

## Transportation Committee

For the Metropolitan Council meeting of July 10, 2013

---

**Subject:** Authorization to Acquire Property for I-94 & Manning Avenue Park-and-Ride, Woodbury, Resolution No. 2013-7

---

### **Proposed Action**

That the Metropolitan Council authorize the Regional Administrator to negotiate and purchase, at up to the appraised value, a 9.18 acre property from a private owner for a park-and-ride facility located at 11736 Hudson Road, Woodbury. That, in the event the negotiations are not successful, the Metropolitan Council also authorize the Regional Administrator to initiate condemnation proceedings on that property.

### **Summary of Committee Discussion/Questions**

There was a short presentation of the Business Item by Maurice Roers, Manager Facilities Planning, Metro Transit. Councilmember Smith asked if the Guardian Angels Park-and-Ride and the Woodbury Theatre Park-and-Ride will continue to operate once the I-94 and Manning facility is operational. Staff affirmed that they would continue to operate. Councilmember Schreiber asked how the size of this proposed park-and-ride compares to other facilities that Metro Transit develops. Staff responded that new park-and-rides tend to be 300+ spaces. The proposed 550-space facility at I-94 & Manning will accommodate higher frequency service that transit customers have found appealing.

Motion by Councilmember Smith, seconded by Councilmember Commers and passed.

Consent to Council.

## Transportation Committee

Meeting date: June 24, 2013

For the Metropolitan Council meeting of July 10, 2013

---

**Subject:** Authorization to Acquire Property for I-94 & Manning Avenue Park-and-Ride, Woodbury, Resolution No. 2013-7

**District(s), Member(s):** District 12, Harry Melander

**Policy/Legal Reference:** Minnesota Statutes MN Statutes 473.129, 473.405, 117.025 and 117.042

**Staff Prepared/Presented:** Brian Lamb, General Manager, 612-349-7510  
Marilyn Porter, Director, E&F, 612-349-4689  
Maurice Roers, Facilities Planning Mgr., E&F, 612-349-7684  
Kimberly Koempel, Facilities Planning, E&F, 612-373-3914

**Division/Department:** Metro Transit/Engineering & Facilities

---

### Proposed Action

That the Metropolitan Council authorize the Regional Administrator to negotiate and purchase, at up to the appraised value, a 9.18 acre property from a private owner for a park-and-ride facility located at 11736 Hudson Road, Woodbury. That, in the event the negotiations are not successful, the Metropolitan Council also authorize the Regional Administrator to initiate condemnation proceedings on that property.

### Background

Metro Transit proposes to construct a 550-space surface park-and-ride lot on Hudson Road, just west of Manning Avenue and south of I-94 in Woodbury. Express bus service will be provided between the park-and-ride and downtown Minneapolis via a planned Route 376 operated by Metro Transit. Express bus service from the new park-and-ride will include five express bus trips during the weekday AM and PM peak periods. In 2009, Metro Transit received a Congestion Mitigation and Air Quality (CMAQ) grant for the land acquisition, construction of the park-and-ride, buses, and the initial three years of express bus service.

The project involves purchasing and developing 9.18 acres of a larger 115-acre parcel. Metro Transit has been in discussions with the property owner, the City of Woodbury and other stakeholders for several years regarding a park-and-ride at this location.

In 2009, The City of Woodbury approved the Woodbury Northeast Area Final Alternative Urban Area-wide Review (AUAR) for the area of Woodbury that includes this property. All three land use scenarios covered in the AUAR include a park-and-ride at this location. The City of Woodbury is supportive of a park-and-ride in this location both to alleviate the limited capacity at existing Woodbury park-and-rides and serve future development.

### Rationale

The proposed location is the best available option for establishing a park-and-ride along the eastern portion of the I-94 corridor. Metro Transit has several park-and-rides in the area that are operating at or near capacity. This location also aligns with the Gateway Corridor Transit Study planning process to date. The City of Woodbury endorses the concept of constructing a park-and-ride in this area.

