

## Transportation Committee

For the Metropolitan Council meeting of August 13, 2014

**Subject:** Authorization to negotiate compensation for permanent and temporary easements as well as an Operations and Maintenance Agreement with the City of Bloomington at the 28<sup>th</sup> Ave Park and Ride.

### Proposed Action

That the Metropolitan Council authorizes the Regional Administrator to:

Negotiate and execute easements with the City of Bloomington for the temporary and permanent use of land for the construction of the Lindau Lane extension.

Negotiate and execute an Operations and Maintenance agreement for storm water facilities.

### Summary of Committee Discussion/Questions

After a short presentation by staff, Council-member Elkins commented that the extension of Lindau Lane will create a more TOD friendly atmosphere in the South Loop area of Bloomington.

Council-member Brimeyer asked if Metro Transit's TOD staff been involved with this process. Staff responded that Bloomington first approached Metro Transit approximately 5 years ago. Beyond a briefing to familiarize the TOD Manager, nearly all of this background work occurred before the TOD Department was established.

Motion by Elkins, second by Munt, adopted; **consent to Council.**

## Transportation Committee

Meeting date: July 28<sup>th</sup>, 2014

For the Metropolitan Council meeting of August 13, 2014

**Subject:** Authorization to negotiate and execute a Sale of Property and Operations and Maintenance Agreement with the City of Bloomington

District(s), Member(s): 5; Steve Elkins

**Policy/Legal Reference:** Policy 3-4 (Management of Regional Assets) and Business Item 2006-36

**Staff Prepared/Presented:** Brian Lamb, General Manager, 612-349-7510; Marilyn Porter, Director Engineering & Facilities, 612-349-7689; Pat Jones, Asst. Director Facilities & Engineering, 612-349-7606

Division/Department: Engineering & Facilities

### Proposed Action

That the Metropolitan Council authorizes the Regional Administrator to:

Negotiate and execute easements with the City of Bloomington for the temporary and permanent use of land.

Negotiate and execute an Operations and Maintenance agreement for storm water facilities.

### Background

The City of Bloomington began studying the redevelopment of the South Loop District in 2008 and approved a District Plan in August of 2013. The plan has four overarching goals:

1. Build on the District's unique mix of assets.
2. Transform the District's densities and character from suburban to urban.
3. Accelerate the District's development.
4. Establish and promote the District as a branded place emphasizing sustainability, quality, safety, and comfort.

Bloomington's multiphase project recently completed a grade separation in front of the Mall of America that will tie the current facility into the future expansion on the former Met Center property.

A key element of this plan is the extension of Lindau Lane from Cedar Avenue to 30th Avenue over land owned by the Council. Currently, this area accommodates 184 surface park and ride stalls and a storm water pond on the north side of the 28th Avenue Park and Ride and LRT Station. The net effect on parking will be a loss of 37 spaces at the 1499 space facility.

### Rationale

Completing the land sale to the City of Bloomington builds on the South Loop District plan. The Lindau Lane extension will complete the link between the existing retail to the west, the job center to the east, and adjacent mixed use development. Further redevelopment in the district creates a destination for transit customers.

