July 2013 version

ENVIRONMENTAL ASSESSMENT WORKSHEET

This Environmental Assessment Worksheet (EAW) form and EAW Guidelines are available at the Environmental Quality Board's website at:
http://www.eqb.state.mn.us/EnvRevGuidanceDocuments.htm. The EAW form provides information about a project that may have the potential for significant environmental effects. The EAW Guidelines provide additional detail and resources for completing the EAW form.
Cumulative potential effects can either be addressed under each applicable EAW Item, or can be addresses collectively under EAW Item 19.
Note to reviewers: Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the *EQB Monitor*. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation and the need for an EIS.

1. **Project title:** Dominium EAW

2. **Proposer: Dominium Management**
   Contact person: Ryan J. Lunderby
   Title: Vice President & Project Partner
   Address: 2905 Northwest Boulevard
   City, State, ZIP: Plymouth, MN 55441
   Phone: (763) 354-5500
   Fax:
   Email: RLunderby@Dominiuminc.com

3. **RGU City of Minnetonka**
   Contact person: Loren Gordon
   Title: City Planner
   Address: 14600 Minnetonka Boulevard
   City, State, ZIP: Minnetonka, MN 55345
   Phone: (952) 939-8296
   Fax:
   Email: lgordon@eminnetonka.com

4. **Reason for EAW Preparation:** (check one)

Required:	Discretionary:
☐ EIS Scoping	☐ Citizen petition
X Mandatory EAW	☐ RGU discretion
	☐ Proposer initiated

   If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s):

   Residential Development
   MR 4410.4300 Subpart 19.D

5. **Project Location:**
   County: Hennepin
   City/Township: Minnetonka
   PLS Location (¼, ¼, Section, Township, Range): South portion of S36, T117N, R22W
   Watershed (81 major watershed scale): Lower Minnesota River (33)
   GPS Coordinates: Lat: 44.898491, Long: -93.415821

At a minimum attach each of the following to the EAW: See Figures 1-3

- County map showing the general location of the project;
- U.S. Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries (photocopy acceptable); and
- Site plans showing all significant project and natural features. Pre-construction site plan and post-construction site plan.

Appendix A – Figures
Figure 1 – County Location
Figure 2 – USGS Map
Figure 3 – Project Location (aerial)
Figure 4 – Concept/Site Plan
Figure 5 – Existing Land Use
Figure 6 – Existing Zoning
Figure 7 – Parks and Trails
Figure 8 – Surficial Geology
Figure 9 – Bedrock Geology
Figure 10 – Soil Survey
Figure 11 – Surface Water Resources
Figure 12 – Well Locations
Figure 13 – Potential Contamination Areas
Figure 14 – MLCCS Land Cover

6. Project Description:

a. **Provide the brief project summary to be published in the *EQB Monitor*, (approximately 50 words).**

Dominium proposes to redevelop an existing 9.4-acre commercial site in the City of Minnetonka to include 482 units of rental multi-family housing. The project is near the future Southwest Light Rail (SWLRT) and Opus Station and is located in the southwest corner of Bren Road East and Bren Road West (**Figure 3**).

b. **Give a complete description of the proposed project and related new construction, including infrastructure needs. If the project is an expansion include a description of the existing facility. Emphasize: 1) construction, operation methods and features that will cause physical manipulation of the environment or will produce wastes, 2) modifications to existing equipment or industrial processes, 3) significant demolition, removal or remodeling of existing structures, and 4) timing and duration of construction activities.**

Project Description

Dominium is proposing to redevelop an existing 9.4-acre commercial site located in the southwest corner of Bren Road East and Bren Road West. The site currently houses the approximately 409,000 square foot Digi International commercial development. The site is proposed to redevelop into 482 apartment units within four buildings. Three buildings would be four stories in height and one building would be six stories in height. The units are intended to service senior and workforce housing markets and will be priced at 60% of the area's median income.

The site is located immediately west of the proposed SWLRT and adjacent to the future Opus Station. The development would include the four apartment buildings, 180 surface parking stalls, access onto Bren Road, and connect the existing trail system on the south and future trail system on the west to the Opus Light Rail Station. The proposed plan is shown on **Figure 4.**

Construction Staging/Project Schedule

Construction will consist of demolition of the current office building present on site, clearing and grubbing vegetation, grading the site, installing utilities, constructing the residential buildings, and constructing the internal roadways and parking lots. Prior to grading, erosion control and other Best Management Practices will be installed to minimize erosion and sedimentation from the site. The erosion control measures will remain in place through all phases of construction and site stabilization. The erosion control measures will be in conformance with the National Pollution Discharge Elimination System (NPDES) construction permit, Nine Mile Creek Watershed District (NMCWD) rules, and city ordinances.

The construction methods are anticipated to be conventional earthwork methods for site grading and will include scrapers, bulldozers, backhoes, and vibratory compactors. Public utilities will also be installed within trenches using this equipment. Project construction is expected to begin in 2018 and be completed in 2019.

c. Project magnitude:

Total Project Acreage	9.4 acres
Linear project length	NA
Number and type of residential units	482 multi-family units
Commercial building area (in square feet)	NA
Industrial building area (in square feet)	NA
Institutional building area (in square feet)	NA
Other uses – specify (in square feet)	NA
Structure height(s)	4-6 stories

d. **Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.**

The purpose of the project is to develop affordable housing to meet demand along the future SWLRT corridor. The project is being carried out by a developer.

e. **Are future stages of this development including development on any other property planned or likely to happen?** ☐ Yes X No
If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

f. **Is this project a subsequent stage of an earlier project?** ☐ Yes X No
If yes, briefly describe the past development, timeline and any past environmental review.

7. **Cover types:** Estimate the acreage of the site with each of the following cover types before and after development:

	Before	**After**		**Before**	**After**
Wetlands	0.9	0.9	Lawn/landscaping	1.8	1.3
Deep water/streams	0	0	Impervious surface	5.2	5.7
Wooded/forest	1.5	1.5	Stormwater Pond	0	0
Brush/Grassland	0	0	Other (describe)		
Cropland	0	0			
			TOTAL	**9.4**	**9.4**

8. **Permits and approvals required:** List all known local, state and federal permits, approvals, certifications and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure. *All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.*

Unit of Government	**Type of Application**	**Status**
Federal		
US Army Corps of Engineers	Section 404 Permit	To Be Obtained, if needed
State		
Department of Natural Resources	Water Appropriation Permit	To Be Obtained, if needed
Pollution Control Agency	NPDES Construction Permit	To Be Obtained
Pollution Control Agency	Sanitary Sewer Extension	To Be Obtained, if needed
Pollution Control Agency	Section 401 Permit	To Be Obtained, if needed
Department of Health	Watermain Extension	To Be Obtained, if needed
Department of Health	Permit to abandon and seal private wells	To Be Obtained, if needed
Local		
City of Minnetonka	Development Application/Land Disturbance Permit	To Be Obtained
City of Minnetonka	Building Permits	To Be Obtained
City of Minnetonka	Preliminary and Final Plat Approvals	To Be Obtained
City of Minnetonka	Wetland Conservation Act Approval	To Be Obtained, if needed
Nine Mile Creek Watershed District	Grading Permit	To Be Obtained
Nine Mile Creek Watershed District	Erosion and Sediment Control	To Be Obtained
Nine Mile Creek Watershed District	Stormwater Management	To Be Obtained
Metropolitan Council	Sanitary Sewer Connection Permit	To Be Obtained

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos. 9-18, or the RGU can address all cumulative potential effects in response to EAW Item No. 19. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 19

9. Land use:

a. Describe:

i. Existing land use of the site, as well as areas adjacent to and near the site, including parks, trails, prime or unique farmlands.

The existing land use is currently Industrial. There is an existing paved trail along on the southern portion of the project area (**Figure 7**). The existing land use map is shown on **Figure 5.**

The project area is located in the southeast portion of the City. The closest major road is Shady Oak Road, located about 1,500 feet to the west. Trunk Highway 62 is located about 2,000 feet south of the project area, and Trunk Highway 169 is located about 3,700 feet east of the project area. Much of the surrounding land use is either Industrial or Office. A few parcels to the north and east are listed as Open Space. St. Margaret Cemetery is located immediately adjacent to the west and is listed as Institutional (**Figure 5**).

ii. Plans. Describe planned land use as identified in comprehensive plan (if available) and any other applicable plan for land use, water, or resources management by a local, regional, state, or federal agency.

The current Comprehensive Plan designates the future land use as Mixed Use. Much of the surrounding parcels are designated as Mixed Use as well. Adjacent to the project area is the future SWLRT transit extension and future Opus Station. The Opus Station area plan identifies the site and other adjacent properties in close proximity to the station as candidates for redevelopment for new housing and employment.

iii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.

The area is zoned as I-1, Industrial (**Figure 6**). There are no shoreland, floodplain, critical areas, or agricultural preserve areas.

b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.

The adjacent land uses are Office, Industrial, Institutional, and Open Space. Eventually, much of the surrounding area will be zoned as Mixed Use as part of the planned Opus Station Area. The adjacent zones are I-1 Industrial, R-1 Low Density Residential, and PUD Planned Unit Development. The project is compatible with the surrounding land uses. Additionally, with the planned Opus Station and SWLRT Development, these uses are compatible with the future development in the area.

c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 9b above.

The proposed development is compatible with the adjacent land use and zoning.

10. Geology, soils and topography/land forms:

a. **Geology - Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.**

The project parcels are listed as being in New Ulm Formations and sandy till (**Figure 8**). For bedrock geology, the majority of the project is located in Platteville and Glenwood Formations, with a small part of the project area in St. Peter Sandstone. The project is surrounded by these same bedrock geologies as well (**Figure 9**). The Minnesota DNR Aggregate Resources Web Map shows that no gravel pits exist on the site. The site is not listed as a Primary or Secondary Source on the MGS 7-County Metro Sand and Gravel. The Minnesota Karst Lands maps the project within the Covered Karst region, which is an area underlain by carbonate bedrock but with more than 100 feet of sediment cover.

b. **Soils and topography - Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability or other soils limitations, such as steep slopes, highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 11.b.ii.**

The soils on the Dominium site are Lester loam 10 to 22 percent slopes (L22E), Le Sueur loam 1 to 3 percent slopes (L25A), Angus loam 2 to 6 percent slopes (L37B), Angus-Moon complex 2 to 5 percent slopes (L60B), and Urban land-Udorthents wet substratum complex 0 to 2 percent slopes (U1A). The soils are well drained to somewhat poorly drained. The existing site topography is mostly flat, with very steep hills just beyond the project area to the west and north. **Figure 10** shows the soils on the site.

The volume and acreage of soil moved has been estimated based on assuming approximately 1.5 feet of material will be graded over the development area (9.4 acres). This equates to approximately 22,750 cubic yards of material being moved during grading. Development within the project area will be designed to conform with applicable state and local standards, including National Pollution Discharge Elimination System (NPDES) Construction Stormwater General Permit requirements.

NOTE: For silica sand projects, the EAW must include a hydrogeologic investigation assessing the potential groundwater and surface water effects and geologic conditions that could create an increased risk of potentially significant effects on groundwater and surface water. Descriptions of water resources and potential effects from the project in EAW Item 11 must be consistent with the geology, soils and topography/land forms and potential effects described in EAW Item 10.

11. Water resources:

a. **Describe surface water and groundwater features on or near the site in a.i. and a.ii. below.**

i. Surface water - lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.

