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August 6, 2026

VIA E-MAIL

Chair Nancy Daubenberger
Minnesota Environmental Quality Board
info.EQB@state.mn.us

Re: Application for Variance by Maplewood Development and Construction, Inc. acting as developer for SPQR Arden Hills, LLC ("Proposer") at Proposed Hillview Business Park.

Dear Ms. Daubenberger:

This office represents the above-named Proposer. Pursuant to Minnesota Administrative Rules 4410.3100, Subpart 4, the Proposer submits this letter as its Application for a Variance to commence certain construction activity related to demolition of various structures and other hazards currently located with the proposed Hillview Business Park, which is located on a 62-acre site in Sections 9-10, Township 30N, Range 23W (45.103039, -93.172274) in the City of Arden Hills, Ramsey County, Minnesota (the "**Project Site**"). In May 2026, the City of Arden Hills, acting as the Responsible Governmental Unit ("**RGU**") prepared a Draft Scoping Decision Document ("**SDD**") detailing the proposed project and addressing certain environmental concerns at the Project Site.

The Proposer is requesting to construct a business park at the Project Site consisting of approximately one million (1,000,000) square feet on an undeveloped site previously owned by the federal government and used by the Minnesota National Guard for the Arden Hills Army Training Site ("**AHATS**"). The property, sometimes referred to as the 135 Primer Tracer Area, was formerly used by the United States Department of the Army as the Twin Cities Army Ammunition Plant ("**TCAAP**") for the purpose of manufacturing component primers and tracing compounds, and testing ammunition for World War II, the Korean Conflict, and the Vietnam War.

A. Detailed Explanation of the Construction Proposed to be Undertaken.

The Project Site is currently improved with buildings, roads, and specialized infrastructure that was constructed in the 1940s and 1950s and is currently in various stages of disrepair. The decommissioning of TCAAP started in the late 1970s and plans to transfer and redevelop portions of the property have been ongoing since the 1980s. No current operations are located on the Project Site which is vacant. There are approximately 60 buildings or structures on the site, most under 1,000 square feet. The main building is located in the center portion of the site and is approximately 62,000 square feet. The Proposer is seeking a variance to demolish the existing vacant buildings, none of which are currently being used by the United States Government or Minnesota National Guard, as well as cap certain manholes and other hazards to public safety. A detailed site overview is attached as Exhibit 1.

The debris from the demolition will be either stockpiled on-site or removed and disposed of in an appropriate manner based on the type and volume of materials in accordance with an already approved Response Action Plan from the MPCA (MPCA Site ID 258984). None of the existing underground utilities would be removed and no mass grading would take place at the Project Site. Construction activities would be limited only to demolition of the existing above-ground buildings (including any partially buried bunkers) and any below ground foundations.

B. Anticipated Environmental Effects of Undertaking the Proposed Construction.

The Proposer does not anticipate any significant environmental effects from undertaking the proposed construction. The Proposer has already received a Notice of Decision from the Rice Creek Watershed District related to the wetland delineation conducted by the Proposer, which did not identify any wetlands in the areas of proposed construction under the variance application. The Proposer would take all necessary steps to protect against runoff and other impacts to the adjacent wetlands during all proposed construction activities. The Notice of Decision is attached hereto as Exhibit 2.

The Minnesota Department of Natural Resources (“**DNR**”) has also conducted a Natural Heritage Review of the Project Site and identified any ecologically significant areas as well as any State-listed Species that might be affected by the proposed project, which may possibly be impacted by the proposed construction. The DNR Natural Heritage Review findings are attached as Exhibit 3. As part of the construction activities requested under the variance, the Proposer would follow standard and approved avoidance plans to address any potential concerns regarding these areas of potential habitat during all construction activities.

