

2006 MWMO STEWARDSHIP FUND APPLICATION

ORGANIZATION INFORMATION

Name of Organization: Kingfield Neighborhood Association		
Legal Name (if different):		
Address: 3754 Pleasant Avenue South		
City, State, Zip: Minneapolis, MN, 55409		
Employer Identification Number:		
Primary Phone: 612.823.5980		
Secondary Phone: 612.791.7081		
Fax: none		
E-mail Address: kfna@email.com		
Name of top staff or board chair: Erik Lindseth		
Title: President	Phone: 612.827.3890	E-mail: erik.lindseth@state.mn.us
Contact person regarding this application: Sarah Linnes-Robinson		
Title: Executive Director	Phone: 612.823.5980	E-mail: kfna@email.com

Next board meeting date:

Is your organization an IRS 501(c)(3) not-for-profit? YES NO

IF NO, is your organization a public agency or local government unit? YES NO

IF NO, check with MWMO for details on using fiscal agents, and list name and address of fiscal agent below.

FISCAL AGENT

Name of Fiscal Agent (if different than Organization):		
Address:		
City, State, Zip:		
Fiscal Agent Employer Identification Number:		
Title:	Phone:	E-mail:

PROPOSAL INFORMATION

Please give a project title and a 2-3 sentence summary of request: Kingfield Storm Water Management Project (SWMP) The goal of the Kingfield Storm Water Management Project is to identify properties where KFNA can establish various demonstration sites of a variety of storm water management practices, and to work with the property owners to install the storm water management "systems". Sites will include 4-5 "typical" residential yards, and 1-2 commercial properties, plus a "green roof" on a mixed-use development that includes both market-rate and affordable housing units.	
Project dates: Summer 2006/07	
Dollar amount requested: \$40,000	Total project budget: \$210,000
Geographic Area/Community served: Kingfield Neighborhood, bounded by 36 th and 46 th Street and Interstate 35W and Lyndale Avenue in South Minneapolis	Population served: Homeowners of "typical" urban residences including homes and condos, and small business owners. Secondary beneficiaries are people within the neighborhood.

AUTHORIZATION

Name of top staff or board chair: Sarah Linnes-Robinson, Executive Director

Signature: _____

9/26/05

Date

1. ORGANIZATION NARRATIVE:

A) Describe your mission, whom you serve and your track record of achievement

The Kingfield Neighborhood Association (KFNA) is a non-profit neighborhood organization in south Minneapolis. The mission of KFNA is to demonstrate and encourage neighborhood leadership, provide a forum for community participation, and a structure to promote the vision and aspiration of the neighborhood. The organization is very qualified to oversee this program and the spending of the grant money. KFNA is audited annually by the State of Minnesota and has always had a favorable letter of standing with them. KFNA was organized and incorporated in the 1980's and is a participant of the Neighborhood Revitalization Program. Participation in this program has brought additional resources to the neighborhood association and KFNA has managed a budget, along with the projects associated with it, of \$250,000-\$500,000 annually since 1997.

The 13 member volunteer KFNA Board of Directors serves a two-year term, and oversees the operations and projects of the non-profit organization which have included, in part, a Business Façade Improvement Program (2000-2002), home improvement loans and matching grants (2000-2002), emergency home repair grants for low-income homeowners (1997-present), an exterior mural painting project (2003-present) involving professional artists and neighborhood youth, and numerous other community building events and activities.

KFNA's current objectives focus on strengthening their traditional community events, increasingly reaching out to neighbors, and facilitating visible projects that encourage participation and communication with KFNA. All of this is being done to build KFNA's volunteer base and neighbor's connections to each other. Much of this work is being done through grassroots organizing including the 'Kingfield Art Chair Project', Kingfield mural Project', 'Every Leaf Matters' (E.L.M.), and the 'Storm Water Management Project' (SWMP). Board members are accountable to both neighborhood residents and businesses for the responsible management of funds and the planning and execution of projects.

B) List other key participants and their roles.

The Lander Group is designing and constructing the building that will support the green roof. They will select and hire the consultant that will design that feature.