One wetland exists on site. It is classified as PFO1A (**Figure 11**). No lakes, streams, channels, or ditches exist on the project area. Several lakes, wetlands, and streams exist within one mile of the project site. Lone Lake (50986), Shady Oak Lake (51027, 50759) several Unnamed Lakes, and Nine Mile Creek (739) are within the one-mile buffer. Nine Mile Creek is the only impaired water within the one-mile buffer. It is listed as impaired for Chloride and Fishes Bioassessments. These impairments are considered to be construction related parameters and require additional best management practices (BMPs).

ii. Groundwater – aquifers, springs, seeps. Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 3) identification of any onsite and/or nearby wells, including unique numbers and well logs if available. If there are no wells known on site or nearby, explain the methodology used to determine this.

The Minnesota Well Index was reviewed and no wells exist within the project area or within the project area's 500-foot buffer. Four wells exist outside the 500-foot buffer (**Figure 12**).

The entire project area is within a Low Vulnerability portion of the Edina Drinking Water Supply Management Area (DWSMA).

b. **Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.**

i. **Wastewater - For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.**

1) If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.

2) If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system.

3) If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges.

The City of Minnetonka is working with the developer to reconfigure the sewer system in the area to split flows between the Opus Lift Station and the gravity system. However, to analyze the most impactful scenario for wastewater infrastructure, the EAW reviews wastewater generated by the project will be collected at Minnetonka's sanitary sewer system and conveyed to Opus Lift Station. From there, wastewater will be conveyed to Metropolitan Council Environmental Services (MCES) meter M410 and gravity interceptor 6801, and ultimately to the Blue Lake Wastewater Treatment Plant (WWTP). The Blue Lake WWTP has a treatment capacity of 32 million gallons per day (MGD). Given the plant's treatment capacity and the estimated wastewater that will be generated at the apartment complex, it is anticipated that the wastewater generated at the apartments will not have significant impacts on the plant's ability to effectively treat wastewater. Additionally, given the nature of the wastewater flow, domestic wastewater, specific pretreatment measures will not be required. An estimation of the wastewater generated by the Bren Road Apartments can be seen below.

Table 11a: Wastewater Flow Calculations

Bren Road Apartments – Wastewater Flow Calculations				
Unit	**Unit Value (Gal/Day/Unit)**	**Unit Type**	**# of Units**	**Flow, GPD**
1 Bedroom	110	Residential	114	12,540
2 Bedroom	220	Residential	269	59,180
3 Bedroom	330	Residential	99	32,670
			Average Daily Flow (GPD)	104,390
			Peaking Factor	4*
			Peak Daily Flow (GPD)	417,560
			Peak Design Flow (GPM)	290

**Sanitary sewer peaking factor obtained from MCES Water Resources Policy Plan. This peaking factor can be further reviewed if historical wastewater data for the City of Minnetonka becomes available.*

There is currently an office building located at the project site. This office building will be completely removed prior to the construction of the Dominium project. An estimation of the amount of wastewater generated by the office building was completed to obtain the existing wastewater flow generated on site (flow pre-apartment complex). Wastewater flow for pre-apartment complex conditions was estimated by counting the parking spaces of the office building and multiplying it by several assumptions. The assumptions were that each employee drives its own vehicle to work and that each employee generates 10 gallons of wastewater per day. In doing this, it was calculated that an average of 4,170 gallons of wastewater per day (gpd) are being generated by the office building. By taking this wastewater flow into consideration, the net average wastewater flow increase generated on site once the apartment complex is constructed will be 100,220 gpd.

Given the plant's treatment capacity and the estimated wastewater that will be generated at the apartment complex, it is anticipated that the wastewater generated at the apartments will not have significant impacts on the plant's ability to effectively treat wastewater. Additionally, given the nature of the wastewater flow, domestic wastewater, specific pretreatment measures will not be required.

ii. **Stormwater - Describe the quantity and quality of stormwater runoff at the site prior to and post construction. Include the routes and receiving water bodies for runoff from the site (major downstream water bodies as well as the immediate receiving waters). Discuss any environmental effects from stormwater discharges. Describe stormwater pollution prevention plans including temporary and permanent runoff controls and potential BMP site locations to manage or treat stormwater runoff. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after project construction.**

Existing Conditions

Under existing conditions the site contains an office building and parking lot with 5.2 acres of impervious surface. Existing runoff drains to catch basins in the parking lot and to the wetland south of Bren Road East. The stormwater is then discharged into the City of Minnetonka system. Runoff from 1.8 acres of the property west of the site flows to the project site and is collected in the site's existing stormwater system. A portion of Bren Road East road runoff is also tributary to the project site. There are no existing stormwater ponds or infiltration basins on the site.

A HydroCAD Version 10.00-16 model was created to compare the existing and proposed discharge rates leaving the site. The model was based on a preliminary development design. Existing drainage patterns will be maintained post-project. The rate control comparison was made for the site improvements only and does not account for the rate control that is provided in the existing wetland in the northeast corner of the site. Site runoff will continue to outlet into the existing wetland in the northeast corner of the site. The City of Minnetonka storm sewer system conveys the runoff to the northeast.

Table 11b: Existing Peak Discharge Rates Leaving the Site

Storm	Discharge Rate (cfs)
2-Year	22.3 cfs
10-Year	39.8 cfs
100-Year	78.7 cfs

Proposed Conditions

Proposed conditions will consist of multi-family residences, a parking lot and sidewalks with 5.7 acres of impervious surface. There are 5.2 acres of impervious for existing conditions. There is an anticipated increase of 0.5 acres in proposed impervious surfaces from existing conditions.

Table 11c shows the modeled results for proposed conditions.

Table 11c: Proposed Peak Discharge Rates Leaving the Site

Storm	Discharge Rate (cfs)
2-Year	22.3 cfs
10-Year	39.8 cfs
100-Year	78.7 cfs

Relevant Regulations and Considerations

NMCWD and the City of Minnetonka regulate stormwater runoff rate, volume and treatment. The City of Minnetonka also has design standards for storm sewer conveyance systems.

Based on a review of NMCWD and City of Minnetonka rules for the type of development proposed (redevelopment of an existing parcel that disturbs over 50 percent of the existing impervious surfaces), stormwater treatment for the site must meet the following criteria:

- Runoff rate control: limit the peak runoff flow rates to that from existing conditions for the 2-, 10-, and 100-year storm events for all points where stormwater leaves the parcel
- Runoff volume control: provide on-site retention of 1-inch of runoff from all impervious surfaces. Infiltration is preferred unless site conditions prevent infiltration. Where below-ground infiltration facilities, practices or systems are proposed, pretreatment of runoff must be provided
- Water quality treatment: provide for all runoff to be treated to at least 60 percent annual removal efficiency for total phosphorus and 90 percent total annual removal efficiency from total suspended solids.

A stormwater facility will need to be designed to retain 1-inch of runoff from the site and to provide water quality treatment to meet NMCWD and the City of Minnetonka requirements. The developer plans to include underground infiltration and irrigation re-use to manage stormwater within the site.

A Stormwater Pollution Prevention Plan (SWPPP) will need to be prepared in accordance with NPDES guidelines and the City of Minnetonka's Stormwater Management criteria, and will be required to be submitted and approved prior to construction. Grading, drainage, and erosion control measures must be consistent with NMCWD's Rules and the City of Minnetonka's Surface Water Management Plan.

There will be no anticipated downstream environmental effects from the proposed project based on the project needing to meet state and local requirements.

iii. **Water appropriation - Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use**

and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation.

The Dominium project will be connecting to the City of Minnetonka's existing distribution system. The existing system is made up of 16 production wells, and 260 miles of water mains. Groundwater pumped by production wells is chemically treated at 8 different plants and temporarily stored in 9 tanks (12 MG of total storage capacity). On average, the existing system delivers a daily flow of approximately 8 MG. Wells likely serving the apartment complex will be 13, and 13A due to their proximity with the project site. Specific appropriations for surface water and groundwater will not be needed since the apartment complex will be connecting to the existing distribution system.

It is important to note that the project area is located inside Edina's Drinking Water Supply Management Area (DWSMA) (DWSMA ID# 546). In terms of vulnerability, the area surrounding the project site is classified as low vulnerability. In addition to Edina's DWSMA, the project site borders Minnetonka's 13 DWSMA (DWSMA ID# 215). This area of the DWSMA is also classified as low vulnerable. Due to the nature of the building to be constructed at the project site (apartment complex) and the types of vulnerabilities of both DWSMAs, it is not foreseen that the aquifer beneath the project site is in any danger from being contaminated from pollutants originated at the apartment complex.

An estimation of the water flows for the Bren Road Apartments can be seen below.

Table 11d. Water Flow Calculations

Bren Road Apartments – Water Flow Calculations					
Unit	**Unit Value (Gal/Day/Person)**	**Unit Type**	**# of Units**	**People/Bedroom**	**Flow, GPD**
1 Bedroom	95	Residential	114	1.3	14,079
2 Bedroom	95	Residential	269	1.3	66,443
3 Bedroom	95	Residential	99	1.3	36,680
				Average Daily Flow (GPD)	117,202
				Peaking Factor	3.0
				Peak Daily Flow (GPD)	351,605
				Peak Design Flow (GPM)	244

**A conservative peaking factor value was used when calculating peak daily flow. This peaking factor can be further reviewed if historical water data for the City of Minnetonka becomes available.*

Similar to the wastewater flow calculations, the existing office building has daily water consumption that needs to be estimated. Water usage by the office building was estimated by multiplying the number of parking spaces by a water usage assumption per employee and per parking spot. It was assumed that each employee drives its own vehicle to work and that each employee uses 12 gallons of water per day. In doing this, it was calculated that an average of 5,004 gallons of water per day are being used by the office building. By taking this water usage estimation into consideration, the net average

water usage increase on site once the apartment complex is constructed will be of 112,198 gpd. Given the water usage estimated for the project site once the apartment complex is constructed, expansion of the local distribution system will not be required at this time.

iv. **Surface Waters**

a) Wetlands - Describe any anticipated physical effects or alterations to wetland features such as draining, filling, permanent inundation, dredging and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed, and identify those probable locations.

A wetland delineation was completed for the project site. There is approximately 0.88 acres of wetland on site (**Figure 11**). This wetland is categorized as PFO1A. This wetland is within the Open Space of the proposed development. No wetland impacts are expected with the project. However, if as design progresses, wetland impacts are anticipated, wetland impacts will be minimized to the greatest extent possible and reviewed through the local and federal wetland permitting processes.

b) Other surface waters- Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.

No other surface waters exist on the project site or are anticipated to be impacted by the project.

12. Contamination/Hazardous Materials/Wastes:

a. **Pre-project site conditions - Describe existing contamination or potential environmental hazards on or in close proximity to the project site such as soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.**

Publicly available data from the Minnesota Pollution Control Agency (MPCA) database were reviewed to identify verified or potentially contaminated sites that may be encountered during proposed development within the six parcels (**Figure 13**). The following databases were reviewed:

- MPCA "What's in My Neighborhood?" website
- MPCA Storage Tank Leak Site website
- US Department of Agriculture "What's in My Neighborhood?" website

Three listings exist within the project area, and several other listings exist within 500 feet of the project area. The listings on the project site include Multiple Listings (Site 1) and Hazardous Waste (Sites 2, 3, and 4). The Multiple Listings site consists of two Construction Stormwater Permits. Within 1,000 feet, the listings include Hazardous Waste, Industrial Stormwater, and Multiple Listings.

Inclusion on the Construction Stormwater Permit database indicates a permit is in place to limit erosion and pollution during and after construction at the site. Inclusion on the Small Quantity Hazardous Waste Generator database indicates that a site generates 1-1,000 kilograms of hazardous waste per year.

