

AUAR—RED WING, MINNESOTA

RED WING SMART PARK MIXED-USE DEVELOPMENT

AUAR Timeframe: December 1997—June 1999



Project Description: The Red Wing Smart Park AUAR project encompassed 273 acres of farmland and undeveloped wooded land, including some bluff areas on the western side of Red Wing, Minnesota. The plan was to develop the area in incremental phases, making this project ideal for the AUAR process. The site plan incorporated a mixed use development to include a medical campus that served as an anchor for the entire development, a residential area, and industrial areas as listed below:

- Medical Center, long term care/assisted living facilities, fitness/wellness center and additional medical related buildings;
- High Technology, Light Industrial manufacturing facilities;
- Residential with a mixture of attached and unattached homes;
- Commercial to include a convenience store and/or service center for area businesses;
- Park land - a municipal water tower may also be constructed in this area;
- Ag-Conservation - steep bluff areas in which protected plant species were identified.



Work Scope: Pinnacle's scope of this project included identifying information needs and sources, requesting information from identified parties, information compilation and evaluation, preparation of a draft Mitigation Plan, draft document preparation and distribution, submitting the documents for public review and comment, addressing comments, revising documentation based on changed development plans, and final document preparation and distribution.

Project Challenges: Potential sources of environmental contamination were historically present at the Site, including farming operations, an automotive racing facility, and landfills adjacent to the Site. In each case, Pinnacle researched, evaluated and documented the activities associated with the potential contamination. In addition, the project area was situated near the edge of the bluff lands above the City, and special attention was needed to evaluate potential impacts to the bluff line and mitigate any impacts due to the planned development.

Project Summary: Pinnacle contracted with the Red Wing Port Authority to prepare the AUAR for this important mixed-use development that was instrumental in the development of the bluff lands situated above the City of Red Wing. By working closely with City engineering, planning and public works personnel, Pinnacle assisted with the development of development scenarios consistent with the City's comprehensive plan. Pinnacle contacted State and federal regulators to ensure that any potential impacts to sensitive habitats in the bluff land area were identified and planned for mitigation. Pinnacle coordinated with City personnel with regard to utilities that would need to be constructed for the development to be successful and their potential impacts on the environment. Pinnacle brought together all of this information to prepare draft and final AUAR documents for public approval. The AUAR assisted the City in preparing development plans that resulted in the preservation of the bluff lines, protection of sensitive natural receptors and enhancement of biological diversity, and limitation of erosion and sedimentation during construction of the development.

The following Government entities were consulted in securing various permits during the course of the AUAR project:

MnDOT, the City of Red Wing, Goodhue County, Minnesota Pollution Control Agency, Army Corps of Engineers, Federal Air Administration, and the Minnesota Dept. of Health.

Permits for the following applications were obtained: Building Permits, Zoning, Platting, Sign Permits, Comprehensive Plan Modifications, Wetland Modification, General Stormwater Permit, Underground Storage Tank Registration, Heli-pad Operating Permit, and Well Abandonment.

Project Team:

Eric Hansen, P.E. — V.P. of Environmental Engineering
Mike Hultgren, P.G. — Manager of Environmental Engineering
Janelle Amendola, EIT—Project Engineer
Scott Thelen—Project Manager - Natural Resources
Jim Holland, P.E. — Principal-In-Charge