C. Reversibility of the Anticipated Environmental Effects.

Because the Proposer does not anticipate any significant environmental effects from the demolition of the buildings, there should not be any significant environmental effects that would need to be reversed. The demolition work will follow all required avoidance plans and take the necessary precautions related to any wetland impacts or other runoff into adjacent ponds, streams, or other ecological areas of concern. No grading or other underground utilities work will be conducted as part of the proposed work, and any materials removed from the Project Site will be properly disposed of under Minnesota law. The Proposer is not aware of any of the structures being utilized as habitat for any of the species identified by the DNR as possibly existing within the Project Site.

D. Reasons Necessitating the Variance.

The variance is necessitated by public safety. Despite the efforts of the Proposer to keep the public out of the Project Site, including installing locked gates, fencing, and other security measures (all of which have been destroyed or removed) various urban explorers and other trespassers continue to access the site to explore, vandalize, and utilize the various structures and bunkers. There have been numerous instances of vandalism, fires, and parties that result in the necessity for emergency responders to intervene. The emergency responders have difficulty accessing many of these more remote areas with the necessary equipment and vehicles due to lack of roads and other infrastructure. This results in emergency situations that cannot be adequately addressed on a timely basis and lead to further escalation of the problem.

The limited activities proposed to be conducted at the site will remove these structures, which will in turn help reduce the attractiveness to urban explorers and teenagers to break into the Project Site and climb these structures. If all that is left are rubble piles, the allure of trespassing should subside and with it the need for City, County, and State emergency resources addressing the continuing problems that arise at the Project Site.

E. How Would the Approval Affect Subsequent Approvals Needed for the Project and the Affect Approval would have on the Purpose of the Environmental Review.

Due to the limited proposed construction activities the Proposer does not anticipate that approval of the requested variance will have any effect on subsequent approvals for the project. The structures will need to be demolished as part of the overall proposed project, the variance simply jumpstarts that process. In the event that the project is not approved, the impact on the overall site is minimal and the structures are all things that should be removed or demolished regardless.

Chair Nancy Daubenberger
August 6, 2026
Page 4

Sincerely,

Taft Stettinius & Hollister LLP

/s/ Patrick J. Lindmark

Patrick J. Lindmark

PJL
Enclosures
cc: SPQR Arden Hills, LLC (via email only)

Exhibit 1

Exhibit 2

Minnesota Wetland Conservation Act

NOTICE OF DECISION

Date this Notice was sent:	7/24/2026
Local Government Unit:	Rice Creek Watershed District
County:	Ramsey
Applicant:	SPQR Arden Hills, LLC/Maplewood Development, Inc. (Attn: Mario Cocchiarella)
Project Name/Number:	Hillview Business Park/RCWD permit #26-117R
Type of Decision (check all that apply): Note: Boundary/type, sequencing, replacement plan, and bank plan decisions require an associated notice of application prior to the decision being made.	☒ Boundary/Type ☐ Sequencing (submitted separately from a replacement plan) ☐ Replacement Plan ☐ Bank Plan ☐ Exemption Identify which exemption by Rule or Statute Citation: ☐ No-Loss Identify which provision by Rule or Statute Citation:
Decision: Note: All replacement plan approvals are conditional upon confirmation from BWSR of withdrawal of specified credits and/or financial assurance received for project-specific replacement.	☐ Denied ☒ Approved. Valid for ☒ 5 yrs (default); ☐ Other. Specify: ☐ Approved with Conditions List Conditions: Valid for ☐ 5 yrs (default); ☐ Other. Specify:
LGU Representative Name & Signature:	Signed by:  Patrick Hughes, Regulatory Manager

Decision Timeline

An LGU must approve or deny a request within 60 days of receiving a complete application per MINN. STAT. § 15.99.

