

Transportation Committee

For the Metropolitan Council meeting of October 24, 2018

Subject: I-94 & Manning Park and Ride: Land Acquisition, Resolution 2018-20
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Proposed Action

That the Metropolitan Council pass Resolution No. 2018-20 authorizing the Regional Administrator to negotiate with EN Properties, LLC for the acquisition of fee title in Lake Elmo, MN and authorize Council legal staff to initiate condemnation proceedings if the parcel cannot be acquired by direct negotiation.

Summary of Committee Discussion/Questions

Pat Jones presented this item. Committee member Letofsky asked where the people, who would be using the parking ride, would originate. Jones responded that Metro Transit recently completed the annual park & ride study, but that we don't have the analysis of license plate data yet. Jones continued that it's expected that most commuters will be from eastern Woodbury, Lake Elmo and Wisconsin. Letofsky also wondered what kind of development would be built around the park & ride. Jones responded that the development pad, north of the Park & Ride, would be interchange type related businesses (gas stations, strip mall). West of the Park & Ride is still undetermined, but currently is zoned for commercial. In response to another question from Letofsky, Jones clarified that our other parking locations of Guardian Angels and Woodbury theatre would not be going away.

Following the meeting, Jones clarified that the adjacent property to the west of the Park and Ride is currently zoned "Rural Development Transitional". Future development proposals would seek zoning changes as appropriate.

Motion by Munt, seconded by Elkins. Motion carried. CONSENT to Council.

Transportation Committee

Meeting date: October 17, 2018

For the Metropolitan Council meeting of October 24, 2018

Subject: I-94 & Manning Park and Ride: Land Acquisition

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

Policy/Legal Reference: Minnesota Statutes 117.012 and 473.405

Staff Prepared/Presented: Brian Lamb, General Manager, 612-349-7510
 Marilyn Porter, Director, E&F, 612-349-7689
 Pat Jones, Assistant Director, E&F, 612-349-7606
 Robert Rimstad, Lead Project Manager, E&F, 612-349-7768
 Mac Sweidan, Principal Engineer, E&F, 612-349-7761

Division/Department: Metro Transit Engineering & Facilities

Proposed Action

That the Metropolitan Council pass Resolution No. 2018-20 authorizing the Regional Administrator to negotiate with EN Properties, LLC for the acquisition of fee title in Lake Elmo, MN and authorize Council legal staff to initiate condemnation proceedings if the parcel cannot be acquired by direct negotiation.

Background

Metro Transit plans to expand park-and-ride capacity serving the east metro by adding an additional facility along I-94 near Manning Avenue. The proposed facility provides 550 parking stalls, bus layover, a driver restroom, and passenger shelters with heat and light. The P&R location, being located immediately adjacent to I-94, has an access advantage over previously considered options. Efforts will be made to acquire approximately 6 acres of property via fee title through direct purchase, however, condemnation may be necessary to acquire the property under Minnesota Statutes 117. Minnesota Statute 117.012 requires that there be a public purpose for the use of condemnation. The attached resolution formally declares that the I-94 & Manning Park and Ride project is a public purpose.

Rationale

Land acquisition is necessary to execute this project. This action delegates authority to the Regional Administrator to acquire property rights for the project and to use the condemnation process if necessary to ensure timely project delivery.

Thrive Lens Analysis

This project supports Thrive outcomes including livability, prosperity, and equity by providing access to new transit options through the I-94 corridor, thus relieving other east metro facilities that are at capacity. This project also reduces congestion and air quality impacts by reducing primarily single occupancy automobiles on highways and local streets.

Funding

Funding is available in Project 62222.

Known Support / Opposition

The City of Lake Elmo approved a Conditional Use Permit in July 2018. There is no known opposition to this project.

