

Transportation Committee

Meeting Date: June 22, 2020

For the Metropolitan Council meeting of July 8, 2020

Subject: Southwest Light Rail Transit (Green Line Extension) Cooperative Construction Agreement with St. Louis Park

District(s), Member(s): All

Policy/Legal Reference:

Staff Prepared/Presented: Wes Kooistra, General Manager, (612) 349-7510
Jim Alexander, SWLRT Project Director, (612) 373-3880
Joan Hollick, SWLRT Deputy Project Director, (612) 373-3820
Kelly McKeon, Manager Agreements, (612) 373-3925

Division/Department: Metro Transit / Green Line Extension Project Office

Proposed Action

That the Metropolitan Council (Council) authorize the Regional Administrator to negotiate and execute a Cooperative Construction Agreement with the City of St. Louis Park for the construction of a Parking Structure at the Beltline Station.

Background

The SWLRT Project scope includes the construction of a 268-stall surface parking lot to serve the Beltline Boulevard LRT Station. The Economic Development Authority ("EDA") desires to build a multi-level 362-stall parking structure in which 268 parking stalls are dedicated for transit use ("Parking Structure") in lieu of the parking lot as part of its transit-oriented development around the station.

In December 2016, the Council and the EDA executed a Letter of Intent ("LOI") which outlines the terms to be incorporated into a future agreement related to the Parking Structure. The LOI provides the following: that the Parking Structure includes 268 parking stalls dedicated for public transit use; that the Parking Structure is constructed and operational prior to commencement of revenue service for the Project; that the Council has approval rights over all elements of the design of the Parking Structure; and the Council has approval rights over the terms of any reciprocal easement agreement for the structure and the terms of any operation and maintenance agreement. Lastly, in the LOI, the Council committed to paying the EDA \$2.5 million for the cost to build the Parking Structure and for the permanent rights to use a portion of the Parking Structure.

The Council and EDA desire to enter into a Cooperative Construction Agreement to define the rights and responsibilities of the Parties with respect to the construction of the Parking Structure, and matters related thereto, as required by the LOI.

Rationale

The Cooperative Construction Agreement provides rights and assurances to the Council as it relates to the design and construction of the Parking Structure.

Thrive Lens Analysis

Livability: The Green Line Extension (SWLRT) will increase the region's prosperity as it will provide access to 80,900 forecasted jobs and a new transportation option for 55,800 forecasted residents within ½ mile of the planned

new stations in addition to the 145,300 forecasted jobs and 35,600 forecasted residents in downtown Minneapolis.

Prosperity: The Green Line Extension reflects strategic investment in the regional infrastructure that will promote economic competitiveness and create prosperity for the region.

Funding

The EDA submitted a proposal to the Council for a federal Congestion Mitigation and Air Quality ("CMAQ") grant to provide funds for the construction of the Parking Structure. The Council received the federal CMAQ grant funds on behalf of the EDA and will administer the grant funds for the Parking Structure pursuant to a Subrecipient Agreement (Council Contract Number 19I100).

The Council is committing \$2.5 million for the cost to build the Parking Structure and for the permanent rights to use a portion of the Parking Structure. Funds for this work are available in the Project budget and included in the Council's authorized capital budget.

Known Support / Opposition

There is no known opposition to this action.