

**CITY OF ST. ANTHONY VILLAGE
STATE OF MINNESOTA**

RESOLUTION 19-058

**A RESOLUTION ISSUING A NEGATIVE DECLARATION OF NEED FOR AN
ENVIRONMENTAL IMPACT STATEMENT FOR THE SILVER LAKE VILLAGE
MULTIFAMILY REDEVELOPMENT PROJECT**

WHEREAS, pursuant to Minnesota Environmental Quality Board (EQB) Rules, Chapter 4410, part 4410.1000, Subpart 2, the City of St. Anthony Village as the responsible governmental unit completed an Environmental Assessment Worksheet (EAW) for the Silver Lake Village Multifamily Redevelopment project; and

WHEREAS, pursuant to Minnesota EQB Rules, Chapter 4410.4300 Subpart 19 A, the project meets the thresholds for an EAW for residential development

WHEREAS, copies of the EAW were distributed to all persons and agencies on the official EQB mailing list prior to June 3, 2019; and

WHEREAS, notice of the availability of the EAW for public review for a 30-day comment period was published in the *EQB Monitor* on June 3, 2019; and

WHEREAS, a press release was published in the St. Anthony *Bulletin* on June 12 and June 19, 2019 to announce the availability of the EAW to interested parties; and

WHEREAS, the 30-day comment period ended on July 3, 2019 and all comments received have been considered; and

WHEREAS, the EAW, in conjunction with comment responses, identified permitting and mitigation measures, will address environmental effects caused by the project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Anthony Village:

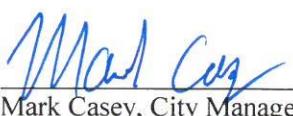
That it should and hereby does make a negative declaration on the need for an Environmental Impact Statement for the improvements included in the Silver Lake Village Multifamily Redevelopment EAW, provided all mitigation measures of the EAW are implemented by the city as part of the project, and all applicable local, state, and federal environmental standards are followed and incorporated into the final site plans for the project.

Adopted this 23rd day of July, 2019.

ATTEST: Nicole Miller
Nicole Miller, City Clerk


Jerome O. Faust, Mayor

Reviewed for administration:


Mark Casey, City Manager



ENVIRONMENTAL ASSESSMENT WORKSHEET RECORD OF DECISION

SILVER LAKE VILLAGE MULTIFAMILY REDEVELOPMENT

ST. ANTHONY VILLAGE, MN

JULY 24, 2019

Prepared for:
City of St. Anthony Village
3301 Silver Lake Rd. NE
St. Anthony, MN 55418

WSB PROJECT NO. R-013966-000

RECORD OF DECISION

SILVER LAKE VILLAGE MULTIFAMILY REDEVELOPMENT EAW

For:

CITY OF ST. ANTHONY VILLAGE

JULY 24, 2019

Prepared by:



TABLE OF CONTENTS

TABLE OF CONTENTS

I.	ADMINISTRATIVE BACKGROUND.....	1
II.	FINDINGS OF FACT AND CONCLUSIONS.....	1
A.	PROJECT DESCRIPTION	1
B.	PROJECT HISTORY	1
C.	CRITERIA FOR DETERMINING THE POTENTIAL FOR SIGNIFICANT ENVIRONMENTAL EFFECTS.....	2
D.	CONCLUSIONS	6
III.	AGENCY COMMENTS AND CITY OF ST. ANTHONY VILLAGE RESPONSES.....	6

APPENDIX A – Comment Letters

APPENDIX B – Draft City Council Meeting Minutes

RGU Certification

I hereby certify the information contained in this Record of Decision for the Silver Lake Village Multifamily
Redevelopment EAW is accurate and complete to the best of my knowledge.

Signature: _____

Name: Mark Casey

Title: City Manager

Organization: City of St. Anthony Village

Date: July 24, 2019

I. ADMINISTRATIVE BACKGROUND

Pursuant to Minnesota Rule 4410.4300, the City of St. Anthony Village has prepared an Environmental Assessment Worksheet (EAW) for the proposed Silver Lake Village Multifamily Redevelopment project (Project). This Record of Decision addresses the State of Minnesota environmental review requirements as established in Minnesota Rule 4410.1700. Doran SLV, LLC is the project proposer. The City of St. Anthony Village is the Responsible Governmental Unit (RGU).

The EAW was filed with the Minnesota Environmental Quality Board (EQB) and circulated for review and comments, to the required EAW distribution list. A Notice of Availability for the initial EAW was published in the EQB Monitor on June 3, 2019. Notices of Availability and Press Releases were published in the City of St. Anthony Village Website on June 3, 2019, and in the St. Anthony *Bulletin* on June 12, 2019 and June 19, 2019.

The public comment period ended July 3, 2019. Comments were received from the US Army Corps of Engineers (USACE), Minnesota Pollution Control Agency (MPCA), Minnesota Department of Administration - State Historic Preservation Office (SHPO), Minnesota Department of Natural Resources (DNR), Rice Creek Watershed District, Metropolitan Council, and Ramsey County. All comments were considered in determining the potential for significant environmental impacts. Summaries of the comments received and the City of St. Anthony Village responses to those comments are provided in **Section III**.

II. FINDINGS OF FACT AND CONCLUSIONS

As to the need for an Environmental Impact Statement (EIS) on this project and based on the record in this matter, including the EAW and comments received, the City of St. Anthony Village makes the following Findings of Fact and Conclusions:

A. PROJECT DESCRIPTION

Doran SLV, LLC is proposing a phased multifamily redevelopment of the vacant Walmart site located at 3800 Silver Lake Road (project/site). The site is located in the Silver Lake Village shopping center area. The project proposes two four-story apartment buildings totaling 498 apartment units, over two phases. The project also includes an amenities building, aboveground parking and drop-off, a central courtyard with landscaping, and underground parking.

B. PROJECT HISTORY

- The project was subject to a mandatory EAW per Minnesota Rule 4410.4300 Subpart 19 A – Residential Development.
- The EAW was distributed to the EQB and to the EQB mailing list on May 28, 2019.
- Public notices containing information about the availability of the EAW for public review were provided to City of St. Anthony Village Website on June 3, 2019, and in the *Bulletin* on June 12, 2019 and June 19, 2019.
- Hard copies of the EAW were provided for public review at City of St. Anthony Village City Hall and the Environmental Conservation Library. An electronic copy of the EAW was available on the City's website.

