

T Transportation Committee
Meeting date: November 26, 2012
Metropolitan Council Meeting: December 12, 2012

ADVISORY INFORMATION

Date: November 20, 2012
Subject: Transit Easement Interagency Agreement, Southdale Mall, City of Edina
District(s), Member(s): District 5, Steve Elkins
Policy/Legal Reference: N/A
Staff Prepared/Presented: Brian Lamb, General Manager, 612-349-7510
Marilyn Porter, Director, E&F, 612-349-7689
Maurice Roers, Manager Facilities Planning, 612-349-7684
George Serumgard, Senior Project Coordinator, 612-349-7679
Division/Department: Metro Transit/Engineering & Facilities

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to enter into an interagency agreement with the City of Edina for a lease that would enable the construction and operation of a transit center and park-and-ride at Southdale Mall.

Background

In October 2012, the City of Edina completed a Tax Increment Finance agreement with Simon Properties, the owners of Southdale Mall. As a part of this agreement, a permanent easement at Southdale Mall was granted to the City for transit purposes.

Southdale Mall is in the midst of a major redevelopment. This redevelopment has necessitated the relocation of current transit services. The easement rights were granted to the City with the intention of them being reassigned to Metro Transit and thereby enable the development of a new transit center and park-and-ride. The transit center would serve approximately 800 customers each day and the park-and-ride would contain 136 parking spaces.

In line with Metro Transit's drive to continually improve environmental performance, the new transit center will contain over 600 new plants in five separate rainwater gardens (bio-retention basins), rooftop solar panels to generate electricity, electric vehicle charging stations for park-and-ride users, shelter roofs that direct rainwater into bio-retention basins and tinted roof panels to reduce heat-gain in the summer .

Rationale

Entering into an agreement with the City of Edina will enable the City to assign the transit easement and the associated rights to construct, operate and maintain transit facilities at Southdale Mall to the Metropolitan Council and Metro Transit. The assignment of the easement via a lease will enable Metro Transit to develop a new transit center and to relocate a park-and-ride which currently operates at the Mall.

Funding

There will be no fee for the lease agreement between the City of Edina and the Metropolitan Council, however Metro Transit will pay an annual maintenance fee of \$6000 with moderate escalation over time to account for inflation. Metro Transit has

allocated \$850,000 via Project No. 62218 for the construction of the transit center and park-and-ride

Known Support / Opposition

The City of Edina and Southdale Mall and their ownership support this project.