July 2013 version

ENVIRONMENTAL ASSESSMENT WORKSHEET

This Environmental Assessment Worksheet (EAW) form and EAW Guidelines are available at the Environmental Quality Board's website at:
http://www.eqb.state.mn.us/EnvRevGuidanceDocuments.htm. The EAW form provides information about a project that may have the potential for significant environmental effects. The EAW Guidelines provide additional detail and resources for completing the EAW form.
Cumulative potential effects can either be addressed under each applicable EAW Item, or can be addresses collectively under EAW Item 19.
Note to reviewers: Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the *EQB Monitor*. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation and the need for an EIS.

1. **Project title: Columbia Arena Area Redevelopment Project**

2.	**Proposer:**	**City of Fridley**	3. **RGU:**	**City of Fridley**
	Contact person:	Scott Hickok	Contact person:	Walter Wysopal
	Title:	Community Development Director	Title:	City Manager
	Address:	6431 University Ave. NE	Address:	6431 University Ave. NE
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4. **Reason for EAW Preparation:** (check one)

Required:	Discretionary:
☐ EIS Scoping	☐ Citizen petition
X Mandatory EAW	☐ RGU discretion
	☐ Proposer initiated

If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s):

4410.4300 - Minnesota Administrative Rules Subp. 19. Residential development.
An EAW is required for residential development if the total number of units that may ultimately be developed on all contiguous land owned or under an option to purchase by the proposer, except land identified by an applicable comprehensive plan, ordinance, resolution, or agreement of a local governmental unit for a future use other than residential development, equals or exceeds a threshold of this subpart….The local governmental unit is the RGU for construction of a permanent or potentially permanent residential development of:
D. 250 unattached units or 375 attached units in a city within the seven-county Twin Cities metropolitan area that has adopted a comprehensive plan under Minnesota Statutes, section 473.859.

5. **Project Location:**
County: Anoka
City/Township: Fridley

PLS Location (¼, ¼, Section, Township, Range):
SE¼ of SE¼, Section 11, Township 30N, Range 24W
Watershed (81 major watershed scale): Rice Creek Watershed

GPS Coordinates: 45.095953, -93.261228

Tax Parcel Number:
- 11-30-24-34-0002 (Formerly Columbia Arena, 7011 University Ave. NE)
- 11-30-24-34-0003 (City of Fridley Public Works, 400 71st Ave. NE)
- 11-30-24-34-0005 (City of Fridley, 6911 University Ave. NE)

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6. Project Description:

a. Provide the brief project summary to be published in the *EQB Monitor*, (approximately 50 words).

The City of Fridley (City) is proposing to redevelop approximately 33 acres within the city limits along University Avenue Northeast and 69th Avenue. The project site includes the former Columbia Ice Arena, current City Public Works Garage, and a portion of park property. The project includes a new municipal center, public works storage facility, and residential housing.

b. Give a complete description of the proposed project and related new construction, including infrastructure needs. If the project is an expansion include a description of the existing facility. Emphasize: 1) construction, operation methods and features that will cause physical manipulation of the environment or will produce wastes, 2) modifications to existing equipment or industrial processes, 3) significant demolition, removal or remodeling of existing structures, and 4) timing and duration of construction activities.

The City of Fridley (City) is proposing to redevelop three parcels, approximately 11 acres each for a total of approximately 33 acres (project site), within the city limits along University Avenue Northeast (NE) (also known as MN State Highway 47 or Trunk Highway (TH 47) (Figure 1 – Site Location Map). The project site includes the former Columbia Ice Arena site, the current City Public Works Garage site, and a portion of park property owned by the City. The proposed project (project) includes a new municipal center with city offices, a public works storage facility/garage, and residential housing. A central water feature will also be included with recreation trails connecting to the trail system in Locke County Park, directly adjacent to the project site on the east.

The project will redevelop the project site into an Urban Village with a Civic Campus and incorporate many housing types and amenities. At this time, the project includes the following preliminary design features with final design and amenities to be determined prior to construction:

- A 40,000 sq. ft., 1-2 story City Hall, including Police and Fire building
- A 75,000 sq. ft., 1-2 story Public Works building
- A 220 unit, 5 story senior housing complex
- A 36 unit, townhome development
- A 160 unit, 4 story apartment building
- A 154 unit, 8 story tower – residential
- A 178 unit, 6 story tower – residential
- 60 liner apartments
- 44,000 sq. ft. of commercial space
- 15 patio homes
- Multiple parking decks

Development of the project site will situate the urban village buildings and infrastructure around a central water feature and plaza area. The water feature will provide treatment of storm water as well as provide a focal point. Landscaping, including trees, shrubs and other vegetation will be planted on the project site to enhance the natural amenities.

Access to the project site will be from the intersection and traffic signal at University Avenue NE and 69th Avenue, and also along the frontage road from 73rd Avenue on the north side of the project site. One additional access is included in the preliminary project design. This is an access on the east side of the project site through the Target Distribution property to 73rd Avenue. The City has had preliminary discussions with the Minnesota Department of Transportation (MnDOT) for consideration of an additional right-in/right-out access point at 71st Avenue, but has not received approval from MnDOT for this access point.

The project will be constructed in several phases: demolition, site preparation and infrastructure, construction of municipal buildings, construction of commercial buildings, and construction of residential housing. Private development of the project is anticipated to take approximately three years, beginning in late 2016 with full build out and project completion in 2019. The City would like to occupy a new municipal building and civic complex on the project site by mid-2018. City operations will remain in the current locations until each phase in the project is completed and ready for occupancy.

Demolition of the Columbia Ice Arena was completed in November 2015. The Columbia Ice Arena had been vacant for many years, and has been an attractive nuisance since arena operations had ceased. Vandalism and trespassers had caused the Housing and Redevelopment Authority (HRA) to take the preliminary step of redevelopment of the property by demolishing the arena building and parking lot for the purpose of eliminating vandalism and potential safety issues, and preparing the site for redevelopment. Under Minnesota Rules 4410.4600, subpart 21(E) demolition or removal of buildings and related structures is exempt from mandatory environmental review, except where they are of historical, archaeological, or architectural significance. The Columbia Ice Arena was not listed on the State Historic Preservation Office query results (see Item 14).

The Public Works facility is currently part of daily operations of the City. The parcel includes the Public Works office and administration area, and maintenance and storage of City vehicles and materials. In addition, the City has a fire training facility located on the property. The structures on this parcel will be demolished and rebuilt on the project site. Operations at the existing Public Works facility will continue until the new municipal center is complete, and included as part of subsequent phases of the project. An existing telecommunications tower will either be incorporated into the proposed development or relocated within the project site to maintain telecommunication coverage with the service providers.

The park property has a playground, but has not been fully developed. This parcel will remain as a park until a later phase of the project when it will be developed with park amenities, such as a playground and picnic area, and single-family residential housing.

Demolition and site preparation of the remaining parcels will not begin until after environmental review of the project is completed.

c. Project magnitude:
The project involves the construction and demolition of structures listed in Table 1 below.

Table 1: Project Magnitude

Total proposed project area acreage:	33 acres
Linear proposed project length:	NA
Number and type of residential units: Total attached, multi-family units: 808 Total detached, single-family units: 15	• 220 units - 5-story, attached senior housing • 36 units - townhome development • 160 units - 4-story, attached multi-family • 154 units - 8-story, attached multi-family • 178 unit - 6-story, attached multi-family • 60 units - liner apartments • 15 detached patio homes
Commercial building area (in square feet)	44,000 sq. ft.
Industrial building area (in square feet)	NA
Institutional building area (in square feet)	125,000 sq. ft.
Other uses – specify (in square feet)	NA
Structure height(s)	14 to 96 feet (See table 7)
Building Demolition	8,200 cubic yards (See table 6)

d. 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 purpose of the project is to redevelop three parcels within the city limits of Fridley. One of the three parcels currently has older buildings that are in need of demolition and/or repair beyond basic maintenance. The existing City of Fridley City Hall does not accommodate the current and future needs of City operations. The project will remove the existing buildings on the project site and redevelop the site with a new municipal center for City operations, including existing City Hall operations and the Public Works facility, which will be moved to new facilities at the project site. The project will also provide approximately 800 housing units.

The need for the project was identified in the City of Fridley 2030 Comprehensive Plan (2030 Comp Plan). The Columbia Ice Arena was identified for redevelopment in the 2030 Comp Plan. Per Metropolitan Council planning guidelines for managed regional growth, the City is:

- expected to encourage “compact”, “mixed-use” redevelopment projects that will be linked to mass transportation systems and that will not adversely affect traffic on any of Fridley’s major transportation corridors.
- expected to encourage the development of affordable housing for all age groups.

- expected to do its share to protect and preserve regional parks and trail systems that provide metropolitan wide recreational opportunities. (2030 Comp Plan, Section 3.0, page 13)

e. Are future stages of this development including development on any other property planned or likely to happen? ___ Yes _X_ No
If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

f. Is this project a subsequent stage of an earlier project? ___ Yes _X_ No
If yes, briefly describe the past development, timeline and any past environmental review.

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

Table 2: Cover Types[1]

	Before (acres)	After (acres)		Before (acres)	After (acres)
Types 1-8 wetlands	2.0	0[2]	**Lawn/landscaping**	15.1	14.0
Shrubland/Wooded/ Forest	0	0	**Impervious surfaces (road and parking areas)**	16.2	17.1
Brush/Grassland	0	0	**Sediment Pond**	0	2.5
Cropland	0	0	**Other**	0.3	0
			TOTAL	**33.6**	**33.6**

[1]Acreage is approximate.
[2]Classified as a wet pond (sediment pond)
Source: Minnesota Land Cover Classification System (MLCCS)

8. **Permits and approvals required:** List all known local, state and federal permits, approvals, certifications 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. *All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.*

Table 3: Permits Required

Unit of Government	*Type of Application*	*Status*
U.S. Army Corps of Engineers (USACE)	Section 404 permit	To be applied for, if needed
Minnesota Pollution Control Agency (MPCA)	Section 401 Water Quality Certification	To be applied for, if needed
	National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater permit	To be applied for

	Sanitary Sewer Expansion Permit	To be applied for
Minnesota Department of Natural Resources (MNDNR)	Public Waters Work permit	To be applied for, if needed
	Water Appropriation permit	To be applied for, if needed
Minnesota Department of Transportation (MnDOT)	Access Permit	To be applied for, if needed
Rice Creek Watershed District (RCWD)	Water Resource permit covering the following: • Rule C, Stormwater Management • Rule D, Erosion Control Plan • Rule F, Wetland Alteration	To be applied for
	WCA Wetland Permit	To be applied for, if needed
City of Fridley	Building Permit	To be applied for
	Demolition Plan	To be submitted
	Land Alteration Permit	To be applied for
	Right-of-Way Permit	To be applied for
	Telecommunications Modification Permit	To be applied for
	Utility Permit	To be applied for, if needed

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos. 9-18, or the RGU can address all cumulative potential effects in response to EAW Item No. 19. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 19

9. Land use:

a. Describe:

i. Existing land use of the site as well as areas adjacent to and near the site, including parks, trails, prime or unique farmlands.

The project site is located in an urbanized area within the City of Fridley. The project site is comprised of three parcels which are used for the former Columbia Ice Arena; Fire Department Training Facility and City Public Works Facility, including maintenance garage and equipment and materials storage; and a park with a playground, regional trail connection, horseshoe courts, and a soccer field. North of the project site is a commercial/industrial area with large warehouse-type facilities and offices. Some of the businesses include shipping and distribution facilities.

The adjacent property to the east is Locke Park which has a trail system and parking area located on the north side of the park. Rice Creek Regional Trail extends through the park

and connects to other public trails and pedestrian accesses. This regional trail also extends through the subject property. Locke Park is primarily wooded with Rice Creek flowing through the middle of the park.

Single family residential housing is located to the south, along with Woodcrest Baptist Academy. Community Park is located across University Avenue to the west, which includes recreation fields. Additional housing (south) and commercial development (north) is located along University Avenue within the vicinity of the project site.

ii. Plans. Describe planned land use as identified in comprehensive plan (if available) and any other applicable plan for land use, water, or resources management by a local, regional, state, or federal agency.

City of Fridley 2030 Comprehensive Plan

The City of Fridley 2030 Comprehensive Plan (2030 Comp Plan) was adopted in 2009. The 2030 Comp Plan was developed per guidelines set up by the Metropolitan Council. The City's plan is required to address any proposed land use changes that the City anticipates in the next 20 years. It also addresses topics, such as housing, transportation, parks, trails and open space, and public facilities.

