

**Lake Elmo Village Area
Final Alternative Urban Areawide Review (AUAR)
Five-Year Update – Technical Memorandum
June 27, 2014**

Introduction

The Village Area AUAR covers approximately 1,275 acres surrounding the existing downtown Lake Elmo (commonly referenced as the “Old Village”) and centered on the intersection of State Highway 5 and County State Aid Highway 17 (Lake Elmo Avenue).

The City of Lake Elmo adopted the Village Area Alternative Urban Areawide Review (AUAR) in May of 2009. The AUAR assesses the potential environmental impacts of four development scenarios, three of which are based on the Village Master Plan accepted by the Lake Elmo City Council in April of 2007 and one scenario based on the City’s 2005 Comprehensive Plan. The overall development expected within each scenario ranged from 600 residential units to 1,600 units. All scenarios anticipated 300,000 square feet of commercial space, 150,000 square feet of office space, and 200,000 square feet of institutional space.

Since the AUAR was adopted by the City, there have been no development proposals approved by the City within the study area. The City has reviewed sketch plans for new residential subdivisions, however, and expects to process at least three residential plats within the AUAR area in 2014.

Prior to moving forward with development proposals, the City adopted a series of amendments to the Lake Elmo Comprehensive Plan, the most significant of which was a complete update to the Land Use Chapter of the Plan approved in 2012. This chapter includes a section devoted to the Village Planning Area and incorporates an updated land use map that follows closely with the scenarios studied under the Village Area AUAR. Of the four development scenarios included as part of the AUAR, the land use plan approved by the City adheres closely to “The Village Master Plan – AUAR Scenario B” in terms of the general arrangement of land uses and total residential unit counts. Minor differences between the adopted land use plan and AUAR Scenarios are noted in the land use section below.

In addition to amending the City’s Comprehensive Plan to support future development, the City completed a major infrastructure project to extend regional sanitary sewer service to the southern limits of the Village AUAR area. This system has been designed in accordance with the assumptions used in the final AUAR.

Purpose

This technical memorandum serves as the update for the Lake Elmo Village Area Final Alternative Urban Areawide Review (AUAR) adopted by the City of Lake Elmo on May 5, 2009. This update is prepared under the provisions of Minnesota Rule 441.3610 Subpart 7, which requires an update every five years until full development of the AUAR area is complete. The updated information and review of mitigation items in the AUAR update follow the standard Environmental Assessment Worksheet (EAW) form. Where applicable, comments for each item have been provided when there is an update from the final AUAR document. Responses to questions are only provided when there has been a change or update

from the 2009 AUAR. Whenever “no change or no need to update” is indicated, refer to the original documents to review the original response.

The information in this memorandum for updates or modifications to the AUAR follows the outline in the original AUAR including any comments or updates to the mitigation strategies. Information and analysis in the 2009 AUAR is presumed to still apply, unless new information or analysis is included in this update. Where maps convey the same information as maps in the 2009 AUAR, the same figure numbers are used. The 2009 Village Area AUAR is available for review on the City’s website at www.lakeelmo.org.

- 1) **Title.** No change.
- 2) **Proposer.** No change.
- 3) **RGU.** No change.
- 4) **Reason for AUAR Preparation.** No change.
- 5) **Project Location.** No change.
- 6) **Development Description.** The description of the development scenarios (Scenario A, B, C and D) have not changed. The Village Area Comprehensive Plan Amendment adopted by the City [Exhibit 1] is consistent with Scenario B. The land use categories defined as Potential Future Redevelopment, New Mixed Use Development, and New Civic/Institutional Development on Table 6-1 and referenced elsewhere in the document have been combined into one general land use category on the approved land use plan called “Village Mixed Use Development”. All other assumptions concerning commercial, office, and institutional development remain unchanged.
- 7) Project Magnitude Data
 - a) Adoption of village land use plan – very close to Scenario B
- 8) Permits and Approvals Required
- 9) Land Use
 - a) Comp Plan adoption
 - b) Reed park expansion
- 10) Cover Type
- 11) Fish, Wildlife, and Ecologically Sensitive Resources
- 12) Physical Impacts on Water Resources
- 13) Water Use
- 14) Water-Related Land Use Management Districts
- 15) Water Surface Use
 - a) Amendment of AUAR
 - b) Adoption of surface water management plan and ordinance
- 16) Erosion and Sedimentation
- 17) Water Quality – Surface Water Runoff

- 18) Water Quality – Wastewater
 - a) Installation of Village force main
- 19) Geologic Hazards and Soil Conditions
- 20) Solid Wastes; Hazardous Wastes; Storage Tanks
- 21) Traffic
 - a) TH 5 restriping
 - b) Manning Avenue study
 - c) Lake Elmo Avenue study
 - d) Cooperative project for Lake Elmo Avenue stop lights
 - e) Transportation plan update
- 22) Vehicle-Related Air Emissions
- 23) Stationary Source Emissions
- 24) Dust, Air, and Noise Impacts
- 25) Sensitive Resources
- 26) Visual Impacts
- 27) Compatibility with Plans
- 28) Impact on Infrastructure and Public Services
- 29) Cumulative Potential Effects
- 30) Other Potential Environmental Impacts
- 31) Summary of Issues

Mitigation Plan Update

Exhibits

- a) Lake Elmo Village Future Land Use Map