

**SCOPING ENVIRONMENTAL ASSESSMENT
WORKSHEET**

for the

Norman Pointe Office Development

February 3, 2000

Responsible Governmental Unit:
City of Bloomington

Proposer:
Duke-Weeks Ltd. Partnership



ENVIRONMENTAL ASSESSMENT WORKSHEET

The Environmental Assessment Worksheet provides information about a project that may have the potential for significant environmental effects. The EAW is prepared by the Responsible Governmental Unit or its agents to determine whether an Environmental Impact Statement should be prepared. The project proposer must supply any reasonably accessible data for — but should not complete — the final worksheet. If a complete answer does not fit in the space allotted, attach additional sheets as necessary. The complete question as well as the answer must be included if the EAW is prepared electronically.

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** Norman Pointe Office Development

2. Proposer	Duke-Weeks Ltd. Partnership	3. RGU	City of Bloomington
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4. **Reason for EAW preparation** (check one)

EIS Scoping Mandatory EAW Citizen petition RGU discretion Proposer Volunteered

If EAW or EIS is mandatory give EQB rule category subpart number and subpart name: 4410.4400 Subpart 11b - Industrial, commercial and institutional facilities.

5. **Project location**

The project will be located at 5501, 5503 and 5701 Green Valley Drive in Bloomington, Minnesota. The redevelopment project site is located at the southwest quadrant of Normandale Boulevard and Interstate 494, between Green Valley Drive and Norman Center Drive.

County: Hennepin City/Township: Bloomington
North ½ Section 16 Township 116 North Range 21 West

Attach each of the following to the EAW:

- County map showing the general location of the project; (Figure 1)
- U.S. Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries (photocopy acceptable); (Figure 2)
- Site plans showing all significant project and natural features. (Figures 3 - 9)

6. **Description**

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

Response: The 20.2 acre redevelopment project is located at Green Valley Drive and Norman Center Drive and consists of the demolition of two existing office buildings, accommodating

Insert Figure 1 here

Insert Figure 2 here

construction of two 10-story 282,800 sq. foot office buildings, a 14-story 423,646 sq. ft. office building, and a hotel of approximately 95,500 sq. ft. Structured and surface parking is provided for 3,814 cars, with an additional 38 spaces in surface lots.

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

Response: The Norman Pointe Office Development is located within the southwest quadrant of I-494 and Normandale Boulevard in Bloomington. The site currently includes two 2-story office buildings with a total of 95,936 sq. ft. and surface parking for 710 vehicles. The existing site has a high percentage of impervious surface due to the extensive surface parking provided.

The proposed Norman Pointe Office Development is a redevelopment of the existing office area to a use that is consistent with Metropolitan Council redevelopment policies and City higher intensity office plans. The project consists of demolition of the existing office buildings and removal of the surface parking area to be reconstructed as follows:

Table 1: Project Description and Phasing

Building	Building Size (sq. ft.)	Parking Spaces	Building/Parking Height ¹	Construction Schedule ²
II	282,800	1083	10-story office over 5-level parking	Fall 2000 – Fall 2002
III	282,800	1083	10-story office over 5-level parking	Fall 2000 – Fall 2002
IV	423,646	1610	14-story office over 7-level parking	Fall 2003 – Fall 2005
Hotel	95,500 (150 rooms)	Shared with Building II	5-story hotel over 5-level parking	Fall 2002 – Fall 2004
Surface Parking	NA	38	NA	In conjunction w/ building construction
Total	989,246 sq. ft. office 95,500 sq. ft. hotel (1,084,746 sq. ft. total)	3814 spaces	NA	Fall 2000 – Fall 2005

¹All parking facilities will be constructed with one level below the existing grade.

²Approximate schedule is provided, with actual dates to be determined based on market analysis and related highway improvement project completion.

The new buildings will be constructed with steel structure, architectural precast and glass curtainwall. The design of the buildings will be similar to the Norman Center Redevelopment project currently under construction. Buildings II and III will be connected by a common entry element one or two stories in height. All buildings will be constructed on top of 5 to 7 level structured parking, with possibly one level below grade.

Access to the Office Buildings II and III will be from the Normandale Lake Boulevard extension, to be constructed through the middle of the site. Access to Building IV will be from Norman Center Drive. Access to the hotel will be from Green Valley Drive (Frontage Road) or from the adjacent parking structure. The proposed access to the new buildings is separated in order to facilitate the efficient circulation of traffic into and out of the site.

