

## Transportation Committee

Meeting date: August 12, 2013

For the Metropolitan Council meeting of August 28, 2013

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**Subject:** Authorization to proceed with the Property Acquisition for I-94 & Manning Avenue Park-and-Ride, Woodbury

**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, Metro Transit, 612-349-7510  
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**Division/Department:** Metro Transit/Engineering & Facilities

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### Proposed Action

That the Metropolitan Council authorize the Regional Administrator to proceed with the acquisition of a 9.18 acre property from a private owner for a park-and-ride facility located at 11736 Hudson Road, Woodbury, contingent on the Federal Transit Administration's (FTA) concurrence, in an amount of \$1,700,000.

### 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. 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.

On July 10, 2013 the Metropolitan Council approved Business Item 2013-180, which authorized the Regional Administrator to negotiate and purchase, at up to the appraised value, the 9.18 acre property from Dale Properties, LLC for a park-and-ride facility. In addition, in the event the negotiations were not successful, the Metropolitan Council also authorized the Regional Administrator to initiate condemnation proceedings on that property.

An offer was made to the property owner on July 11, 2013 for the parcel at the appraised value of \$1,390,000 or \$3.50 per square foot. After the initial offer was rejected, the parties agreed upon a settlement value, subject to Council and FTA approval, of \$1,700,000 or \$4.25 per square foot which is fair, reasonable, and justifiable to both the Met Council and the property owner.

## Rationale

To ensure timely construction of the facility and initiation of operations that align with the allocated CMAQ funds, approval by the Council on the new offer is sought concurrently with approval from the FTA. 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. Pursuing an alternative parcel for the park-and-ride at this point would likely jeopardize the availability of capital funds allocated to the project.

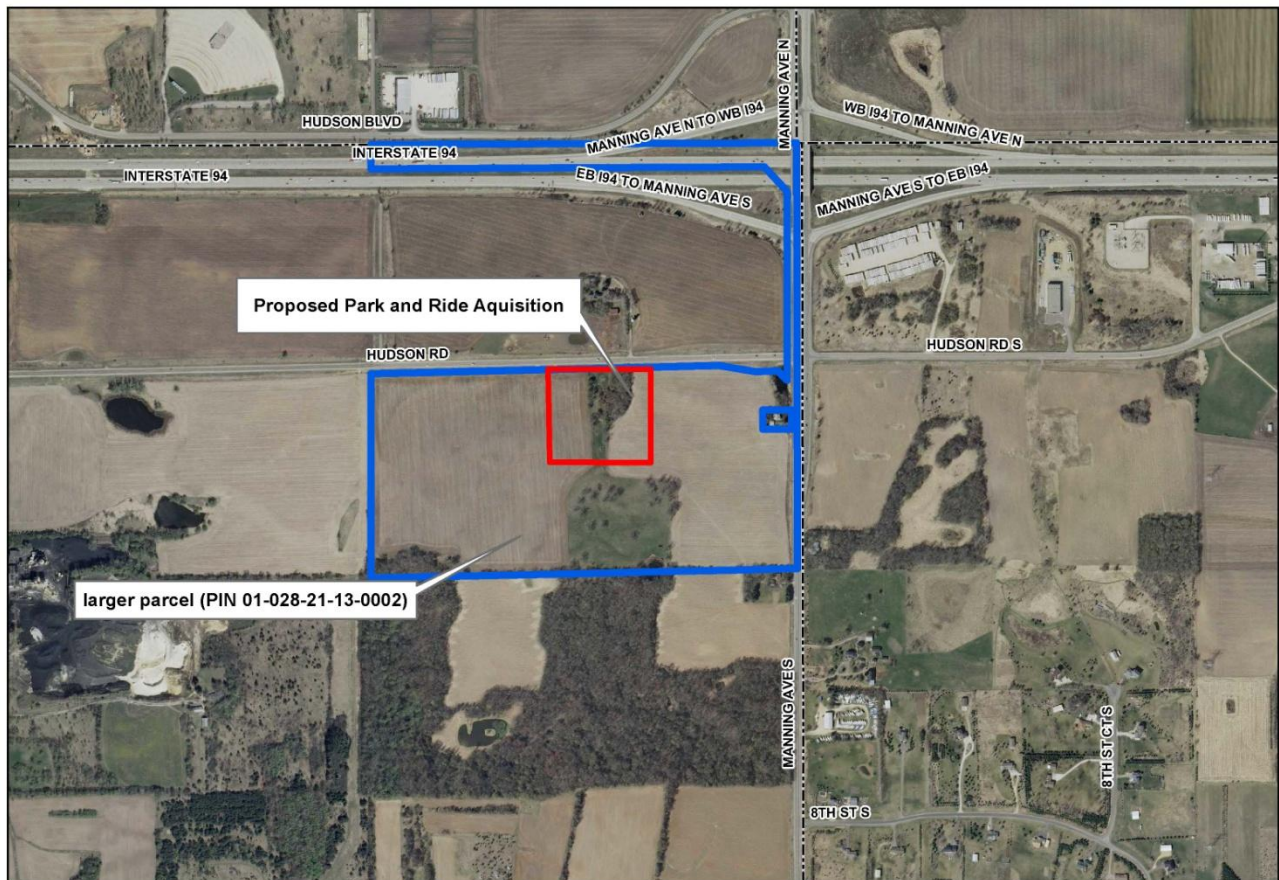
## Funding

Funding for this property acquisition and the construction of the park-and-ride will be available from a CMAQ grant. Funding is available for this land acquisition via Project # 62222. The CMAQ grant will also fund the purchase of buses and demonstration 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**



**Exhibit A: I-94 and Manning Avenue Park and Ride**

0 0.1 0.2 0.4 Miles