Per the City of Minneapolis Storm Water Fee requirements, KFNA will select a registered landscape architecture firm or individual or a registered professional engineer to assist in the design of the Storm Water Demonstration sites. This participant has not been identified yet.

2. PROJECT NARRATIVE:

A. Describe the problem or issue to be addressed.

KFNA became interested in the topic of storm water when Minneapolis announced in 2003 that they would be separating the sewer fee from the storm water fee and charging each separately on the water utility bill. The organization loosely followed the issue until 2005, when KFNA decided they needed to take action in response to the Storm Water Credit Rules that were adopted as part of the program. While the premise of the separation of the fees makes sense, the offer seems disingenuous upon reading the Credit Rules. The rules state that any resident can receive a credit from this fee by providing specific best management practices to reduce the quantity and quality of run-off from their property. Also noted, "property owners of private storm water best management practices (BMP's) including rain gardens, filter strips, NURP ponds, natural preservation, green roofs or other similar areas may be eligible for credit. In order to receive certain levels of credits, some engineering calculation and applications are required to be performed by a registered professional engineer or registered landscape architect." It goes on to state how property owners can apply for the credit and how it needs to be verified.

The process is fairly burdensome to a typical City of Minneapolis resident who owns a 130-foot x 40-foot lot, which is filled with impervious surfaces in the form of their home, garage, and driveway; it seems that the policy and opportunity of the credit were targeted toward new development. However, since the City has seen the wisdom to offer *all* Minneapolis property owners a chance to receive a credit by withholding their storm water on their property, KFNA is interested in establishing demonstration sites, both residential and commercial, throughout the neighborhood that comply with the Minneapolis Storm Water Ordinance. These sites will exhibit a variety of best management practices, which other property owners, both within the neighborhood and citywide, can use as a model to do the

same. KFNA will work with the selected property owners from beginning to end, from design to the application and approval process to better help the City refine the Ordinance and its implementation. KFNA hopes this project will make the City of Minneapolis revisit its strident implementation policy for storm water management techniques, which makes it almost impossible for an ordinary citizen to see a financial benefit from installing a rain garden or other best management practice. Instead KFNA would like to support the City to be more open to implementation options, which really encourage citizens to establish rain gardens or other techniques.

Besides the above “small-scale” projects, one of the sites that has come forward as a possibility for storm water management is a perfect location for a green roof. The site is located at 38th Street and Nicollet Avenue and will be redeveloped to hold a mixed-use five-story structure that includes retail on the ground floor and 40-condo units on the upper floors. 32 of these units will be market rate and eight will be perpetually affordable, due to a partnership of the City of Lakes Land Trust. The developer on this project, The Lander Group, has expressed interest in including a green roof as an “add-alternate” to the plans they are drafting for the building. Their company will pay for the design fees for the green roof.

B. Describe clearly the project objectives and expected outcomes.

Objective 1: KFNA plans to install rain gardens at 4-5 “typical” residential properties and up to two commercial properties. These properties will be selected for the project by the KFNA Green Committee, who will rate applicants according to a set-criteria which includes: the layout of their property, the readiness of the homeowner to be physically involved in giving input to the designer and installing the selected plan, the enthusiasm of the homeowner to make their garden accessible for tours and visitors, and their willingness to match the grant funds. The expected outcomes of this project are an increased awareness for local citizens of storm water management techniques, costs, and possibilities, as well as an heightened awareness of the City of Minneapolis Storm Water Credit ruling, and its implications on individual property’s monthly costs. The benefits of the residential-site storm water management projects for the property owner will be not only receiving a credit from the City, but they will also be setting a precedent on how a typical property owner can contribute to a stronger ecological environment throughout the City watershed. This project element is important in Kingfield because of the predominance of single-family homes. This element of the project combined with the green-roof visibility mentioned below, will result in a heightened consciousness of storm water issues and management practices throughout the neighborhood and city.

