

Shakopee AUAR Services

PREPARED FOR:
CITY OF SHAKOPEE

PREPARED BY:
STANTEC CONSULTING SERVICES INC.

FEBRUARY 22, 2021





Stantec Consulting Services Inc.
733 Marquette Avenue Suite 1000, Minneapolis MN 55402-2309

February 18, 2021

Attention: Michael Kerski, Community Development Director

City of Shakopee
City Hall
485 Gorman Street
Shakopee, Minnesota 55379

Dear Mr. Kerski,

Reference: Proposal to Provide Professional Services Pursuant to the Preparation of an Alternative Urban Area-wide Review (AUAR) for a large undeveloped area in southern Shakopee

Thank you for contacting us and for the opportunity to support the City in the preparation and adoption of an AUAR to guide the future development of this important growth area in Shakopee. We have extensive experience with the preparation and implementation of AUARs and they are highly valuable planning tools that create value and ensure sound environmental stewardship.

Given the nature of this study area, this is at its core a master planning process. The opportunity to design an area of this size ensures efficient and sustainable infrastructure design and the creation of value through excellent land planning. Our land planning team will work collaboratively with our natural resource experts, transportation planners and water resource experts.

While the development scenarios we will prepare will present different choices for the design of these new neighborhoods, they will all add value to the land by serving the land efficiently and orienting living spaces toward amenity rich natural amenity systems.

The AUAR process is dynamic and it includes the active and constructive participation of the property owners, City departments, elected and appointed officials and representatives of numerous federal, State, regional and local agencies. We pride ourselves on our ability to organize and facilitate this process, support excellent communication, and ultimately guide the City to make the best decisions for the future of this land.

Our approach encourages timely participation from all the stakeholders. We are proactive in our communication with reviewing agencies and we invite their comments and suggestions early and often during the process. We know that Shakopee has a strong culture surrounding your Development Review Committee (DRC). We will explore with you the potential benefits of inviting representatives from other agencies to augment the DRC at key stages in the process.

The team we have assembled for this project includes several highly experienced Stantec employees, as well as key members from our new colleagues at Wenck. As you know, they have just joined us through acquisition, and we are excited for all the ways that they strengthen our team. At your request, we are also collaborating with AE2S, the engineering firm that has planned and designed your sanitary sewer infrastructure.

February 18, 2021
Michael Kerski, Community Development Director
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Reference: Proposal to Provide Professional Services Pursuant to the Preparation of an Alternative Urban Area-wide Review (AUAR) for a large undeveloped area in southern Shakopee

In conclusion, we strongly support your decision to utilize the AUAR tool to guide the future development of this planned growth area within your community. Done well, this planning process will add substantial value to the land and ensure the protection of public and private investment for the future. We are honored to have the opportunity to support the City in this important project.

Regards,

Stantec Consulting Services Inc.



John Shardlow FAICP
Senior Principal
Phone: 612 712 2127
Fax: 651 636 1311
John.Shardlow@stantec.com



Qualifications



Proposer Qualifications

We have assembled a highly qualified and experienced team to prepare the AUAR for the City of Shakopee. Our team is led by John Shardlow. John has extensive environmental planning experience with a wide range of public and private projects over the past 40 years. He is extremely knowledgeable about the Minnesota Environmental Review Program, having worked closely with it and prepared every form of environmental review document. On behalf of the Twin Cities development community he advocated for a more flexible tool than Environmental Impact Statements (EISs) to apply to large scale phased projects. This led to the creation of the Alternative Urban Area-wide Review (AUAR).

John led the team that prepared the first AUAR for the conversion of the 2,000 acre gravel mining area in the City of Maple Grove. This project became Arbor Lakes, one of the most successful retail and mixed use developments in the region. That original AUAR is still in force and with the adjustments inherent in the subsequent five year updates it is still serving the developer and community well. He went on to prepare four out of the next five AUARs and has used the tool many times since.

Beth Elliott has more than 19 years of planning experience, including serving as the Principal City Planner for the City of Minneapolis, where she coordinated and implemented downtown planning initiatives. She understands all aspects of planning and regulatory processes, including contract administration, budgeting, community engagement, documentation, presentations, and policymaker approval. Beth has managed AUARs and other environmental reviews hand in hand with John and Stantec technical experts for the last 4 years

Our new colleagues from the former Wenck will offer their expertise to this AUAR in transportation, water resources, and conservation landscape architecture.

