



DATE: November 16, 2021  
**REGULAR**

**AGENDA ITEM:** AUAR Order for 180 Acres on Ideal Ave

**SUBMITTED BY:** Kristina Handt, City Administrator

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**BACKGROUND:**

As discussed at the November 9, 2021 work session, since NorthPoint is proposing over a million square feet of warehouse space, an Alternative Urban Areawide Review (AUAR) is necessary. The AUAR is a planning tool that local government can use to understand how different development scenarios would affect the environment of their community before the development occurs. The city has asked that they complete the AUAR for not only their 77 acres but the whole 180 acre planning area so we can evaluate impact of development on the entire area.

**ISSUE BEFORE COUNCIL:**

Should the Council approve the Order for the AUAR?

**PROPOSAL ANALYSIS/DETAILS:**

NorthPoint has contracted with Kimley Horn to complete the AUAR however, it is the city who is actually the applicant in these cases. They worked with city staff and consultants to prepare the information in the order. Once the order is approved by Council that begins the 120 day review period. A proposed schedule of next steps and dates is attached.

The scenarios proposed to be evaluated in this AUAR study (the AUAR Scenarios) are depicted in the order and are further detailed in the following table. .

Component	AUAR Scenario 1	AUAR Scenario 2
Business Park	~1.1 million square feet	~1.1 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
Low Density Residential	--	38 residential units
Medium Density Residential	--	124 residential units
Existing Public Works Building	7.4 acres	7.4 acres
Park	8 acres	8 acres
Ponding	15 acres	15 acres
Right of Way	6 acres	6 acres

**FISCAL IMPACT:**

The cost to perform the AUAR is being covered by NorthPoint through an escrow agreement.

**OPTIONS:**

- 1) Approve Resolution No 2021-125
- 2) Amend and then Approve Resolution No 2021-125
- 3) Do not approve and order to begin the AUAR

**RECOMMENDATION:**

***“Motion to approve 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 Logistics Park.”***

**ATTACHMENTS:**

- Resolution No 2021-125
- AUAR Order (exhibit A to resolution)
- Schedule

**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**, two 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

**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

	RGU	Proposer/Project Contact
<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

Two development scenarios, defined in Table 1 and shown on Figures 1 and 2, are proposed to be evaluated in the AUAR. Scenarios 1 and 2 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**

Component	Scenario 1	Scenario 2
Business Park	~1.1 million square feet	~1.1 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
Low Density Residential	--	38 residential units
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Figure 1: AUAR Study Area – Scenario 1

