

**FINDINGS OF FACT AND RECORD OF DECISION**

**ENVIRONMENTAL ASSESSMENT WORKSHEET**

**Youngblood Apartments**

**Location:** 1335 and 1345 Central Avenue Northeast and 1200 and 1300 Tyler Street Northeast  
City of Minneapolis, Hennepin County, Minnesota

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

	<b>RGU</b>	<b>Proposer / Project Contact</b>
<b>Contact persons</b>	City of Minneapolis Hilary Dvorak	Solhem Companies Curt Gunsbury
<b>Title</b>	Principal City Planner	CEO
<b>Address</b>	505 4 <sup>th</sup> Avenue South, #320	724 N 1 <sup>st</sup> Street, Suite 500
<b>City, State, ZIP</b>	Minneapolis, MN 55415	Minneapolis, MN 55401
<b>Phone</b>	612-673-2639	612-216-2825
<b>E-mail</b>	<a href="mailto:hilary.dvorak@minneapolismn.gov">hilary.dvorak@minneapolismn.gov</a>	<a href="mailto:Curt@solhem.com">Curt@solhem.com</a>

**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 December 8, 2022:

1. The Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision” document, and related documentation for the Youngblood Apartments 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 Youngblood Apartments 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 September 29, 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 September 29, 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 November 29, 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 and one (1) public comment letter during the public comment period on the dates identified below:

##### Agency Comments

1. Office of the State Archeologist (October 21, 2022)
2. State Historic Preservation Office (October 26, 2022)
3. Metropolitan Council (October 26, 2022)
4. Minnesota Department of Natural Resources (October 27, 2022)

##### Public Comments

1. Eric Poon (September 30, 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 – Youngblood Apartments EAW

Agency	Comment	Response
Office of the State Archeologist	<p>Thank you for the opportunity to comment on the above listed project. While there are no previously recorded archaeological sites, archaeological site leads, or burials in the proposed project area, review of historical maps and aerial photographs indicate there is the potential for intact historical industrial archaeology in the project area. Therefore, a comprehensive phase Ia literature review conducted by a qualified historical archaeologist is recommended. The Minnesota Historical Society maintains a list of cultural resource professionals at: <a href="https://www.mnhs.org/preservation/directory">https://www.mnhs.org/preservation/directory</a></p>	<p>Comment noted. The developer will coordinate with the City to determine if additional archaeological review is needed. It should be noted that the developer applied for a historic review letter with the City of Minneapolis, and City staff found that the project site does not appear to meet the local historic designation criteria and is not a historic resource.</p>
State Historic Preservation Office	<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. 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>
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. We offer the following comments for your consideration.</p>	<p>Comment noted. Thank you for your review.</p>

<p><b>Minnesota Pollution Control Agency</b></p>	<p><b>Item 10 – Land Use</b></p> <p>The project site is the western edge of Transportation Analysis Zone (TAZ) #1243. The Council’s TAZ database expects TAZ #1243 to grow by +1 household and +12 jobs during 2020-2040. In contrast, the proposed redevelopment is anticipated to include up to 600 residential units, 7,500 square feet of retail, and 30,000 square feet of production space.</p> <p>Should the subject development proceed, Council staff will adjust upward the forecast allocation for TAZ #1243 by +600 households and +1300 population. This same amount could be debited from other zones in the balance of Minneapolis. However, Council staff recommend a communitywide forecast increase of +600 households and +1300 population. The City can request the forecast change through a comprehensive plan amendment.</p>	<p>Comment noted. The City will coordinate with the Metropolitan Council as needed to increase the TAZ allocations.</p>
	<p><b>Item 12 – Water Resources</b></p> <p>Council staff recommend the design and integration of greenroof systems as complementary stormwater infrastructure on the rooftops of the buildings. Greenroof systems are also easily integrated into the other stormwater management practices referenced in the EAW; and they would provide a myriad of other benefits to wildlife, habitat, energy efficiency, water quality, and air quality.</p> <p>Council staff recommend the use of the Center for Neighborhood Technology’s “Green Values Stormwater Management Calculator” for cross-evaluating multiple green stormwater management practices by cost, function, and maintenance:  <a href="https://greenvalues.cnt.org/index.php">https://greenvalues.cnt.org/index.php</a></p> <p>The MPCA’s online Minnesota Stormwater Manual offers guidance for calculating stormwater management values for greenroof systems:</p>	<p>Stormwater best management practices will be evaluated and implemented as appropriate as design plans are finalized.</p>

