



Request for City Council Committee Action from the Department of Community Planning and Economic Development

Date: April 23, 2015

To: Council Member Lisa Bender, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning & Planning Committee

Subject: Determination of the need for an Environmental Impact Statement (EIS) and the adequacy of the EAW for the proposed Ritz Block development—315 Nicollet Mall, City of Minneapolis, Hennepin County, Minnesota.

Recommendation: The Zoning and Planning Committee make the following findings and not require the preparation of an EIS for this project:

1. The Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision” document, and related documentation for the Ritz Block development were prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minn. Rules, Parts 4410.1000 to 4410.1700 (2009).
2. The Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision” document, and related documentation for the project have satisfactorily addressed all of the issues for which existing information could have been reasonably obtained.
3. The project does not have the potential for significant environmental effects based upon the above findings and the evaluation of the following four criteria (per Minn. Rules, Parts 4410.1700 Subp. 7):
 - Type, extent, and reversibility of environmental effects;
 - Cumulative potential effects;
 - Extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority;
 - Extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, including other EISs.
4. The finding by the City that the EAW is adequate and no EIS is required provides no endorsement, approval or right to develop the proposal and cannot be relied upon as an indication of such approval. This finding allows the proposer to formally initiate the City’s

process for considering the specific discretionary permissions necessary for redevelopment, and for the City in this process, informed by the record of the EAW, to identify and encourage the elements for compatible redevelopment, and assure their implementation at this site.

Consequently, the City does not require the development of an Environmental Impact Statement (EIS) for the project.

Ward: 3

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Steve Poor, Interim Director, Development Services
Presenters in Committee: Becca Farrar-Hughes, Senior City Planner, Land Use, Design & Preservation

Community Impact:

- Neighborhood Notification: See attached "Findings" Exhibit C.
- City Goals: Not applicable, this process and decision is mandated by the EQB rules.
- Comprehensive Plan: See attached.
- Zoning Code: Not applicable.
- Other: Not applicable.

Supporting Information: See attached "Draft Findings of Fact and Record of Decision".