

FINDINGS OF FACT AND RECORD OF DECISION

ENVIRONMENTAL ASSESSMENT WORKSHEET

Hennepin Healthcare Purple Parking Ramp Expansion

Location: 600 Park Avenue
City of Minneapolis, Hennepin County, Minnesota

Responsible Governmental Unit (RGU): City of Minneapolis

	RGU	Proposer / Project Contact
Contact persons	City of Minneapolis Hilary Dvorak	Hennepin Healthcare William Howden
Title	Principal City Planner	Sr. Director of Facilities, Master Campus Planning, and Real Estate
Address	505 4 th Avenue South, #320	701 Park Avenue
City, State, ZIP	Minneapolis, MN 55415	Minneapolis, MN 55415
Phone	612-673-2639	612-873-9128
E-mail	hilary.dvorak@minneapolismn.gov	william.howden@hcmcd.org

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 July 21, 2022:

1. The Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision” document, and related documentation for the Hennepin Healthcare Purple Parking Ramp Expansion 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 Hennepin Healthcare Purple Parking Ramp Expansion development according to the Environmental Review Rules of the Minnesota Environmental Quality Board (EQB) under Minnesota Rules, part 4410.4300, subpart 14.B(1) 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 May 24, 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 May 24, 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 July 12, 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 four (4) agency comment letters during the public comment period on the dates identified below:

1. Army Corps of Engineers, May 27, 2022
2. Minnesota Pollution Control Agency, June 21, 2022
3. Minnesota Department of Natural Resources, June 22, 2022
4. Metropolitan Council, June 22, 2022

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

Agency	Comment	Response
Army Corps of Engineers	Acknowledgement of submittal (File Number MVP-2022-00848-DCR).	Thank you, your comment is noted.

Findings of Fact and Record of Decision – Hennepin Healthcare Purple Parking Ramp Expansion EAW

<p>Minnesota Pollution Control Agency</p>	<p>The Project will improve stormwater management, that otherwise flows into storm drains to the Mississippi River, via the use of underground storage tanks. Due to water impairments of the Mississippi River, additional erosion and sediment control best management practices (BMPs), including stabilizing inactively worked soils within 7 days, will be required. Questions regarding Construction Stormwater Permit requirements should be directed to Roberta Getman at 507-206-2629 or Roberta.Getman@state.mn.us.</p>	<p>Thank you, your comment is noted. As described in Section 12.b.ii, temporary BMPs are required to remain compliant with the NPDES construction stormwater permit (permit). Development of the project specific SWPPP is required prior to submittal of the Notice of Intent for coverage.</p>
	<p>The EAW provides most of the variables used for GHG quantification, but no equations to demonstrate the work. The Appendix shows a spreadsheet with some variables/emission factors, but there is no way to determine how the spreadsheet was calculating the result. It would be helpful if the equations used were provided as indicated by the guidance.</p>	<p>Sample calculations have been provided in the attached file (Appendix D. GHG Emission Calculations re. 2022_06_22.pdf), which provide a demonstration of how the site-specific information and assumptions are used with the listed emission factors to arrive at the calculated carbon dioxide equivalent (CO₂e) emissions.</p>
<p>Minnesota Department of Natural Resources</p>	<p>Page 12, Groundwater; Page 15, Water Appropriation. Page 10 of the EAW notes that the surficial water table is 6 to 8 feet below ground surface, while page 12 states that the depth to groundwater is 20 to 40 feet below ground surface. The project proposes to construct underground parking, storage, and stormwater tanks, which could very likely require permanent dewatering due to shallow groundwater. If there is a need for permanent dewatering of the new parking structures in quantities that exceed 10,000 gallons per day, or one million gallons per year, a DNR Water Appropriation Permit will be required.</p>	<p>The expected groundwater range is 800-820 feet above sea level (20-40 feet below ground surface), however only surficial groundwater was encountered during the geotechnical evaluation. No permanent ground water was encountered within 50 feet below ground surface.</p>
	<p>Page 14, Stormwater. The project area is entirely comprised of impervious surfaces, therefore the proposer should discuss ways to reduce the amount of road salt used within the project area. Chloride released into local lakes and streams does not break down, and instead accumulates in the environment, potentially reaching levels that are toxic to aquatic wildlife and plants. We encourage the proposer to develop a chloride management plan that outlines what BMP's and</p>	<p>Thank you, your comment is noted. The project proposer will encourage integrating salt education strategies into facility operations.</p>