	<p><a href="https://stormwater.pca.state.mn.us/index.php/Green_roofs">https://stormwater.pca.state.mn.us/index.php/Green_roofs</a></p> <p>The Council’s Surface with Purpose Tool offers technical assistance for projecting green roof stormwater retention capabilities: <a href="https://metrocouncil.org/Communities/Planning/Local-Planning-Assistance/Solar/Surface-with-Purpose-Interactive.aspx">https://metrocouncil.org/Communities/Planning/Local-Planning-Assistance/Solar/Surface-with-Purpose-Interactive.aspx</a></p>	
	<p><b>Item 14 – Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)</b></p> <p>Council staff recommend the developer select vegetation for landscaping that is native, edible, draught-tolerant, chloride-tolerant or chloride-friendly, and/or provides habitat to known endangered and sensitive wildlife and habitat species in the area, as well as wildlife and habitat historically native to the site area.</p>	<p>Native chloride and drought tolerant species for the landscaped areas will be evaluated and implemented as appropriate as design plans are finalized.</p>
<p><b>Minnesota Department of Natural Resources</b> Minnesota Department of Natural Resources <b>Agency</b></p>	<p><b>Item 20 – Transportation</b> Metro Transit operates service at stop 17211 on Central Avenue and 14th Street. Metro Transit expects to maintain service at this stop and would like to ensure that the design and construction accommodates an accessible boarding area and path at the bus stop. An accessible bus stop provides a paved landing surface at the front door that is 5 feet wide and 8 feet deep, which can include the sidewalk. The site plan in the EAW does not provide the level of detail necessary for final bus stop facility approval, so we request that future construction and signing plans are shared with Metro Transit for review. Please contact Jenny Ackerson (<a href="mailto:jenny.ackerson@metrotransit.org">jenny.ackerson@metrotransit.org</a>).</p>	<p>Future construction and signing plans will be shared with Metro Transit for review.</p>
	<p>The concept plan shows pedestrian access into the site on Tyler Street only, where a new sidewalk is proposed that will extend the pedestrian network in the site area. As plans develop, the project should consider additional pedestrian access to/from Central Avenue bus stops for workers, residents, and visitors.</p>	<p>Refinements to pedestrian access will be evaluated and implemented as appropriate as design plans are finalized.</p>

Findings of Fact and Record of Decision – Youngblood Apartments EAW

	For temporary lane or street closures during construction, contact Demetairs Bell, Metro Transit Street Operations, at <a href="mailto:demetairs.bell@metrotransit.org">demetairs.bell@metrotransit.org</a> or 612-349-7381.	Comment noted.
	Please also encourage the developer to participate in the Residential Pass Program. Participating multifamily properties qualify for an 88% discount for an unlimited ride transit pass. This program can also be a valuable Transportation Demand Management strategy: <a href="https://www.metrotransit.org/residential-pass">https://www.metrotransit.org/residential-pass</a>	The City will encourage the developer to participate in this program.
	Thank you for the opportunity to review the Youngblood Apartments EAW. DNR has reviewed the document and has no comments.	Comment noted. Thank you for your review.

**Public Comments and Responses**

<b>Name</b>	<b>Comment</b>	<b>Response</b>
Eric Poon	<p>I came through a news about the Youngblood Apartments. I want to give a kind and sincere comment about the plan.</p> <p>The plan is good except the brewery and taproom. I live in the NE area although in the south part not close to the apartment. We have a brewery company on the other side of a river. It always hosts parties and plays loud music impacting nearby residential areas and annoying people in a beautiful park over the river. Not to mention affecting public safety and a shooting incident recently close by.</p> <p>I don't know what's the target residents of the apartment. However, having a brewery and taproom in a residential building will definitely affect the residents, attract undesirable people gathering together, and having bad effect on health live of the residents.</p> <p>As a sincere comment, please take away the brewery and taproom from the plan.</p>	<p>Thank you for your comment. Allowable land uses for new development are governed by the City's land use regulations. As discussed in the EAW, <i>Minneapolis 2040</i> designates the future land use for the project site as Production Mixed Use. This land use designation allows both production and non-production uses, recognizing that while many buildings in these areas are no longer viable for modern production industries, they are increasingly occupied by a wide variety of uses that contribute to the economic health and diversity of the city. Residential uses are allowed as part of mixed-use buildings that provide production space and must incorporate mitigation</p>

