



HENNEPIN COUNTY  
MINNESOTA



# Hennepin County Multijurisdictional Reinvestment Program

History and purpose of the Community Works Program

Presentation to the Bassett Creek Valley Stakeholders

September 27, 2023

# Early Vision

- Several Communities in Hennepin County were experiencing declining tax bases in the early 1990s
- Cities didn't have the resources to address problems
  - Decreased employment
  - Growth of public assistance caseloads
  - Increasing crime rates
  - Deteriorating and abandoned housing and commercial properties

# Creation of Community Works

- County Commissioners wanted to assist in redevelopment
  - Peter McLaughlin, Mark Andrew and Mike Opat took the lead
- Commission partners included Hennepin County, the City of Minneapolis, the MPRB, Minneapolis Public Schools, Three Rivers Park District, and the Design Center at the U of M
- In 1993, the Community Works Program was created
  - Stimulate employment opportunities
  - Enhance the social and economic viability of communities
  - Preserve and reestablish natural systems, among other things

# Creation of Community Works (cont.)

- Innovative, place-based, cross-jurisdictional program
- Today is nationally recognized approach to community development
  - Stimulating economic development
  - Access to employment
  - Building the long-term value of communities
  - Improving existing implementation systems

# Multi-jurisdictional Program Authorized

- In 1995, the County successfully lobbied the Legislature to create a multi-jurisdictional reinvestment program (Minn. Stat. 383B.79)
  - Allowed the County to partner with Minneapolis, Brooklyn Center and other cities, the Minneapolis Park Board, the Suburban Hennepin Park District
  - Modifications have expanded partners to include the HRA and watersheds located partially or wholly within the County and added allowable uses

# 1993-2023 Projects

- Bottineau
- Humbolt
- Lowry Avenue
- Midtown
- Minnehaha/Hiawatha
- Penn Avenue
- Shady Oak Road
- Southwest LRT
- 66<sup>th</sup> Street Corridor
- Brooklyn Park SNAP (Stable Neighborhood Action Plan)
- Daylighting Creeks
- Fort Snelling
- Victory Memorial Drive

# Current or Ongoing Community Works Projects

- Bottineau Blue Line extension
- Southwest LRT
- Penn Avenue



# 20 Year Anniversary and Evaluation

- In 2013, the County evaluated Community Works and updated principles
  - \$883 million in public and private investment
  - 17 percentage points higher average property values
  - 13 acres of open space
  - 3 miles of enhanced or daylighted waterways
  - 50 acres of developable land
  - 19.5 miles of sidewalks and trails created or improved
  - 658 street lights/trail lights installed or improved
  - 300 ADA ramps installed

# Lessons Learned

- Key themes of lessons learned
  - Develop a framework that identifies goals, priorities, and timing that align with current program
  - Consider your audience
  - Be strategic in entering ongoing debate or conversation
  - Importance of clarity and consistency
  - Establishing early partner buy-in and financial commitment
  - Include a wide range of internal and external partners
  - Factor in market influences

# Principles Revised in 2014

## 1994 Principles

- Enhance the tax base
- Stimulate employment development
- Strengthen communities through connections
- Maintain and improve natural systems
- Build bridges for effective planning and implementation



## Adopted Revised CW Goals

- Enhance the tax base
- Stimulate economic development and job growth
- Strengthen and connect places and people
- Innovate and advance sustainability
- Lead collaborative planning and implementation

# Multi-jurisdictional Program (Minn. Stat. 383B.79)

## Statutory Current Allowable Uses

- Housing rehabilitation and removals
- Industrial polluted land cleanup
- Water ponding
- Environmental cleanup
- Community corridor connections
- Corridor planning
- Creation of green space
- Acquisition of property
- Development and redevelopment of parks and open space
- Water quality and lakeshore improvements
- Development and redevelopment of housing and commercial projects
- Economic development
- Job creation

# Project Elements

## Enhancing Places

- Economic development
- Commercial redevelopment
- Housing maintenance programs
- Public space amenities
- Linear parks
- Community gardens
- Contaminated land clean-up
- Abandoned site reclamation