Based on this review, the potential to encounter contaminated soil and/or groundwater at the proposed project area is low. If any contaminated soil/groundwater or hazardous material is encountered, necessary steps to remediate will be taken.

b. **Project related generation/storage of solid wastes - Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.**

Development within these parcels will generate solid waste and construction debris normal to construction. Solid waste and construction debris will be disposed of in conformance with state standards. The demolition of the existing building located in the middle portion of the site will generate solid waste. This activity will be completed in conformance with state requirements and materials will be either recycled or hauled to an appropriate demolition landfill site.

The proposed development includes residential uses with no manufacturing or light industrial users planned. As a result, the waste generated should be of a similar nature to household wastes. Users will be required to recycle consistent with the city's policies, and all recycling and solid waste disposal will be removed from the site by licensed haulers.

c. **Project related use/storage of hazardous materials - Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location and size of any above or below ground tanks to store petroleum or other materials. Discuss potential environmental effects from accidental spill or release of hazardous materials. Identify measures to avoid, minimize or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.**

Small amounts of hazardous materials typical of a construction site (e.g., fuel oil) will be stored in approved containers. As required by the NPDES Construction Stormwater Permit, the fuel containers will be required to have secondary containment by either being bermed or stored in a truck or other facility. Fuel trucks and any other hazardous material are required to be locked when not in use to avoid vandalism.

d. **Project related generation/storage of hazardous wastes - Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling**.

Construction within any of the subject parcels will not involve the generation of significant amounts of hazardous wastes.

Once construction is completed, it is anticipated that the waste generated will be of similar nature to household wastes and will be disposed of similarly. There are no gas stations proposed that would include storing of hazardous materials.

13. Fish, wildlife, plant communities, and sensitive ecological resources (rare features):

a. **Describe fish and wildlife resources as well as habitats and vegetation on or in near the site**.

Current land cover consists mostly of buildings and pavement with 91-100 percent impervious cover, and a small portion of short grasses and mixed trees with 4-10 percent impervious cover. The only notable wildlife resources on site consist of the wetland and wooded area that surrounds it, which could contain habitat for waterfowl. No suitable fish habitat exists on site. There are no designated trout streams, Wildlife Management Areas, Waterfowl Production Areas, Wildlife Refuges, Reinvest in Minnesota (RIM) easements, wild rice lakes, or Outstanding Resource Value Waters (ORVWs) within any of the parcels. The Minnesota Land Cover Classification System (MLCCS) land cover data is shown in **Figure 14.** There are no Minnesota County Biological Survey (MCBS) or Areas of Ecological Significance within or near the Dominium Development.

b. Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota County Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number (LA-____) and/or correspondence number (ERDB #20180308) from which the data were obtained and attach the Natural Heritage letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.

A request for data was sent to the DNR on January 18, 2018. The DNR response shows no NHIS records or listings within project area or a 1-mile buffer. Additionally, the project area is categorized as a low potential zone for rusty patched bumblebees. Based on this review and a review of the site in its current developed condition, the project is anticipated to have no impact on rare or threatened species.

c. Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.

The site currently contains commercial development. The planned development will result in the limited removal of vegetation and subsequent habitat, primarily in areas planned for development. The current site already contains a significant amount of impervious surface. The development is expected to occur on areas that are currently buildings, impervious surface, and landscaping. None of the site provides significant habitat to wildlife. The wetland on site is anticipated to be avoided at this time. Minor impacts that may occur will be minimized per requirements of the Wetland Conservation Act and US Corps of Engineers and vetted through the regulatory permitting process. Mitigation for wetland impacts would occur at a 2:1 ratio.

Invasive Species

The site may contain some invasive species, although no site-specific information is currently available.

The US Department of Agriculture's National Invasive Species Information Center provides information regarding Best Management Practices to prevent or mitigate invasive species establishment or movement. Guidance for implementation at all parcels can be referenced at https://www.invasivespeciesinfo.gov/toolkit/preventionbmp.shtml. Appropriate actions such as cleaning equipment, chipping/destroying invasive species, and limiting and securing soil disturbances will help prevent the spread of the invasive/noxious species. If necessary, herbicide application to pockets of weed growth could be implemented during and after construction, especially if soil particles are staged, or left for future phases.

d. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to fish, wildlife, plant communities, and sensitive ecological resources.

The site concept plan has been designed to mostly avoid the wetlands on site. The plan does not include significant park or open space development. It is expected that development will occur on areas that are currently mostly impervious surface; as such, these areas are not of significant plant or wildlife resources, or of any sensitive ecological resources.

14. Historic properties:
Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

The State Historic Preservation Office was contacted regarding historic resources in the area. The review concluded that three historic/architectural sites, Bridges 27545 and 27546, and a farmstead are located near the project area (**Appendix B**). The bridges are located eastbound and westbound on Shady Oak Road over Trunk Highway 62. The farmstead is located on Feltl Road just south of

Smetana Road. The bridges are southwest of the project and the farmstead is located north of the project. No impacts to these resources are anticipated as a result of development in the project area.

15. **Visual:**
Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

The Dominium Development is located north of Trunk Highway 62 and west of Trunk Highway 169 and is surrounded by developed area. Development within the project area will be similar in nature to existing development in the area. Therefore, no visual impacts are anticipated. No vapor plumes or intense lighting will result from development of the subject parcels.

16. **Air:**
    a. **Stationary source emissions - Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants, and any greenhouse gases. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.**

    No stationary sources of emission such as boiler or stacks are anticipated with development in the area.

    b. **Vehicle emissions - Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g. traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.**

    The Dominium Development project is not anticipated to significantly impact traffic in the area. Additionally, there will be less than 2,000 parking stalls for the development (545 parking stalls are planned). The project is not anticipated to impact air quality as a result of vehicle related emissions.

    c. **Dust and odors - Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under item 16a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.**

    During construction, particulate emissions will temporarily increase due to generation of fugitive dust. Construction dust control is required to be in conformance with City of Minnetonka ordinances and the NPDES Construction Stormwater permit.

    The construction and operation of the proposed site redevelopment is not anticipated to involve processes that would generate odors.

17. Noise:

Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area, 2) nearby sensitive receptors, 3) conformance to state noise standards, and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.

The project site is located within a suburban area and is surrounded by both Trunk Highway 62 and Trunk Highway 169 freeways, office, industrial, and institutional development. Existing noise sources consist mainly of traffic on the area freeways and roadways.

Construction noise levels and types typical of construction equipment will occur as a result of this project. Construction noise will be limited to daytime hours consistent with the City of Minnetonka's construction and noise ordinances (7 a.m. to 10 p.m. Monday-Sunday). Construction equipment will be fitted with mufflers that would be maintained throughout the construction process. The table below summarizes the peak noise levels of common types of roadway construction equipment.

Table 17a: Typical Roadway Construction Equipment Noise Levels at 50 Feet

Equipment Type	Manufacturers Sampled	Total Number of Models in Sample	Peak Noise Level	
			Range	Average
Backhoe	5	6	74-92	83
Front Loader	5	30	75-96	85
Dozer	8	41	65-95	85
Grader	3	15	72-92	84
Scraper	2	27	76-98	87
Pile Driver	N/A	N/A	95-105	101

Source: United States Environmental Protection Agency and Federal Highway Administration

There are no sensitive receptors (such as hospitals) near the site which raise special concerns for further study.

18. Transportation

a. Describe traffic-related aspects of project construction and operation. Include: 1) existing and proposed additional parking spaces, 2) estimated total average daily traffic generated, 3) estimated maximum peak hour traffic generated and time of occurrence, 4) indicate source of trip generation rates used in the estimates, and 5) availability of transit and/or other alternative transportation modes.

The site is currently developed and the proposed development would remove the existing building and parking areas. The proposed development would have 545 parking spaces. The trip generation for the proposed development is shown in the table below.

Trip Generation of Proposed Development								
482 Apartments								
			AM Peak Hour			PM Peak Hour		
Dwelling Units =	482	Daily	Total	In	Out	Total	In	Out
Trips/DU		5.44	0.36	0.26	0.74	0.44	0.61	0.39
Total Trips		2622	174	45	128	212	129	83
External to Opus	80%	2098	139	36	103	170	103	66
To Bren/TH 169 Interchange	40%	839	**56**	14	41	**68**	41	26

Trip Generation Rates are for mid-rise multi-family dwelling units from the 10th Edition of the ITE Trip Generation Manual

This site is located near the proposed Southwest LRT line and the Opus Station is less than 200 feet from the proposed site. There is currently limited transit service to the site.

b. Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system.
If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW. **Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5** ***(available at: http://www.dot.state.mn.us/accessmanagement/resources.html)*** **or a similar local guidance.**

This development is located in the Opus Industrial Park. This area is governed by the Opus Overlay District which establishes trip generation limits for development in the park based on a traffic analysis of the surrounding roadway system. The site where this development is located was allocated 47 trips to the Bren Road/TH 169 Interchange assuming it would develop as commercial property. The ordinance specifically excludes residential development from the trip generation limits since the peak direction of traffic is opposite of the commercial uses in this district.

The Bren Road/TH 169 Interchange was determined to be the critical capacity constraint for traffic into and out of the park. The peak direction for traffic is inbound in the AM peak hour and outbound in the PM peak hour. As a commercial use it was assumed that the site would have about 37 inbound trips using the Bren Road/TH 169 Interchange in the AM peak hour and 37 trips outbound at the Bren Road and TH 169 Interchange in the PM peak hour. The other 10 trips allocated to this site would be in the non-peak direction. The proposed use would only have 14 trips inbound in the AM peak hour and 26 outbound in the PM peak hour at the Bren Road and TH 169 Interchange.

WSB also collected daily traffic counts on Bren Road just west of TH 169 to verify that current traffic volumes are within the thresholds assumed for the ordinance. The ordinance is based on a traffic analysis that has a Level of service "D" capacity of 3779 AM peak hour trips at this location with 2818 inbound and 961 outbound. In the PM peak hour, the study determined the Level of service capacity, which is a Level of Service D to be 3747 PM peak hour trips with 2675 outbound and 1072 inbound. The traffic counts show that there are currently 3749 AM peak hour trips at this location with 2969 inbound and 780 outbound. In the PM peak hour, there are a total of 3668 trips with 3048 outbound and 620 inbound. The proposed development would create fewer peak direction trips than the assumed use for this site and would still fall within the threshold for the capacity of this interchange.

WSB also collected daily traffic counts on Eastbound Bren Road adjacent to the site to verify that there would not be capacity issues at the site access points. This count shows there are 2497 trips per day on Bren Road East next to the site. This road is a one-way road with two lanes. This road can carry more than 10000 vehicles a day at a very high level of service. While this development would substantially increase the traffic on Bren Road East the traffic volumes will still be well below the capacity of this roadway. There is currently an at-grade crossing of Bren Road East at the southern boundary of the site. In the future, this at-grade crossing would provide access to the Southwest LRT station. Based on the volumes on Bren Road East it would be desirable to grade separate this crossing in the future. An alternative would be to maintain the at-grade crossing and provide additional enhancements such as a rectangular rapid flashing beacon (RRFB) or a High-Intensity Activated cross walk beacon (HAWK). The development plan should incorporate accommodation for future pedestrian crossings in this area.

c. Identify measures that will be taken to minimize or mitigate project related transportation effects.

Based on the information in the previous section it was concluded that there are no measures required to mitigate the projects transportation related effects. If the Southwest LRT line is developed as expected the actual trip generation for this site will likely be less than shown in the table, since it is based on surveys of similar developments in generally suburban locations with limited transit use.

19. Cumulative potential effects: (Preparers can leave this item blank if cumulative potential effects are addressed under the applicable EAW Items)

a. Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.

