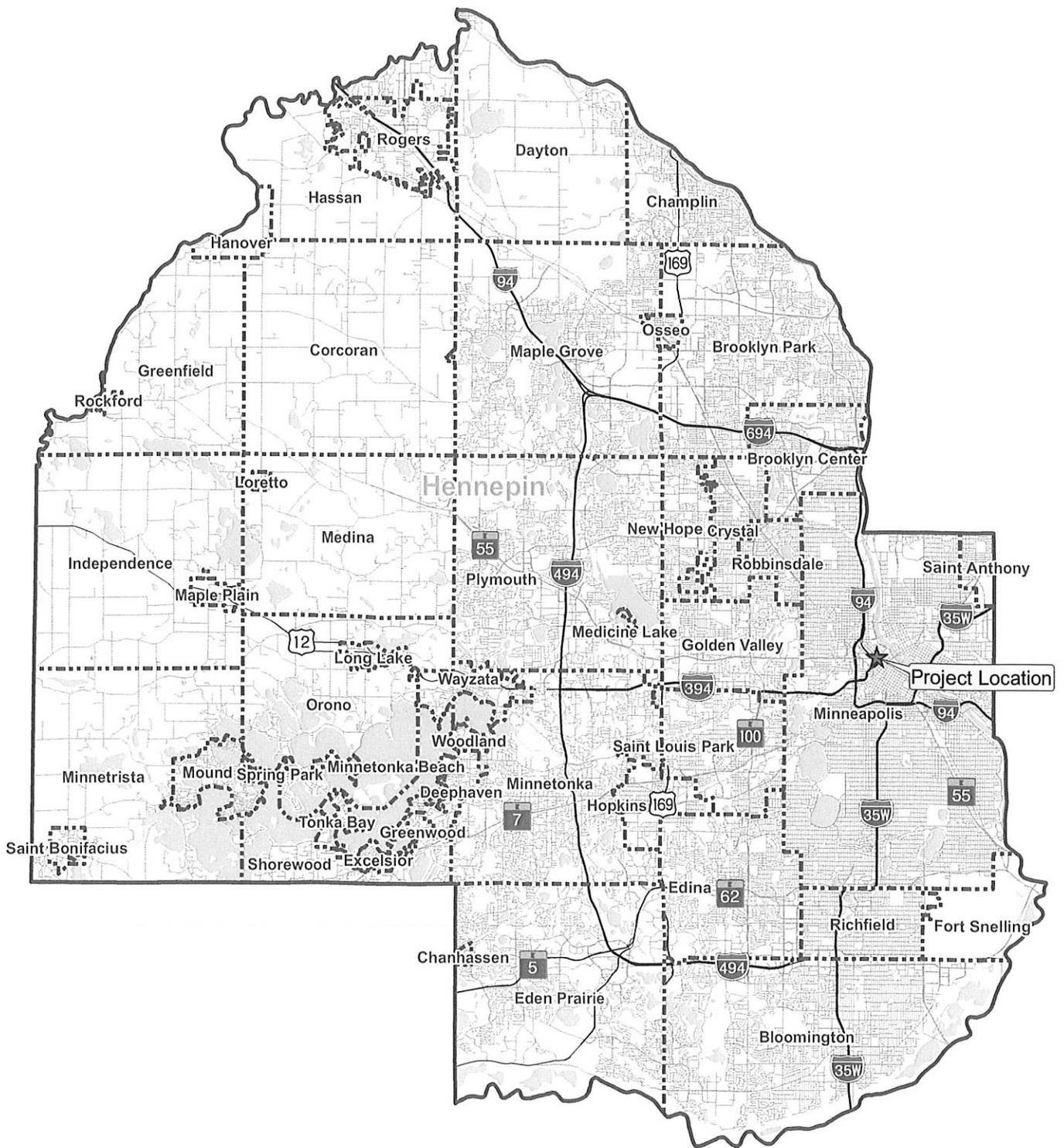


Appendix A



County Location Map

Dock Street Residential EAW



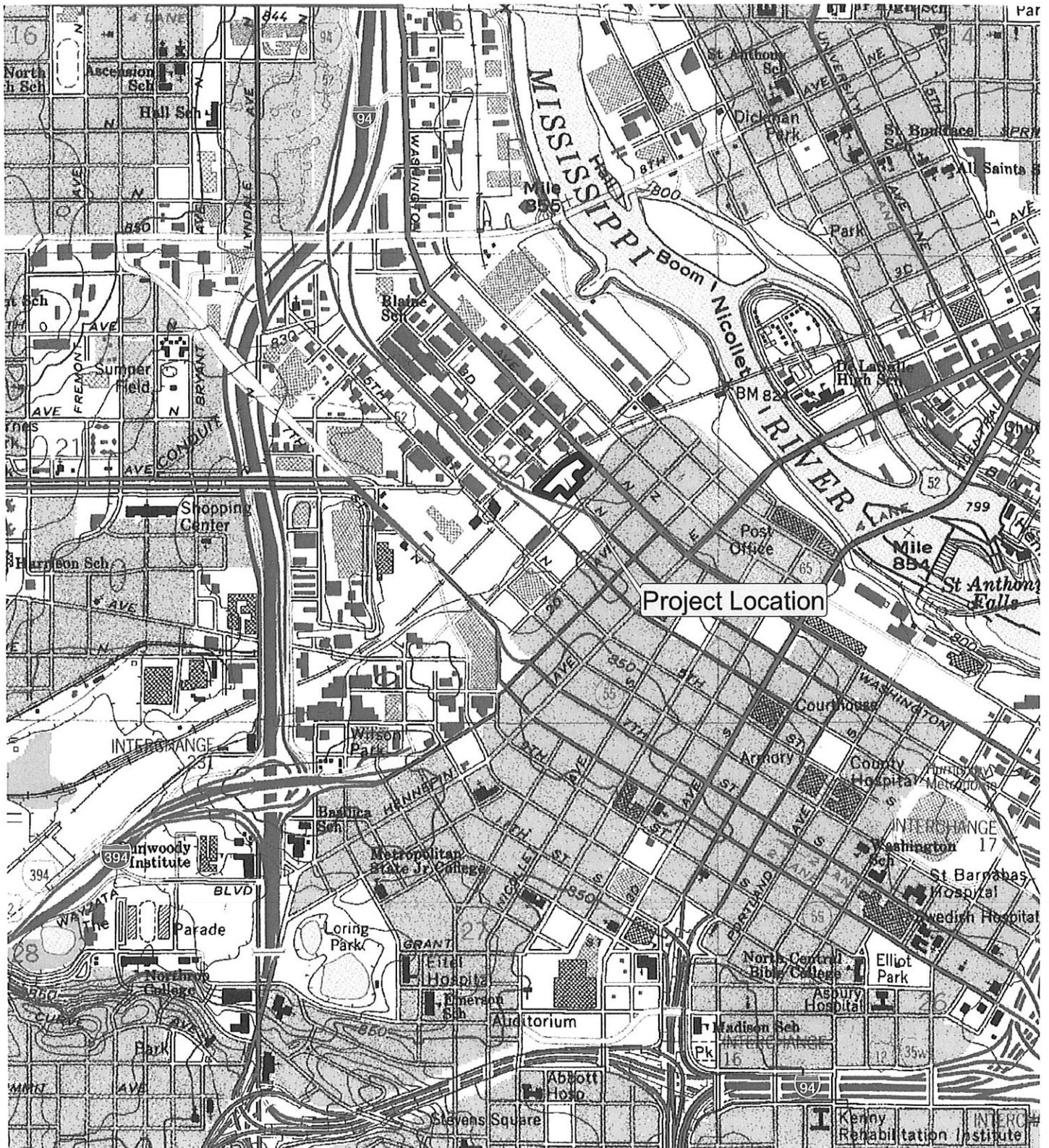