METROPOLITAN COUNCIL

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RESOLUTION NO. 2018-20

RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY FOR THE I-94 & MANNING PARK AND RIDE PROJECT

WHEREAS, the Metropolitan Council requires acquisition of fee title for construction of the I-94 & Manning Park and Ride,

WHEREAS, the Metropolitan Council hereby finds and declares that it must acquire fee title for the construction of the I-94 & Manning 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 identified in the I-94 & Manning Park and Ride plans is reasonably necessary and convenient for the furtherance of the construction of the project and in the judgment of the Metropolitan Council such acquisition will further the integrity and support expansion of regional transit operations, and be undertaken in accordance with Minnesota Statutes and the Real Estate Policy of the Metropolitan Council; and
2. That the Metropolitan Council hereby directs its Regional Administrator to acquire fee title necessary for construction of the I-94 & Manning Park and Ride by negotiation; and
3. That, pursuant to Minnesota Statutes Chapter 473, the Council has the authority to acquire the property interests, fee title necessary for the construction of the I-94 & Manning Park and Ride, by eminent domain 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
4. That the Metropolitan Council hereby approves and certifies that the total just compensation for the fee title be acquired for construction of the I-94 & Manning Park and Ride as indicated in the appraisals submitted to the Metropolitan Council.

Adopted this 24th day of October, 2018

Alene Tchourumoff, Chair

Emily Getty, Recording Secretary

I-94 & Manning Avenue Park-and-Ride

**Transportation Committee
October 17, 2018**

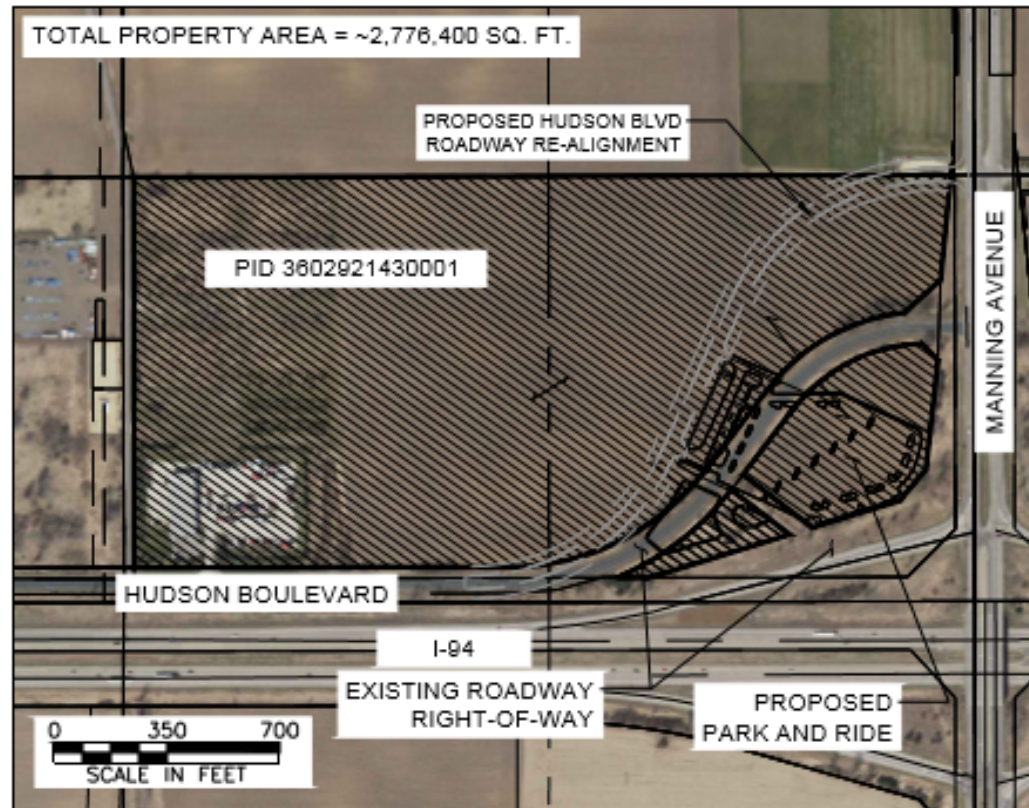
**Presented by:
Pat Jones
Assistant Director
Engineering and Facilities**

