

DRAFT FINDINGS OF FACT AND RECORD OF DECISION

ENVIRONMENTAL ASSESSMENT WORKSHEET

600 Washington Avenue SE

Location: 600 Washington Avenue SE, 612 Washington Avenue SE and 311 Harvard Street SE
City of Minneapolis, Hennepin County, Minnesota

Responsible Governmental Unit (RGU): City of Minneapolis

	RGU	Proposer / Project Contact
Contact persons	City of Minneapolis Hilary Dvorak	Core Minneapolis LLC – a Harbor Bay Real Estate Advisors and Core Spaces Joint Venture Tom Lund
Title	Principal City Planner	Principal, Harbor Bay Real Estate Advisors, LLC
Address	250 South 4th Street, Room 300, PSC	P. O. Box 508
City, State, ZIP	Minneapolis, MN 55415	Richmond, IL 60071
Phone	612-673-2594	612-867-7654
E-mail	hilary.dvorak@minneapolismn.gov	tom@harbor-bay.com

Final action (refer to Exhibit D): Based on the Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision,” and related documentation for the above project, the City of Minneapolis concluded the following on May 19, 2106:

1. The Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision” document, and related documentation for the 600 Washington Avenue SE development were prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minn. Rules, Parts 4410.1000 to 4410.1700 (2009).
2. The Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision” document, and related documentation for the project have satisfactorily addressed all of the issues for which existing information could have been reasonably obtained.
3. The project does not have the potential for significant environmental effects based upon the above findings and the evaluation of the following four criteria (per Minn. Rules, Parts 4410.1700 Subp. 7):
 - Type, extent, and reversibility of environmental effects;
 - Cumulative potential effects;
 - Extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority;
 - Extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, including other EISs.
4. The finding by the City that the EAW is adequate and no EIS is required provides no endorsement, approval or right to develop the proposal and cannot be relied upon as an indication of such approval. This finding allows the proposer to formally initiate the City’s process for considering the specific discretionary permissions necessary for redevelopment, and for the City in this process, informed by the record of the EAW, to identify and encourage the elements for compatible redevelopment, and assure their implementation at this site.

Consequently, the City does not require the development of an Environmental Impact Statement (EIS) for the project.

I. ENVIRONMENTAL REVIEW AND RECORD OF DECISION

The City of Minneapolis prepared a Mandatory Environmental Assessment Worksheet (EAW) for the 600 Washington Avenue SE development according to the Environmental Review Rules of the Minnesota Environmental Quality Board (EQB) under Rule 4410.4300 Subp.19. Residential development D. 375 attached units in a city within the seven-county Twin Cities metropolitan area that has adopted a comprehensive plan under Minnesota Statutes, section 473.859; and Subp. 32. Mixed residential and industrial-commercial projects with a sum of quotients exceeding 1.0. Exhibit A includes the project summary, and Exhibit B includes the Environmental Review Record.

II. EAW NOTIFICATION AND DISTRIBUTION

On March 28, 2016, the City published the EAW and distributed it to the official EQB mailing list and to the project mailing list. The EQB published notice of availability in the *EQB Monitor* on April 4, 2016, as well. Exhibit C includes the public notification record and mailing list for distribution of this EAW.

III. COMMENT PERIOD, PUBLIC MEETING, AND RECORD OF DECISION

Exhibit E includes the comment letters received. The Zoning and Planning Committee of the Minneapolis City Council considered the EAW and the draft of this "Findings of Fact and Record of Decision" document during its May 19, 2016, meeting. Notification of this Zoning and Planning Committee public meeting was provided with the EAW and to all persons or agencies commenting on the EAW.

IV. SUBSTANTIVE COMMENTS / COMMENTS RECEIVED AND RESPONSES TO THESE COMMENTS

The City received six (6) written comments during the public comment period on the dates identified from the following:

1. Minnesota Department of Transportation, April 6, 2016
2. Minnesota Pollution Control Agency, April 27, 2016
3. Minnesota Department of Health, May 3, 2016
4. Metropolitan Council, May 3, 2016
5. Minnesota Department of Natural Resources, May 4, 2016
6. Hennepin County Public Works, May 5, 2016

The following section provides a summary of these comments and responses to them (Exhibit E includes the complete comment).