0 4 8 Miles



June 1, 2011



I:\422\42211070\GIS\Projects\County Map.mxd



USGS Map

Dock Street Residential EAW



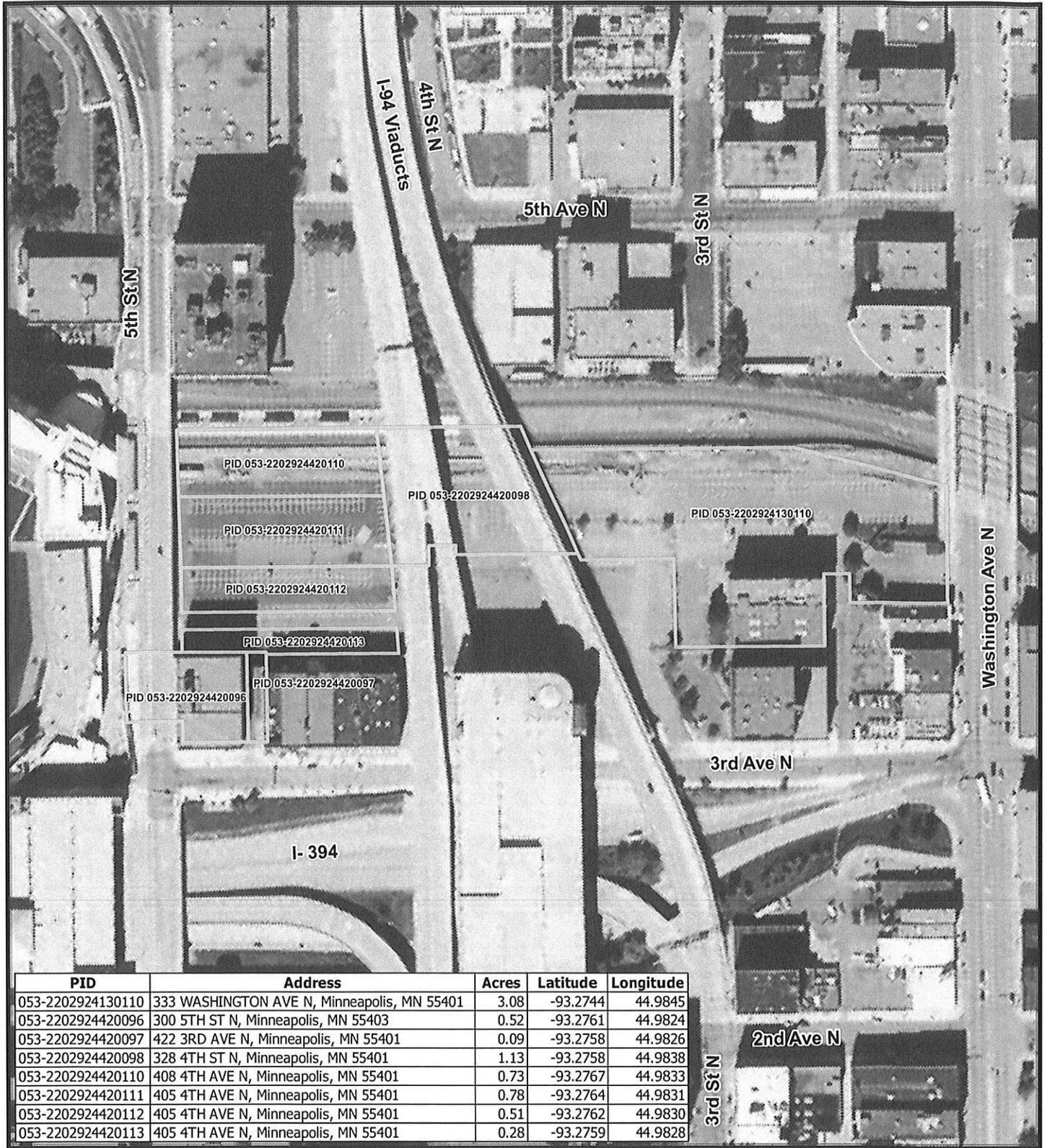
0 1,500 3,000 Feet

 Project Site Boundary

June 1, 2011



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Properties under Option by Hines