Demolition of the existing buildings will commence upon final approval of the plans and environmental documents. Demolition is expected to take approximately six to nine months. Project phasing is shown in Table 1 under the construction schedule column. This phasing schedule is dependent upon market analysis and completion of related highway facility improvements.

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

Response: The purpose of the project is the private redevelopment of the site to provide office space to meet the needs of individual private users in the metropolitan area. The project is not being undertaken by the City of Bloomington or any other public entity. The development is consistent with the City of Bloomington’s Comprehensive Plan for the project area.

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

If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

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

If yes, briefly describe the past development, timeline and any past environmental review.

Response: The Norman Center Redevelopment project (6.7 acres) is a 219,000 sq. ft., 7-story office building with 850 parking spaces that is currently under construction on an adjacent parcel. At the time the Norman Center Redevelopment was proposed, it was indicated that future projects on adjacent parcels may be redeveloped; however the nature and magnitude of additional development was a function of future market conditions. A timeline for such additional development had not yet been determined.

A voluntary EAW on the Norman Center Redevelopment project was prepared by the developer for submittal to the Environmental Quality Board in May, 1999. The City of Bloomington completed the environmental review process on July 6, 1999 with adoption of a negative declaration resolution. The findings of fact indicated that the project did not have a potential for significant environmental effects and that an Environmental Impact Statement was not required.

7. Project magnitude data

Total project acreage 20.2 acres

Number of residential units: unattached None attached None

Commercial, industrial or institutional building area (gross floor space): total 1,084,746 sq. ft.

Indicate areas of specific uses (in square feet):

Office	<u>989,246 sq. ft.</u>	Manufacturing	<u>N/A</u>
Retail	<u>N/A</u>	Other industrial	<u>N/A</u>
Warehouse	<u>N/A</u>	Institutional	<u>N/A</u>
Light industrial	<u>N/A</u>	Agricultural	<u>N/A</u>
Other commercial (Hotel)	<u>95,500 sq. ft.</u>		
Parking facility	<u>3814 spaces</u>		

Building heights: Two 10-story buildings over 5-level parking and one 14-story building over 7-level parking

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

The structure heights within the surrounding commercial and freeway development area range from single story residential town homes, to mid-rise and high-rise buildings. The town homes are located on the southwest side of Norman Center Drive. Other buildings in the vicinity range from three to 24 stories in height, including a condominium (9-stories), high-rise office tower (24 stories) and mid-rise office tower on 84th Street; offices on the south side of Norman Center Drive; and offices, gas station and a hotel along Highway 100. The proposed Norman Pointe Office Development will be compatible with the existing commercial building heights and would not effect the essential urban development character of the area. The building heights are consistent with City Code height regulations as noted in the Commercial Office District and zoning performance standards for building or structure height (Section 19.40.08 and Section 19.47).

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

UNIT OF GOVERNMENT	TYPE OF APPLICATION	STATUS
<i>Federal</i>		
Army Corps of Engineers	Wetland Alteration Permit	To be applied for
<i>State</i>		
Minnesota Board of Water and Soil Resources	Wetland Alteration Permit	To be applied for
Minnesota Pollution Control Agency (MPCA)	National Pollution Discharge Elimination System Permit	To be applied for
	Indirect Source Permit	To be applied for
Minnesota Department of Natural Resources	Groundwater Appropriation Permit	To be determined
	Wetland Alteration Permit	To be applied for
Minnesota Department of Health	Abandonment of Water Well	To be determined
Environmental Quality Board	Scoping Decision and EIS Decision	Pending with RGU
<i>Regional</i>		
Nine Mile Creek Watershed District	Grading and Drainage Approval	To be applied for
	Wetland Alteration Permit	To be applied for
	Floodplain Permit	To be applied for
<i>Local</i>		
City of Bloomington	Plat Approval	To be applied for
	Demolition Permit	To be applied for
	Shore Area Management Zone	To be determined
	Rezoning	To be applied for
	Preliminary Development Plan	To be applied for
	Final Development Plan	To be applied for
	Grading, Excavation, and Foundation Permits	To be applied for
	Building Permits	To be applied for
	Utility Permits	To be applied for
	Conditional Use Permit	To be applied for
Scoping Decision	Pending	

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

Response: The project site was an agricultural land use prior to 1964. Historically, Nine Mile Creek meandered through the site. Wetland basins were associated, primarily, with the creek. The west side of the existing Department of Natural Resources (DNR) pond was excavated between 1945 and 1953.