With support from AE2S and their role in creating the City's sanitary sewer plan, our combined team has the skill to fully understand the impacts associated with development scenarios and the ability to both propose effective and practical mitigation strategies, but also communicate these issues clearly to both professional and lay audiences.



Firm Overview

We're active members of the communities we serve. That's why at Stantec, we always design with community in mind.

THE STANTEC COMMUNITY

The Stantec community unites more than 22,000 employees working in over 350 locations. We collaborate across disciplines and industries to bring buildings, energy and resource, and infrastructure projects to life. Our work—professional consulting in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics—begins at the intersection of community, creativity, and client relationships.

Since 1954, our local strength, knowledge, and relationships, coupled with our world-class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways. With a long-term commitment to the people and places we serve, Stantec has the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe.

OUR EXPERTISE

Every environmental review begins with a scoping analysis. If it is a discretionary Environmental Assessment Worksheet (EAW) its purpose is to assess whether an Environmental Impact Statement (EIS) is needed. If it is an EIS or an Alternative Urban Area-Wide Review (AUAR), the scoping process identifies the key issues and the level of analysis that is necessary. This analysis must also consider "related actions" or "cumulative impacts" when defining the Project.

The Stantec team pioneered the active engagement of reviewing agencies in the scoping process and we were the first firm to incorporate Scoping EAWs as the first step in every AUAR we have prepared. We have also innovated with a wide variety of community engagement programs to educate the public, agencies and RGUs. All these strategies have combined to improve the focus and quality of our environmental review documents and to make them more useful implementation tools.

There isn't a difference in the depth of analysis contained in EISs versus AUARs. The principal difference is that EISs are intended to analyze the environmental effects associated with defined projects. AUARs allow the Proposer to analyze scenarios. They are ideally suited to projects that will develop over time and are subject to change due to multiple factors.

The key to preparing an excellent AUAR starts by defining the Project Area accurately and then shifts to identifying scenarios that contain the full range of potential outcomes. This allows the team to think creatively about alternatives and to prepare a Mitigation Plan that is equipped to respond to growth and change as it occurs.

Once the Mitigation Plan is adopted, it contains the same weight as an ordinance and it reflects a commitment to implementation by the RGU. To be as effective a regulatory and planning tool as possible, it needs to be a readily understood document, with the thresholds that require mitigation clearly spelled out.

The final key to successful environmental review is excellent project management (PM) and communication. Every project we undertake starts with the designation of

an experienced PM who assigns responsibilities to team members and establishes a firm schedule for the completion of every task. Progress meetings are held at each stage of the project and frequent communications ensure that problems and issues are flagged early, so appropriate responses can be determined.

Environmental review is a dynamic process and it involves the participation and engagement of multiple agencies and stakeholders. We strive to establish a positive and mutually respectful tone early in the process. We strive to listen carefully and to understand the comments received from agencies and interested parties. We frequently reach out to responders and have face to face meetings to understand concerns and find reasonable, mutually acceptable solutions.

Finally, it is important to never lose sight of the fact that the purpose for all environmental review is for RGUs to make informed decisions that avoid adverse environmental effects. The nature of the process, the approach to stakeholder engagement and the style and contents of the documents need to be tailored to the RGUs' needs.





Project Experience

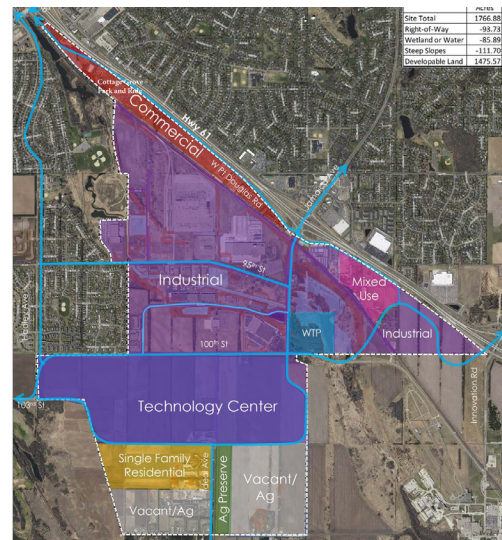


OAKDALE 3M AUAR

OAKDALE, MINNESOTA

As the largest piece of undeveloped land in Oakdale, Stantec worked with the City to conduct a small area study that prioritized a variety of housing choices in an integrated system of active and passive recreation spaces. The City also wanted to conserve, restore, and augment natural resources while exploring opportunities for natural resource-based storm water management. The resulting plan promoted social equity in all land use, housing, and transportation decisions; planned infrastructure to promote resiliency, and promoted healthy living through clean energy and water quality.

