

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: January 13, 2020
Item No.: 7.b

Department Approval

Janice Gundlach

City Manager Approval

Sam J. Truog

Item Description: Receive Update on Rosedale Center EAW and Land Use Requests

BACKGROUND

Jones Lang LaSalle (JLL), acting on behalf of Rosedale Center, has been actively meeting with staff over the course of nearly two years to discuss major improvements at Rosedale Center. These improvements, in part, are being driven by the vacancy of Herberger's, however the project scope reaches much farther than this area of the mall property.

JLL is working towards advancing improvements that consist of the following:

- Demolition of the existing Herberger's arm of the mall
- Conversion of the ring road from one-way to two-way (except at the Fairview AVE access)
- Introduction of housing, including approximately 350 market-rate units and approximately 212 active adult (age restricted) units
- Two hotels encompassing approximately 290 rooms (buildings of 165 rooms and 125 rooms, stand-alone structures at southern periphery of property)
- Up to 100,000 SF of office (including medical)
- Up to a net increase of 220,000 SF of commercial (could include entertainment, restaurant, grocery, and retail uses)
- New parking structures (both stand-alone & within lower levels of new buildings)

A conceptual site plan is provided as Attachment A. Staff was advised that an updated site plan will be provided after the printing of this report, but in advance of the City Council discussion. Staff will forward this revised plan to Council at the meeting.

Based on the information bulleted above, a mandatory Environmental Assessment Worksheet (EAW) must be completed in accordance with Minnesota Administrative Rules, Chapter 4410.0500. This determination is made because the total number of attached housing units exceeds 375 (4410.4300, subp. 19) and the project meets the threshold under "mixed residential and industrial-commercial projects" (4410.4300, subp. 32).

The EAW consists of 20 official form questions, the answers of which serve as an assessment of the environmental impacts the project is expected to cause. Depending on the information revealed in responding to these questions, an Environmental Impacts Statement (EIS) may be ordered. Beyond determining whether an EIS will be required, the EAW also serves to inform the proposer on how the project can be modified to lessen its environmental impacts. Based on Rosedale Center being a fully developed use, it is suspected the biggest impacts will relate to traffic. The City of Roseville is

31 considered the Responsible Governmental Unit in terms of conducting review of the EAW in
32 accordance with the EQB rules.

33 In terms of the EAW, staff offers the following update:

- 34 • JLL's representative submitted a draft EAW on November 27, 2019.
- 35 • JLL's representative submitted a revised draft of the EAW on December 12, 2019.
- 36 • City staff forwarded the draft EAW to SRF to conduct a technical review on the City's behalf
37 on December 12, 2019.
- 38 • City staff continues to work with SRF to compile comments on the draft EAW and will forward
39 those comments to JLL on or around January 10, 2020.
- 40 • Once JLL receives the City's technical comments, they will need to revise their EAW to
41 address those concerns, then resubmit to the City.
- 42 • Once the City has confirmed the EAW contains the appropriate level of detail to be determined
43 complete, the EAW will be scheduled for City Council acceptance and release for public
44 comment.
- 45 • Within five days of the City Council affirming the EAW is complete, it will be submitted to
46 the EQB for publication in the EQB Monitor and sent to the official EQB distribution list. The
47 City must also publish a press release to at least one newspaper of general circulation in the
48 project area.
- 49 • A 30-day comment period begins upon the date the EQB publishes the EAW in the EQB
50 Monitor.
- 51 • At the end of the 30-day comment period, the RGU must prepare written responses to any
52 substantive comments received during the comment period. The RGU can also request
53 additional information from JLL in order to appropriately respond.
- 54 • No sooner than 3 days, and no longer than 30 days after the comment period ends, the City
55 Council will be asked to make a determination on whether an EIS is needed. If there is no
56 need to complete an EIS, the EAW process would conclude at that time.

57 It's important to note that submission of an EAW effectively places a moratorium on any permits for
58 improvements within the project area. JLL has submitted the following land use applications, which
59 are on hold pending conclusion of the EAW process:

- 60 • Conditional use for a drive-through facility for a restaurant user that wishes to occupy one of
61 the Macy's out lots (west side of mall).
- 62 • Conditional use for a drive-through facility for a coffee user that wishes to occupy one of the
63 Macy's out lots (west side of mall).
- 64 • Planned Unit Development cancellation request for the parcel encompassing the southeast
65 portion of the mall property (to facilitate construction of a stand-alone parking ramp and,
66 potentially, a new commercial pad at the property's periphery).

67 Beyond the above bulleted land use requests, there are several other land use requests that will be
68 forthcoming to accomplish the overall project scope outlined in lines 7-15 of this RCA, which include:

- 69 • Conditional use for density surrounding the multi-family housing units
- 70 • Plat requests

71 Beyond land use applications, there are many other permits that will be necessary to accomplish the
72 project. One of the 20 questions covered by the EAW is a list of anticipated permits covering all units
73 of government (City of Roseville, Ramsey County, Rice Creek Watershed District, Mn DNR, MPCA,
74 Mn Department of Health, MnDOT, etc.). The full EAW will be shared with Council at the time it is
75 deemed complete. Staff anticipates this will occur in February.

76 Because the scope of work outlined above is vast, and because this project has been covered in the
77 media, staff is providing this update to Council so that questions and concerns can be raised early and
78 so staff and JLL can appropriately respond as the project advances.

79 **POLICY OBJECTIVE**

80 Enforce the City's Zoning Code and implement the Comprehensive Plan to ensure stated goals,
81 objectives, and strategies surrounding Roseville's built environment are appropriately administered.

82 **BUDGET IMPLICATIONS**

83 Third party costs for technical review of the EAW are being paid for by the applicant via escrow.
84 Future land use applications and permits will entail fees and escrows to cover staff costs.

85 **STAFF RECOMMENDATION**

86 Receive update and advise staff of any questions or concerns.

87 **REQUESTED COUNCIL ACTION**

88 Receive update and advise staff of any questions or concerns.

Prepared by: Janice Gundlach, Community Development Director
Attachments: A: Concept Plan



MIXED PROGRAM - OVERALL