Development is expected to begin in 2018 and be completed in 2019. Redevelopment is occurring in some areas of the City around the area. The proposed Southwest Line Light Rail (SWLRT) extension and light rail station will be located immediately east of the proposed Dominium development. The SWLRT is expected to be in operation by 2023. An Environmental Impact Statement (EIS) has been completed for the SWLRT project.

b. Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.

There are no past projects whose footprints overlap with the Dominium Development project. Future projects need to be considered if the project is likely to occur and sufficient information is available to understand the possible cumulative impact. As stated, the SWLRT project and light rail station are proposed immediately east of the Dominium Development site. The EIS for the SWLRT included the potential that the rail line would spur redevelopment. Additionally, the City of Minnetonka has planned for redevelopment in this area through their Comprehensive Plan process. No other specific future projects are known at this time.

c. Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.

The Dominium Development project site as well as the surrounding areas are developed. Redevelopment is anticipated in the area, but there are no specific future projects known at this time. The SWLRT is proposed and cumulative potential effects have been evaluated as part of the EIS for the SWLRT project. General development in the area has been planned for in the City's Comprehensive Plan.

20. Other potential environmental effects: If the project may cause any additional environmental effects not addressed by items 1 to 19, describe the effects here, discuss the how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.

No additional environmental effects have been identified.

RGU CERTIFICATION. *(The Environmental Quality Board will only accept **SIGNED** Environmental Assessment Worksheets for public notice in the EQB Monitor.)*

I hereby certify that:

- The information contained in this document is accurate and complete to the best of my knowledge.
- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9c and 60, respectively.
- Copies of this EAW are being sent to the entire EQB distribution list.

Signature  Date: April 26, 2018

Title: City Planner

Appendix A

Figures

Document Path: K:\011365-000\GIS\Maps\Figure 1 County Location.mxd Date Saved: 2/6/2018 10:14:28 AM

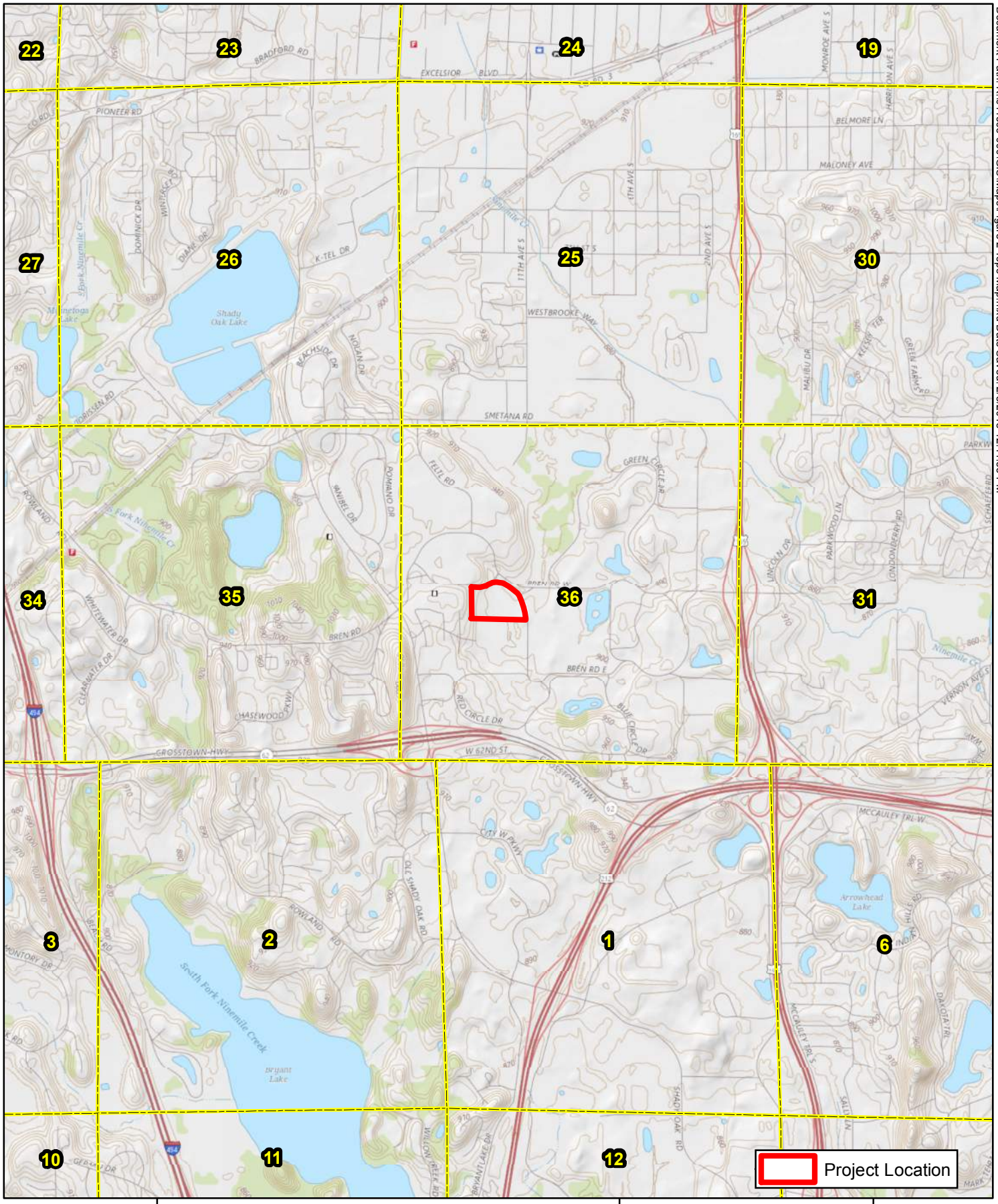
Figure 1 : Project Location - County Location

Dominium EAW
Minnetonka, MN

N

0 25,000 Feet

1 inch = 25,000 feet



Document Path: K:\011365-000\GIS\Maps\Figure 2 Topo Map.mxd Date Saved: 2/8/2018 12:41:33 PM

CITY OF MINNETONKA

Figure 2 : Project Location - USGS Topographic Map

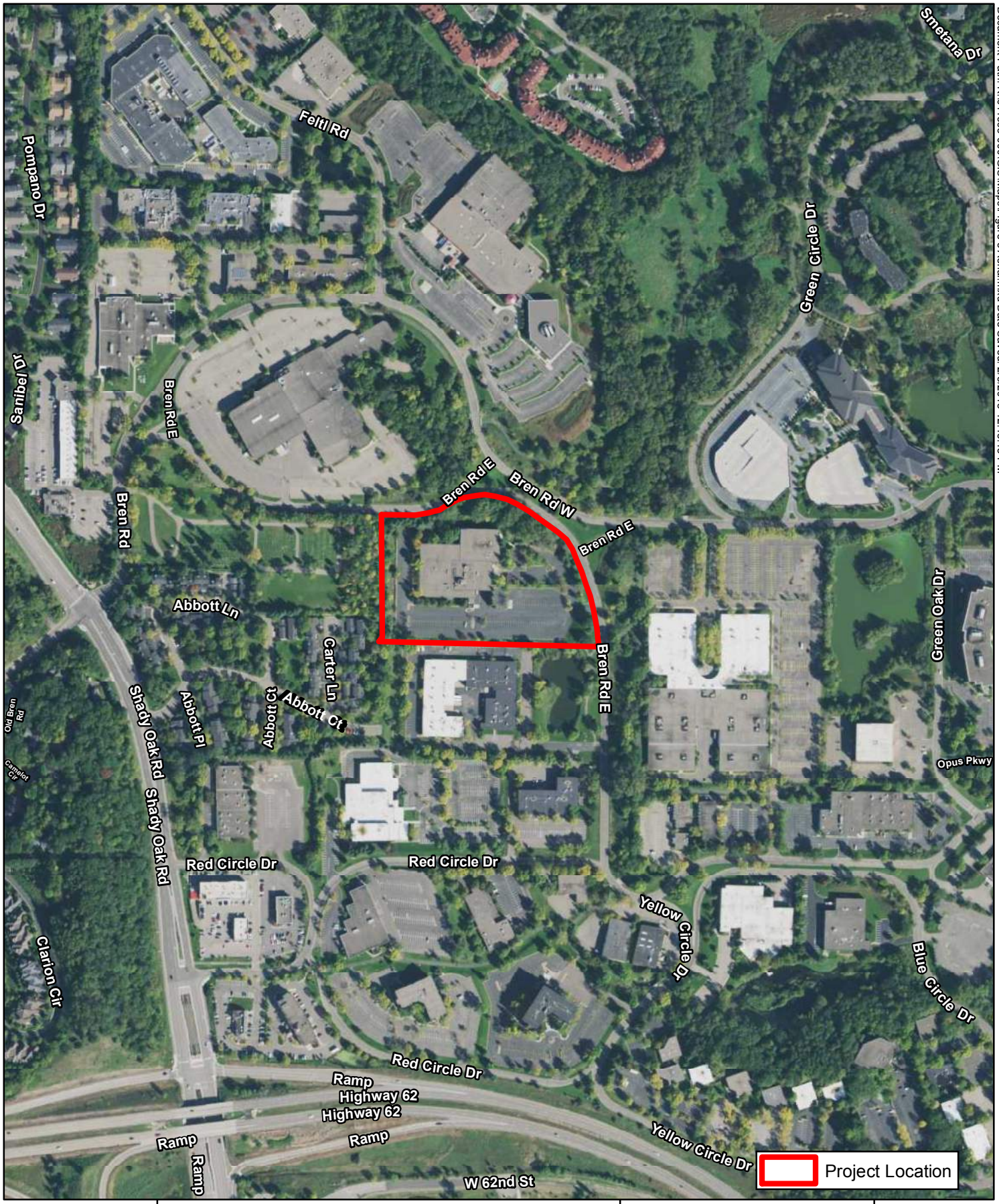
Dominium EAW
Minnetonka, MN

N

0 2,000 Feet

1 inch = 2,000 feet

WSB



Document Path: K:\011365-000\GIS\Maps\Figure 3 Aerial.mxd Date Saved: 2/8/2018 12:45:43 PM