Date Complete Application Received:	06/17/2026
Date of Decision:	07/24/2026
If applicable, date of <i>written extension</i> to 60-day decision timeline & number of days extended: Reason for Extension (check one):	[insert] ☐ Other process or decision required to occur before WCA decision. Describe: [insert] ☐ Additional information and/or revision to application submitted. ☐ Applicant request. ☐ Other. Describe: [insert]

Date & number of days extended for any additional written extensions agreed to by the applicant:	[insert]

Decision Summary

Technical Evaluation Panel Recommendation (check one):	☐ No recommendation ☒ Approval or approval with conditions A joint application for wetland boundary and incidental determination was provided by Alliant Engineering on 6/17/2026. The application included an assessment of mapped soils and aerial images requesting incidental determination for all delineated features. No formal comments were provided. ☐ Denial (attach recommendation)
LGU Findings (check all that apply):	☐ Findings attached ☒ Findings: The LGU finds the wetland boundaries illustrated in the attached figure titled: Figure 4 Wetland Delineation by Alliant dated 6/16/2026 (RCWD received 6/17/2026) accurate and supported by the submitted wetland delineation for the LGU administration of the WCA. The LGU also finds that Wetlands C1 and C2 and all wet ditches to be incidental under 8420.0105 Subpart 2.D. This decision is not intended to define boundaries of MN DNR jurisdiction or regulate activities under the jurisdiction of the MN DNR, except to the extent that MN DNR finds the decision consistent with their requirements. The local government unit decision is valid for five years. However, the decision will cease to be valid before then, if the Technical Evaluation Panel determines that the wetland boundary or type has changed due to natural or artificial changes to the hydrology, vegetation, or soils of the area. ☒ Other attachments. Specify: • Figure 1 Study Area • Figure 4 Wetland Delineation by Alliant dated 6/16/2026 (RCWD received 6/17/2026)
For Replacement Plan Decisions Only:	Total wetland impacts requiring replacement (acres): Type of wetland replacement (check all that apply): ☐ Project-Specific. Number of Credits: ☐ Banking. Number of Credits by Bank Account #:

Notice Distribution

Notice Recipients (check all that apply):	☒ SWCD TEP Member (if different from LGU): Phoebe Brown ☒ BWSR TEP Member: Ben Meyer ☒ DNR Representative: Eric Sanft ☐ Watershed District or WMO (if applicable): ☐ bank.administrator.bwsr@state.mn.us (Bank Plan Decisions Only)
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	☒ Applicant: Mario Cocchiarella (SPQR Arden Hills, LLC/Maplewood Development, Inc.) ☐ Applicant's Representative (if applicable): Keara Fehr (Alliant Engineering) ☒ Members of the Public Requesting Notices (if applicable): Jessica Jagoe (City of Arden Hills) ☐ Others:
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Appeal Process

Appeal Process (check one):	☒ Local Appeal Process (if established). Specify How to Appeal: RCWD has a local appeal process adopted under RCWD Board of Managers Resolution 2019-13. This Resolution is available upon request. ☐ Board of Water & Soil Resources (see instructions below)
If there is no established Local Appeal Process indicated above, an appeal of this decision may be made to BWSR per the instructions to the right. Note: Decisions are not final until the 30-day appeal window ends.	Mail or email written request to appeal sent to BWSR within 30 days of date this notice was sent. Include copy of this notice, name and contact information of appellant(s) and their representative(s) (if applicable), a statement clarifying intent to appeal, and supporting information as to why the decision is in error. Mail check payable to MN Board of Water & Soil Resources for \$500. Send to: Appeals & Regulatory Compliance Coordinator Minnesota Board of Water & Soil Resources 520 Lafayette Road North St. Paul, MN 55155 travis.germundson@state.mn.us



