

FINAL NOTICE OF A POTENTIAL IMPACT TO A WETLAND AREA

The Washington County Community Development Agency will be committing CDBG/HOME funds, under **Title I of the Housing and Community Development Act of 1974, as amended or Title II of the Cranston-Gonzalez National Affordable Housing Act**, to undertake a project known as MWF Red Rock Square II rental development. The specific elements of this proposed project are construction of an affordable rental development. The specific elements of this proposed project are MWF Properties is proposing to develop a 51-unit affordable housing in Newport, Minnesota and proposing to utilize HOME and CDBG funds and possibly a phase in the future with 52-units. The site is currently two undeveloped vacant parcels and approximately 8.2 acres. The building size of footprint is 1.48 acres. The proposed action, if implemented, will impact a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA); reference Map Panel and Date of Map Panel: 0319E / February 3, 2010

Flood Zone for Proposed Project Site: Zone X

The purposes of this notice are to:

- (1) inform the public of this commitment and
- (2) identify the reasons why the proposal must be located in the floodplain;
- (3) provide a list of the alternatives considered;
- (4) discuss all mitigation measures to be undertaken to minimize adverse impacts and to restore and preserve natural and beneficial values.

Evaluate alternatives to locating the proposed action in a floodplain.

Explain in detail each of the following to determine if the floodplain and/or wetland can be avoided:

a. Identify and explain if alternative sites suitable for the project exist outside the floodplain/wetland:

The project team significantly altered the project's design to avoid any adverse impacts to the wetlands. Instead of two separate buildings, there will now only be one building located as far away from the wetlands as is feasible. The parking lot was also re-oriented to avoid impacting the wetlands. The result of these changes is a site design that will not adversely impact the wetlands and will meet the wetland buffering requirements set-forth by the South Washington Watershed District.

b. Identify and explain if feasible alternative actions/methods may be used to fulfill the identical project objective:

The project team significantly revised the project's design to avoid adversely impacting the wetlands. HUD reviewed the civil drawings and recommended changes which were incorporated.

c. Identify and explain if threats to lives and property and/or adverse impacts to the floodplain/wetland outweigh the benefits of the proposed project:

The proposed project will not pose any threats to lives or property and will not adversely impact the wetlands.

Identify indirect and direct impacts associated with occupying or modifying the floodplain/wetland.

If the RE determines the practicable alternative for the project/action is occupying or modifying the floodplain/wetland, then impacts to lives and properties and impacts to floodplains and/or wetlands must be identified.

If the RE determines an alternative site for the project exists out of the floodplain/wetland, project activities may still have an impact on the nearby floodplain/wetland and must also be identified to determine ways to minimize harm.

Explain in detail how the project/activity will affect the floodplain/wetland regarding the following types of impacts:

a. Positive or beneficial impacts to the floodplain/wetland, both direct and indirect, short-term and long-term:

The project-site contains small amounts of contaminated soils that will be properly excavated and removed from the project-site following the MPCA's best management practices. Removing these contaminants has the ability of improving the surface water run-off of the site which thereby could improve the quality of the waters and wetlands in the surrounding areas.

b. Negative or harmful impacts to the floodplain/wetland, both direct and indirect, short-term and long-term:

The project team does not foresee any negative or harmful impacts to the nearby wetlands. The project was redesigned to avoid any adverse impacts to the wetlands. The project will meet the rules and regulations set forth by the South Washington Watershed District.

c. Explain if the project encourages development in the floodplain wetland:

The project does not encourage development in the floodplain wetland.

Identify mitigation measures to minimize impacts to and preserve benefits of the floodplain/wetland.

a. Explain how actions will be designed and/or modified to minimize harm to, or within, the floodplain/wetland:

The original project design contained two separate buildings, one of which was completely within the newly discovered wetland. Rather than significantly impacting the wetland, the project team decided to alter the project's design to avoid the wetland altogether. The redesigned project removed the building that was within the wetland and altered the footprint and parking of the remaining building to avoid any adverse impacts to the wetland. The new design maintains a minimum 25ft buffer and average 50ft buffer between the wetlands and the improvements. This buffering meets the rules and regulations set forth by the South Washington Watershed District. The new design will not adversely impact the wetlands.

b. Explain how actions will be designed and/or modified to restore and/or preserve as much of the natural and beneficial floodplain/wetland values as possible:

The project was redesigned to preserve all the wetlands.

Re-evaluate alternatives identified. Take into account all identified impacts and mitigation measures.

a. Explain whether it is possible to modify or relocate the project activity and why:

See answer to 5a above. The project was redesigned to avoid any adverse impacts to the surrounding wetlands. So, yes, it was possible to modify the project and the project team did modify the project.

b. If there are no alternatives, explain why the project/activity should occur. Consider impacts determined in Step 4 and minimization efforts identified in Step 5.

N/A – alternative project design was undertaken by the project team.

Details concerning the proposed project are available for examination/copying at the Washington County CDA office located at 7645 Currell Blvd, Woodbury Minnesota weekdays between 8:00 a.m. and 4:30 p.m. Or online at <https://www.washingtoncountycda.org/our-organization/public-notices/> under the 8-step process checklist. Any individual, group, or agency may submit written comments on the proposed project to 7645 Currell Blvd, Woodbury Minnesota 55016 or publiccomment@washingtoncountycda.org. All comments must be received no later than 4:30 p.m. on Friday October 13, 2023

Karly Schoeman Certifying Officer

Washington County Community Development Agency

The Washington County CDA is subject to Title II of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability by public entities. Information regarding the provisions of the Americans with Disabilities Act is available from the CDA office at 651-458-0936. Auxiliary aids for disabled persons are available upon request at least 72 hours in advance of an event. Please call 651-458-0936 (MN Relay Service 1-800-627-3529) to make arrangements.

Language interpreters are available upon request at least three days prior to the hearing. Please call
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Date: September 29, 2023