



CITY OF SAINT PAUL
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Date: August 9, 2016

To: Interested Parties

From: Jonathan Sage-Martinson, Director
Department of Planning and Economic Development
City of Saint Paul

RE: Final Adoption of AUAR and Mitigation Plan for Minnesota United MLS Stadium and
Surrounding Mixed-Use Urban Village

RECORD OF DECISION

1. New development has been proposed on a 34 acre parcel within the City of Saint Paul ("City") bounded on the north by University Avenue, on the east by Pascal Street, on the south by Saint Anthony Avenue and on the west by Snelling Avenue which, for the purposes of this Record of Decision is designated the "Development Area."
2. Two development scenarios for the Development Area have been proposed:
 - A. Scenario 1: A full build-out of the Development Area consistent with the City's existing Comprehensive Plan.
 - B. Scenario 2: A specific plan to construct an outdoor sports facility designed to accommodate a maximum occupancy of 25,500 and full build-out of the remainder of the site proposed by MUSC Holdings, LLC and RK Midway.
3. Development Scenario 1 proposes development of at least 50% of the Development Area and is likely to be incremental in impact accumulating through a sequence of individual development projects within the Development Area. Development Scenario 1 is consistent with the City's existing Comprehensive Plan.
4. Impacts associated with the development of an outdoor sports facility under Scenario 2 are likely to be immediate, with the remainder of impacts accumulating incrementally as development occurs over time. Scenario 2's proposal to construct an outdoor sports facility with a capacity of 25,500 exceeds the

threshold for requiring an environmental impact statement (“EIS”) under Minn. R. 4410.4400, Subp.22 which also designates the responsible governmental unit (“RGU”) for the EIS for an outdoor sports facility as the local government unit. Development Scenario 2 is consistent with a known development plan by MUSC Holdings LLC and RK Midway, a property owner within the Development Area.

5. Based upon the proposed scope of both development scenarios, the mandatory duty to undertake an EIS for Scenario 2, and the location of the Development Area, the City found it appropriate to evaluate the environmental impact of both development scenarios by the Alternative Urban Areawide Review (“AUAR”) process permitted under Minn. R. 4410.3610.

6. The City’s adopted Comprehensive Plan complies with all the elements required under Minn. R. 4410.3610, Subp.1 to review the cumulative environmental impact of development and infrastructure improvements in the Development Area through the use of an AUAR.

7. Pursuant to Minn. R. 4410.3610, Subp.2(E), the mandatory EIS requirement for Development Scenario 2 causes additional AUAR review procedures required under Minn. R. 4410.3610, Subp.5a(A) for “large specific projects.” The City also found that Development Scenario 1 is also likely to meet Minn. R. 4410.3610, Subp.2(E)’s requirement for additional AUAR procedures and would, as a result, require the additional AUAR review procedures required under Minn. R. 4410.3610, Subp.5a(A).

8. In accord with the additional review procedures required for AUAR review under Minn. R. 4410.3610, Subp.5a, the City published and distributed in the February 22, 2016 *EQB Monitor*, a draft Order for Review and a “scoping” Environmental Assessment Worksheet (“EAW”) for Scenario 1 and Scenario 2 as required by Minn. R. 4410.3610, Subp.5a(B).

9. The draft Order for Review published in the *EQB Monitor* defined the geographic area within which the AUAR will apply and described the type of anticipated development and the infrastructure associated with the development scenarios as specified under Minn. R. 4410.3610, Subp.3.

10. The “scoping” EAW published in the *EQB Monitor* was intended to serve as the “scoping decision document” required to facilitate the delineation of issues and analyses to be contained in the AUAR as specified under Minn. R. 4410.2100, Subp.2.

11. Following the publication of the draft Order for Review and scoping EAW in the *EQB Monitor*, a 30-day period for public comment and review commenced to allow identification of additional development scenarios and issues for environmental review pursuant to Minn. R. 4410.3610, Subp.5a(C). The comment period closed on March 23, 2016. Five government agencies and one private citizen provided comments during the period.

12. None of the comments received during the public comment period identified additional alternatives beyond Development Scenarios 1 and 2 for the AUAR study. As required under Minn. R. 4410.3610, Subp. 5a(D), all comments received were considered by the City and summarized in a memorandum dated April 15, 2016. The summarization memorandum was sent to all agencies and individuals providing comments.

13. On May 11, the City of Saint Paul, pursuant to Minn. R. 4410.3610, Subp. 3, issued a Record of Decision and Final Order for a Draft Alternative Urban Areawide Review (“Draft AUAR”) of the environmental impacts of development associated with a 34 acre tract of land located at the southeast quadrant of Snelling and University Avenues in Saint Paul, Minnesota.

14. Pursuant to Minn R. 4410.3610, Subp. 5(A), a Draft AUAR was prepared, Notice of Availability of the Draft AUAR was published in the *EQB Monitor* on June 6, 2016, and the Draft AUAR was distributed to the EQB distribution list.

15. Pursuant to Minn R. 4410.3610 Subp. 5(A), written comments on the Draft AUAR were accepted through July 6, 2016. The City of Saint Paul also held an open public meeting on June 7, 2016. Five agencies, six organizations and 23 individuals submitted comments on the Draft AUAR.

16. Pursuant to Minn R. 4410.3610, Subp. 5(C) and 4410.3610, Subp. 5(D), the City of Saint Paul made revisions to the Draft AUAR based on comments received, provided responses to all substantive comments received, and prepared a Mitigation Plan. On July 18, 2016, the Final AUAR, Mitigation Plan, and Responses to Comments were distributed to the EQB Distribution List and to all individuals and groups who submitted comments on the Draft AUAR.

17. No state agency or Metropolitan Council objections to the Final AUAR or Mitigation Plan were filed with the City of Saint Paul or the EQB during the 10-day objection period following distribution of the documents that is provided by Minn R. 4410.3610, Subp. 5(D).

18. The 15-day period following distribution of the Final AUAR and Mitigation Plan required by Minn R. 4410.3610, Subp. 5(E) concluded August 8, 2016. Pursuant to that subpart, this document constitutes final adoption of the Final AUAR and Mitigation Plan by the City of Saint Paul as the RGU and concludes the environmental review process for the proposed development at the southeast quadrant of Snelling and University Avenues in Saint Paul, Minnesota.


Jonathan Sage-Martinson, Director
Department of Planning and Economic Development
City of Saint Paul

Date: 8/9/16