The first development of the site occurred in the late 1960's, after I-494 was constructed. The primary land use within the southwestern quadrant of I-494 and Normandale Boulevard is commercial office use, including Normandale Lake Office Park and Norman Center office development. The original development of the project site included three office buildings, two stories in height, with surface parking for approximately 700 vehicles. A large percentage of the site is currently impervious because of the large areas of surface parking. Based on the development history there are no known environmental hazards within the project area that would be related to past and current land uses.

The areas surrounding the project site are developed for transportation, office, commercial and residential uses. Residential town homes on property to the southwest of Norman Center Drive were constructed in phases, beginning in 1994. Ball fields were developed directly to the west of the project site. One property, to the south of the town homes, is currently developed as a high-rise condominium. All other properties in the vicinity of the site have been developed as higher density commercial space, including several mid-rise and high-rise office buildings, a mid-rise hotel and a gas station. The proposed project is compatible with the surrounding commercial uses. No indications of recognized environmental conditions are associated with the project site or with the surrounding land uses.

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

TYPE	BEFORE	AFTER	TYPE	BEFORE	AFTER
Open water/wetlands	3.3 ac	3.3 ac	Lawn/landscaping	8.6	8.0
Wooded/forest	0	0	Impervious surfaces	8.3	8.2
Brush/Grassland	0	0	Other (stormwater ponds)	0	0.7
Cropland	0	0	TOTAL	20.2 ac	20.2 ac

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

Cover type changes are not significant. This issue will not be addressed in the EIS, pending review of comments.

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

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

Response: The project site is currently developed with two office buildings and surface parking

lots. The southwest quadrant of 494 and Normandale Boulevard, which includes the project area, is identified in the Environmental Protection Element of the Bloomington Comprehensive Plan both urban with and urban without vegetation. As was noted in the EAW for the Norman Center Redevelopment project, natural habitat area is related to the wetland/public water portion of the site. Nine Mile Creek flows through an excavated pond that is located within the project site. A wetland delineation report prepared by Peterson Environmental Consulting, Inc. identifies this area as a Type 4 wetland or an inland deep fresh marsh. The pond area on the site is identified as DNR Protected Water #1044W.

In general, the Nine Mile Creek wetland provides habitat for obligate wetland species or those species requiring a wetland environment for survival including carp found in the ponding area of the site and facultative wetland animals such as song birds and some waterfowl (primarily Canada geese) in which the wetland habitat provides a source for food, water, nesting material or shelter. Upstream stormwater runoff has an effect on creek nutrient and sediment levels. Upstream nutrients and sediments flushed through the area limits the creek as a high quality fishery habitat.

The proposed project will not result in the removal or alteration of any designated wetland or public water body. Existing habitat related to the wetland/public water area will be maintained with no loss of habitat function. Project related on-site stormwater management improvements would have a positive effect on surface water drainage to the creek in relation to the current situation in which drainage culverts discharge sediments and nutrients directly to the pond. There are no ecologically sensitive resources within the site boundaries.

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

If yes, describe the resource and how it would be affected by the project. Indicate if a site survey of the resources has been conducted and describe the results. If the DNR Natural Heritage and Nongame Research program has been contacted give the correspondence reference number: ES 990631
Describe measures to minimize or avoid adverse impacts.

Response: The Minnesota Department of Natural Resources (MnDNR)– Natural Heritage Program reviewed their data base information for the study area for the EAW prepared for the Norman Center Redevelopment project (Appendix A). According to a DNR response letter (April 12, 1999), Blanding’s turtles have been reported (two reports) from wetlands within one mile of the project site. The letter indicates that it is unlikely that the site contains suitable habitat because of the existing developed site conditions. As the proposed project abuts the Norman Center Redevelopment, impacts to threatened or endangered species are not anticipated as a result of the project.

Redevelopment of the project site is not expected to have a significant impact on fish, wildlife and sensitive ecological resources. It is proposed that this issue not be addressed in the EIS, pending review of comments.

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

If yes, identify water resource affected and give the DNR Protected Waters Inventory number(s) if the

water resources affected are on the PWI: #1044W. Describe alternatives considered and proposed mitigation measures to minimize impacts.

