

FINDINGS OF FACT AND RECORD OF DECISION

ENVIRONMENTAL ASSESSMENT WORKSHEET

Abbott Northwestern Surgical and Critical Care Pavilion

Location: 2742 10th Avenue South, 800, 916, 920, and 924 28th Street East, 2651 and 2753 Chicago Avenue, 2701 Elliot Avenue
City of Minneapolis, Hennepin County, Minnesota

Responsible Governmental Unit (RGU): City of Minneapolis

	RGU	Proposer / Project Contact
Contact persons	City of Minneapolis Andrew Frenz	Allina Health Tony LaCroix-Dalluhn
Title	Senior City Planner	Vice President Facilities Management and Planning
Address	505 4 th Avenue South, #320	800 28 th St E
City, State, ZIP	Minneapolis, MN 55415	Minneapolis, MN 55407
Phone	612-673-3790	612-863-1279
E-mail	andrew.frenz@minneapolismn.gov	tony.lacroix-dalluhn@allina.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 September 22, 2022:

1. The Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision” document, and related documentation for the Abbott Northwestern Surgical and Critical Care Pavilion 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 Abbott Northwestern Surgical and Critical Care Pavilion according to the Environmental Review Rules of the Minnesota Environmental Quality Board (EQB) under Minnesota Rules, part 4410.4300, subpart 14B (Industrial, commercial, and institutional facilities). Exhibit A includes the project summary, and Exhibit B includes the Environmental Review Record.

II. EAW NOTIFICATION AND DISTRIBUTION

On June 14, 2022, 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 June 21, 2022, 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 Business, Inspections, Housing & Zoning Committee (BIHZ) of the Minneapolis City Council considered the EAW and the draft of this "Findings of Fact and Record of Decision" document during its September 13, 2022, meeting. Notification of this BIHZ 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 five (5) agency comment letters during the public comment period on the dates identified below:

1. Army Corps of Engineers, June 16, 2022
2. State Historic Preservation Office, July 11, 2022
3. Minnesota Pollution Control Agency, July 19, 2022
4. Metropolitan Council, July 21, 2022
5. Minnesota Department of Natural Resources, July 21, 2022

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

Agency Comments and Responses

Findings of Fact and Record of Decision – Abbott Northwestern Surgical and Critical Care Pavilion EAW

Agency	Comment	Response
US Army Corps of Engineers	<p>We have received your submittal described below. You may contact the Project Manager with questions regarding the evaluation process. The Project Manager may request additional information necessary to evaluate your submittal.</p> <p>Please note that initiating work in waters of the United States prior to receiving Department of the Army authorization could constitute a violation of Federal law. If you have any questions, please contact the Project Manager.</p>	<p>Comment noted. No work in waters of the United States is anticipated.</p>
Minnesota State Historic Preservation Office (SHPO)	<p>Based on our review of the project information, we conclude that there are no properties listed in the National or State Registers of Historic Places, and no known or suspected archaeological properties in the area that will be affected by this project.</p> <p>Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.</p>	<p>Comment noted. Thank you for your review.</p>
Minnesota Pollution Control Agency	<p>The EAW states that the wastewater treatment plant has adequate capacity for the increase in wastewater from the building but does not mention if there is adequate capacity in the existing 18-inch city sewer line that it will connect to. The EAW should include a discussion of the city sewer capacity to handle the proposed Project.</p>	<p>The existing 18-inch city sewer line has capacity for the proposed project.</p>
	<p>The EAW indicates a future stage of development as part of a larger master plan. In that case, the entire plan may be considered part of a Common Plan of Development as defined in the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater Permit (CSW Permit). If part of a common plan and the future and current stages of the development will result in 50 or more acres of total land disturbance and if the site has the ability to discharge to a water with construction-related impairments, then each phase of the development would require submittal of the Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the MPCA.</p>	<p>Comment noted.</p>

Findings of Fact and Record of Decision – Abbott Northwestern Surgical and Critical Care Pavilion EAW

