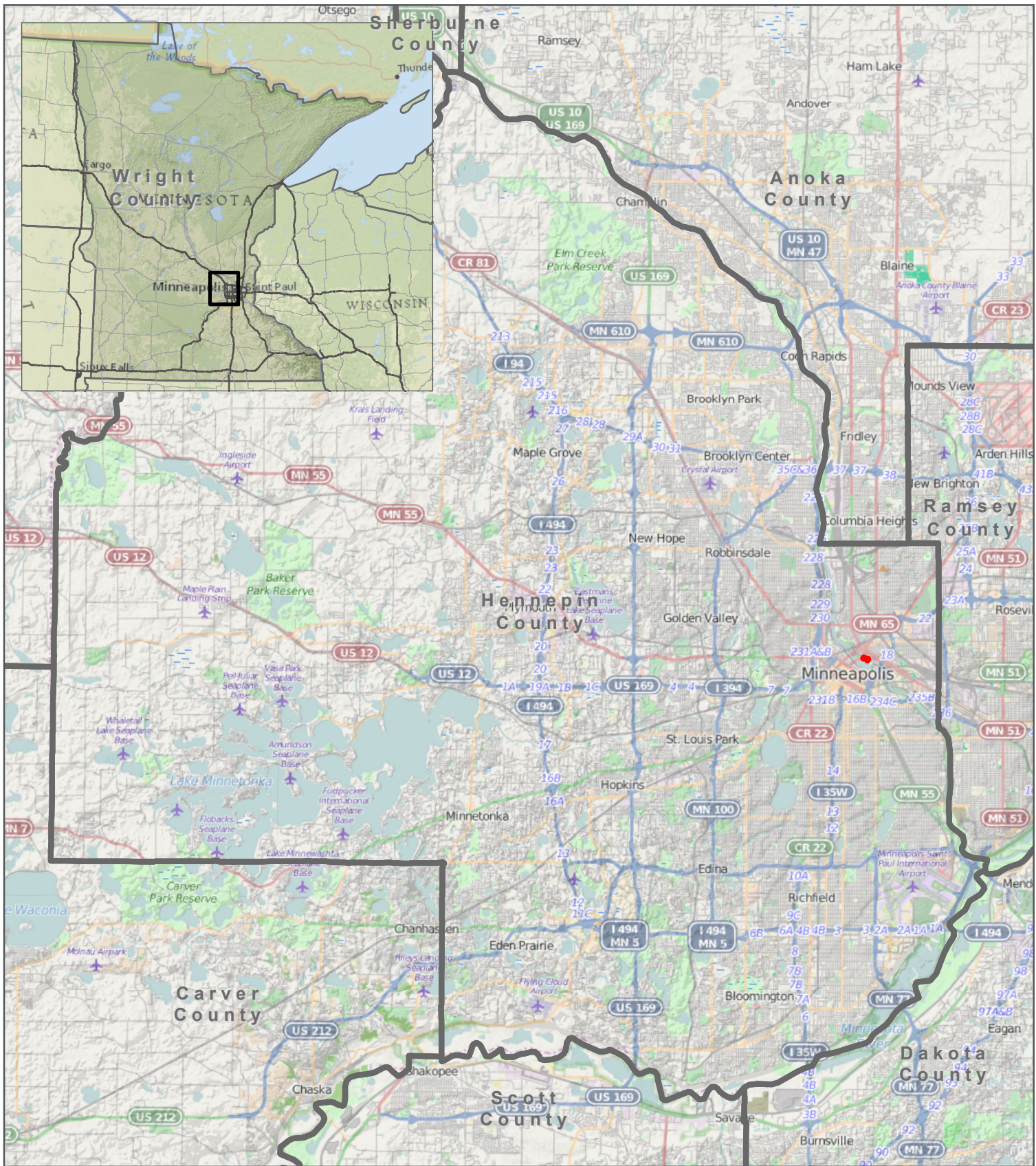


Appendix 1: A-Mill Artist Lofts

EAW Figures



May 11, 2015



 Project Location

Minneapolis Leased Housing Associates IV, Limited Partnership
Project No. 14628
A-Mill Artist Lofts
Hydroelectric Project