The City of Fridley 2030 Comp Plan states:

> The Metropolitan Council expects Fridley and other inner ring suburbs to carefully plan for redevelopment, job retention and creation, development of affordable housing for all age groups and accommodation of transportation systems that are less dependent on the automobile. Below is an abbreviated list of likely roles that Fridley will play as it shares responsibility for managed regional growth.
>
> - Fridley is expected to encourage "compact", "mixed-use" redevelopment projects that will be linked to mass transportation systems and that will not adversely affect traffic on any of Fridley's major transportation corridors.
> - Fridley is expected to encourage the development of affordable housing for all age groups.
> - As roadways become more congested, Fridley is expected to cooperate in the construction of commuter rail and bus transit systems.
> - Fridley is expected to manage development around the transit stops and the park and ride sites that are created for mass transit systems.
> - Fridley is expected to cooperate in protecting the quality of the Mississippi River and preserving the River's availability to the public.
> - Fridley is also expected to do its share to protect and preserve regional parks and trail systems that provide metropolitan wide recreational opportunities." (2030 Comp Plan, Section 3.0, page 13)

The 2030 Comp Plan specifically identifies the Columbia Arena as a potential redevelopment area (Figure 2 – Future Land Use 2030).

Rice Creek Watershed District Watershed Management Plan

The Rice Creek Watershed District (RCWD) was formed in 1972 to conserve and manage waters and natural resources in the parts of Anoka, Ramsey and Washington Counties, and a small portion of Hennepin County. The RCWD revised their Watershed Management Plan (WMP) in 2010 and amended it in 2014. The WMP provides guidance and implementation for conservation and management, while the RCWD works with local government units within the watershed for project permitting.

There are five planning regions (PR) in the RCWD. The project site is located in the Lower Rice Creek PR. The WMP states:

> The primary issues within the Lower Rice Creek Planning Region are related to preventing further flooding and improving the water quality within lakes and providing long term solutions to sedimentation within lakes to reduce future maintenance costs. Specifics issues include:
>
> - Excessive sedimentation within Long Lake and Locke Lake, specifically the need to reduce the sedimentation rate and provide a long-term sustainable solution;
> - Impaired water quality within the southwest urban chain of lakes and implementing TMDLs;
> - Replacing, repairing, or maintaining the numerous lake and wetland outlet structures within the planning region, many of which are in a fair to poor condition;
> - The difficulty of reducing the volume of runoff because of the amount of urbanization; and
> - Localized flooding, specifically in the area of Lexington Avenue and Woodland Road, east of Our Saviors Lutheran Church and west of 92nd Circle.

The WMP identifies goals, policies, and action items to address specific issues within each PR. This provides RCWD with direction on project implementation and permitting.

iii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.

The project site is currently zoned for Public Facilities (P) and General Multiple Dwellings (R-3) (Figure 3 – Zoning Map), however the City intends to rezone the area to an S-2 Redevelopment District in late 2016, prior to public improvement authorization. The current zoning ordinance provides for an S-2 district, which is a special zoning district that allows for mixed use development and maximum flexibility for redevelopment projects. Specifically, permitted uses are:

> "Those uses which are acceptable to the overall redevelopment plan and specific development plans as approved by the City. Upon approval of the specific development plans, the City shall determine the specific uses that are permitted within the development." (Fridley City Code. Section 205.24)

Table 4 provides a summary of the land use acreage changes that will occur from rezoning of the project site (redevelopment area) and construction of the proposed project.

Table 4: Summary of Land Use and Zoning Changes in the Redevelopment Area

Redevelopment Area	Location	Current Use	Zone	Present Use by Acres	Potential Future Use by Acres	Net Change in Land Use by Acres
Former Columbia Ice Arena	7011 University Avenue NE	Vacant	P[1]	--	--	--
			R-3[2]	11.0	--	*-11.0*
			S-2[3]	--	11.0	*+11.0*
Fridley Public Works and Fire Training Center	400 71st Avenue NE	Industrial	P[1]	11.2	--	*-11.2*
			R-3[2]	--	--	--
			S-2[3]	--	11.2	*+11.2*
City of Fridley Park	6911 University Avenue NE	Parkland/ Open Space	P[1]	11.3	3.6	*-7.7*
			R-3[2]	--	--	--
			S-2[3]	--	7.7	*+7.7*
Total Columbia Arena Area Redevelopment			**P[1]**	**22.5**	**3.6**	***- 18.9***
			R-3[2]	**11.0**	**--**	***-11.0***
			S-2[3]	**--**	**29.9**	***+29.9***
			TOTAL	**33.5**	**33.5**	***0***

[1]Public (P); [2]Residential, General Multiple Units (R-3); [3]Redevelopment (S-2)

Based on review of the Federal Emergency Management Administration (FEMA) National Flood Insurance Program map, the project site is not located within the 100-year floodplain (Zone A: 1-percent-annual-chance flood event). The nearest Zone A is located to the southeast of the project site along Rice Creek (Figure 4 – Floodplain Map).

b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.

The project site was identified for redevelopment in the 2030 Comp Plan as previously discussed above. The project is consistent with the 2030 Comp Plan and surrounding land uses as this is an urbanized area with other redevelopment projects occurring within the vicinity of the project site.

The project is compatible with the existing zoning requirements of the P: Public Facilities and R-3: General Multiple Dwellings Districts. Rezoning of the project site to S-2: Redevelopment would be more consistent with the overall project design, which includes public facilities, multiple dwellings, and commercial businesses. Under the existing zoning ordinance, Section 205.24 (S-2: Redevelopment) allows for a mixed use development, "which is acceptable to and in the best interest of, the City and overall district and development plan." Based on the 2030 Comp Plan, existing zoning ordinance, and a public input process for the Columbia Arena site, the project site was approved by the Fridley City Council on September 28, 2015 for a Future Mixed Use Campus, including the:

"Civic Campus of City Hall, Police Department, Fire Department, and Public Works Department, and possible Community Center, allowing room for a public plaza, while allowing room for a private residential development with densities and development type to be determined by further analysis, once the actual footprint of the civic campus and public plaza space on the site is known and all consistent with the recommendations of the Columbia Arena Engagement Process." (City Council September 28, 2015 Minutes).

c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 9b above.

   The project is compatible with the current zoning, but would be more consistent with the S-2: Redevelopment once the project site is rezoned. The project will require a number of permits as listed in Item 8. These permits require site plan review, and permitting for erosion control, stormwater management, mitigation for any wetland impacts, and overall local and state agency review and approval prior to construction. The project design includes a central water feature that will provide stormwater management, walking trails to connect to the local and regional trail systems, park and open space, and grading and excavation avoidance areas.

10. Geology, soils and topography/land forms:

a. Geology - Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.

   A preliminary geotechnical evaluation report (Braun Intertec, 2015) was completed for the three parcels that comprise the project site. The geotechnical report identified the soil profile for the project site as ranging from 0-14 inches of bituminous pavement and aggregate, followed by two to nine feet of sandy fill material; native soils of alluvial soils above glacial till, over bedrock 200 feet deep. Perched groundwater deposits over less permeable strata were observed intermittently at depths between 5.5 to 12.5 feet below the surface. Hydrostatic groundwater was not encountered. Geologic features, such as sinkholes and shallow limestone formations, are not common in the vicinity of the project site and were not identified in the geotechnical evaluation of the project site.

b. Soils and topography - Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability or other soils limitations, such as steep slopes, highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 11.b.ii.

NOTE: For silica sand projects, the EAW must include a hydrogeologic investigation assessing the potential groundwater and surface water effects and geologic conditions that could create an increased risk of potentially significant effects on groundwater and surface water. Descriptions of water resources and potential effects from the project in EAW Item 11 must be consistent with the geology, soils and topography/land forms and potential effects described in EAW Item 10.

The project site does not contain steep slopes or areas of high erosion potential. The geotechnical report described soils on the project site as comprised of extensive fill, ranging in depths from two to nine feet, over native soils.

Native soils in the project site were reviewed using the Soil Survey of Anoka County, Minnesota, published by the United States Department of Agriculture Soil Conservation Service in cooperation with the University of Minnesota Agricultural Experiment Station, issued September 1977. Underlying soils on the project site include Markey muck and Urban land-Zimmerman complex (Figure 5 – Soils Map). It is noted that soils on the site, particularly surficial soils, have been modified by prior development.

- Markey muck is described as occurring in small bogs or sandy outwash areas of larger bogs. Typically these soils are found with a high water table and are limited for use by the hazard of wetness. The soil is considered very poorly suited to urban uses.
- Urban land-Zimmerman complex soils with zero to eight percent slopes are typically deep and excessively drained with rapid permeability. Surface runoff is negligible to low. Zimmerman soils include fine sand with six to 12 percent slopes is considered a rolling soil on the sand plains with short and irregular slopes. The soil is limited for urban and farming uses due to the low availability to hold water and the resulting erosion hazards. The soil is considered moderately well suited however for urban use and large areas are under urban development.

The project will grade and reshape the majority of the site, leveling the site and creating a stormwater collection pond in the center to also provide an open space and park area. The well site and areas in the southeast corner of the project site will remain undisturbed. Rough estimates for earthmoving activities were based on preliminary grading plans, which will be further reviewed by the City during permitting. Overall, the project will grade approximately 91,000 cubic yards and excavate approximately 86,000 cubic yards of soil for a net cut volume of approximately 5,000 cubic yards within the project site. This primarily includes moving and repositioning existing soil onsite, but will also include replacing topsoil and importing soil as needed for fill around and under buildings.

Erosion control measures and best management practices (BMPs) will be used during construction to minimize surface erosion and sedimentation. Areas of soil disturbance will be revegetated and managed for erosion and weed control. The project will result in a reconfiguration of the existing site, and will be operated and managed to maintain newly

vegetated areas. Additional discussion on stormwater management is provided under Items 6 and 11b(ii).

11. Water resources:

a. Describe surface water and groundwater features on or near the site in a.i. and a.ii. below.

i. Surface water - lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.

According to the National Wetland Inventory (NWI), a seasonally flooded wetland lies in the center of the eastern half of the project area (Figure 6 – Public Waters Inventory). A preliminary off-site wetland investigation was conducted to help determine the likely extent and regulatory jurisdiction of wetland areas on the project site. Resources reviewed for this assessment included the Anoka County Soil Survey, 2013 National Wetland Inventory, aerial photographs from 1945 and the 2000s, and LiDAR digital elevation data. The preliminary off-site delineation identified two wetland areas similar to those identified by the NWI. Wetland 1 is approximately 0.41 acres in an upland area that may have been previously excavated and is suspected to not be a natural wetland. Field delineation will be required to determine the wetland type and U.S. Army Corps of Engineers (USACE) jurisdictional status for permitting. Wetland 2 is a natural wetland that extends beyond the project site boundary and is associated with Rice Creek. The portion on the project site is approximately 0.23 acres and will require field delineation to determine wetland type and boundary. Wetland 1 and Wetland 2 boundaries, based on the offsite delineations, are approximately the same as those shown on Figure 6.

Rice Creek, a Public Water Inventory (PWI) stream, lies to the east and south of the project site and drains into Locke Lake approximately 0.4 miles from the southwestern edge of the site. Rice Creek eventually flows to the Mississippi River, approximately 0.8 miles from the southwestern edge of the project site.

In 2006, Rice Creek was listed by the MPCA as an impaired waterway for bacteria (MPCA Stream ID 07010206-584), from Long Lake to Locke Lake for the designated uses by aquatic life, and in 2014 was proposed impaired again for aquatic life and aquatic recreation. The Southwest Urban Lakes – Excess Nutrients: TMDL Project was completed in February 2015 for Island Lake (North and South Basins), Little Lake Johanna, Long Lake (South Basin), Moore Lake (East), Pike Lake and Lake Valentine. These lakes provide water flow to Rice Creek through direct flow and tributaries. The TMDL sets pollutant-reduction goals needed to restore waters to meet water quality standards as required by the Section 303(d) of the Clean Water Act.

Rice Creek (Rice Creek (07010206-584) Subwatershed) is part of a larger TMDL study and implementation plan for the Upper Mississippi River Bacteria TMDL (MPCA, March 2016). The Upper Mississippi River Bacteria TMDL outlines measures to reduce pollution on 22 stream reaches and protection measures for 29 streams and river reaches within the Upper Mississippi River watershed. Some of the measures identified in this TMDL include use of stormwater ponds and constructed wetlands to promote settling of particles in stormwater and the watershed runoff and storage of water to limit flooding. These measures are considered 70-75 percent effective in removing bacteria if designed properly.

Item 11.b.ii provides additional discussion on stormwater management. The project will introduce a stormwater holding pond, which will provide additional stormwater management and has the potential to provide benefits to water quality in Rice Creek. Stormwater will be held prior to entering the storm sewer and Rice Creek. Currently, there is not comprehensive stormwater management onsite.

ii. Groundwater – aquifers, springs, seeps. Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 3) identification of any onsite and/or nearby wells, including unique numbers and well logs if available. If there are no wells known on site or nearby, explain the methodology used to determine this.

