

Memorandum

To: Project File

From: Rebecca Jablon, AICP LEED AP
CDM Smith

Date: September 25, 2017

Subject: City of Minot CDBG-NDR Program
Park South Project

On September 22, 2017, following the completion of the Environmental Assessment for Park South Project, a response was received from the United States Fish and Wildlife Service (USFWS). The USFWS determined that the project as described is not expected to have significant impacts on fish and wildlife resources.

This determination does not change the original environmental determination, and the original Finding of No Significant Impact is still valid.

From: Adolf, Sharon <sharon_adolf@fws.gov>
Sent: Friday, September 22, 2017 1:22 PM
To: Jablon, Rebecca
Cc: Kevin Shelley
Subject: Park South Project, Minot , ND
Attachments: City of Minot CDBG-NDR Program Park South .pdf

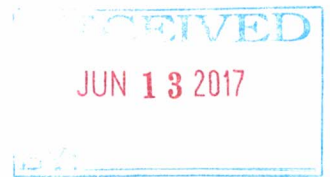
Please find our comments attached indicating the completion of the environmental review. Please do not hesitate to contact our office if you or your staff have any questions.

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Sharry Adolf
Office Assistant US FWS - Bismarck, ND
3425 Mariam Ave.
Bismarck, ND 58501
Sharon_Adolf@fws.gov



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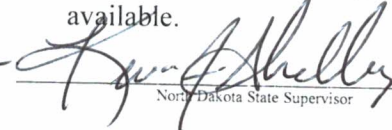


U.S. FISH AND WILDLIFE SERVICE
ND Ecological Services Field Office

June 9, 2017

Project as described is not expected to have significant impacts on fish and wildlife resources. Contact this office if changes to the project are made or new information becomes available.

Kevin Shelley
North Dakota State Supervisor
U.S. Fish & Wildlife Service
North Dakota Ecological Services Field Office
3425 Miriam Avenue
Bismarck, ND 58501-7926

7/21/2017
Date 
North Dakota State Supervisor

RE: City of Minot CDBG-NDR Program: Park South Project

Dear Mr. Shelley:

The City of Minot (City), North Dakota was included in the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery Program for 2011 Disasters. In June 2011, the City of Minot suffered substantial damage due to flood waters from the Mouse River (Souris River). Subsequently, the City was awarded a competitive grant under the National Disaster Resilience Grant Competition. In accordance with the use of Community Development Block Grant National Disaster Resilience (CDBG-NDR) funds, the City is the responsible entity for completing federally required environmental review per 24 CFR Part 58. As part of the CDBG-NDR Program, the City is proposing the Park South Project, for which the City retained CDM Smith to assist with the environmental review.

The proposed Park South Project would involve the rehabilitation of 35 units and construction of an additional five units within the existing three-story structure located at 234 14th Avenue SE, Minot, ND 58701. Thirty of the forty one- to three-bedroom units will serve low-to-moderate income households, and will be reserved as affordable units for a period of 30 years. Proposed rehabilitation includes upgrading the utility systems (including electric, plumbing and fire alarm systems), replacing windows, doors, flooring and lighting, and incorporating handicap accessible features.

The proposed project site is 7.55 acres, of which 2.22 acres will be devoted to these 40 units. The remaining nearly five acres will be set aside for potential future long-term affordable housing units. An onsite detention pond is to be located in the southeast corner of the parcel and will connect with an associated project: the Park South Storm Sewer Improvements Project. This associated project includes stormwater improvements to capture post-development runoff and discharge it into the City of Minot's stormwater sewer system. The improvements include the development of an approximate 975,000-gallon detention pond and 900-gallons-per-minute pumping station, that will





Mr. Kevin Shelley
June 9, 2017
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convey stormwater through a buried 1,000 linear-foot forcemain to a storm inlet located along the north curb-line of 16th Avenue SE.

CDM Smith seeks comments from your agency concerning the potential impacts from the proposed project. Please find enclosed a location figure for review.

We would appreciate hearing from you; however, if no response is received within 30 calendar days, the City of Minot will make the determination that the proposed activities will not affect this area of regulatory compliance. If there is anything else I can provide to your office, please do not hesitate to contact me at 703-691-6485 or jablonrs@cdmsmith.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebecca Jablon', with a long, sweeping horizontal line extending to the right.

Rebecca Jablon, AICP, LEED AP
Senior Planner
CDM Smith

Enclosure