1. Minnesota Department of Transportation

Comment: "MnDOT has reviewed the EAW for the proposed 600 Washington Ave SE proposed redevelopment and has no comments."

Response: Noted for the record.

2. Minnesota Pollution Control Agency

Comment: “Minnesota Pollution Control Agency (MPCA) staff has reviewed the EAW and have no comments at this time.”

Response: Noted for the record.

3. Minnesota Department of Health

Comment: “Prior to demolition of the buildings at the project site, an inspection must be conducted according to 40 CFR 61 – National Emissions Standards for Hazardous Air Pollutants (NESHAP). Any required asbestos inspection activities must be completed in compliance with the Minnesota Asbestos Abatement Act and Rules, described in Minnesota Statutes, Sections 326.70 to 326.81 and Minnesota Rules, Parts 4620.3000 to 4620.3724. Additionally, in section 12.a of the EAW, Braun Intertec “recommended that a Hazardous Building Materials Survey be completed on the current buildings at the site prior to demolition.” MDH would like to note that a pre-demolition survey is not simply a recommendation, but that it is required according to Minnesota Rules 7035.0805 to properly identify all hazardous waste (not only asbestos) in the buildings scheduled for demolition.”

Response: The existing buildings will be demolished in accordance with local, state and federal regulations by a licensed demolition contractor. Pre-demolition surveys and asbestos inspection activities will be conducted as required, and all appropriate notifications made to the MPCA prior to initiation of demolition activities.

4. Metropolitan Council

Comment: Item 8 – Permits and Approvals Required - “The proposed project is located within the Mississippi National River and Recreation Area’s (MNRRA) Mississippi River Critical Corridor Area (MRCCA). While protection and regulation of the MRCCA is accomplished primarily at the local level, the Minnesota Department of Natural Resources (DNR) maintains Corridor administration oversight responsibilities. The EAW text does not adequately establish whether or not the proposed building is consistent with the City of Minneapolis’ MRCCA Plan. The DNR is currently in the process of updating MRCCA Rules. Due to the proposed 27-story height of the building planned for construction on the site, and the unknown timing of both the construction of the proposed building and adoption and application of revised applicable Rules, Council staff recommends that the proposer obtain and incorporate a site-specific MRCCA review by DNR staff in the EAW Response to Comments Document.”

Response: The proposed project complies with current regulations for the City’s Mississippi River Critical Area Overlay District, which were adopted in accordance with currently-applicable State requirements. The DNR does not anticipate that new MRCCA rules will be implemented until 2017 – 2021; however, if new MRCCA regulations are adopted by either the State or City and are applicable to the project, they will be applied accordingly. It is further noted that the DNR’s proposed rules locate the project site in the proposed CA-UC “Urban Core” District. There is no height limit in the proposed rules for the CA-UC District and height in the CA-UC is to be determined by the local government’s underlying zoning requirements. See proposed rule 6101.0120, Subp. 2, A (6).

Comment: Item 9 – Land Use - “The EAW correctly states that a comprehensive plan amendment was recently adopted by the City of Minneapolis to allow densities up to 800 dwelling units per acre in or near certain Grown Centers and Activity Centers. These areas encompass the proposed project site. The proposed project density is 648 dwelling units per acre. The amendment is currently under review by the Metropolitan Council, and is scheduled for review by the Community Development Committee on May 16, 2016, and by the full Council on May 25, 2016. The project’s consistency with the City’s comprehensive plan is contingent upon the Council authorizing the City to put this amendment into effect.”

Response: Noted for the record.