1) Depth to groundwater: A perched groundwater table, of unknown quantity, is located approximately five to ten feet below the surface in sand layers over less permeable clays. (GeoTech Report, D.2.d, page 17).

2) Minnesota Department of Health (MDH) wellhead protection area:

The project site is within the Minnesota Department of Health Wellhead Protection Area as shown on Figure 7 – Wellhead Protection Area and Minnesota Well Index

The project site is also within the City of Fridley's Drinking Water Supply Management Area. The stormwater management system selection and design will be required to take into consideration the City of Fridley's Stormwater Pollution Prevention Plan (SWPPP) to mitigate potential exposures to drinking water.

3) Wells on property or nearby:

Two City water supply wells, Fridley 10 (Unique Well ID #00206658) and Fridley 11 (Unique Well ID #00206657) are located on the southwestern corner of the property. Fridley 10, drilled to approximately 200 feet, was installed in 1969 and is used as a community supply well (https://apps.health.state.mn.us/cwiinfo/index.xhtml?wellId=00206658). Fridley 11, drilled to approximately 670 feet, was installed in 1970 and is also used as a community supply well (https://apps.health.state.mn.us/cwiinfo/index.xhtml?wellId=00206657). These wells are under an existing MNDNR Water Appropriations permit (1975-6244).

Fridley 10 has a capacity of 800 gallons per minute (gpm) and Fridley 11 has a capacity of 825 gpm. The project is not anticipated to impact the permit capacity due to conservation efforts in the past 20 years and amendments to the permit are not anticipated to be needed.

A third well, Unique Well ID #223736, is located approximately 350 feet southeast of the project site boundary. This well was installed in 1971 as a 4 inch domestic well and drilled to a depth of approximately 120 feet (https://apps.health.state.mn.us/cwiinfo/index.xhtml?wellId=00223736). No other wells are known to be located within 1,000 feet of the proposed project.

b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.

i. Wastewater - For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.

1) If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.

Wastewater produced by the project will be typical of high-density residential developments and commercial office space. No on-site municipal or industrial wastewater treatment is anticipated or planned, and no pre-treatment of wastes from this development is proposed or anticipated to be required.

Sewer will be conveyed from the site to Metropolitan Council – Environmental Services (MCES) Interceptor(s) adjacent to and within the project site. There are no known capacity concerns with these interceptors or their connections. A sanitary sewer extension permit will detail wastewater flow, and be reviewed by MCES and MPCA. MCES Interceptors convey sewer flow to the MCES Metropolitan Wastewater Treatment Plant (WWTP), which has capacity for treatment of this additional flow. No other impacts to municipal wastewater infrastructure are anticipated.

Estimated sanitary waste generation from the project is estimated to be 240,230 gallon/day. Usage is based on the Metropolitan Council 2015 Sewer Availability Charge (SAC) Procedure Manual.

The above estimates are based on the following calculations:

- 823 residential units at 274 gallons per unit per day = 225,502 gal/day
- 129,000 gross sq. ft. of office space at 274 gallons per 2,400 sq. ft. per day = 14,728 gal/day

- Estimated Total = 240,230 gal/day
  (Note: Area and unit estimates are derived from current project plans.)

The project site is served by the Metropolitan WWTP. The Metropolitan WWTP, which has a current capacity of 251 million gallons per day, is located near the Mississippi River in St. Paul, Minnesota. The plant is an advanced secondary treatment facility with chlorination and dechlorination steps, ultimately discharging to the Mississippi River.

The sewer system is used solely for sanitary purposes and thus has capacity to handle the anticipated three percent growth of annual sewage volume to 3.88 billion gallons by the year 2030. The Metropolitan WWTP has the capacity to handle the volume and composition of the sanitary waste discharged from the project site.

The proposed sanitary services will be connected to the City's sewer system via an 18 inch diameter gravity main located along the west boundary of the project (University Avenue East Frontage Road). The specific points of connection to the public system, and size of connections, will be determined with City staff at the time of permit application.

2) If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system.

   Wastewater will not discharge to a subsurface sewage treatment system.

3) If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges.

   Wastewater will not discharge to surface water.

ii. Stormwater - Describe the quantity and quality of stormwater runoff at the site prior to and post construction. Include the routes and receiving water bodies for runoff from the site (major downstream water bodies as well as the immediate receiving waters). Discuss any environmental effects from stormwater discharges. Describe stormwater pollution prevention plans including temporary and permanent runoff controls and potential BMP site locations to manage or treat stormwater runoff. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after project construction.

The City has drafted a Stormwater Plan for the project site (Figure 8 – Stormwater Plan). The Plan includes modeling for stormwater for two scenarios: 1) prior to demolition of the Columbia Ice Arena, and 2) with the development of the project. Modeling

considered the existing and post-project runoff volumes and peak discharge rates at the project site. The amount of impervious surface on a site affects the volume of stormwater runoff from that site (i.e., the more impervious surface, the greater the runoff volume). The peak discharge rate is affected by the stormwater runoff holding capacity of a site. If the site has large areas of impervious surface and does not have stormwater management features, peak discharge rates will be higher. Conversely, stormwater basins, natural wetlands, and permeable surfaces reduce peak discharge rates from a site.

The existing project site does not have stormwater ponds. Currently stormwater discharges to the City storm sewer on and adjacent to the project site as well as to adjacent wetland and eventually Rice Creek.

The project will increase the impervious surface area from the existing conditions, and will create a stormwater management system in the center of the proposed development project to reduce the runoff quantity and pollutants from the project site. The stormwater management system will function as a treatment train that will manage runoff quantity and quality and also create the focal point of the proposed development project. The stormwater management system is planned to have a design capacity to accommodate 100-year precipitation events.

According to the Stormwater Plan modeling, peak discharge rates for the 2-year, 10-year, and 100-year precipitation events will decrease from existing site conditions by 69 percent, 59 percent, and 59 percent respectively. This is due to installation of the large stormwater pond for the project. Due to the increase in impervious surface from the project, the total volume of stormwater runoff to Rice Creek will increase by approximately ten percent for the 2-year event, eight percent for the 10-year event, and five percent to the 100-year event.

Table 5: Project Site Stormwater Peak Discharge*

Conditions	Receiving Area (Acres)	Total Area (Acres)	Impervious Surface (%)	2-yr Event (cfs)	10-yr Event (cfs)	100-yr Event (cfs)
Existing	Storm Sewer: 13.53 Wetland: 11.7 Pond: 0 Rice Creek: 6.18	31.4	46.9	21.0	30.4	53.6
	Total Discharge (Acre-Feet)	NA	NA	3.7	6.6	13.8
Proposed Project	Storm Sewer: 1.4 Wetland: 0 Pond: 27.68 Rice Creek: 2.34	31.4	64.1	6.5	12.7	22.2
	Total Discharge (Acre-Feet)	NA	NA	4.0	7.2	14.6

Source: City of Fridley Stormwater Plan, 2016

* Includes off-project inflow area of approximately 1.41 acres

The Stormwater Plan concludes the volume of runoff from the project site is predicted to increase up to ten percent with the project, and the peak discharges to Rice Creek are expected to decrease by approximately 60 percent as a result of the holding capacity of the stormwater management system. Mitigation for the runoff volume increase will include use of low impact development practices including stormwater reuse, rain gardens, and filtration. Mitigation will be coordinated with the RCWD through the water resources permit.

The City is a small MS4 (Municipal Separate Storm Sewer System) city and is required by federal and state law to obtain and implement a NPDES Stormwater permit administered by the MPCA (Permit MNR040000). MS4s are required to develop and implement a stormwater pollution prevention plan program (SWPPP), and submit an annual report to the MPCA.

The project will involve disturbance of more than one acre of land, and therefore, an application for coverage under the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) General Permit will be submitted to the MPCA prior to initiating earthwork on the project site. This permit is required for discharge of stormwater during construction activity and requires that Best Management Practices (BMPs) be used to control erosion, and that erosion controls be inspected after each rainfall event. The City intends to permit the entire project under a single NPDES permit, which will be in effect during all phases of redevelopment. Some of the erosion and sediment control measures that will be implemented on the project site include:

- Silt fence and other erosion control features prior to excavation and grading begin;
- Storm sewer and other street inlet protection;
- Stabilization of exposed soils to be phased with grading activities; and
- Stormwater runoff holding pond during construction.

Erosion control plans must be reviewed and approved by the City and RCWD prior to project construction. BMPs will be implemented during and after construction, which will minimize potential impacts from construction-related sediment and erosion on water quality. Stormwater management will be designed and implemented to meet and exceed City, RCWD and MPCA requirements.

iii. Water appropriation - Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Identify any

measures to avoid, minimize, or mitigate environmental effects from the water appropriation.

In order to provide consistent treatment and re-use of stormwater, an appropriation from Rice Creek averaging a rate of one cfs, is anticipated. This appropriation is considered relatively modest, compared to the overall flow in Rice Creek, a roughly 200 square mile watershed, ultimately conveyed to Locke Lake, an impoundment approximately one-half mile downstream. There are no adverse environmental impacts anticipated from this appropriation. This appropriation will require permit approval from the MNDNR and RCWD as necessary. Additional temporary appropriations may be made via dewatering during construction, and permitted as necessary under the NPDES permit for construction.

No well abandonment will be required.

All City of Fridley Wells may be used at various times to provide capacity to the proposed development project normally via one of three treatment plants that the City of Fridley operates. The City has capacity to accommodate the water use within the project site, without adverse effects of any additional appropriation.

The project will have no measurable effect on drinking water resources.

a) Wetlands - Describe any anticipated physical effects or alterations to wetland features such as draining, filling, permanent inundation, dredging and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed, and identify those probable locations.

   Wetland 1 found near the center of project site will be graded and excavated for project construction. Wetland 2 in the southeast portion of the project site will not be disturbed. Field delineation is required to determine wetland type, size, and USACE jurisdictional status. Depending on type and jurisdictional status, wetland impacts will require permitting and mitigation. Field delineation will be completed and appropriate permits will be obtained prior to construction. Permits will be coordinated with the RCWD, City staff, and USACE as appropriate.

   Impacts to Wetland 1 will be mitigated through the creation of the stormwater pond which will be created in the center of the proposed development. This will result in a larger wetland area than what is currently on the project site. The stormwater pond will reduce peak discharge rates from the project site, resulting in potential benefits to the water quality of Rice Creek.

b) Other surface waters- Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.

The project site is primarily developed and does not have any surface waters that will be impacted by the project.

12. Contamination/Hazardous Materials/Wastes:

a. Pre-project site conditions - Describe existing contamination or potential environmental hazards on or in close proximity to the project site such as soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that will be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.

Several studies have been completed for the project site that evaluated the existing site conditions and buildings for contamination and potential environmental hazards. The studies completed for the project site include:

- Phase I Environmental Assessment – July 18, 2014
- Environmental Assessment for Former Columbia Area – October 27, 2014
- Phase I Environmental Site Assessment – December 23, 2015
- Phase II Environmental Site Assessment – Results Pending
- Leak Site Investigation Report – January 8, 2016

The studies examined the Columbia Ice Arena parcel and the Public Facilities parcel, and identified several instances of site contamination and potential environmental hazards on each parcel. Recognized environmental conditions associated with the project site included:

At the Public Works facility:

- one active 500-gallon used oil above ground storage tank,
- two active petroleum underground storage fueling tanks,
- one removed waste oil underground storage tank,
- asphalt related machinery stored onsite,
- paint stains on asphalt outside of paint storage shed,
- dark stained soils on the southern portion of the parcel,

- and floor and trench drains within the municipal shop that discharge to the sanitary system or into holding tanks

At the Fire Training Center:

- a pit that was used for fire training that was filled with aviation fuel and lit,
- and runoff from firefighting operations,

At the former Columbia Ice Arena:

- Elevated vapors in the soils beneath the former Columbia Ice Arena.

No controlled or historical recognized environmental conditions were identified. The studies listed above should be referenced for further details.

The following provides summaries of the identified contamination and potential environmental hazards for each of the investigated parcels on the project site: Columbia Ice Arena parcel and Public Works Facility parcel. The third parcel comprising the project site is a public park and was not found to have existing environmental hazards.

While all known leak sites have been closed or are in the process of closure, soil contamination may remain in place within tank basins where historic petroleum leaks have occurred.

<u>Columbia Ice Arena Parcel</u>

Records indicate that two large underground storage tanks have previously occupied the Columbia Ice Arena facility. Both tanks, an 8,000-gallon and a 10,000-gallon fuel oil UST, have been removed in 2006 as part of a property transfer transaction. Petroleum impacts were noted during the tank removal and an investigation was performed. Complete site closure appears to have been issued for a leak registered with the MPCA (Leak 16645).