Response: Peterson Environmental Consulting, Inc. identified one wetland on the site. This area is a Type 4 wetland or inland deep fresh marsh. The area of the wetland that is below the OHW (812.0 ft.) is regulated by the DNR and is designated as Protected Water 1044W. Nine Mile Creek Watershed District regulates the area of the wetland that is above the OHW. The entire wetland area is also regulated by the Corps of Engineers.

The proposed outlets for the three storm water ponds will be placed at the 812.0 ft. elevation and will affect the wetland. Relocation of an existing stormwater pipe requires an outlet elevation of 809.75 ft. and will affect the DNR Protected Water. Most of the impacts will be temporary, as the natural grades will be replaced after the pipes are installed. Riprap will be placed at the end of the outlet pipes to minimize the potential for erosion.

These minor impacts will be mitigated on-site, in conjunction with the proposed floodplain mitigation area. Wetland impacts will be coordinated with and permitted by the State Board of Water and Soil Resources, Army Corps of Engineers, Minnesota Department of Natural Resources and Nine Mile Creek Watershed District, prior to site grading. It is proposed that this issue not be addressed in the EIS, pending review of comments.

13. **Water use.** Will the project involve installation or abandonment of any water wells, connection to or changes in any public water supply or appropriation of any ground or surface water (including dewatering)? Yes No

If yes, as applicable, give location and purpose of any new wells; public supply affected, changes to be made, and water quantities to be used; the source, duration, quantity and purpose of any appropriations; and unique well numbers and DNR appropriation permit numbers, if known. Identify any existing and new wells on the site map. If there are no wells known on site, explain methodology used to determine.

Response:

Wells – There is an existing well located easterly of the proposed Building 4. This well is being considered to remain to provide water for the proposed landscape irrigation facilities. If it is determined that the well must be removed from active service, it will be abandoned by a contractor licensed by the Minnesota Department of Health in accordance with state and local laws after well-sealing permits have been obtained from all regulatory agencies having jurisdiction over this type of abandonment. It is proposed that this issue not be addressed in the EIS, pending review of comments.

Water supply changes – The project will be connected to the City of Bloomington water utility system. The project water distribution systems will be connected to existing public water main on both Norman Center Drive and Green Valley Drive with 8” diameter ductile iron pipes. The net additional useable space of 745,000 sq. ft. and the proposed 95,000 sq. ft. hotel are calculated to generate a demand of 145,000 gallons per day. The existing City water supply and distribution system is adequate to satisfy the projected additional water use without any alterations or modifications. It is proposed that this issue not be addressed in the EIS, pending review of comments.

Dewatering - GME Consultants, Inc. completed a preliminary geotechnical engineering report

(March 5, 1999) for the project site. Groundwater was present at depths from 10 to 27 feet below the soil surface, corresponding to elevations of 811.3 to 796.1 ft. The surveyed water level of the DNR pond was 810.4 ft as recorded on 5/26/98. The proposed lowest floor elevation of Buildings II and III and their associated parking facilities is 809.0 ft. Based on the surveyed groundwater elevations and the proposed floor elevations, dewatering may be necessary for project construction. The project sponsor will coordinate dewatering activities with the DNR, as necessary. Feasible methods of dewatering include pumping from sump pits in cohesive soils or from deep wells in the sand and silty sand. Dewatering activities, if needed, would occur for a short time while excavation and backfill are completed. If the dewatering activities exceed 10,000 gallons per day, a DNR Water Appropriation Permit will be obtained. Due to the short-term nature of any potential dewatering, no long-term impact on groundwater levels is expected. It is proposed that this issue not be addressed in the EIS, pending review of comments.

14. **Water-related land use management district.** Does any part of the project involve a shoreland zoning district, a delineated 100-year flood plain, or a state or federally designated wild or scenic river land use district? Yes No

If yes, identify the district and discuss project compatibility with district land use restrictions.

Response: The site includes areas within the 100-year floodplain (elevation 816.5 ft). There is approximately 900 cu. ft. of flood plain fill proposed for the construction of a storm water pond adjacent to Building IV. The project proposes to mitigate this flood plain impact through the excavation of 1000 cu. ft. of upland along the DNR wetland, just south of the proposed fill area. No net loss of flood plain will occur. Floodplain issues will be coordinated with the Nine Mile Creek Watershed District prior to project construction.

