



**Community Planning & Economic Development**

**Planning Division**

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**AVAILABILITY OF THE ENVIRONMENTAL ASSESSMENT  
WORKSHEET FOR THE  
CITY OF LAKES CONDOMINIUMS DEVELOPMENT**

This Environmental Assessment Worksheet (EAW) studies the proposed City of Lakes Condominiums development which will redevelop the former Abbott Hospital site at 110 East 18th Street in the Stevens Square Historic District of Minneapolis. The original hospital building, but not the adjoining 1919 addition on First Avenue, will be converted into 12 apartments. The later hospital additions along 18th St. and Stevens Ave. will be demolished and replaced by a four-story building containing 83 apartments. The 1919 addition on First Avenue will be demolished and its site will become part of the Phase Two development. Phase Two will include a 23-story, 199-unit, apartment building located on the present surface parking area at First Ave. and 17th St. (south of I-94). There will be a total of 282 units.

Notice will be published in the *EQB Monitor* on Monday, August 1, 2005. Public comments on the EAW must be made within the 30-day comment period, which ends at 4:30 p.m. on Wednesday, August 31, 2005. The Zoning and Planning Committee at its regular meeting on September 15, 2005, or at a subsequent meeting, will receive a report and recommendation from City staff, hear comments from all parties, and consider the adequacy of this EAW and the need for an Environmental Impact Statement for this proposal. The City Council will act on the recommendation of this Committee at a subsequent meeting. Copies of the EAW will be available for review at the downtown Minneapolis Public Library located at 250 Marquette Ave., and in the office of the City Planning Division at Room 210 City Hall. This EAW and supporting information will also be available for review on the City of Minneapolis web site: <http://www.ci.minneapolis.mn.us/planning> Copies of this EAW can also be provided to individuals by email or on a compact disk by request to Michael Orange at the addresses below:

**For further information and to submit comments on the EAW, contact J. Michael Orange, Principal Planner, as follows: Mail at the above address, email: [michael.orange@ci.minneapolis.mn.us](mailto:michael.orange@ci.minneapolis.mn.us), voice: 612-673-2347. Electronic submissions (email, emailed attachments in Word, and discs containing Word documents) are preferred.**

**Attention:** If you want help translating this information, call - **Hmong** - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; **Spanish** - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; **Somali** - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

# ENVIRONMENTAL ASSESSMENT WORKSHEET

1. **Project title:** City of Lakes Condominiums

2. **Proposer** Gateway Commons LLC  
Contact person P. Palanisami, P.E.  
Title Owner  
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3. **RGU** City of Minneapolis  
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4. **Reason for EAW preparation:** Mandatory EAW  
**If EAW or EIS is mandatory give EQB rule category subpart number** 4410.4300 subpart 31 **and subpart name** Historical Places

5. **Project location** County Hennepin City/Township **Minneapolis**  
SW ¼ SW ¼ Section 27 Township **29N** Range 24W  
The present address of the Project site is 110 East 18th Street

**Attach each of the following to the EAW:**

**County map showing the general location of the project;**

**U.S. Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries**

**Site plan showing all significant project and natural features:** See Attachments A, B, & C

6. **Description**

**a. Provide a project summary of 50 words or less to be published in the *EQB Monitor*.**

The project is redevelopment of the former Abbott Hospital site at 110 East 18th Street in the Stevens Square Historic District of Minneapolis. The original hospital building, but not the adjoining 1919 addition on First Avenue, will be converted into 12 apartments. The later additions along 18th St. and Stevens Ave. will be demolished and replaced by a four-story building containing 83 apartments. The 1919 addition on First Avenue will be demolished and its site will become part of the Phase Two development. Phase Two will include a 23-story, 199-unit, apartment building located on the present surface parking area at First Ave. and 17th

St. (south of I-94).

**b. Give a complete description of the proposed project and related new construction. Attach additional sheets as necessary. Emphasize construction, operation methods and features that will cause physical manipulation of the environment or will produce wastes. Include modifications to existing equipment or industrial processes and significant demolition, removal or remodeling of existing structures. Indicate the timing and duration of construction activities.**

Phase One will redevelop 52,858 sq. ft., approximately 70% of the site area, and accomplish all the demolition. See Attachment D Site Plan. The original 1910 hospital building will be renovated to provide 12 new apartments and a 4 story "L" shaped building will be constructed following the 18th Street and Stevens Avenue frontage of the site. See Attachment E, Phase One Building Elevations. This building will contain 83 new apartments and an underground parking garage with 177 spaces.

Construction of Phase Two will begin when Phase One is completed. In this phase, the remaining 21,568 sq. ft. of the site will be developed by a 23-story apartment building with 199 housing units and 200 underground parking spaces. No elevations or renderings of the design of this building have been prepared. There will be a total of 294 units.

**c. Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.**

The project will replace a vacant and obsolete hospital building, redeveloping the site and increasing housing opportunities in the Stevens Square neighborhood near downtown Minneapolis.

**d. Are future stages of this development including development on any outlots planned or likely to happen?** No

**e. Is this project a subsequent stage of an earlier project?** No

**7. Project magnitude data**

**Total project acreage:** 1.7

**Number of residential units:**

**unattached:** 0

**attached:** 282

**maximum units per building:** 159

**Commercial, industrial or institutional building area (gross floor space): total square feet: 0**

Indicate areas of specific uses (in square feet):

Office	0	Manufacturing	0
Retail	0	Other industrial	0
Warehouse	0	Institutional	0
Light industrial	0	Agricultural	0
Other commercial (specify)	0		

**Building height:** Phase One, 4 stories / 50 ft.; Phase Two, 23 stories / 257 ft.

**If over 2 stories, compare to heights of nearby buildings**

The present Hospital building and the additions on the site are four stories tall, some with equipment extending above the roof. Virtually all the apartment buildings in the Stevens Square Historic District, see Attachment F, are 3 ½ stories tall, with the first level half below grade (this allowed non-fireproof construction by the codes in place before and after WW I). Four-story apartments have recently been constructed along 3rd Avenue just outside the boundary of the Historic District.