An initial Phase I Environmental Site Assessment (ESA), dated July 18, 2014, investigated potential environmental hazards for the Columbia Ice Arena parcel. The Phase I ESA identified 1,3-butadience (SV-3), carbon tetrachloride, benzene, dichlorodifluoromethane (Freon-12), naphthalene, tetrachloroethene, and 1,2,4-trimethylbene in the soil vapor. Ethylbenzene, 1,3,5-trimethylebenzene, Freon 22 were identified in the soil. The initial Phase I report was followed by completion of a Phase II report, dated October 27, 2014.

Another Phase I ESA, dated December 23, 2015, (2015 Phase I ESA) was completed for the project site, including the Columbia Arena Parcel during demolition and the Public Works Facility. The 2015 Phase I ESA evaluated site conditions back to 1938 and found the first construction on the site occurring in the late 1960s and early 1970s. Two leaks from underground storage tanks were reported on the City of Fridley Municipal property with soil and groundwater contamination remaining. Two additional leaks from underground storage tanks were found on the Columbia Ice Arena site, resulting in existing groundwater and soil contamination.

The 2015 Phase I ESA found elevated Freon vapors in the soil beneath the former Columbia Ice Arena from the abandoned ice chilling system. Response actions to mitigate soil vapor impacts were completed during the 2015 demolition of the Columbia Ice Arena. Confirmation sampling

has been completed and vapor levels of Freon-22, 1,3-butadiene, and carbon tetrachloride are now below the MPCA cleanup levels (VIC Site VP31900).

Additionally, a Leak Site Investigation Report was completed in January 2016. This report described a 550-gallon gasoline tank immediately north of the former Columbia Ice Arena during its demolition in 2015. Six soil borings were completed at the site. Two borings were found to have contamination. Soil, groundwater, and soil vapor impacts were evaluated in each direction and were found to be localized to the areas of the two borings. Groundwater impacts in the area of the former tank basin were identified, but no soil vapor impacts were identified. The risk associated with the remaining contamination appears to be minimal, and site closure was recommended. The closure is pending the MPCA review of the report (Leak 19915).

Public Works Facility Parcel

The 2015 Phase I ESA identified three existing storage tanks on the Public Works Facility Parcel. These include an aboveground storage tank capable of holding approximately 500-gallons of used oil inside the maintenance garage building and two 6,000-gallon underground storage fueling tanks located outside the building. Two past leaks were reported on the Public Works Facility property.

Three petroleum underground storage tanks, installed in 1965, were removed in June 1998 and found to be leaking. In 2005, a combination air sparge/soil vapor extraction system with seven recovery wells was installed in the location of the former tank basin to address the petroleum impacts. The site received closure in January 2010 from the MPCA after monitoring wells showed significant decreases in the contaminants of concern and downgradient wells showed no detection for groundwater contamination (Leak Site 11381).

Two hydraulic hoists were removed from within the Public Works Facility in 2011, and laboratory analysis detected petroleum product in one of the two hoist soil samples collected from beneath the hydraulic hoists. A limited site investigation (LSI) was performed to delineate the petroleum impacts related to the hydraulic hoists. Based upon the results of the LSI, it was concluded that the release was limited to the tank basin. The site received closure in December 2012 (Leak Site 18337).

A waste underground storage tank was at one time located on the northern boundary of the property which connected to an access pipe/funnel located outside of the fenced area along 71st Avenue northeast. The public was allowed to use this tank for the disposal of waste oil, but paints, solvents, and other hazardous substances were also dumped into the tank. City employees reported the tank would often overflow, spilling onto the grassy ground.

b. Project related generation/storage of solid wastes - Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.

Solid waste and recyclable/salvageable materials will be generated during both the construction and operation of the project. Since the project is a redevelopment of an existing site, demolition of existing buildings will be necessary in order to allow for new construction. Table 6 provides a summary of the existing buildings on the project site.

Table 6: Existing Buildings On The Project Site

Existing Building	Square Footage	Estimated Solid Waste and Recyclable Materials Generated From Demolition (cubic yards)
Columbia Ice Arena	--	(buildings demolished previously)
Fire Training Facility	2,000	800
Public Works Storage Buildings	17,071	2,300
Public Works Maintenance and Administration Building	19,038	4,100
Police Impound Building	6,000	1,000
TOTAL	44,109	8,200

Source: City of Fridley, 2016

Solid waste generated from demolition of existing buildings will be considered construction and demolition (C&D) debris and be collected and hauled by a licensed contractor to a permitted disposal facility. Metals, pavement, concrete, and other materials in the existing buildings will be recycled as feasible. Hazardous wastes will be handled and disposed of per state requirements as further discussed Item 12 d. below.

During construction, solid waste will be generated from building materials, such as wood, drywall, and other materials typically used in the construction of residential and commercial buildings. This construction waste will be handled in a similar manner to the waste generated by demolition.

Once construction is completed, the project site will have residential, commercial, and public facilities. Waste generated by the project will include typical municipal solid waste (MSW) to be disposed by licensed haulers. In general, MSW in Anoka County is hauled to the Great River Energy burner in Elk River and then to a permitted landfill.

Residential properties on the project site, including single family homes or apartments/condos, will be responsible for establishing waste collection as required by the City. The City's current regulations add single family homes and residential properties with up to 12 unit apartments to their recycling contract. Under these regulations, any residential properties with over 12 unit apartments and commercial properties will be required to hire their own recycling contractor.

According to the 2010 U.S. Census for the City of Fridley, an average household is comprised of 2.44 persons. The 2013 SCORE Programs Report published by the MPCA in February 2015 stated the average person generates approximately 1.06 tons of waste per year in Minnesota. The

project will develop approximately 1,140 residential units, which is estimated to generate approximately 2,948 tons of residential waste per year.

The project also includes approximately 169,000 square feet of public and commercial space, which includes 50,000 square feet for the City Hall and 75,000 square feet for Public Works facility. According the Metropolitan Solid Waste Management Policy Plan 2010-2030, published by the MPCA in March 2011, the average commercial/retail space generates approximately 2.5 pounds of waste per 1,000 square feet. Estimating the commercial space is open 365 days per year, approximately 59 tons of waste per year will be generated. Considering the City Hall and Public Works offices will not be operated 365 days per year, this estimate is likely closer to 47 tons of waste per year.

In summary, the total estimated MSW generated by the project will be approximately 2,995 tons per year, of which, approximately 41 percent or 1,228 tons per year are projected to be recycled.

c. Project related use/storage of hazardous materials - Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location and size of any above or below ground tanks to store petroleum or other materials. Discuss potential environmental effects from accidental spill or release of hazardous materials. Identify measures to avoid, minimize or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.

The Public Works facility currently stores hazardous materials onsite for use in maintenance operations. According the to the 2015 Phase I ESA, these materials include:

> Car soaps and degreasers in 55-gallon drum sizes, paint canes in one to five gallon sizes, general vehicle and equipment maintenance supplies, asphalt sealants, antifreeze and coolants in 55-gallon drum, chlorine in 55-gallon drums, potassium permanganate stored in 260-gallon containers, fluorosilicic acid stored in 160-gallon containers, ammonium sulfate stored in 140-gallon containers, floating degreasers and bags of lawn maintenance chemicals. All substances were observed to be located in buildings. (2015 Phase I ESA, page 28)

After project construction, the Public Works facility will continue to store some hazardous materials onsite with proper containment as required for maintenance operations in a similar fashion to current storage. A new fueling system and new fueling tanks will be installed, likely with similar capacities to the tanks for fueling municipal vehicles and equipment. The City's Pill Prevention, Control, and Countermeasures (SPCC) Plan will be followed for the project. Hazardous waste storage and spill containment will be enhanced by the proposed project, which will design facilities with consideration of current requirements. Additionally, spill response will be able to be coordinated with Fire services, which will exist on the same project development site.

d. Project related generation/storage of hazardous wastes - Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling.

During demolition, hazardous materials will be handled and disposed of by licensed contractors. No chemical or hazardous materials will be stored onsite during construction. Contractors will follow best management practices during demolition and construction of the project. All hazardous waste is hauled to Anoka County and not stored on site.

Contractors will follow best management practices during any demolition or construction projects associated with the proposed project. Once demolition and construction phases are completed, the use or storage of hazardous wastes is not anticipated.

13. Fish, wildlife, plant communities, and sensitive ecological resources (rare features):

a. Describe fish and wildlife resources as well as habitats and vegetation on or in near the site.

The project site is bordered by developed areas to the north and south, and park and open space to the east and west. The north half of the project site is primary developed and paved. The southern half is currently composed of a park, horseshoe pits, soccer fields, and wooded areas. The area to the north of the project site is a developed industrial/commercial area. To the east, the project site borders Locke Park, a predominantly wooded area that Rice Creek flows through. The area to the south is predominately wooded residential lots and Rice Creek flows through this area, as well. University Avenue NE borders the western side of the project site, a community park with ball fields and a pond is located west of University Avenue NE.

The National Wetlands Inventory identified two seasonally flooded forested wetland boundaries on the project site (previously discussed in Item 11b (iii, a). The larger of the two wetlands is part of a wetland complex that parallels Rice Creek and the associated floodplain of the creek and includes other wetland types such as seasonally flooded marsh basins and additional non-vegetated aquatic communities. The forested wetland at the southeast corner of the project site is contiguous with a larger forested wetland complex surrounding Rice Creek. This area is likely to provide suitable wildlife habitat in Rice Creek and the wooded areas for fish, macroinvertebrates, amphibians, reptiles, migratory waterfowl, birds, and other wildlife found in an urban area. Mature trees also provide refuge for birds and small mammals, such as squirrels. The southeast corner of the project site will be avoided by construction activities and is not anticipated to be impacted by the project.

The remainder of the project site includes developed areas, pavement, and manicured landscaping. These areas of the project site do not provide suitable habitat for fish or wildlife. The proposed stormwater management area may provide limited wildlife habitat for species associated with wetlands.

b. Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota County Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number (LA-____) and/or correspondence number (ERDB 20160167) from which the data were obtained and attach the Natural Heritage letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.

The MNDNR Natural Heritage Information System (MNDNR NHIS) database search (Attachment 1) identified three rare feature occurrences in the one mile search radius that were located within Section 11, Township 130N and Range 24W: Blanding's turtles (*Emydoidea blandingii*), a state Threatened species; the black sandshell (*Ligumia recta*), a state mussel species of concern; and the northern long-eared bat (*Myotis septentrionalis*), a federal Threatened species and state species of concern (ERDB 20160267). The MNDNR NHIS indicated a 1994 occurrence of Blanding's turtle and a 2007 occurrence of the black sandshell in T30N R24W S11 in Anoka County.

Three vascular plant species were also identified in the MNDNR NHIS, including beach-heather (*Hudsonia tomentosa*), a state Threatened plant; tall nut-rush (*Scleria trigolmerata*), a state Endangered plant; and lance-leaved violet (*Viola lanceolata var. lanceolata*), a state Threatened plant. Native plant communities identified by the MNDNR NHIS include Dry Barrens Oak Savannah. However, none of the above-mentioned plant species were identified in Section 11, where the project site is located. Due to the disturbed and developed nature of the project site, it is not anticipated that suitable habitat for these species are located on the project site.

c. Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.

Project activities will not result in direct impacts to the black sandshell as no aquatic habitat (i.e., Rice Creek) will be altered or disturbed during construction. Erosion control devices and best management practices will be utilized during construction to prevent sedimentation of nearby aquatic resources and potential off-site habitat. There are no known hibernacula for Northern long-eared bat in Anoka County. The project will not impact any mines or caves that may be utilized as hibernation habitat. Construction activities will result in limited tree removal, and therefore, are not likely to affect northern long-eared bat habitat. US Fish and Wildlife Service (USFWS) recommended conservation guidance will be followed for tree removal activities. Due to the proximity to aquatic habitats (Rice Creek) and forested wetland areas adjacent to and within the project site, state recommended methods will be implemented to prevent impacts to Blanding's turtle.

The project will demolish much of the paved and developed areas, replacing them with new residential structures, commercial property, and the City's future Municipal Center and Public Works facility. A stormwater pond will also be created near the center of the site and landscaping, including trees, shrubs and other vegetation, will be planted on the project site to

enhance the natural amenities. Patio homes will replace the horseshoe pits and the soccer fields, removing some of the potential habitat area.

An increase in invasive species is not anticipated to result from the project. Ground disturbance during construction may provide a seed bed for noxious weeds, which will be managed using BMPs and other measures to control the spread of undesirable vegetation.

d. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to fish, wildlife, plant communities, and sensitive ecological resources.

