



## Request for City Council Committee Action from the Department of Community Planning and Economic Development

**Date:** June 4, 2013  
**To:** Council Member Lisa Goodman, Chair, Community Development Committee  
**Subject:** Interchange Project Public Hearing

### Recommendation

Set a public hearing for the July 23, 2013 Community Development Committee meeting for the adoption of a resolution declaring a need for Hennepin County and/or its affiliated entities to undertake certain redevelopment activities in the City and approving the County's redevelopment plan and off-street parking facilities for the Interchange project.

### Previous Directives

Since 2003, the City Council has adopted multi-jurisdictional program approval resolutions from time to time for projects located within Minneapolis that are submitted to the Hennepin County Transit-Oriented Development (TOD) Program and authorized under Minnesota Statute §383B.79, a statute creating a multijurisdictional program involving Hennepin County and other jurisdictions.

Prepared by:	David Frank, Director of Transit Development
Approved by:	Chuck Lutz, CPED Deputy Director ____
Presenter in Committee:	David Frank, Director of Transit Development

### Financial Impact

- No financial impact

### Community Impact

- Neighborhood Notification: Not applicable.
- City Goals: Connected communities, enriched environment, and premier destination.
- Sustainability Targets: Economically vibrant and higher density transit corridors create attractive urban neighborhoods for development, support efficient growth, and reduce the need for car travel to obtain necessary goods and services.
- Comprehensive Plan: Policy 1.3. Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycles, pedestrians and transit; Policy 1.5. Promote growth and encourage overall city vitality by directing new commercial and mixed-use development to designated corridors and districts; Policy 1.13. Support high density

development near transit stations in ways that encourage transit use and contribute to interesting and vibrant places; Policy 2.3. Encourage walking throughout the City by ensuring that routes are safe, comfortable, pleasant and accessible; Policy 2.4. Make transit a more attractive option for both new and existing riders; Policy 3.2. Support housing density in locations that are well connected by transit, and are close to commercial. Cultural and natural amenities; and Policy 4.11. Attract businesses to the City through strategic infrastructure investments.

- Zoning Code: Not applicable

### **Supporting Information**

The Hennepin County Housing and Redevelopment Authority, the Hennepin County Regional Railroad Authority, and the Hennepin County board all approved the Interchange Redevelopment Plan in 2012. This plan includes a parcel adjacent to the City of Minneapolis North Loop Redevelopment Project as an action to support new development on the Stage One LRT Focus Redevelopment Project and compliment redevelopment in the North Loop Redevelopment Project. This proposed Redevelopment Plan will remove blight, increase business activity and density in the project area, promote transit-oriented and sustainable development, promote green spaces and amenities for bicyclists and pedestrians, and increase the property tax base. The Interchange Redevelopment Plan establishes a new redevelopment boundary adjacent to the North Loop Redevelopment Project and identifies redevelopment objectives and land use provisions. The objectives of this redevelopment plan may be accomplished through the following public and private redevelopment activities: Acquisition, new construction, demolition, site preparation, environmental remediation, public improvements, construction of parking garages, project administration and other related activities.

Hennepin County and the County HRA have requested that the City Council adopt a resolution under Minnesota Statutes, section 469.005, declaring a need for Hennepin County and/or the County HRA to exercise its powers in the City, approve the Interchange project as required by Minnesota Statutes, section 383B.77, and approve the off-street parking facilities that will be constructed as part of the Project under Minnesota Statutes, section 383B.20. This City consideration entails a public hearing after published notice as required by law.

At the July 23 Community Development Committee meeting, staff will present a report which further describes the Interchange project and the redevelopment plan.