

ADOPTION OF FINAL AUAR– FARMINGTON TECHNOLOGY PARK

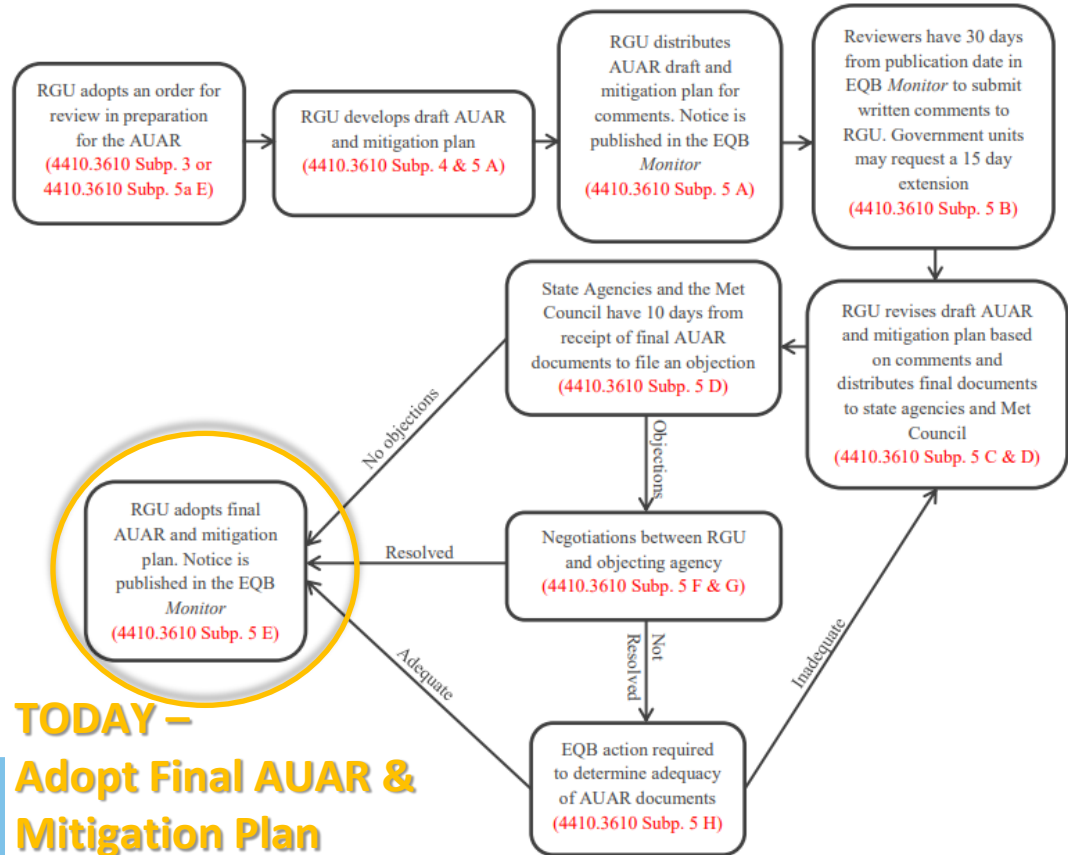
NOVEMBER 4, 2024



RESOLUTION 2024-97 ADOPTION OF THE FINAL
ALTERNATIVE URBAN AREA WIDE REVIEW FOR THE
FARMINGTON TECHNOLOGY PARK

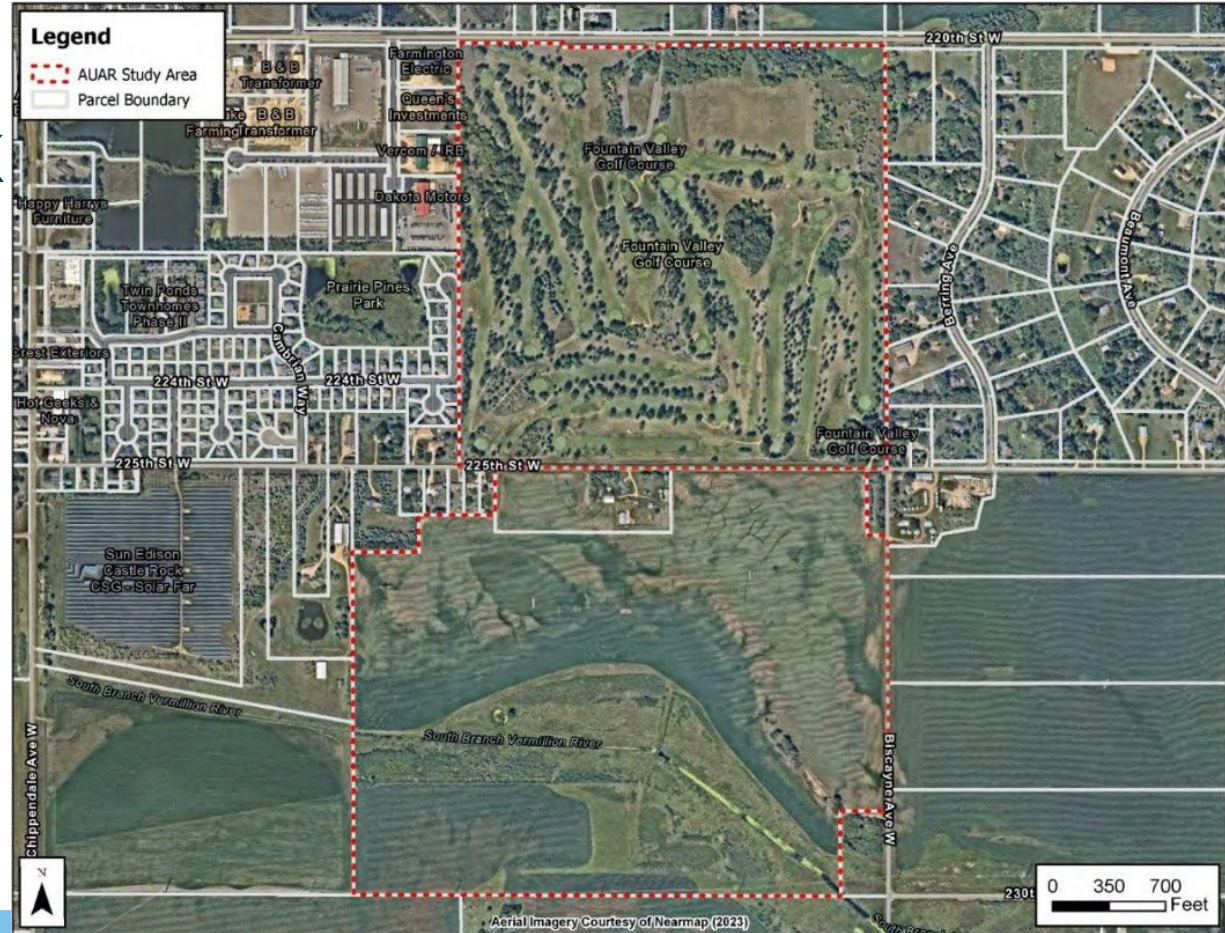
ALTERNATIVE URBAN AREAWIDE REVIEW (AUAR)

- Environmental review process
- Looks at potential environmental impacts of anticipated development within geographically defined area
- Regulated by Minnesota Rules 4410
- A planning tool



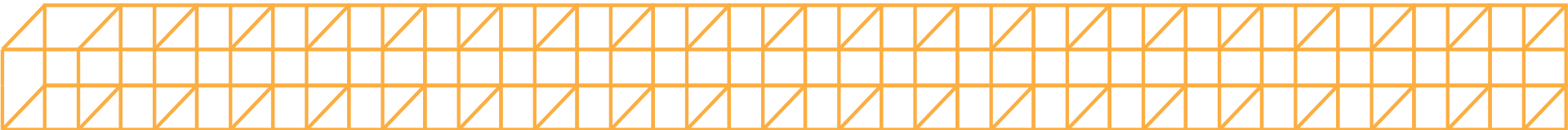
AUAR AREA: FARMINGTON TECHNOLOGY PARK

- Study Area – 3 parcels encompassing 343 acres
- North & South of 255th St W, west of Berring Ave/Biscayne Ave W
- AUAR analyzes potential impacts and identifies mitigation measures associated with technology park or mixed residential and commercial uses



Farmington Technology Park AUAR

Alison Harwood, Director of Natural Resources





Relevant Terms and Definitions

EQB: Environmental Quality Board

AUAR: Alternative Urban Areawide Review

EAW: Environmental Assessment Worksheet

EIS: Environmental Impact Statement

RGU: Responsible Government Unit (City of Farmington)

Significant: cannot be undone and/or addressed through a formal review or permitting process.



What is an AUAR?

- State environmental review document
- Hybrid of an EAW and EIS
- Studies the effects different development scenarios/land uses may have on the environment and community infrastructure
- Updated every 5 years

Purpose of an AUAR

- Used as a planning tool
- Identify the potential for cumulative impacts of anticipated development within an area
- Identify mitigation measures for potential impacts
- Informs future permitting, planning, and zoning decisions
- Does not approve or deny a project

AUAR Timeline



Scoping AUAR

RGU prepares Scoping AUAR.