Hillview Business Park

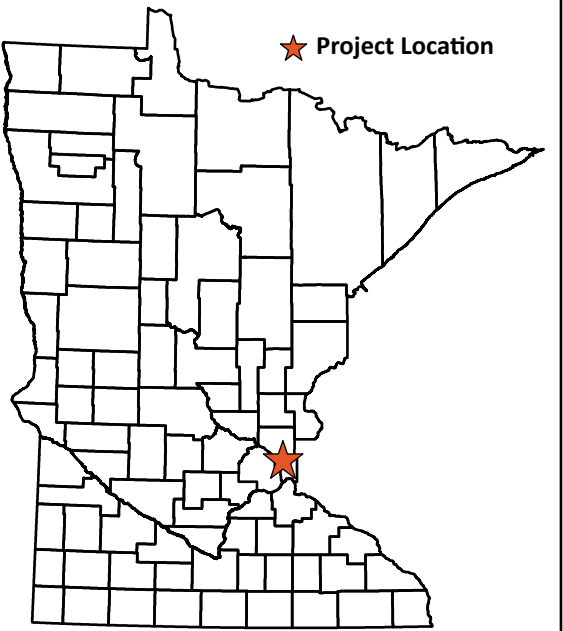


Legend

 Study Area

Figure 1
Study Area





Legend

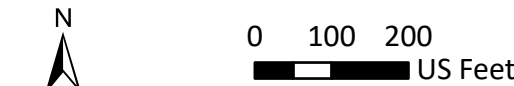
- Study Area
- LiDAR Contours
- Sample Point

Wetland Delineation

- Wetland
- Wet Ditch

Hillview Business Park

Figure 4
Wetland Delineation



Source: Ramsey County Aerial 2024



Exhibit 3



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

July 8, 2026

Jennifer Haskamp
Swanson Haskamp Consulting, LLC.

RE: Natural Heritage Review of the proposed Hillview Business Park: Clone Of 2025-00360,
T30N R23W Sections 9-10; Ramsey County

Dear Jennifer Haskamp,

For all correspondence regarding the Natural Heritage Review of this project please include the project ID **MCE-2025-00360-02** in the email subject line.

As requested, the [Minnesota Natural Heritage Information System](#) has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

Ecologically Significant Areas

- The proposed project is within the AHATS-Rice Creek [Important Bird Area \(IBA\)](#). Important Birds Areas, identified by Audubon Minnesota in partnership with the DNR, are part of an international conservation effort aimed at conserving critical bird habitats. They are voluntary and non-regulatory, but the designation does demonstrate the biological value of this surrounding area. To learn more about AHATS-Rice Creek IBA use the [IBA Explorer](#). **Please consider the recommendations for minimizing or avoiding avian mortality outlined in [Bird Collision Reduction Toolkits](#) | [U.S. Fish & Wildlife Service](#).**

State-listed Species

- [Henslow's sparrow](#) (*Centronyx henslowii*), a state-listed endangered bird species, has been documented in the immediate vicinity of the proposed project. Suitable nesting habitat for this species includes uncultivated and unmowed grasslands and old fields with standing, dead vegetation, and a substantial litter layer. As such, **disturbance in areas that contain suitable nesting habitat should not occur during their breeding season, between May 15 and July 15.**

Please contact Review.NHIS@state.mn.us to confirm that the above avoidance measure will be implemented or to inform us that avoidance is not feasible. **If avoidance during the breeding season is not feasible, areas that will be disturbed that contain suitable nesting habitat will need to be surveyed for active nests prior to any disturbance.** Requirements for surveys and lists of DNR certified surveyors can be found at the [Natural Heritage Review website](#).

- [Blanding's turtles](#) (*Emydoidea blandingii*), a state-listed threatened species, have been documented in the direct vicinity of the proposed project. Blanding's turtles use upland areas up to and over a mile distant from wetlands, waterbodies, and watercourses. Uplands are used for nesting, basking, periods of dormancy, and traveling between wetlands. Factors believed to contribute to the decline of this species include collisions with vehicles, wetland drainage and degradation, and the development of upland habitat. Any added mortality can be detrimental to populations of Blanding's turtles, as these turtles have a low reproduction rate that depends upon a high survival rate to maintain population levels.