Agency	Comment	Response
	<p>The EAW indicates that a green roof may be constructed and also mentions underground filtration and storage area for the additional impervious surfaces. It should be noted that the city’s MS4 permit now requires permanent stormwater management designed for both the new and reconstructed impervious surfaces. The CSW Permit requires use of a volume reduction method for permanent stormwater management which includes the use of green stormwater infrastructure. The EAW states that landscaping, including trees will be planted to reduce stormwater runoff. In addition, the EAW mentions utilizing tree trenches and native plantings, but these green infrastructure practices were not mentioned in the Table 3 cover types.</p> <p>The tree trenches and green roof are highly encouraged along with any other green stormwater infrastructure, including water storage for reuse, which would all count toward meeting the minimum 1 inch of stormwater retention over impervious surfaces required by the CSW Permit.</p>	<p>The project will comply with the requirements of the MS4 Permit and CSW Permit, as applicable. Green infrastructure components, such as tree trenches, are being considered as design advances but have not yet been incorporated into the site plan so were not reflected in Table 3.</p>
Metropolitan Council	<p>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.</p>	<p>Comment noted. Thank you for your review.</p>
	<p>The proposed project site is located in the western end of Transportation Analysis Zone (TAZ) #1306. The Council’s TAZ database expects TAZ #1306 to have a growth of +12 households and +154 jobs during 2020-2040. The proposed expansion of the Abbott Northwestern campus suggests a higher employment level. Should the subject development proceed, Council staff will adjust upward the forecast allocation for TAZ #1306 by +500 jobs, debiting the difference from other zones in the balance of Minneapolis.</p>	<p>The City will coordinate with the Metropolitan Council on the TAZ projections and will request modifications as needed.</p>
	<p>The Council appreciates that stormwater management will consider changing precipitation patterns due to climate change. We strongly recommend that tree trenches and a green roof be installed and not just considered. Both have positive impacts on stormwater and public health.</p> <p>The EAW states the developer will work closely with the City to ensure it meets its stormwater standards. The developer should also work closely with the Mississippi Watershed Management Organization on the design of stormwater best management practices.</p>	<p>The City will work with the developer on stormwater management practices for the proposed project, and the developer will coordinate with the Mississippi Watershed Management Organization.</p>

Agency	Comment	Response
	Metropolitan Council Interceptor (1-MN-330) is within the 26 th Street East right-of way, north of this proposed project. The interceptor was built in 1892 and is a 66-inch Brick Tunnel. To assess the potential impacts to our interceptor system, preliminary plans should be sent to Tim Wedin, Interceptor Engineering Assistant Manager (651-602-4571) at the Metropolitan Council Environmental Services.	Comment noted. Preliminary plans will be sent to the Interceptor Engineering Assistant Manager as requested.
	The description of transit service is correct except for Route 27 which, since December 2021, provides a direct link between Abbott Northwestern and the I-35W/Lake Street Station. This service is correctly described in Appendix D: Travel Demand Management Plan.	Comment noted.
Minnesota Department of Natural Resources	Section 12.b.iii (Dewatering) states that there will be a need for the General Permit if the dewatering is less than 50.0 million gallons in a year – which is correct. However, please note that a DNR Water Appropriation Permit is required if there is any temporary dewatering that is above 10,000 gallons per day, or one million gallons per year.	Comment noted. If temporary dewatering of 10,000 gallons per day or one million gallons per year is needed for the project, a DNR Water Appropriation Permit will be obtained from the DNR.

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 Abbott Northwestern Surgical and Critical Care Pavilion 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;

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- 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 Abbott Northwestern Surgical and Care Pavilion project proposes replacing the four-story Ramp 1 with an approximately 588,000 square foot, 10-story quaternary Care Pavilion. The Care Pavilion will include 30 operating rooms, expanded heart services, four floors of inpatient beds, and a shelled floor for future patient care. The Care Pavilion will provide centralized kitchen and sterile spaces for the larger Abbott Northwestern campus. The project will also include roadway access system modifications, parking spaces, roadway reconstruction, and outdoor amenity and landscaping spaces.

