

**AVAILABILITY OF THE ENVIRONMENTAL ASSESSMENT WORKSHEET FOR
THE
BENNETT LUMBER SITE REDEVELOPMENT**

This EAW studies the proposed Bennett Lumber Site Redevelopment project which would result in the redevelopment of three parcels located in south Minneapolis between Colfax Avenue South and Fremont Avenue South directly north of the Midtown Greenway. All three parcels front on the Midtown Greenway which is a recreational trail and a historic district that is listed on the National Register of Historic Places; portions of the East and West Parcels are also located within the historic district. The total project area encompasses approximately 5.6 acres. The developer proposes to develop the properties with up to 710 residential units. The intensity of development proposed is only possible should the properties be rezoned and bonuses added for increased density. The project will be developed in phases and each parcel will be taken through the design and approval process independently. The first parcel to be developed is between Colfax Avenue South and Dupont Avenue South. The redevelopment of the East Parcel as proposed would include up to 230 residential units in a building that ranges in height from 6 stories or 68 feet on the south end of the parcel to 4 stories or 54 feet on the north end of the parcel.

Copies of the EAW will be available for review at the downtown Minneapolis Central Library located at 300 Nicollet Mall, the Walker Library located at 2880 Hennepin Avenue and in the office of the City Planning Division at 250 S. 4th Street, Room 300 Public Service Center.

Notice will be published in the *EQB Monitor* on Monday, March 7, 2011. Public comments on the EAW must be made within the 30-day comment period, which ends at 4:30 p.m. on Wednesday, April 6, 2011. The Zoning and Planning Committee at its regular meeting on April 21, 2011, or at a subsequent meeting, will receive a report and recommendation from City staff, hear comment from all parties and consider the adequacy of this EAW and the need for an Environmental Impact Statement for this proposal. The City Council will act on the recommendation of this Committee at a subsequent meeting on April 29, 2011.

This EAW and supporting information will also be available for review on the City of Minneapolis web site: <http://www.ci.minneapolis.mn.us/cped/>. Copies of this EAW can also be provided to individuals by email or by request to: rebecca.farrar@ci.minneapolis.mn.us.

For further information and to submit comments on the EAW, contact Becca Farrar, Senior Planner, at the above postal or email addresses or by telephone at 612-673-3594. Electronic submissions (email, emailed attachments in Word, and discs containing Word documents) are preferred.