This project has the potential to impact this rare turtle through direct fatalities and habitat disturbance/destruction due to construction activities associated with the project. The proposed project area is within an area of importance for Blanding's turtles. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. **Given the project details and the potential for a take of a Blanding's turtle, an avoidance plan is required.** Submit the avoidance plan to the Reports.NHIS@state.mn.us.

We do not currently have a template for avoidance plans. The plan needs to:

- Provide a description of the project activities and construction methods.
- Identify measures that will be taken to avoid take and minimize disturbance to the species.
- Include a map of disturbance areas. This can include a map of potential Blanding's turtle summer, winter, and nesting habitat overlaid with timing of project impacts.

Measures to avoid or minimize disturbance include, but are not limited to, the following:

- Avoidance of suitable habitat.
- Timing the impacts to avoid incidental take.
- The recommendations listed in the [Blanding's turtle fact sheet](#) (both lists).
- Training for construction crew.
- Provide details on how/when the construction areas will be monitored for turtles.
- How and when to contact the DNR:
 - Report all sightings using the [DNR Plant and Animal Observation Form](#) within 24 hours.
 - Sightings of nesting, injured, or dead turtles require notifying the DNR Endangered Species Consultant, Bridget Henning-Randa (EndangeredSpeciesPermits.DNR@state.mn.us or 651-259-5073) immediately.

Resources to help create the avoidance plan:

- [Blanding's Turtle Fact Sheet \(state.mn.us\)](#)
- [Blanding's Turtle Flyer \(state.mn.us\)](#)
- [Emydoidea blandingii : Blanding's Turtle | Rare Species Guide | Minnesota DNR \(state.mn.us\)](#)
- [Wildlife Friendly Erosion Control \(state.mn.us\)](#)
- [Helping Turtles Across the Road | Minnesota DNR \(state.mn.us\)](#)
- [Best Practices Manual | Minnesota DNR](#)
 - Chapter 1: [Species Protection](#)

- [Ghost tiger beetle](#) (*Cicindela lepida*), a state-listed threatened species, has been recently documented in the vicinity of the proposed project. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of endangered or threatened plants or animals, including their parts or seeds, without a permit. The Twin Cities Army Ammunition Plant (TCAAP) and the Arden Hills Army Training Site (AHATS) contain the last known population of ghost tiger beetle in Minnesota. **Given the rarity of this species an avoidance plan is required.** Submit the avoidance plan to Reports.NHIS@state.mn.us.

We do not currently have a template for avoidance plans. The plan needs to:

- Provide a description of the project activities and construction methods.
- Identify potential impacts of night lighting on adjacent populations.
- Identify measures that will be taken to avoid take and minimize disturbance to the species.
- Include a map of disturbance areas.

Measures to avoid or minimize disturbance include, but are not limited to, the following:

- Assessment and avoidance of suitable habitat.
- Timing the impacts to avoid incidental take.
- If suitable habitat is present and cannot be avoided, conducting surveys in areas to be impacted.

- Several state-listed threatened plant species have been documented in the vicinity of the proposed project. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of endangered or threatened plants or animals, including their parts or seeds, without a permit. **To demonstrate avoidance, a qualified surveyor will need to determine if suitable habitat exists within the activity impact area and, if so, conduct a survey prior to any project activities.**

- [Black huckleberry](#) (*Gaylussacia baccata*) is found in well-drained sandy soil within fire-dependent forests.
- [Swamp blackberry](#) (*Rubus semisetosus*) populations usually grow in moist sand along the margins of groundwater-fed swales or marshes (PDF) but also in surface-dry uplands that are just above the water table. It does best in direct sunlight or partial shade.
- [Clinton's Bulrush](#) (*Trichophorum clintonii*) occurs in a variety of habitats, with few obvious features in common. Conditions are usually sunny or partially shaded and range from dry to moist.

