



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

**Date:** September 24, 2013

**To:** Council Member Lisa Goodman, Chair, Community Development Committee

**Subject:** Cooperative agreement between the Hennepin County Housing & Redevelopment Authority, Hennepin County, and the City of Minneapolis to undertake redevelopment activities in the Lowry Avenue corridor (Stinson Blvd NE west to Theodore Wirth Pkwy) and the Penn Avenue North Corridor (49<sup>th</sup> Avenue North and Osseo Road south to I-394).

**Recommendation:** It is recommended that the City Council authorize staff to enter into a Memorandum of Understanding (MOU) with Hennepin County for multijurisdictional coordination of redevelopment efforts on the Lowry Avenue corridor and the Penn Avenue corridor and delegate authority to determine compliance with the MOU to the Director of Community Planning and Economic Development.

**Previous Directives:** The City Council supported Hennepin County's Lowry Avenue Corridor Project by Resolution 200-R-350 on August 11, 2000. The County, Hennepin County Housing and Redevelopment Authority, and the City of Minneapolis, as successor to the Minneapolis Community Development Agency, previously entered into the Cooperative Agreement for the Lowry Project dated August 7, 2001, and the Cooperative Agreement for Redevelopment of the Lowry Corridor dated December 31, 2003, and the Cooperative Agreement dated November 6, 2007.

### **Department Information**

Prepared by: Jim Voll, Principal City Planner, Phone 612-673-3887

Approved by: Thomas Streitz, Director Housing Policy & Development \_\_\_\_\_

Presenter in Committee: Jim Voll, Principal City Planner

### **Financial Impact**

- No financial impact

### **Community Impact**

- Neighborhood Notification – Not Applicable
- City Goals: Livable Communities, Healthy Lives – high-quality, affordable housing for all ages and stages in every neighborhood and A City That Works – strong partnerships with parks, schools, government, non-profit, and private sector.

- Sustainability Targets – Not Applicable
- Comprehensive Plan: Individual projects will still be subject to, and reviewed for compliance with the comprehensive plan and relevant small area plans.
- Zoning Code: Individual projects will still be subject to, and reviewed for compliance with the zoning code.

## **Supporting Information**

The purpose of this Agreement is to establish a collaborative relationship between Hennepin County, the Hennepin County Housing and Redevelopment Authority and the City of Minneapolis to redevelop land within the Lowry and Penn Corridors. The Lowry Corridor encompasses properties within one block of either side of Lowry Avenue from Stinson Boulevard to Theodore Wirth Parkway and where necessary to address impacts and opportunities, including improved recreational linkages, transit connections and other development related opportunities. The Penn Corridor encompasses the properties within two blocks of either side of Penn Avenue North from the proposed Southwest Light Rail Transit Penn Avenue Station south of Interstate 394 north to Osseo Road and 49th Avenue North and where necessary to address impacts and opportunities, including improved recreational linkages, transit connections and other development related opportunities

State law requires formal coordination with the City for County redevelopment activities. Rather than ask for approval from the City on a case-by-case basis, this agreement would allow the County to undertake development projects on the Penn and Lowry corridors, subject to the conditions of the agreement through 2020.

The agreement would delegate the authority to determine if the development activities are in compliance with the agreement to the Director of the Community Planning and Economic Development Department. However, the final approval of projects would still be subject to all City policies, plans, and regulations, including, but not limited to the comprehensive plan, small area plans, heritage preservation regulations, and the zoning code. All projects would still have to be reviewed by applicable bodies such as the City Planning Commission or the City Council as required by ordinance before any permits could be issued or construction could be begin. Conversely, the City is agreeing to consult with Hennepin County staff when conducting City redevelopment activities in the corridors. The MOU does not commit the City or the County to undertake any redevelopment activities in the corridors.

This cooperative agreement will:

- Improve cooperation and coordination between the City of Minneapolis and Hennepin County
- Streamline the redevelopment process
- Be limited to the Penn (north) and Lowry (north and northeast) corridors