



## REQUEST FOR ACTION

### Rochester Technology Campus Alternative Areawide Review Scoping Document

**MEETING DATE:**

December 9, 2024

**ORIGINATING DEPT:**

Community Development

**AGENDA SECTION:**

Consent Agenda

**PRESENTER:**

Elliot Mohler

**Action Requested:**

Adopting the Final Order and Record of Decision for the Rochester Technology Campus Alternative Areawide Review Scoping Document.

**Report Narrative:**

The Alternative Urban Areawide Review (AUAR) process is a hybrid of the Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS) review processes. The AUAR document uses a list of questions adapted from the EAW form but analyzes typical urban area impacts comparable to an EIS. Environmental analysis information from an AUAR is used to inform local planning and zoning decisions by evaluating how the proposed development will affect the environment of the community before the development occurs. The Scoping Document serves as a preliminary document stating what will be reviewed and analyzed during the full AUAR review process. The City is the local governing body responsible for the oversight of the AUAR and responsible for ensuring compliance with Minnesota Rules Chapter 4410.

IRG Realty Advisors purchased property in Rochester from IBM in 2018. Since then, IRG has leased the buildings to regional and local businesses for a variety of uses, including a large portion still leased by IBM. The property is currently leased at about 60% of its capacity.

IRG is proposing the development of property surrounding the existing campus. The undeveloped portions of the property are largely grassland, wetland, and wooded to the north and west. To the south, the proposed development property is primarily agricultural. The surrounding uses are largely commercial to the north, industrial to the west, and residential to the south. The proposed development activity consists of commercial, retail, and hospitality to the east, largely residential to the south and north, and industrial to the west.

The AUAR study area is approximately 484.4 acres of land.

**Priorities & Foundational Principles:**

Environmental Stewardship

**Policy Considerations & DEI Impact:**

This project achieves Comprehensive Plan Core Principles of Maintaining a Commitment to Health, Wellness, and the Environment and Championing Social Equity and Environmental Justice. The City needs to make conscious decisions to ensure future growth is fiscally and environmentally sustainable

and follows best management practices. Environmental reviews such as the Alternative Urban Areawide Review are critical strategies that help promote clean air and water in our community. Furthermore, these reviews help the City to further its commitment to environmental justice and the overall health of the community.

### **Prior Legislative Actions & Community Engagement:**

August 13, 2024: Environmental Quality Board - Submission of AUAR Scoping Document  
August 20, 2024: Environmental Quality Board - AUAR Scoping Document published in the EQB Monitor  
August 20, 2024: Community Development - AUAR notice published in the Post Bulletin  
August 20, 2024: Environmental Quality Board - 30-day comment period begins  
September 19, 2024: Environmental Quality Board - 30-day comment period ends

### **Fiscal & Resource Impact:**

All development costs will be the responsibility of the developer and will be outlined in a development agreement and/or City-Owner contract between the City and the applicant. Staffing costs associated with the work on the AUAR are covered through development-related fees.

### **Alternative Action(s):**

No alternative actions are recommended at this time.

### **Prepared By:**

Elliot Mohler

### **Attachments:**

[Scoping Document - Rochester Technology Campus Alternative Urban Areawide Review \(AUAR\)](#)  
[Comment - MN Department of Natural Resources - Rochester Technology Campus Alternative Urban Areawide Review \(AUAR\)](#)  
[Comment Responses - Rochester Technology Campus Alternative Urban Areawide Review \(AUAR\)](#)  
[Resolution - Rochester Technology Campus Alternative Urban Areawide Review \(AUAR\)](#)