

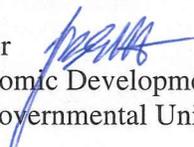


CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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To: Interested Parties (Including EQB Distribution List)

From: Jonathan Sage-Martinson, Director 
Department of Planning and Economic Development
City of Saint Paul (Responsible Governmental Unit)

Date: February 15, 2016

Reference: **Order for Review and Comment of Scoping Environmental Assessment Worksheet: MUSC Holdings LLC. Alternative Urban Areawide Review (AUAR) for a stadium and surrounding mixed use development**

The City of Saint Paul, as the Responsible Governmental Unit, has determined that an Alternative Urban Areawide Review (AUAR) is required for the proposed project referenced above and described herein. This document constitutes an order for review. Enclosed is the Scoping Environmental Assessment Worksheet (EAW) for the AUAR in the City of St. Paul, Minnesota. This Scoping EAW is submitted to you for your review and comment as part of the AUAR process as described in Minnesota Administrative Rules 4410.3610. Subp. 5a.

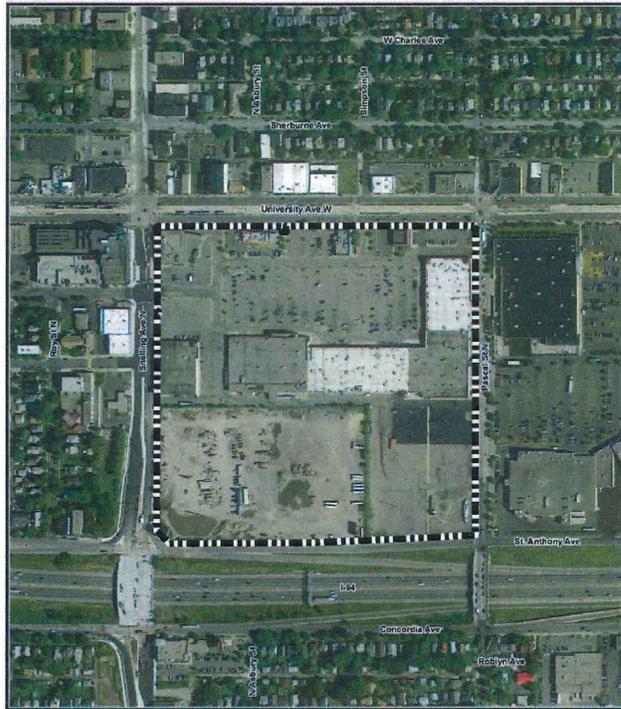
The purpose of the comments on a Scoping EAW for an AUAR is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest additional development scenarios that include alternatives to the specific large project or projects proposed to be included in 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.

A copy of this Scoping EAW has been officially submitted to the Minnesota Environmental Quality Board for publication of its availability for review in the EQB Monitor on February 22, 2016. The 30-day public comment period will begin on February 22, 2016 and will close at 4 pm on March 23, 2016.

AUAR Area

The AUAR area that is the subject site of this review is located in the City of St. Paul at the southeast corner of Snelling Avenue and University Avenue. The AUAR area is bounded by Snelling (west), University (north), and Saint Anthony (south) Avenues and Pascal Street (east). The AUAR area is shown in Figure A.

Figure A



AUAR Boundary



January 27, 2016



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Project Description

MUSC Holdings LLC proposes to build an 18,000 seat stadium with expansion and standing room capacity to accommodate a maximum of 25,500 visitors (with 500 employees) in the AUAR area. The site will be used primarily as the home stadium for Minnesota United to host professional soccer games. The stadium will also potentially be used for college, high school and youth soccer games and other music and entertainment events. The remainder of the site will be redeveloped in a phased manner to accommodate a mixed-use development including retail and service commercial, hospitality, residential, office, potentially institutional uses and public and private open space. Redevelopment of the site will likely result in a re-established street grid internal to the site, new/upgraded utilities to serve the site, and potential limited improvements to infrastructure in the immediate vicinity of the site.

Written responses must be received by 4:00 P.M. Wednesday March 23, 2016. Comments should be directed to:

Joshua Williams, Senior Planner
Department of Planning and Economic Development
25 W. Fourth Street – CHA 1300
Saint Paul, MN 55102

Email: SnellingMidwayComments@ci.stpaul.mn.us