Distribution for 30-day comment period

June 11– July 11, 2024



Order to Prepare

RGU Adopts Order to Prepare AUAR

Adopted August 5, 2024

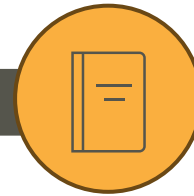


Draft AUAR

RGU prepares Draft AUAR.

Distribution for 30-day comment period

August 20 – September 26, 2024



Final AUAR

Response to comment and revisions to AUAR

Distribution for 10-day agency objection period

October 8 – 22, 2024



AUAR Adoption

If no objections from state agencies, RGU may adopt AUAR



Resources Evaluated

- Land Use and Cover Types
- Required Permits/Approvals
- Geology and Grading
- Water Resources
- Wildlife and Habitat
- Contamination
- Greenhouse Gas/Climate Impacts
- Water and Sewer Infrastructure
- Transportation
- Historic Properties
- Visual
- Air and Noise
- Cumulative Potential Effects



Mitigation Identified

- Land Use
 - Re-zoning of Agriculture zoning
- Required Permits/Approvals
 - Local, State, and Federal permits/approvals identified
- Geology and Grading
 - Geotechnical investigations
 - NPDES compliance
- Water and Sewer Infrastructure
 - Extend/upgrade water/sanitary infrastructure
 - Well capacity planning and permitting
- Water Resources (Surface and Groundwater)
 - Stormwater runoff treatment
 - NPDES compliance
 - Wetland avoidance and impact minimization
- Wildlife and Habitat
 - Wildlife-friendly erosion control blanket
 - Tree clearing restrictions
 - Incorporate native pollinator species into landscaping



Mitigation Identified

- Contamination/Hazardous Wastes
 - Solid and hazardous waste management compliance
- Visual
 - Lighting design that minimizing impacts to insects and wildlife
- Air
 - Dust control during construction
- Noise
 - Construction timing to minimize impacts
- Greenhouse Gas/Climate Impacts
 - Green/Sustainable infrastructure design (e.g., energy efficient appliances/equipment, EV-ready charging)
 - Recycling and composting as applicable
- Transportation
 - Intersection monitoring
 - Intersection improvements
- Additional mitigation measures are outlined in the Final AUAR



Comments Received



- Comments Received:
 - Dakota County
 - Department of Natural Resources
 - Metropolitan Council
 - Vermillion River Watershed JPO
 - Residents
- No agencies objected to the AUAR
- Appendix E and F of Final AUAR contains all comments/responses
- Comments focused on:
 - Climate change adaptation
 - Water resource permit needs and studies, including those related to:
 - Water appropriation/well construction - groundwater and aquifers
 - Surface waters – wetlands, rivers, stormwater runoff
 - Utilities – water usage and sanitary sewer
 - Wildlife and habitat considerations
 - Land use changes
 - Noise and lighting considerations



What follows adoption?

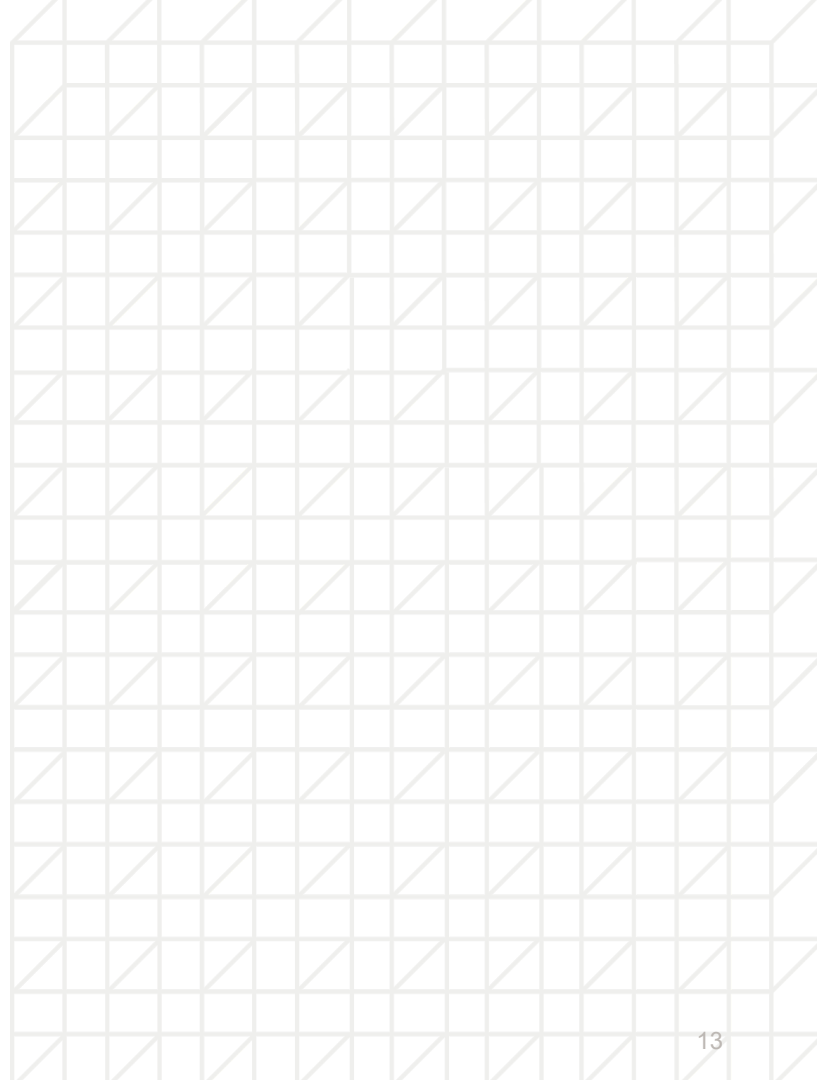
- AUAR remains valid for 5 years for scenarios studied.
- All development within study area is covered for environmental review.
- Developers and city review and implement mitigations measures, as necessary.

