

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2021-125**

**A RESOLUTION ORDERING THE PREPARATION OF AN ALTERNATIVE URBAN  
AREAWIDE REVIEW (AUAR) FOR THE STUDY AREA TO BE KNOWN AS  
CYPHERS LOGISTIC PARK**

**WHEREAS**, Minnesota Rules Part 4410.3610 provides for a substitute form of environmental review known as the Alternative Urban Areawide Review (“AUAR”) process; and

**WHEREAS**, the AUAR process allows for the environmental review of development and associated infrastructure in a particular geographic area within a jurisdiction if the local government unit has an adopted Comprehensive Plan that meets certain elements set forth in Minnesota Rule Part 4410.3610, subpart 1, paragraphs (A) to (C); and

**WHEREAS**, the City of Lake Elmo (the “City”) has an adopted Comprehensive Plan that meets the elements set forth in Minnesota Rule Part 4410.3610, subpart 1, paragraphs (A) to (C); and

**WHEREAS**, the Comprehensive Plan identifies development in the area that is to be known as Cyphers Logistic Park, which consists of the approximately 180 acres located north and south of 34<sup>th</sup> Street N and east of Ideal Avenue N (the “Study Area”); and

**WHEREAS**, three proposed development scenarios for the Study Area that have been identified by the City to be evaluated as part of the AUAR are as follows:

Scenario 1: This scenario includes:

Business Park	~1.1 million square feet
Mixed-Use Business Park	400 residential units 653,400 square feet business/light industrial
Commercial	91,500 square feet
Existing Public Works Building	7.4 acres
Park	8 acres
Ponding	15 acres
Right-of-Way	6 acres

Scenario 2: This scenario includes:

Business Park	~1.1 million square feet
Mixed-Use Business Park	210 residential units 457,380 square feet business/light industrial
Commercial	178,596 square feet
Low Density Residential	38 residential units

Medium Density Residential	124 residential units
Existing Public Works Building	7.4 acres
Park	8 acres
Ponding	15 acres
Right-of-Way	6 acres

Scenario 3: This scenario includes:

Business Park	~1.75 million square feet
Low Density Residential	56 units
Commercial	91,500 square feet
Existing Public Works Building	7.4 acres
Park	8 acres
Ponding	15 acres
Right-of-Way	6 acres

**WHEREAS**, the proposed scenarios are in conformance with the Comprehensive Plan; and

**WHEREAS**, the City is the Responsible Governmental Unit (“RGU”) pursuant to subpart 1 of Minnesota Rules Part 4410.3610; and

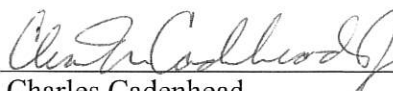
**WHEREAS**, the City deems an AUAR to be the most appropriate form of environmental review for the Study Area; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE ELMO THAT:**

1. That the City hereby orders an AUAR for the Study Area as set forth on the AUAR Order that is attached to this Resolution as Exhibit A.

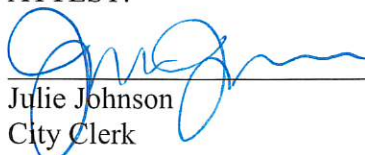
**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE 16<sup>TH</sup> DAY OF NOVEMBER, 2021.**

**CITY OF LAKE ELMO**

By:   
Charles Cadenhead  
Mayor

(Seal)

ATTEST:

  
Julie Johnson  
City Clerk

**EXHIBIT A**  
**AUAR Order**  
**[to be attached]**

**AUAR ORDER**

**ALTERNATIVE URBAN AREAWIDE REVIEW**

**Cyphers Logistic Park**

**Location:** Parcels north and south of 34th Street N and east of Ideal Avenue N in Lake Elmo

**Responsible Governmental Unit (RGU):** City of Lake Elmo

	<b>RGU</b>	<b>Proposer/Project Contact</b>
<b>Contact person(s)</b>	City of Lake Elmo Kristina Handt	NorthPoint Development Christina Hubacek
<b>Title</b>	City Administrator	Project Manager
<b>Address</b>	3880 Laverne Ave. N. Suite 100	3010 Highland Parkway, Suite 440
<b>City, State, ZIP</b>	Lake Elmo, MN 55042	Downers Grove, IL 60515
<b>Phone</b>	651-747-3905	331-251-3111
<b>E-mail</b>	khandt@lakeelmo.org	chubacek@northpointkc.com

As the RGU, the City of Lake Elmo is ordering an Alternative Urban Areawide Review (AUAR) for the redevelopment of the parcels north and south of 34th Street N and east of Ideal Avenue N. The AUAR is proposed by NorthPoint Development.

