

ENVIRONMENTAL REVIEW

Why is Environmental Review Required?

- Sports or entertainment facilities: 20,000 or more persons meets the threshold for a mandatory EIS Environmental Impact Statement
- Environmental review is not a permitting process. It is a disclosure process where project effects are identified along with mitigation to avoid significant effects.

Type of Environmental Review

- **AUAR** - Alternative Urban Areawide Review is a hybrid of EAW and EIS review process
- A planning tool designed to look at cumulative impacts of anticipated development scenarios
- Begin with a **Scoping EAW** – Environmental Assessment Worksheet
 - Identify scenarios to be evaluated in AUAR (2)
 - Identify relevant issues for AUAR
 - Identify level of analysis of those issues for AUAR
 - City adopts a final order to prepare an AUAR after comments
- The AUAR uses the EAW form but provides for level of analysis of typical urban impacts comparable to an EIS

Draft AUAR

- EAW form used for AUAR document
 - Project described in detail
- Project impacts are identified (construction through project opening and operation)
- Mitigation measures to avoid significant environmental effects from the project are identified and a Mitigation Plan is created
 - A commitment by city, agencies, and project partners to take action to prevent adverse impacts from the project

AUAR: Items Evaluated

- Cover types – before and after evaluation
- Permits and approvals required for the project
- Existing land use, plans, and zoning – project's compatibility with area
- Geology, soils, and topography
- Water resources - surface water, groundwater, wastewater, stormwater, water appropriation
- Contamination/Hazardous Materials/Wastes
- Fish, wildlife, plant communities, sensitive ecological resources
- Historic properties
- Visual
- Air - stationary source emissions, vehicle emissions, dust and odors
- Noise
- Transportation - traffic, parking, transit, bicyclists, pedestrians
- Cumulative potential effects

AUAR Schedule

- **February – May**
 - **AUAR research, analysis, and preparation**
 - **Mitigation Plan preparation**
- **Late May**
 - Draft AUAR released for review and 30-day comment period begins
 - Public meeting held on Draft AUAR and Mitigation Plan
- **Late June**
 - comment period ends
- **Early July**
 - Respond to comments
 - Finalize AUAR and Mitigation Plan
- **Mid-July Final AUAR and Mitigation Plan distributed**
- **July Final AUAR and Mitigation Plan adopted**

CITY PROCESS AND AGREEMENTS

Process and Schedule

- April 26th Comprehensive Planning Committee reviews site plan, master plan, and T4 zoning amendment
- April 29th Planning Commission releases site plan, master plan, and T4 zoning amendment for formal public review and schedules public hearing for June 10th
- Mid May public information meeting-open house held

