ave. • Better bikeways • Help with moving expenses for low income folks • Create a Butterfly Boulevard from the LRT station to the Naturescape along 50th, • Maintain safety • Money for homeowners to maintain homes • Community garden in the Hiawatha Neighborhood • Security cameras • More security in the streets • Security 	<ul style="list-style-type: none"> • Wynona Park • Sports Together • Local Farmers Market • More classes for families with young children (yoga, music, mamas groups) • Rehab, housing funds • Money for free water recreation lessons, canoeing, etc. • Online resource sharing • Rehab housing funds • Snow shoe events • Festivals • Continue to support the Monarch Festival • Sidewalks • Advocacy (programs, engagement, etc) • Expand block party FUN! • More events like this Fair that showcase the neighborhood businesses and community! 	<ul style="list-style-type: none"> • Coffeeshops/Wine Bar/Restaurants on 54th & 43rd! • Update and encourage new and existing small businesses • More murals and history signs • More trees on 34th between 50th and 51st • More murals • Better parking • Fix up abandoned spaces (lots, houses and businesses) • Safe way to access Hiawatha at 44th and Minnehaha looks great! • Repair and revamp the street 34th Ave. • Sustainable landscaping • Improvement to 50th St is amazing! More, please! 42nd Ave needs some work. Community Engagement follows beautification • Bike Racks • Streets • Sidewalks everywhere! • Unbroken sidewalks that connect to the library, Oxendale's, Post Office and WFB • Need to add trees along 34th in the business district. Shade would be a huge difference for charm, comfort and neighborliness • Lights in the neighborhood (around Bossen) • Cleaning • More lighting and more trash cans

Pop-Up Kiosk

Hopes, Dreams, Thoughts and Stories for NENA