The sole nearby exception to this low-rise pattern both inside and surrounding the District is the 23-story building at 1707 3rd Avenue S. located at 3rd Avenue and I 94 outside the Historic District (refer to Attachment F Stevens Square Historic District). This building provides public housing and is operated by the City. It was constructed in 1969 to provide housing for low-income elderly persons. The only other two tall buildings west of I-35W and south of I-94, 1920 4th Ave. S. (15 stories/1967) and 2533 1st Ave. S. (7 stories/1966), were constructed during the same time under the same program for the same purpose.

**8. Permits and approvals required. List all known local, state and federal permits, approvals and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure.**

The following lists the primary permits and approvals needed for both phases of the project:

<u>Unit of government</u>	<u>Type of application</u>	<u>Status</u>
<b>State:</b>		
MPCA	Sanitary Sewer Extension Permit	To be applied for
<b>Local:</b>		
City of Minneapolis:		
Heritage Preservation Commission	Demolition Approval	To be applied for
	Plan Approval	To be applied for
Public Works	Travel Demand Management Plan	To be applied for
	Storm Water Management Plan	To be applied for
	Grading & Erosion Control Plan	To be applied for
	Stormwater Management Plan	To be applied for
Planning Commission	Conditional Use Permits	To be applied for
	Variances	To be applied for
	Site Plan Review	To be applied for
Regulatory Services	Building Permits	To be applied for

**9. Land use. Describe current and recent past land use and development on the site and on adjacent lands. Discuss project compatibility with adjacent and nearby land uses. Indicate whether any potential conflicts involve environmental matters. Identify any potential environmental hazards due to past site uses, such as soil contamination or abandoned storage tanks, or proximity to nearby hazardous liquid or gas pipelines.**

The 74,154 sq. ft. site occupies approximately 85% of the block bounded by First Avenue, East 18th Street, and Stevens Avenue just south of I-94 (refer to Attachment C, Project Site). Two 3 ½ story brown brick apartment buildings at 1700 Stevens (25 units) and 1706 Stevens (31 units) are not part of this development and will remain at the northeast corner of the block. A surface parking lot, which is part of the site, occupies the northwest corner of the block. The remainder of the block is occupied by the hospital building with a collection of many wings and additions, the most recent in 1966. The hospital use continued until the mid 1970's when this use was relocated to the Abbott Northwestern Hospital campus located at 26th and Chicago. The building was most recently used as a nursing facility. Since the end of 2004, it has been vacant.

The project site is located at the northwest corner of the locally and nationally designated Stevens Square Historic District, a District that surrounds Steven Square Park and includes all or part of 11 city blocks along First Avenue, south of 17th St/I-94, west of 3rd Avenue S., and north of E. Franklin Avenue (Attachment F).

The first development of the area occurred just before and after World War I as apartments at a very high density (over 125 units per acre) in a low-rise format. Nearly all the 54 apartment buildings in the District are 3 to 3 ½ stories tall and have a brown brick exterior. Since that time, almost no additional redevelopment has occurred and the District still evidences a remarkable consistency in its housing characteristics, design, and appearance because of the uniformity of building style, height, and materials originally used.

A registered underground heating oil tank will be removed during demolition.

**10. Cover types. Estimate the acreage of the site with each of the following cover types before and after development:**

	<b>Before</b>		<b>After</b>	
<b>Types 1-8 wetlands</b>	0	0	<b>Lawn/landscaping</b>	0.10 0.4
<b>Wooded/forest</b>	0	0	<b>Impervious surfaces</b>	1.60 1.3
<b>Brush/Grassland</b>	0	0	<b>Other (describe)</b>	0 0
<b>Cropland</b>	0	0		
			<b>TOTAL</b>	1.70 1.70

If Before and After totals are not equal, explain why: Not applicable

**11. Fish, wildlife and ecologically sensitive resources**

**a. Identify fish and wildlife resources and habitats on or near the site and describe how they would be affected by the project. Describe any measures to be taken to minimize or avoid impacts.**

The project site can be characterized as an established high-density, urban, residential district that has been fully developed since World War I. The project area consists of multi-level apartment buildings and parking lots. With the exception of the adjacent Stevens Square Park, vegetation is limited to isolated small lawns and associated boulevard trees. The 2.7-acre urban park has an area of play apparatus, a half basketball court, grass and trees and benches throughout, and a pergola at the center. Consequently, there are no significant wildlife habitats within the project site.

**b. Are any state-listed (endangered, threatened or special concern) species, rare plant communities or other sensitive ecological resources such as native prairie habitat, colonial waterbird nesting colonies or regionally rare plant communities on or near the site? No**

**12. Physical impacts on water resources. Will the project involve the physical or hydrologic alteration — dredging, filling, stream diversion, outfall structure, diking, and impoundment — of any surface waters such as a lake, pond, wetland, stream or drainage ditch? No**

**13. Water use. Will the project involve installation or abandonment of any water wells, connection to or changes in any public water supply or appropriation of any ground or surface water (including dewatering)?**

The project will not involve the drilling of new wells. The project will obtain water from the City of Minneapolis system. Estimated water demand is based upon the Service Availability Charge (SAC) Procedure manual, (Metropolitan Council—Environmental Services, January 2004). One SAC unit (274 gallons per day representing peak day usage) is assigned to each residential unit. It is estimated that about 80,556 gallons per day would be required for this

project. The existing 185-bed nursing home required 61.66 SAC units, which equals 16,895 gallons per day.

The project will have no impact on sole source aquifers. The site is served by the Minneapolis Water Works which draws its water supply from the Mississippi River under appropriation permit number 786216-1. Potable supplies are adequate to meet the needs of the project without modification to the existing system.