Figure 1
 Project Location

Source: Base map aerial - ESRI online. Map information was compiled from the best available sources. No warranty is made for its accuracy or completeness. Projection is NAD 1983 UTM Zone 15N Created on: 4/29/2015

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Project Location

Minneapolis Leased Housing
 Associates IV, Limited Partnership
Project No. 14628
A-Mill Artist Lofts
Hydroelectric Project

Figure 2
 U.S. Geological Survey Map

Source: Base map aerial - ESRI online.
 Map information was compiled from the
 best available sources. No warranty is
 made for its accuracy or completeness.
 Projection is NAD 1983 UTM Zone 15N
 Created on: 4/29/2015

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MLCCS Landcover Types

- 13342: 51% to 75% Impervious Cover with Cultivated Herbaceous Vegetation
- 14113: 76% to 90% Impervious Cover Buildings and Pavement
- 14121: 91% to 100% Impervious Cover Buildings
- 14122: 91% to 100% Impervious Cover Pavement
- 32170: Altered/Non-native Deciduous Forest

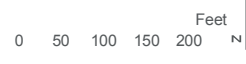
- 91200: Fast Moving Linear Open Water Habitat
- 61220: Medium-Tall Non-Native Dominated Herbaceous Vegetation
- 13134: Short grasses and mixed trees with 26-50% impervious cover
- 91100: Slow Moving Linear Open Water Habitat
- 61420: Wet Meadow

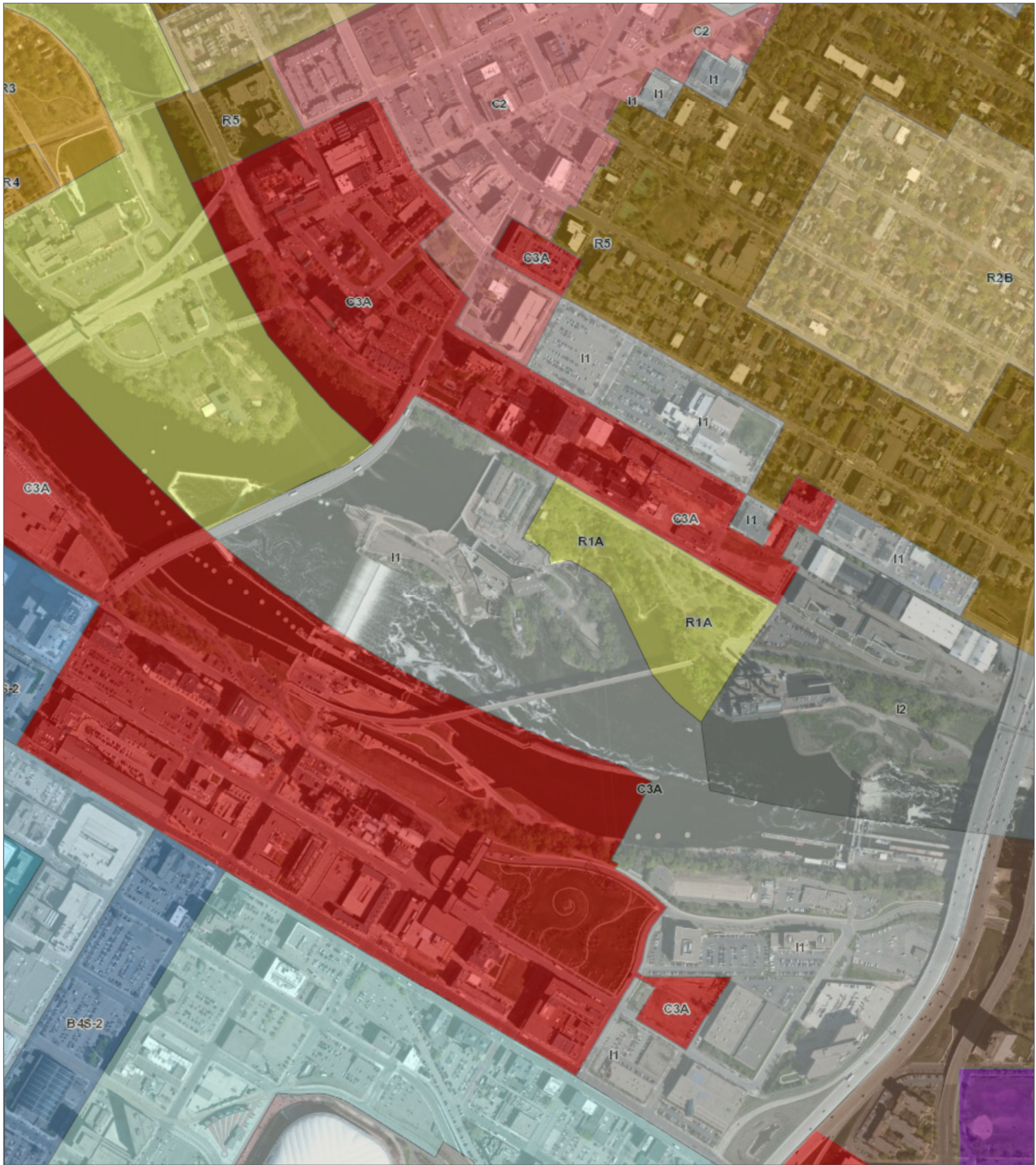
Proposed FERC Boundary (No. 14628)