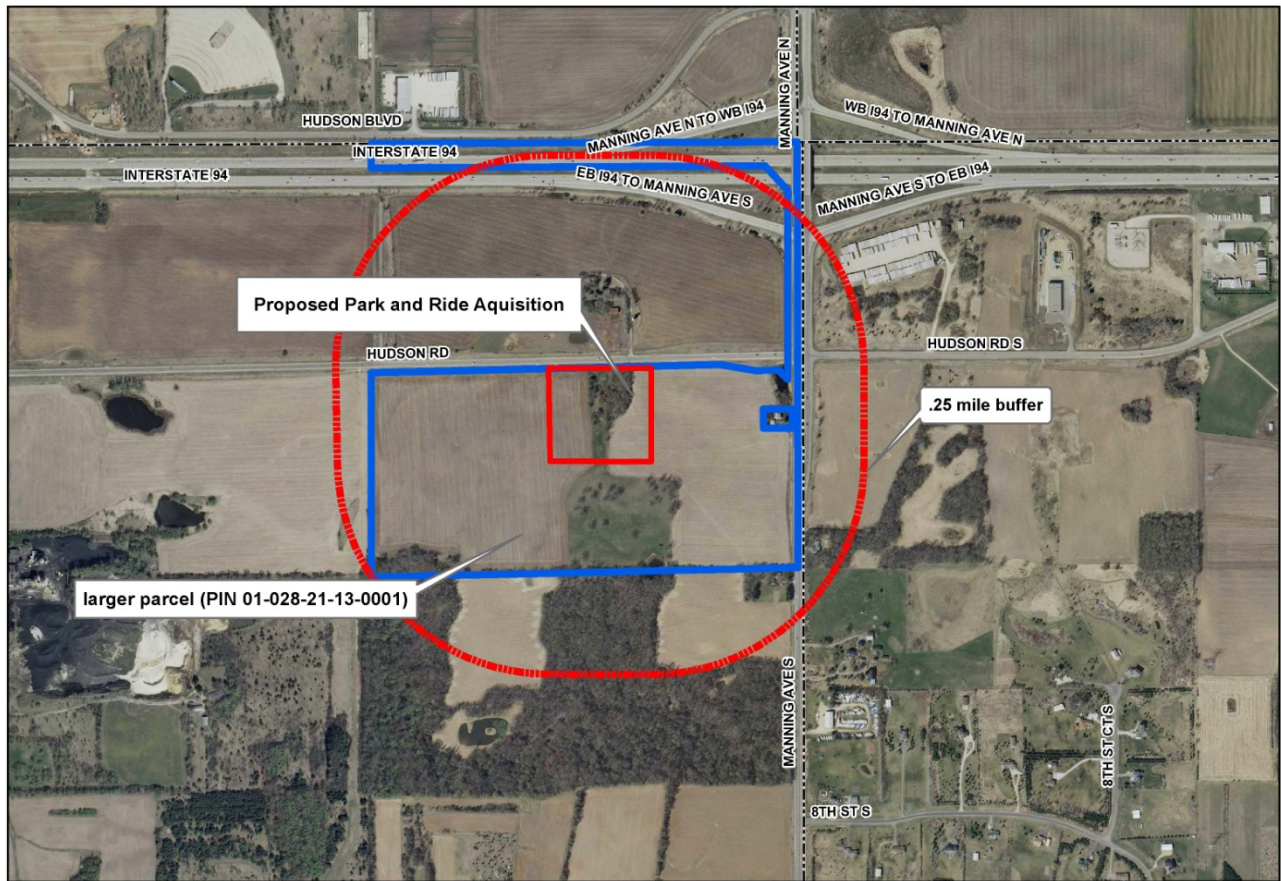
## Funding

Funding for this property acquisition and the construction of the park-and-ride will be available from a Congestion Mitigation and Air Quality (CMAQ) grant. Regional Transit Capital funds will serve as the local match. The grant will also fund the purchase of buses and the express bus service for three years.

## Known Support / Opposition

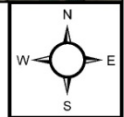
The City of Woodbury supports the development of a park-and-ride facility at the proposed location.

Figure 1 – Map of Project Area



Attachment A: I-94 and Manning Avenue Park and Ride

0 0.1 0.2 0.4 Miles



## **METROPOLITAN COUNCIL**

**390 North Robert Street, St. Paul, Minnesota 55101-1634**

**Phone (651) 602-1000 · TDD (651) 291-0904 · FAX (651) 602-1550 · Metro Info (651) 602-1888**

### **RESOLUTION NO. 2013 - 7**

#### **RESOLUTION AUTHORIZING ACQUISITION OF FEE TITLE PROPERTY**

**A portion of 11736 Hudson Road, Woodbury, Minnesota**

**I-94 and Manning Avenue Park-and-Ride**

**WHEREAS**, the Council requires acquisition of fee title to a portion of the property at 11736 Hudson Road, Woodbury, Minnesota for the construction of the I-94 and Manning Avenue Park-and-Ride; and

**WHEREAS**, the Council, by Business Item 2013-7, approved the negotiation and purchase of a portion of the property at 11736 Hudson Road, Woodbury, Minnesota; and

**WHEREAS**, the Metropolitan Council hereby finds and declares that it must acquire possession of the fee title required for the I-94 and Manning Avenue Park-and-Ride prior to the filing of an award by the court-appointed commissioners;

#### **NOW, THEREFORE, BE IT RESOLVED:**

1. That the acquisition of fee title for a portion of the property at 11736 Hudson Road, Woodbury, Minnesota, is for a public purpose and public use as defined by Minnesota Statutes § 117.025, is necessary for the furtherance of the construction of the I-94 and Manning Avenue Park-and-Ride and in the judgment of the Metropolitan Council such acquisition will further the public health, safety and welfare, and be undertaken in accordance with Minnesota Statutes and the Real Property Acquisition Procedure of the Metropolitan Council; and
2. That, pursuant to Minnesota Statutes Chapter 473, the Council has the authority to acquire the property interests by eminent domain, that the Council hereby directs its attorney to acquire by eminent domain the fee title to a portion of the property at 11736 Hudson Road, Woodbury, Minnesota, if the property cannot be acquired by direct negotiation and that such acquisition be in accordance with the procedures authorized under Minnesota Statutes Chapters 473 and 117, including, specifically, 117.042; and
3. That the Council hereby approves and certifies that the total just compensation for the fee title of the property at 11736 Hudson Road, Woodbury, Minnesota, as indicated in the appraisal submitted to the council staff.

Adopted this the 10<sup>th</sup> day of July, 2013.

---

Susan Haigh, Chair

---

Pat Curtiss, Recording Secretary