Dock Street Residential EAW

 Properties under Option by Hines

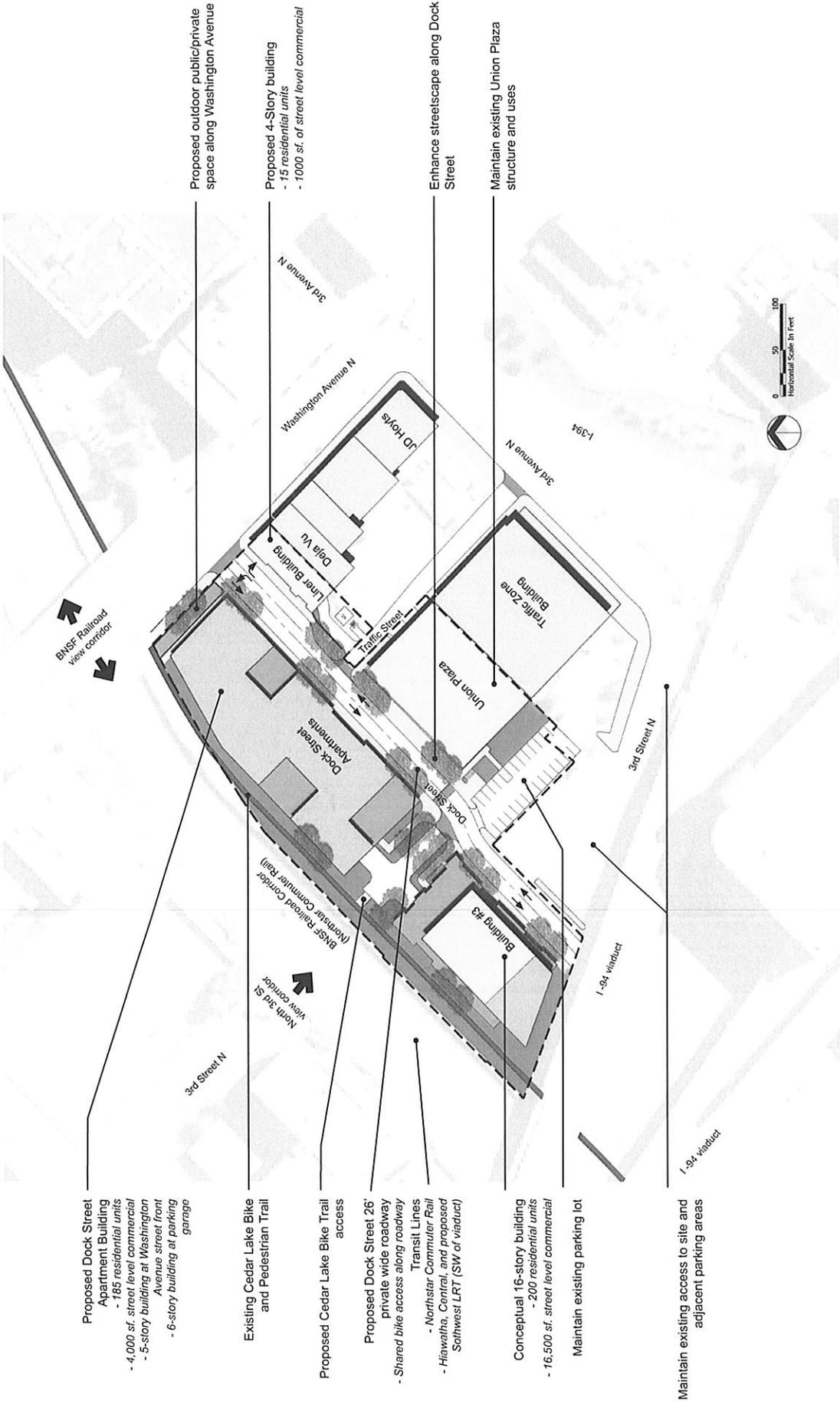


Source: Hennepin County

June 24, 2011



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Proposed Dock Street Apartment Building
 - 185 residential units
 - 4,000 sf. street level commercial
 - 5-story building at Washington Avenue street front
 - 6-story building at parking garage

Existing Cedar Lake Bike and Pedestrian Trail

Proposed Cedar Lake Bike Trail access

Proposed Dock Street 26' private wide roadway
 - Shared bike access along roadway
 - Transit Lines
 - Northstar Commuter Rail
 - Hiawatha, Central, and proposed Southwest LRT (SW of viaduct)

Conceptual 16-story building
 - 200 residential units
 - 16,500 sf. street level commercial
 - Maintain existing parking lot

Maintain existing access to site and adjacent parking areas

Proposed outdoor public/private space along Washington Avenue

Proposed 4-Story building
 - 15 residential units
 - 1,000 sf. of street level commercial