**14. Water-related land use management district. Does any part of the project involve a shoreland zoning district, a delineated 100-year flood plain, or a state or federally designated wild or scenic river land use district?**

The site is located within the jurisdiction of the Mississippi River Watershed Management Commission. The site is not within a coastal, riparian, or any other water-related land use management district, and it will not have any impact on any navigable waterway or coastal zone. It is not within a shoreland zoning district, a delineated 100-year flood plain, or a state or federally designated wild or scenic river land use district.

**15. Water surface use. Will the project change the number or type of watercraft on any water body? No**

**16. Erosion and sedimentation. Give the acreage to be graded or excavated and the cubic yards of soil to be moved: acres 1.56; cubic yards 32,000. Describe any steep slopes or highly erodible soils and identify them on the site map. Describe any erosion and sedimentation control measures to be used during and after project construction.**

The project site has been previously developed. Following demolition, the excavation of the generally flat site for underground parking is proposed. The new buildings will have underground parking that may extend to the level of about 840 feet above mean sea level, 20 ft. below the grade of Stevens Avenue. The current basement level of the Hospital is 11 ft. below grade for a portion, 18 ft. below grade for other portions, and 28 ft. below grade in some other areas. In areas where the excavation extends close to the street or curbs, some temporary shoring will be required.

A Storm Water Pollution Prevention plan (SWPP) will be submitted to the Minnesota Pollution Control Agency (MPCA). The plan will include erosion and sediment control measures during construction. Erosion and sediment controls used during construction will also be enforced by City's erosion control ordinance. Typical and standard construction practices including protection of street-level storm water inlets, perimeter silt fences, crushed rock construction entrances, and periodic street sweeping will be utilized. No post-construction erosion and sediment controls are planned due to the largely impervious nature of the completed development. The applicant will also be required to obtain an Erosion Control permit from the City which will ensure the placement of Best Management Practices for erosion control during construction.

**17. Water quality: surface water runoff**

**a. Compare the quantity and quality of site runoff before and after the project. Describe permanent controls to manage or treat runoff. Describe any stormwater pollution prevention plans.**

Currently, 94% of the site is impervious and part of the impervious surface is a parking lot. The quantity of run-off will decrease as the proposed project will decrease the impervious surface of the site to 77%. The quality of the run-off will improve as almost all the new parking is enclosed. To obtain a building permit, the applicant will have to obtain approval from the City for a Stormwater Management Plan, which, among other measures, will require the treatment of 100% of the on-site stormwater and removal of 70% of the suspended solids. Permanent storm water management measures, required under Title 3, Chapter 54, of the City Code are not yet designed for the project, but will be implemented as directed by the City.

**b. Identify routes and receiving water bodies for runoff from the site; include major downstream water bodies as well as the immediate receiving waters. Estimate impact runoff on the quality of receiving waters.**

Runoff from the site, after treatment required by City Ordinance, will be carried by the surrounding local and regional storm sewer system to the Mississippi River.

**18. Water quality: wastewaters**

**a. Describe sources, composition and quantities of all sanitary, municipal and industrial wastewater produced or treated at the site.**

Estimated sanitary wastewater produced at the site from residential uses is about 80,556 gallons per day based upon estimated water consumption. The development is not expected to produce any wastewater that requires special treatment. The existing 185-bed nursing home produced 16,895 gallons of wastewater per day.

**b. Describe waste treatment methods or pollution prevention efforts and give estimates of composition after treatment. Identify receiving waters, including major downstream water bodies, and estimate the discharge impact on the quality of receiving waters. If the project involves on-site sewage systems, discuss the suitability of site conditions for such systems.**

The development will connect to the City of Minneapolis existing sanitary sewer mains along Stevens Avenue.

**c. If wastes will be discharged into a publicly owned treatment facility, identify the facility, describe any pretreatment provisions and discuss the facility's ability to handle the volume and composition of wastes, identifying any improvements necessary.**

Wastes will be discharged to the Metropolitan Waste Water Treatment Plant. Typically the Minneapolis system has the capacity to supply the net new demand or can reasonably provide

new capacity to meet the additional demand.

**d. If the project requires disposal of liquid animal manure, describe disposal technique and location and discuss capacity to handle the volume and composition of manure. Identify any improvements necessary. Describe any required setbacks for land disposal systems. N/A**

**19. Geologic hazards and soil conditions**

**a. Approximate depth (in feet) to ground water: 25 minimum, 30 average to bedrock: 35 minimum, 40 average**

**Describe any of the following geologic site hazards to ground water and also identify them on the site map: sinkholes, shallow limestone formations or karst conditions. Describe measures to avoid or minimize environmental problems due to any of these hazards.**

Bedrock elevation is given as an estimate based on other projects. Soil borings will be done to determine the exact bedrock elevations. No hazards to ground water are anticipated related to the proposed construction.

**b. Describe the soils on the site, giving NRCS (SCS) classifications, if known. Discuss soil granularity and potential for groundwater contamination from wastes or chemicals spread or spilled onto the soils. Discuss any mitigation measures to prevent such contamination.**

A Phase Two Environmental Assessment by Delta Environmental done in 1994 did not reveal any hazardous material on the hospital site.

**20. Solid wastes, hazardous wastes, storage tanks**

**a. Describe types, amounts and compositions of solid or hazardous wastes, including solid animal manure, sludge and ash, produced during construction and operation. Identify method and location of disposal. For projects generating municipal solid waste, indicate if there is a source separation plan; describe how the project will be modified for recycling. If hazardous waste is generated, indicate if there is a hazardous waste minimization plan and routine hazardous waste reduction assessments.**

Demolition for the project will create construction waste. The waste will be removed to an appropriate construction landfill. After occupancy, it is estimated that each unit will generate about 52 pounds of solid waste per week or weekly solid waste generation of 15,288 pounds and an annual solid waste generation of 397 tons. Private haulers under contract to the City will provide municipal solid waste (MSW) collection and recycling program services. The City and the Hennepin County maintain award-winning recycling programs that recover over 30% of the waste stream. The County also recovers much of the embedded energy in the MSW through its garbage incinerator.

