

Transportation Committee

Meeting date: July 28th, 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.

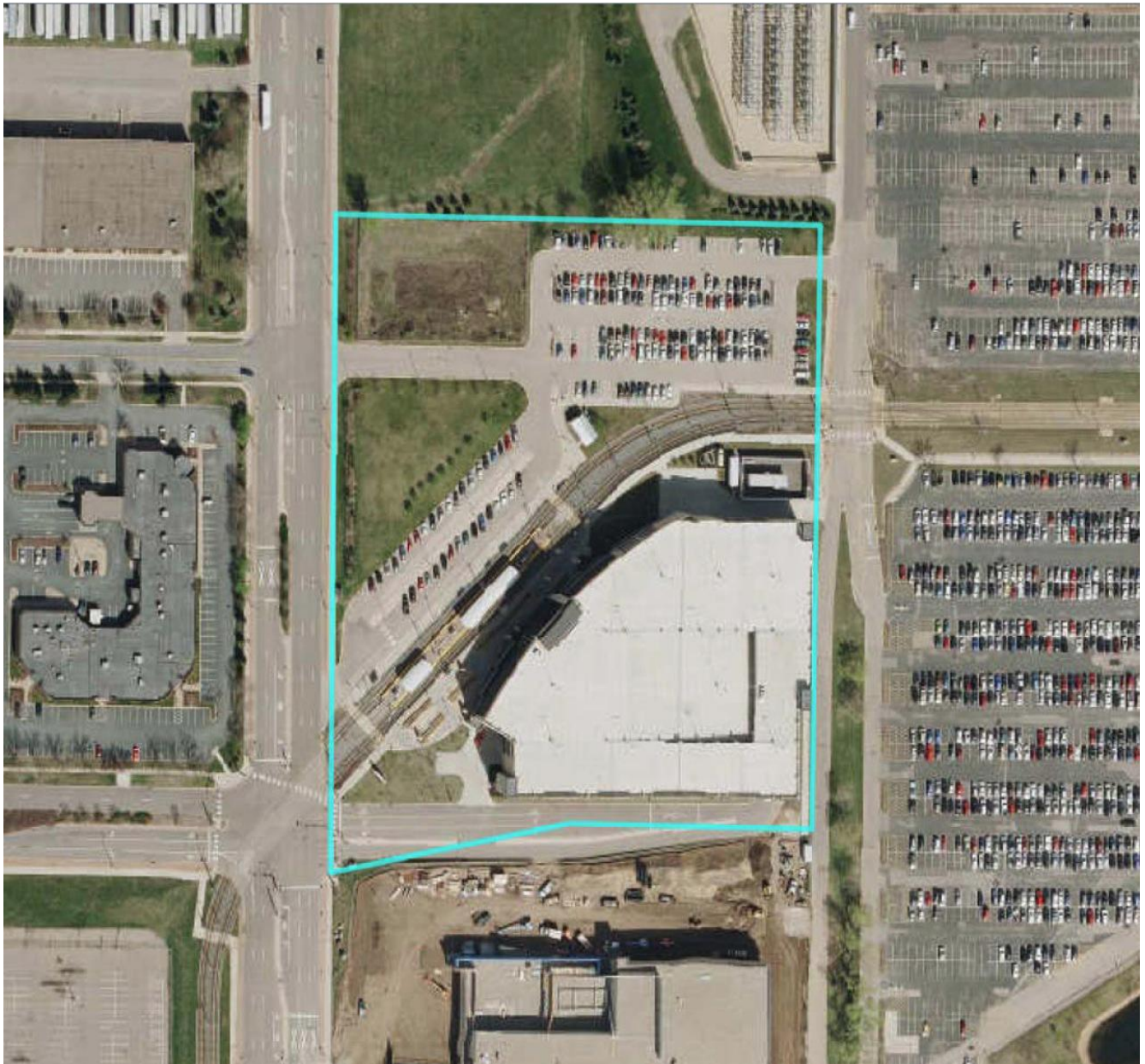
Funding

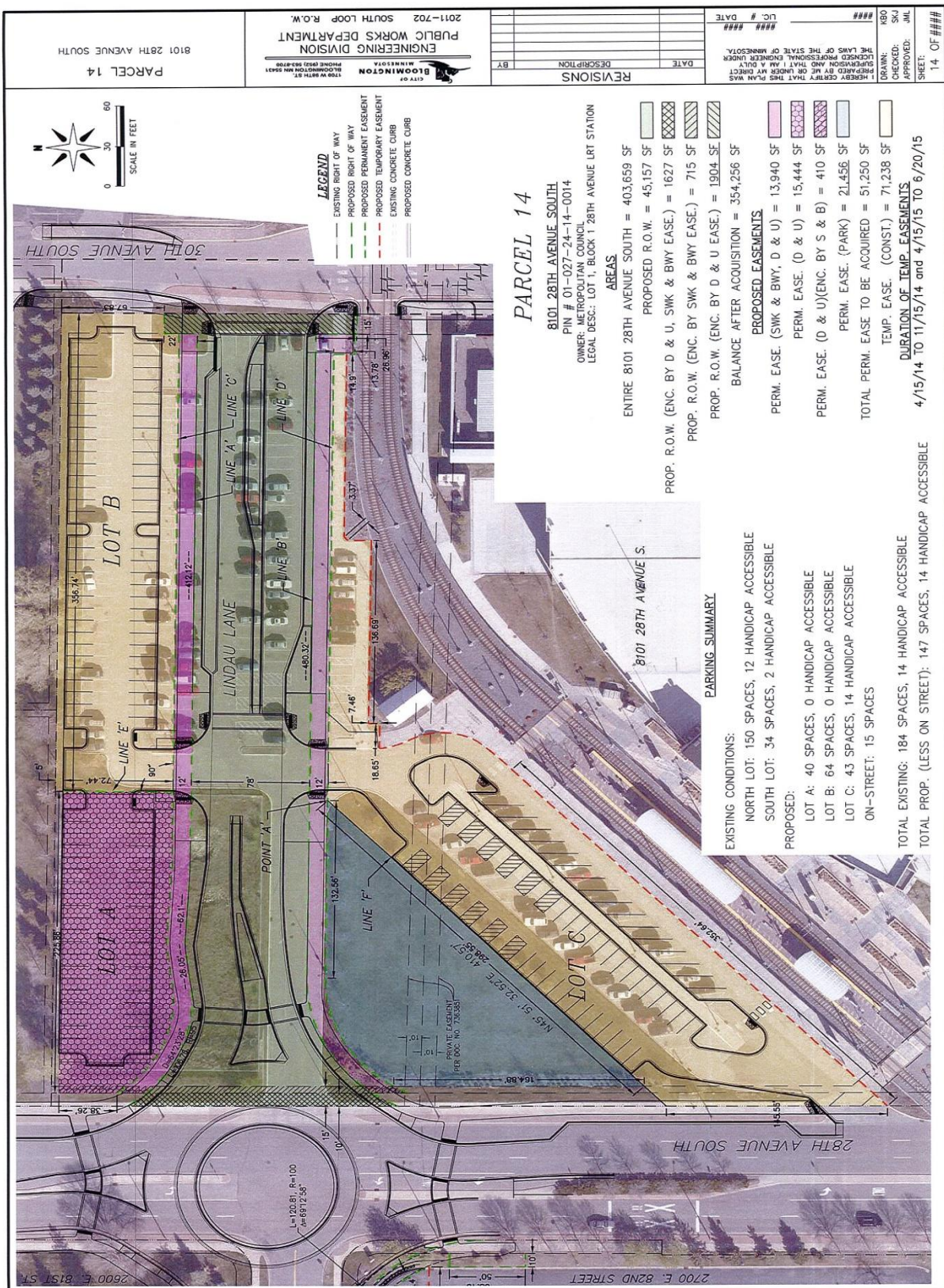
The revenue from this sale, both the Federal component and Local match, can be applied to a future project such as the MOA Station Renovation without a

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) 254-8700

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