The City of Bloomington has Shore Area Regulations associated with Nine Mile Creek. The regulations designate two zones that are related to the ordinary high water level (OHWL) or top of bank of the DNR Protected Water. Along Nine Mile Creek, the shore area is identified as a 50 foot zone parallel to the top of bank, approximately the 812 foot elevation, while the shore area impact zone is identified as a 25 foot area parallel to the top of bank. The shore area zone is currently impacted by the existing facilities on the site. The proposed construction activities for the Building IV parking structure would continue to be within the shore area, but not within the shore area impact zone, as shown on the current plans. Project grading or construction would not occur within the shore area impact zone. The project proposer will coordinate with the City of Bloomington to determine the location of the building and parking ramp to comply with the Shore Area Management Zone regulations. It is proposed that this issue not be addressed in the EIS, pending review of comments.

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

If yes, indicate the current and projected watercraft usage and discuss any potential overcrowding or conflicts with other uses.

It is proposed that this issue not be addressed in the EIS, pending review of comments.

16. **Erosion and sedimentation.** Give the acreage to be graded or excavated and the cubic yards of soil to be moved: 14.4 acres; 150,000 cubic yards, respectively. Describe any steep slopes or highly erodible soils and identify them on the site map. Describe any erosion and sedimentation control measures to be used during and after project construction.

Response: Existing steep slopes are found between the wetland and the western side of Buildings II and III. These slopes will be graded to 3:1 or less. Erosion control measures will be installed prior to initial site grading. Silt fence around the site will be used to prevent sediment deposition into the wetland and adjacent properties. Rock construction entrances will be installed at all construction entrances.

The stormwater treatment ponds will be constructed in conjunction with site grading. All exposed soils will be seeded/sodded per the landscape plan, within two weeks after completion of final grading. The stormwater treatment ponds will be cleaned out after construction is completed, as necessary.

Erosion control measures will be maintained during the construction period of the project. All erosion control measures will be installed and maintained in accordance with City of Bloomington, Nine Mile Creek Watershed District and Minnesota Pollution Control Agency requirements. It is proposed that this issue not be addressed in the EIS, pending review of comments.

17. Water quality: surface water runoff

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

Response: The project will include on-site stormwater management techniques resulting in water quality improvement and rate control. A characteristic of the proposed project is the reduction in amount of impervious surface coverage by approximately 0.1 acres. As a result of less impervious surface coverage and construction of storm water treatment ponds, site runoff volume will decrease slightly. Stormwater rate control will be provided by three NURP ponds allowing for on-site storage and treatment prior to discharge. The proposed stormwater ponds are located on the northwest side of Buildings II and III and on the east side of Building IV.

The existing site conditions do not include any stormwater treatment facilities. Surface runoff is currently directed into drainage ditches that outlet directly into the DNR pond and Nine Mile Creek. On-site NURP ponds will incorporate current stormwater quality standards into the design, with treatment proposed for the entire impervious surface associated with site development. Additional alternative treatment (such as buffers, infiltration swales and grit chambers) will be coordinated with the Watershed District to treat roof water from the office building.

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

Response: The proposed stormwater management ponds will discharge into the DNR pond. The DNR pond serves as a backwater to Nine Mile Creek, which eventually discharges into the Minnesota River. The project development plan will reduce the amount of impervious surface on the site and will provide water quality treatment. The net effect is expected to be improved quality of stormwater runoff and a decreased rate of discharge from the site. This issue will be further evaluated in the EIS.

18. Water quality: wastewaters

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

Response: The proposed project, includes three separate multi-story office buildings totaling 989,246 sq. ft. of gross office space and a 95,500 sq. ft. hotel to be constructed over structured parking accommodating a total of 3814 cars. The proposed use of the site for office, parking and hotel will generate typical urban sanitary sewage with a 5-day biological oxygen demand of 200 milligrams per liter (mg/l) and 220 mg/l of suspended solids. The net increase in useable office space, about 745,000 sq. ft. and the proposed 95,500 hotel are calculated to generate an average flow of about 145,000 gallons per day of sanitary sewage. The existing City sanitary sewer collection system is adequate to accommodate the increased flow without any modifications or alternations to the facilities.

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

Response: The project does not have an on-site waste disposal system.