Updating the AUAR

- Must be updated every 5 years.
- Must be updated if proposed development differs/is more impactful than studied scenario(s).



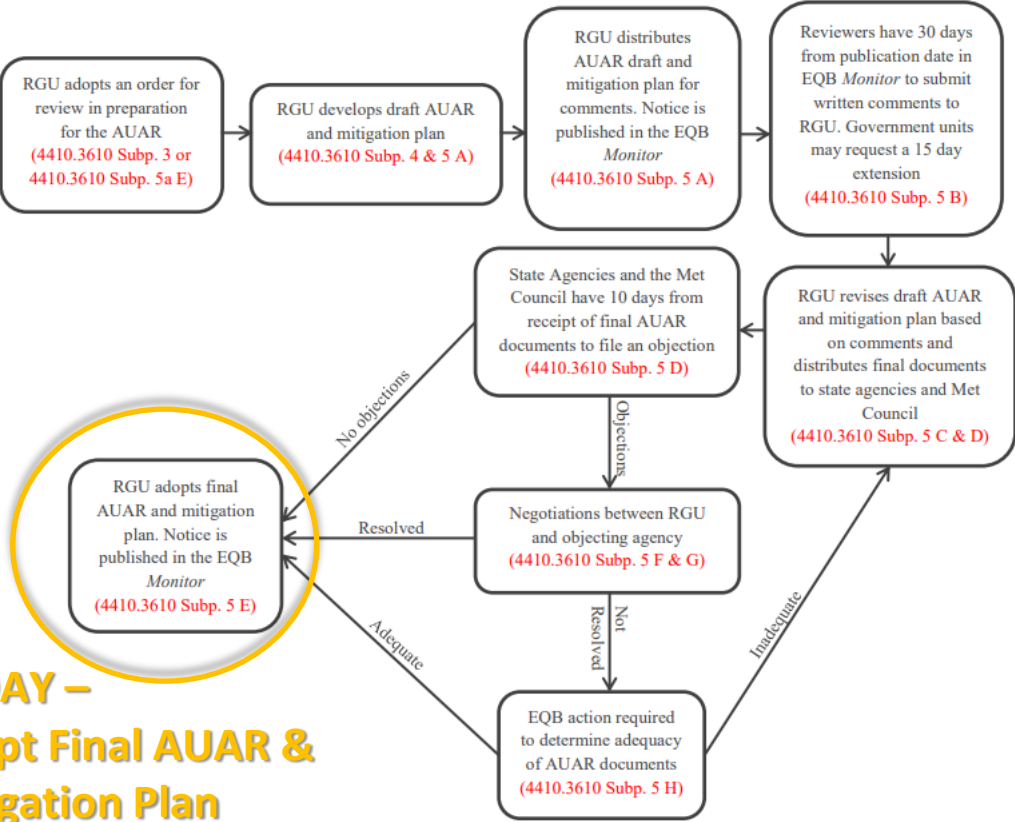
THANK YOU



REQUEST OF CITY COUNCIL

Approve Resolution 2024-97

Adoption of the Final Alternative Urban Areawide Review (AUAR) for the Farmington Technology Park



**TODAY –
Adopt Final AUAR &
Mitigation Plan**

QUESTIONS & ANSWERS