Blanding's turtle requires vernal pool habitats for breeding and feeding and may travel up to a mile to locate suitable habitat. Wetland complexes with adjacent sandy habitat are required to support the species for nesting sites. Nesting occurs in sparsely vegetated sandy uplands in proximity to wetland complexes with shallow aquatic habitat. The wetland complex and aquatic habitat associated with Rice Creek is potential suitable habitat for Blanding's turtles. Direct impacts to the wetland and wooded areas adjacent to Rice Creek will be avoided during construction and project activities. In order to avoid and minimize impacts to Blanding's turtles, several measures will be implemented during the construction process, including posting of fliers notifying construction workers of their presence, the installation of exclusion fencing at the extent of construction and construction traffic areas, erosion control devices to prevent sediment from entering the wetland, and inspections for turtles within the construction area, especially prior to backfilling any excavations. During site setup and exclusion fence installation, work areas will be inspected for turtles. The MNDNR recommendations are provided in Attachment 1.

Northern long-eared bats hibernate in caves or mines and spend the summer months roosting in trees. Many different species of trees are utilized for summer roosting habitat over three (3) inches diameter at breast height, and structurally, must contain loose bark, cavities or crevices, or snags. The northern long-eared bat will utilize living or dead trees for roosting sites. According to the MNDNR map of townships containing known bat hibernacula, there are no known hibernacula in Anoka County or within 0.25 miles of the project, and two areas of Hennepin and Ramsey Counties contain known hibernation sites. Project impacts to the Northern long-eared bat are not anticipated. If tree removal is required as part of construction activities, it will be performed outside of the summer roosting season (June 1 to July 31) to avoid the pup season, as recommended by the USFWS optional conservation guidelines.

14. Historic properties:

Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

The Minnesota State Historic Preservation Office (SHPO) was consulted to identify any archaeological and historic resources in the project area. A report generated by SHPO (Attachment 2) from a search conducted of the Minnesota Archaeological Inventory and Historic Structures Inventory did not identify any historic structures or archaeological sites located within Township 30N, Range 24W, Section 11 in which the site is located.

15. Visual:

Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

The project site is an existing developed site in an urban area. Construction of the project will result in temporary ground disturbance and replace paved areas with new buildings and vegetated areas. Potential visual impacts may occur from finished building height and additional lighting due to the development. Buildings will be structurally improved and more aesthetically pleasing. New development will include six main buildings. The six main buildings are summarized below in Table 7. The tallest structure is planned to be eight stories or approximately 96 feet tall, approximately 70 feet taller than most surrounding buildings which are three stories or less.

Table 7: Summary of Proposed Building Heights

Building	Type	Height (Story)	Height (Feet)
1	City Hall	2	28
	Public Works	2	36
2	Senior Apartments	5	60
3	Townhomes	2-3	20-34
4	Apartments	4	60
5	Commercial	1	14
	Liner Apartments	4	60
	Residential	6	72
	Residential	8	96
6	Patio Homes	1	20

Mitigation measures will include landscaping of the project site. The redevelopment of the project site is considered an improvement from the current buildings on the site, which have reached their useful function and age. The Columbia Ice Arena was in need of significant repair and lacked exterior maintenance prior to demolition. The Public Works facility is also aged and needs ongoing maintenance. The project will improve the visual aesthetics of the project site.

16. Air:

a. Stationary source emissions - Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants, and any greenhouse gases. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment.

The project is the redevelopment of an existing urbanized site into residential and commercial uses. Sources of stationary source emissions will include heating and cooling systems for the buildings, which will be connected to City natural gas. The natural gas heating and cooling systems proposed for the buildings are expected to consist of individual furnace and air conditioning systems. Emissions from the heating and cooling units will be typical of other buildings in the surrounding area. These systems are considered insignificant sources of air emissions and are not anticipated to result in significant air quality impacts.

b. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.

   Heating and cooling systems for the project will be properly installed and maintained to manufacturer's specifications minimize potential air quality impacts.

c. Vehicle emissions - Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g. traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.

   Industry in the vicinity of the project site includes regular use by semi-trucks on University East Service Road. University Avenue (TH 47) also has continuous traffic that produces vehicle-related emissions. The project will generate approximately 7,754 new daily vehicle trips. The increase in traffic will result in a relatively small corresponding increase in localized carbon monoxide levels and other vehicle-related air emissions from moving and idling vehicles. To maintain traffic flow near the project site, a new right-in/right-out intersection will be added on Trunk Highway (TH) 47 at 71st Avenue. This will help reduce idling at intersections, and therefore, help reduce vehicle-related emissions.

   The project is expected to result in a negligible impact on overall air quality, and therefore, air quality monitoring has not been proposed at this time. No mitigation measures for air quality have been proposed. Given the location of the project site and goals stated in the 2030 Comp Plan, residents and commercial properties will also have access to public transportation and other modes of transportation, such as pedestrian and biking, which will also help reduce the overall vehicle-related air emissions.

d. Dust and odors - Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under item 16a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.

   Project construction will potentially result in temporary impacts from dust and odors. Dust will be generated during project construction due to grading and excavation of the project site. To minimize dust generation, construction practices will include watering dry exposed soil.

Odors from diesel fuel exhaust generated by the construction equipment will be temporary and may occur during construction hours (daytime). In general, significant impacts from diesel fuel exhaust odors are not anticipated. The degree of odor detection at nearby residences will be dependent on the location of the construction equipment on the project site relative to the residence and the ambient conditions (i.e., weather and wind).

After construction is completed, no noticeable increase in dust or odors is anticipated from the project. Traffic from the project will use paved roads, resulting in minimal dust generation. Most vehicles associated with the project are likely to be light-duty trucks and passenger cars with minimal associated diesel emissions. No heavy duty diesel trucks are part of the project, and therefore, diesel idling minimization is not required. Improvements to traffic operations will reduce potential congestion, and also reduce the potential for increased exhaust odor.

The project is anticipated to result in odors consistent with nearby land uses, such as other developments and the adjacent University Avenue traffic, and therefore, project impacts from dust and odors are not anticipated to be significant.

17. Noise:

Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area, 2) nearby sensitive receptors, 3) conformance to state noise standards, and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.

1) Existing noise levels/sources in the area:

The project site is located in an urban area with a park on the east (Locke Park) and west sides (Fridley Community Park), a commercial development to the north, and a private school and residential development to the south. Fridley Public Works generates noise due to vehicle idling and backup alarms. University Avenue NE, a main trunk highway, also runs along the west side of the project site. Based on 2012 Minnesota Department of Transportation (MnDOT) data for average annual daily traffic (AADT), University Avenue NE has approximately 34,000 vehicles in the vicinity of the project site. Traffic along University Avenue NE generates a consistent source of background noise in the area. Other ambient noise sources include nearby commercial truck traffic and rail traffic to the north of the site.

2) Nearby sensitive receptors:

Locke Park is adjacent to the east of the project site, and residential areas are located to the south.

3) Conformance to state noise standards:

Noise will be generated during construction and after completion of the project, which will contribute to the existing noise levels in the project vicinity. At various phases of project construction, residences and users of the park and trail closest to the construction areas will experience temporary elevated noise levels, compared to existing conditions. The project will conform to the City's noise ordinance. Construction will occur during daytime hours. Noise generated by project construction will be temporary, occurring over an anticipated three-year timeframe, and cease after construction is complete. Noise during project construction will be consistent with large-scale building construction, including use of earthmoving equipment, large machinery, trucks, hydraulic tools, and other equipment necessary for building.

During construction, noise levels will vary depending on the type of construction equipment in use, the location of the equipment on the project site, and the equipment operating mode. Grading and excavation will require heavy equipment, such as bobcats, backhoes, trucks, and other excavating equipment. The City requires noise to stay within specified levels depending on the land use district and the time of day or night. These noise levels are consistent with state requirements. Contractors will be required to maintain equipment properly, including fitting equipment with mufflers and other noise controls as specified by the manufacturer. Maximum noise levels will not exceed state noise standards. Noise generated by project construction will be temporary. It is of note that during the Columbia Arena Demolition, noise was controlled to code-compliant levels even though concrete crushing was performed onsite.

After completion of construction, daily noise generated by the project will most likely include vehicles entering and exiting the development. Noise generated by an increase in traffic by the project is not anticipated to be significant and will be consistent with adjacent and surrounding land uses. The project is not anticipated to cause significant or noticeable increases in noise.

4) Quality of life:

Noise impacts from the project will be temporary and will not exceed state noise standards. The areas surrounding the project site are not anticipated to be significantly impacted by noise as noise will be consistent with existing urbanized land use. The City Noise Ordinance limits working hours to 7:00 AM to 9:00 PM Monday through Saturday.

18. Transportation:

a. Describe traffic-related aspects of project construction and operation. Include: 1) existing and proposed additional parking spaces, 2) estimated total average daily traffic generated, 3) estimated maximum peak hour traffic generated and time of occurrence, 4) indicate source of trip generation rates used in the estimates, and 5) availability of transit and/or other alternative transportation modes.

1) existing and proposed additional parking spaces:

The Columbia Ice Arena has been demolished and does not have any parking spaces associated with it at this time. The City Public Works facility has approximately 72 marked parking spaces, with additional unmarked parking spaced.

The project will add approximately 1.5 spaces per unit, with approximately 1,140 units planned, this will result in an estimated 1,700 parking spaces, mainly contained within proposed elevated parking structures.

2) estimated total average daily traffic generated:

The project is estimated to generate up to 7,754 new daily trips.

3) estimated maximum peak hour traffic generated and time of occurrence:

The project is estimated to generate 730 new a.m. (7:15 to 8:15 a.m.) peak hour trips and 833 new p.m. (3:45 to 4:45 p.m.) peak hour trips, dependent upon the development scenario.

4) indicate source of trip generation rates used in the estimates:

A traffic impact study (Spack Consulting, 2016) was completed in February 2016 for the project, which including existing traffic conditions surrounding the project site. The estimated trip generation rates are based on the 2019 and 2035 project build scenarios during the a.m. peak hour, with the exception of the University Avenue NE/69th Avenue intersection. Methods and rates, published in the *Institute of Transportation Engineers Trip Generation Manual, 9th Edition,* were used to estimate trip generation for the two build scenarios.

5) availability of transit and/or other alternative transportation modes:

Metro Transit bus stops are located at the intersections of 69th Avenue NE/University Avenue NE and at 73rd Avenue NE/ University Avenue NE which serve routes 10, 824, and 854.

Trails are located on the west side of University Avenue NE and along the south side of 73rd Avenue. The Rice Creek West Regional Trail provides a regional trail connection and will be incorporated into the project.

A Minnesota Commercial railroad track runs east-west near the northern boundary of the project site, on the north side of 71st Avenue. According to MnDOT, up to five trains per day operate on the railroad track east of the project site in New Brighton. The railroad track does not currently cross any of the roadways within the traffic impact study area.

b. Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. *If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW.* Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 *(available at: http://www.dot.state.mn.us/accessmanagement/resources.html)* or a similar local guidance.

As previously indicated under Item 18a(4), a traffic impact study (Spack Consulting, 2016) was completed in February 2016 for the project, which including existing traffic conditions surrounding the project site. The traffic impact study evaluated the impact on the Level of Service (LOS) the project will have on existing roads within the vicinity of the project site. It also evaluated the development of a new intersection at TH 47 and 71st Avenue near the northwest corner of the project site.

University Avenue NE (TH 47) is a state highway and a major arterial through the City. This roadway has the capacity to accommodate additional traffic from the project. There is existing access to University Avenue NE from 69th Avenue, which will be used by residents and patrons of the project. A new intersection is proposed for northbound University Avenue NE and 71st Avenue that would provide an additional access and less congestion at 69th Avenue.
Traffic congestion is based on a LOS rating between A (free flowing traffic) to F (heavy traffic flow/over-capacity conditions). Typically, LOS C ratings are considered acceptable traffic flow, while LOS ratings lower than C are unacceptable. LOS ratings lower than C are listed in the Table 8 which presents existing condition and project build scenario conditions (2019 and 2035).