## Making Connections

- Multi-modal connections
- Bicycle and pedestrian improvements
- Corridor streets
- Neighborhood connectors
- Off-street trails and pathways
- Rail-to-trail interim uses
- Parkways along creeks and rivers

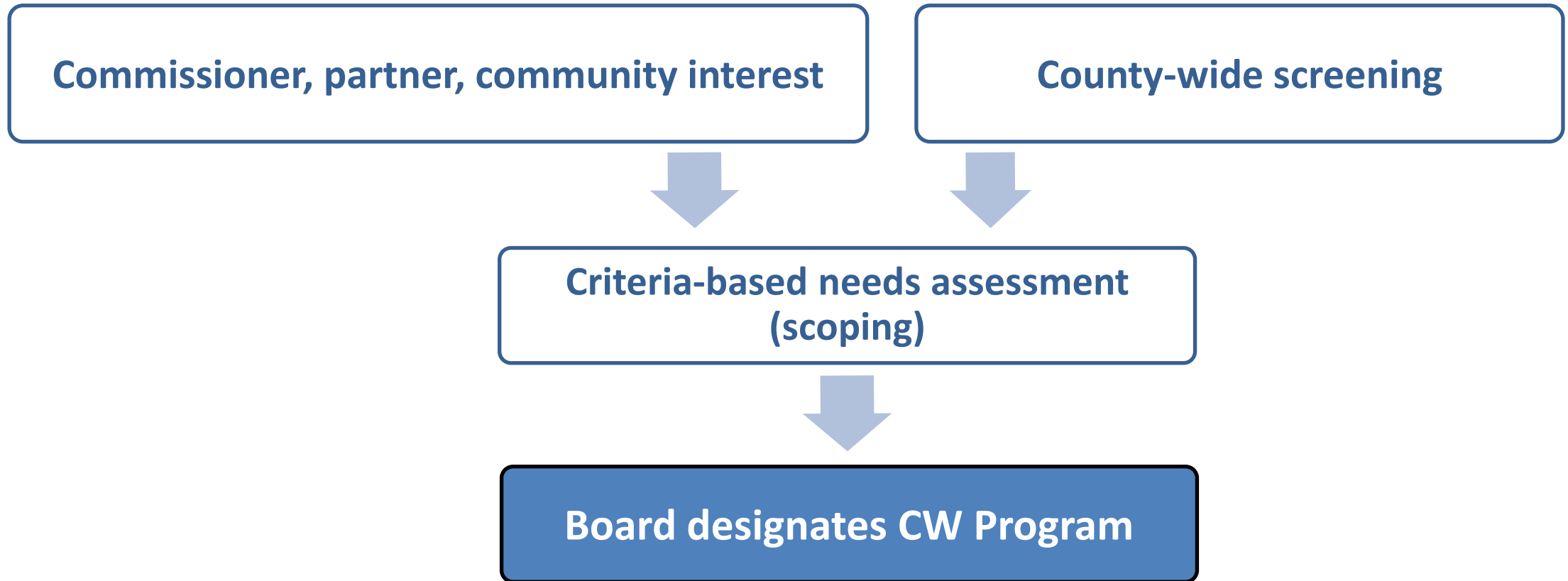
## Improving Natural Systems

- Stormwater management
- Wetland restoration
- Daylighting natural systems
- Reforestation and habitat restoration
- Open space reserves