**b. Identify any toxic or hazardous materials to be used or present at the site and identify measures to be used to prevent them from contaminating groundwater. If the use of toxic or hazardous materials will lead to a regulated waste, discharge or emission, discuss any alternatives considered to minimize or eliminate the waste, discharge or emission.**

The project is a residential development and therefore does not anticipate hazardous waste risks to soils or groundwater.

**c. Indicate the number, location, size and use of any above or below ground tanks to store petroleum products or other materials, except water. Describe any emergency response containment plans.**

There is one 5,000-gallon, underground, fuel oil tank, which is seldom used as heat back-up to the natural-gas-fired heating system. The steel tank was registered in 1986. The tank was fiberglass lined in 1983. The tank will be removed during construction.

**21. Traffic. Parking spaces added:** 377 (total of on-site surface and underground parking spaces provided with the project). **Existing spaces (if project involves expansion):** 40. **Estimated total average daily traffic generated:** 1,453 vehicles (typical weekday). **Estimated maximum peak hour traffic generated (if known) and time of occurrence:** 128 vehicles during one hour between 4:00 p.m. and 6:00 p.m. on a typical weekday. **Provide an estimate of the impact on traffic congestion on affected roads and describe any traffic improvements necessary. If the project is within the Twin Cities metropolitan area, discuss its impact on the regional transportation system.**

As the first step in the preparation of the required Travel Demand Management (TDM) Plan for a project of this size, a traffic study of the potential impact of the proposed project was completed by Benschhoff & Associates. A copy of the complete study is available for review at the Planning Division office at 210 City Hall. Based on discussions with City staff two questions were addressed by the Study:

- Would adequate traffic operations be provided at the 1st Avenue/18th Street and 3rd Avenue/17th Street intersections upon full completion of the proposed development?
- Would exiting development trips that are destined to the east on Franklin be adequately accommodated without causing any significant negative impacts at the Franklin Avenue intersections with Stevens Avenue and 3rd Avenue?

Full completion of the proposed development is expected to occur by 2009. Consistent with industry practice, traffic forecasts and analyses were completed for the year after full completion, i.e. 2010. Access for the proposed redevelopment will be provided on 17th Street and Stevens Avenue.

**Existing Traffic Conditions:** The City of Lakes site is surrounded by 17th Street, Stevens Avenue, 18th Street, and 1st Avenue. 17th Street is one-way eastbound street, and 18th Street

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is one-way westbound along the frontage of the site. 1st Avenue is one-way northbound and Stevens Avenue is one-way southbound.

The 1st Avenue/18th Street intersection presently provides one shared through/left-turn lane and one through lane on the south approach, and one left-turn lane on the west approach. Considering the lane configuration on the west approach, the east approach provides one lane that is shared by through and right-turn movements. The 1st Avenue/18th Street intersection presently is controlled by a traffic signal.

The 17th Street/3rd Avenue intersection presently operates as follows: one left-turn lane and one right-turn lane on the west approach, one left-turn lane and one through lane on the south approach, and one through lane and one right-turn lane on the north approach. This intersection presently is controlled by a stop sign on the 17th Street approach.

**Traffic Forecasts:** Trip generation estimates were prepared for the proposed redevelopment using trip rates presented in the Institute of Transportation Engineers' Trip Generation, Seventh Edition. No reductions were applied for trips generated by existing buildings on the site that will be removed because those buildings were already vacated when traffic counts were taken at the subject intersections. Given the downtown-like character of the study area, it is expected that a portion of the development trips would use other modes of travel including transit, bicycle, and pedestrian modes. Therefore, it is highly likely that the proposed development will actually generate significantly fewer automobile trips than is predicted by the standard trip rates used in the manual.

To develop valid estimates of directional distribution for development trips, the surrounding roadway network and the major trip attractions were reviewed relative to the City of Lakes site. Based on this review, the following destinations/directions and distribution percentages were established for development trips:

To/from downtown Minneapolis:	30 percent
To/from east on I-94 and north on I-35W:	20 percent
To/from west on I-394 and north on I-94:	15 percent
To/from south on I-35 W:	15 percent
To/from areas southwest of the site:	15 percent
To/from areas southeast of the site:	<u>5 percent</u>
	100 percent

Development trips were assigned to the surrounding roadway network based on the preceding directional distribution percentages to establish development traffic volumes at the subject intersections.

**Conclusions:** The results of the capacity analyses indicate that the 1st Avenue/18th Street and the 3rd Avenue/17th Street intersections operate at Level of Service (LOS) C or better under all three traffic scenarios during both the a.m. and the p.m. peak hours on a typical weekday. In fact, the LOS results will be the same in 2010 regardless of the proposed redevelopment. Thus, the 1st Avenue/18th Street and 3rd Avenue/17th Street intersections

will provide adequate traffic operations even after full completion of the proposed redevelopment.

Observations regarding sight distance at Franklin Avenue/Stevens Avenue intersection and observations regarding traffic operations at Franklin Avenue/3rd Avenue intersection were completed. A small berm exists in the northwest quadrant of the Franklin Avenue/Stevens Avenue intersection that blocks view to the west for motorists approaching Franklin Avenue from North on Stevens Avenue. However, from a stopped position behind the curb line on Franklin Avenue, motorists are able to see west up to the Franklin Avenue/1st Avenue intersection. No sight distance obstructions are present that block a southbound motorist's view to the east. Thus, no serious sight distance issue exists at the Franklin Avenue/Stevens Avenue intersection. Safe and efficient traffic operations will be provided at the Franklin Avenue intersections with 3rd Avenue and Stevens Avenue.

