

From: Shardlow, John [mailto:John.Shardlow@██████████]
Sent: Friday, May 13, 2016 3:56 PM
To: Mike Ridley
Subject: RE: Final Alternative Urban Areawide Reviewñ Minnesota Vikings
Headquarters and Mixed Use
Development Letter

Suggestion - after the Welcome you might have AUAR Process Review. Without rubbing their noses in it (yet) we could explain that there was a Scoping EAW and two opportunities for them to raise these concerns previously. At some point we should acknowledge the MnDOT, Dakota County Comment letters. Vikings Comments ñ It might be good to let one of their representatives respond including their willingness to pay \$400,000 into an escrow fund so the money is there to cover their fair share of mitigation when necessary. Pat can also cite the west End example where everybody signed off on monitoring and the gloom and doom scenarios never happened due to market changes, etc.

I hope we can stay out of the weeds regarding Michigan Center U-turns. I think it is a rabbit hole and traffic types can wrap themselves in righteous cynicism. If we have to have this conversation it should be a smaller technical group.

City of Eaganís Commitment to Monitoring and Mitigation ñ the piece of this that I think is the most wrong is that the City is adopting the AUAR and Mitigation Plan. Once adopted it carries the same weight as a local ordinance. You have had constructive conversations with MnDOT and Dakota County about Monitoring and the City has fully committed to its fair share of the mitigation if and when it is necessary. It would be different if the City had failed to honor commitments in the past ñ far from it the facts reveal the City has carried more than its share of the load in the past.

One of the reasons why they may be asking for this additional analysis is to have a clearer sense of when serious congestion may occur so they donít miss the opportunity to hold the Vikings accountable. First, from the very beginning I think several stakeholders have had a distorted conception of what that impact really is and second it is none of their business. The City is the RGU and the land use authority. Eagan is adopting the AUAR and it is Eaganís business how it chooses to hold the Vikings accountable.

My thoughts for considerationÖ Have a good weekend,

John

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