Minneapolis Leased Housing Associates IV, Limited Partnership
Project No. 14628
A-Mill Artist Lofts
Hydroelectric Project

Figure 3
Cover Types

Source: Base map aerial - ESRI online. Map information was compiled from the best available sources. No warranty is made for its accuracy or completeness. Projection is NAD 1983 UTM Zone 15N Created on: 4/29/2015





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Commercial Districts	Downtown Districts	Industrial Districts	Low Density	Medium Density	High Density	Office Residence District
■ C2	■ B4N	■ I1	■ R1A	■ R3	■ R5	■ OR 3
■ C3A	■ B4-1	■ I2	■ R2B	■ R4		
■ C3S	■ B4-2					
■ C4	■ B4S-1					
	■ B4S-2					
				■ Proposed FERC Boundary (No. 14628)		

Minneapolis Leased Housing Associates IV, Limited Partnership
Project No. 14628
A-Mill Artist Lofts
Hydroelectric Project

Figure 4A
Land Use/Zoning

Source: Base map aerial - ESRI online. Map information was compiled from the best available sources. No warranty is made for its accuracy or completeness. Projection is NAD 1983 UTM Zone 15N Created on: 4/29/2015





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- | | | | |
|---------------------------------|------------------|------------------------------------|-----------------|
| Mississippi River Critical Area | Nicollet Mall | Downtown Shelter | University Area |
| Industrial Living | Downtown Height | Harmon Area | Shoreland |
| Transitional Parking | Downtown Housing | Linden Hills | Wetland |
| Pedestrian Oriented | Downtown Parking | West Broadway | Floodplain |
| | | Proposed FERC Boundary (No. 14628) | |



Minneapolis Leased Housing Associates IV, Limited Partnership
Project No. 14628
A-Mill Artist Lofts Hydroelectric Project

Figure 4B
 Land Use/Zoning

Source: Base map aerial - ESRI online. Map information was compiled from the best available sources. No warranty is made for its accuracy or completeness. Projection is NAD 1983 UTM Zone 15N Created on: 4/29/2015





Minnesota Department of Natural Resources

Division of Ecological and Water Resources, Box 25

500 Lafayette Road

St. Paul, Minnesota 55155-4025

Phone: (651) 259-5109 E-mail: lisa.joyal@state.mn.us

October 9, 2014

Correspondence # ERDB 20150074

Mr. Neal Route
Minneapolis Leased Housing Associates IV, Limited Partnership
2905 Northwest Boulevard, Suite 150
Plymouth, MN 55441

RE: Natural Heritage Review of the proposed A-Mill Artist Lofts Hydroelectric Project,
T29N R24W Section 23, Hennepin County

Dear Mr. Route,

As requested, the Minnesota Natural Heritage Information System has been queried to determine if any rare species or other significant natural features are known to occur within an approximate one-mile radius of the proposed project. Based on this query, rare features have been documented within the search area (please visit the Rare Species Guide at <http://www.dnr.state.mn.us/rsg/index.html> for more information on the biology, habitat use, and conservation measures of these rare species). Please note that the following **rare features may be adversely affected** by the proposed project:

- The Pillsbury A-Mill is located directly over Chute's Cave. This cave and its associated man-made tunnels support the largest concentration of hibernating tricolored bats (*Perimyotis subflavus*), a state-listed species of special concern, in Minnesota. As such, this is the most important hibernaculum for this species in the state. The proposed project could negatively affect this rare bat if the project will result in any of the following:
 - Any structural modifications to the existing cave and tunnels,
 - Changes in temperature or humidity within the existing cave and tunnels,
 - Blasting or drilling within ½ mile of the hibernaculum during hibernation,
 - Noise greater than 75 decibels measured on the A scale (e.g., loud machinery) for more than 24 hours within a one-mile radius of the hibernaculum, or
 - Impacts to water resources that flow through the hibernaculum during the winter, as the cave climate may be affected.
- The mudpuppy (*Necturus maculosus*), a state-listed species of special concern, and rare mussels have been documented downstream of the proposed project. As these species are particularly vulnerable to deterioration in water quality, especially increased siltation, it is important that effective erosion prevention and sediment control practices be implemented and maintained during construction and operation of the proposed project.
- Ecological Specialists conducted mussel surveys during August 2014 immediately upstream and downstream of the proposed project. No state-listed or federally-listed mussels were documented.

- The EA and EAW should address whether the proposed project has the potential to adversely affect the above rare features and, if so, these documents should identify any measures that will be implemented to avoid or minimize disturbance.
- Please include a copy of this letter in any DNR license or permit application.

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. To determine whether there are other natural resource concerns associated with the proposed project, please contact your DNR Regional Environmental Assessment Ecologist (contact information available at http://www.dnr.state.mn.us/eco/ereview/erp_regioncontacts.html). 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. An invoice will be mailed to you under separate cover.

Sincerely,



Lisa Joyal
Endangered Species Review Coordinator

cc: Kate Frantz
Brooke Haworth
Erica Hoaglund
Gerda Nordquist

Figure 6: Correspondence with State Historic Preservation Office -



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STATE HISTORIC PRESERVATION OFFICE

March 9, 2015

Owen Metz
A-Mill Artist Lofts Hydroelectric Project
2905 Northwest Blvd, Suite 150
Plymouth, MN 55441

RE: Alternative Licensing Process – FERC Project No. 14628-000-Minnesota
Minnesota Leased Housing Associates IV, Limited Partnership
A-Mill Artist Lofts Hydroelectric Project
Minneapolis, Hennepin County
SHPO Number: 2014-2150

Dear Mr. Metz:

Thank you for continuing consultation on the above project. Information received in our office on 9 February 2015 has been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800.

We have completed our review of the revised Area of Potential Effects (APE) as described and documented in your February 6th correspondence. Thank you for responding to our concerns regarding your initial determination of an APE for the proposed hydroelectric project at the Pillsbury A Mill, especially in terms of expanding the APE by giving consideration to potential indirect visual effects at both the intake and tailrace locations.

In response, we agree that this revised APE is generally appropriate to take into account the potential effects of the proposed undertaking as we currently understand it. As the project's scope of work is further defined, or if it is significantly altered from the current scope, additional consultation with our office may be necessary in order to revise the current APE. Pursuant to 36 CFR 800.4(a), it is ultimately the federal agency's responsibility to determine and document the area of potential effects in consultation with the SHPO/THPO, and the final determination does not require concurrence from our office.

Per the February 18, 2015 Public Notice issued by the Federal Energy Regulatory Commission (FERC), we look forward to continuing consultation - with MLHA, FERC, USACE, NPS, and other identified Section 106 consulting parties - as we move into development of a programmatic agreement for this project.

Please feel free to contact me if you have any questions or concerns regarding this comment letter. I can be reached at 651-259-3456 or by e-mail at sarah.beimers@mnhs.org.

Sincerely,

A handwritten signature in black ink that reads 'Sarah J. Beimers'.

Sarah J. Beimers, Manager
Government Programs and Compliance

cc: Janet Hutzel, FERC
Melissa Jenny, St. Paul District USACE
Jon Eddins, ACHP
John Anfinson, NPS-MISS
Haila Maze, City of Minneapolis, CPED