Name	Comment	Response
		strategies to address potential conflicts between existing production uses and new residences. The project site is currently zoned I2 - Medium Industrial, and in order to build residential in the I2 - Medium Industrial District, the site will need to be rezoned to add the IL Industrial Living Overlay District, which already covers many surrounding properties.

**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**

## Findings of Fact and Record of Decision – Youngblood Apartments EAW

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 Youngblood Apartments 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

## Findings of Fact and Record of Decision – Youngblood Apartments EAW

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 Youngblood Apartments will be a redevelopment of an approximately 3.4-acre site in Minneapolis, Minnesota that was formerly the location of the Youngblood Lumber Company. The site is bounded by 14th Avenue NE on the north, Tyler Street NE on the east, 13th Avenue NE on the south, and Central Avenue NE (Highway 65) on the west. The proposed project is anticipated to include up to 600 residential units, 7,500 square feet of retail, 30,000 square feet of production space, and 600 parking spaces.

Findings of Fact and Record of Decision – Youngblood Apartments EAW

**EXHIBIT B**

**Environmental Review Record for the Youngblood Apartments EAW**

<b>Date</b>	<b>Action</b>
09/29/2022	City Staff distributes EAW to official EQB mailing list and Project List. EAW is posted on the City's website.
09/29/2022	Minnesota Environmental Quality Board (EQB) publishes notice of availability in <i>EQB Monitor</i> and the 30-day comment period commences.
10/27/2022	EAW public comment period closes.
11/29/2022	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.
12/08/2022	City Council approves Business, Inspections, Housing & Zoning Committee recommendation and makes a finding of Negative Declaration: EAW is adequate and no EIS is necessary.
12/12/2022	Mayor approves Council action regarding EAW
12/16/2022	City publishes notice of Council/Mayor decision in <i>Finance and Commerce</i> .
12/20/2022	City publishes and distributes Notice of Decision and availability of final "Findings" report to official EQB List and the Project List
12/07/2022	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 Youngblood Apartments EAW:

1. The City maintains an updated list based on the Official EQB Contact List. The Youngblood Apartments 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 Youngblood Apartments 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 <sup>nd</sup> Floor St. Paul, MN 55155-4194	*Please use the <a href="#">EQB Monitor Submission Form</a>
Department of Agriculture	1 copy	Stephan Roos Department of Agriculture 625 North Robert Street St. Paul, MN 55155	<a href="mailto:stephan.roos@state.mn.us">stephan.roos@state.mn.us</a>
Department of Commerce	1 copy	Ray Kirsch Department of Commerce 85 Seventh Place East, Suite 280 St. Paul, MN 55101	<a href="mailto:raymond.kirsch@state.mn.us">raymond.kirsch@state.mn.us</a>
Department of Health	1 copy	Department of Health Environmental Health Division 625 North Robert Street St. Paul, MN 55155	<a href="mailto:health.review@state.mn.us">health.review@state.mn.us</a>
Department of Natural Resources	1 copy	Jill Townley Department of Natural Resources Environmental Review Unit 500 Lafayette Road St. Paul, MN 55155-4025	<a href="mailto:jill.townley@state.mn.us">jill.townley@state.mn.us</a>
Pollution Control Agency	1 copy	Karen Kromar Pollution Control Agency Environmental Review Unit 520 Lafayette Road N St. Paul, MN 55155	<a href="mailto:karen.kromar@state.mn.us">karen.kromar@state.mn.us</a>
Board of Water and Soil Resources	1 copy	Melissa King Board of Water and Soil Resources 520 Lafayette Road N St. Paul, MN 55155	<a href="mailto:melissa.king@state.mn.us">melissa.king@state.mn.us</a>
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	<a href="mailto:katherine.lind@state.mn.us">katherine.lind@state.mn.us</a>
State Archaeologist	1 copy	Amanda Gronhovd Office of the State Archaeologist Kellogg Center 328 W. Kellogg Blvd. St. Paul, MN 55102	<a href="mailto:mn.osa@state.mn.us">mn.osa@state.mn.us</a>
Indian Affairs Council	1 copy	Melissa Cerda Indian Affairs Council 161 St. Anthony Avenue, Suite 919 St. Paul, MN 55103	<a href="mailto:melissa.cerda@state.mn.us">melissa.cerda@state.mn.us</a>