Table 8: Peak Hour LOS[1] Data

	Existing		**2019 LOS**				**2035 LOS**			
			AM Peak		PM Peak		AM Peak		PM Peak	
Intersection	AM Peak	PM Peak	No-Build	*Build*	No-Build	*Build*	No-Build	*Build*	No-Build	*Build*
TH 47/69th Ave	A (f)	A (f)	A (f)	F (f)	A (f)	C (f)	A (f)	F (f)	A (f)	C (f)
TH 47/73rd Ave	C (f)	C (f)	C (f)	C (f)	C (f)	C (f)	C (f)	C (f)	C (f)	C (f)
69th Ave/University E Service Rd	A (b)	A (a)	A (b)	A (c)	A (a)	A (b)	A (b)	A (c)	A (a)	A (b)
University E Service Rd/71st Ave	A (b)	A (a)	A (b)	A (b)	A (a)	B (c)	A (b)	A (b)	A (a)	B (c)
University E Service Rd/73rd Ave	A (c)	A (c)	A (c)	A (c)	A (c)	A (d)	A (c)	A (c)	A (d)	A (d)
Northco Dr/73rd Ave	A (b)	A (c)	A (b)	A (b)	A (b)	A (c)	A (b)	A (b)	A (b)	A (c)
TH47/71st Ave (Right-In/Right-Out)	n/a	n/a	n/a	A (b)	n/a	A (f)	n/a	A (c)	n/a	A (f)

[1]The first letter is the LOS for the Intersection and the second letter (in parentheses) is the LOS for the worst operating conditions.
Source: Spack Consulting Traffic Impact Study. February 3, 2016.

Intersections with an LOS C or greater will not require improvements. All of the intersections impacted by the project will require improvements to maintain an acceptable LOS C or greater with the exception of 69th Avenue.

c. Identify measures that will be taken to minimize or mitigate project related transportation effects.

The traffic impact study recommended a number of improvements to transportation and alternative transportation infrastructure to minimize and mitigate project-related transportation impacts. These included intersection improvements, installation of roadway connections, and providing infrastructure for effective transit and alternative transportation options incorporated with the project design.

LOS C or greater will be maintained on 69th Avenue. In order to maintain LOS C, dual left turn lanes will be added to the westbound approach along with a combined through/right turn lane, as recommended by the traffic impact study. The eastbound approach will also be increased to right and left turn lanes along with a through lane. The current width of 69th Avenue will allow these recommended improvements without widening the road right-of-way. The University Avenue NE/69th Avenue Intersection will continue to be monitored for needed future improvements.

The City will also work with Minnesota Commercial railroad and local landowners to consider connecting 71st Avenue to Northco Drive near its intersection with 73rd Avenue.

Transit and alternative transportation modes will be improved as part of the project design. This includes construction of trail/sidewalk connections to the Rice Creek Regional Trail system and to the bus stops on University Avenue NE from the project site. Bicycle racks will be provided at various locations on the project site. The City will also work with Metro Transit to improve the existing bus stops. All of these transit and alternative transportation modes are consistent with the City's 2030 Comp Plan.

19. Cumulative potential effects:
(Preparers can leave this item blank if cumulative potential effects are addressed under the applicable EAW Items)

a. Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.

The project will occur within the City of Fridley municipal boundary, which is within the Rice Creek Subwatershed. Project construction will occur in several phases and is anticipated to take approximately three years, beginning in late 2016 with full build out and project completion in 2019.

b. Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.

There are no foreseeable future projects that are known or have been identified which may result in cumulative potential effects related to construction of the project.

c. Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.

The project will occur within an existing urbanized area and is a redevelopment of an existing developed site. The project will provide housing and community facilities, and include stormwater management for the site. Significant environmental effects due to the project are not anticipated.

20. Other potential environmental effects: If the project may cause any additional environmental effects not addressed by items 1 to 19, describe the effects here, discuss the how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.

No other potential environmental effects have been identified beyond those already discussed in this EAW.

RGU CERTIFICATION. *(The Environmental Quality Board will only accept **SIGNED** Environmental Assessment Worksheets for public notice in the EQB Monitor.)*

I hereby certify that:

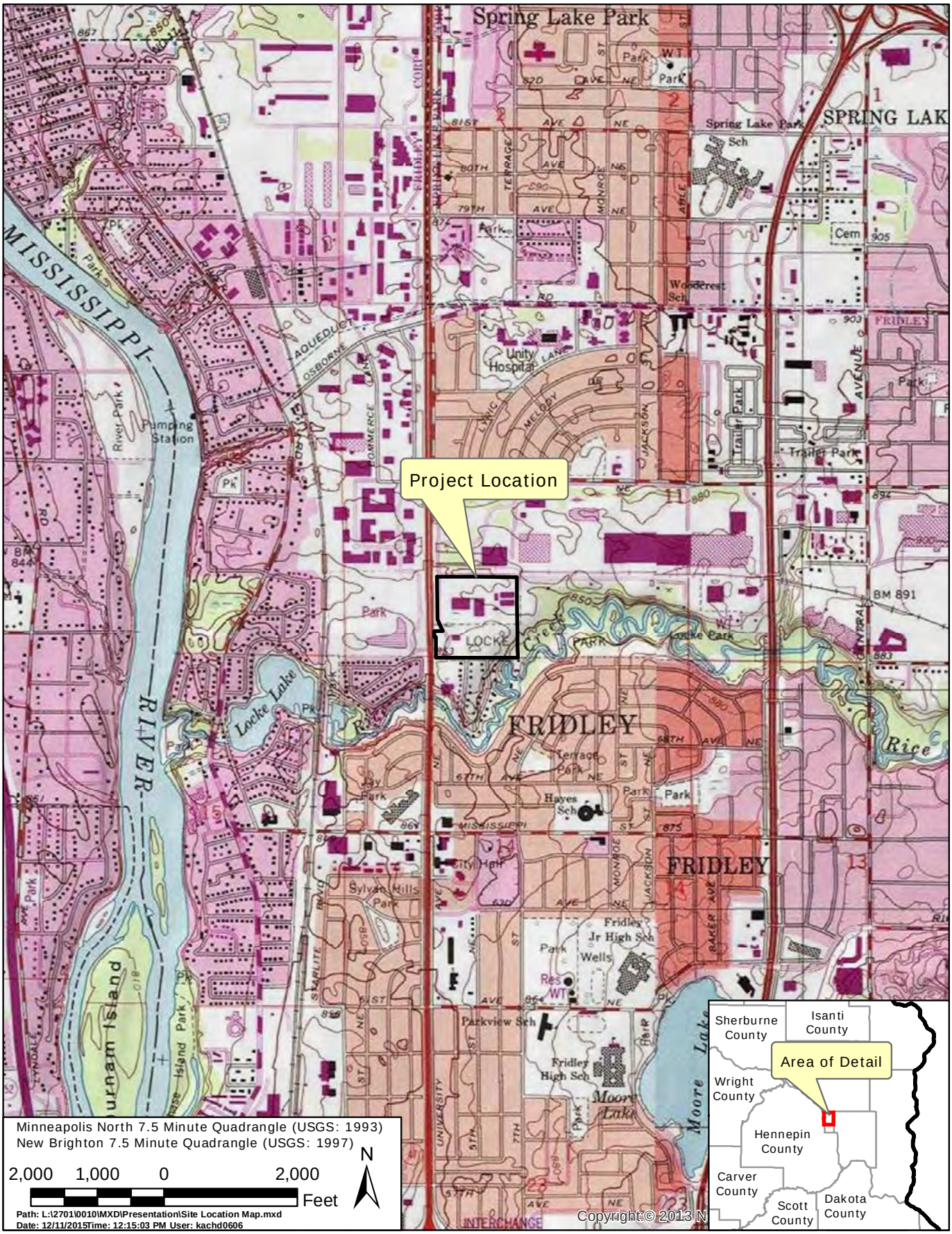
- The information contained in this document is accurate and complete to the best of my knowledge.
- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions,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

Signature _____ Date May 9, 2016

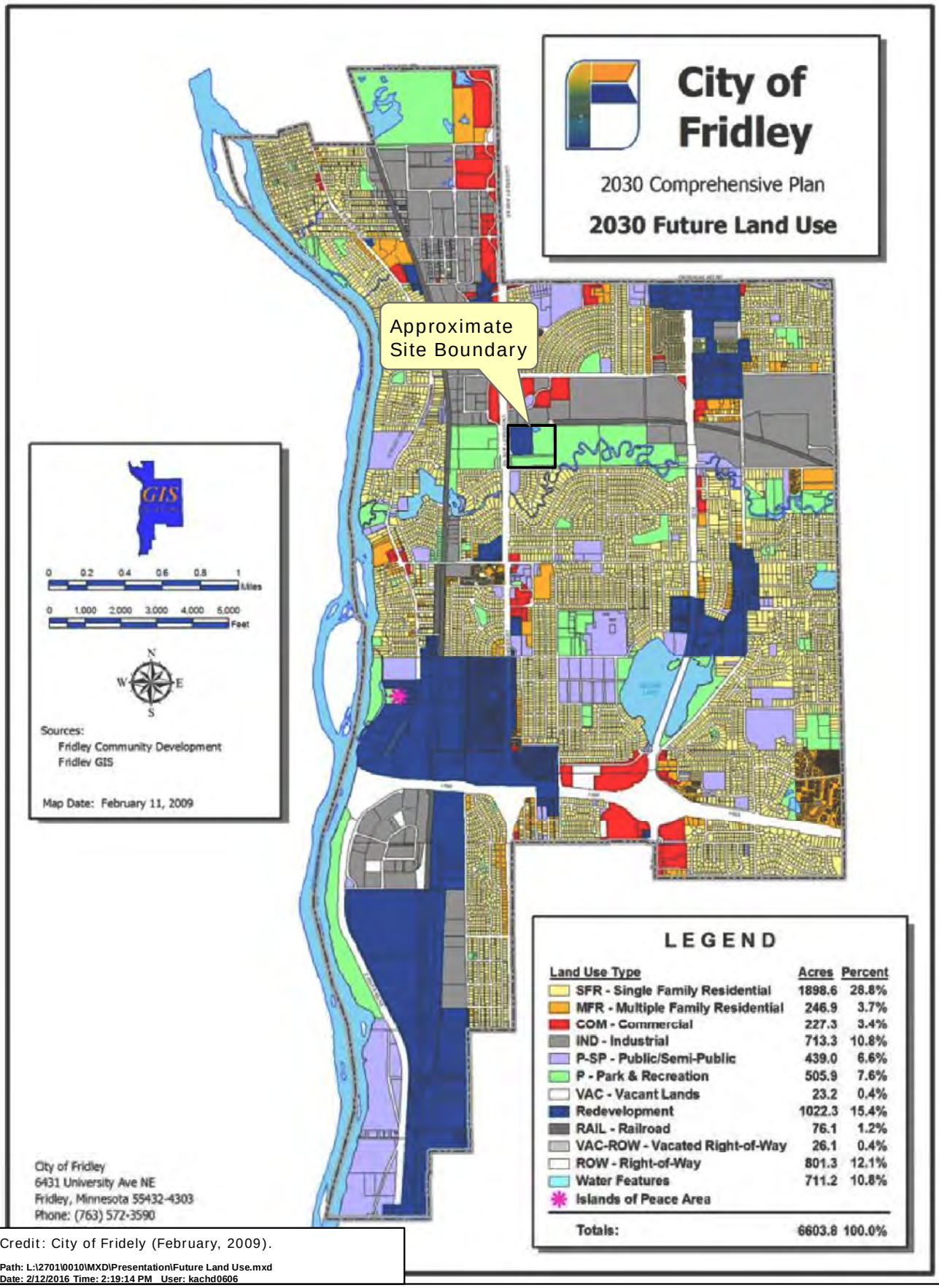
Title Public Works Director / City Engineer

References

1) 2030 Comprehensive Plan. City of Fridley. July 1, 2009. https://fridleymn.gov/567/Comprehensive-Plan
2) Fridley 10 (Unique Well ID #00206658). Minnesota Well Index. Minnesota Department of Health. https://apps.health.state.mn.us/cwiinfo/index.xhtml?wellId=00206658
3) Fridley 11 (Unique Well ID #00206657). Minnesota Well Index. Minnesota Department of Health. https://apps.health.state.mn.us/cwiinfo/index.xhtml?wellId=00206657
4) Metropolitan Solid Waste Management Policy Plan. Minnesota Pollution Control Agency. March 2011. https://www.pca.state.mn.us/sites/default/files/w-sw7-21.pdf
5) Mn/DOT Traffic Data. http://mndotgis.dot.state.mn.us/tfa/Map.
6) Report on 2013 SCORE Programs. Minnesota Pollution Control Agency. February 2015. https://www.pca.state.mn.us/sites/default/files/w-sw7-21.pdf
7) Soil Survey of Anoka County, Minnesota. United States Department of Agriculture Soil Conservation Service in cooperation with the University of Minnesota Agricultural Experiment Station. September 1977. http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/minnesota/MN003/0/Anoka_MN.pdf
8) Unique Well ID #223736. Minnesota Well Index. Minnesota Department of Health. https://apps.health.state.mn.us/cwiinfo/index.xhtml?wellId=00223736
9) Rice Creek Watershed District. 2010 Watershed Management Plan January 4, 2010, amended November 12, 2014.
10) Environmental Assessment for Former Columbia Area, 7011 University Ave. NE, Fridley MN. Braun Intertec. October 27, 2014.
11) Investigation Report Form. Minnesota Pollution Control Agency. January 8, 2016.
12) Phase I Environmental Site Assessment for City of Fridley Redevelopment. Braun Intertec. December 23, 2015.
13) Minnesota Pollution Control Agency. March 2016. Upper Mississippi River Bacteria TMDL Implementation Plan.