Objective 2: KFNA is working with a local developer, The Lander Group, and the City of Lakes Land Trust on the design of a green roof for a mixed-use building that will house 40-condo homes (32 units at market-rate and 8 units that will be perpetually affordable to household incomes at 50% MMI) located at 38th Street and Nicollet Avenue. The development is titled “38”. The design fees are already committed for the green-roof from our partner, The Lander Group. Funds to implement the roof will be matched with outside grants and/or KFNA dollars. The expected outcomes of this project are related to the benefits of green roofs for the property owners, in addition to improved aesthetic appeal, include better insulation - resulting in reduced heating and cooling costs and quieter buildings. *For the community at large there are many shared benefits, including: storm water retention (reducing the burden on existing infrastructure) and improved air quality (works to combat the “Urban Heat Island Effect”).* Green roofs, being a very visible environmental design decision, also promote community dialogue for understanding and addressing sustainable choices, especially those related to storm water.

C. Describe how the project objective supports one or more of the Stewardship Fund purposes.

- 1) *Promote actions that prevent flooding or drought.* By holding this water on site, SWMP will help lessen the amount of water entering the storm water system during significant rain events. Kingfield neighborhood is primarily served by the I-35W tunnelshed, which drains to the Mississippi River. As this tunnel is at carrying capacity, a study has been commissioned to suggest possible remedies. Implementing storm water best practices in Kingfield would result in increased on-site retention and infiltration. These systems would reduce the peak load on the tunnel system, postponing expensive infrastructure upgrades, and reducing the potential for flooding in Kingfield and the rest of the tunnelshed.
- 2) *Enhance the participation of private individuals in MWMO activities and improve water quality or increase the capacity for the watershed to store water.* By creating demonstration sites that show a variety of methods for

holding storm water, KFNA is helping to educate neighbors on the watershed, its boundaries and the implications of run-off, as well as offer citizens options to improve storm water quality and reduce quantity.

3. PROJECT DETAILS:

A. Attach a project workplan and timeline.

Attached on page 5.

B. Attach a project budget.

Attached on page 6.

C. Attach a letter of support from the landowner if the project is property specific.

A letter from the Lander Group is attached.

Kingfield property owners will be identified as the project proceeds; homeowners will sign a Grant Participation Letter of Agreement before any work is performed on their property as a part of this project.

4. PROJECT EVALUATION:

A. Describe how the project will be monitored and evaluated.

The KFNA Green Committee will evaluate property owner applications for the program and make recommendations to the KFNA Board, which will approve sites. KFNA staff will manage the program, and the KFNA Green Committee will provide oversight.

Homeowners applying for participation in the project will complete a short questionnaire that pertains to their current knowledge of storm water issues and best management practices for storm water retention. Upon completion of their site, the property owner will resubmit this questionnaire, and also will complete an additional survey. The survey will include questions regarding total cost, time commitment, and satisfaction with the project. The survey will also ask whether the property owner was successful in obtaining a storm water credit, and how much of a credit was obtained. The Architect/Engineer hired for the project will calculate the reduction in storm water runoff as a result of the project, and the results will be tallied for the entire program. Success of the program will be measured by the total reduction of storm water utility payments, by the quantity of storm water runoff reduced as a result of the program, and by the subjective measurement of the increase of knowledge that the homeowner gained through participation in this project.

B. How will the results be distributed and to whom?

The Kingfield Neighborhood Association publishes a quarterly newsletter that is mailed to 3800 households, maintains a website, and also manages an e-mail list that currently contains over 500 addresses. All of these information sources will be utilized to publish photos and stories both in-progress, as well as end results, to the Kingfield community. A tour of all the sites will also be held at project completion; all neighbors will be encouraged to attend.

Additionally, the NRP Link will be utilized; this mailed publication, which is delivered citywide, is produced by NRP downtown and frequently covers successful projects that Minneapolis neighborhood's are involved in. Also results and tour information of the demonstration sites will be published in the Southwest Journal, a local newspaper that covers all of southwest Minneapolis.

C. What additional project(s) could be initiated from the result of this project?

Due to the increased visibility and education as a result of the demonstration sites proposed for this grant, additional residential and commercial property owners are likely to become interested in installing rain gardens. Kingfield also has a number of properties that are being considered for redevelopment to multi-use buildings. With the successful implementation of a green roof on a project in South Minneapolis, other developers may be convinced to include green roofs on their projects.

