

**RESOLUTION NO. 20-029****CITY OF MAPLE GROVE****RESOLUTION ADOPTING THE ALTERNATIVE URBAN AREAWIDE  
REVIEW FOR PROJECT 100**

WHEREAS, the City of Maple Grove (hereinafter referred to as the “**City**”) is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City, as the Responsible Governmental Unit (hereinafter referred as the “**RGU**”), has determined that an Alternative Urban Areawide Review (hereinafter referred to as the “**AUAR**”) is required for the Project 100 (described below); and

WHEREAS, Project 100 is a mixed-use development located in the northern part of the City at the southeast corner of I-94 and Hwy 610 consisting of commercial, office, institutional medical, medical office, plus multi-family and senior living residential. The proposed project will include public infrastructure including but not limited to roadways, sidewalks, stormwater feature and greens space. The project will be multi-phased with the first phase including institutional medical, office and senior living. The 100-acre site is currently vacant and was previously used for agricultural production. The development scenario for Project 100 is in compliance to the City’s Comprehensive Plan; and

WHEREAS, the Scoping Environmental Assessment Worksheet (hereinafter reviewed as “**EAW**”), which was published in the Minnesota Environmental Quality Board’s *EQB Monitor* on July 15, 2019 for public review and comment as part of the AUAR process as described in Minnesota Rules 4410.3610, Subp. 5.A. The purpose of the EAW is to involve public comment on the scope of the AUAR review, specifically on development scenarios and relevant issues to be covered. Commenters may suggest additional development scenarios and may include site alternatives outside the proposed AUAR boundary with given reasons why a proposed alternative is potentially environmentally superior to those listed in the draft AUAR order; and

WHEREAS, the public comment period ended on August 13, 2019 in which the City received comments from five (5) agencies with no comments received from the general public (hereinafter referred to as the “**Comments**”). None of the Comments suggested an alternative scenario or site alternatives outside of the AUAR boundary; and

WHEREAS, based upon the Comments, the City revised the AUAR creating the “Project 100: Mixed-Use Development in NW Maple Grove” dated November 7, 2019 (hereinafter referred to as the “**Final AUAR**”); and

WHEREAS, pursuant to Minnesota Rules 4410.3610, subpart 5.D., the City must distribute the Final AUAR for objections. If there are no objections, the City must adopt the Final AUAR at it first regularly scheduled meeting held 15 or more days after the distribution of the Final AUAR; and

WHEREAS, the final AUAR was distributed as required by Minnesota Rules 4410.3610, subpart 5, and no objections were received.

WHEREAS, the City staff studied the matter, made a report, and provided other information to the City Council; and

WHEREAS, the City Council considered this matter at its February 3, 2020 meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Maple Grove hereby approves and adopts the Final AUAR and City Staff is hereby directed to submit evidence of said adoption to the Environmental Quality Board and all other qualifying agencies pursuant to Minnesota Rules 4410.3610, subpart 5.D.E. that the Final AUAR is the Revised Environmental Analysis Document and Plan for Mitigation.

Motion to approve the foregoing findings, conclusions, and decisions was made by Councilmember \_\_\_\_\_ and seconded by Councilmember \_\_\_\_\_ upon a vote being duly taken thereon, the following voted in favor thereof:

\_\_\_\_\_

and the following were against:\_\_\_\_\_

and the following were absent:\_\_\_\_\_

whereupon, the resolution was declared duly passed and adopted the 18<sup>th</sup> day of February, 2020.

STATE OF MINNESOTA    )  
COUNTY OF HENNEPIN    ) SS.  
CITY OF MAPLE GROVE    )

I, the undersigned, being the duly qualified and acting Clerk of the City of Maple Grove, Hennepin County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution No. 20-029 is a true and correct copy of the Resolution as adopted by the City Council on the 18<sup>th</sup> day of February, 2020.

\_\_\_\_\_  
City Clerk