EXHIBIT B

Environmental Review Record for the Abbott Northwestern Surgical and Critical Care Pavilion EAW

Date	Action
06/14/2022	City Staff distributes EAW to official EQB mailing list and Project List. EAW is posted on the City's website.
06/21/2022	Minnesota Environmental Quality Board (EQB) publishes notice of availability in <i>EQB Monitor</i> and the 30-day comment period commences.
07/21/2022	EAW public comment period closes.
09/13/2022	Business, Inspections, Housing & Zoning Committee of the City Council considers the "Draft Findings of Fact and Record of Decision" report, provides recommendation to the City Council.
9/22/2022	City Council approves Business, Inspections, Housing & Zoning Committee recommendation and makes a finding of Negative Declaration: EAW is adequate and no EIS is necessary.
9/27/2022	Mayor approves Council action regarding EAW
9/30/2022	City publishes notice of Council/Mayor decision in <i>Finance and Commerce</i> .
9/30/2022	City publishes and distributes Notice of Decision and availability of final "Findings" report to official EQB List and the Project List
10/11/2022	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 Abbott Northwestern Surgical and Critical Care Pavilion EAW:

1. The City maintains an updated list based on the Official EQB Contact List. The Abbott Northwestern Surgical and Critical Care Pavilion 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 Abbott Northwestern Surgical and Critical Care Pavilion 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

Agency and Organization Distribution List

Environmental review documents must be sent to the agencies listed on pages 12-13 in accordance with the requirements for each environmental review process. CDs or electronic copies may be submitted in lieu of paper copies, unless a paper copy is specifically noted. Confirmation of receipt is advised when submitting electronic copies to an email address provided on the following pages.

STATE AGENCIES			
Agency/ Organization	Distribution Instructions	Mailing Address	Electronic Submission (if applicable)
Environmental Quality Board	1 copy	Environmental Quality Board Environmental Review Program 520 Lafayette Road N – 2 nd Floor St. Paul, MN 55155-4194	*Please use the EQB Monitor Submission Form
Department of Agriculture	1 copy	Stephan Roos Department of Agriculture 625 North Robert Street St. Paul, MN 55155	stephan.roos@state.mn.us
Department of Commerce	1 copy	Ray Kirsch Department of Commerce 85 Seventh Place East, Suite 280 St. Paul, MN 55101	raymond.kirsch@state.mn.us
Department of Health	1 copy	Department of Health Environmental Health Division 625 North Robert Street St. Paul, MN 55155	health.review@state.mn.us
Department of Natural Resources	1 copy	Jill Townley Department of Natural Resources Environmental Review Unit 500 Lafayette Road St. Paul, MN 55155-4025	jill.townley@state.mn.us
Pollution Control Agency	1 copy	Karen Kromar Pollution Control Agency Environmental Review Unit 520 Lafayette Road N St. Paul, MN 55155	karen.kromar@state.mn.us
Board of Water and Soil Resources	1 copy	Annie Felix-Gerth Board of Water and Soil Resources 520 Lafayette Road N St. Paul, MN 55155	annie.felix-gerth@state.mn.us
Department of Transportation	1 copy	Katherine Lind Department of Transportation Mn/DOT Office of Environmental Stewardship 395 John Ireland Boulevard, MS 620 St. Paul, MN 55155	katherine.lind@state.mn.us
State Archaeologist	1 copy	Amanda Gronhvd Office of the State Archaeologist Kellogg Center 328 W. Kellogg Blvd. St. Paul, MN 55102	mn.osa@state.mn.us
Indian Affairs Council	1 copy	Melissa Cerda Indian Affairs Council 161 St. Anthony Avenue, Suite 919 St. Paul, MN 55103	melissa.cerda@state.mn.us