Comment: Forecasts - “As the City pursues this site development, changes to the TAZ-level forecasts will be needed. The EAW site is within TAZ #1281 (the southern end of the University’s East Bank campus, bounded by the River, Washington Ave. SE, and Huron Ave SE). The zone is currently forecasted to add 231 households and 283 net new jobs during 2014-40. Should the 600 Washington Avenue SE development proceed, Council staff recommend adding 500 households and 1,200 population the TAZ #1281 forecast. The City can update the TAZ forecast through correspondence to Metropolitan Council. The City can also amend its comprehensive plan to request an increase of 500 households and 1,200 population to TAZ #1281 and its community total forecast.”

Response: The City will review traffic analysis zone increases as part of the next Comprehensive Plan Update.

5. Minnesota Department of Natural Resources

Comment: “The building exterior will consist of glass and metal panels.” The building site is located about a half mile from the Mississippi River, and lies within the Mississippi River Flyway and the North Metro Mississippi River Important Bird Area. This is an important area for many bird species year-round and during the spring and fall migration seasons. Due to the location of the site, the DNR is concerned of the potential for bird collisions with glass. Excess glass, surface glare, and light pollution from interior and exterior lights can impact birds, bats, and insects. The DNR recommends that the use of wildlife-friendly surfaces and lighting be considered in the building’s design. The American Bird Conservancy has resources that identify techniques to help minimize potential impacts (https://abcbirds.org/wp-content/uploads/2015/04/Bird-friendly_Building_Guide_WEB.pdf). In addition, Minnesota’s B3 Sustainable Building Guidelines provides suggestions for improving sustainability of a project and offers suggestions on light pollution reduction, bird-safe building design, and stormwater management (Item 11.b.ii in the EAW) (<http://www.b3mn.org/guidelines/index.html>).”

Response: The project proposer appreciates the proximity of the project to the above-mentioned resources, and therefore has incorporated the following design strategies as part of the building composition, which meet the general intent of guidelines mentioned in the American Bird Conservancy “Bird-Friendly Building Guide”:

1. Facades are broken into distinct massing elements of which the majority is made up of either opaque metal panel or brick masonry with non-reflective coatings. On average project provides a 40 to 60 ratio of glass to wall areas around each façade.
2. Glass elements are broken into smaller segments surrounded by metal frame walls, which are further broken by opaque horizontal screening elements providing a visual break in the glass and create contrast in the wall composition. The horizontal screen elements will have a much lighter color in contrast with the metal wall panel, furthering visual distinction in the façade.
3. In areas with less metal wall panel, the project proposer has introduced vertical projecting fins which will create a mosaic of shadows onto the façade based on sun angle and time of day, and help break continuous reflections in the glass by creating contrast.
4. Exterior lighting will be limited to low-glare and controlled downward facing beams or shielded down lighting at all open amenity terraces.

6. Hennepin County Public Works

Comment: “Hennepin County has no comments to submit to the 600 Washington Ave SE EAW, as noticed by the EQB on April 4, 2016. Thank you for the opportunity to review this report.”

Response: Noted for the record.

V. ISSUES IDENTIFIED IN THE EAW

No substantive environmental impacts/issues were identified in this EAW.

VI. COMPARISON OF POTENTIAL IMPACTS WITH EVALUATION CRITERIA

In deciding whether a project has the potential for significant environmental effects and whether an Environmental Impact Statement (EIS) is needed, the Minnesota Environmental Quality Board rules (4410.1700 Subp. 6 & 7) require the Responsible Governmental Unit (RGU), the City of Minneapolis in this circumstance, to compare the impacts that may be reasonably expected to occur from the project with four criteria by which potential impacts must be evaluated. The following is that comparison:

A. Type, extent, and reversibility of environmental effects:

The environmental effects identified in the petition are visual, localized, and can be mitigated through the City's existing formal development review process. This process captures and evaluates development proposals not only from a Planning perspective, which encompasses community planning, heritage preservation and development services analysis, but also includes evaluations by the Public Works Department related to stormwater management, water and sewer design, traffic, streets, right-of way, etc., the Construction Code Services Division of CPED related to building code review and inspections and the various utility companies.