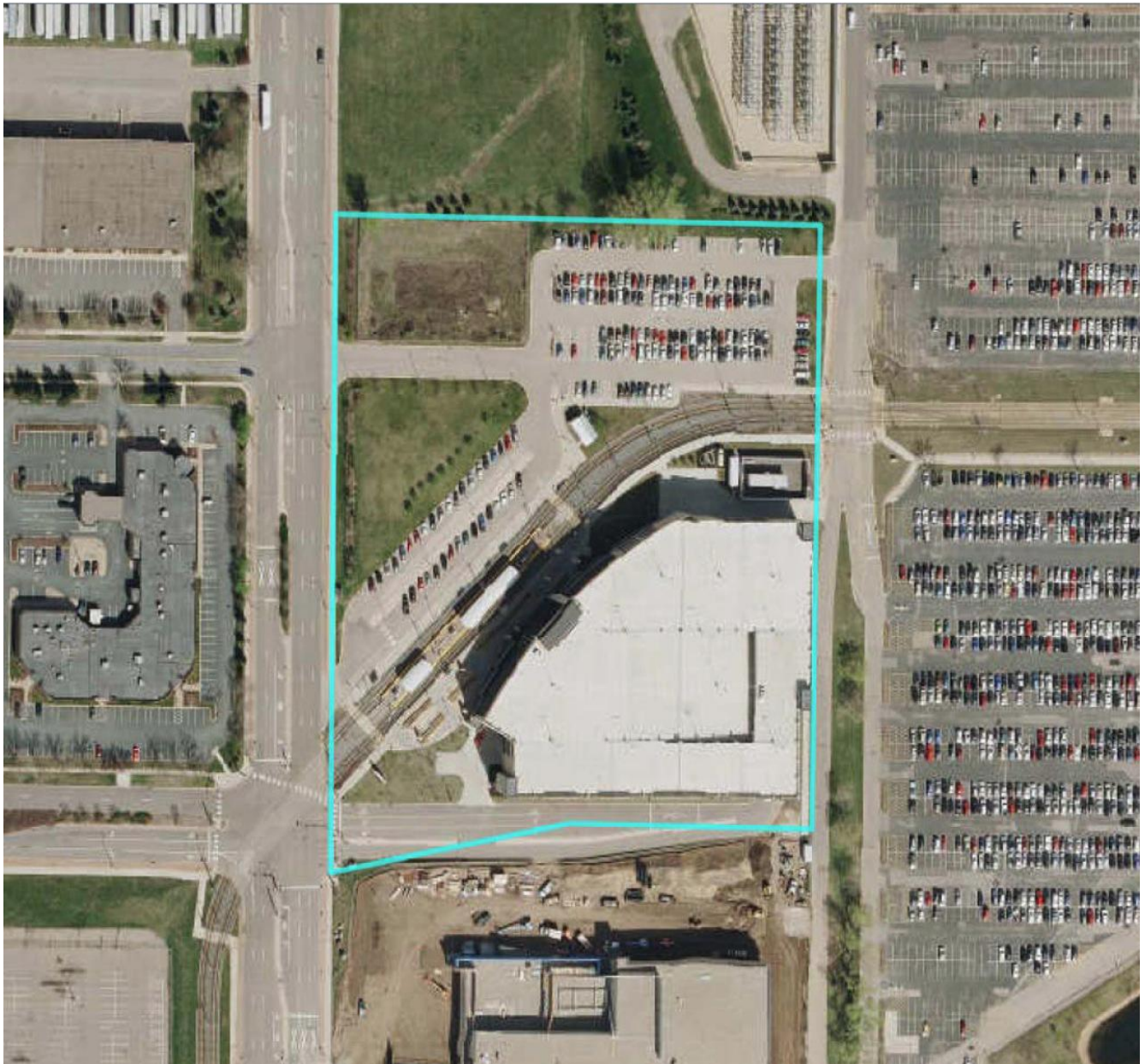
### Funding

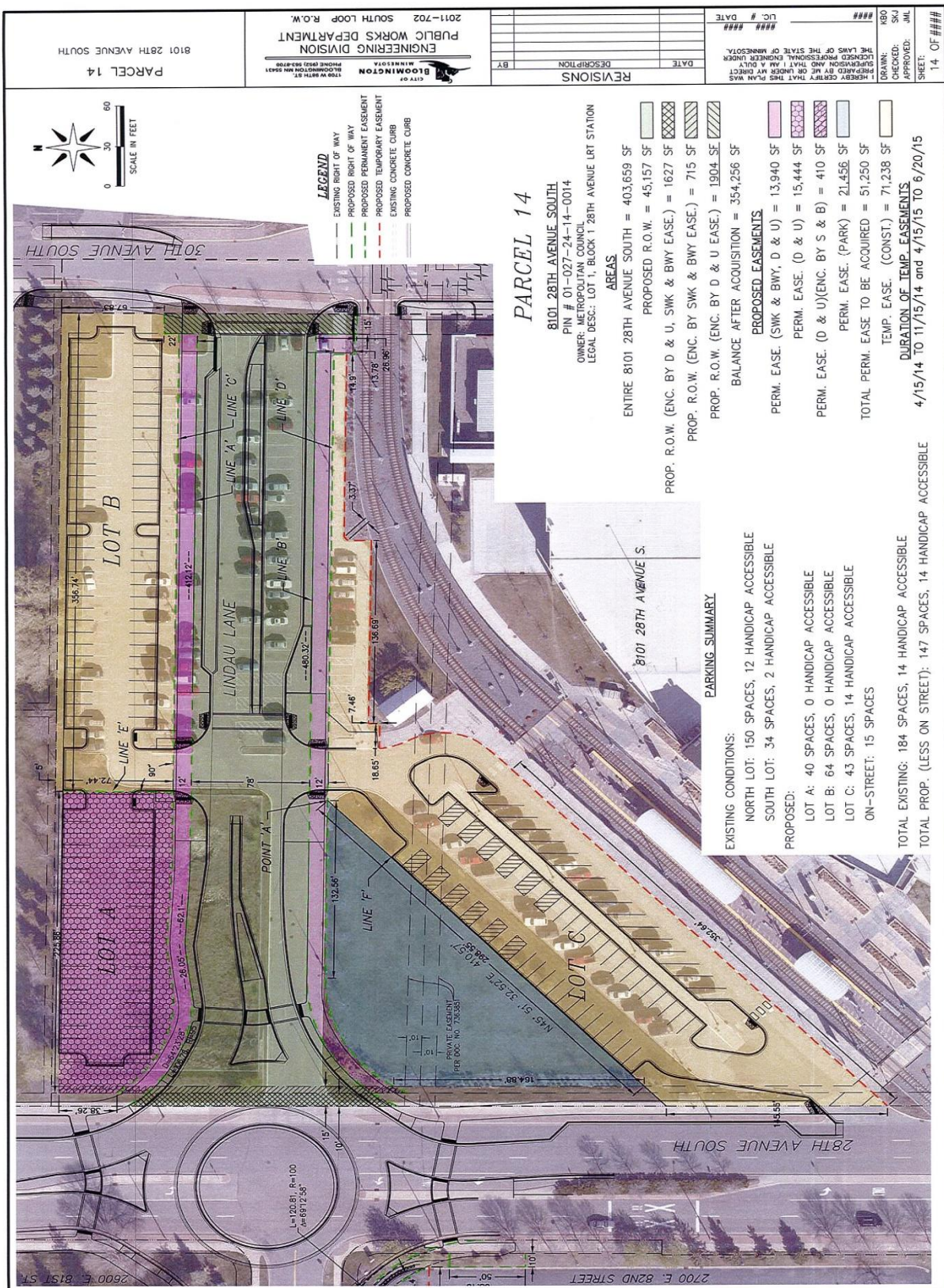
The revenue from this sale, both the Federal component and Local match, can be applied to a future project such as the MOA Station Renovation without a