State Historic Preservation Office	1 copy	Sarah Beimers Minnesota State Historic Preservation Office 50 Sherburne Ave, Suite 203 St. Paul, MN 55155	ENReviewSHPO@state.mn.us
LIBRARIES			
Hennepin County Library	1 electronic or 2 paper copies	Erin Cavell Hennepin County Library – Minneapolis Central Business/Science/Gov Docs – 2nd Floor 300 Nicollet Mall Minneapolis, MN 54401-1995	govdoc@hclib.org
FEDERAL AGENCIES			
U.S. Fish and Wildlife Service	1 copy (electronic only)	Project Leader U.S. Fish and Wildlife Service Minnesota-Wisconsin Field Office E.S. 4101 American Boulevard E Bloomington, MN 55425-1665	Shauna_Marquardt@fws.gov
U.S. Army Corps of Engineers	1 copy	Chad Konickson U.S. Army Corps of Engineers Regulatory Branch 180 Fifth Street East, Suite #700 St. Paul, MN 55101-1678	mvp-reg-inquiry@usace.army.mil
U.S. Environmental Protection Agency	1 copy	Kenneth Westlake U.S. Environmental Protection Agency US EPA, Region 5 Office of Enforcement and Compliance Assurance 77 West Jackson Boulevard Chicago, Illinois 60604	westlake.kenneth@epa.gov
National Park Service	1 copy. NOTE: Send only if project is located within, or could have a direct impact upon, the Mississippi River Critical Area/Mississippi National River and Recreation Area (72-mile stretch of river from the mouth of the Crow River at Dayton/Ramsey to the Goodhue County border)	Stewardship Team Manager National Park Service 111 East Kellogg Boulevard, Suite 105 St. Paul, MN 55101-1288	N/A

Abbott Northwestern Surgical and Critical Care Pavilion EAW Project Mailing List

Allina Health
Tony LaCroix-Dalluhn
Vice President Facilities Management and Planning
800 28th St E
Minneapolis, MN 55407
Tony.LaCroix-Dalluhn@allina.com

Council Member Chavez
Ward 9 - 307 City Hall

Midtown Phillips Neighborhood

Public Works - Allan Klugman – Room 300 Border Avenue

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

EXHIBIT D

Council/Mayor Action



Council Action No. 2022A-0655

City of Minneapolis

File No. 2022-00862

Committee: BIHZ

Public Hearing: None

Passage: Sep 22, 2022

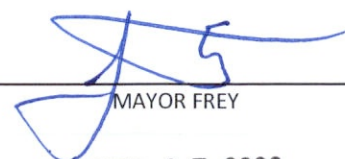
Publication: **SEP 30 2022**

RECORD OF COUNCIL VOTE				
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Payne	X			
Wonsley	X			
Rainville	X			
Vetaw	X			
Ellison	X			
Osman	X			
Goodman	X			
Jenkins	X			
Chavez	X			
Chughtai				X
Koski	X			
Johnson	X			
Palmisano	X			

MAYOR ACTION

APPROVED

VETOED


MAYOR FREY

SEP 27 2022

DATE

Certified an official action of the City Council

ATTEST: 
CITY CLERK

Presented to Mayor: SEP 22 2022

Received from Mayor: SEP 27 2022

The Minneapolis City Council hereby:

1. Approves the adequacy of the Environmental Assessment Worksheet (EAW) for the proposed Abbott Northwestern Surgical and Critical Care Pavilion located at 2742 10th Ave S; 800, 916, 920, and 924 28th St E; 2651 and 2753 Chicago Ave; and 2701 Elliot Ave.
2. Approves the determination that an Environmental Impact Statement (EIS) is not required.
3. Adopts the Findings of Fact as prepared by the Department of Community Planning & Economic Development.

EXHIBIT E

Comments Received on the Abbott Northwestern Surgical and Critical Care Pavilion EAW:

The City received five (5) agency comment letters during the public comment period on the dates identified below:

1. Army Corps of Engineers, June 16, 2022
2. State Historic Preservation Office, July 11, 2022
3. Minnesota Pollution Control Agency, July 19, 2022
4. Metropolitan Council, July 21, 2022
5. Minnesota Department of Natural Resources, July 21, 2022



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

06/16/2022

Regulatory File No. MVP-2022-01009-DCR

THIS IS NOT A PERMIT

Andrew Frenz
505 4th Avenue South, Room 320
Minneapolis, MN 55415

Dear Mr./Ms. Frenz:

We have received your submittal described below. You may contact the Project Manager with questions regarding the evaluation process. The Project Manager may request additional information necessary to evaluate your submittal.