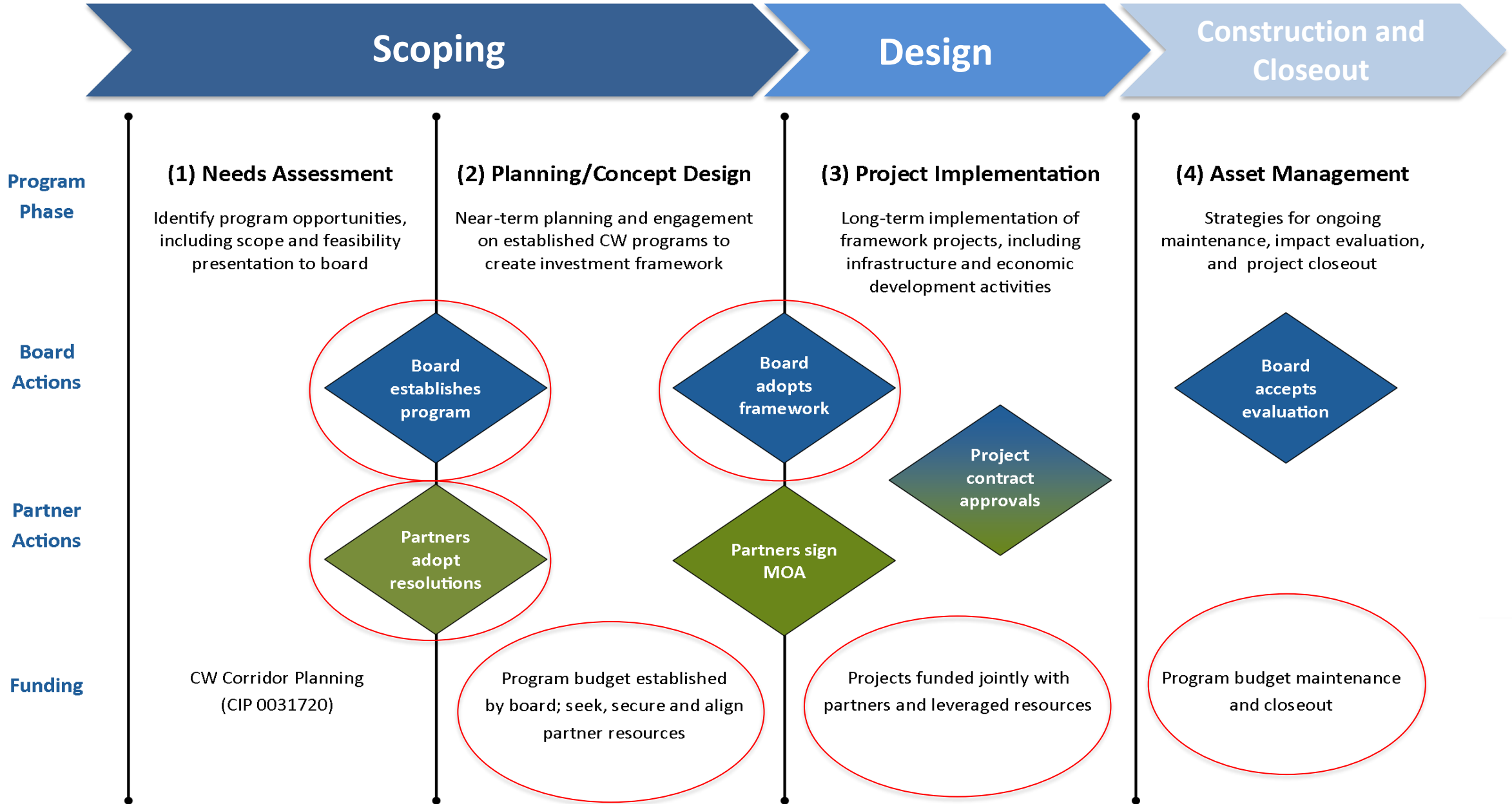
# Project Characteristics

- **BOARD INITIATED** - Established by a board resolution or CIP request
- **LEGACY INVESTMENTS** - Represent long-term, legacy investments with variable time commitments
- **FIRST PUBLIC, THEN PRIVATE INVESTMENT** - Initiate the reinvestment cycle (first public, then private) along important corridors and in challenged neighborhoods
- **COLLABORATIONS TO LEVERAGE INVESTMENT** - Involve collaborations with other agencies to guide, coordinate, and leverage investment and increase the tax base
- **COMMUNITY ENGAGEMENT** - Provide for the robust participation of residents, businesses, government agencies and community organizations
- **COMPREHENSIVE, INNOVATIVE, FLEXIBLE** - Offer an integrated, flexible approach to transportation infrastructure, land use, and economic development to address the unique needs of the corridor

# Community Works Program Initiation



# Community Works Program Phases





# Questions

**Thank you!**

Kirk Pederson

Intergovernmental Relations Department

[Kirk.pederson@hennepin.us](mailto:Kirk.pederson@hennepin.us), 612-432-0447