formal return of funds to the FTA. The FTA has reviewed and approved the action, while establishing their interest.

### Known Support / Opposition

City of Bloomington / There is no known opposition to this action.





PARCEL 14  
8101 28TH AVENUE SOUTH

CITY OF BLOOMINGTON  
1709 W 7TH ST  
BLOOMINGTON, MN 55404  
PHONE: (612) 252-8700

ENGINEERING DIVISION  
PUBLIC WORKS DEPARTMENT  
2011-702 SOUTH LOOP R.O.W.

DATE	DESCRIPTION	BY

REVISIONS

UC # DATE

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1. HERBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DRAWN: KBO  
CHECKED: SKU  
APPROVED: JML  
SHEET: 14 OF ###

### PARCEL 14

8101 28TH AVENUE SOUTH  
PIN # 01-027-24-14-0014  
OWNER: METROPOLITAN COUNCIL  
LEGAL DESC: LOT 1, BLOCK 1 28TH AVENUE LRT STATION

#### AREAS

- ENTIRE 8101 28TH AVENUE SOUTH = 403,659 SF
- PROPOSED R.O.W. = 45,157 SF
- PROP. R.O.W. (ENC. BY D & U, SWK & BWY EASE.) = 1627 SF
- PROP. R.O.W. (ENC. BY SWK & BWY EASE.) = 715 SF
- PROP. R.O.W. (ENC. BY D & U EASE.) = 1904 SF
- BALANCE AFTER ACQUISITION = 354,256 SF

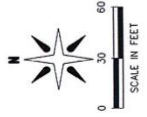
#### PROPOSED EASEMENTS

- PERM. EASE. (SWK & BWY, D & U) = 13,940 SF
- PERM. EASE. (D & U) = 15,444 SF
- PERM. EASE. (D & U) ENC. BY S & B) = 410 SF
- PERM. EASE. (PARK) = 21,456 SF
- TOTAL PERM. EASE TO BE ACQUIRED = 51,250 SF
- TEMP. EASE. (CONST.) = 71,238 SF

DURATION OF TEMP. EASEMENTS  
4/15/14 TO 11/15/14 and 4/15/15 TO 6/20/15

#### PARKING SUMMARY

- EXISTING CONDITIONS:  
NORTH LOT: 150 SPACES, 12 HANDICAP ACCESSIBLE  
SOUTH LOT: 34 SPACES, 2 HANDICAP ACCESSIBLE
- PROPOSED:  
LOT A: 40 SPACES, 0 HANDICAP ACCESSIBLE  
LOT B: 64 SPACES, 0 HANDICAP ACCESSIBLE  
LOT C: 43 SPACES, 14 HANDICAP ACCESSIBLE  
ON-STREET: 15 SPACES
- TOTAL EXISTING: 184 SPACES, 14 HANDICAP ACCESSIBLE  
TOTAL PROP. (LESS ON STREET): 147 SPACES, 14 HANDICAP ACCESSIBLE



**LEGEND**

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED PERMANENT EASEMENT
- PROPOSED TEMPORARY EASEMENT
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB

Drawing Name: H:\Projects\2014\2014-102 Linda Lane (28th - 30th)\CAD\Plan\14-102 Parcel Schedule.dwg -- Project: Mar 04, 2014 -- 9:28am