Enhance streetscape along Dock Street

Maintain existing Union Plaza structure and uses

June 29, 2011



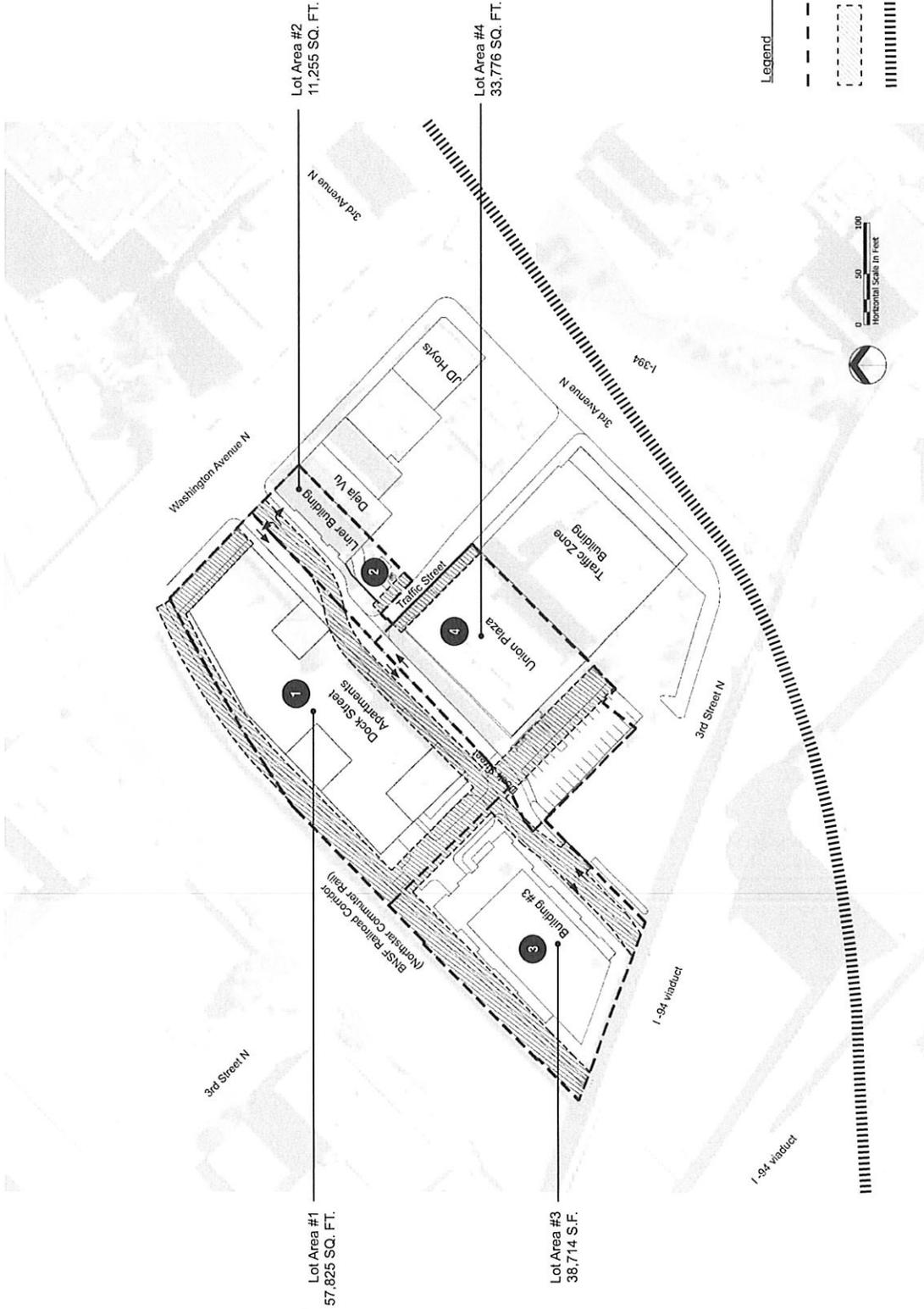
einess swenson graham architects inc.