- A notice was published for the EAW in the June 3, 2019 EQB *Monitor*. The public comment period ended July 3, 2019. Comments were received from the USACE, MPCA, SHPO, DNR, RCWD, Metropolitan Council, and Ramsey County. Copies of these comment letters are hereby incorporated for reference and included in **Appendix A**.

C. CRITERIA FOR DETERMINING THE POTENTIAL FOR SIGNIFICANT ENVIRONMENTAL EFFECTS.

Minnesota Rule 4410.1700, subp. 1, states “An EIS [Environmental Impact Statement] shall be ordered for projects that have the potential for significant environmental effects.” In deciding whether a project has the potential for significant environmental effects, the City of St. Anthony Village must consider the four factors set out in Minnesota Rule 4410.1700, subp. 7. With respect to each of these factors, the City of St. Anthony Village finds the following:

1. MINNESOTA RULE 4410.1700, SUBP. 7.A – TYPE, EXTENT, AND REVERSIBILITY OF ENVIRONMENTAL EFFECTS
 - a. The type of environmental impacts and mitigation efforts anticipated as part of this project include:

Zoning and Special Districts:

The project will require a land use change from retail and other commercial to multifamily residential. The City’s zoning map has the site identified for planned unit development (PUD). Although the existing land use is retail and other commercial, the change from the vacant box store to multifamily residential apartments will bring a revitalization of economic activity to the vacant site. Public hearings and opportunity for project input will be available for all interested persons to comment on the project. The building setback requirement from the lot line sets a reasonable distance between the new buildings, and existing surrounding buildings and land uses. As the new structure becomes visible on the landscape, the new buildings will not impose on surrounding land uses.

Soil Disturbance:

The project will involve soil disturbance. A National Pollutant Discharge Elimination System (NPDES) permit will be required and erosion control best management practices (BMPs) such as silt fence, inlet protection, and a stabilized construction entrance will be in place during construction to reduce sedimentation and prevent erosion from the site. A City development application/land disturbance permit will be required. The project will also be subject to Rice Creek Watershed District’s Erosion Control Rule requirements.

Fish and Wildlife:

Habitat within the site is limited. Parcel 313023340030 is 2.4 acres in size and comprises the northwest portion of the site. Salo Park and a regional stormwater pond exists. The pond may provide minimal foraging and resting habitat for migratory birds, such as ducks and geese. Landscaped trees may provide fruits and seeds for songbirds. Fish species within the pond is unknown and likely absent, as the pond freezes through each winter.

No adverse effects to wildlife are anticipated because of this project. The existing habitat is marginal. Landscape trees lost will generally be replaced with new landscaping trees. The project will decrease impervious surface and will include more areas of lawn/landscaping than the existing conditions. The project will not adversely affect rusty patched bumble bee, black huckleberry, or the Blanding’s turtle. These species are unlikely to be present at the site. However, the project will adhere to the DNR’s Blanding’s turtle protection practices, as applicable.

Wastewater:

All wastewater collected in the City is conveyed through the MCES regional sewer system to the Metropolitan Wastewater Treatment Plant (WWTP) in St. Paul. The proposed apartment complex will be located in the north service area of the City's sanitary sewer system, and the flow generated will be metered by MCES meter M055. Wastewater generated in the proposed apartment complex will be conveyed through a series of gravity mains ranging in diameter from 8 to 18 inches to the Foss Road Lift Station, which pumps directly into MCES Interceptor 1-RV-430.

Given the Metropolitan WWTP capacity of 251 MGD (174,306 gpm) and the estimated average daily wastewater flow that will be generated in this proposed apartment complex (63 gpm), it is anticipated that the wastewater generated at the apartment complex will not have significant impacts on the plant's ability to effectively treat wastewater. Additionally, given the nature of the wastewater flow, domestic wastewater, specific pretreatment measures will not be required.

Stormwater Treatment:

Silver Lake (AUID 62-0083-00) is the only MPCA 303d Impaired water within 1 mile of the project. The stormwater from the site does drain north to this public water. Silver Lake is approximately 0.2 mile north of the site. With the construction of the project, a Stormwater Pollution Prevention Plan will be created and used to prevent erosion and stabilize the site during and after project construction. The SWPPP will include specific erosion control to prevent TP and TSS loading to the impaired Silver Lake. The project will be subject to Rice Creek Watershed District stormwater rules.

Building Demolition:

The project will include demolition and removal of the existing former Walmart building and associated facilities. Demolition and removal of existing asphalt parking lot, lights, and concrete curb will also occur. For all demolitions, a "Notification of Intent to Perform a Demolition" must be submitted to the MPCA 10 working days prior to the start of demolition. Regulated materials such as asbestos, lead based paint, light ballasts, thermostats, stored chemicals, ozone depleting chemicals, etc. will be managed and disposed of (or recycled) in accordance with State and Federal law.

MPCA, MDA Database Listings:

The Minnesota Pollution Control Agency and Minnesota Department of Agriculture (MDA) databases were reviewed to identify verified and potentially contaminated sites that may be encountered during the proposed project.

The significant MPCA listings associated with the defined sites within 500 feet of the project location are reported as inactive, but this does not mean the sites are free of contamination. Prior to Project Area redevelopment, further environmental investigation near these sites is recommended for environmental planning purposes. Further, a Construction Contingency Plan (CCP) is recommended for the proper management of contamination and/or regulated materials encountered during construction. If contaminated materials are encountered during excavation, construction activities will cease and a the CCP will be implemented.

Noise:

The existing site is located within a suburban area and is surrounded by high-density residential, a local park, and commercial uses. Existing noise sources are those typical of suburban residential/commercial areas and consist mainly of traffic on the area roadways, which include Silver Lake Road (CSAH 44), 39th Avenue NE, and other local city streets. The nearest sensitive receptors are the Salo Park Amphitheater and multi-family residential, both west of the site.

Construction noise levels and types will be typical of construction equipment.

Construction noise will be limited to daytime hours consistent with the City of St Anthony Village's construction and noise ordinances (7 am to 10 pm on weekdays, 9 am to 9 pm on weekends and holidays). Construction equipment will be fitted with mufflers that would be maintained throughout the construction process.

Transportation:

A Traffic Study was completed for the proposed Silver Lake Village (Walmart Site) redevelopment. This Study provides a comprehensive review of anticipated traffic impacts for the regional area, including the area surrounding the proposed development for the existing (2019), projected 2022, and projected 2040 conditions.

