

TO: Interested Parties (Including Minnesota Environmental Quality Board Distribution List)

FROM: Hilary Dvorak
Principal City Planner
Community Planning and Economic Development
City of Minneapolis

DATE: March 7, 2022

SUBJECT: Draft Order for the East Gateway Redevelopment Alternative Urban Areawide Review (AUAR)

As the Responsible Governmental Unit (RGU), the City of Minneapolis has determined that an Alternative Urban Areawide Review (AUAR) is required for the proposed East Gateway Redevelopment. The project is proposed by UMFREA PV, LLC.

This document constitutes an order for review. Enclosed is the Scoping Document for the proposed redevelopment. The Scoping Document is available for review and comment as part of the AUAR process as described in Minnesota Rules, part 4410.3610, subpart 5a.

Pursuant to Minnesota Rules, part 4410.3610, subpart 5a(C), the purpose of the comments on a Scoping Document for an AUAR is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest alternatives to the specific large project or projects proposed to be included in the review, including development at sites outside of the proposed geographic boundary. The comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the RGU's draft order.

AUAR Study Area

The AUAR study area encompasses approximately 12 acres, including 24 parcels, located south of University Avenue (CSAH 36) and east of Oak Street in Minneapolis, Hennepin County, Minnesota (see Figure 1).

Development Scenarios

Two development scenarios, defined in Table 1, are proposed to be evaluated in the AUAR. Scenario 1 represents the density of the development proposed within the AUAR study area. Scenario 2 represents a higher density development based on the City's Transit 30 Built Form district, which calls for building heights of 10 to 30 stories. All buildings in Scenario 2 are assumed to be 20 stories, except those that are proposed to be more than 20 stories in Scenario 1; these are assumed to be 30 stories in Scenario 2.

Table 1: AUAR Development Scenarios

Component	Scenario 1	Scenario 2
Residential units	939	2,054
Residential (square feet)	940,000	1,643,000
Hotel (square feet)	130,000	358,000
Retail (square feet)	285,000	285,000
Office/institutional (square feet)	1,115,000	2,097,000

Public Comment Period

The public is invited to comment on the proposed development scenarios and relevant issues to be evaluated in the AUAR prior to issuance of a final AUAR order. The 30-day comment period will begin on March 15, 2022. Comments will be accepted through 4:00 PM on April 14, 2022 and should be addressed to:

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Figure 1: AUAR Study Area