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

Response: Sanitary wastes will be discharged into the City of Bloomington sanitary sewer collection system which is connected to the MCES Sewage Treatment Facility in Eagan, Minnesota. The facility has adequate capacity to treat the additional sanitary waste without any modifications.

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

Response: Not Applicable

It is proposed that this issue not be addressed in the EIS, pending review of comments.

19. Geologic hazards and soil conditions

a. Approximate depth (in feet) to ground water: 10 feet minimum to 27 feet maximum to bedrock: NA minimum average

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

Response: There are no known geologic hazards on-site.

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

Response: The Hennepin County Soil Survey identifies three soil map units on the site, including Cu (Cut and Fill), Gc (Glencoe silty clay loam) and Ma (Marsh).

Most of the existing surface is paved and/or compacted and is mapped as cut and fill or marsh land. Soil borings indicate that the site contains approximately 14 to 20 feet of fill, composed of sand, silty sand, topsoil, organic silt, peat and sandy clay mixed with gravel and asphalt pieces. The relative soil density, based on the geotechnical report, ranged from Loose to Extremely Dense.

The soil textures on the project site are variable. The depth to groundwater is more than 10 feet, according to soil borings. Potential groundwater contamination from wastes or chemicals spread or spilled onto the soils is expected to be minimal, provided that spills are contained and cleaned up in a timely manner.

It is proposed that this issue not be addressed in the EIS, pending review of comments.

20. Solid wastes, hazardous wastes, storage tanks

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

Response:

Solid Waste – Construction generated solid wastes such as building debris, wood pallets and packaging materials will be stored on-site in appropriate storage containers for limited periods during construction. All construction related wastes would be removed from the site in accordance with local and State regulations.

The commercial office use is anticipated to generate standard municipal solid wastes. An average of 1.5 pounds of solid waste per employee per day is anticipated to be generated by employees. Pick-up of recycled material is expected to occur weekly. The balance of the standard municipal solid waste anticipated to be generated at the building would be disposed of by contract haulers at a regional solid waste facility and by private sanitary landfills in the area. All collection and recycling of wastes and storage will be in accordance with the City of Bloomington's waste policies.

Hazardous Waste – Peer Environmental & Engineering Resources, Inc. completed the *Demolition Asbestos Building Survey* (August 1999) for buildings at 5501 and 5601 Green Valley Drive. The existing buildings that will be removed to construct the Norman Point Office Development are similar to those reviewed by Peer. Asbestos containing materials were identified in the report and are, therefore, expected to be present in the remaining buildings. Identification, removal and/or disposition of asbestos containing materials will be conducted in accordance with applicable state and federal regulations.

The project will not produce or generate hazardous wastes during site construction or during normal operation. The Phase I environmental assessment completed by Braun Intertec (December 4, 1998) for the Norman Center Redevelopment site found no indications of recognized environmental conditions associated with the site.

- b. Identify any toxic or hazardous materials to be used or present at the site and identify measures to

be used to prevent them from contaminating groundwater. If the use of toxic or hazardous materials will lead to a regulated waste, discharge or emission, discuss any alternatives considered to minimize or eliminate the waste, discharge or emission.

Response: None Expected

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

Response: No storage of petroleum products is anticipated on the site.

It is proposed that this issue not be addressed in the EIS, pending review of comments.

21. **Traffic.** Parking spaces added 3104. Existing spaces (if project involves expansion) 710. Estimated total average daily traffic generated 10,725 (based on Institute of Transportation Engineers average trip generation rates). Estimated maximum peak hour traffic generated (if known) and time of occurrence 1,405 (2-way PM Peak Hour to/from the proposed project site)

Provide an estimate of the impact on traffic congestion on affected roads and describe any traffic improvements necessary. If the project is within the Twin Cities metropolitan area, discuss its impact on the regional transportation system.

