



## **Follow-up Disposition of Chicago-Lake Transit Center**

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# 9/9/2024 Transportation Committee Meeting

- Discussion Overview
  - Concern that demolition of shelter structures will lead to unintended uses
  - Desire to influence positive outcomes for site and for community
  - Need to better understand future of site and engagement with partners
- Postpone action until Sept. 23 meeting
  - Provide more information about engagement and future uses considered

# Customer Engagement

- Engagement with stakeholders at the intersection, riders, and the broader community
  - Via D Line & B Line projects
- Customers prefer faster, more reliable transit experience
- BRT delivers faster travel times through red bus lanes & other transit advantages



Southbound D Line station with bus on Chicago Ave at Transit Center

# Transit Investment Ongoing

- Bus service will permanently leave the transit center in Fall 2024
- D Line and B Line provide a faster trip and an improved experience
- Four BRT platforms at Chicago-Lake
- City-led mobility hub since 2019



Southbound D Line station with amenities and bus on Chicago Ave at Transit Center 4

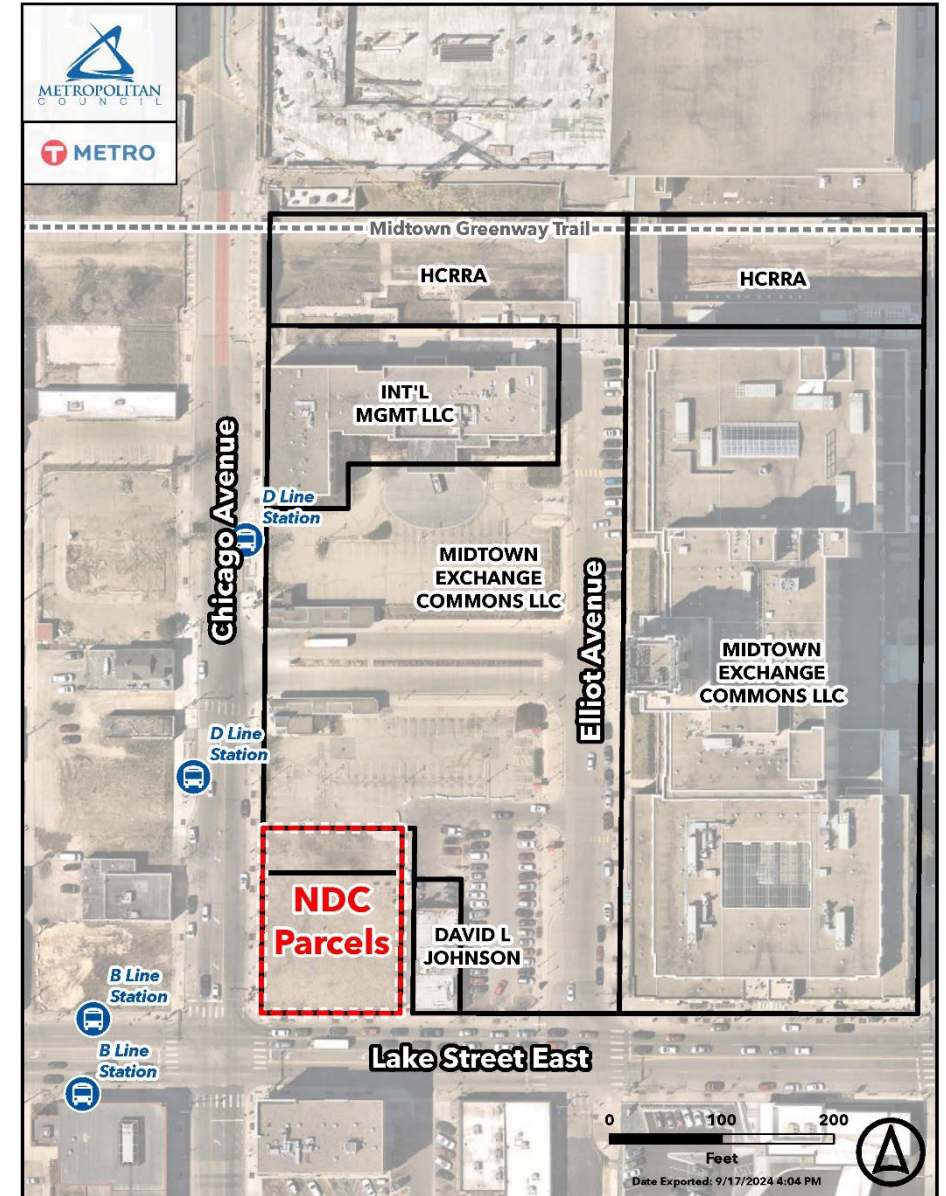
## Ongoing Livability Partnership

- Since 2023, Metro Transit has convened a monthly meeting with key stakeholders to take action on safety & livability issues
- Allina, Ryan Co., Neighborhood Development Center (NDC), Sheraton Hotel, Hennepin Co., MPD, MTPD, Lake Street Council, City Council Members, Pillsbury United Communities
- Share strategies to deter nuisance activities, consult with MPD & MTPD on crime trends and crime prevention
- Ongoing concerns with safety around transit shelter structures



