



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

Date: September 25, 2007
To: Council Member Sandy Colvin Roy, Transportation and Public Works
Referral to: Council Member Lisa Goodman, Community Development Committee

Subject: **City Consent to Hennepin County Hiawatha-Minnehaha Community Works as a Multi-Jurisdictional Reinvestment Program**

Recommendation: **Approve the Hennepin County Hiawatha-Minnehaha Community Works Project as a Multi-Jurisdictional Reinvestment Program in the City of Minneapolis and consent to the Hennepin County Housing and Redevelopment Authority undertaking program activities within the City.**

Previous Directives: None

Prepared by: Mark Garner, Senior Project Coordinator, (612) 673-5037

Approved by: -----
Steven A. Kotke, P.E., City Engineer, Director of Public Works

Charles T. Lutz, Deputy Director of CPED

Presenter in Committee: Mark Garner, CPED, Senior Project Coordinator

Financial Impact

No financial impact

Action is within the CPED Business Plan, which focuses neighborhood economic development and housing projects, programs and investments on commercial and transit corridors.

Community Impact

Neighborhood Notification: A letter requesting the creation of a Hennepin County Community Works project in the Hiawatha-Minnehaha Corridor was initiated by the Longfellow Community Council and Seward Redesign in August 2006. County staff has subsequently met to discuss the project with the Longfellow Community Council, Standish Ericsson Neighborhood Association, Corcoran Neighborhood Association and the East Phillips Improvement Coalition. In July

2007, the Longfellow Community Council Board adopted a resolution approving the Hiawatha-Minnehaha Community Works Project.

City Goals – Connected communities, Enriched environment, Premier destination.

Sustainability Targets – Affordable housing units – increases number of affordable rental units; downtown transportation mode split - increases number of housing units along Hennepin County Transit Corridors.

Comprehensive Plan – Section 4.1: Minneapolis will encourage reinvestment along major urban corridors as a way of promoting growth in all neighborhoods; Section 4.9: Minneapolis will grow by increasing its supply of housing; Section 4.10: Minneapolis will increase its housing that is affordable to low and moderate income households; Section 4.11: Minneapolis will improve the availability of housing options for its residents; Section 4.15: Minneapolis will carefully identify project sites where housing redevelopment or housing revitalization are appropriate responses to neighborhood conditions and market demand; and Section 4.18: Minneapolis will encourage both a density and mix of land uses in Transit Station Areas that support ridership for transit as well as benefit from its users.

Zoning Code – Will inform planning studies and apply to future projects supported by the Hiawatha-Minnehaha Corridor Project

Living Wage/Business Subsidy Agreement Yes No

Job Linkage Yes No

Other

Supporting Information

In December 2006, Hennepin County established the Hiawatha-Minnehaha Community Works Project; generally bounded by the Hiawatha LRT line, Midtown Greenway, Minnehaha Avenue, and Minnehaha Parkway (see attached map). This project area includes portions of three of the neighborhood LRT station areas (Lake Street, 38th Street and 46th Street), is located primarily within the greater Longfellow Community, and includes portions of Ward 9 and Ward 12.

The land within this area shares a number of corridor-wide features that have proven to be challenging barriers to implementing the LRT station area master plans which focus on preserving existing neighborhood assets while securing high quality transit-oriented development and growth. These barriers include difficult traffic and pedestrian crossings on Highway 55, a utility corridor that includes Canadian Pacific railroad tracks and a high voltage powerline, poor quality pedestrian facilities, aging brownfield land uses, an irregular and skewed street grid which produces challenging site access and parcel configurations, and other challenges for private assembly of sites for redevelopment.

The Community Works project was established in the Hennepin County Capital Budget process with a 2007 appropriation of \$1,000,000 (primarily for planning) and a total proposed five-year budget of \$8,500,000 (with the future year funding of \$7,500,000, subject to annual appropriations, proposed primarily for infrastructure capital costs). The reconstruction of Minnehaha Avenue (County Road 48) between Lake Street and 46th Street East is included as a separate major infrastructure project within the County budget and is programmed for 2011 or 2012 within this area.

The County project will utilize the Community Works approach for improving physical areas through focused infrastructure investments. The planning for this project will build upon the vision and land use policy framework established in the City's adopted station area and small area plans within the corridor, and use a corridor planning process with community engagement and stakeholder involvement to establish implementation strategies and corridor infrastructure and investment priorities (see attached exhibits).

During the past seven months, Hennepin County staff has met regularly with the City's Hiawatha Corridor Working Group, an interdepartmental team including representatives from Public Works and the Community Planning, Business Development and Housing Development sections within CPED. The County has proposed that City policy makers, staff and neighborhood groups remain key collaborators in the project moving forward.

In order to undertake a Hennepin County Community Works project state law requires that municipalities approve the project as a multi-jurisdictional program and consent to the Hennepin County Housing and Redevelopment Authority undertaking the Community Works Program within the municipality, as specified in Minnesota Statutes Section 383B.77, Subdivision. 3 and Minnesota Statutes Section 383B.79. Hennepin County has requested that Minneapolis approve the Hiawatha-Minnehaha Community Works Project as required by these statutes.

Specific projects identified for implementation by the Hiawatha-Minnehaha Community Works program in the future will require additional and specific City approvals and consent at that time.