CITY OF MINNETONKA

Figure 3 : Project Location - Aerial

Dominium EAW
Minnetonka, MN

N

0 500 Feet

1 inch = 500 feet

WSB

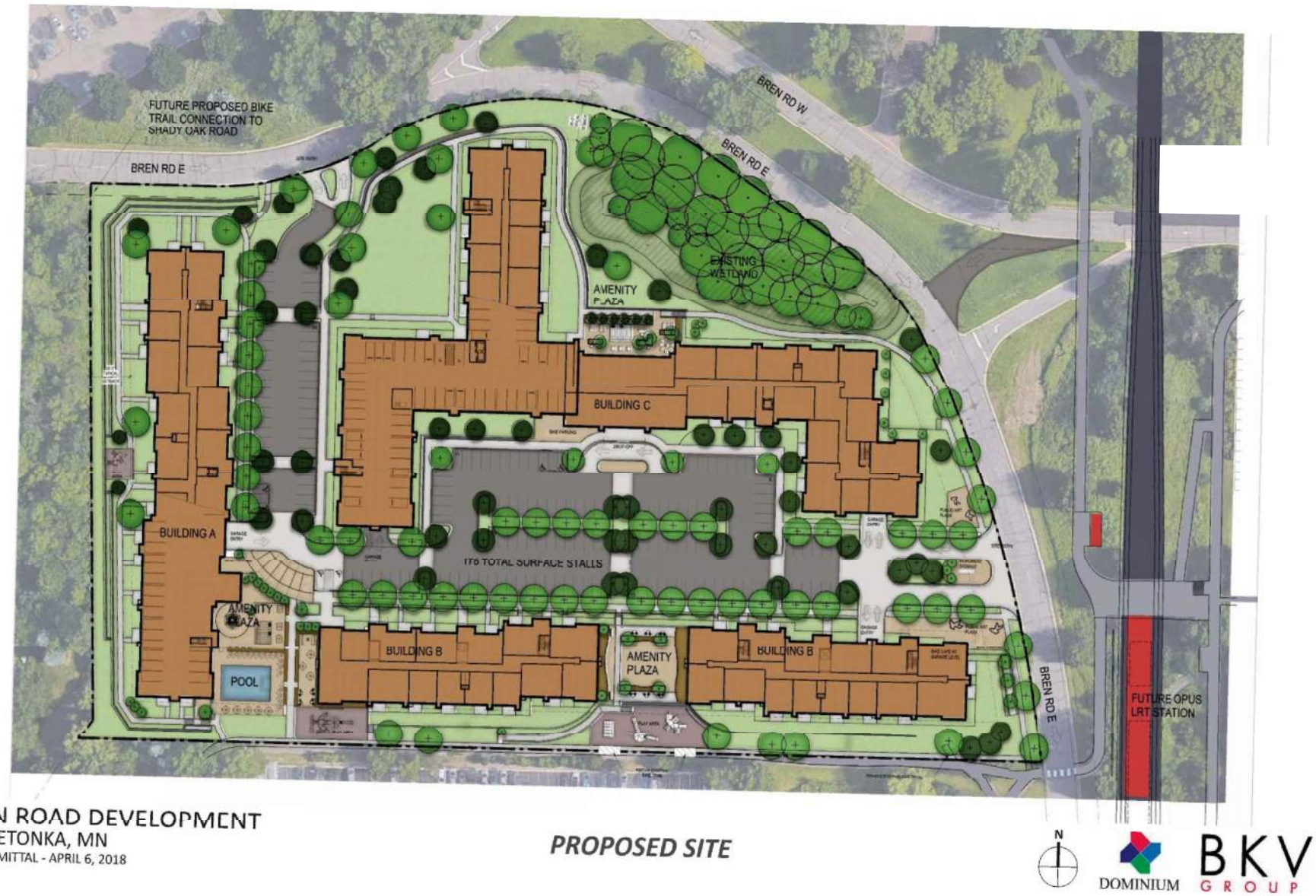


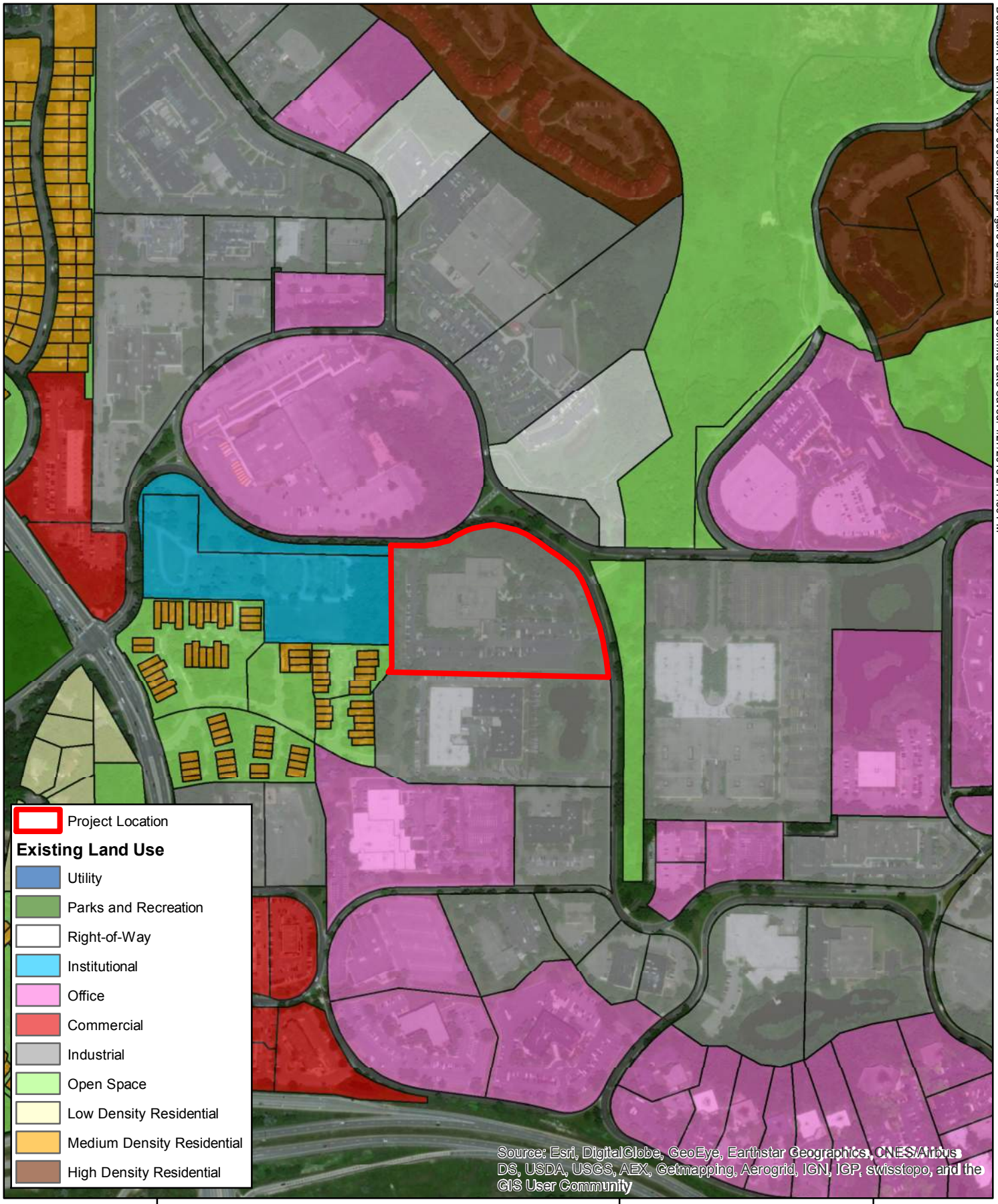
Figure 4 : Concept Site Plan

Dominium EAW
Minnetonka, MN

N
0 130 Feet
1 in = 130 ft

CITY OF MINNETONKA

WSB



Document Path: K:\011365-000\GIS\Maps\Figure 5 Existing Land Use.mxd Date Saved: 4/27/2018 2:17:36 PM

CITY OF MINNETONKA

Figure 5 : Existing Land Use

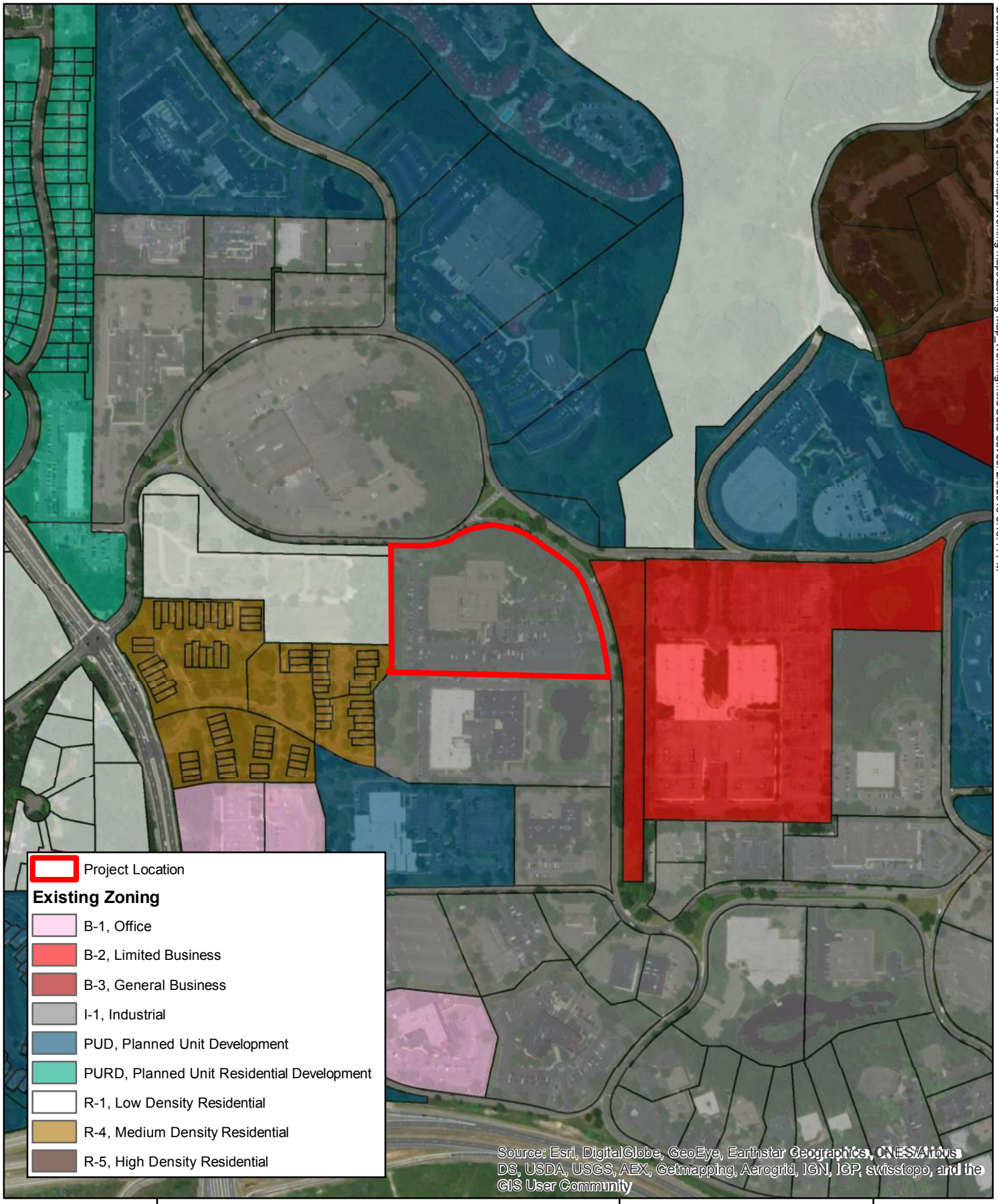
Dominium EAW
Minnetonka, MN

N

0 500 Feet

1 inch = 500 feet

WSB



Document Path: K:\011365-000\GIS\Maps\Working maps\Zoning Map_Working.mxd Date Saved: 2/9/2018 3:13:44 PM

