

City of Minneapolis
Request for Committee Action

To: Zoning & Planning
Date: 4/21/2016
From: Community Planning & Economic Development
Prepared by: Hilary Dvorak, Principal Planner
Presented by: Hilary Dvorak, Principal Planner
File type: Action
Subcategory: Environmental Review

Subject:

Environmental Assessment Worksheet determination: Proposed Alatus Tower development; 200 Central Ave SE and 113 2nd St SE

Description:

1. Denying a petition for an Environmental Assessment Worksheet for the Alatus Tower project on the property located at 200 Central Ave SE and 113 2nd St SE.
2. Adopting the Findings of Fact and Record of Decision as prepared by Community Planning & Economic Development staff.

Previous Actions:

None

Ward/Neighborhood/Address:

Ward 3
Marcy Holmes
200 Central Ave SE and 113 2nd St SE

Background/Analysis:

Nathan Dungan, representing Neighbors for East Bank Livability, filed a petition requesting the preparation of an Environmental Assessment Worksheet (EAW) for the project known as the Alatus Tower located at 200 Central Avenue Southeast and 113 2nd Street Southeast with the Minnesota Environmental Quality Board (EQB) on April 5, 2016. The EQB subsequently assigned the City of Minneapolis as the Responsible Governmental Unit (RGU) after determining that the petition was complete and valid. According to the petitioner, the petition is based on the projects size and the inconsistency of the project with the City's Comprehensive Plan. The petitioner's complete statement and reasons for the petition are attached.

Based on the information in the file and within the attached Findings of Fact and Record of Decision document, the City of Minneapolis concludes the following:

1. The Findings of Fact and Record of Decision document and related documentation were prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minnesota Rules, Parts 4410.1000 to 4410.1700.
2. The project does not meet any of the mandatory EAW thresholds contained in Minn. Rules 4410.4300.
3. The project is in compliance with the City's comprehensive plan.
4. The project does not have the potential for significant environmental effects.

5. The petitioners failed to meet their burden of proof that the project may have the potential for significant environmental effects. Although there are many arguments presented, they are largely anecdotal and unsupported by compelling evidence.
6. The City of Minneapolis makes the finding that the petition for an EAW for the Alatus Tower project on the property located at 200 Central Avenue Southeast and 113 2nd Street Southeast is denied.
7. The City of Minneapolis City Council shall adopt the proposed Findings of Fact and Record of Decision document.
8. Minneapolis City Council shall adopt the proposed Findings of Fact and Record of Decision document.

Financial Review:

No financial impact.

Attachments:

1. Draft Findings of Fact and Record of Decision
2. Letter from the EQB
3. Petition