# Midtown Exchange Block

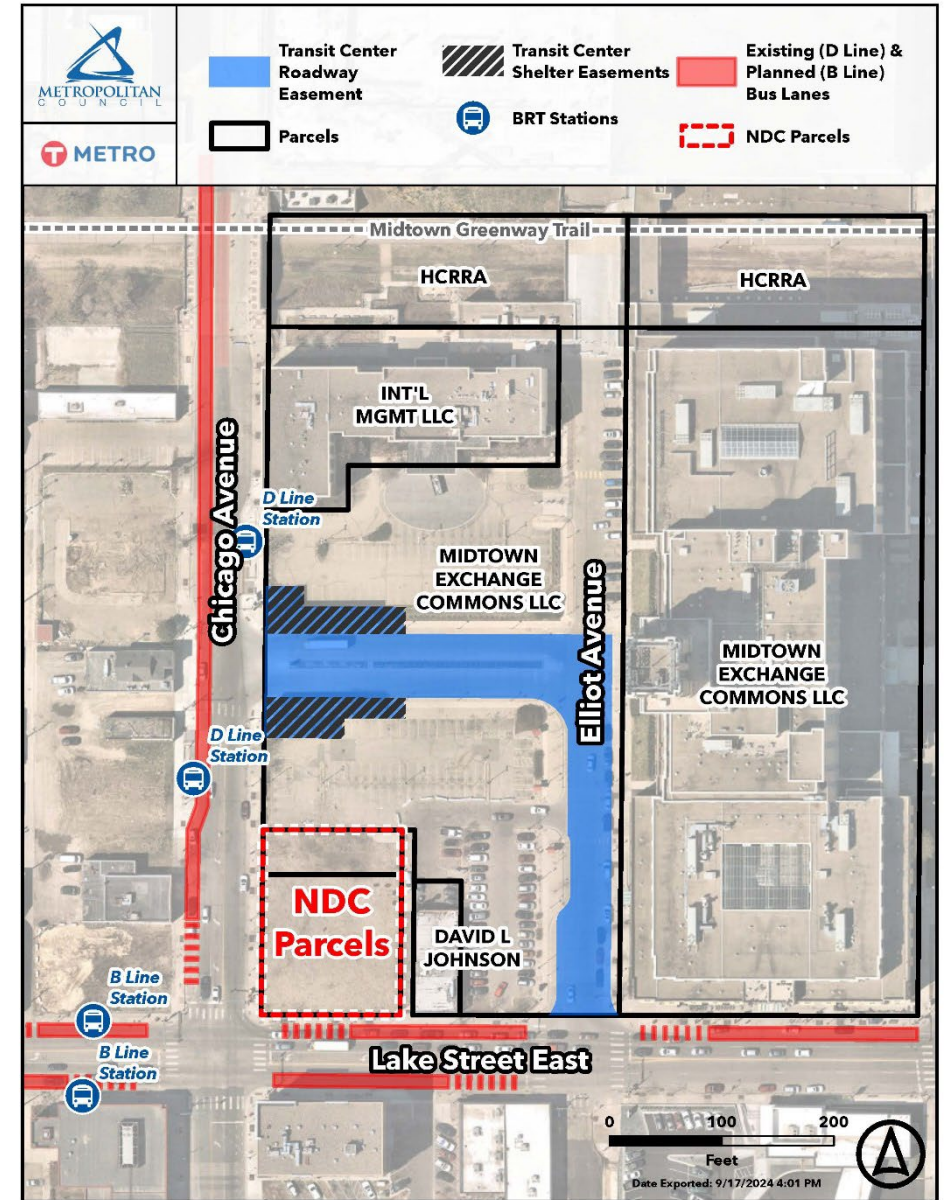
- Existing Conditions
  - Midtown Exchange Commons (MEC) – fee owner
    - MEC comprised of Allina, Ryan Co, Neighborhood Development Center (Midtown Global Market)
  - Lost buildings during 2020
  - NDC acquired parcels on NE corner



Midtown Exchange block with parcels and ownership

# Transit Easement Agreement

- What is an easement?
  - Right to use property for a specific and limited purpose, “runs with the land” despite sale or transfer
  - Property interests as a “bundle of sticks,” with each stick representing a different property right
    - Fee ownership as entire “bundle of sticks” providing complete control and ownership; easement as one “stick”
- Permitted use for Met Council narrowly-defined
  - “public transit by means of a bus or similar rubber tire vehicle”
  - “two passenger shelters and associated improvements”
  - “transit vehicles will not be idled or parked”





# NDC vision



Rendering of proposed NDC building on Midtown Exchange block



## NDC vision, 2

# LAKE & CHICAGO



A Co-Designed Innovation Center



## Coordinating future plans

- Releasing easements supports TOD on the site
- MEC sent a statement of support for dissolving the easement and removing the shelter structures
- Removal of the shelters allows for an expanded footprint of this future development and improved connections along Grand Promenade



Rendering of proposed NDC Innovation Center building with Midtown Exchange Building in background

# Disposition Strategy

- Real Estate Policy 9-1
  - Property no longer needed may be considered surplus
- Federal Transit Administration Circular 5010.1E
  - FTA concurrence and guidance is pending
- Recommended disposition strategy is to terminate easement agreements, release the transit interests
  - Plan to demolish the buildings and restore the site to allow redevelopment



## Proposed Action 2024-204

That the Metropolitan Council declare the property at 2946 Chicago Ave S Minneapolis surplus for disposition, authorize the Regional Administrator to negotiate termination of the Transit Easement Agreement and Operations and Maintenance Agreement between Council and Midtown Exchange Commons LLC, and release the Council's transit interests contingent on Region 5 Federal Transit Administration concurrence.

**Thank You!**

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