Stantec then built on this partnership by completing an Alternative Urban Areawide Review (AUAR) of the site in preparation for development. Through coordination and feedback loops with State agencies and neighboring cities, Stantec evaluated the environmental impacts of the preferred development scenario from the small area study as well as a business campus scenario from the Comprehensive Plan. Stantec experts recommended a mitigation strategy that best adhered to the original goals from the small area study.



BUSINESS PARK AUAR

COTTAGE GROVE, MINNESOTA

The City of Cottage Grove was contacted by the Minnesota Department of Energy and Economic Development and informed that they were one of the finalists for a “business of State-wide importance”. They were informed that the business was looking to build an industrial facility, large enough to exceed the mandatory EIS threshold, but they could not disclose the name, nor reveal the nature of the business.

Because of this uncertainty, we advised the City to prepare an AUAR. To cover the range of potential business characteristics and impacts, two of the scenarios analyzed included a data center and a distribution center. This allowed us to anticipate the maximum number of employees, truck traffic, and service activities.

The potential location was within a much larger, future industrial area. The surrounding area has been developing, but there was no certainty about the pace or volume of development within the surrounding area. To respond to this uncertainty, we prepared a flexible Mitigation Plan, that committed to infrastructure investments and other improvements tied to development and traffic thresholds.

A decorative background image on the left side of the page. It features a close-up of tall, thin grasses in shades of green and brown, some with small seed heads. The background is a soft-focus blue and white, suggesting a sky or water. Overlaid on this image is a grid of small white squares, arranged in a pattern that covers the left half of the page.

Resumes



BETH ELLIOTT, AICP

PROJECT MANAGER

YEARS OF EXPERIENCE: 19

EDUCATION: Masters in Urban and Regional Planning, University of Minnesota, Minneapolis, Minnesota, 2002

Bachelor of Arts, University of Iowa, Iowa City, Iowa, 2000

Beth is an urban planner with proven experience managing complex short- and long-term projects of regional significance related to downtown planning, comprehensive planning, community revitalization, zoning and other regulatory frameworks, funding and implementation, and transit-oriented development. She also has specialized expertise in developing and facilitating inclusive and creative community engagement strategies for diverse stakeholder groups. In her 12 years as Minneapolis' downtown planner, Beth gained a reputation for her collaboration and communication skills among elected officials, community members, developers, and businesses to advance projects into implementation.

EXPERIENCE

Oakdale 3M Foundation Project AUAR | Oakdale, Minnesota

Cottage Grove Business Park AUAR | Cottage Grove, Minnesota

Southwest Light Rail Transit/Green Line Extension* | Hennepin County, Minnesota

** denotes projects completed with other firms*



JOHN SHARDLOW, FAICP

PRINCIPAL IN CHARGE

YEARS OF EXPERIENCE: 40

EDUCATION: Bachelor of Landscape Architecture, University of Minnesota, Minneapolis, Minnesota, 1978

Bachelor of Science, University of Minnesota, Minneapolis, Minnesota, 1978

John has extensive and wide-ranging project experience serving clients in both the public and private sectors. He has frequently been called upon to lead multidisciplinary teams of consultants in completing large, complicated planning projects. John's skills include project planning for residential, commercial, mixed-use, industrial, and institutional developments; comprehensive and community planning; and preparing redevelopment plans, tax-increment financing plans, subdivision regulations, and environmental assessments. He is a highly experienced facilitator and an expert on innovative community engagement programs. John also frequently provides expert testimony on matters related to planning.