- 22. Vehicle-related air emissions. Estimate the effect of the project's traffic generation on air quality, including carbon monoxide levels. Discuss the effect of traffic improvements or other mitigation measures on air quality impacts. Note: If the project involves 500 or more parking spaces, consult *EAW Guidelines* about whether a detailed air quality analysis is needed.**

No air quality analysis has been performed for this project. Given the low traffic volumes and lack of congestion, no violations of the federal or state standards are expected.

- 23. Stationary source air emissions. Describe the type, sources, quantities and compositions of any emissions from stationary sources of air emissions such as boilers, exhaust stacks or fugitive dust sources. Include any hazardous air pollutants (consult *EAW Guidelines* for a listing) and any greenhouse gases (such as carbon dioxide, methane, nitrous oxide) and ozone-depleting chemicals (chloro-fluorocarbons, hydro fluorocarbons, perfluorocarbons or sulfur hexafluoride). Also describe any proposed pollution prevention techniques and proposed air pollution control devices. Describe the impacts on air quality.**

The natural gas heating and the cooling systems for the building will be a split system for Phase One and a central system for Phase Two.

- 24. Odors, noise and dust. Will the project generate odors, noise or dust during construction or during operation? Yes**

**If yes, describe sources, characteristics, duration, quantities or intensity and any proposed measures to mitigate adverse impacts. Also identify locations of nearby sensitive receptors and estimate impacts on them. Discuss potential impacts on human health or quality of life. (Note: fugitive dust generated by operations may be discussed at item 23 instead of here.)**

**Odors:** The construction and occupancy of the project is not expected to generate objectionable odors.

**Construction Noise:** The Minneapolis Code of Ordinances regulates both the hours of operation for construction equipment and allowable noise levels. Construction of the project will comply with these requirements.

**Operational noise:** The Minneapolis Code of Ordinances and the MPCA regulate mechanical noise associated with building operation. The project will comply with these requirements.

**Demolition and construction dust:** During demolition and construction, contractors will follow best management practices to reduce dust emissions. During demolition, this will include wetting down the building and debris with hoses as necessary.

**Fugitive dust emissions after occupancy:** Once occupied, this residential project is not expected to generate fugitive dust emissions.

**25. Nearby resources. Are any of the following resources on or in proximity to the site?**

**Archaeological, historical or architectural resources?** Yes

**Prime or unique farmlands or land within an agricultural preserve?** No

**Designated parks, recreation areas or trails?** No

**Scenic views and vistas?** No

**Other unique resources?** No

**If yes, describe the resource and identify any project-related impacts on the resource. Describe any measures to minimize or avoid adverse impacts.**

The project site is located at the northwest corner of the locally and nationally designated Stevens Square Historic District, a District that surrounds Steven Square Park and includes all or part of 11 city blocks along First Avenue, south of 17th St./I-94, west of 3rd Avenue S. and north of E. Franklin Avenue (Attachment F). This District was designated by the City of Minneapolis in 1988 and listed in the National Register of Historic Places in 1993. The District is significant as the most physically and visually coherent example of World War I-era, high-density residential development in Minneapolis. It provides a total expression of the convergence of developmental trends, housing markets, design, building regulations, and land availability as a result of unique historical circumstance at a particular moment in Minneapolis history. The density of the development, repetition of building types, and overall integrity distinguish it from other apartment areas in the City. Similar apartment construction occurred in other neighborhoods near downtown and transit lines in the same period but none with such complete effects on the neighborhood image as in Stevens Square.

Of the 62 buildings in the District, 54 are apartment buildings of a similar size and character. Their primary building type is a 3 ½ story, dark red or dark brown brick apartment building constructed between 1912 and 1926. They have not been significantly altered since their construction and comprise an unusually coherent grouping. The result is a neighborhood that still evidences a remarkable consistency in its housing characteristics. These unifying design

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characteristics include the well established size, height, scale, massing, materials, details, relationship of solid to void, and colors of the structures in the District.

The Abbot Hospital complex consists of several wings, all executed in dark brown brick. The original 1910 portion of the building is three stories with a hipped roof, a hipped roof dormer, and broad overhanging eaves. A southern portion of this building was demolished in 1960 for construction of an addition. The contributing parts of the Hospital at 1711-25 1st Avenue S. are the original Dunwoody Building, constructed in 1910, and the Janney Building, a 1919 four-story addition to the north, which repeats the rusticated base of the Dunwoody Building. Later additions are of a modern design, scale, and materials that do not contribute to the historic character of the District. The 1988 nomination study completed for the City of Minneapolis notes that the Dunwoody Building portion of the Abbot Hospital is a contributing building and the Janney Building is considered non-contributing. The later research of the 1993 National Register nomination notes that both the Dunwoody and Janney buildings are contributing resources to the historic district.

The presence of the Hospital proved to be an important determinant of some of the early middle class demographic character of the community.

The Minneapolis Heritage Preservation Commission (HPC), and on appeal the City Council, will determine if the preservation and renovation for residences of the Hospital's original Dunwoody building will allow the direct impact of the proposed demolition of the contributing "Janney" building. Using the Stevens Square Historic District Design Guidelines and the Secretary of the Interior's Standards adopted for the District, the HPC (subject to appeal the City Council) will also determine if the additional height to 4 stories and the final design of the new Phase One structure is appropriate for the District. The Stevens Square Historic District Design Guidelines limit height in the District to 3 ½ stories. Later the Commission will consider the same questions regarding the greatly increased proposed height (23 stories) and the design (not available at this time) of the new Phase Two building.

**26. Visual impacts. Will the project create adverse visual impacts during construction or operation? Such as glare from intense lights, lights visible in wilderness areas and large visible plumes from cooling towers or exhaust stacks? No**

**27. Compatibility with plans and land use regulations. Is the project subject to an adopted local comprehensive plan, land use plan or regulation, or other applicable land use, water, or resource management plan of a local, regional, state or federal agency?**

The following describes the goals, policies, and zoning regulations adopted by the City of Minneapolis that are applicable to the site and the project, and evaluates the project's consistency with them:

a. **The City's Goals (selected goals):**

**Goal 6:** Preserve, enhance and create a sustainable natural and historic environment city-wide.

b. **The Minneapolis Plan (adopted by the City Council in 2000):**

**Policy 1.7: Minneapolis will recognize and celebrate its history.**

**Implementation Steps (selected and emphasis added):**

- Encourage new developments to retain historic structures, incorporating them into new development rather than demolishing them.