File Number: MVP-2022-01009-DCR

Applicant: Tony LaCroix-Dalluhn

Project Name: Abbott Northwestern Surgical and Critical Care Pavilion

Project Location: Section 35 of Township 29 N, Range 24 W, Hennepin County, Minnesota (Latitude: 44.953721193402; Longitude: -93.2613439597606)

Received Date: 06/15/2022

Project Manager: Daniel Reburn
(651) 290-5900
Daniel.C.Reburn@usace.army.mil

Additional information about the St. Paul District Regulatory Program can be found on our web site at <http://www.mvp.usace.army.mil/missions/regulatory>.

Please note that initiating work in waters of the United States prior to receiving Department of the Army authorization could constitute a violation of Federal law. If you have any questions, please contact the Project Manager.

Thank you.

U.S. Army Corps of Engineers
St. Paul District
Regulatory Branch

July 11, 2022

Andrew Frenz
Senior City Planner
City of Minneapolis
505 4th Avenue South, Room 320
Minneapolis, MN 55415

RE: EAW – Abbott Northwestern Surgical and Critical Care Pavilion
Minneapolis, Hennepin County
SHPO Number: 2022-1948

Dear Andrew Frenz:

Thank you for providing this office with a copy of the Environmental Assessment Worksheet (EAW) for the above-referenced project.

Based on our review of the project information, we conclude that there are **no properties** listed in the National or State Registers of Historic Places, and no known or suspected archaeological properties in the area that will be affected by this project.

Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.

Please contact Kelly Gragg-Johnson, Environmental Review Program Specialist, at kelly.graggjohnson@state.mn.us if you have any questions regarding our review of this project.

Sincerely,



Sarah J. Beimers
Environmental Review Program Manager

July 19, 2022

Andrew Frenz
Senior City Planner
Development Services Division
City of Minneapolis - Community Planning and Economic Development
505 4th Avenue South #320
Minneapolis, MN 55415

Re: Abbott Northwestern Surgical and Critical Care Pavilion Environmental Assessment Worksheet

Dear Andrew Frenz:

Thank you for the opportunity to review and comment on the Environmental Assessment Worksheet (EAW) for the Abbott Northwestern Surgical and Critical Care Pavilion project (Project) located in Minneapolis, Hennepin County, Minnesota. The Project consists of construction of a new care facility and parking ramp. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility and other interests, the MPCA staff has the following comments for your consideration.

Water Resources (Item 12)

Wastewater

The EAW states that the wastewater treatment plant has adequate capacity for the increase in wastewater from the building but does not mention if there is adequate capacity in the existing 18-inch city sewer line that it will connect to. The EAW should include a discussion of the city sewer capacity to handle the proposed Project.

Stormwater

- The EAW indicates a future stage of development as part of a larger master plan. In that case, the entire plan may be considered part of a Common Plan of Development as defined in the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater Permit (CSW Permit). If part of a common plan and the future and current stages of the development will result in 50 or more acres of total land disturbance and if the site has the ability to discharge to a water with construction-related impairments, then each phase of the development would require submittal of the Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the MPCA.
- The EAW indicates that a green roof may be constructed and also mentions underground filtration and storage area for the additional impervious surfaces. It should be noted that the city's MS4 permit now requires permanent stormwater management designed for both the new and reconstructed impervious surfaces. The CSW Permit requires use of a volume reduction method for permanent stormwater management which includes the use of green stormwater infrastructure. The EAW states that landscaping, including trees will be planted to reduce stormwater runoff. In addition, the EAW mentions utilizing tree trenches and native plantings, but these green infrastructure practices were not mentioned in the Table 3 cover types.

The tree trenches and green roof are highly encouraged along with any other green stormwater infrastructure, including water storage for reuse, which would all count toward meeting the minimum 1 inch of stormwater retention over impervious surfaces required by the CSW Permit. Questions regarding Construction Stormwater Permit requirements should be directed to Roberta Getman at 507-206-2629 or Roberta.Getman@state.mn.us.

We appreciate the opportunity to review this Project. Please provide your specific responses to our comments and 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 by email at Karen.kromar@state.mn.us or by telephone at 651-757-2508.

Sincerely,

Karen Kromar

This document has been electronically signed.