EXPERIENCE

Oakdale 3M Foundation Project AUAR | Oakdale, Minnesota

Cottage Grove Business Park AUAR | Cottage Grove, Minnesota

St. Paul Midway Minnesota United Master Plan and AUAR | Saint Paul, Minnesota

Maple Grove Gravel Mining Area AUAR and Updates | Maple Grove, Minnesota

Minnesota Vikings Training Facilities Mixed-Use Development AUAR | Eagan, Minnesota

Regional Conservation Design Framework | Twin Cities Metro Area, Minnesota

LCCMR Statewide Conservation and Preservation Plan | Minnesota



TOM BERRY, CFM

ASSISTANT PROJECT MANAGER

YEARS OF EXPERIENCE: 20

EDUCATION: Master of Community and Regional Planning (MCRP), University of Oregon, Eugene, Oregon

BA, Geography—Land Use, University of Wisconsin, Eau Claire, Wisconsin

Tom has more than 20 years of experience with project planning, development, and management in both the public and private sectors. He has served as project manager, administrator, and partner on many multidisciplinary projects. Years of involvement in the public process, as well as practical program administration and broad stakeholder experience, Mr. Berry is prepared to ask the right questions to ensure practical solutions to complex problems. In addition, Mr. Berry is trained in the Systematic Development of Informed Consent (SCID) community outreach process developed by the Institute for Participatory Management and Planning (IPMP).

EXPERIENCE

Shoreland Zoning/Floodplain Management

Land Use Development Rights Map Initiative

Comprehensive Plan Development | Dakota County, MN

Comprehensive Zoning, Solid Waste and E911 Ordinance Amendments | Red County, MN

Code Review, Research and Development of Policy Addressing Pervious Pavers | Chanhassen, MN

Plan Review, Research and Recommendations for a Conservation Subdivision Ordinance | Dayton, MN



JEFF MADEJCZYK

WATER RESOURCES SPECIALIST

YEARS OF EXPERIENCE: 20

EDUCATION: MS, Fisheries Biology, Iowa State, Iowa

BS, Ecology, Winona State, Minnesota

Jeff has worked as an environmental scientist on a wide variety of projects over a 20 year period. He serves as both a client manager and project manager for a variety of National Environmental Policy Act (NEPA) environmental review projects including EAs, EAWs and EIS projects dealing with potential impacts of proposed industrial, utility, commercial, and residential developments. He serves as the client manager for municipal clients as well as private developers in the residential, commercial, oil and gas, power generation, solar, and waste management markets, leading clients through complex permitting processes.

EXPERIENCE

Orchards at Cahanes Farm Residential Development | Minnesota

Fargo-Moorhead Flood Control | North Dakota, Minnesota

Vermillion River Watershed JPO South Creek Stream Restoration | Minnesota

City of Aberdeen Elm River Wetland Permitting and Mitigation | South Dakota

Lebanon Hills Regional Park Subwatershed Assessment Study | Minnesota



PAUL BOCKENSTEDT ECOLOGIST

YEARS OF EXPERIENCE: 38

EDUCATION: M.A. Biology,
University of Northern Iowa, Cedar
Falls, Iowa

B.S. Environmental Sciences,
University of Dubuque, Dubuque,
Iowa

Paul is involved in a wide variety of local and regional environmental review and natural resource planning. He regularly works with communities and businesses to ensure that the natural resources within a particular area are managed in a manner that provide multiple benefits. Paul develops site-specific Natural Resource Management & Restoration Plans as well as working on a wide variety of design/build restoration and mitigation projects throughout the upper Midwest.

EXPERIENCE

**Roseville Parks Natural Areas Planning
& Restoration | Roseville, Minnesota**

**Rochester Cascade Creek/Lake
Restoration | Rochester, Minnesota**

**Chaska Seminary Fen Wetland
Restoration | Chaska, Minnesota**

**Minnesota Land Cover Classification
System | Twin Cities, Minnesota**

**Woodbury Parks Natural Resources
Management | Woodbury, Minnesota**

**MnDOT Road Wetland Mitigation Banks
| Private Sites**

Natural Area Inventories in Minnesota
Inver Grove Heights, Chaska, Red Wing,
Savage, Roseville, Brooklyn Park, Lower
Wells Creek Watershed, New Market
Township, Rochester, and Independence