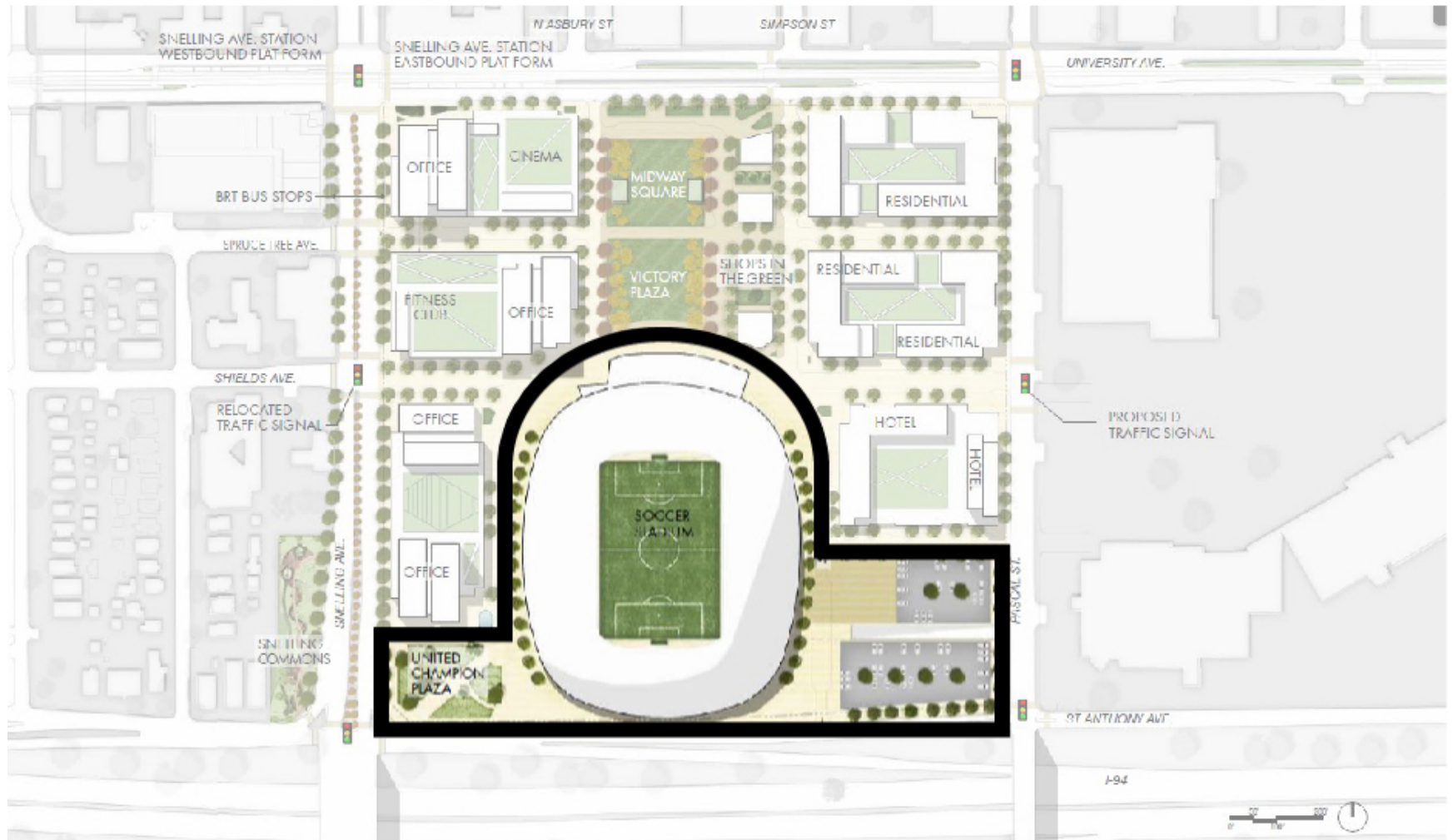
Process and Schedule

- June 10th Planning Commission holds public hearing and refers items to Comprehensive Planning Committee for consideration on June 21st
- July 8th Planning Commission makes final recommendation on site plan, master plan, and T4 zoning amendment
- August 3rd City Council public hearing held on site plan, master plan, zoning amendment, and preliminary plat
- August 10th City Council final decision

City Council/HRA Agreements

- Ground Lease
- Environmental Management Agreement
- Development Agreement
- HRA Budget
- Use Agreement

Stadium Site



Ground Lease

- City, Port Authority, & Met Council
- 52 years
- \$556,924/year (paid by Team)
- Can sublease for development

Environmental Management Agreement

- City, Port Authority, Met Council, Team
- RAP (Response Action Plan)
- Clean Up Coordination
- Grant Management

Development Agreement

Team:

- \$120M, 20K capacity stadium
- Design, builds, funds
- Operations, maintenance, Capital Improvements
- Security inside & outside of stadium
- Vendor Outreach, Workforce, PLA

City:

- Support for property & sales tax exemptions
- Support for liquor license
- Master Plan
- \$1.5M clean up loan/grants
- Public infrastructure budget

Infrastructure Budget

- \$16.1 M
- Streets, sidewalks
- Plazas
- Lighting
- Sewer, water
- Storm water
- Parking

Use Agreement

- \$556,624/year
- Public use
- Team manages Stadium & Stadium Site
- Capital Improvement & Maintenance Plans
- Naming Rights
- Affordable ticket program
- Youth & Amateur Sports
- Workforce
- Local Food Vendors, LPA
- Parking Plan

Snelling-Midway Jobs Workgroup

Purpose:

Retention and attraction of jobs and businesses on the Snelling Midway site and in the surrounding area.

Four areas of focus:

- Business and Job Retention
- Employment Transitions
- Business and Job Attraction
- Local Employment