



Project Scope Amendment for Farwell Yards

2021 Round Two TBRA Project



Farwell Yards TBRA Cleanup

Project Details

- 5.1-acre multi-parcel site with partially occupied warehouse
- Previously used for paint/varnish business, auto maintenance
- Renovate existing building for artist production studios and office space
- New apartment building (pictured)



EXTERIOR

Contamination Cleanup

Asbestos Abatement



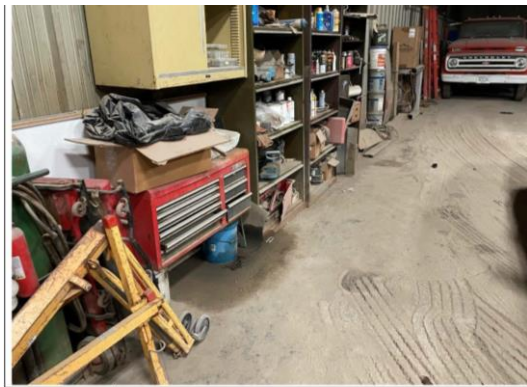
Photograph #10	75 Bidwell Building/Farwell Yards Redevelopment	B1900287.06
Date:	December 22, 2020	
Direction:	South	
Subject:	Residual hardened resin, inactive AST, basement	

Soil Remediation



Photograph #27	Farwell Yards Redevelopment	B1900287.06
Date:	December 22, 2020	
Direction:	North	
Subject:	Diesel AST, west part of Site	

Pollutants Removal



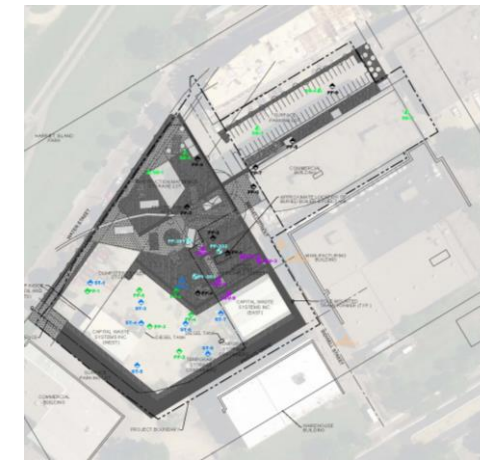
Photograph #25	Farwell Yards Redevelopment	B1900287.06
Date:	December 22, 2020	
Direction:	Northwest	
Subject:	Maintenance products storage	

Vapor Mitigation & Monitoring



Photograph #28	Farwell Yards Redevelopment	B1900287.06
Date:	December 22, 2020	
Direction:	Southwest	
Subject:	Soil stockpile on northwest part of the Site	

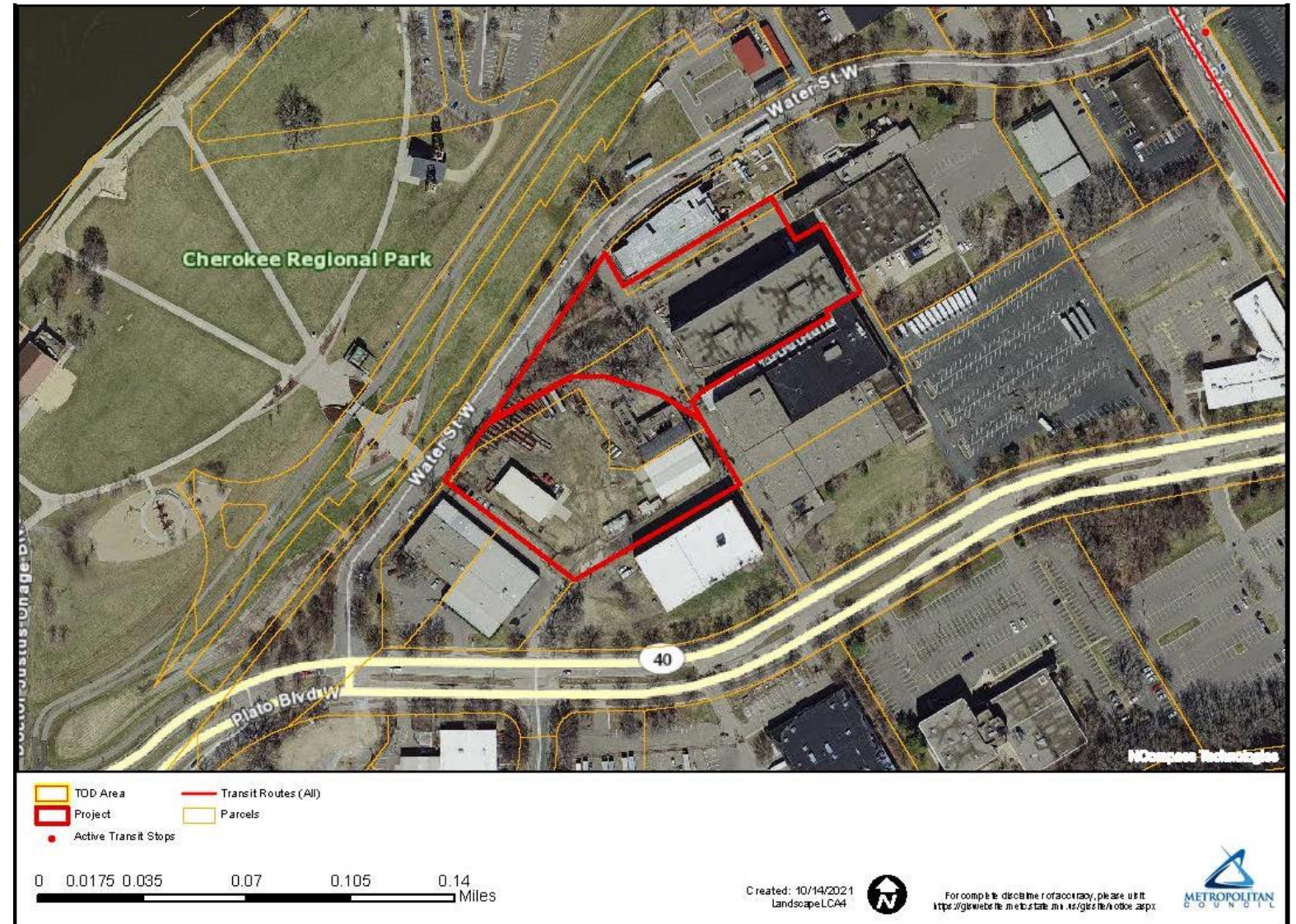
Environmental Oversight



Farwell Yards Project Update

Project Changes

- Housing Units Increased from 210 to 221
- Eliminated 21 Affordable Units at 51% - 60% Area Median Income
- Anticipated Net Tax Capacity increase reduced from \$959,443 to \$809,845



Amendment Review

Significance Findings

Project rescored and compared to
2021 Round 2 applicants

- Slight drop in total score
- Continues to be top scoring project



Recommendation

Proposed Action

That the Metropolitan Council approve amending the Farwell Yards (SG-16802) TBRA Cleanup Grant Award project summary as detailed in this report.



Farwell Yards



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