

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

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

**DATE:** February 9, 2021

**SUBJECT:** Draft Order for the Alternative Urban Areawide Review (AUAR) of the Upper Harbor Terminal

As the Responsible Governmental Unit (RGU), the City of Minneapolis has determined that an Alternative Urban Areawide Review (AUAR) is required for the proposed redevelopment of the Upper Harbor Terminal. The project is proposed by United Properties in partnership with First Avenue Productions, the City of Minneapolis, and the Minneapolis Park and Recreation Board.

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 53 acres, including nine existing tax parcels and public and private infrastructure, located north of Lowry Avenue between I-94 and the Mississippi River (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 in the *Upper Harbor Coordinated Development Plan* (December 2020 Draft for Public Comment). Scenario 2 represents the maximum density allowed under the *Minneapolis 2040 Comprehensive Plan*.

**Table 1: AUAR Development Scenarios**

<b>Component</b>	<b>Scenario 1 (Draft Coordinated Development Plan)</b>	<b>Scenario 2 (Allowable under 2040 Comprehensive Plan)</b>
Residential units	500	890
Commercial (square feet)	50,000	55,000
Non-commercial: office, industrial (square feet)	315,000	640,000
Music venue (peak attendance)	10,000	10,000
Recreation (acres)	19.5	19.5

The development scenarios also include public infrastructure including but not limited to roadways, sidewalks, trails, stormwater features, and green space.

**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 February 16, 2021. Comments will be accepted through 4:00 PM on March 18, 2021 and should be addressed to:

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Figure 1: AUAR Study Area

