

Investigation of Alternatives Sites for I-394 Underbridge Lease Area (Overflow Lot)

The Overflow Lot is used primarily for overflow storage by the Impound Lot during snow emergencies and spring and fall street sweeping. As a result of the construction of the Van White Boulevard, the capacity of the Impound Lot will be reduced by approximately 500 parking stalls. Parking Services, in cooperation with the Minneapolis Police Department, has been successful in reducing the volume of vehicles held for MPD purposes (long term holds) but the net effect of reduced overall capacity necessitates additional land/lots for overflow capacity. Using the current Overflow Lot is consistent with the Impound Lot's 10 year plan as approved by the City Council.

There are several advantages to this location. It is in close proximity to the primary Impound Lot and the customers being served; it has adequate capacity (up to 700 cars) for temporary vehicle storage; it is affordable to lease; and the land is not usable for any permanent and/or taxable structures. Staff can promptly return towed cars to their owners without additional operating costs associated with additional staffing, transportation or secondary towing.

The alternatives to leasing this location that were studied previously - the "SEMI" area in Southeast Minneapolis, and the North Washington Industrial Park at Plymouth and 2nd Street North in North Minneapolis - have been utilized for development.

The City-owned 44th and Snelling location is available; however, this site would require towing a second time (to the Impound Lot) or bussing vehicle owners over 7 miles from the Impound Lot to their cars, which is not considered an acceptable customer service level. The 44th and Snelling site has great potential for development and would not be a viable long term solution. Other sites identified by Property Services do not have adequate capacity or are being utilized for other municipal operations at this time.

The final alternative to the existing Overflow Lot would be to lease private land. However, the price for equivalent private land that will accommodate the necessary quantity of vehicles will easily exceed \$70,000.00 per year and there is no equivalent land known to be available. Compared to the private market, the \$17,600.00 per year price offered the City for the current Overflow Lot is the lowest price available.