Hines

DOCK STREET RESIDENTIAL – NORTH LOOP NEIGHBORHOOD
 Minneapolis, Minnesota

Plan View



- Legend
- Conceptual Lots/Property Line
 - - - Easements
 - ||||| Bassett Creek Diverter Tunnel

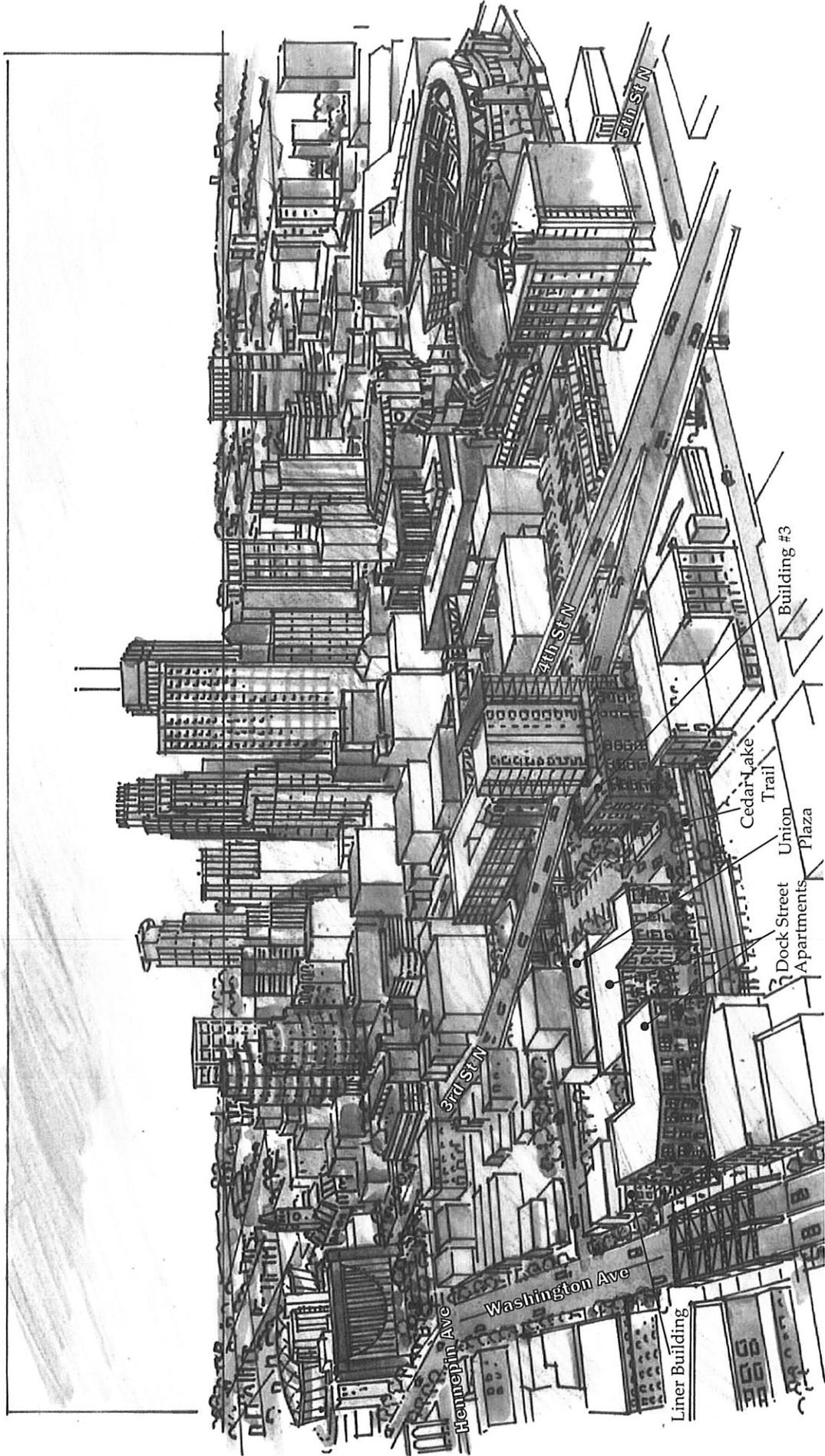
June 29, 2011

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 fitness swenson graham architects inc.