**Policy 4.11: Minneapolis will improve the availability of housing options for its residents.**

**Implementation Steps (selected and emphasis added):**

- Encourage the rehabilitation and sensitive reuse of older or historic buildings for housing including affordable housing units.

**Policy 4.17: Minneapolis will promote housing development that supports a variety of housing types at designated Major Housing Sites throughout the city.**

**Implementation Steps (selected and emphasis added):**

- Concentrate new housing developments in close proximity to amenities or in locations where value will be sustained over time.
- Develop a citywide Housing Strategy for placing medium (10-30 units per acre) to high-density (30+units per acre) new housing on major transportation and transit corridors and near commercial revitalization projects or neighborhood amenities (e.g. sites such as Growth Centers, Major Housing Sites, Commercial Corridors)
- Protect Major Housing Sites for medium (10-30 units per acre) to high (30+units per acre) density residential development from development proposals which exclude housing through land use controls, redevelopment plans and other available means.
- Promote the development of new housing that is compatible with existing development in the area as well as to existing historic or older housing stock where appropriate.

**Policy 9.4: Minneapolis will promote preservation as a tool for economic development and community revitalization.**

**Implementation Steps (selected and emphasis added):**

- Identify, designate and protect sites, buildings and districts in the city with historic or architectural significance.
- Protect designated structures, sites and districts from demolition, neglect or inappropriate modifications.

**Environmental Assessment Worksheet for the City of Lakes Condominiums, 110 East 18th Street  
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- Protect potentially significant historic structures from demolition until the city can determine the significance of the structure and explore alternatives to demolition.
- Encourage relocation of historic resources as a last means of preservation for endangered properties.
- Preserve artifacts from structures and sites that are historically, architecturally or culturally significant and seek to reintroduce these artifacts into the city's streetscape and building interiors.
- Develop creative economic incentives in the public and private sector to promote the rehabilitation, maintenance and reuse of the city's historic resources.

**c. Zoning Code:** The City's Zoning Code regulates the intensity of development by three measures. First, by housing unity density, measured by dividing the area of the site by the minimum lot area per housing unit. Second, by building bulk, measured by the Floor Area Ratio, the minimum lot area per floor area of the building. Third, by the height of the building, with a Conditional Use permit required to exceed a certain building height. All of measures or ratios change from Zoning District to Zoning District.

The present zoning designation at this site and of neighborhood is OR3 Institutional Office Residence District. It permits the highest residential densities, and the largest and tallest buildings outside of the downtown zoning districts.

The following table describes how the proposed project complies with these standards.

	<b>Total</b>	<b>Phase One</b>	<b>Phase Two</b>
Site Area	74,154 sq. ft./1.7 ac	52,585 sq. ft.	21,568 sq. ft.
Housing Units	294	12 + 83 = 95	199
At 300 sq. ft. / unit	247 units	95 units	71 units
Parking	377 enclosed spaces	177 enclosed spaces	200 enclosed spaces
Floor Area	302,513 sq. ft.	99,113 sq. ft.	203,400 sq. ft.
At 3.5 FAR	259,539 sq. ft.	184,047 sq. ft.	75,488 sq. ft.
Height	OR3 = 6 stories / 84 ft	4 sty / 50 ft	23 sty / 257 ft.

The project as proposed has 47 more housing units than would be permitted by the OR3 District, 42,974 sq. ft. more floor area than would be permitted in the OR3 District, and the Phase Two building would be 17 stories and 173 ft. taller than would be permitted by the Zoning Code on a site of this size and this zoning designation. The proposed density, 173 units per acre, is greater than the estimated 125 units per acre of the historic development, and exceeds the basic density of 145 housing units per acre standard of the very intense OR3 District. The proposal also exceeds the building bulk and height standards of the OR3 District. The proposer can adjust their plan to qualify for certain bonuses and/or apply for variances to increase the permitted number of units and building bulk and a Conditional Use permit to increase the permitted height.

The plan for the project creates three principal uses; the renovated original Abbott Hospital, the new Phase One Building, and the new Phase Two building, on the same zoning lot. The plan also requires the transfer of unused density and floor area between Phase One and Phase Two. Multiple principal buildings on the same site, and transfer of density and floor area between parcels or phases of development, is typically

accomplished under the City's Code by approval of a Planned Unit Development for the site. The City's code requires a minimum site size of two acres to qualify for a Planned Unit Development. It is unclear how this project will be approved for this 1.7 acre site. The proposed level of development (in terms of building height, number of housing units, bulk, and arrangement) may not be able to be accomplished with the proposed plan at the proposed site.

- d. **Consistency with policies, plans, and zoning:** The following describes the project's consistency with the above goals, policies, and zoning regulations:
- The 1993 National Register nomination concluded that both the Dunwoody Building and the Janney Building are contributing resources to the locally and nationally designated Steven Square Historic District. Since the project retains, rehabilitates, and reuses the Dunwoody Building but proposes to demolish the Janney Building, it is consistent and inconsistent respectively as regards the City's goals and policies that address historic preservation; namely, the above-listed Goal 6 and Policies 1.7, 4.11, 4.17, and 9.4.
  - The Minneapolis Plan designates locations for major new medium (10-30 units per acre) to high-density (30+units per acre) housing developments. These sites are located on major transportation and transit corridors and near commercial revitalization projects or neighborhood amenities (e.g. sites such as Growth Centers, Major Housing Sites, Commercial Corridors). The Plan designates none of these features in the near vicinity of the site. However, the 1st Ave. and 3rd Ave. bridges across the freeway provide ready access to Downtown which would clearly be considered an "amenity" as described in the Plan at Policy 4.17. The Plan also designates Downtown as an Activity Center and a Growth Center.
  - Policy 4.17 calls for new housing to be compatible with existing historic or older housing stock. The Minneapolis HPC will consider whether the proposed rehabilitation of the Dunwoody Building and the new development for Phase One and Phase Two will be compatible with the other buildings in the historic district.
  - The proposed level of development (in terms of building height, number of housing units, bulk, and arrangement) may not be able to be accomplished with the proposed plan at the proposed site consistent with the City's Zoning Code.