**AUAR Study Area**

The AUAR study area encompasses approximately 180 acres, including three existing tax parcels, located north and south of 34<sup>th</sup> Street N and east of Ideal Avenue N (see Figure 1).

**Development Scenarios**

Three development scenarios, defined in Table 1 and shown on Figures 1, 2, and 3 are proposed to be evaluated in the AUAR. The scenarios generally represent the density and land uses presented in the master plan for the area and the *2040 Lake Elmo Comprehensive Plan*.

**Table 1: AUAR Development Scenarios**

<b>Component</b>	<b>Scenario 1</b>	<b>Scenario 2</b>	<b>Scenario 3</b>
Business Park	~1.1 million square feet	~1.1 million square feet	~1.75 million square feet
Mixed-Use Business Park	400 residential units 653,400 square feet business/light industrial	210 residential units 457,380 square feet business/light industrial	--
Commercial	91,500 square feet	178,596 square feet	91,500 square feet
Low Density Residential	--	38 residential units	56 residential units
Medium Density Residential	--	124 residential units	--
Existing Public Works Building	7.4 acres	7.4 acres	7.4 acres
Park	8 acres	8 acres	8 acres
Ponding	15 acres	15 acres	15 acres
Right of Way	6 acres	6 acres	6 acres

Figure 1: AUAR Study Area – Scenario 1

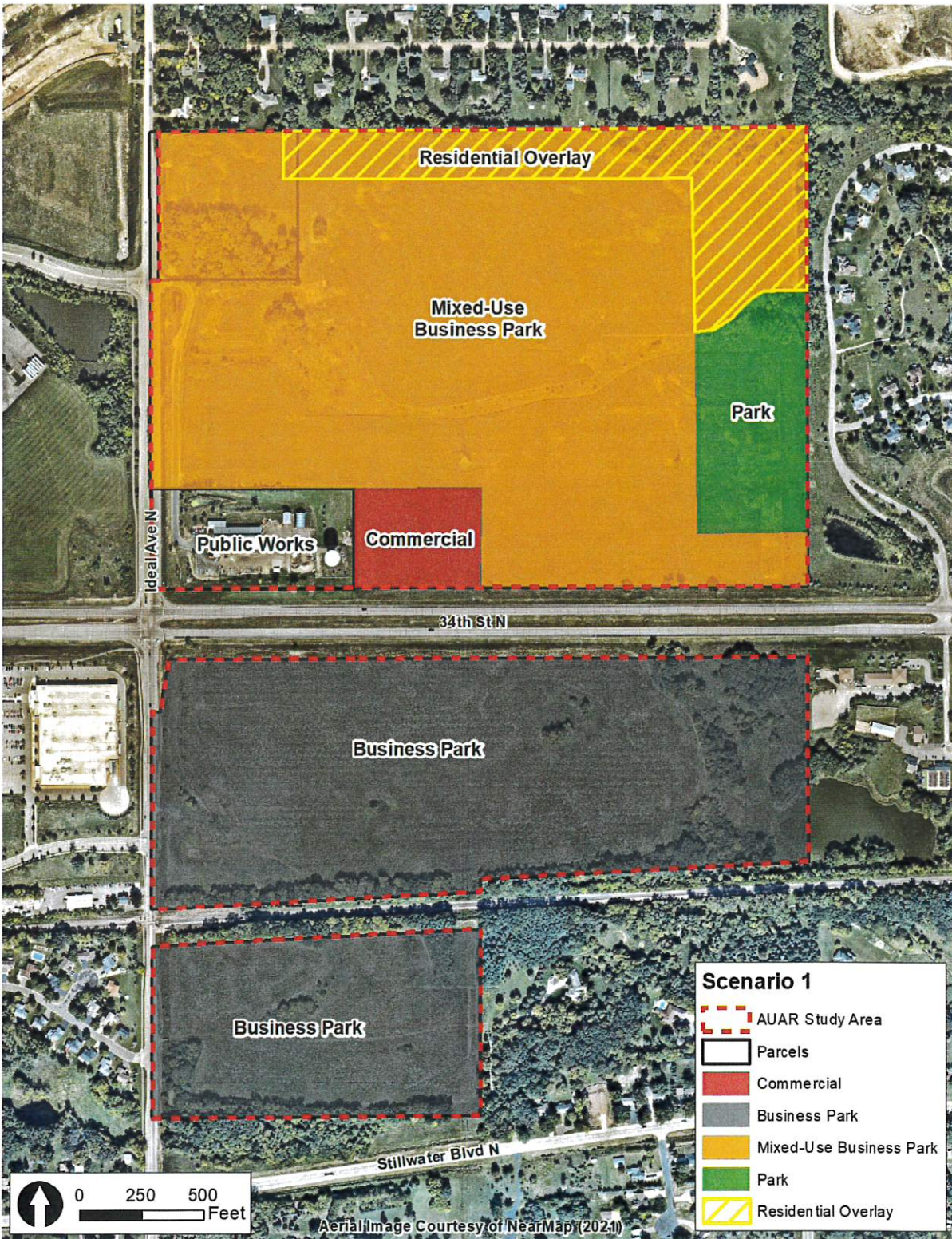


Figure 2: AUAR Study Area – Scenario 2

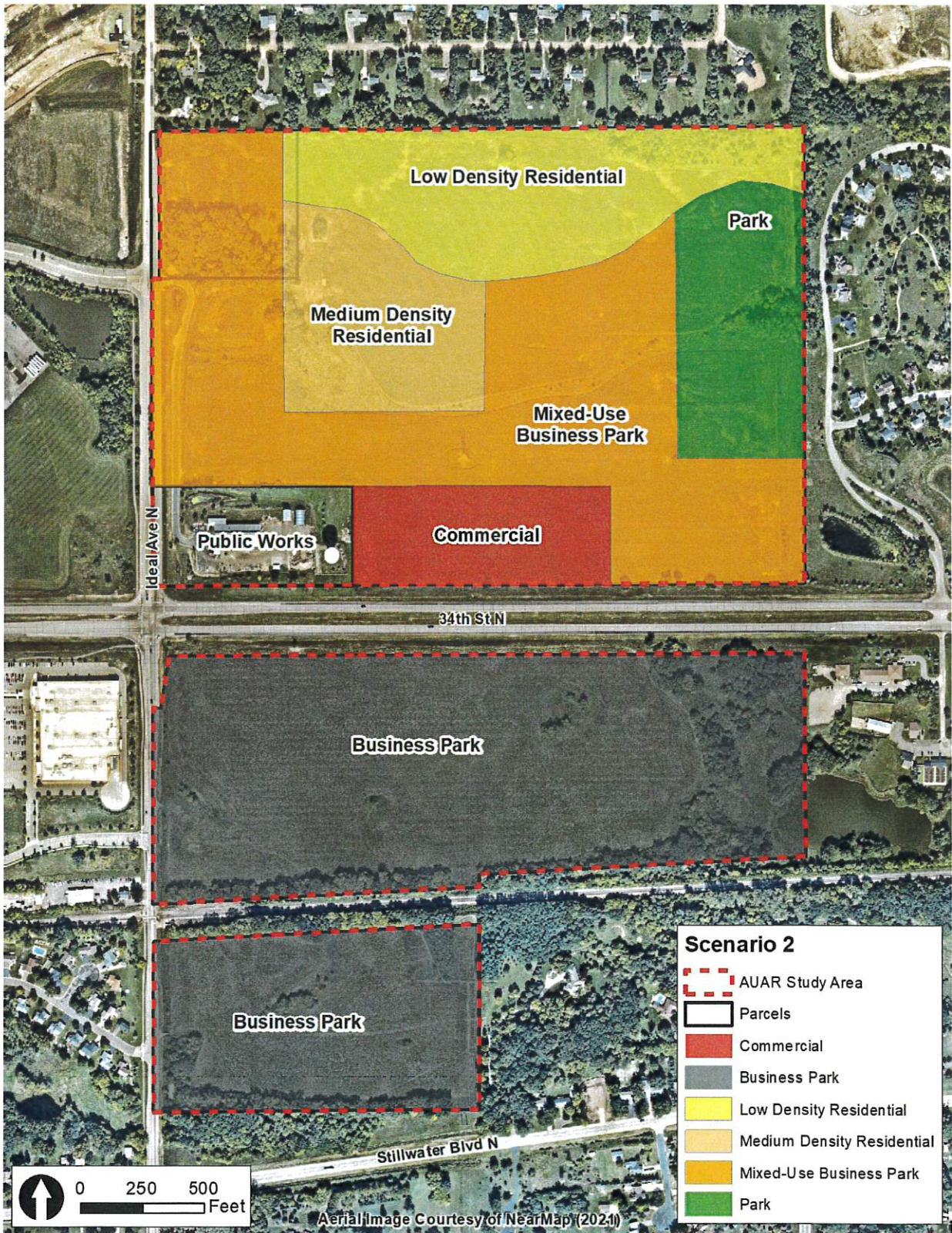


Figure 3: AUAR Study Area – Scenario 3