B. Cumulative potential effects:

All future development within the area will be considered through the City's development review process; either administratively or through a public hearing process. This has and will continue to allow the City to manage potential cumulative effects of future development within the vicinity and throughout the City as a whole.

C. Extent to Which the Environmental Effects are Subject to Mitigation by Ongoing Public Regulatory Authority

The City has discretionary authority through its development review process, and the City and State have authority through the permit approvals required for this project to address, mitigate or avoid the environmental effects identified in the EAW and the comment letters.

The City's development review process is comprehensively administered by City Staff and implemented by experienced Commissions and the City Council. Any potential environmental effects are mitigated by the City's development review process.

It is important to note that City Staff and the City Planning Commission consider the context, character, and compatibility of new development.

D. Extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, including other EISs:

A project of this type within an urban setting is neither unique nor unanticipated. Residential, commercial and mixed-use developments that have been significantly more intense than the proposed project have been the

subject of EAWs and EISs as well as the City’s development review process. Based on these studies, the environmental effects of this project can be anticipated and controlled by the City’s development review process.

VII. DECISION ON THE NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT

Based on the EAW, the “Findings of Fact and Record of Decision” document, and related documentation for this project, the City of Minneapolis, as the (RGU) for this environmental review, concludes the following:

1. The Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision” document, and related documentation for the 600 Washington Avenue SE development were prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minn. Rules, Parts 4410.1000 to 4410.1700 (2009).
2. The Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision” document, and related documentation for the project have satisfactorily addressed all of the issues for which existing information could have been reasonably obtained.
3. The project does not have the potential for significant environmental effects based upon the above findings and the evaluation of the following four criteria (per Minn. Rules, Parts 4410.1700 Subp. 7):
 - Type, extent, and reversibility of environmental effects;
 - Cumulative potential effects;
 - Extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority;
 - Extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, including other EISs.
4. The finding by the City that the EAW is adequate and no EIS is required provides no endorsement, approval or right to develop the proposal and cannot be relied upon as an indication of such approval. This finding allows the proposer to formally initiate the City’s process for considering the specific discretionary permissions necessary for redevelopment, and for the City in this process, informed by the record of the EAW, to identify and encourage the elements for compatible redevelopment, and assure their implementation at this site.

Consequently, the City does not require the development of an Environmental Impact Statement (EIS) for the project.

Exhibits:

- A. Project Description
- B. Record of Decision
- C. Public Notification Record
- D. Council/Mayor Action
- E. Comments Received

EXHIBIT A

Project Description

The proposed 600 Washington Avenue SE development is located at 600 Washington Avenue SE, 612 Washington Avenue SE and 311 Harvard Street SE in Minneapolis. The total project area encompasses a .68 acre site. The 600 Washington Avenue SE development is a proposed 27-story, multi-use, transit-oriented development (TOD) located along the METRO Green Line LRT in Minneapolis. The project consists of a multi-family residential building with up to 450 residential units, approximately 12,500 square feet of commercial space on the ground floor and up to 201 enclosed parking spaces.

EXHIBIT B

Environmental Review Record for the 600 Washington Avenue SE EAW

Date	Action
3/28/2016	City Staff distributes EAW to official EQB mailing list and Project List. EAW is posted on the City's website.
4/4/2016	Minnesota Environmental Quality Board (EQB) publishes notice of availability in <i>EQB Monitor</i> and the 30-day comment period commences.
5/4/2016	EAW public comment period closes.
5/19/2016	Zoning and Planning Committee (Z & P) of the City Council considers the "Draft Findings of Fact and Record of Decision" report, provides recommendation to the City Council.
TBD	City Council approves Z & P Committee recommendation and makes a finding of Negative Declaration: EAW is adequate and no EIS is necessary.
TBD	Mayor approves Council action regarding EAW
TBD	City publishes notice of Council/Mayor decision in <i>Finance and Commerce</i> .
TBD	City publishes and distributes Notice of Decision and availability of final "Findings" report to official EQB List and the Project List
TBD	EQB publishes Notice of Decision in <i>EQB Monitor</i> .