Background



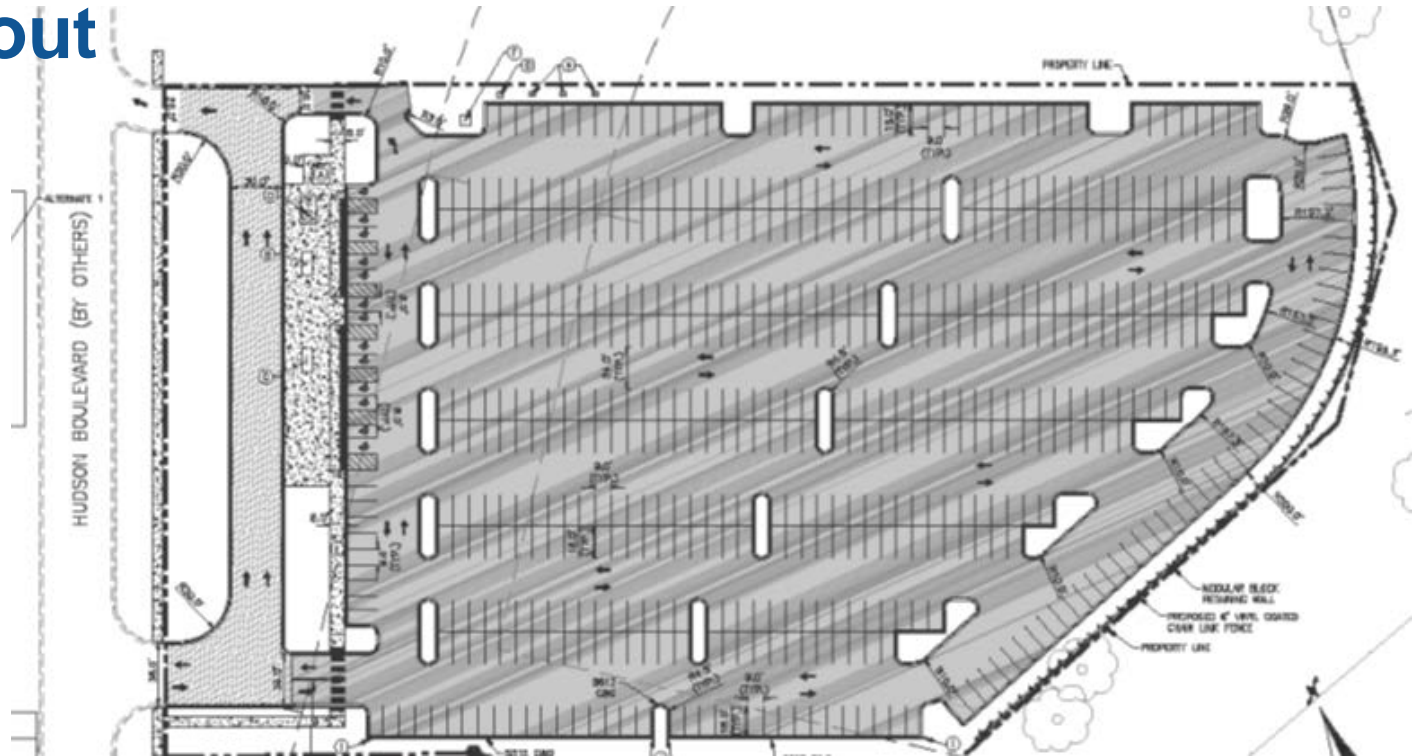
- Since 2010, Park and Rides in the immediate area, Guardian Angels and Woodbury Theater, are operating at or near capacity
- 2012 CMAQ Grant (\$7M) for project, buses (3), and service
- Project pause for Gold Line
- 2018 FTA 5307 Grant (\$2.3M) fully funded project
- New express bus service to the downtowns
 - Minneapolis: AM & PM Trips
 - St. Paul: Future

Site Layout



- Extensive Coordination with Developer, City, County, & MnDOT
- New Hudson Boulevard Alignment
- Extension of pedestrian and bike trail system
- Extension of sewer and water services.