Response: A detailed traffic study was conducted for the Norman Center Redevelopment project. A new study will be prepared for the Norman Pointe Office Development that will incorporate the traffic forecast for the Norman Center Redevelopment project. The traffic study will review key intersections, including West 84th Street and Normandale, East Bush Lake Road at the I-494 ramps, West 84th Street and East Bush Lake Road and West 78th Street and East Bush Lake Road. Traffic conditions on Norman Center Drive will also be evaluated. The study will evaluate possible phasing of the proposed development along with highway improvements that have been identified by the Minnesota Department of Transportation, Hennepin County and the City of Bloomington. The identified improvements include:

- Upgrading of I-494 with an additional lane in each direction between Highway 100 and Highway 212, including the replacement of the I-494 bridges over Highway 100 (both eastbound and westbound). This project is scheduled to include collector/distributor lanes on both side of I-494 in this vicinity.
- Median/safety improvements and transit oriented projects on I-494.
- Other preferential ramp and interchange projects within the I-494 corridor.
- Reconstruction/widening of West 78th Street from East Bush Lake Road to Gleason Road as well as a 78th Street connection to Valley Creek Road.
- Upgrade East Bush Lake Road between I-494 and 84th Street. Additional property at the I-494 and East Bush Lake Road intersection has been dedicated for future improvements.
- Modification to the East Bush Lake Road/Green Valley Drive intersection
- Modification of the 84th and Normandale intersection.
- Upgrade of Norman Center Drive to median divided roadway with sidewalk/non-motorized way on both sides of the roadway.

The developer anticipates the need to dedicate future right-of-way for future road expansion plans. In addition to the traffic study, a traffic management plan will be completed to address

actions that can encourage transit use and ridesharing. Traffic issues will be reviewed in detail for the EIS.

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

Response: An air quality analysis was completed for the Norman Center Redevelopment project. A new study will be completed for this project that accounts for vehicle related emissions related to both the Norman Center Redevelopment and the Norman Pointe Office Development. An Indirect Source Permit will be necessary for this project. The ISP will assess anticipated future carbon monoxide (CO) concentrations in the vicinity of key streets and intersections serving the project site. Vehicle-related emissions will be reviewed in detail for the EIS.

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

Response: The project is not expected to include any stationary sources of air pollution. It is proposed that this issue not be addressed in the EIS, pending review of comments.

24. **Odors, noise and dust.** Will the project generate odors, noise or dust during construction or during operation? Yes No

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

Response:

Construction Related Dust - The project will generate dust during demolition and construction. Demolition and construction activities will expose soil material and may cause it to become airborne. Construction dust generation will be temporary, or short-term. Dust throughout the entire project will be mitigated by minimizing the amount of exposed area, revegetating or paving as soon as practical after grading, watering exposed areas during dry and windy conditions, and keeping streets serving the site clean.

Construction Related Odors - The project will not generate odors.

Construction Related Noise – Demolition of the existing buildings and construction of the project will generate noise from demolition and construction equipment and activities. Demolition and construction noise will be temporary and short-term, lasting only during project construction. Construction noise will be controlled by limiting noise generating activities to daylight working hours and assuring that construction equipment is properly muffled.

The following measures to minimize noise and dust emissions will be incorporated into the

demolition and construction procedures of the project:

- All internal combustion motors will be fitted with mufflers and other noise control equipment as specified by the manufacturer.
- Compliance with Section 10.29.07 (c) of the Bloomington Noise Code limits construction activity to the hours between 7:00 am and 10:00 pm on weekdays and between 9:00 am and 9:00 pm on Saturdays.
- Minnesota Rules 7005.0050 on the control of fugitive particulate matter from construction and hauling activities will be complied with so as to minimize adverse air quality impacts.

Traffic Related Noise- The properties to the south of Normandale Boulevard are residential. These properties are receptors to potential increases in noise due to increased traffic. Traffic related noise issues will be evaluated in detail in the EIS.

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

Archaeological, historical or architectural resources? Yes No Unknown*
Prime or unique farmlands or land within an agricultural preserve? Yes No
Designated parks, recreation areas or trails? Yes** No
Scenic views and vistas? Yes No
Other unique resources? Yes No

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

Response:

* The project site has been completely developed, with much of the site filled as part of the existing construction. Initial review of the site indicates low probability for cultural or historic resources. The State Historic Preservation Office (SHPO) will be contacted to confirm that cultural/historic resources are not present on the site.

**Beaverbrook Park, owned by the City of Bloomington, is located west of the project site at 5901 Green Valley Drive. The park features two ball fields. This resource will not be impacted by the proposed project.

It is proposed that this issue not be addressed in the EIS, pending confirmation with the SHPO and review of comments.

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

If yes, explain.

Response: Building heights in the project area and immediate vicinity range from 1-story town homes to a 24-story condominium tower. The proposed office buildings, hotel and parking facilities will be compatible with existing building heights and will not have an effect on the essential urban development character of the area. The office buildings will be similar to other commercial buildings within the immediate vicinity, including the Normandale Lakes Office Park and the hotel.