EXHIBIT C

Public Notification Record

The following describes the public notification process of CPED for the 600 Washington Avenue SE EAW:

1. The City maintains an updated list based on the Official EQB Contact List. The 600 Washington Avenue SE EAW project list follows. All persons on that list were sent copies of the EAW. CPED also distributes copies of the EAW to elected and appointed officials, City staff and others who have expressed interest in the project.
2. A notice of the availability of the 600 Washington Avenue SE EAW, the dates of the comment period, and the process for receiving a copy of the EAW and/or providing comment was published provided with each copy of the EAW and in the *EQB Monitor* and was provided to the City's CPED Media contact for notice and distribution.
3. CPED distributed the Notice of Decision with information regarding the final "Findings" document to the Official EQB Contact List and the project list.
4. The EQB published the Notice of Decision in the *EQB Monitor*.

Attached:

Official EQB Contact List

Project List

EAW Distribution List, December 2015

STATE AGENCIES

Department of Agriculture (1 copy)

Becky Balk
625 N. Robert St.
St. Paul, MN 55155
Becky.Balk@state.mn.us

Department of Commerce (1 copy)

Ray Kirsch
85 Seventh Place East, Suite 500
St. Paul, MN 55101

Environmental Quality Board (1 copy)

Environmental Review Program
520 Lafayette Road North – 4th Floor
St. Paul, MN 55155-4194
EOB.Monitor@state.mn.us

Department of Health (1 copy, prefer electronic)

Environmental Health Division
625 N. Robert St.
St. Paul, MN 55155
Health.Review@state.mn.us

Department of Natural Resources (3 copies or electronic)

Randall Doneen
Environmental Review Unit
500 Lafayette Road
St. Paul, MN 55155-4025
Kate.Frantz@state.mn.us

Pollution Control Agency (2 copies and 1 CD)

Dan Card
Environmental Review Unit – 4th Floor
520 Lafayette Road North
St. Paul, MN 55155

Department of Transportation (1 copy)

Debra Moynihan
Mn/DOT Office of Environmental Stewardship
395 John Ireland Blvd., MS 620
St. Paul, MN 55155

Board of Water and Soil Resources (1 copy)

Travis Germundson
520 Lafayette Rd.
St. Paul, MN 55155
Travis.Germundson@state.mn.us

LIBRARIES

Technology and Science (2 copies)

Hennepin County Library – Minneapolis Central
Attn: Helen Burke
Government Documents, 2nd Floor
300 Nicollet Mall
Minneapolis, MN 55401-1992

FEDERAL

U.S. Army Corps of Engineers (1 copy)

Tamara Cameron
Regulatory Functions Branch
180 Fifth Street East, Suite #700
St. Paul, MN 55101-1678

U.S. Environmental Protection Agency (1 copy)

Kenneth Westlake
US EPA, Region 5
Office of Enforcement and Compliance Assurance
77 W Jackson Blvd., (mail code E-19J)
Chicago, IL 60604-3590

U.S. Fish and Wildlife Service (1 copy)

Twin Cities Field Office E.S.
4101 American Blvd. East
Bloomington, MN 55425-1665

National Park Service (1 copy)

Stewardship Team Manager
111 E Kellogg Blvd., Suite 105
St. Paul, MN 55101-1288

REGIONAL

Metropolitan Council (NOTE: 5 copies IF the project is in the seven-county metro area)

Review Coordinator, Local Planning Assistance
Metropolitan Council
390 Robert St. No.
St. Paul, MN 55101-1805
raya.esmaeili@metc.state.mn.us

OTHERS

State Archaeologist (1 copy)
Fort Snelling History Center
St. Paul, MN 55111-4061

Minnesota Historical Society (1 copy)
State Historic Preservation Office
Review and Compliance
345 Kellogg Blvd. W.
St. Paul, MN 55102

Indian Affairs Council (1 copy)
Melissa Cerda
161 St, Anthony Ave. Suite 19
St. Paul, MN 55103
Melissa.Cerda@state.mn.us

600 Washington Avenue SE EAW Project Mailing List

Core Minneapolis LLC – a Harbor Bay Real Estate Advisors and Core Spaces Joint Venture.