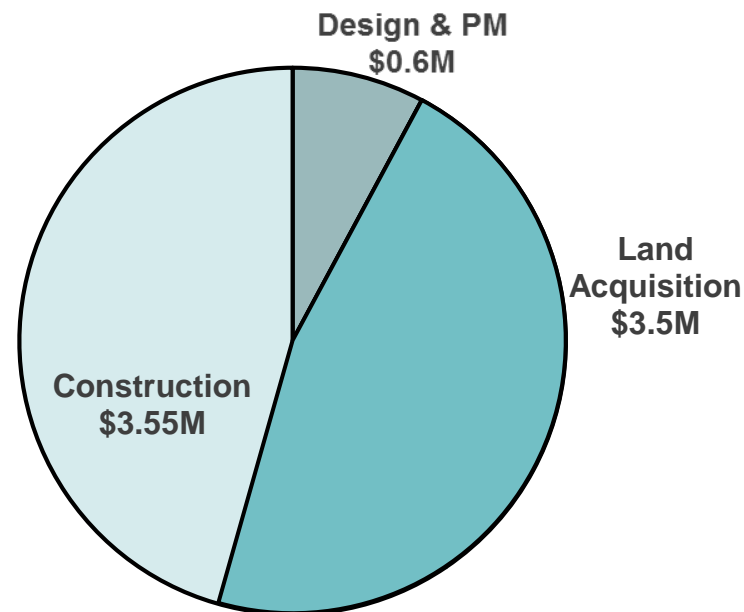
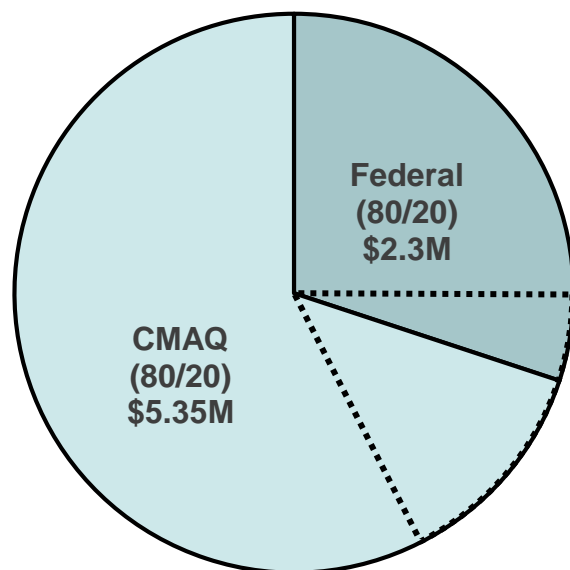
Site Layout



- 550 Parking Stalls on approx. 6 acres
- Bus Operator Restroom
- Bus Shelters with Heat and Light
- LED Lighting, Electric Vehicle Chargers
- Underground Stormwater Retention System

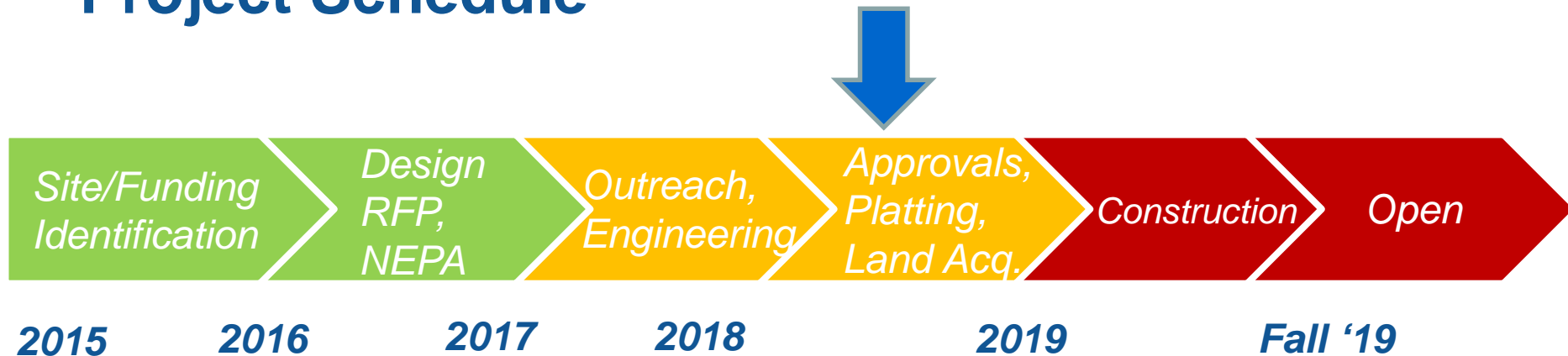


Funding and Budget Plan



Capital Budget: \$7.65 million

Project Schedule



2018

- November: Preliminary Plat
- December: Land Acquisition

2019

- January: Bidding
- May: Construction Start
- December: Start of Operations

Action: That the Metropolitan Council authorize the Regional Administrator to negotiate with EN Properties for the acquisition of fee title and authorize Council legal staff to initiate condemnation.