Based on the conclusions of the traffic study, the following is recommended for the development of the site:

- Construct the site improvements as shown in the site plan. No additional roadway improvements would be required to accommodate the proposed site development.
- Encourage Ramsey County to monitor/evaluate the coordination of the traffic signal systems on Silver Lake Road (CSAH 44) for possible signal timing improvements if issues warrant in the future.

Ramsey County provided comments that suggest the project utilize and make aware to the residents, the public transportation options and bus routes along the site.

The extent and reversibility of environmental impacts for the proposed project are consistent with those of a typical sediment removal project within a public water. Impacts will be minimized to the extent practical, with regulatory approvals and/or mitigation required for those impacts which cannot be avoided to resources.

2. MINNESOTA RULE 4410.1700, SUBP. 7.B – CUMULATIVE POTENTIAL EFFECTS OF RELATED OR ANTICIPATED FUTURE PROJECTS

The City is not currently aware of any other specific foreseeable future projects that would result in cumulative effects from this project. Cumulative environmental effects from this development will not occur.

3. MINNESOTA RULE 4410.1700, SUBP. 7.C – THE EXTENT TO WHICH ENVIRONMENTAL AFFECTS ARE SUBJECT TO MITIGATION BY ONGOING PUBLIC REGULATORY AUTHORITY

- a) The following permits or approvals will be required for the project:

<u>Unit of Government</u>	<u>Type of Application</u>	<u>Status</u>
Federal		
US Army Corps of Engineers	Section 404 Permit	To Be Obtained, if needed
State		
Department of Natural Resources	Water Appropriation Permit	To Be Obtained, if needed
Pollution Control Agency	NPDES Construction Permit	To Be Obtained
Pollution Control Agency	Sanitary Sewer Extension	To Be Obtained, if needed
Pollution Control Agency	Section 401 Permit	To Be Obtained, if needed
Pollution Control Agency	10-Day Notice of Demolition of a Structure	To Be Obtained
Pollution Control Agency	Asbestos/Abatement	To Be Obtained
Department of Health	Watermain Extension/Plan Review	To Be Obtained, if needed
Local		
City of St. Anthony Village	Development Application/Land Disturbance Permit	To Be Obtained
City of St. Anthony Village	Building Permits	To Be Obtained
City of St. Anthony Village	Preliminary and Final Plat Approvals	To Be Obtained
City of St. Anthony Village	Tax Increment Financing (if applicable)	To Be Determined
City of St. Anthony Village	Demolition Permit/disconnect of utility	To Be Obtained
Rice Creek Watershed District	Development Plan Review (RCWD Rules)	To Be Obtained, if needed
Ramsey County	County Highway 44/Traffic	To Be Obtained, if needed
Metropolitan Council	Sanitary Sewer Extension	To be Obtained

b) The City of St. Anthony Village finds that the potential impacts identified as part of the proposed Silver Lake Village Multifamily Redevelopment project can be addressed through the regulatory agencies as part of the permitting process.

4. MINNESOTA RULE 4410.1700, SUBP. 7.D – THE EXTENT TO WHICH ENVIRONMENTAL EFFECTS CAN BE ANTICIPATED AND CONTROLLED AS A RESULT OF OTHER AVAILABLE ENVIRONMENTAL STUDIES UNDERTAKEN BY PUBLIC AGENCIES OR THE PROJECT PROPOSER, INCLUDING OTHER EISs.

The City finds:

1. The proposed project includes various measures to reduce adverse impacts to the environment and existing natural resources.
2. The project is subject to local, regional, state, and federal requirements.
3. The project proposer will secure all necessary permits and will adhere to all requirements of the permits.

4. Considering the results of environmental review and permitting processes for similar projects, the City of St. Anthony Village finds that the environmental effects of the project can be adequately anticipated, controlled, and mitigated.

D. CONCLUSIONS

The Silver Lake Village Multifamily Redevelopment EAW and comments received have generated information adequate to determine that the proposed project does not have the potential for significant environmental effects.

The EAW has identified areas where the potential for environmental effects exist, but appropriate mitigation measures can be incorporated into the project plans and the required approvals and permits to mitigate these effects will be obtained. The project will comply with all local, county, and federal review agency requirements.

Based on the criteria established in Minnesota Rule 4410.1700, and the Findings of Fact and Conclusions, the project does not have the potential for significant environmental effects to trigger the need for an Environmental Impact Statement (EIS). Therefore, an EIS is not required for the Silver Lake Village Multifamily Redevelopment project.

III. AGENCY COMMENTS AND CITY OF ST. ANTHONY VILLAGE RESPONSES

A 30-day comment period for the Silver Lake Village Multifamily Redevelopment EAW ended on July 3, 2019. Comments were received from the US Army Corps of Engineers (USACE), Minnesota Pollution Control Agency (MPCA), Minnesota Department of Administration - State Historic Preservation Office (SHPO), Minnesota Department of Natural Resources (DNR), Rice Creek Watershed District, Metropolitan Council, and Ramsey County. Responses are provided below. These letters are included in **Appendix A**.

US Army Corps of Engineers

Comment 1: *We have received your submittal described below. You may contact the Project Manager with questions regarding the evaluation process. The Project Manager may request additional information necessary to evaluate your submittal.*

Additional information about the St. Paul District Regulatory Program, including the new Clean Water Rule, can be found on our web site at <http://www.mvp.usace.army.mil/missions/regulatory>.

Please note that initiating work in waters of the United States prior to receiving Department of the Army authorization could constitute a violation of Federal law. If you have any questions, please contact the Project Manager.

Response 1: This comment has been noted.

Comment 2: *The water resources section of the EAW referenced above indicates that the Silver Lake Redevelopment project site may contain an aquatic resource that could potentially be regulated under Section 404 of the Clean Water Act (CWA Section 404). If the project proposes to impact the aquatic resource on the parcel a Department of the Army (DA) permit may be required for your proposed activity, as described below.*

Response 2: This comment has been noted. The City understands that the project applicant will be responsible to secure the required DA permits, if applicable.

Comment 3: *The Corps evaluation of a Section 404 permit application involves multiple analyses, including (1) evaluating the proposal's impacts in accordance with the National Environmental Policy Act*

(NEPA) (33 CFR part 325), (2) determining whether the proposal is contrary to the public interest (33 CFR § 320.4), and (3) in the case of a Section 404 permit, determining whether the proposal complies with the Section 404(b)(1) Guidelines (Guidelines) (40 CFR part 230).