TODD MEYER, PLA, LEED AP, CNU-A LEAD LANDSCAPE ARCHITECT

YEARS OF EXPERIENCE: 27

EDUCATION: Urban Design
Studies, Centro Studi Santa Chiara,
Castiglion Fiorentino, Italy

Bachelor of Landscape
Architecture, Kansas State
University, Manhattan, Kansas

Todd is a landscape architect and urban planner interested in creating unique places that promote social interaction and elevate the cultural aspects of our communities. For more than 25 years, he has worked around the world with public and private sector clients. As a studio director, he has shown progressive responsibility leading planning and design teams in implementation strategies and the successful completion of projects. This includes land acquisition, site planning, securing approvals and entitlements, design, construction documentation, specifications, bidding, contract negotiation and construction administration.

EXPERIENCE

**Minnetrista Community* | Minnetrista,
Minnesota**

**BasinView Planned Unit Development* |
Klamath Falls, Oregon**

**Melrose Place Townhomes* | Lake
Oswego, Oregon**

**Richland Master Plan* | Belleville,
Illinois**

**Woodson's Reserve * | Montgomery
County, Texas**

**Redmond Ridge Community * |
Redmond, Washington**

Vistas at Klein Lake* | Houston, Texas

** denotes projects completed with other firms*



SARAH HARDING, PLA

CONSERVATION LANDSCAPE ARCHITECT

YEARS OF EXPERIENCE: 18

EDUCATION: BS, Landscape
Architecture, University of
Wisconsin - Madison, Wisconsin

Sarah has 18-years of experience collaboratively designing alongside engineers, architects, planners, municipalities, and contractors; managing construction improvement projects as a general contractor; and installing resilient, native landscapes with ecological restoration professionals. Her special interests include finding sustainable and creative, clean water solutions, collaborating with and educating others and advocating for native landscapes and green infrastructure.

EXPERIENCE

**Tamarack Nature Center
Improvements* | White Bear Lake,
Minnesota**

**Staring Lake Park Site Improvement* |
Eden Prairie, Minnesota**

**Knoll Area Infrastructure
Improvements* | Minneapolis,
Minnesota**

**Phalen Creek Daylighting
Recommendations* | St. Paul,
Minnesota**

**Vadnais-Sucker Lake Road
Reconstruction* | Vadnais Heights,
Minnesota**

**Brownie Lake Park and Trail
Improvements* | Minneapolis,
Minnesota**

**50th & France District Streetscape &
Wayfinding Improvements* | Edina,
Minnesota**

** denotes projects completed with other firms*



ED TERHAAR, PE

TRANSPORTATION ENGINEER

YEARS OF EXPERIENCE: 20

EDUCATION: BS, Civil Engineering,
University of Minnesota, Minnesota

Ed is responsible for project management, technical analyses, development of recommended transportation solutions, and preparation of reports for a variety of transportation projects. Specific types of projects completed include traffic impact studies, parking studies, safety analyses, origin-destination studies, travel time studies, area wide and corridor studies, as well as design of traffic control devices. In addition, Mr. Terhaar uses Synchro/SimTraffic and AutoCAD regularly.

EXPERIENCE

**Transportation Section of
Environmental Assessment Documents**

**Traffic and Parking Study for 7200
France Avenue | Edina, Minnesota**

**Malcolm Yards Traffic Impact Study |
Minneapolis, Minnesota**

**Origin-Destination Study on CSAH 10
and CSAH 50 | Corcoran, Minnesota**

**Intersection Control Evaluation | Lincoln
County, South Dakota**

**Plymouth Avenue/Oliver Avenue Traffic
Signal Design | Minneapolis, Minnesota**

**MnDOT TH 18 Sinusoidal Rumble Strip
Design Optimization Study**

**MnDOT Development of a Moving
Automatic Flagger Assistance Device
(AFAD) for Moving Work Zone
Operations**

**Township Sign Replacement Program |
Chippewa, Clearwater, and Chisago
Counties, Minnesota**

Justin Klabo, PE, CFM Project Engineer

REGISTRATIONS

Professional Engineer: Minnesota
Certified Floodplain Manager (CFM)

CONTACT

Justin.Klabo@ae2s.com
T: 763-463-5036



EDUCATION

Bachelor of Science, Civil Engineering, University of North Dakota

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Mr. Klabo has had the opportunity to solve complex flooding and stormwater problems with a number of communities throughout the Minnesota Metro. His in-depth water resources experience includes serving as the project manager, project engineer, and in construction oversight roles for stormwater lift stations, FEMA flood reduction improvements, land-locked lake improvements, urban and rural floodplain analysis and 2D modeling, regulatory permitting, and stormwater management projects.