CITY OF MINNETONKA

Figure 6 : Existing Zoning

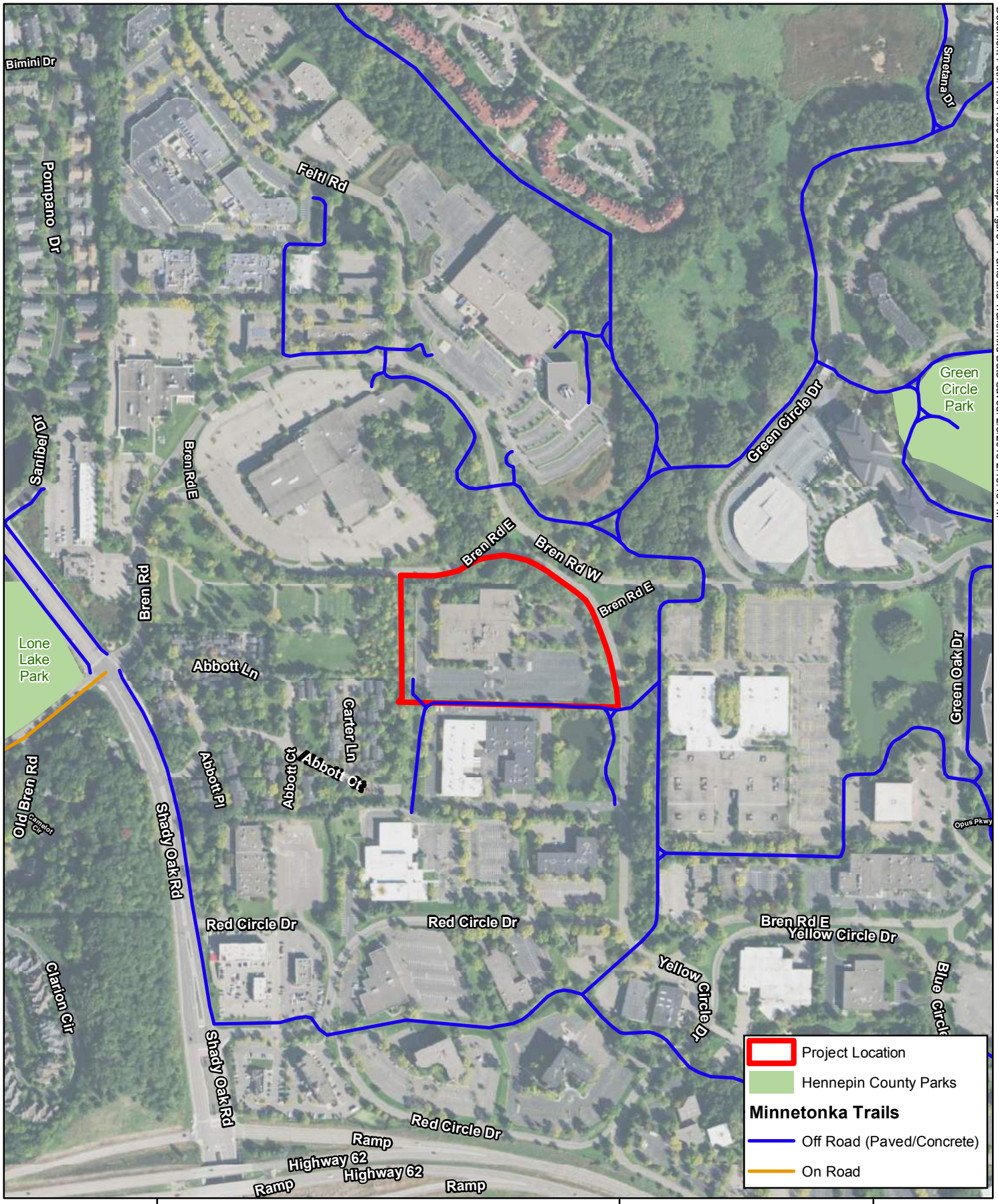
Dominium EAW
Minnetonka, MN

N

0 500 Feet

1 inch = 500 feet

WSB



Document Path: K:\011365-000\GIS\Maps\Figure 7 Parks and Trails.mxd Date Saved: 2/6/2018 2:15:15 PM

CITY OF MINNETONKA

Figure 7 : Parks and Trails

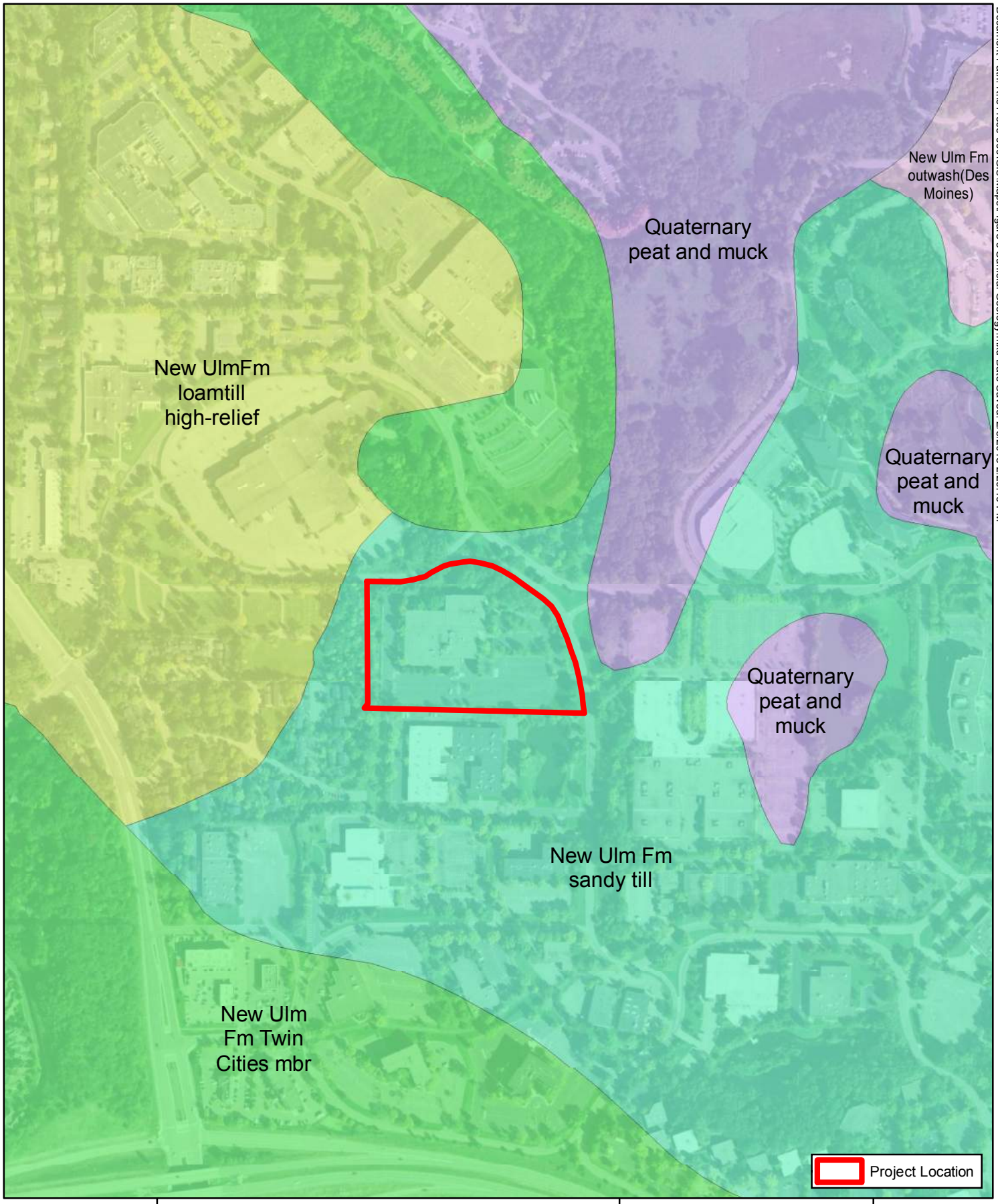
Dominium EAW
Minnetonka, MN

N

0 500 Feet

1 inch = 500 feet

WSB



Document Path: K:\011365-000\GIS\Maps\Figure 8 Surficial Geology.mxd Date Saved: 2/8/2018 2:29:46 PM

CITY OF MINNETONKA

Figure 8 : Surficial Geology

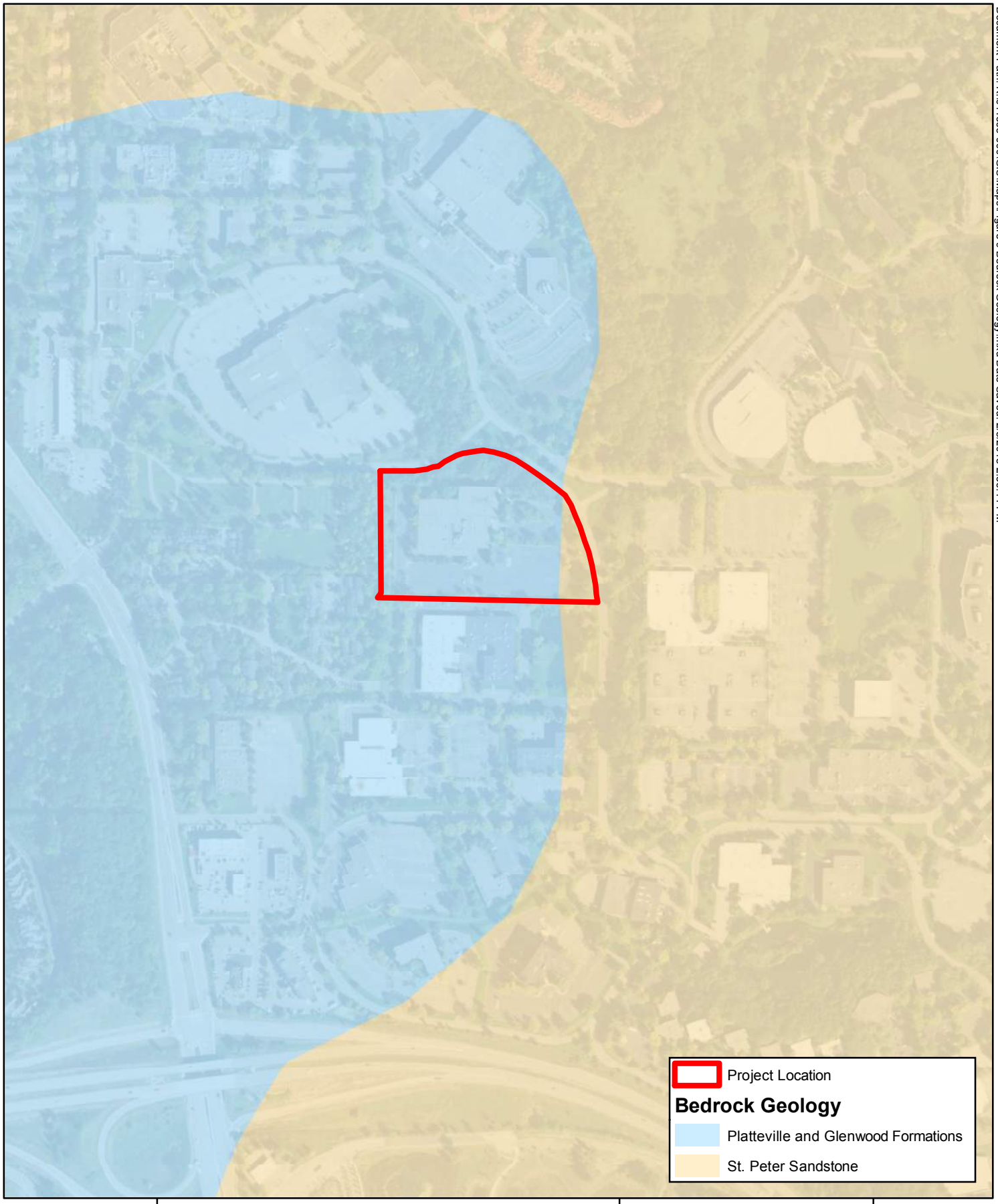
Dominium EAW
Minnetonka, MN

N

0 500 Feet

1 inch = 500 feet

WSB



Document Path: K:\011365-000\GIS\Maps\Figure 9 Bedrock Geology.mxd Date Saved: 2/8/2018 2:36:11 PM