Bonestroo | Hines

DOCK STREET RESIDENTIAL - NORTH LOOP NEIGHBORHOOD
 Minneapolis, Minnesota

Lot Calculations



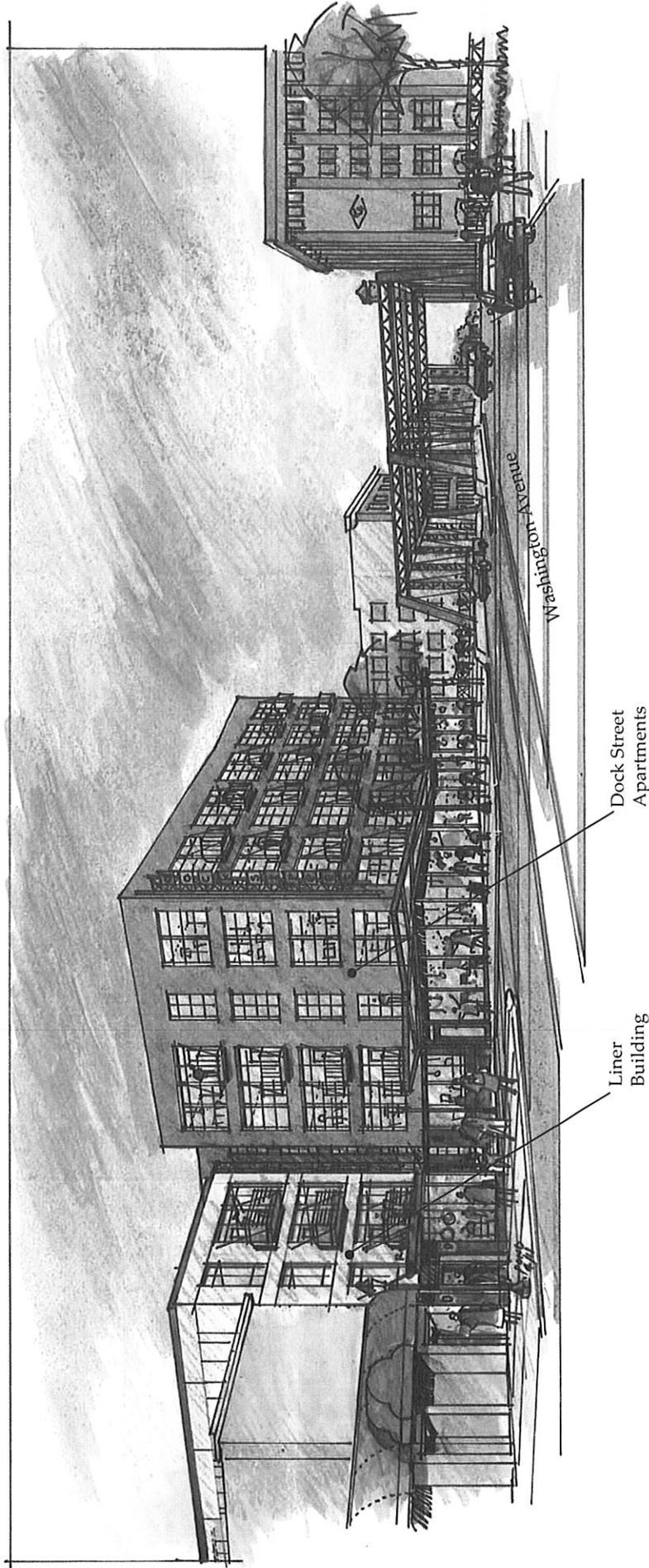
April 14, 2011

elness swenson graham architects, inc.