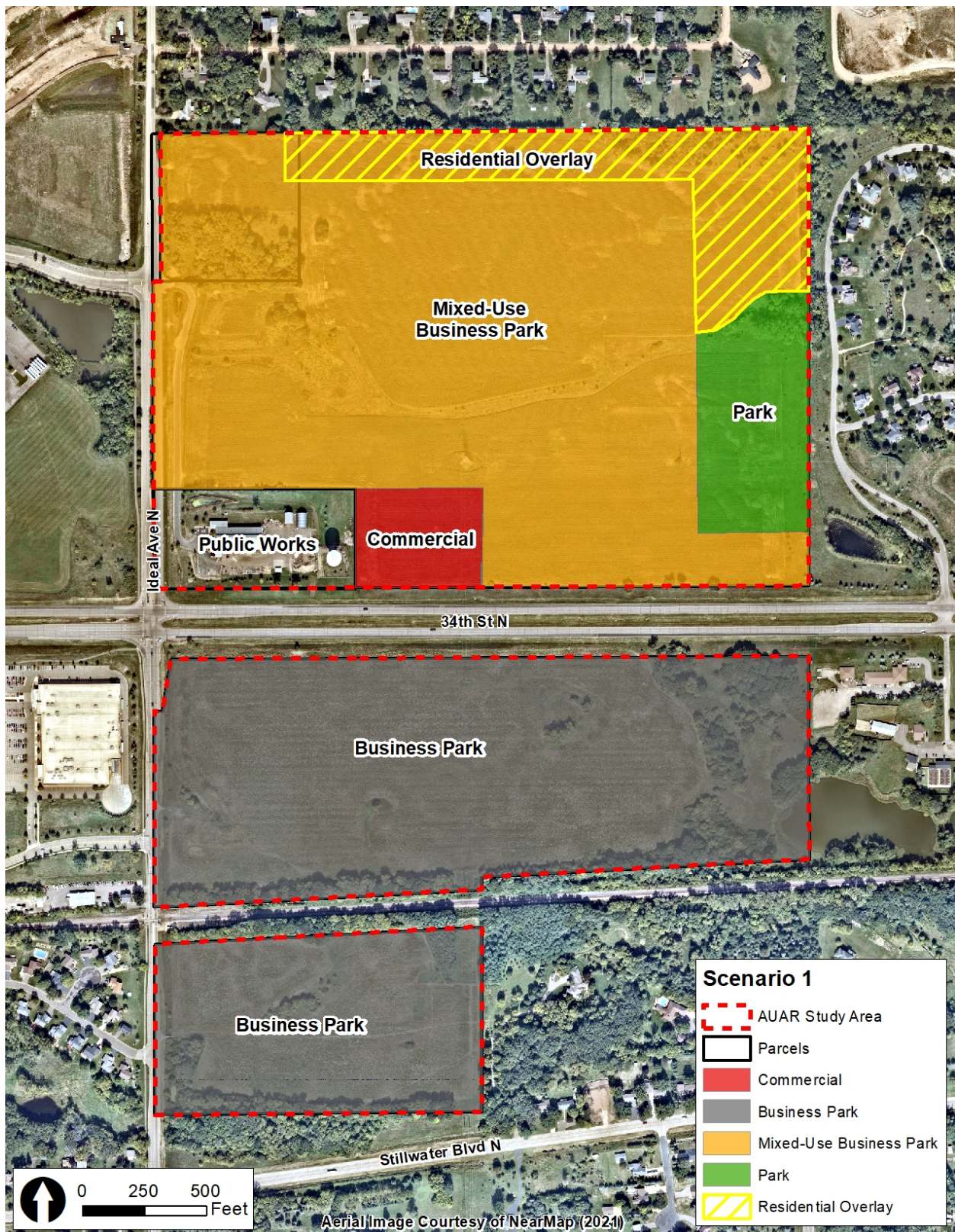
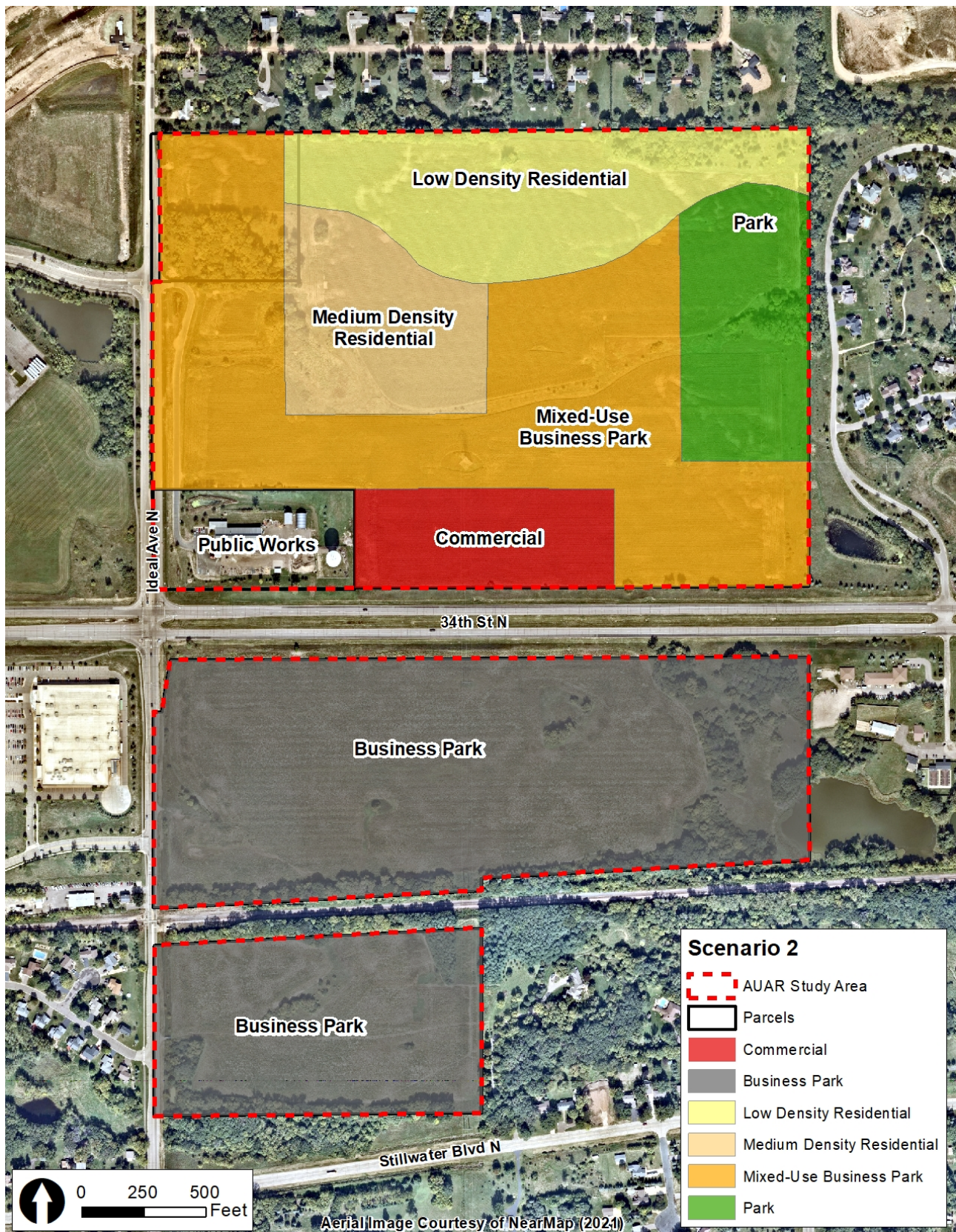