	<p>strategies will be used to reduce chloride use within the project area. Consider promoting local business and city participation in the Smart Salting Training offered through the Minnesota Pollution Control Agency. There are a variety of classes available for road applicators, sidewalk applicators, and property managers. More information and resources can be found at this website. Many winter maintenance staff who have attended the Smart Salting training — both from cities and counties and from private companies — have used their knowledge to reduce salt use and save money for their organizations.</p>	
	<p>Page 16, Contamination/Hazardous Materials. If it is necessary to remediate polluted groundwater for this development, and the volume of water that is pumped exceeds 10,000 gallons in a day, or one million gallons per year, then a DNR Water Appropriation Permit will be required for the pollution containment.</p>	<p>Thank you, your comment is noted.</p>
	<p>Page 18, Rare Features. The DNR concurs that impacts to rare species are unlikely to occur as a result of this project.</p>	<p>Thank you, your comment is noted.</p>
	<p>Page 22, Dust and Odors. Should water for dust control be taken from a lake, wetland, river or stream in volumes that exceed 10,000 gallons of water in a single day, then a DNR Water Appropriation Permit will be needed for the taking of the water. Please do not use products containing chloride (specifically calcium chloride, which is referenced in the EAW) for dust control in areas that drain to Public Waters.</p>	<p>Thank you, your comment is noted.</p>
<p>Metropolitan Council</p>	<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>Thank you, your comment is noted.</p>

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:

Findings of Fact and Record of Decision – Hennepin Healthcare Purple Parking Ramp Expansion EAW

1. The Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision” document, and related documentation for the Hennepin Healthcare Purple Parking Ramp Expansion 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 project would expand the Hennepin Healthcare Purple Parking Ramp in downtown Minneapolis. The project area is bounded by Portland Avenue, Park Avenue, 6th Street South and 7th Street South. The project includes the construction of a 501,743 square foot, multi-level parking ramp with ground level medical/office/support space, and pedestrian skyway and tunnel accesses. There would be approximately 1,000 parking spaces and approximately 84,000 square feet of medical/office/support space.

EXHIBIT B

Environmental Review Record for the Hennepin Healthcare Purple Parking Ramp Expansion EAW

Date	Action
05/24/2022	City Staff distributes EAW to official EQB mailing list and Project List. EAW is posted on the City's website.
05/24/2022	Minnesota Environmental Quality Board (EQB) publishes notice of availability in <i>EQB Monitor</i> and the 30-day comment period commences.
06/23/2022	EAW public comment period closes.
07/12/2022	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.
07/21/2022	City Council approves Business, Inspections, Housing & Zoning Committee recommendation and makes a finding of Negative Declaration: EAW is adequate and no EIS is necessary.
07/22/2022	Mayor approves Council action regarding EAW
07/29/2022	City publishes notice of Council/Mayor decision in <i>Finance and Commerce</i> .
08/09/2022	City publishes and distributes Notice of Decision and availability of final "Findings" report to official EQB List and the Project List
08/09/2022	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 Hennepin Healthcare Purple Parking Ramp Expansion EAW:

1. The City maintains an updated list based on the Official EQB Contact List. The Hennepin Healthcare Purple Parking Ramp Expansion 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 Hennepin Healthcare Purple Parking Ramp Expansion 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

Hennepin Healthcare Purple Parking Ramp Expansion EAW Project Mailing List

Hennepin Healthcare
William Howden
Sr. Director of Facilities, Master
Campus Planning, and Real Estate
701 Park Avenue
Minneapolis, MN 55415
william.howden@hcmcd.org

Council Member Goodman
Ward 7 - 307 City Hall

Elliot Park 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-0527

City of Minneapolis

File No. 2022-00685

Committee: BIHZ

Public Hearing: None

Passage: Jul 21, 2022

Publication: JUL 29 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

JUL 22 2022

DATE

Certified an official action of the City Council

ATTEST 
CITY CLERK

Presented to Mayor: JUL 21 2022

Received from Mayor: JUL 25 2022

The Minneapolis City Council hereby:

1. Approves the adequacy of the Environmental Assessment Worksheet (EAW) for the proposed Hennepin Healthcare Purple Parking Ramp Expansion located at 600 Park Ave.
2. Approves the determination that an Environmental Impact Statement (EIS) is not required.
3. Adopts Findings of Fact as prepared by the Department of Community Planning & Economic Development.

EXHIBIT E

Comments Received on the Hennepin Healthcare Purple Parking Ramp Expansion EAW:

The City received four (4) agency comment letters during the public comment period on the dates identified below:

1. Army Corps of Engineers, May 27, 2022
2. Minnesota Pollution Control Agency, June 21, 2022
3. Minnesota Department of Natural Resources, June 22, 2022
4. Metropolitan Council, June 22, 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

05/25/2022

Regulatory File No. MVP-2022-00848-DCR

THIS IS NOT A PERMIT

Hilary Dvorak
505 4th Avenue South #320

COMMENT #1

Minneapolis, MN 55415

Dear Mr./Ms. Dvorak:

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-2022-00848-DCR

Applicant: William Howden

Project Name: Hennepin Healthcare Purple Parking Ramp Expansion

Project Location: Section 26 of Township 29 N, Range 24 W, Hennepin County, Minnesota (Latitude: 44.9736143189062; Longitude: -93.2629044785466)

Received Date: 05/23/2022

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

June 21, 2022

Hilary Dvorak
Principal City Planner
City of Minneapolis
505 4th Avenue South, Room 320
Minneapolis, MN 55415

Re: Hennepin Healthcare Purple Parking Ramp Expansion Environmental Assessment Worksheet

Dear Hilary Dvorak:

Thank you for the opportunity to review and comment on the Environmental Assessment Worksheet (EAW) for the Hennepin Healthcare Purple Parking Ramp Expansion project (Project) located in Minneapolis, Hennepin County, Minnesota. The Project consists of expansion of an existing 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)

The Project will improve stormwater management, that otherwise flows into storm drains to the Mississippi River, via the use of underground storage tanks. Due to water impairments of the Mississippi River, additional erosion and sediment control best management practices (BMPs), including stabilizing inactively worked soils within 7 days, will be required. Questions regarding Construction Stormwater Permit requirements should be directed to Roberta Getman at 507-206-2629 or Roberta.Getman@state.mn.us.

