

# T Transportation Committee

Meeting date: May 12, 2008

For Metropolitan Council meeting: May 14, 2008

## ADVISORY INFORMATION

**Date:** May 1, 2008

**Subject:** Property Acquisition for Park-and-Ride at I-35W and County Road C in Roseville.

**District(s), Member(s):** District 10 - Kris Sanda 763 757-1962, [kris.sanda@metc.state.mn.us](mailto: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 a 1.27 acre portion of the property located at 2750 Cleveland Avenue North in Roseville to facilitate construction of a park-and-ride facility.

### Issue(s)

- Council approval is required for the purchase of property.

### Background

The approved 2008 – 2013 Capital Improvement Plan includes a large parking structure in Roseville to replace or partially replace the high demand Park and Ride at Rosedale. The Council leases 375 Park and Ride spaces from the Rosedale Mall. In recent years, park and ride demand has at times grown to a usage as high as 500 spaces placing considerable pressure on Mall parking. The lease expires in 2011 and the Mall owners have noted expansion plans that may diminish Council's ability to remain at the Mall.

The Urban Partnership Agreement (UPA) provides funding for property acquisition and construction of additional park and ride space within the I-35W corridor and staff identified an excellent park and ride location in the developing Twin Lakes area of Roseville. The proposed site at 2750 Cleveland Avenue would at least partially satisfy the growing Rosedale demand. A recent study indicates a demand for 400 spaces at this location.

The parking structure is to be located in the northeast portion of the 8.2 acre property controlled by the developer Cent Ventures 2, LLC. In addition to Council's parking structure, the site will include a hotel, an office building and a restaurant. The park and ride site has direct access to I-35W and meets requirements imposed by City of Roseville staff.

The value of the property is approximately \$1.3 million supported by an appraisal completed earlier this year. The developer has completed an extensive environmental analysis and the Minnesota Pollution Control Agency has approved a Development Remedial Action Plan that the developer has agreed to complete and that will ensure removal of all contaminants from the site as may be required.

### Rationale

There is a high, growing demand for park and ride space at the Rosedale Mall Park and Ride and the Council's ability to continue operations at Rosedale beyond 2011 is uncertain. The site at 2750 Cleveland Avenue offers excellent access to and from I-35W and would at least partially offset the demand for parking.

### Funding

The UPA provides sufficient funding for the property, design and construction of the facility. Alternate funding for the property, should it be necessary, has been identified in a federal grant intended for a project that has been cancelled. However, with UPA funding available, this grant may be considered for additional Rosedale reliever park and ride space yet to be identified. FTA approval is required prior to extending an offer to purchase the property.

### Known Support / Opposition

The developer is willing to sell a portion of the property for use as a park and ride, subject to time constraints.