CITY OF FRIDLEY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	MAY 2016
Site Location Map		Figure 1



Credit: City of Fridely (February, 2009).

Path: L:\2701\0010\MXD\Presentation\Future Land Use.mxd
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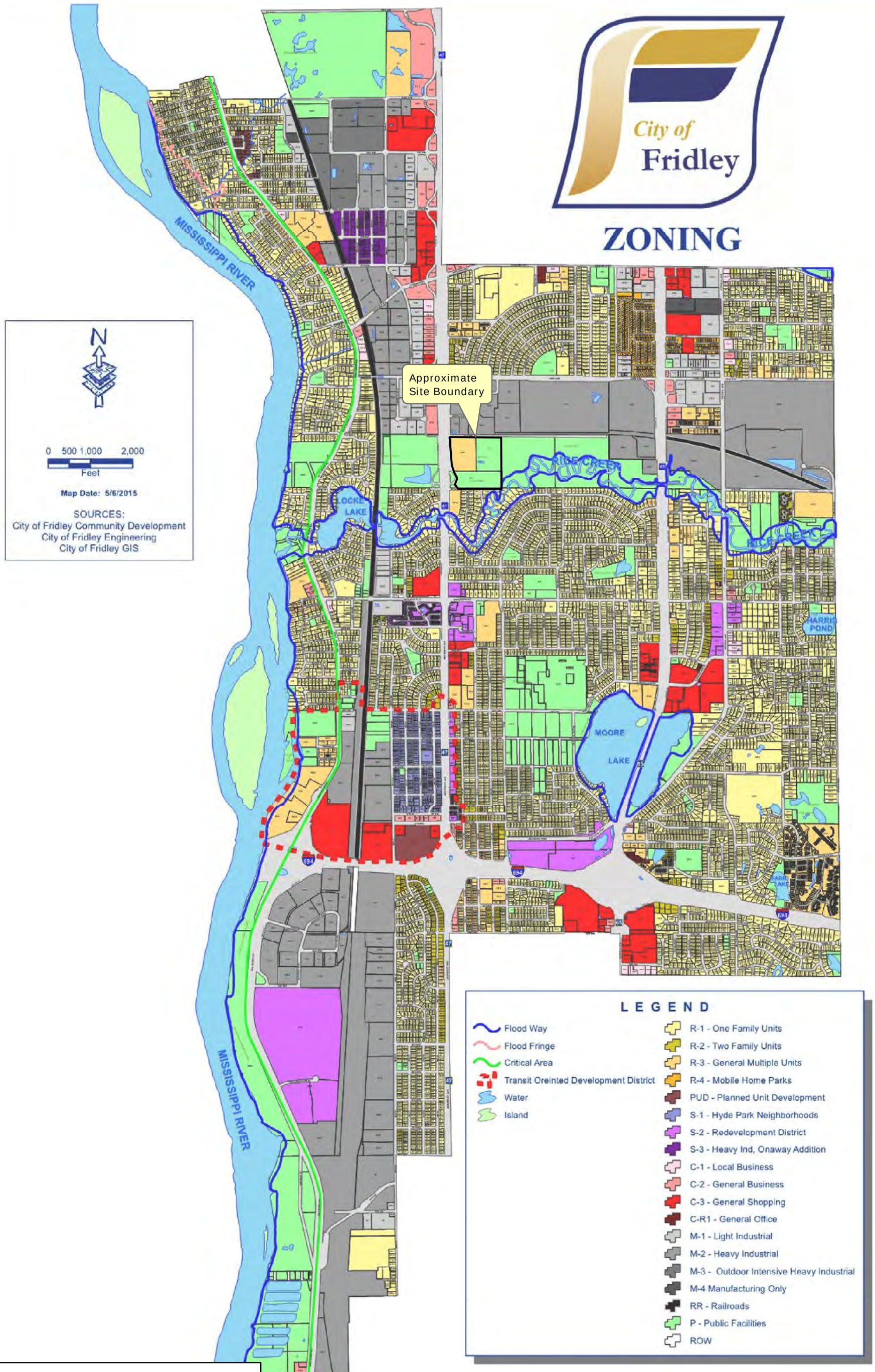
CITY OF FRIDLEY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	MAY 2016
Future Land Use 2030		Figure 2



Credit: City of Fridely Zoning Map (May 2015).

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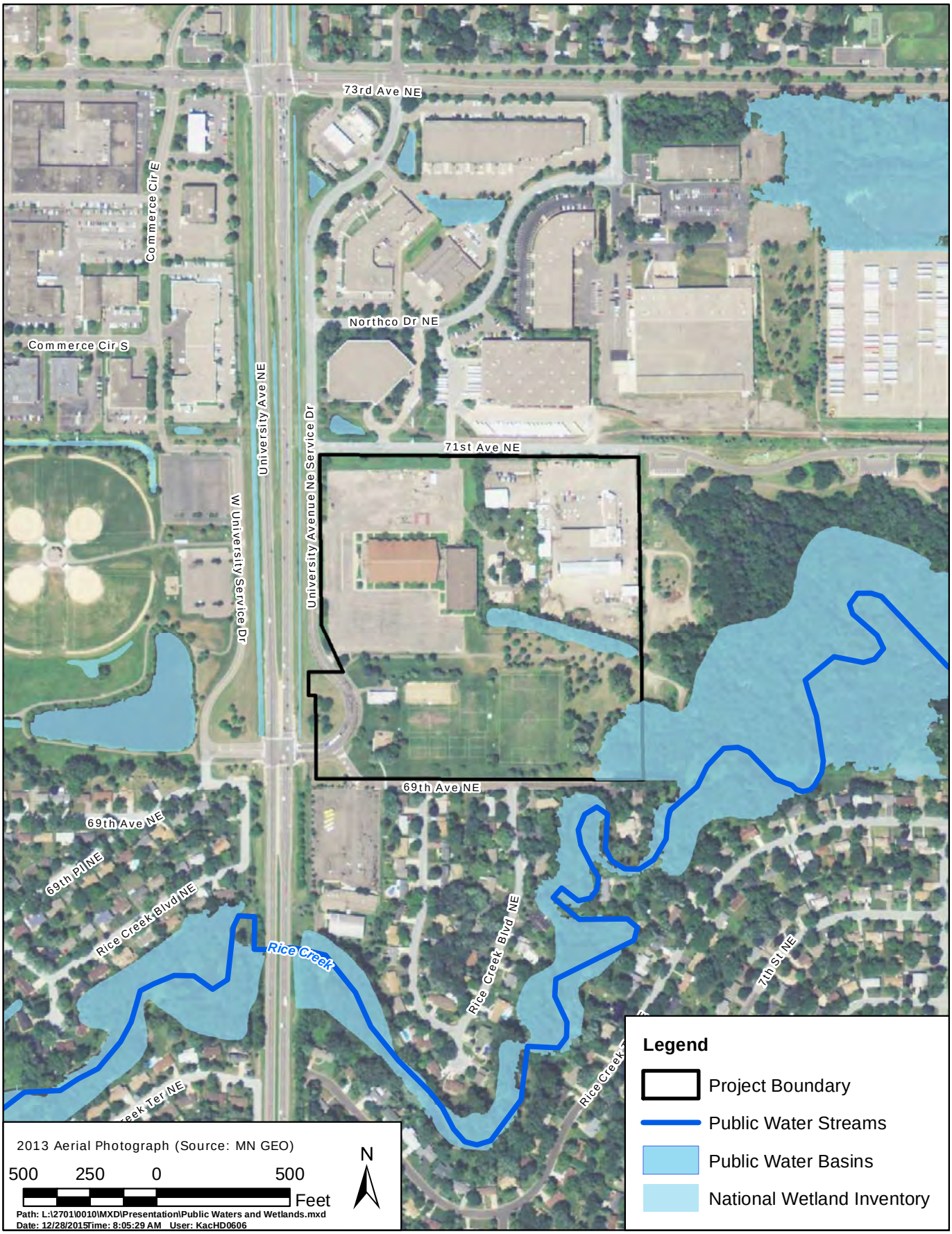
Date: 2/12/2016 Time: 2:29:12 PM User: kachd0606

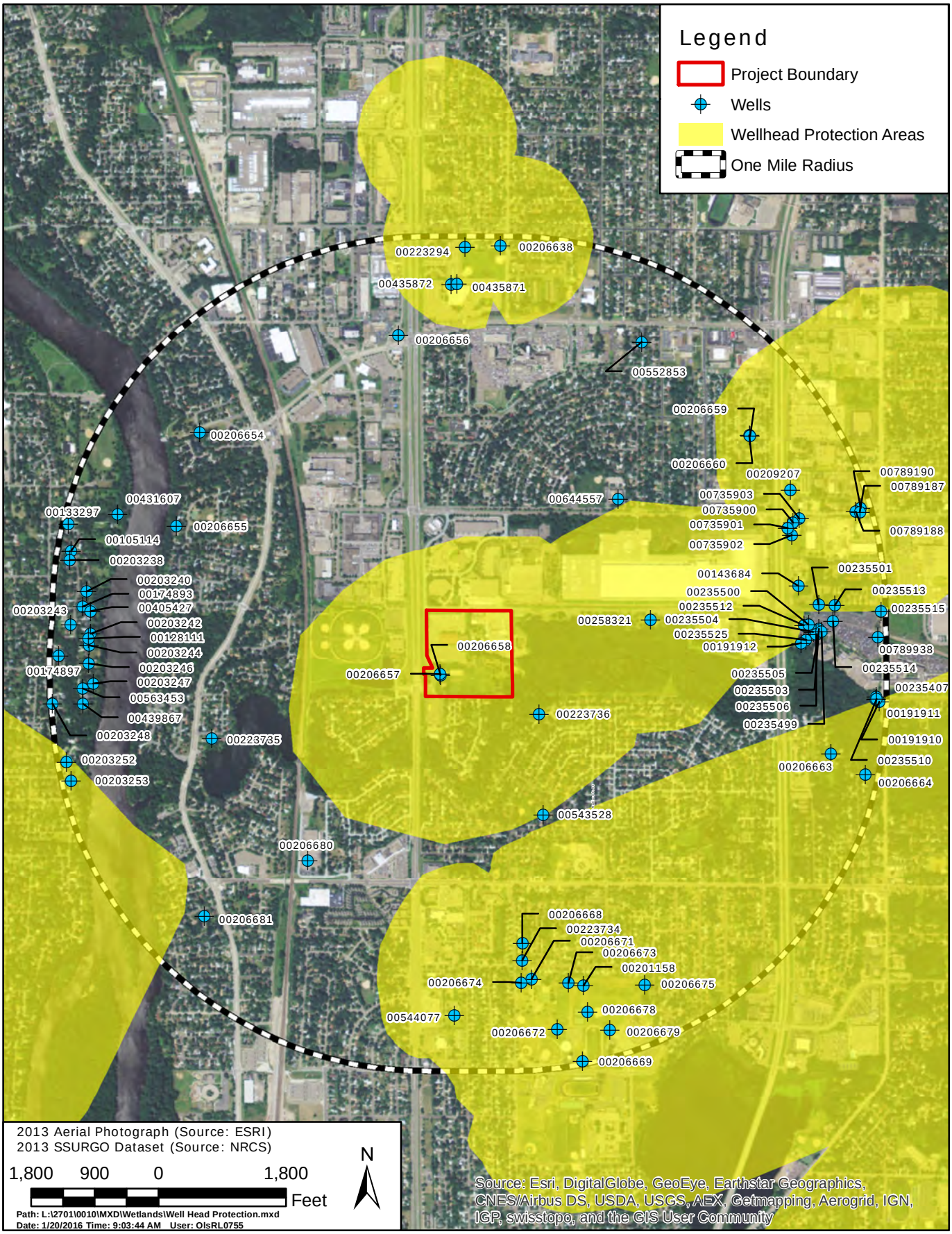
CITY OF FRIDLEY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	MAY 2016
Zoning Map		Figure 3

CITY OF FRIDLEY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	MAY 2016
FEMA Floodplain Map		Figure 4

CITY OF FRIDLEY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	MAY 2016
Soil Survey		Figure 5



CITY OF FRIDLEY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	MAY 2016
Public Waters and National Wetland Inventories		Figure 6



CITY OF FRIDLEY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	MAY 2016
Wellhead Protection Map		Figure 7

CITY OF FRIDLEY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	MAY 2016
Proposed Stormwater Plan		Figure 8

Attachment 1

Minnesota Department of Natural Resources

Division of Ecological and Water Resources, Box 25

500 Lafayette Road

St. Paul, Minnesota 55155-4025

Phone: (651) 259-5091 E-mail: samantha.bump@state.mn.us

February 1, 2016 **Correspondence # ERDB 20160267**

Ms. Amy Denz
Wenck Associates, Inc.
1800 Pioneer Creek Center, PO Box 249
Maple Plain, MN 55359

RE: Natural Heritage Review of the proposed Fridley Municipal Center Redevelopment,
T30N R24W Section 11; Anoka County

Dear Ms. Denz,

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, see the enclosed database reports; please visit the Rare Species Guide at http://www.dnr.state.mn.us/rsg/index.html 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. Although we have no records from directly within the project site, turtles may use the site if it contains suitable habitat. Blanding's turtles use upland areas up to and over a mile distant from wetlands, as well as wetlands. Uplands are used for nesting, basking, periods of dormancy, and traveling between wetlands. Because of the tendency to travel long distances over land, Blanding's turtles regularly travel across roads and are therefore susceptible to collisions with vehicles. Any added mortality can be detrimental to populations of Blanding's turtles, as these turtles have a low reproduction rate that depends upon a high survival rate to maintain population levels. Other factors believed to contribute to the decline of this species include wetland drainage and degradation, and the development of upland habitat.