Surveys must be conducted by a qualified surveyor and follow the standards contained in the [Rare Species Survey Process](#) and [Rare Plant Guidance](#). Visit the [Natural Heritage Review](#) page for a list of certified surveyors and more information on this process. Survey proposals should be submitted to Reports.NHIS@state.mn.us prior to initiating survey work. Project planning should take into account that any botanical survey needs to be conducted during the appropriate time of the year, which may be limited. Please consult Review.NHIS@state.mn.us if you have any questions regarding this process.

- [Little brown myotis](#) (*Myotis lucifugus*) and [big brown bat](#) (*Eptesicus fuscus*), both state-listed as species of special concern, have been documented frequently in the vicinity of the proposed project. During the winter these bats hibernate in caves and mines. During the active season (approximately April-November) they roost underneath bark, in cavities, or in crevices of both live and dead trees; and in human structures such as buildings and bridges. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, **the DNR recommends that tree and building removal be avoided from June 1 through August 15.** If greater protection for bats is desired, avoid tree removal during the entire bat active season (April-November).
- [Lark sparrow](#) (*Chondestes grammacus*), a state-listed species of special concern, has been documented in the vicinity of the proposed project. This bird species is found in open, dry grassland areas with scattered trees and shrubs. They build their nest on the ground, in a shrub or a small tree. Given the presence of this rare species, **the DNR recommends avoiding disturbance to grassland areas and tree/shrub removal from May 15 through August 15 to avoid disturbance of nesting birds.**
- [Trumpeter swans](#) (*Cygnus buccinator*), a state-listed species of special concern, have been documented nesting in the vicinity of the proposed project. These rare birds are found in wetlands with a mixture of emergent vegetation and open water. Potential concerns include construction disturbance during the breeding season, loss or degradation of habitat, and collisions overhead transmission lines. Actions to minimize impacts to these rare birds may include, but are not limited to, the following recommendations:
 - Avoid construction activities during the nesting season, from late April through August, near suitable nesting habitat.
 - Retain a buffer between proposed activities and suitable habitat to avoid negative impacts such as human disturbance, water level fluctuation, chemical contamination.
 - Install bird diverters on overhead lines, if any, near lakes and rivers, or other areas that may attract large concentrations of waterfowl.
- [Plains pocket mouse](#) (*Perognathus flavescens*), a state-listed species of special concern, has been documented in the immediate vicinity of the proposed project and was documented within the Twin Cities Army Ammunition Plant (TCAAP) in the 1990's. This population is the largest known plains pocket mouse population in the state. In Minnesota, this species is restricted to open, well-drained areas, typically on sandy soils with sparse, grassy, or brushy vegetation. Threats to the plains pocket mouse include habitat destruction and natural succession. Given the presence of this rare species, **the DNR recommends that the use of erosion control mesh, if any, be limited to [wildlife-friendly materials](#).**
- [Regal fritillary](#) (*Argynnis idalia*), [leadplant flower moth](#) (*Schinia lucens*), and [Whitney's underwing](#) (*Catocala whitneyi*), state-listed species of special concern, have been documented in the vicinity of the proposed project. Prairie-obligate species' populations have declined historically due to widespread conversion of native prairie for agriculture and other uses. Less than 1% of Minnesota's native prairie remains and the remaining prairie mostly consists of widely scattered small fragments surrounded by agriculture and development. **To protect these prairie-obligate species, avoiding disturbance to native prairie is recommended.**

- The area of interest overlaps with a U.S Fish and Wildlife Service (USFWS) Rusty Patched Bumble Bee [High Potential Zone](#). The [rusty patched bumble bee](#) (*Bombus affinis*) is federally listed as endangered and is anticipated to be listed as an endangered species in Minnesota in 2026. This species is likely to be present in suitable habitat (shrub/tree cover and the surrounding 100 feet of vegetation) within High Potential Zones and may be impacted by a variety of land management activities including, but not limited to, prescribed fire, tree-removal, haying, grazing, herbicide use, pesticide use, land-clearing, soil disturbance or compaction, or use of non-native bees. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. **If the project will impact more than two acres of suitable habitat within the high potential zone, avoidance measures or a permit to take may be needed when the endangered status becomes effective.** Updates to the status of this species will be posted at [Endangered and Threatened Species Permits](#).
- Please visit the [DNR Rare Species Guide](#) for more information on the habitat use of state-listed species and recommended measures to avoid or minimize impacts.
- Please report incidental sightings of state-listed species via the [DNR Plant and Animal Observation Form](#).