Figure 2: AUAR Study Area – Scenario 2





## Cyphers Logistics Park AUAR and Mitigation Plan Schedule

TASK	DATES
KH submits Draft AUAR Order	October 22
Client/City reviews Draft AUAR Order	October 22-29
KH finalize AUAR Order	October 29-November 2
AUAR Order and AUAR Study Area to City Council	November 16
<i>120 Days from November 16, 2021</i>	<i>March 16, 2022</i>
KH Drafts the AUAR and Mitigation Plan	October 22-November 24
Client/City reviews Draft AUAR and Mitigation Plan	November 24-December 8
KH Revises Draft AUAR and Mitigation Plan	December 8-15
Client/City reviews Final Draft AUAR and Mitigation Plan	December 15-22
KH Revises Final Draft AUAR and Mitigation Plan	December 22-27
KH submits Draft AUAR and Mitigation Plan to EQB	December 28
Draft AUAR and Mitigation Plan published in EQB Monitor	January 4, 2022
30-day public comment period	January 4- February 3, 2022
KH Revises Draft AUAR based on comments	February 3-10, 2022
KH/City/Client meeting to discuss comments and revisions	Week of February 3, 2022
KH revises Final AUAR and Mitigation Plan	February 10-17, 2022
Client/City to review Final AUAR and Mitigation Plan	February 17-24, 2022
KH to revise Final AUAR and Mitigation Plan	February 24-28, 2022
City/KH sends Final AUAR and Mitigation Plan to EQB Distribution List	March 1, 2022
Final AUAR and Mitigation Plan 10-business day objection period	March 1-11, 2022
City to adopt the Final AUAR and Mitigation Plan	March 15, 2022

\*If any additional time is needed for legal sufficiency review, the scheduled would be adjusted accordingly