SPECIFIC RELEVANT EXPERIENCE

- **2019 Drainage & Erosion Improvement Projects, Shakopee, MN - Project Manager.** The City of Shakopee has had numerous drainage and erosion issues throughout the City. Justin worked closely with City staff to develop feasibility studies and concept plans for the various locations. The plans addressed the cause of the problem, identified improvement alternatives, developed cost estimates for each alternative and provided a recommended improvement for the City to pursue further. For the studies needing stormwater modeling, AE2S used XPWMM 2D to complete the analysis and develop inundation mapping demonstrating the benefits of each alternative.
- **City-Wide 2D Storm Sewer Model, Resiliency Study and Lake Level Analysis, Burnsville, MN – Project Manager.** Developed a City-Wide 2-Dimensional Storm Sewer Model using XPSWMM, dividing the City into six major watersheds, systematically developing the models from the ground up utilizing the latest GIS storm sewer data, soils information, topography and impervious surface area maps to develop a robust and accurate model of the City's storm sewer system. The 2D models were developed to understand flood prone areas throughout the City. The second part of the project will entail taking 2D modeling results and completing a Resiliency Study for the overall City, prioritizing and ranking flood prone areas based on the severity of flooding, critical infrastructure and other factors to give the City a clear understanding of areas of greatest risk for project prioritization. Third phase will use the 2D model to analyze the Keller Lake to MN River chain of lakes to determine if improvements can be made to improve overall lake water levels and reduce potential flooding of residential structures.

Jake Puffe, PE Project Engineer

REGISTRATIONS

Professional Engineer: Minnesota, North Dakota

CONTACT

Jake.Puffe@ae2s.com
T: 763-463-5036



EDUCATION

Bachelor of Science, Civil Engineering, North Dakota State University

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Mr. Puffe works out of our Maple Grove office and has nearly 10 years of water engineering experience. He is knowledgeable about many disciplines of engineering and experienced at working closely with clients to maximize their water system efficiency. Mr. Puffe's focus and experience includes hydraulic modeling; construction observation and administration; preparation of preliminary engineering reports, bid documents, specifications, and engineer's estimates; and construction (field) engineering of major infrastructure improvement projects.

SPECIFIC RELEVANT EXPERIENCE

- **Sanitary Sewer Master Plan, Shakopee, MN – Project Engineer.** Sanitary Sewer Master Plan Update to comply with Metropolitan Council planning requirements. Project includes review of land use and population growth forecasts, sanitary sewer system modeling, identifying trunk system extensions, establishing I/I mitigation goals, and review of existing ordinances, programs, and policies for the wastewater collection system.
- **West End Lift Station Feasibility Report, Shakopee, MN – Project Engineer.** Study to identify probable lift station siting and trunk sewer routing for multiple development scenarios. Project includes review of land use plan and AUAR documents, sanitary sewer system modeling, and review of existing programs and policies for development.
- **Sanitary Sewer Model Development, Burnsville, MN – Project Engineer.** Development of a GIS-based hydraulic model to be used for analysis of future system development along with the ability to review the existing system capacity.
- **Sanitary Sewer Model Development, St. Louis Park, MN – Project Engineer.** Development of a GIS-based hydraulic model to be used for analysis of future system development along with the ability to review the existing system capacity.

Communities are fundamental. Whether around the corner or across the globe, they provide a foundation, a sense of place and of belonging. That's why at Stantec, we always design with community in mind.

We care about the communities we serve—because they're our communities too. This allows us to assess what's needed and connect our expertise, to appreciate nuances and envision what's never been considered, to bring together diverse perspectives so we can collaborate toward a shared success.

We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships. Balancing these priorities results in projects that advance the quality of life in communities across the globe.

Stantec trades on the TSX and the NYSE under the symbol STN. Visit us at stantec.com or find us on social media.