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

KK:rs

cc: Dan Card, MPCA, St. Paul
Dave Sahli, MPCA, St. Paul
Roberta Getman, MPCA,



July 21, 2022

Andrew Frenz, Senior City Planner
City of Minneapolis
505 4th Avenue South, Room 320
Minneapolis, MN 55415

**RE: City of Minneapolis - Environmental Assessment Worksheet (EAW) –
Abbott Northwestern Surgical and Critical Care Pavilion**
Metropolitan Council Review No. 22776-1
Metropolitan Council District No. 7

Dear Andrew Frenz:

The Metropolitan Council received the EAW for the Abbott Northwestern Surgical and Critical Care Pavilion project in Minneapolis on June 14, 2022. The proposed project is located south of 26th Street East, north of 28th Street East, east of Chicago Avenue South, and west of 10th Avenue South. The project will replace an existing 4-story parking ramp with an approximately 588,000 square foot, 10-story quaternary Care Pavilion that will include 30 operating rooms, expanded heart services, four floors of inpatient beds, and a shelled floor for future patient care. The project will also include roadway access system modifications, parking spaces, and roadway reconstruction.

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 10 – Land Use (Todd Graham, 651-602-1322)

The proposed project site is located in the western end of Transportation Analysis Zone (TAZ) #1306. The Council's TAZ database expects TAZ #1306 to have a growth of +12 households and +154 jobs during 2020-2040. The proposed expansion of the Abbott Northwestern campus suggests a higher employment level. Should the subject development proceed, Council staff will adjust upward the forecast allocation for TAZ #1306 by +500 jobs, debiting the difference from other zones in the balance of Minneapolis.

Item 12 – Water Resources – Surface Water (Maureen Hoffman, 651-602-1279)

The Council appreciates that stormwater management will consider changing precipitation patterns due to climate change. We strongly recommend that tree trenches and a green roof be installed and not just considered. Both have positive impacts on stormwater and public health.

The EAW states the developer will work closely with the City to ensure it meets its stormwater standards. The developer should also work closely with the Mississippi Watershed Management Organization on the design of stormwater best management practices.

Item 12 – Water Resources - Wastewater (Roger Janzig, 651-602-1119)

Metropolitan Council Interceptor (1-MN-330) is within the 26th Street East right-of way, north of this proposed project. The interceptor was built in 1892 and is a 66-inch Brick Tunnel. To assess the potential impacts to our interceptor system, preliminary plans should be sent to Tim Wedin, Interceptor Engineering Assistant Manager (651-602-4571) at the Metropolitan Council Environmental Services.

Item 20 – Transportation (John Dillery, 612-349-7773)

The description of transit service is correct except for Route 27 which, since December 2021, provides a direct link between Abbott Northwestern and the I-35W /Lake Street Station. This service is correctly described in Appendix D: Travel Demand Management Plan.

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 or via email at Michael.Larson@metc.state.mn.us.

Sincerely,



Angela R. Torres, AICP, Senior Manager
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division
Robert Lilligren, Metropolitan Council District 7
Michael Larson, Sector Representative/Principal Reviewer
Reviews Coordinator

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Frenz, Andrew

From: Collins, Melissa (DNR) <Melissa.Collins@state.mn.us>
Sent: Thursday, July 21, 2022 10:07 AM
To: Frenz, Andrew
Cc: Tony Lacroix-Dalluhn
Subject: [EXTERNAL] Abbott Northwestern Surgical and Critical Care Pavilion EAW - DNR Comments

Follow Up Flag: Follow up
Flag Status: Completed

Dear Andrew Frenz,

Thank you for the opportunity to review the Abbott Northwestern Surgical and Critical Care Pavilion EAW. DNR appreciates the measures that will be taken to improve stormwater quality, and that native plants will be used for landscaping. We do not anticipate significant impacts to natural resources as a result of this project, and have only one comment:

- Section 12.b.iii (Dewatering) states that there will be a need for the General Permit if the dewatering is less than 50.0 million gallons in a year – which is correct. However, please note that a DNR Water Appropriation Permit is required if there is any temporary dewatering that is above 10,000 gallons per day, or one million gallons per year.

Please let me know if you have any questions.

Thank you,

Melissa Collins

Regional Environmental Assessment Ecologist | Ecological and Water Resources
Pronouns: She/her/hers

Minnesota Department of Natural Resources

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[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.