If the proposal requires a Section 404 permit application, the Guidelines specifically require that “no discharge of dredged or fill material shall be permitted if there is a practicable alternative to the proposed discharge which would have less adverse impact on the aquatic ecosystem, so long as the alternative does not have other significant adverse environmental consequences” (40 CFR § 230.10(a)). Time and money spent on the proposal prior to applying for a Section 404 permit cannot be factored into the Corps’ decision whether there is a less damaging practicable alternative to the proposal.

Response 3: This comment has been noted.

Comment 4: If an application for a Corps permit has not yet been submitted, the project proposer may request a pre-application consultation meeting with the Corps to obtain information regarding the data, studies or other information that will be necessary for the permit evaluation process. A pre-application consultation meeting is strongly recommended if the proposal has substantial impacts to waters of the United States, or if it is a large or controversial project.

Response 4: This comment has been noted.

Minnesota Pollution Control Agency (MPCA)

Comment 1: Project Description (Item 6)

Please note that demolition activities must comply with state and federal regulations that require inspection of the structure for hazardous materials such as asbestos, lead based paint, light ballasts, thermostats, stored chemicals, ozone depleting chemicals, etc. All regulated facilities must have a thorough asbestos inspection conducted by a Minnesota Department of Health certified asbestos inspector for the presence of asbestos containing material (ACM). Asbestos containing material is either friable or non-friable. All friable or ACM that will become friable during demolition, is considered regulated asbestos-containing materials (RACM). RACM must be abated prior to demolition activities. If abatement of 160 square feet, 260 linear feet, or 35 cubic feet of RACM is required, a licensed abatement contractor must be hired. For all demolitions, a “Notification of Intent to Perform a Demolition” must be submitted to the MPCA 10 working days prior to the start of demolition. Flaking lead-based paint present on the structure must be encapsulated or removed and properly disposed of off-site at the appropriate disposal facility prior to demolition activities. Any lead-based paint chips present on the ground following demolition must be removed and properly disposed of off-site at the appropriate disposal facility. A fact sheet regarding Lead Paint disposal is available on the MPCA website at: <http://www.pca.state.inn.us/index.pho/view-document.html?Rid=9049>. The Project proposer should also consider recycling as much of the structure materials as possible to reduce the volume of material disposed of in the landfill. If you have any questions regarding demolition issues or asbestos and lead paint abatement, please contact Kit Grayson at 218-302-6627 or Kit.Grayson@state.mn.us.

Response 1: This comment has been noted.

Comment 2: Water Resources (Item 11)

The MPCA highly encourages green development practices to improve existing stormwater management when sites are redeveloped by implementing measures to retain stormwater on the site vs. discharging runoff to area surface waters. Green stormwater infrastructure includes practices to minimize runoff through use of infiltration. Examples include installing pervious pavements, tree boxes, bio infiltration areas, vegetated swales, or green roofs. See Overview of Green Infrastructure and Low Impact Development – Minnesota Stormwater Manual for more information on these practices. Questions

regarding stormwater should be directed to Roberta Getman at 507-206-2629 or Roberta.Getman@state.mn.us.

Response 2: This comment has been noted.

Comment 3: Contamination/hazardous Materials/Wastes (Item 12a)

The EAW identified the presence of several properties near the Project area with actual or potential soil and/or groundwater contamination. State law requires that persons properly manage contaminated soil and water they uncover or disturb, even if they are not the party responsible for the contamination. Developers considering construction on or near contaminated properties should begin working early in their planning process with the MPCA's Brownfields Program to receive necessary technical assistance in managing contamination. For some properties, special construction might be needed to prevent the further spreading of the contamination and/or prevent vapors from entering buildings or utility corridors. Information regarding the Brownfields Program can be found at: <https://www.pca.state.mn.us/waste/brownfields>. If contamination is found during redevelopment activities, it must be reported immediately to the state duty officer at 651-649-5451 or 800-422-0798.

Response 2: This comment has been noted.

Minnesota Department of Administration - State Historic Preservation Office

Comment 1: Our database has no archeologic records for the given area.

Response 1: This comment has been noted.

Minnesota Department of Natural Resources – Division of Ecological and Water Resources

Comment 1: As requested, the Minnesota Natural Heritage Information System has been queried to determine if any rare species or other significant natural features are known to occur within an approximate one-mile radius of the proposed project. Based on this query, rare features have been documented within the search area (for details, please visit the [Rare Species Guide Website](#) for more information on the biology, habitat use, and conservation measures of these rare species).

Response 1: This comment has been noted.

Comment 2: Please note that the following rare features may be adversely affected by the proposed project:

Blanding's turtles [Emydoidea blandingii], a state-listed threatened species, have been reported in the vicinity of the proposed project and may be encountered on site. Given the previous land use in the immediate vicinity of the project area, impacts to this rare turtle are unlikely. However, Blanding's may be found within the stormwater pond found on site. For additional information, please see the [Blanding's turtle fact sheet](#), which describes the habitat use and life history of this species. The fact sheet also provides two lists of recommendations for avoiding and minimizing impacts to this rare turtle. Please refer to the first list of recommendations for your project. If greater protection for turtles is desired, the second list of additional recommendations can also be implemented. The use of [erosion control](#) blanket shall be limited to 'bio-netting' or 'natural netting' types, and specifically not products containing plastic mesh netting or other plastic components. Also, be aware that hydro-mulch products may contain small synthetic (plastic) fibers to aid in its matrix strength. These loose fibers could potentially re-suspend and make their way into Public Waters. As such, please review mulch

products and not allow any materials with synthetic (plastic) fiber additives in areas that drain to Public Waters.

Response 2: This comment has been noted.

Comment 3: *The Blanding's turtle flyer should be given to all contractors working in the area. If Blanding's turtles are found on the site, please remember that state law and rules prohibit the destruction of threatened or endangered species, except under certain prescribed conditions. If turtles are in imminent danger they must be moved by hand out of harm's way, otherwise they are to be left undisturbed.*

Response 3: This comment has been noted.

Comment 4: *The Environmental Assessment Worksheet should address whether the proposed project has the potential to adversely affect the above rare features and, if so, it should identify specific measures that will be taken to avoid or minimize disturbance. Sufficient information should be provided so the DNR can determine whether a takings permit will be needed for any of the above protected species.*

Response 4: Considerations for the protection of the Blanding's turtle will be incorporated during project construction, and the DNR guidance for their protection will be referenced as applicable.