Hines

DOCK STREET RESIDENTIAL – NORTH LOOP NEIGHBORHOOD
 Minneapolis, Minnesota

Overall View
 Looking Southeast



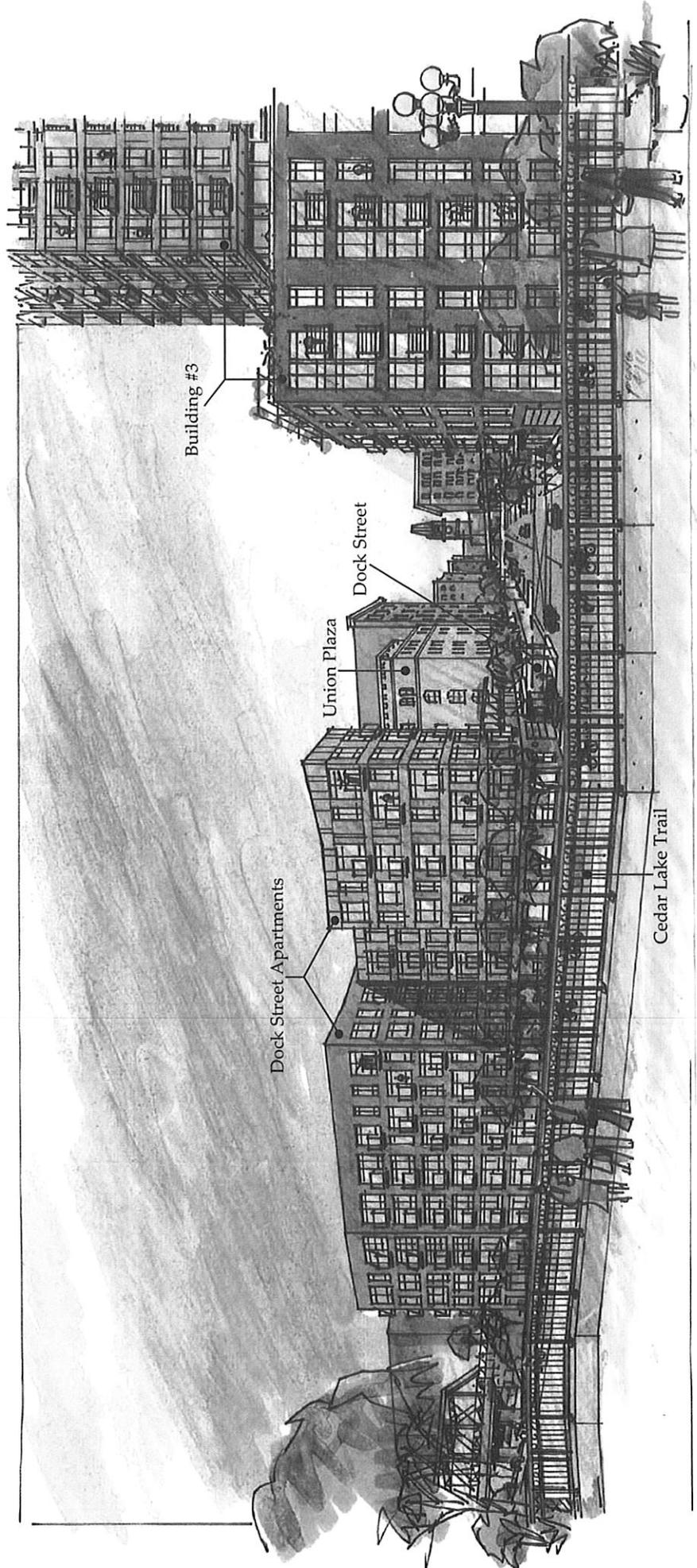
April 14, 2011

einess swenson graham architects, inc.

Hines

DOCK STREET RESIDENTIAL – NORTH LOOP NEIGHBORHOOD
Minneapolis, Minnesota

Washington Avenue
Looking Northwest



April 14, 2011

elness swenson graham architects inc.

Hines

DOCK STREET RESIDENTIAL – NORTH LOOP NEIGHBORHOOD
Minneapolis, Minnesota

Third Street & Fifth Avenue
Looking Southeast

Appendix B



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

May 27, 2011

Correspondence # ERDB 20110503

Mr. Benjamin Meyer
Bonestroo
2335 West Highway 36
St. Paul, MN 55113

RE: Natural Heritage Review of the proposed Dock Street Residential - North Loop Neighborhood;
T29N R24W Section 22; Hennepin County

Dear Mr. Meyer,

As requested, the above project has been reviewed for potential effects to known occurrences of rare features. A search of the Minnesota Natural Heritage Information System (NHIS) did identify rare features within an approximate one-mile radius of the proposed project, but these records did not include any federally listed species and were either historical or not of concern given the project details that were provided with the data request form. As such, I do not believe the proposed project will adversely affect any known occurrences of rare features.

The Natural Heritage Information System, 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.

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 project description provided on the NHIS Data Request Form. Please contact me if project details change or if an updated review is needed.

Please note that locations of the gray wolf (*Canis lupus*), federally-listed as threatened and state-listed as special concern, and the Canada lynx (*Lynx canadensis*), federally-listed as threatened, are not currently tracked in the NHIS. As such, the Natural Heritage Review does not address these species.

Furthermore, 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. Additional rare features for which we have no data may be present in the project area, or there may be other natural resource concerns associated with the proposed project. For these concerns, 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,

A handwritten signature in black ink that reads "Lisa Joyal".

Lisa Joyal
Natural Heritage Review Coordinator