**28. Impact on infrastructure and public services. Will new or expanded utilities, roads, other infrastructure or public services be required to serve the project?** No

**29. Cumulative impacts. Minnesota Rule part 4410.1700, subpart 7, item B requires that the RGU consider the "cumulative potential effects of related or anticipated future projects" when determining the need for an environmental impact statement. Identify any past, present or reasonably foreseeable future projects that may interact with the project described in this EAW in such a way as to cause cumulative impacts. Describe the nature of the cumulative impacts and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to cumulative impacts (or discuss each cumulative impact under appropriate item(s) elsewhere on this form).**

The project, a residential re-development of the largest nonresidential parcel in this residential neighborhood, will not likely initiate any cumulative impacts beyond those described herein.

**30. Other potential environmental impacts. If the project may cause any adverse environmental impacts not addressed by items 1 to 28, identify and discuss them here, along with any proposed mitigation.**

Given its proximity to I-94, the height of the Phase Two residential building may expose some of the residents to noise in excess of State Standards. This exposure should not be of a level that cannot be mitigated by the building's design.

**31. Summary of issues.** *Do not complete this section if the EAW is being done for EIS scoping; instead, address relevant issues in the draft. Scoping Decision document, which must accompany the EAW.* List any impacts and issues identified above that may require further investigation before the project is begun. Discuss any alternatives or mitigative measures that have been or may be considered for these impacts and issues, including those that have been or may be ordered as permit conditions.

**Historic Resources:** The project proposes the demolition of the contributing 1919 "Janney" addition to the Hospital. At the level of detail available at this stage of the process, it is not clear if the proposed height and design of the new Phase One and Phase Two construction will be compatible or intrusive in the Historic District. The proposed demolition and final design of the renovation of the Hospital building and all new construction at the site is subject to Minneapolis Heritage Preservation Commission review (subject to appeal to the City Council).

**Plans and Regulations:** The proposed level of development (in terms of building height, number of housing units, bulk, and arrangement) may not be able to be accomplished with the proposed plan at the proposed site consistent with the City's plans and regulations.

**I-94 Noise Exposure:** The City should require a noise exposure study of the final design of the Phase Two building during site plan review to assure this potential exposure is mitigated.

**Environmental Assessment Worksheet for the City of Lakes Condominiums, 110 East 18th Street  
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**RGU CERTIFICATION.** The Environmental Quality Board will only accept signed Environmental Assessment Worksheets for public notice in the EQB Monitor.

**I hereby certify that:**

- The information contained in this document is accurate and complete to the best of my knowledge.
- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9b and 60, respectively.
- Copies of this EAW are being sent to the entire EQB distribution list.

Signature \_\_\_\_\_

Date \_\_\_\_\_

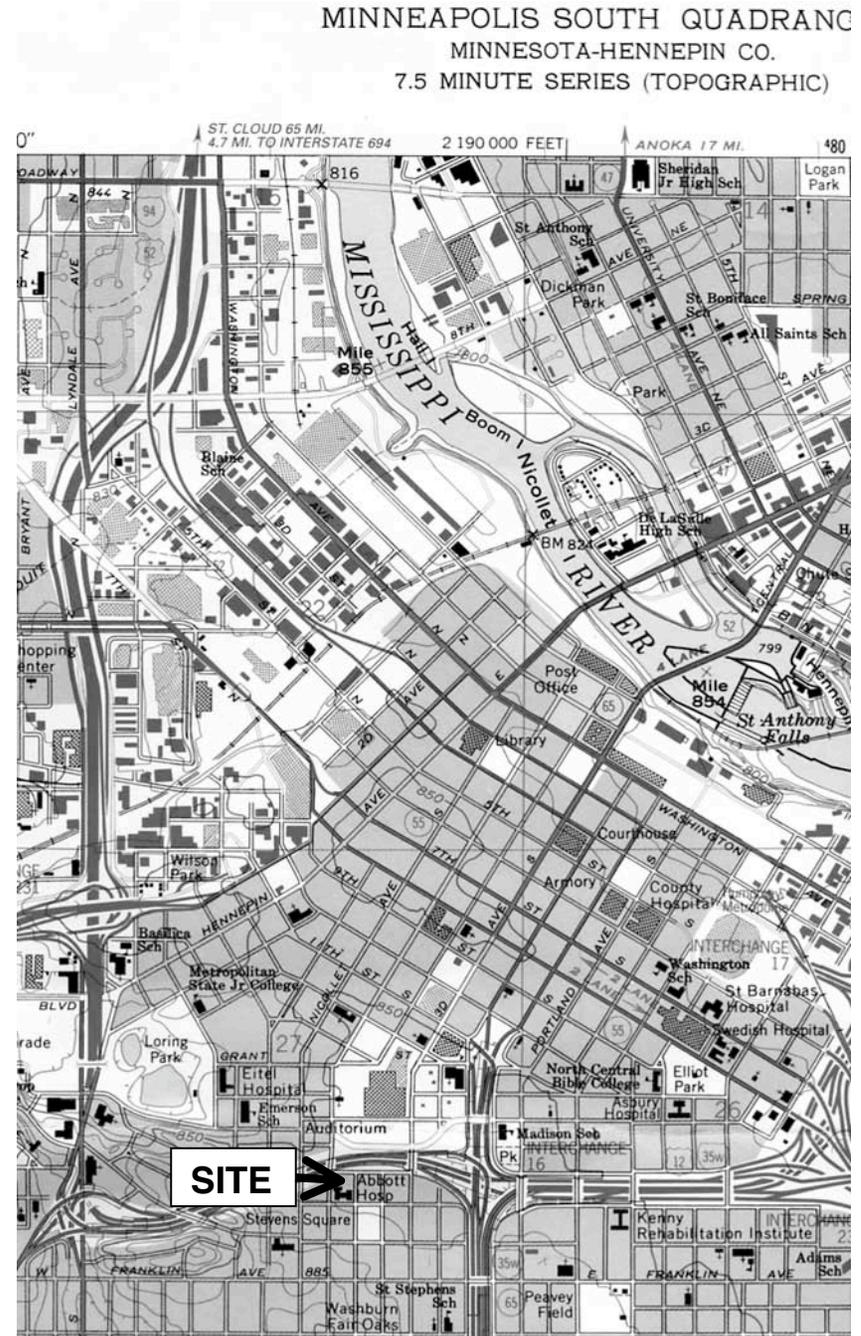
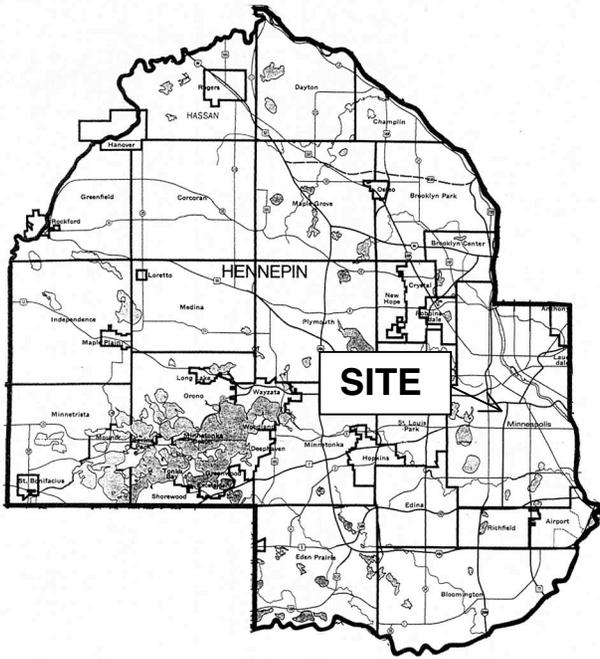
Title Principal Planner