Comment 5: *The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.*

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location (noted above) and the project description provided on the NHIS Data Request Form. Please contact me if project details change or for an updated review if construction has not occurred within one year.

The Natural Heritage Review does not constitute review or approval by the Department of Natural Resources as a whole. Instead, it identifies issues regarding known occurrences of rare features and potential effects to these rare features. If needed, please contact your DNR Regional Environmental Assessment Ecologist to determine whether there are other natural resource concerns associated with the proposed project. Please be aware that additional site assessments or review may be required.

Response 5: This comment has been noted.

Rice Creek Watershed District

Comment 1: Thank you for providing the Silver Lake Village Multifamily Redevelopment EAW for RCWD review. RCWD looks forward to reviewing the RCWD permit application for the proposed project. Information on RCWD rules and permitting is available at https://www.ricecreek.org/index.asp?SEC=3EB4B15D-CEF8-4DD4-B72E-74F8B2D8E274&Type=B_BASIC.

RCWD has no additional comments at this time.

Response 1: This comment has been noted.

Metropolitan Council

Comment 1: Item 9. The Metropolitan Council commented that the City may consider adjusting the population and housing forecasts for the 2021-2030 period.

Response 1: This would be done separately from the EAW process as an implementation step for the Comprehensive Plan. The revised 2040 Comprehensive Plan addressing the general land use comments provided by Met Council staff have been submitted for final review, and respond to those comments. In this regard, the comments are noted for future follow-up.

Comment 2: Item 18. Metro Transit is seeking an accommodation from the developer/landowner to adjust its current transit stop and routing through the Silver Lake Village site.

Response 2: The developer has been made aware of this proposed transit change. The changes would primarily involve Ramsey County for Silver Lake Road, and landowners of the private road serving the site from 39th Ave NE through the existing site and exiting back to Silver Lake Road. The comments are noted for consideration as a part of the development review process, and the developer will be encouraged to continue to work with Metro Transit to facilitate a positive design.

Ramsey County

Comment 1: Staff support the proposed dense multi-family residential development that provides increased housing options in Ramsey County.

Response 1: This comment has been noted.

Comment 2: On page 22, #18, the document does not address the “availability of transit and/or alternative transportation modes.” Ramsey County strongly support the vision for an [All-Abilities Transportation Network](#) and suggests that the development encourage public transportation usage. The site is well-connected by public transportation to Downtown Minneapolis via [Route 4](#), [Route 25](#), and [Route 825](#). Additional destinations can be accessed via [Route 801](#). These options should be included in the assessment and used in the marketing of the site.

Response 2: This comment has been noted. The City acknowledges the benefits of public transportation options. Residents of the property will have access to public transportation options and information from the MetroTransit resources. The developer may include information about the public transportation resources at the development leasing/welcome center.

Comment 3: Section 18- Traffic Analysis – This section adequately details the proposed traffic generation vs. the proposed use. We are satisfied that the proposed use represents an overall reduction

in traffic and no significant change in the traffic impact to Silver Lake Road (CSAH 44), so no further analysis is necessary. However, directing traffic to the site via 39th Avenue NE could be considered to reduce delay to those accessing the site by utilizing the existing traffic signal at that location. The primary access to the site now does not allow eastbound left turns onto northbound Silver Lake Road and we would not consider changes at that location, so all vehicles destined for northbound Silver Lake Road must continue to use 39th Avenue NE.

Response 3: This comment has been noted. The Study did assume that all traffic destined for northbound Silver Lake Road would use the proposed access locations to 39th Avenue and no additional access or changes to the intersections with Silver Lake Road are required or proposed.

Appendix A

Comment Letters



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

06/05/2019

Regulatory File No. MVP-2019-01223-MMJ

THIS IS NOT A PERMIT

Mark Casey
City of St. Anthony Village
3301 Silver Lake Road
St. Anthony, MN 55418

Dear Mr. Casey:

We have received your submittal described below. You may contact the Project Manager with questions regarding the evaluation process. The Project Manager may request additional information necessary to evaluate your submittal.

File Number: MVP-2019-01223-MMJ

Applicant: Evan Doran

Project Name: Doran SLV, LLC / Silver Lake Village Multifamily Redevelopment

Project Location: Section 31 of Township 30 North, Range 23, Ramsey County, Minnesota (Latitude: 45.0376780011987; Longitude: -93.2213062765097)

Received Date: 05/30/2019

Project Manager: Melissa Jenny
(651) 290-5363
Melissa.M.Jenny@usace.army.mil

Additional information about the St. Paul District Regulatory Program, including the new Clean Water Rule, can be found on our web site at <http://www.mvp.usace.army.mil/missions/regulatory>.

Please note that initiating work in waters of the United States prior to receiving Department of the Army authorization could constitute a violation of Federal law. If you have any questions, please contact the Project Manager.

Thank you.

U.S. Army Corps of Engineers
St. Paul District
Regulatory Branch



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

July 11, 2019

Regulatory File No. 2019-01223-MMJ

City of St. Anthony Village
c/o Mark Casey – City Manager
3301 Silver Lake Road
St. Anthony, MN 55418

Dear Mr. Casey:

This letter is in response to the Environmental Assessment Worksheet (EAW) that we received for the Silver Lake Village Multifamily Redevelopment project, which includes a 13-acre parcel located at 3800 Silver Lake Road. This letter contains our initial comments on this project for your consideration. The water resources section of the EAW referenced above indicates that the Silver Lake Redevelopment project site may contain an aquatic resource that could potentially be regulated under Section 404 of the Clean Water Act (CWA Section 404). If the project proposes to impact the aquatic resource on the parcel a Department of the Army (DA) permit may be required for your proposed activity, as described below.

If the proposal involves discharge of dredged or fill material into waters of the United States, it may be subject to the Corps of Engineers' jurisdiction under CWA Section 404. Waters of the United States include navigable waters, their tributaries, and adjacent wetlands (33 CFR § 328.3). CWA Section 301(a) prohibits discharges of dredged or fill material into waters of the United States, unless the work has been authorized by a Department of the Army permit under Section 404. Information about the Corps permitting process can be obtained online at <http://www.mvp.usace.army.mil/regulatory>.

The Corps evaluation of a Section 404 permit application involves multiple analyses, including (1) evaluating the proposal's impacts in accordance with the National Environmental Policy Act (NEPA) (33 CFR part 325), (2) determining whether the proposal is contrary to the public interest (33 CFR § 320.4), and (3) in the case of a Section 404 permit, determining whether the proposal complies with the Section 404(b)(1) Guidelines (Guidelines) (40 CFR part 230).