Tom Lund

Principal, Harbor Bay Real Estate Advisors, LLC

P.O. Box 508

Richmond, IL 60071

Council Member Cam Gordon

Ward 2 - 307 City Hall

Minneapolis Central Library – this is on the EQB list

300 Nicollet Mall

Minneapolis, MN 55401

Prospect Park Neighborhood

CPED – Haila Maze – Crown Roller 300

Public Works - Allan Klugman – Room 300 Border Avenue

City Attorney's Office - Erik Nilsson – Room 210 City Hall

EXHIBIT D

Council/Mayor Action (to be added when the process is complete)

EXHIBIT E

Comments Received on the Ritz Block EAW:

1. Minnesota Department of Transportation, April 6, 2016
2. Minnesota Pollution Control Agency, April 27, 2106
3. Minnesota Department of Health, May 3, 2016
4. Metropolitan Council, May 3, 2016
5. Minnesota Department of Natural Resources, May 4, 2016
6. Hennepin County Public Works, May 5, 2016

Dvorak, Hilary A.

From: Scheffing, Karen (DOT) <Karen.Scheffing@state.mn.us>
Sent: Wednesday, April 06, 2016 10:21 AM
To: Dvorak, Hilary A.
Cc: Sherman, Tod (DOT); Corbett, Michael J (DOT)
Subject: 600 Washington Ave SE

Hilary
MnDOT has reviewed the EAW for the proposed 600 Washington Ave SE proposed development and has no comments.
Please contact me if you have any questions..

Thanks
Karen

Karen Scheffing
Principal Planner
Minnesota Department of Transportation
1500 W County Road B2
Roseville MN 55113
651-234-7784



Minnesota Pollution Control Agency

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | 651-282-5332 TTY | www.pca.state.mn.us | Equal Opportunity Employer

April 27, 2016

Ms. Hilary Dvorak
Principal City Planner
City of Minneapolis
250 South 4th Street, Room 300
Minneapolis, MN 55415

Re: 600 Washington Avenue SE Environmental Assessment Worksheet

Dear Ms. Dvorak:

Thank you for the opportunity to review and comment on the Environmental Assessment Worksheet (EAW) for the 600 Washington Avenue SE project (Project) located in the city of Minneapolis, Hennepin County, Minnesota. The Project consists of construction of a multi-family residential building. Minnesota Pollution Control Agency (MPCA) staff has reviewed the EAW and have no comments at this time.

We appreciate the opportunity to review this Project. Please provide the notice of decision on the need for an Environmental Impact Statement. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit action(s) by the MPCA. Ultimately, it is the responsibility of the Project proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this EAW, please contact me at 651-757-2508.

Sincerely,

A handwritten signature in blue ink that reads "Karen Kromar".

Karen Kromar
Planner Principal
Environmental Review Unit
Resource Management and Assistance Division

KK:bt

cc: Dan Card, MPCA, St. Paul
Teresa McDill, MPCA, St. Paul



Minnesota
Department
of Health

PROTECTING, MAINTAINING AND IMPROVING THE HEALTH OF ALL MINNESOTANS

May 3rd, 2016

Hilary Dvorak
Principal City Planner
City of Minneapolis
250 South 4th Street, Room 300
Minneapolis, MN 55415

Dear Ms. Dvorak,

Thank you for providing the Minnesota Department of Health (MDH) with the opportunity to comment on the Environmental Assessment Worksheet (EAW) for the 600 Washington Avenue SE project. The mission of MDH is to protect, maintain, and improve the health of all Minnesotans. The careful planning and development of projects such as this one works towards this mission and is an important step in ensuring health in all policies.