Parking facilities lighting will be shielded and directed downward to eliminate off-site glare on adjacent properties. Lighting intensity is controlled by the City of Bloomington lighting

regulations. The project proposer will conduct a shadow cast study to determine the effect of the project on adjacent residential projects, that are located southwest of Norman Center Drive. The results of the shadow cast study will be discussed in the EIS.

27. **Compatibility with plans and land use regulations.** Is the project subject to an adopted local comprehensive plan, land use plan or regulation, or other applicable land use, water, or resource management plan of a local, regional, state or federal agency? Yes No.

If yes, describe the plan, discuss its compatibility with the project and explain how any conflicts will be resolved. If no, explain.

Response: The project is located within Policy Area No. 4 of Bloomington's Northwest Area District Plan (1991). This District Plan is an adopted element of the City of Bloomington's Comprehensive Plan. The project site is in an area characterized as a "Mixed-use with a Mixed Focus". The site is in one of two "nodes" within the area covered by the District Plan that is designated specifically for high-density use.

The Plan states "Although there are pockets of existing high intensity development in the mixed focus areas, there are still several vacant and underdeveloped lots that provide future development and redevelopment opportunities... Thus, the primary policy is to allow future development in the moderate to high intensity range." The project is consistent with the primary purpose of the District Plan because it results in high intensity use precisely where such a use is planned and desired. Additional aspects of the Northwest Area District Plan related to the proposed project include the provision of support services within buildings and a comprehensive pedestrian/bicycle circulation system.

The Northwest Area District Plan states that the "maximum average density of nonresidential development within each Mixed-use with a Mixed Focus policy area is 1.0 (FAR)". It further states, "Maximum density for individual parcels can be determined by zoning and stipulations of development agreements for Transportation Demand Management, as long as the average density for each policy area as a whole does not exceed the aforementioned maximums". The project site is zoned CO-1 which permits up to 1.2 FAR with planned development approval, or up to 1.5 FAR with an approved trip reduction plan and development agreement.

Thus, the building area proposed for Norman Pointe Office Development, using a 1.2 FAR, was calculated using the entirety of the proposer's property holding at the site, including the building space and property of the Norman Center Redevelopment project. If the planned development is approved at 1.2 FAR, the project will comply in all respects with these requirements. Completion of the project will not result in a FAR greater than 1.0 within the Mixed-use with a Mixed Focus policy area.

Finally, the proposed development is consistent with regional policies supporting infill and redevelopment in the fully developed regions of the Metropolitan area. The Metropolitan Council's Regional Blueprint, Action Step 5B(3) is to "focus regional investments, services and incentives on job and economic development activities inside the urban area, specifically within and around the I-494/I-694 freeway beltway, with particular emphasis on the urban core and the nodes and corridors connected to it".

It is proposed that this issue not be addressed in the EIS, pending review of comments.

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

If yes, describe the new or additional infrastructure or services needed. (Note: any infrastructure that is a connected action with respect to the project must be assessed in the EAW; see *EAW Guidelines* for details.)

Response:

Roads – The Minnesota Department of Transportation and City of Bloomington have completed studies and/or have plans for roadway improvements that would provide additional capacity in the area, as indicated under question 21 (Traffic). This issue will be evaluated in detail in the EIS.

Water, sanitary sewer, storm sewer – The current water, sanitary and storm sewer utilities have adequate capacity to service the project. It is proposed that this issue not be addressed in the EIS, pending review of comments.

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

Response: This Scoping EAW addresses a proposed planned development adjacent to and integrated with the Norman Center Redevelopment project. An EAW Negative Declaration resolution was approved in July 1999 for the Norman Center Redevelopment project. A project incorporating a 219,000 sq. ft. office building and 850 parking spaces that is currently under construction.

No future stages of the Norman Pointe Office Development are planned; the entirety of the project sponsor's land holdings in this area are included in the proposed planned development. The area surrounding the proposed project site is currently developed. It is proposed that the cumulative impacts of the proposed Norman Pointe Office Development and Norman Center Redevelopment be addressed in the EIS, with respect to the analysis of traffic, air and traffic noise issues.

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

Response: None Expected

It is proposed that this issue not be addressed in the EIS, pending review of comments.

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

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

I hereby certify that:

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

Signature _____ Date _____

Title _____