<b>State Historic Preservation Office</b>	1 copy	Sarah Beimers Minnesota State Historic Preservation Office 50 Sherburne Ave, Suite 203 St. Paul, MN 55155	<a href="mailto:ENReviewSHPO@state.mn.us">ENReviewSHPO@state.mn.us</a>
<b>LIBRARIES</b>			
<b>Hennepin County Library</b>	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	<a href="mailto:govdoc@hclib.org">govdoc@hclib.org</a>
<b>FEDERAL AGENCIES</b>			
<b>U.S. Fish and Wildlife Service</b>	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	<a href="mailto:Shauna_Marquardt@fws.gov">Shauna_Marquardt@fws.gov</a>
<b>U.S. Army Corps of Engineers</b>	1 copy	Chad Konickson U.S. Army Corps of Engineers Regulatory Branch 180 Fifth Street East, Suite #700 St. Paul, MN 55101-1678	<a href="mailto:usace_requests_mn@usace.army.mil">usace_requests_mn@usace.army.mil</a> Please include the county name in the subject line
<b>U.S. Environmental Protection Agency</b>	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	<a href="mailto:westlake.kenneth@epa.gov">westlake.kenneth@epa.gov</a>
<b>National Park Service</b>	1 copy. <b>NOTE:</b> 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

**Youngblood Apartments EAW Project Mailing List**

Solhem Companies  
Curt Gunsbury, CEO  
724 N 1st Street, Suite 500  
Minneapolis, MN 55401  
612-216-2825  
curt@solhem.com

Council Member Payne  
Ward 1 - 307 City Hall

Northeast 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** (to be added when the process is complete)



Council Action No. 2022A-0843

City of Minneapolis

File No. 2022-01100

Committee: BIHZ

Public Hearing: None

Passage: Dec 8, 2022

Publication:

DEC 16 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

12/12/22  
DATE

*Certified an official action of the City Council*

ATTEST:   
CITY CLERK

Presented to Mayor: DEC 08 2022

Received from Mayor: DEC 12 2022

The Minneapolis City Council hereby:

1. Approves the adequacy of the Environmental Assessment Worksheet (EAW) for the proposed Youngblood Apartments located at 1335 and 1345 Central Ave NE and 1200 and 1300 Tyler St NE.
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 Youngblood Apartments EAW:**

The City received four (4) agency comment letters and one (1) public comment letter during the public comment period on the dates identified below:

Agency Comments

1. Office of the State Archeologist (October 21, 2022)
2. State Historic Preservation Office (October 26, 2022)
3. Metropolitan Council (October 26, 2022)
4. Minnesota Department of Natural Resources (October 27, 2022)

Public Comments

1. Eric Poon (September 30, 2022)



328 West Kellogg Blvd St Paul, MN 55102

[OSA.Project.Reviews.adm@state.mn.us](mailto:OSA.Project.Reviews.adm@state.mn.us)

Date: 10/21/2022

Hilary Dvorak  
City of Minneapolis  
612-673-2639  
hilary.dvorak@minneapolismn.gov