Federally Protected Species

- To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online [Information for Planning and Consultation \(IPaC\) tool](#). Note, the rusty patched bumblebee is federally listed as endangered.

Environmental Review and Permitting

- The Environmental Impact Statement (EIS) should address whether the proposed project has the potential to adversely affect the above rare features and, if so, it should identify specific measures that will be taken to avoid or minimize disturbance. Sufficient information should be provided so the DNR can determine whether a permit to take will be needed for any of the above protected species.
- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

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 native plant communities, rare species, and other rare features. However, the NHIS is not an exhaustive inventory and does not contain the locations of all rare features in 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.

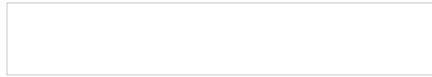
For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. **If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.** Resubmit by selecting *Clone Project as Draft* on the project page in MCE.

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. Visit [Natural Heritage Review](#) for additional information regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, please contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us and for your interest in the conservation of Minnesota's rare natural resources.

Sincerely,

James Drake



Natural Heritage Review Specialist

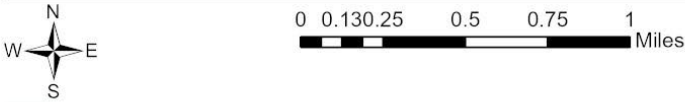
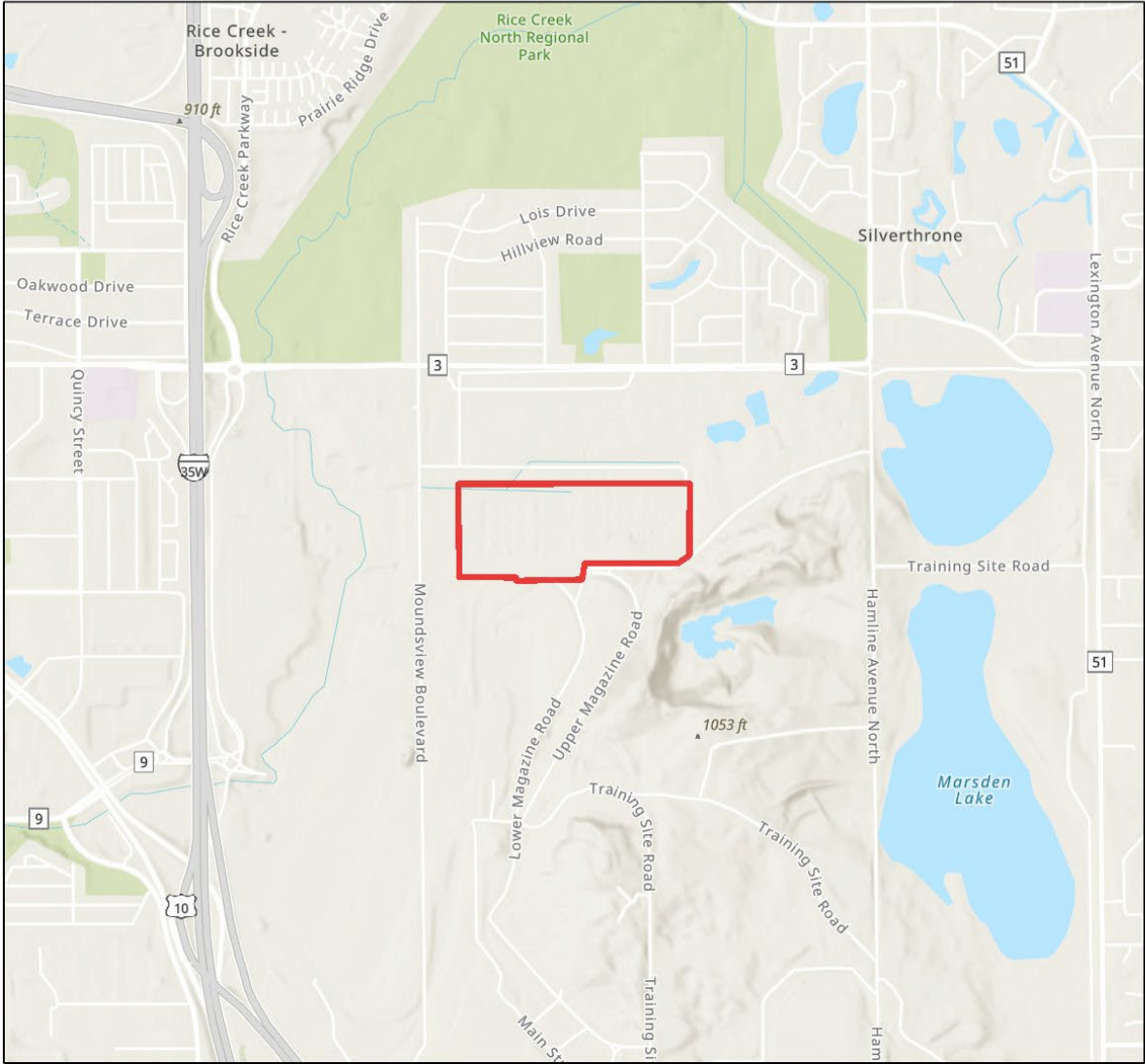
james.f.drake@state.mn.us

