

T Transportation Committee

Meeting date: February 25, 2008

For Metropolitan Council meeting: March 12, 2008

ADVISORY INFORMATION

Date:	February 19, 2008
Subject:	Purchase Property Adjacent to the I-35W at 95 th Avenue NE Park and Ride in Blaine.
District(s), Member(s):	District 10 - Kris Sanda 763 757-1962, kris.sanda@metc.state.mn.us
Policy/Legal Reference:	Minnesota Statutes Sections 473.129 & 473.405
Staff Prepared/Presented:	Brian Lamb, General Manager, 612 349-7510 Tom Thorstenson, Director Engineering & Facilities 612 349-7689
Division/Department:	Metro Transit, Engineering and Facilities Department

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to negotiate and purchase the property at 9641 Naples Street Northeast in Blaine to facilitate expansion of the existing park-and-ride facility.

Issue(s)

- Council approval is required for the purchase of property.

Background

The Urban Partnership Agreement (UPA) provides for additional park and ride space within the northern portion of the I-35W corridor. The existing surface facility at I-35W and 95th Avenue in Blaine contains 1,011 spaces and is 97% occupied according to the December 2007 survey. Recent studies have indicated a need for 2,000 spaces at this location by 2030.

The owner of a 10.6 acre parcel adjacent to the north end of the existing park and ride indicates the property is available and is seeking \$1.9 million supported by an appraisal. Staff have since obtained an independent appraisal, conducted a geotechnical investigation, and a Phase 1 Environmental Site Assessment. About half of the property (5 acres) is suitable for construction with the remaining area dedicated to wetlands. The independent appraisal identifies a value of about \$1.1 million. The owner (Ambassador Baptist Church) indicates unwillingness to accept a purchase offer below \$1.6 million.

The property could either support 500 additional surface parking spaces or support a parking structure. A parking structure would be required in order to attain 2,000 spaces at this site. By purchasing the property (which is subject to FTA approval), staff could expand the existing facility without significant disruption to those customers currently using the facility.

Rationale

The need for expansion at I-35W and 95th Avenue is well established. UPA funds are available to provide for the expansion. Expansion consists of three alternatives: 1) expand on adjacent property, 2) structurally expand on the existing park and ride or 3) expand to a new location. Expansion on the adjacent property is cost effective, least disruptive for customers and facilitates service improvements and flexibility.

Funding

Funding for the I-35W and 95th Avenue park and ride expansion totals \$11,000,000 consisting of both federal and local amounts within the Urban Partnership Agreement grant and allotted to park and ride expansion in the northern part of the I-35W corridor. Funding for this acquisition would come from UPA funding that does not require legislative action and that will become available in March.

Known Support / Opposition

The owner of the property at 9641 Naples Street NE indicates a willingness to sell the property.