Asbestos/Hazardous Waste

Prior to demolition of the buildings at the project site, an inspection must be conducted according to [40 CFR 61 – National Emissions Standards for Hazardous Air Pollutants \(NESHAP\)](#). Any required asbestos inspection activities must be completed in compliance with the Minnesota Asbestos Abatement Act and Rules, described in [Minnesota Statutes, Sections 326.70 to 326.81](#) and [Minnesota Rules, Parts 4620.3000 to 4620.3724](#). For additional information or for assistance interpreting the results of the asbestos survey, contact MDH staff at (651) 201-4620 or health.asbestos-lead@state.mn.us.

Additionally, in section 12.a of the EAW, Braun Intertec “recommended that a Hazardous Building Materials Survey be completed on the current buildings at the site prior to demolition.” MDH would like to note that a pre-demolition survey is not simply a recommendation, but that it is required according to [Minnesota Rules 7035.0805](#) to properly identify all hazardous waste (not only asbestos) in the buildings scheduled for demolition. Specific questions concerning the pre-demolition hazardous materials survey should be directed to the Minnesota Pollution Control Agency at (651) 296-6300.

Health starts where we live, learn, work, and play. To create and maintain healthy Minnesota communities, we have to think in terms of health in all policies. Thank you again for the opportunity to provide comments on this EAW for the 600 Washington Avenue SE project. Feel

Hilary Dvorak

May 3rd, 2016

Page 2

free to contact me at (651) 201-4907 or david.bell@state.mn.us if you have any questions regarding this letter.

Sincerely,

A handwritten signature in black ink that reads "D-Bell". The letters are stylized and connected.

David Bell

Environmental Review Coordinator

Environmental Health Division

Minnesota Department of Health

PO Box 64975

Saint Paul, MN 55164-0975

May 3, 2016

Hilary Dvorak, Principal City Planner
City of Minneapolis
250 S. 5th Street, Room 300
Minneapolis, MN 55415

**RE: City of Minneapolis Environmental Assessment Worksheet (EAW) –
600 Washington Avenue SE**
Metropolitan Council Review No. 21545-1
Metropolitan Council District No. 8

Dear Ms. Dvorak:

The Metropolitan Council received the EAW for the 600 Washington Avenue SE project in Minneapolis on March 30, 2016. The proposed development is a 27-story, mixed-use building with up to 450 residential units, approximately 12,500 square feet of commercial space on the ground floor, and up to 201 enclosed parking spaces.

The staff review finds that the EAW is complete and accurate with respect to regional concerns and does not raise major issues of consistency with Council policies. An EIS is not necessary for regional purposes.

We offer the following comments for your consideration.

Item 8 – Permits and Approvals Required (Jim Larsen, 651-602-1159)

The proposed project is located within the Mississippi National River and Recreation Area's (MNRRA) Mississippi River Critical Corridor Area (MRCCA). While protection and regulation of the MRCCA is accomplished primarily at the local level, the Minnesota Department of Natural Resources (DNR) maintains Corridor administration oversight responsibilities. The EAW text does not adequately establish whether or not the proposed building is consistent with the City of Minneapolis' MRCCA Plan. The DNR is currently in the process of updating MRCCA Rules. Due to the proposed 27-story height of the building planned for construction on the site, and the unknown timing of both the construction of the proposed building and adoption and application of revised applicable Rules, Council staff recommends that the proposer obtain and incorporate a site-specific MRCCA review by DNR staff in the EAW Response to Comments Document.

Item 9 – Land Use (Michael Larson, 651-602-1407)

The EAW correctly states that a comprehensive plan amendment was recently adopted by the City of Minneapolis to allow densities up to 800 dwelling units per acre in or near certain Growth Centers and Activity Centers. These areas encompass the proposed project site. The proposed project density is 648 dwelling units per acre. The amendment is currently under review by the Metropolitan Council, and is scheduled for review by the Community Development Committee on May 16, 2016, and by the full Council on May 25, 2016. The project's consistency with the City's comprehensive plan is contingent upon the Council authorizing the City to put this amendment into effect.