If the proposal requires a Section 404 permit application, the Guidelines specifically require that "no discharge of dredged or fill material shall be permitted if there is a practicable alternative to the proposed discharge which would have less adverse impact on the aquatic ecosystem, so long as the alternative does not have other significant adverse environmental consequences" (40 CFR § 230.10(a)). Time and money spent on the proposal prior to applying for a Section 404 permit cannot be factored into the Corps' decision whether there is a less damaging practicable alternative to the proposal.

If an application for a Corps permit has not yet been submitted, the project proposer may request a pre-application consultation meeting with the Corps to obtain information regarding the data, studies or other information that will be necessary for the permit evaluation process. A pre-application consultation meeting is strongly recommended if the proposal has substantial impacts to waters of the United States, or if it is a large or controversial project.

Regulatory Branch (File No. 2019-01223-MMJ)

If you have any questions, please contact me in our St. Paul office at (651) 290-5363 or Melissa.m.jenny@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Melissa Jenny".

Melissa Jenny
Project Manager

cc:
Evan Doran, Doran SLV, LLC

June 27, 2019

Mark Casey
City Manager
City of St. Anthony Village
3301 Silver Lake Road
St. Anthony, MN 55418

Re: Silver Lake Village Multifamily Redevelopment Environmental Assessment Worksheet

Dear Mark Casey:

Thank you for the opportunity to review and comment on the Environmental Assessment Worksheet for Silver Lake Multifamily Redevelopment project (Project) in the city of St. Anthony, Ramsey County, Minnesota. The Project consists of a multifamily residential development. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility or other interests, the MPCA staff has the following comments for your consideration.

Project Description (Item 6)

Please note that demolition activities must comply with state and federal regulations that require inspection of the structure for hazardous materials such as asbestos, lead based paint, light ballasts, thermostats, stored chemicals, ozone depleting chemicals, etc. All regulated facilities must have a thorough asbestos inspection conducted by a Minnesota Department of Health certified asbestos inspector for the presence of asbestos containing material (ACM). Asbestos containing material is either friable or non-friable. All friable or ACM that will become friable during demolition, is considered regulated asbestos-containing materials (RACM). RACM must be abated prior to demolition activities. If abatement of 160 square feet, 260 linear feet, or 35 cubic feet of RACM is required, a licensed abatement contractor must be hired. For all demolitions, a "Notification of Intent to Perform a Demolition" must be submitted to the MPCA 10 working days prior to the start of demolition. Flaking lead based paint present on the structure must be encapsulated or removed and properly disposed of off-site at the appropriate disposal facility prior to demolition activities. Any lead based paint chips present on the ground following demolition must be removed and properly disposed of off-site at the appropriate disposal facility. A fact sheet regarding Lead Paint disposal is available on the MPCA website at: <http://www.pca.state.mn.us/index.php/view-document.html?gid=9049>. The Project proposer should also consider recycling as much of the structure materials as possible to reduce the volume of material disposed of in the landfill. If you have any questions regarding demolition issues or asbestos and lead paint abatement, please contact Kit Grayson at 218-302-6627 or Kit.Grayson@state.mn.us.

Water Resources (Item 11)

The MPCA highly encourages green development practices to improve existing stormwater management when sites are redeveloped by implementing measures to retain stormwater on the site vs. discharging runoff to area surface waters. Green stormwater infrastructure includes practices to minimize runoff through use of infiltration.

Examples include installing pervious pavements, tree boxes, bio infiltration areas, vegetated swales, or green roofs. See [Overview of Green Infrastructure and Low Impact Development - Minnesota Stormwater Manual](#) for more information on these practices. Questions regarding stormwater should be directed to Roberta Getman at 507-206-2629 or Roberta.Getman@state.mn.us.

Contamination/Hazardous Materials/Wastes (Item 12)

The EAW identified the presence of several properties near the Project area with actual or potential soil and/or groundwater contamination. State law requires that persons properly manage contaminated soil and water they uncover or disturb, even if they are not the party responsible for the contamination. Developers considering construction on or near contaminated properties should begin working early in their planning process with the MPCA's Brownfields Program to receive necessary technical assistance in managing contamination. For some properties, special construction might be needed to prevent the further spreading of the contamination and/or prevent vapors from entering buildings or utility corridors. Information regarding the Brownfields Program can be found at: <https://www.pca.state.mn.us/waste/brownfields>. If contamination is found during redevelopment activities, it must be reported immediately to the state duty officer at 651-649-5451 or 800-422-0798.

We appreciate the opportunity to review this Project. Please provide your specific responses to our comments and notice of decision on the need for an Environmental Impact Statement. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit action(s) by the MPCA. Ultimately, it is the responsibility of the Project proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this EAW, please contact me by email at Karen.kromar@state.mn.us or by telephone at 651-757-2508.

Sincerely,



Karen Kromar
Project Manager
Environmental Review Unit
Resource Management and Assistance Division

KK:bt

cc: Dan Card, MPCA, St. Paul
Kit Grayson, MPCA, Duluth
Roberta Getman, MPCA, Rochester
Suzanne Hanson, MPCA, Duluth

June 26, 2019

Mr. Mark Casey
City Manager
City of St. Anthony Village
3301 Silver Lake Road
St. Anthony, MN 55418

RE: EAW - Silver Lake Village Multifamily Redevelopment
T30 R23 S31 SW
St. Anthony Village, Ramsey County
SHPO Number: 2019-1773

Dear Mr. Casey:

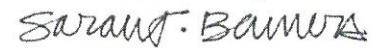
Thank you for consulting with our office during the preparation of an Environmental Assessment Worksheet for the above-referenced project.

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 our Environmental Review Program at (651) 201-3285 if you have any questions regarding our review of this project.

Sincerely,



Sarah J. Beimers
Environmental Review Program Manager

Shawn Williams

From: MN_MNIT_Data Request SHPO <DataRequestSHPO@state.mn.us>
Sent: Tuesday, April 23, 2019 10:20 AM
To: Shawn Williams
Cc: Todd Hubmer
Subject: RE: SHPO Data Request - St. Anthony Village - Walmart Redevelopment EAW
Attachments: RamseyHistoric.xls

Hello Shawn,

Your requested historic report is attached. Our database has no archeologic records for the given area.