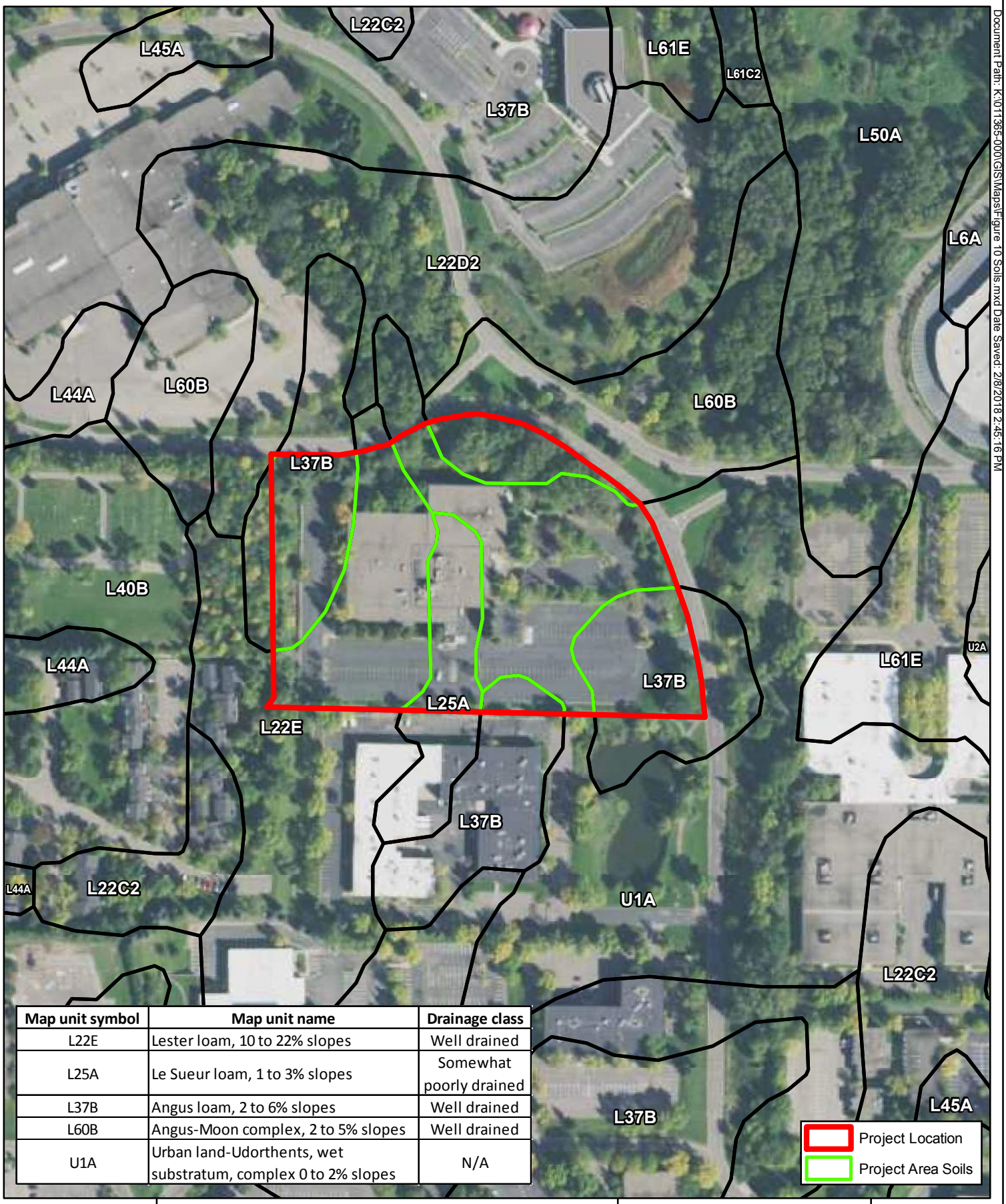
CITY OF MINNETONKA

Figure 9 : Bedrock Geology
Dominium EAW
Minnetonka, MN

N

0 500 Feet
1 inch = 500 feet

WSB



Map unit symbol	Map unit name	Drainage class
L22E	Lester loam, 10 to 22% slopes	Well drained
L25A	Le Sueur loam, 1 to 3% slopes	Somewhat poorly drained
L37B	Angus loam, 2 to 6% slopes	Well drained
L60B	Angus-Moon complex, 2 to 5% slopes	Well drained
U1A	Urban land-Udorthents, wet substratum, complex 0 to 2% slopes	N/A

CITY OF MINNETONKA

Figure 10 : Soil Survey of Hennepin County

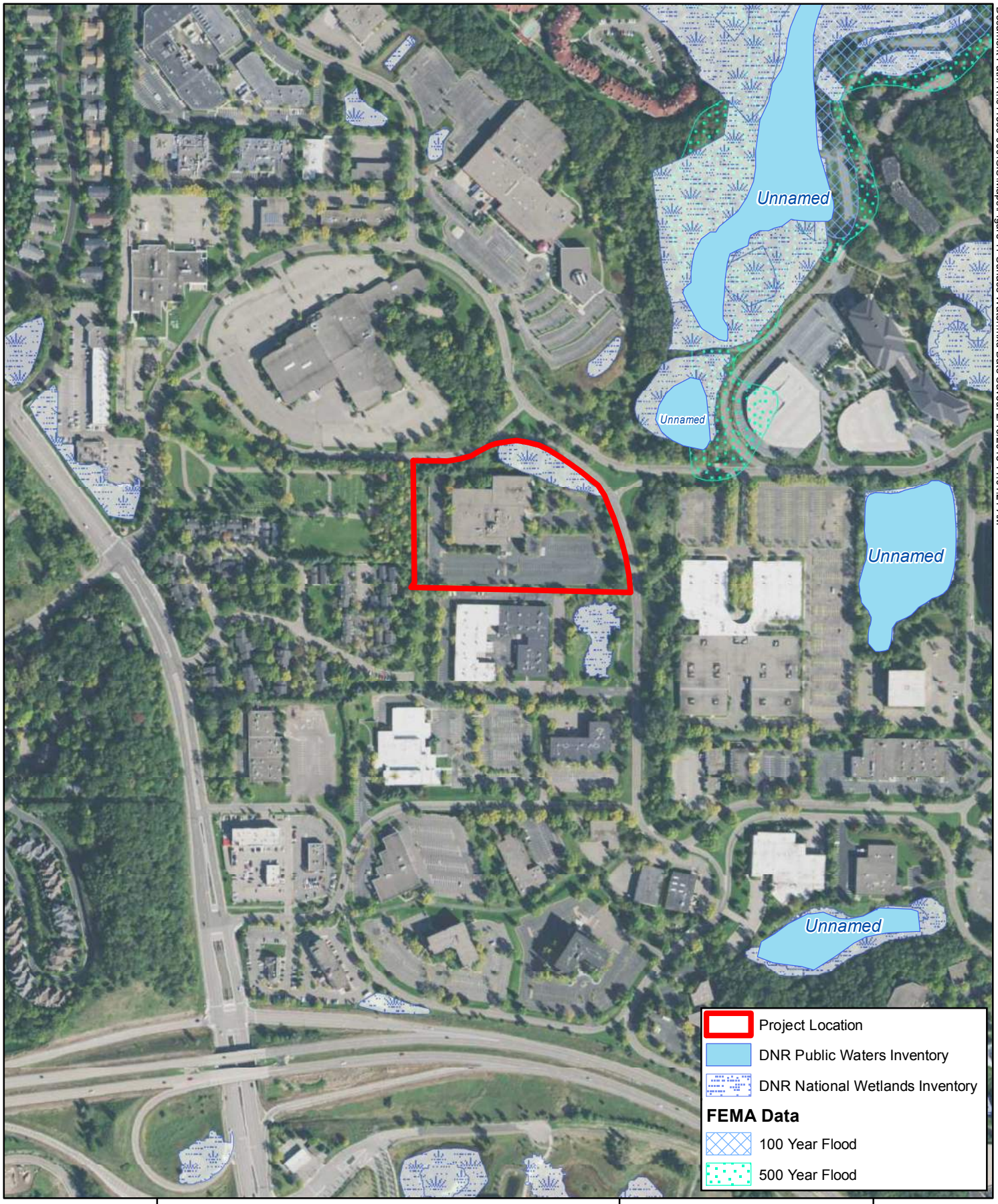
Dominium EAW
Minnetonka, MN

N

0 250 Feet

1 inch = 250 feet

WSB



CITY OF MINNETONKA

Figure 11 : Surface Water Resources

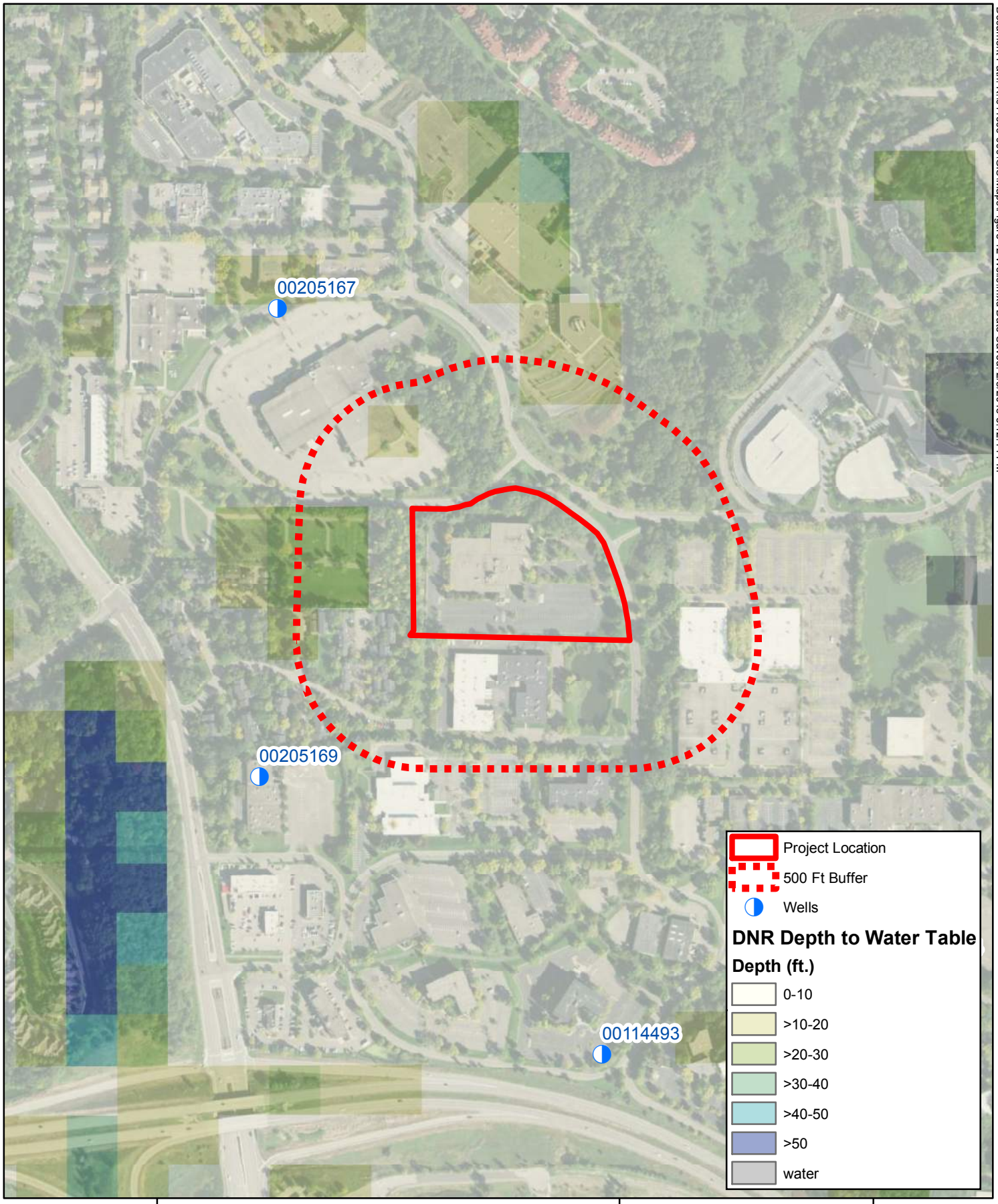
Dominium EAW
Minnetonka, MN

N

0 500 Feet

1 inch = 500 feet

WSB



Document Path: K:\011365-000\GIS\Maps\Figure 12 Wells.mxd Date Saved: 2/8/2018 3:12:14 PM