**Project Name:** Youngblood Apartments

<b>Known or Suspected Cemeteries</b>
<p><input type="checkbox"/> Platted Cemeteries</p> <p><input checked="" type="checkbox"/> Unplatted Cemeteries - T29 R24 S13 SW</p> <p><input checked="" type="checkbox"/> Burial File- T29 R24 Bassett Creek Watershed Study</p>
<b>Notes/Comments</b>
<p>Thank you for the opportunity to comment on the above listed project. While there are no previously recorded archaeological sites, archaeological site leads, or burials in the proposed project area, review of historical maps and aerial photographs indicate there is the potential for intact historical industrial archaeology in the project area. Therefore, a comprehensive phase Ia literature review conducted by a qualified historical archaeologist is recommended. The Minnesota Historical Society maintains a list of cultural resource professionals at: <a href="https://www.mnhs.org/preservation/directory">https://www.mnhs.org/preservation/directory</a>.</p>
<b>Recommendations</b>

- Not Applicable
- No Concerns
- Monitoring
- Phase Ia – Literature Review
- Phase I – Reconnaissance survey
- Phase II – Evaluation
- Phase III – Data Recovery

If you require additional information or have questions, comments, or concerns please contact our office.

Sincerely,



Jennifer Tworzyanski  
Assistant to the State Archaeologist  
OSA  
Kellogg Center 328 Kellogg Blvd W  
St Paul MN 55102  
651.201.2265  
jennifer.tworzyanski@state.mn.us

October 26, 2022

Hilary Dvorak  
Principal City Planner  
City of Minneapolis  
505 4<sup>th</sup> Ave S, Rm 320  
Minneapolis, MN 55415

RE: EAW – Youngblood Apartments  
T29 R24 S13 SW-NW, Minneapolis, Hennepin County  
SHPO Number: 2022-2910

Dear Hilary Dvorak:

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 651-201-3285 or [kelly.graggjohnson@state.mn.us](mailto:kelly.graggjohnson@state.mn.us) if you have any questions regarding our review of this project.

Sincerely,



Sarah J. Beimers  
Environmental Review Program Manager



October 26, 2022

Hilary Dvorak, Principal City Planner  
City of Minneapolis  
505 4th Avenue South, Room 320  
Minneapolis, MN 55401

**RE: City of Minneapolis - Environmental Assessment Worksheet (EAW) – Youngblood Apartments**  
Metropolitan Council Review No. 22808-1  
Metropolitan Council District No. 8

Dear Hilary Dvorak:

The Metropolitan Council received the EAW for the Youngblood Apartments project in Minneapolis on September 26, 2022. The proposed project is bounded by 14th Avenue NE on the north, Tyler Street NE on the east, 13th Avenue NE on the south, and Central Avenue NE (Highway 65) on the west. The proposed development consists of 3.4 acres with an anticipated 600 residential units; 7,500 square feet of retail; 30,000 square feet of production space; and 600 parking spaces.

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 project site is the western edge of Transportation Analysis Zone (TAZ) #1243. The Council's TAZ database expects TAZ #1243 to grow by +1 household and +12 jobs during 2020-2040. In contrast, the proposed redevelopment is anticipated to include up to 600 residential units, 7,500 square feet of retail, and 30,000 square feet of production space.

Should the subject development proceed, Council staff will adjust upward the forecast allocation for TAZ #1243 by +600 households and +1300 population. This same amount could be debited from other zones in the balance of Minneapolis. However, Council staff recommend a communitywide forecast increase of +600 households and +1300 population. The City can request the forecast change through a comprehensive plan amendment.

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

Council staff recommend the design and integration of greenroof systems as complementary stormwater infrastructure on the rooftops of the buildings. Greenroof systems are also easily integrated into the other stormwater management practices referenced in the EAW; and they would provide a myriad of other benefits to wildlife, habitat, energy efficiency, water quality, and air quality.

Council staff recommend the use of the Center for Neighborhood Technology's "Green Values Stormwater Management Calculator" for cross-evaluating multiple green stormwater management practices by cost, function, and maintenance:

<https://greenvalues.cnt.org/index.php>

The MPCA's online Minnesota Stormwater Manual offers guidance for calculating stormwater management values for greenroof systems:

[https://stormwater.pca.state.mn.us/index.php/Green\\_roofs](https://stormwater.pca.state.mn.us/index.php/Green_roofs)

The Council's Surface with Purpose Tool offers technical assistance for projecting green roof stormwater retention capabilities:

<https://metrocouncil.org/Communities/Planning/Local-Planning-Assistance/Solar/Surface-with-Purpose-Interactive.aspx>

**Item 14 – Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)**

(Maureen Hoffman, 651-602-1279)

Council staff recommend the developer select vegetation for landscaping that is native, edible, draught-tolerant, chloride-tolerant or chloride-friendly, and/or provides habitat to known endangered and sensitive wildlife and habitat species in the area, as well as wildlife and habitat historically native to the site area.