Jim



SHPO Data Requests
Minnesota State Historic Preservation Office
50 Sherburne Avenue, Suite 203
Saint Paul, MN 55155
(651) 201-3295
datarequestshpo@state.mn.us

Notice: This email message simply reports the results of the cultural resources database search you requested. The database search is only for previously known archaeological sites and historic properties. **IN NO CASE DOES THIS DATABASE SEARCH OR EMAIL MESSAGE CONSTITUTE A PROJECT REVIEW UNDER STATE OR FEDERAL PRESERVATION LAWS** – please see our website at <https://mn.gov/admin/shpo/protection/> for further information regarding our Environmental Review Process.

Because the majority of archaeological sites in the state and many historic/architectural properties have not been recorded, important sites or properties may exist within the search area and may be affected by development projects within that area. Additional research, including field surveys, may be necessary to adequately assess the area's potential to contain historic properties or archaeological sites.

Properties that are listed in the National Register of Historic Places (NRHP) or have been determined eligible for listing in the NRHP are indicated on the reports you have received, if any. The following codes may be on those reports:

NR – National Register listed. The properties may be individually listed or may be within the boundaries of a National Register District.

CEF – Considered Eligible Findings are made when a federal agency has recommended that a property is eligible for listing in the National Register and MN SHPO has accepted the recommendation for the purposes of the Environmental Review Process. These properties need to be further assessed before they are officially listed in the National Register.

SEF – Staff eligible Findings are those properties the MN SHPO staff considers eligible for listing in the National Register, in circumstances other than the Environmental Review Process.

DOE – Determination of Eligibility is made by the National Park Service and are those properties that are eligible for listing in the National Register, but have not been officially listed.

CNEF – Considered Not Eligible Findings are made during the course of the Environmental Review Process. For the purposes of the review a property is considered not eligible for listing in the National Register. These properties may need to be reassessed for eligibility under additional or alternate contexts.

Properties without NR, CEF, SEF, DOE, or CNEF designations in the reports may not have been evaluated and therefore no assumption to their eligibility can be made. Integrity and contexts change over time, therefore any eligibility determination made ten (10) or more years from the date of the current survey are considered out of date and the property will need to be reassessed. If you require a comprehensive assessment of a project's potential to impact archaeological sites or historic/architectural properties, you may need to hire a qualified archaeologist and/or historian. If you need assistance with a project review, please contact Kelly Gragg-Johnson, Environmental Review Specialist @ 651-201-3285 or by email at kelly.graggjohnson@state.mn.us.

The Minnesota SHPO Archaeology and Historic/Architectural Survey Manuals can be found at
<https://mn.gov/admin/shpo/identification-evaluation/>.

MN SHPO research hours are **8:30 AM – 4:00 PM Tuesday-Friday**. Please call ahead at 651-201-3295 to ensure staff is available to assist you, if necessary. Thank you.

From: Shawn Williams <SWilliams@wsbeng.com>
Sent: Friday, April 19, 2019 11:24 AM
To: MN_MNIT_Data Request SHPO <DataRequestSHPO@state.mn.us>
Cc: Todd Hubmer <THubmer@wsbeng.com>
Subject: SHPO Data Request - St. Anthony Village - Walmart Redevelopment EAW

Good Morning

Please see the attached database search request, with supporting figures, for this EAW study. Please note there was an EAW completed at the site in about 2006 for the Silver Lake Village Development, but we have not been able to locate the previous SHPO reference numbers. The site is proposed for redevelopment from a Walmart/parking lot, to a two-apartment residential complex, supporting about 494 units with underground parking. The attached Figures 2 and 3 are from the 2019 EAW report being prepared, for reference.

The project is located in the SW ¼ of Section 31, T30N, R23W

Please let me know if you have questions.

Thank you

Shawn Williams, WDC
Senior Environmental Scientist
763.287.8531 (o) | 612.360.1305 (m)
WSB | wsbeng.com



This email, and any files transmitted with it, is confidential and is intended solely for the use of the addressee. If you are not the addressee, please delete this email from your system. Any use of this email by unintended recipients is strictly prohibited. WSB does not accept liability for any errors or omissions which arise as a result of electronic transmission. If verification is required, please request a hard copy.



Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

June 3, 2019
Correspondence # ERDB 20190348

Mr. Shawn Williams
WSB & Associates, Inc.
701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416

RE: Natural Heritage Review of the proposed St. Anthony Village Walmart Redevelopment,
T30N R23W Section 31; Ramsey County

Dear Mr. Williams,

As requested, the Minnesota Natural Heritage Information System has been queried to determine if any rare species or other significant natural features are known to occur within an approximate one-mile radius of the proposed project. Based on this query, rare features have been documented within the search area (for details, please visit the [Rare Species Guide Website](#) for more information on the biology, habitat use, and conservation measures of these rare species). Please note that the following rare features may be adversely affected by the proposed project:

- Blanding's turtles (*Emydoidea blandingii*), a state-listed threatened species, have been reported in the vicinity of the proposed project and may be encountered on site. Given the previous land use in the immediate vicinity of the project area, impacts to this rare turtle are unlikely. However, Blanding's may be found within the stormwater pond found on site. For additional information, please see the [Blanding's turtle fact sheet](#), which describes the habitat use and life history of this species. The fact sheet also provides two lists of recommendations for avoiding and minimizing impacts to this rare turtle. **Please refer to the first list of recommendations for your project.** If greater protection for turtles is desired, the second list of additional recommendations can also be implemented. The use of [erosion control](#) blanket shall be limited to 'bio-netting' or 'naturalnetting' types, and specifically not products containing plastic mesh netting or other plastic components. Also be aware that hydro-mulch products may contain small synthetic (plastic) fibers to aid in its matrix strength. These loose fibers could potentially re-suspend and make their way into Public Waters. As such, please review mulch products and not allow any materials with synthetic (plastic) fiber additives in areas that drain to Public Waters.

The [Blanding's turtle flyer](#) should be given to all contractors working in the area. If Blanding's turtles are found on the site, please remember that state law and rules prohibit the destruction of threatened or

endangered species, except under certain prescribed conditions. If turtles are in imminent danger they must be moved by hand out of harm's way, otherwise they are to be left undisturbed.

- The Environmental Assessment Worksheet should address whether the proposed project has the potential to adversely affect the above rare features and, if so, it should identify specific measures that will be taken to avoid or minimize disturbance. Sufficient information should be provided so the DNR can determine whether a takings permit will be needed for any of the above protected species.
- Please include a copy of this letter in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location (noted above) and the project description provided on the NHIS Data Request Form. Please contact me if project details change or for an updated review if construction has not occurred within one year.