CITY OF MINNETONKA

Figure 12 : Well Locations and Groundwater Resources

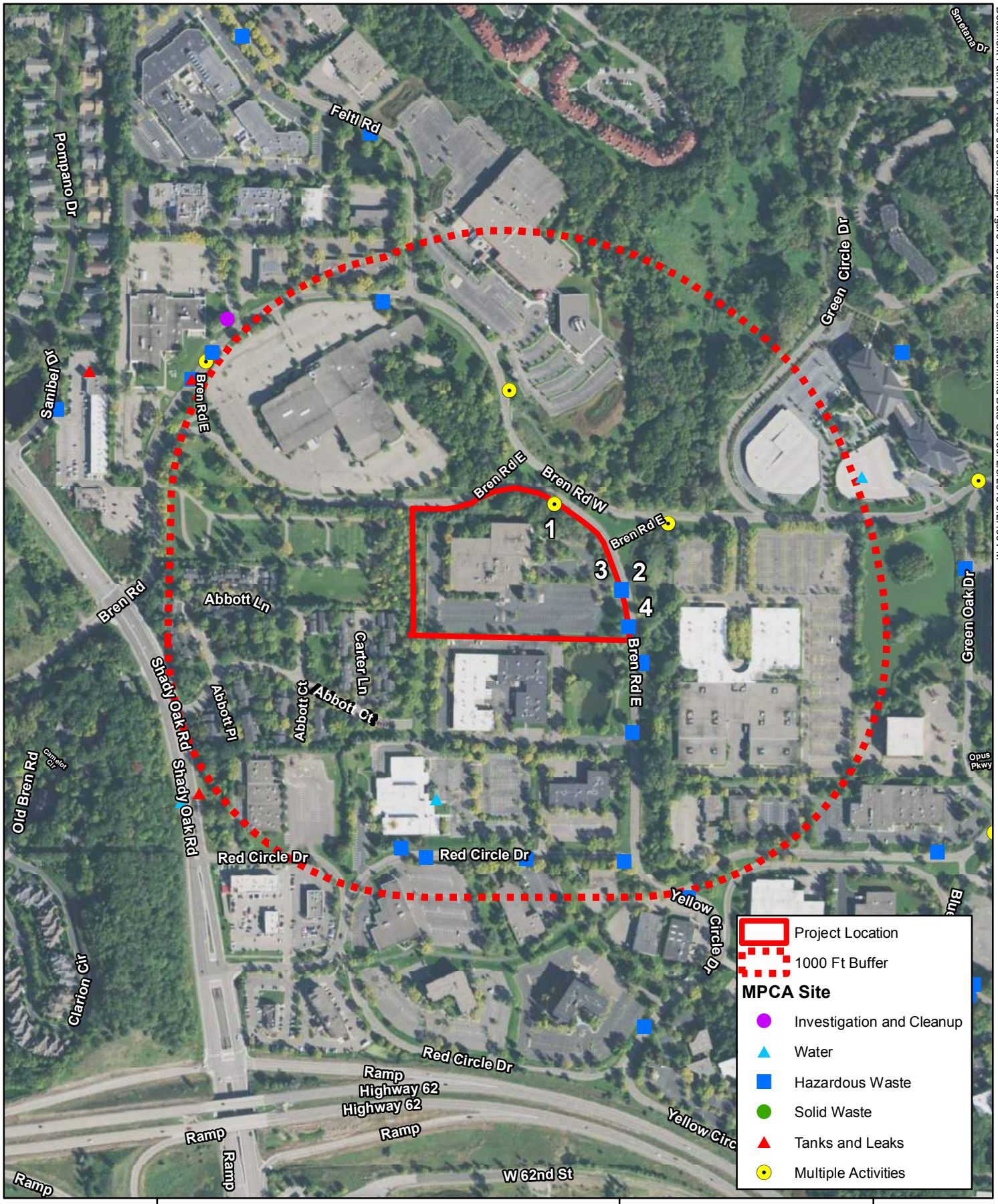
Dominium EAW
Minnetonka, MN

N

0 500 Feet

1 inch = 500 feet

WSB



Document Path: K:\011365-000\GIS\Maps\Figure 13 Potential Contamination.mxd Date Saved: 2/8/2018 3:27:06 PM

CITY OF MINNETONKA

Figure 13 : Potential Contamination Areas

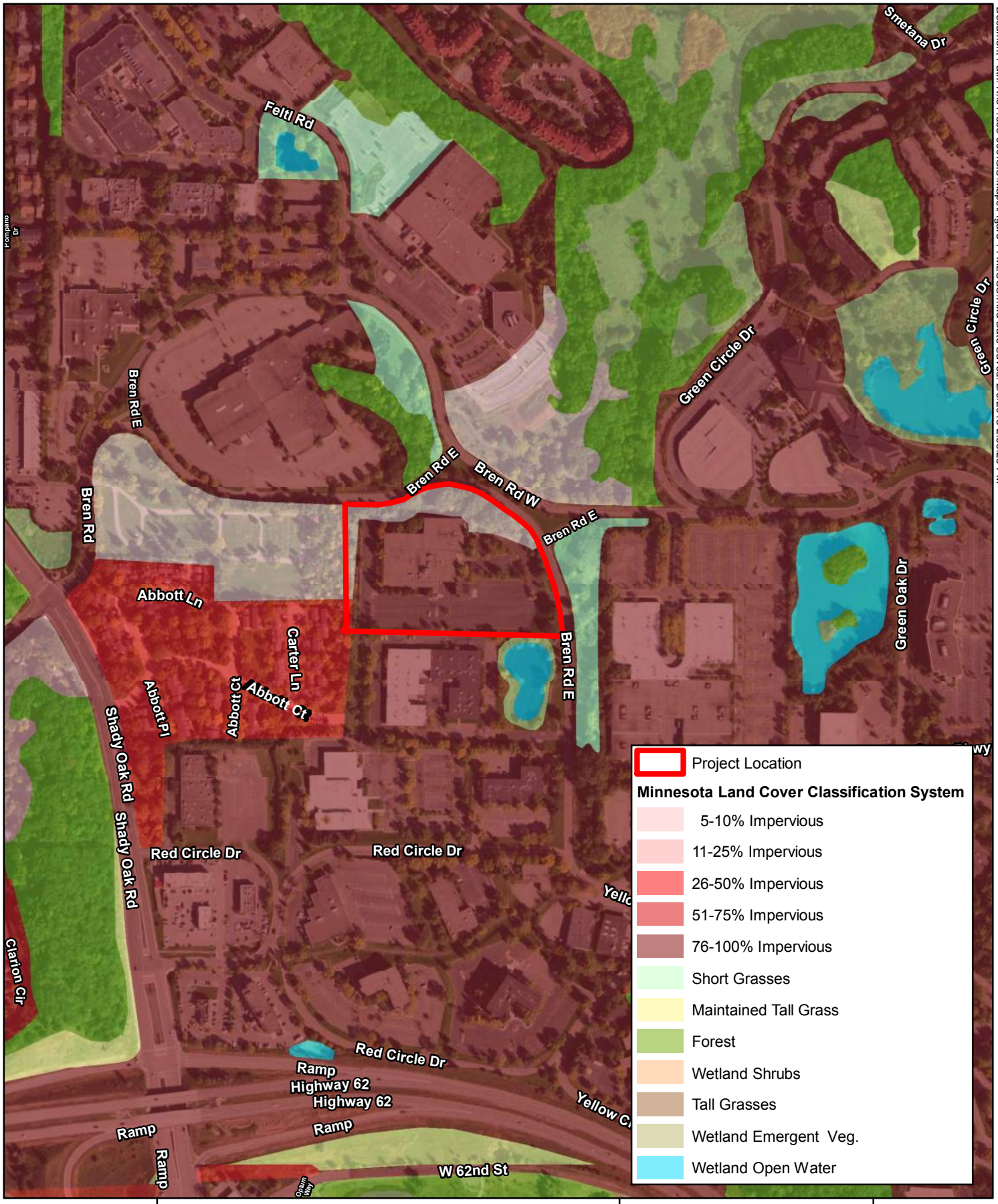
Dominium EAW
Minnetonka, MN

N

0 500 Feet

1 inch = 500 feet

WSB



Document Path: K:\011365-000\GIS\Maps\Figure 14 MLCCS.mxd Date Saved: 2/9/2018 2:53:28 PM

CITY OF MINNETONKA

Figure 14 : MLCCS Land Cover

Dominium EAW
Minnetonka, MN

N

0 500 Feet

1 inch = 500 feet

WSB

Appendix B

Agency Correspondence

History/Architecture Inventory

PROPERTY NAME	ADDRESS	Twp	Range	Sec	Quarters	USGS	Report	NRHP	CEF	DOE	Inventory Number
COUNTY Hennepin											
CITY/TOWNSHIP: Minnetonka											
Feltl Farmstead	5435 Feltl Rd.	117	22	36	NW-NW-NW	Hopkins					HE-MKC-014
Bridge 27545	Shady Oak Road over TH 62 WB	117	22	36	SW-SW	Hokpins					HE-MKC-081
Bridge 27546	Shady Oak Road over TH 62 EB	117	22	36	SW-SW	Hokpins					HE-MKC-082

Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

February 27, 2018
Correspondence # ERDB 20180308

Mr. Matt Unmacht
WSB & Associates, Inc.
701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416

RE: Natural Heritage Review of the proposed Dominium Development,
T117N R22W Section 36; Hennepin County

Dear Mr. Unmacht,

As requested, the above project has been reviewed for potential effects to known occurrences of rare features. Given the project details provided with the data request form, I do not believe the proposed project will negatively affect any known occurrences of rare features.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. **If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.**

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location (noted above) and the project description provided on the NHIS Data Request Form. Please contact me if project details change or for an updated review if construction has not occurred within one year.

The Natural Heritage Review does not constitute review or approval by the Department of Natural Resources as a whole. Instead, it identifies issues regarding known occurrences of rare features and potential effects to these rare features. If needed, please contact your DNR Regional Environmental Assessment Ecologist to determine whether there are other natural resource concerns associated with the proposed project. Please be aware that additional site assessments or review may be required.

Thank you for consulting us on this matter, and for your interest in preserving Minnesota's rare natural resources. Please include a copy of this letter in any state or local license or permit application. An invoice will be mailed to you under separate cover.

Sincerely,

Samantha Bump
Natural Heritage Review Specialist
Samantha.Bump@state.mn.us

Links: DNR Regional Environmental Assessment Ecologist Contact Info
http://www.dnr.state.mn.us/eco/ereview/erp_regioncontacts.html