  For your information, I have attached a Blanding's turtle fact sheet that 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.** In addition, if erosion control mesh will be used, the DNR recommends that the mesh be limited to wildlife-friendly materials (see enclosed fact sheet). If greater protection for turtles is desired, the second list of additional recommendations can also be implemented.

The attached flyer should be given to all contractors working in the area. If Blanding's turtles are encountered on 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 should be moved by hand out of harm's way, otherwise they should be left undisturbed.

- The black sandshell (*Ligumia recta*), a state-listed mussel species of special concern, has been documented in the Mississippi River in the vicinity of the proposed project. Mussels are particularly vulnerable to deterioration in water quality, especially increased siltation. Given that Rice Creek runs into the Mississippi River, it is important that effective erosion prevention and sediment control practices be implemented and maintained near the river during the duration of the project and incorporated into any stormwater management plan.

- The northern long-eared bat (*Myotis septentrionalis*), federally listed as threatened and state-listed as special concern, can be found throughout Minnesota. During the winter this species hibernates in caves and mines, and during the active season (approximately April-October) it roosts underneath bark, in cavities, or in crevices of both live and dead trees. Pup rearing is during June and July. Activities that may impact this species include, but are not limited to, wind farm operation, any disturbance to hibernacula, and destruction/degradation of habitat (including tree removal).

  The U.S. Fish and Wildlife Service (USFWS) has published a final 4(d) rule that identifies prohibited take. To determine whether you need to contact the USFWS, please refer to the USFWS Key to the Northern Long-Eared Bat 4(d) Rule (see links below). Please note that the NHIS does not contain any known occurrences of northern long-eared bat roosts or hibernacula within an approximate one-mile radius of the proposed project.

- 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.

- Please include a copy of this letter in any DNR license or permit application.

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.**

The enclosed results include an Index Report of records in the Rare Features Database, the main database of the NHIS. To control the release of specific location data, the report is copyrighted and only provides rare features locations to the nearest section. The Index Report may be reprinted, unaltered, in any environmental review document (e.g., EAW or EIS), municipal natural resource plan, or report compiled by your company for the project listed above. If you wish to reproduce the Index Report for any other purpose, please contact me to request written permission.

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. To determine whether there are other natural resource concerns associated with the proposed project, please contact your DNR Regional Environmental Assessment Ecologist (contact information available at http://www.dnr.state.mn.us/eco/ereview/erp_regioncontacts.html). 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

Samantha Bump
Natural Heritage Review Specialist

enc. Rare Features Database: Index Report
Blanding's Turtle Fact Sheet & Flyer
Wildlife Friendly Erosion Control

Links: USFWS Key to the Northern Long-Eared Bat 4(d) Rule for Non-Federal Activities
http://www.fws.gov/midwest/endangered/mammals/nleb/KeyFinal4dNLEB.html
USFWS Key to the Northern Long-Eared Bat 4(d) Rule for Federal Actions
http://www.fws.gov/midwest/endangered/mammals/nleb/KeyFinal4dNLEBFedProjects.html
USFWS Northern Long-eared Bat Website
http://www.fws.gov/midwest/endangered/mammals/nleb/index.html
USFWS Northern Long-eared Bat Fact Sheet
http://www.fws.gov/midwest/endangered/mammals/nleb/nlebFactSheet.html

cc: Leslie Parris

Printed January 2016
Data valid for one year

Minnesota Natural Heritage Information System
Index Report of records within 1 mile radius of:
ERDB# 20160267 - Fridley Municipal Center Redevelopment
T30N R24W Section 11
Anoka County

Rare Features Database:

Element Name and Occurrence Number	Federal Status	MN Status	Draft Status	SGCN Status	State Rank	Global Rank	Last Obs Date	EO ID #
Vertebrate Animal								
Emydoidea blandingii (Blanding's Turtle) #733 T30N R24W S11; Anoka County		THR		SGCN	S2	G4	1994-08-26	19108
Heterodon nasicus (Plains Hog-nosed Snake) #8 T30N R24W S14, T30N R24W S23, T30N R24W S13, T30N R24W S24; Anoka County		SPC		SGCN	S3	G5	1958-07-25	8102
Heterodon platirhinos (Eastern Hognose Snake) #11 T30N R24W S14, T30N R24W S25, T30N R24W S23, T30N R24W S26, T [...]; Anoka County		Watchlist		SGCN	S4	G5	1930s?	8109
Invertebrate Animal								
Cicindela lepida (Ghost Tiger Beetle) #3 T30N R24W S14, T30N R24W S23, T119N R21W S36, T30N R24W S13, T [...]; Hennepin, Anoka County		THR		SGCN	S2	G3G4	1932-06-30	26807
Ligumia recta (Black Sandshell) #337 T33N R26W S26, T120N R22W S11, T33N R26W S20, T121N R23W S15, T [...]; Hennepin, Wright, Ramsey, Anoka, [...] County		SPC		SGCN	S3	G4G5	2007-09-26	30421
Vascular Plant								
Hudsonia tomentosa (Beach-heather) #23 T30N R24W S14, T30N R24W S23, T30N R24W S24; Anoka County		THR			S2	G5	1980	14023
Scleria triglomerata (Tall Nut-rush) #3 T30N R24W S14, T30N R24W S23, T30N R24W S13, T30N R24W S24; Anoka County		END			S1	G5	1933-08-11	5559
Viola lanceolata var. lanceolata (Lance-leaved Violet) #1 T30N R24W S14, T30N R24W S23, T30N R24W S13, T30N R24W S24; Anoka County		THR			S2	G5T5	1951-05-23	5869
Native Plant Community (This may not represent a complete list. Also see MCBS Native Plant Communities at http://deli.dnr.state.mn.us.)								
Dry Barrens Oak Savanna (Southern); Oak Subtype #26 (NPC Code: UPs14a2) T30N R24W S14, T30N R24W S23, T30N R24W S13, T30N R24W S24; Anoka County		N/A			S1S2	GNR	2000-05-31	10332

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Minnesota Natural Heritage Information System
Index Report of records within 1 mile radius of:
ERDB# 20160267 - Fridley Municipal Center Redevelopment
T30N R24W Section 11
Anoka County

Records Printed = 9

Minnesota's endangered species law (*Minnesota Statutes*, section 84.0895) and associated rules (*Minnesota Rules*, part 6212.1800 to 6212.2300 and 6134) prohibit the taking of threatened or endangered species without a permit. For plants, taking includes digging or destroying. For animals, taking includes pursuing, capturing, or killing.

An Explanation of Fields:

Element Name and Occurrence Number: The Element is the name of the rare feature. For plant and animal species records, this field holds the scientific name followed by the common name in parentheses; for all other elements it is solely the element name. Native plant community names correspond to Minnesota's Native Plant Community Classification (Version 2.0). The Occurrence Number, in combination with the Element Name, uniquely identifies each record.

Federal Status: The status of the species under the U.S. Endangered Species Act: LE = endangered; LT = threatened; LE,LT = listed endangered in part of its range, listed threatened in another part of its range; LT,PDL = listed threatened, proposed for delisting; C = candidate for listing. If null or 'No Status,' the species has no federal status.

MN Status: The legal status of the plant or animal species under the Minnesota Endangered Species Law: END = endangered; THR = threatened; SPC = special concern; NON = tracked, but no legal status. Native plant communities, geological features, and colonial waterbird nesting sites do not have any legal status under the Endangered Species Law and are represented by a N/A.

Draft Status: Proposed change to the legal status of the plant or animal species under the Minnesota Endangered Species Law: END = endangered; THR = threatened; SPC = special concern; Watchlist = tracked, but no legal status.

SGCN Status: SGCN = The species is a Species in Greatest Conservation Need as identified in Minnesota's State Wildlife Action Plan (http://www.dnr.state.mn.us/cwcs/index.html). This designation applies to animals only.

State Rank: Rank that best characterizes the relative rarity or endangerment of the taxon or plant community in Minnesota. The ranks do not represent a legal status. They are used by the Minnesota Department of Natural Resources to set priorities for research, inventory and conservation planning. The state ranks are updated as inventory information becomes available. S1 = Critically imperiled in Minnesota because of extreme rarity or because of some factor(s) making it especially vulnerable to extirpation from the state. S2 = Imperiled in Minnesota because of rarity or because of some factor(s) making it very vulnerable to extirpation from the state. S3 = Vulnerable in Minnesota either because rare or uncommon, or found in a restricted range, or because of other factors making it vulnerable to extirpation. S4 = Apparently secure in Minnesota, usually widespread. S5 = Demonstrably secure in Minnesota, essentially ineradicable under present conditions. SH = Of historical occurrence in the state, perhaps having not been verified in the past 20 years, but suspected to be still extant. An element would become SH without the 20-year delay if the only known occurrences in the state were destroyed or if it had been extensively and unsuccessfully looked for. SNR = Rank not yet assessed. SU = Unable to rank. SX = Presumed extinct in Minnesota. SNA = Rank not applicable. S#S# = Range Rank: a numeric range rank (e.g., S2S3) is used to indicate the range of uncertainty about the exact status of the element. S#B, S#N = Used only for migratory animals, whereby B refers to the breeding population of the element in Minnesota and N refers to the non-breeding population of the element in Minnesota.

Global Rank: The global (i.e., range-wide) assessment of the relative rarity or imperilment of the species or community. Ranges from G1 (critically imperiled due to extreme rarity on a world-wide basis) to G5 (demonstrably secure, though perhaps rare in parts of its range). Global ranks are determined by NatureServe, an international network of natural heritage programs and conservation data centers.

Last Observed Date: Date that the Element Occurrence was last observed to be extant at the site in format YYY-MM-DD.

EO ID #: Unique identifier for each Element Occurrence record.

Element Occurrence: An area of land and/or water in which an Element (i.e., a rare species or community) is, or was, present, and which has practical conservation value for the Element as evidenced by potential continued (or historical) presence and/or regular recurrence at a given location. Specifications for each species determine whether multiple observations should be considered

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Anoka County

1 Element Occurrence or 2, based on minimum separation distance and barriers to movement.

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From: Thomas Cinadr
To: Amy J. Denz
Subject: Re: SHPO database query request - City of Fridley Municipal Center and Redevelopment Project
Date: Wednesday, December 23, 2015 9:12:28 AM

THIS EMAIL IS NOT A PROJECT CLEARANCE.

This message simply reports the results of the cultural resources database search you requested. The database search produced results for only previously known archaeological sites and historic properties. Please read the note below carefully.

No archaeological sites or historic structures were identified in a search of the Minnesota Archaeological Inventory and Historic Structures Inventory for the search area requested.

The result of this database search provides a listing of recorded archaeological sites and historic architectural properties that are included in the current SHPO databases. Because the majority of archaeological sites in the state and many historic architectural properties have not been recorded, important sites or structures may exist within the search area and may be affected by development projects within that area. Additional research, including field survey, may be necessary to adequately assess the area's potential to contain historic properties.

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 in Review and Compliance @ 651-259-3455 or by email at kelly.graggjohnson@mnhs.org.

The Minnesota SHPO Survey Manuals and Database Metadata and Contractor Lists can be found at **http://www.mnhs.org/shpo/survey/inventories.htm**

Tom Cinadr
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