The Natural Heritage Review does not constitute review or approval by the Department of Natural Resources as a whole. Instead, it identifies issues regarding known occurrences of rare features and potential effects to these rare features. If needed, please contact your [DNR Regional Environmental Assessment Ecologist](#) to determine whether there are other natural resource concerns associated with the proposed project. Please be aware that additional site assessments or review may be required.

Thank you for consulting us on this matter, and for your interest in preserving Minnesota's rare natural resources. An invoice will be mailed to you under separate cover.

Sincerely,



Samantha Bump
Natural Heritage Review Specialist
Samantha.Bump@state.mn.us

Links: Rare Species Guide

<http://www.dnr.state.mn.us/rsg/index.html>

DNR Regional Environmental Assessment Ecologist Contact Info

http://www.dnr.state.mn.us/eco/ereview/erp_regioncontacts.html

Blanding's Turtle Fact Sheet

http://files.dnr.state.mn.us/natural_resources/animals/reptiles_amphibians/turtles/blandings_turtle/factsheet.pdf

Blanding's Turtle Flyer

http://files.dnr.state.mn.us/natural_resources/animals/reptiles_amphibians/turtles/blandings_turtle/flyer.pdf

Wildlife Friendly Erosion Control

<http://files.dnr.state.mn.us/eco/nongame/wildlife-friendly-erosion-control.pdf>

Cc: Becky Horton

Leslie Parris

Shawn Williams

From: Aleesha Penn
Sent: Monday, July 01, 2019 10:25 AM
To: Shawn Williams
Subject: FW: City of St. Anthony Village Silver Lake Village Multifamily Redevelopment EAW Comment Period

Importance: High

Hi Shawn,

Please see below.

Thanks,

Aleesha
763.231.4867

From: Kelsey White <kwhite@ricecreek.org>
Sent: Monday, July 1, 2019 10:23 AM
To: Aleesha Penn <APenn@wsbeng.com>
Subject: RE: City of St. Anthony Village Silver Lake Village Multifamily Redevelopment EAW Comment Period

Good Morning,

Thank you for providing the Silver Lake Village Multifamily Redevelopment EAW for RCWD review. RCWD looks forward to reviewing the RCWD permit application for the proposed project. Information on RCWD rules and permitting is available at https://www.ricecreek.org/index.asp?SEC=3EB4B15D-CEF8-4DD4-B72E-74F8B2D8E274&Type=B_BASIC.

RCWD has no additional comments at this time.

Thank you,

Kelsey White
Technician/WR Specialist
Rice Creek Watershed District
4325 Pheasant Ridge Dr. NE, #611
Blaine, MN 55449-4539
Ph: 763-398-3084
kwhite@ricecreek.org



[Please consider following the RCWD on Facebook.](#)

From: Nicholas Tomczik <ntomczik@ricecreek.org>
Sent: Thursday, May 30, 2019 12:00 PM
To: Kelsey White <kwhite@ricecreek.org>
Subject: FW: City of St. Anthony Village Silver Lake Village Multifamily Redevelopment EAW Comment Period

From: Aleesha Penn <APenn@wsbeng.com>
Sent: Thursday, May 30, 2019 10:23 AM
To: Nicholas Tomczik <ntomczik@ricecreek.org>
Subject: City of St. Anthony Village Silver Lake Village Multifamily Redevelopment EAW Comment Period

Good Morning,

On behalf of the City of St. Anthony Village, please find the EAW for the Silver Lake Village Multifamily Redevelopment for your 30-day review. For more details, please see the cover letter attached.

Thanks,

Aleesha Penn
Process Administrator
763.231.4867 (o)
WSB | wsbeng.com



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Shawn Williams

From: Justin Messner
Sent: Thursday, June 13, 2019 3:12 PM
To: Shawn Williams
Subject: FW: EAW Comment- Silver Lake Village Multifamily Redevelopment

fyi

Justin
651.286.8465

From: Mark Casey <mark.casey@savmn.com>
Sent: Tuesday, June 11, 2019 4:11 PM
To: Steve Grittman <sgrittman@nacplanning.com>; Justin Messner <jmessner@wsbeng.com>
Cc: Jay Hartman <jay.hartman@savmn.com>
Subject: FW: EAW Comment- Silver Lake Village Multifamily Redevelopment

FYI

From: Holdhusen, Max <max.holdhusen@CO.RAMSEY.MN.US>
Sent: Tuesday, June 11, 2019 3:57 PM
To: Mark Casey <mark.casey@savmn.com>
Cc: Lux, Joseph <Joseph.Lux@CO.RAMSEY.MN.US>; Churchich, Molly <Molly.Churchich@CO.RAMSEY.MN.US>; Olson, Josh <josh.olson@co.ramsey.mn.us>
Subject: EAW Comment- Silver Lake Village Multifamily Redevelopment

Caution: This email originated outside our organization; please use caution.

Mr. Casey,

Three Ramsey County departments reviewed the Silver Lake Village Multifamily Redevelopment EAW and we provide the follow comments;

- Staff support the proposed dense multi-family residential development that provides increased housing options in Ramsey County.
- On page 22, #18. The document does not address the “availability of transit and/or alternative transportation modes.” Ramsey County strongly support the vision for an [All-Abilities Transportation Network](#) and suggests that the development encourage public transportation usage. The site is well-connected by public transportation to Downtown Minneapolis via [Route 4](#), [Route 25](#), and [Route 825](#). Additional destinations can be accessed via [Route 801](#). These options should be included in the assessment and used in the marketing of the site.

- **Section 18- Traffic Analysis-** This section adequately details the proposed traffic generation vs. the proposed use. We are satisfied that the proposed use represents an overall reduction in traffic and no significant change in the traffic impact to Silver Lake Road (CSAH 44), so no further analysis is necessary. However, directing traffic to the site via 39th Avenue NE could be considered to reduce delay to those accessing the site by utilizing the existing traffic signal at that location. The primary access to the site now does not allow eastbound left turns onto northbound Silver Lake Road and we would not consider changes at that location, so all vehicles destined for northbound Silver Lake Road must continue to use 39th Avenue NE.

Thank you for the opportunity to review.

Max Holdhusen
Ramsey County
Policy & Planning
651-431-8199

Appendix B

Draft City Council Meeting Minutes

July 23, 2019