**Environmental Assessment Worksheet** was prepared by the staff of the Environmental Quality Board at the Administration Department. For additional information, worksheets or for *EAW Guidelines*, contact: Environmental Quality Board, 658 Cedar St., St. Paul, MN 55155, 651-296-8253, or <http://www.eqb.state.mn.us>

**List of Attachments:**

- A. Site Location in Hennepin County
- B. Site Location on Minneapolis South 7.5 Minute sheet
- C. Project Site
- D. Site Plan
- E. Phase One Building Elevations
- F. Steven Square Historic District

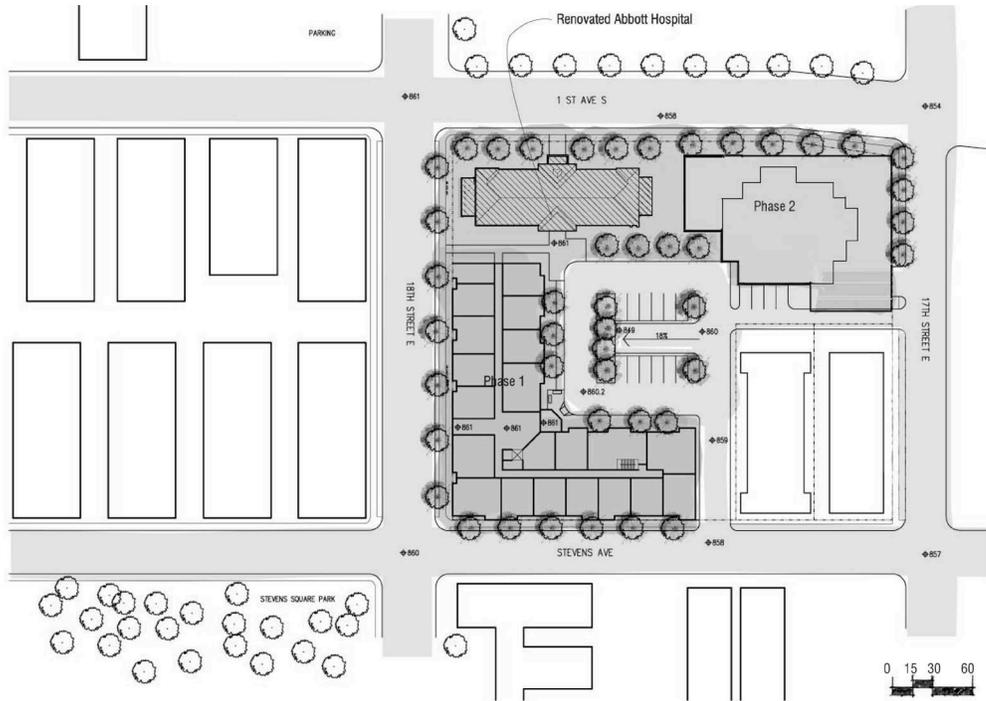
# Attachments A&B Site Location in Hennepin County and on Minneapolis South Quadrangle City of Lakes Condominiums





# Attachments D & E Site Plan and Phase One Building Elevations City of Lakes Condominiums EAW

## Attachment D Site Plan



City of Lakes  
110 18th Street East 07.08.2005

PROPOSED SITE PLAN-Phases I & II

1

## Attachment E Phase One Building Elevations



City of Lakes  
110 18th Street East 07.08.2005

PROPOSED BUILDING-18th Street  
Perspective Stevens-Similar

2

# Stevens Square Historic District