Hilary Dvorak, Principal City Planner
May 3, 2016
Page 2

Forecasts (Todd Graham, 651-602-1322)

As the City pursues this site development, changes to the TAZ-level forecast will be needed. The EAW site is within TAZ #1281 (the southern end of the University's East Bank campus, bounded by the River, Washington Ave SE, and Huron Ave SE). The zone is currently forecasted to add 231 households and 283 net new jobs during 2014-40. Should the 600 Washington Avenue SE project proceed, Council staff recommend adding 500 households and 1,200 population to the TAZ #1281 forecast. The City can update the TAZ forecast through correspondence to Metropolitan Council. The City can also amend its comprehensive plan to request an increase of 500 households and 1,200 population to TAZ #1281 and its community total forecast.

This concludes the Council's review of the EAW. The Council will not take formal action on the EAW. If you have any questions or need further information, please contact Michael Larson, Principal Reviewer, at 651-602-1407.

Sincerely,



Lisa Beth Barajas, Manager
Local Planning Assistance

CC: Jennifer Shillcox, DNR
Steve O'Brien, MHFA
Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division
Cara Letofsky, Metropolitan Council District 8
Michael Larson, AICP, Sector Representative / Principal Reviewer
Raya Esmaili, Reviews Coordinator



MINNESOTA DEPARTMENT OF NATURAL RESOURCES
CENTRAL REGION
1200 WARNER ROAD
SAINT PAUL, MN 55106
651-259-5800

May 4, 2016

City of Minneapolis
Hilary Dvorak
250 S. 4th St., Room 300
Minneapolis, MN 55415

Re: 600 Washington Ave SE, EAW

Dear Hilary Dvorak:

The Department of Natural Resources (DNR) has reviewed the Environmental Assessment Worksheet (EAW) for the 600 Washington Avenue SE development project located in Minneapolis, Minnesota. The DNR offers the following comments for your consideration.

Page 3. “The building exterior will consist of glass and metal panels.”

The building site is located about a half mile from the Mississippi River, and lies within the Mississippi River Flyway and the North Metro Mississippi River Important Bird Area. This is an important area for many bird species year-round and during the spring and fall migration seasons. Due to the location of the site, the DNR is concerned of the potential for bird collisions with glass. Excess glass, surface glare, and light pollution from interior and exterior lights can impact birds, bats, and insects. The DNR recommends that the use of wildlife-friendly surfaces and lighting be considered in the buildings design. The American Bird Conservancy has resources that identify techniques to help minimize potential impacts (https://abcbirds.org/wp-content/uploads/2015/04/Bird-friendly_Building_Guide_WEB.pdf). In addition, Minnesota’s B3 Sustainable Building Guidelines provides suggestions for improving sustainability of a project and offers suggestions on light pollution reduction, bird-safe building design, and stormwater management (Item 11.b.ii in the EAW) (<http://www.b3mn.org/guidelines/index.html>).

On behalf of the DNR, thank you for your consideration of these comments.

Sincerely,

/s/ Rebecca Horton
Regional Environmental Assessment Ecologist – Central Region
Division of Ecological and Water Resources

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Dvorak, Hilary A.

From: David J Jaeger <David.Jaeger@hennepin.us>
Sent: Thursday, May 05, 2016 7:44 AM
To: Dvorak, Hilary A.
Subject: 600 Washington Ave SE EAW, No Comments from HC

Hi Hilary. Hennepin County has no comments to submit to the 600 Washington Ave SE EAW, as noticed by the EQB on April 4, 2016. Thank you for the opportunity to review this report. Dave.

David Jaeger
Hennepin County Public Works
701 Fourth Avenue South, Suite 700, MC L606 | Minneapolis, MN 55415-1842
1600 Prairie Drive, MC N774 | Medina, MN | 55340
direct: 612-348-5714 | cell: 763-478-7319
david.jaeger@hennepin.us

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