Greenhouse Gas (GHG) Emissions/Carbon Footprint (Item 18)

The EAW provides most of the variables used for GHG quantification, but no equations to demonstrate the work. The Appendix shows a spreadsheet with some variables/emission factors, but there is no way to determine how the spreadsheet was calculating the result. It would be helpful if the equations used were provided as indicated by the guidance.

COMMENT #2

COMMENT #3

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
Roberta Getman, MPCA, Rochester
Jenna Ness, MPCA, St. Pau

Division of Ecological and Water Resources
Region 3 Headquarters
1200 Warner Road
Saint Paul, MN 55106

Transmitted by Email

June 22, 2022

Hilary Dvorak
Principal City Planner
City of Minneapolis
825 Washington Avenue SE
Minneapolis, MN 55414

Dear Hilary Dvorak,

Thank you for the opportunity to review the Healthcare Purple Parking Ramp Expansion Environmental Assessment Worksheet (EAW) located within the City of Minneapolis in Hennepin County. The DNR respectfully submits the following comments for your consideration:

COMMENT #4

1. Page 12, Groundwater; Page 15, Water Appropriation. Page 10 of the EAW notes that the surficial water table is 6 to 8 feet below ground surface, while page 12 states that the depth to groundwater is 20 to 40 feet below ground surface. The project proposes to construct underground parking, storage, and stormwater tanks, which could very likely require permanent dewatering due to shallow groundwater. If there is a need for permanent dewatering of the new parking structures in quantities that exceed 10,000 gallons per day, or one million gallons per year, a DNR Water Appropriation Permit will be required.

COMMENT #5

2. Page 14, Stormwater. The project area is entirely comprised of impervious surfaces, therefore the proposer should discuss ways to reduce the amount of road salt used within the project area. Chloride released into local lakes and streams does not break down, and instead accumulates in the environment, potentially reaching levels that are toxic to aquatic wildlife and plants. We encourage the proposer to develop a chloride management plan that outlines what BMP's and strategies will be used to reduce chloride use within the project area. Consider promoting local business and city participation in the Smart Salting Training offered through the Minnesota Pollution Control Agency. There are a variety of classes available for road applicators, sidewalk applicators, and property managers. More information and resources can be found at this [website](#). Many winter maintenance staff who have attended the Smart Salting training — both from cities and counties and from private companies — have used their knowledge to reduce salt use and save money for their organizations.

COMMENT #6

3. Page 16, Contamination/Hazardous Materials. If it is necessary to remediate polluted groundwater for this development, and the volume of water that is pumped exceeds 10,000

COMMENT #6

gallons in a day, or one million gallons per year, then a DNR Water Appropriation Permit will be required for the pollution containment.

COMMENT #7

4. Page 18, Rare Features. The DNR concurs that impacts to rare species are unlikely to occur as a result of this project.

COMMENT #8

5. Page 22, Dust and Odors. Should water for dust control be taken from a lake, wetland, river or stream in volumes that exceed 10,000 gallons of water in a single day, then a DNR Water Appropriation Permit will be needed for the taking of the water. Please do not use products containing chloride (specifically calcium chloride, which is referenced in the EAW) for dust control in areas that drain to Public Waters.

Thank you again for the opportunity to review this document. Please let me know if you have any questions.

Sincerely,



Melissa Collins

Regional Environmental Assessment Ecologist | Ecological and Water Resources
Minnesota Department of Natural Resources

CC: William Howden, Hennepin Healthcare



June 22, 2022

Hilary Dvorak, Principal City Planner
City of Minneapolis
505 4th Avenue South, Rm 320
Minneapolis, MN 55415

**RE: City of Minneapolis - Environmental Assessment Worksheet (EAW) –
Hennepin Healthcare Purple Parking Ramp Expansion**
Metropolitan Council Review No. 22767-1
Metropolitan Council District No. 7

Dear Hilary Dvorak:

The Metropolitan Council received the EAW for the Hennepin Healthcare Purple Parking Ramp Expansion project in Minneapolis on May 23, 2022. The proposed project is bounded by Portland Avenue, Park Avenue, 6th Street South and 7th Street South. The proposed 507,743 square foot project includes approximately 1,000 parking spaces and approximately 84,000 square feet of ground level medical/office/support space. The new onsite parking facility will replace the current off-site parking garage, which is approximately three blocks away and is nearing the end of its useful life and will be demolished in the future.

COMMENT #9

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.

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,

ERIC WOJCIK for

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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