



Request for City Council Committee Action from the Department of Community Planning and Economic Development

Date: October 24, 2013

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning and Planning Committee

Subject: Dock Street Flats Phase II Environmental Assessment Worksheet (333 Washington Avenue North, 300 5th Street North, 422 3rd Avenue North, 328 4th Street North, 408 4th Avenue North and 405 4th Avenue North, City of Minneapolis, Hennepin County, Minnesota.)

Recommendation: Approve determination that no new EAW is required.

Ward: 7

Prepared by: Hilary Dvorak, Principal City Planner, 612-673-2639
Approved by: Jason Wittenberg, Planning Manager
Presenters in Committee: Hilary Dvorak, Principal City Planner

Community Impact:

- Neighborhood Notification: Not applicable.
- City Goals: Not applicable.
- Comprehensive Plan: The City Planning Commission will have ongoing regulatory authority over the project and an opportunity to review the development proposal and impose conditions.
- Zoning Code: The City Planning Commission will have ongoing regulatory authority over the project and an opportunity to review the development proposal and impose conditions.
- End of 120-day decision period: Not applicable.
- Other: Not applicable.

Background/Supporting Information:

In October of 2011, the Minneapolis City Council determined that the Dock Street Flats project did not have the potential for significant environmental effects and therefore found the Environmental Assessment Worksheet (EAW) to be adequate and that no Environmental Impact Statement (EIS) was required. When the EAW was reviewed the project area encompassed 3.25 acres and anticipated 400 attached residential units and 21,500 square feet of new commercial uses. In addition there was an existing 88,786 square foot office building on the site which was to remain.

For environmental assessment purposes, the 3.25-acre site was conceptually split into four lots with the following anticipated uses described below:

Lot Name	Lot Area	Residential Units	Commercial Square Feet	Building Height	Parking Spaces	FAR
Dock Street Apartments	57,825	185	4,000	5-6 stories	195	4.4
Liner Building	11,255	15	1,000	4-5 stories	9	2.2
Building #3	38,714	200	16,500	16 stories	320	5.8
Union Plaza (Existing)	33,776		88,786	5 stories	26	2.6
Totals	141,570	400	110,286		552	

The Dock Street Apartments building is currently under construction. The developer is anticipating continued residential growth in the North Loop Neighborhood and as such is beginning to work on the next phase of the development (Building #3). Since 2011, it has been determined that the liner building will not be constructed since the lot area for this parcel of land was reduced to 6,664 square feet due to the final location of the Dock Street Apartments building. Also, the composition of Building #3 has changed. It will now contain 291 dwelling units, 15,735 square feet of commercial space and will be 25 stories tall. In addition, MN Dot will be conveying a 13,222 square foot parcel of land to the developer that will be incorporated into the overall site area.

Although there are changes being proposed to the overall development, CPED staff finds that the proposed changes are not substantial enough to affect the previous conclusion that the development does not have the potential for significant adverse environmental effects as determined in the existing EAW. This conclusion is consistent with Minn. Rule 4410.1000, Subp. 5 which addresses changes to a project that has undergone an EAW process:

Change in proposed project; new EAW. If, after a negative declaration has been issued but before the proposed project has received all approvals or been implemented, the RGU determines that a substantial change has been made in the proposed project or has occurred in the project's circumstances, which change may affect the potential for significant adverse environmental effects that were not addressed in the existing EAW, a new EAW is required.

Given the scope of the proposed project and its location in an historic district, both the Heritage Preservation Commission and the City Planning Commission will have ongoing regulatory authority over the project and an opportunity to review the development proposal and impose conditions.