

**FINAL AUAR ORDER**

**ALTERNATIVE URBAN AREAWIDE REVIEW**

**East Gateway Redevelopment**

**Location:** South of University Avenue (CSAH 36) and east of Oak Street in Minneapolis

**Responsible Governmental Unit (RGU):** City of Minneapolis

	<b>RGU</b>	<b>Proposer/Project Contact</b>
<b>Contact person(s)</b>	City of Minneapolis Hilary Dvorak	UMFREA PV, LLC Patrick Mascia
<b>Title</b>	Principal City Planner	Managing Director
<b>Address</b>	505 4 <sup>th</sup> Avenue S #320	825 Washington Avenue SE
<b>City, State, ZIP</b>	Minneapolis, MN 55415	Minneapolis, MN 55414
<b>Phone</b>	612-673-2639	612-366-7830
<b>E-mail</b>	hilary.dvorak@minneapolismn.gov	patmascia@umfrea.org

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.

The notice of availability of the Draft AUAR Order and Scoping Document was published in the Minnesota Environmental Quality Board's *EQB Monitor* on March 15, 2022. The Scoping Document, included as Attachment A, was available for review and comment as part of the AUAR process as described in Minnesota Rules, part 4410.3610, subpart 5a. The 30-day comment period began on March 15, 2022 and closed at 4:00 PM on April 14, 2022.

During the public comment period, comments were received from four government agencies. The comment letters received are included in Attachment B.

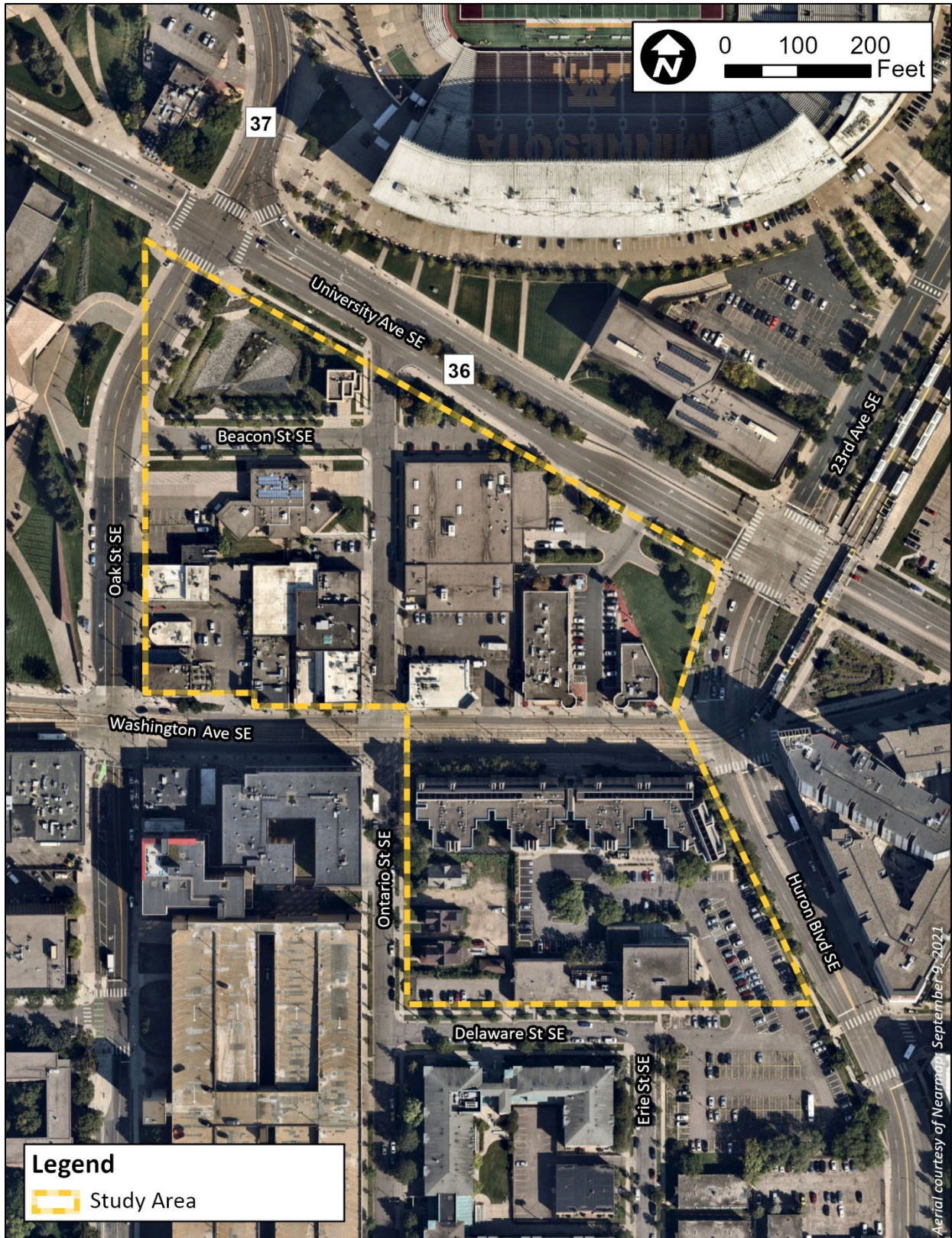
Pursuant to Minnesota Rules, part 4410.3610, subpart 5a(C), the purpose of the comments on a Scoping Document for an AUAR is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest alternatives to the specific large project or projects proposed 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. Responses to the comments received are included in Attachment C.

The study area and development scenarios to be evaluated in the AUAR are described below.

**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).

Figure 1: AUAR Study Area



## Development Scenarios

Two development scenarios, defined in Table 1, will 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**

<b>Component</b>	<b>Scenario 1</b>	<b>Scenario 2</b>
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

# ATTACHMENT A

# ATTACHMENT B

# ATTACHMENT C