Work Plan and Timeline

Kingfield Storm Water Management Project

Time	Task	Party Responsible
<i>Summer '05</i>	Initial interest of Kingfield community in storm water issues assessed.	KFNA Staff
	Initial analysis of sites in Kingfield conducted.	KFNA Staff
	Form Kingfield Neighborhood Association environmental committee.	KFNA Board
	Storm Water Project developed.	KFNA Green Committee
	Matching funds for implementation of project sought.	KFNA Staff
<i>Fall '05 to Winter '06</i>	Collect descriptions of various storm water management practices.	KFNA Staff
	Develop residential and commercial participant criteria.	KFNA Green Committee
	Develop outreach materials to advertise project, applications, and questionnaires.	KFNA Staff
	Review applications and rank according to criteria.	KFNA Green Committee
	Interview and recommend to KFNA Board an engineer or landscape architect for project.	KFNA Green Committee
	KFNA approves contract with selected engineer/landscape architect & project participants.	KFNA Board
<i>Spring '06</i>	Notify selected applicants of their participation in the project.	KFNA Staff
<i>Summer '06</i>	Host initial meeting with selected applicants and engineer/landscape architect.	KFNA Green Committee
	Sign contracts with Kingfield project participants.	KFNA Staff
	Ground will be broken on 38, the 40-unit and retail space at 38 th and Nicollet.	Lander Group
	Monitor site installations.	KFNA Staff
<i>Fall '06</i>	Host tour of completed sites and provide visual updates of those in progress.	KFNA Green Committee
<i>Summer '07</i>	Host tour of all completed sites.	KFNA Green Committee

**Budget
Kingfield Storm Water
Management Project**

Item	Estimated Total Cost	MWMO Funds	KFNA Funds	Participant Matching Funds	Other Funds
Design of residential and commercial projects	3,000 *	3,000	-	-	-
Design of Green Roof	10,000	-	-	-	10,000
Site implementation of residential & commercial projects	30,000 **	12,500	-	12,500	5,000
Site implementation of Green Roof	150,000	20,000	-	-	130,000
Staff	15,000	4,000	11,500	-	-
Printing and outreach	1,000	500	500	-	-
Tours	1,000	-	1,000	-	-
TOTALS	\$ 210,000	\$ 40,000	\$ 13,000	\$ 12,500	\$ 145,000

**designs estimated at \$400-\$500 each (5 residential + 2 commercial)*

***site implementation estimated at \$2000 per home +\$10,000 per commercial property*

September 20, 2005

Dan Kalmon, Program Manager
Mississippi Watershed Management Organization
2520 Larpenteur Ave W
Lauderdale, MN 55113

Re: Storm Water Management Grant

Mr. Kalmon,

I am writing this letter to express the Lander Group's interest in working with the Kingfield Neighborhood Association to install a green roof on 38, our proposed mixed use development at the corner of 38th Street and Nicollet Avenue. This project involves the redevelopment of a vital neighborhood intersection and will be a catalyst for smart development throughout the Kingfield area.

38 is located along a major corridor for the city of Minneapolis and at the intersection of several lines of public transit. The redevelopment will combine the renovation of a historic building on the corner and new construction on the rest of the site. It will include 40 residential units(8 are affordable at 50% MMI), 7,500 square feet of retail space and 4,500 square feet of office space.

As part of our core mission at the Lander Group, we are committed to using eco-friendly design and materials. A green roof would further our sustainable features and be an excellent addition to the project and. Unfortunately, the market rate of housing in the Kingfield neighborhood does not support all of our green aspirations. A green roof would only be possible by accessing other funding sources. As the developer, the Lander Group will pay for the design fees associated with adding a green roof to the project.

We are very excited to be working with the Kingfield neighborhood in redeveloping this site. Building a sustainable development is a core value of both the Lander Group and Kingfield. We hope you consider this request for funding so that we can further develop this core value and construct a green roof on 38.

Sincerely,

Chris Kennelly
Development Manager
The Lander Group
612.825.5036
chris@landergroup.com
www.landergroup.com
www.38lofts.com