**Item 20 – Transportation** (Victoria Dan, 612-349-7648)

Metro Transit operates service at stop 17211 on Central Avenue and 14th Street. Metro Transit expects to maintain service at this stop and would like to ensure that the design and construction accommodates an accessible boarding area and path at the bus stop. An accessible bus stop provides a paved landing surface at the front door that is 5 feet wide and 8 feet deep, which can include the sidewalk. The site plan in the EAW does not provide the level of detail necessary for final bus stop facility approval, so we request that future construction and signing plans are shared with Metro Transit for review. Please contact Jenny Ackerson ([jenny.ackerson@metrotransit.org](mailto:jenny.ackerson@metrotransit.org)).

The concept plan shows pedestrian access into the site on Tyler Street only, where a new sidewalk is proposed that will extend the pedestrian network in the site area. As plans develop, the project should consider additional pedestrian access to/from Central Avenue bus stops for workers, residents, and visitors.

For temporary lane or street closures during construction, contact Demetairs Bell, Metro Transit Street Operations, at [demetairs.bell@metrotransit.org](mailto:demetairs.bell@metrotransit.org) or 612-349-7381.

Please also encourage the developer to participate in the Residential Pass Program. Participating multifamily properties qualify for an 88% discount for an unlimited ride transit pass. This program can also be a valuable Transportation Demand Management strategy:

<https://www.metrotransit.org/residential-pass>

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](mailto: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  
Abdirahman Muse, Metropolitan Council District 8  
Michael Larson, Sector Representative/Principal Reviewer  
Reviews Coordinator

*N:\CommDev\LPA\Communities\Minneapolis\Letters\Minneapolis 2022 Youngblood Apartments EAW Ok 22808-1.docx*

From: "Collins, Melissa (DNR)" <[Melissa.Collins@state.mn.us](mailto:Melissa.Collins@state.mn.us)>  
Date: October 27, 2022 at 3:16:44 PM CDT  
To: "Dvorak, Hilary" <[Hilary.Dvorak@minneapolismn.gov](mailto:Hilary.Dvorak@minneapolismn.gov)>  
Cc: [curt@solhem.com](mailto:curt@solhem.com)  
Subject: [EXTERNAL] Youngblood Apartments EAW - DNR Review

Dear Hilary Dvorak,

Thank you for the opportunity to review the Youngblood Apartments EAW. DNR has reviewed the document and has no comments.

Thank you,

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

Minnesota Department of Natural Resources  
1200 Warner Road  
St. Paul, MN 55106  
Phone: 651-259-5755  
Email: [melissa.collins@state.mn.us](mailto:melissa.collins@state.mn.us)  
[mndnr.gov](http://mndnr.gov)



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

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**From:** Eric <etmpoon999@gmail.com>  
**Sent:** Friday, September 30, 2022 10:35 AM  
**To:** Dvorak, Hilary A. <Hilary.Dvorak@minneapolismn.gov>  
**Subject:** [EXTERNAL] Comment about Youngblood Apartments

Hi Hilary Dvorak,

I came through a news about the Youngblood Apartments. I want to give a kind and sincere comment about the plan.

The plan is good except the brewery and taproom. I live in the NE area although in the south part not close to the apartment. We have a brewery company on the other side of a river. It always hosts parties and plays loud music impacting nearby residential areas and annoying people in a beautiful park over the river. Not to mention affecting public safety and a shooting incident recently close by.

I don't know what's the target residents of the apartment. However, having a brewery and taproom in a residential building will definitely affect the residents, attract undesirable people gathering together, and having bad effect on health live of the residents.

As a sincere comment, please take away the brewery and taproom from the plan.

Thank you very much for your time.

Regards,  
Eric Poon

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