Cc: Melissa Collins

For more project details, see the MCE-generated Final Project Report, available on the MCE project page.

Hillview Business Park: Clone Of 2025-00360

USA Topo Basemap With Locator Map



 Project Boundary

Project Type: Development, Commercial/Institutional/Industrial

Project Size (acres): 62.82

County(s): Ramsey

TRS: T30 R23 S10, T30 R23 S9

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Esri, NASA, NGA, USGS, FEMA
Metropolitan Council, MetroGIS, MN Dept Natural Resources, Esri, TomTom,



Required

Recommended

Henslow's Sparrow

Typical habitat: uncultivated and unmowed grasslands, old fields with standing dead vegetation and a substantial litter layer.

Disturbance in areas that contain suitable nesting habitat should not occur during their breeding season, between May 15 and July 15.

Contact Review.NHIS@state.mn.us to confirm below avoidance measure will be implemented or to inform that avoidance is not feasible.

If avoidance during breeding season is not feasible, areas that contain suitable nesting habitat will need to be surveyed for active nests prior to any disturbance.

January	February	March	April	May	June	July	August	September	October	November	December
				X	X	X	X				

Blanding's Turtle

Typical habitat: upland areas to up to and over a mile distant from wetlands, waterbodies, and watercourses. Uplands are used for nesting, basking, periods of dormancy, and traveling between wetlands.

Due to project details and the potential for take of a Blanding's turtle, an avoidance plan is required. Submit avoidance plan to Reports.NHIS@state.mn.us.

Ghost Tiger Beetle

Typical habitat: steep, open, blowing sand dunes.

Given the rarity of this species, an avoidance plan is required. Submit avoidance plan to Reports.NHIS@state.mn.us.

State-Listed Threatened Plant Species (black huckleberry, swamp blackberry, Clinton's Bulrush)

To demonstrate avoidance, a qualified surveyor will need to determine if suitable habitat exists within the activity impact area and, if so, conduct a survey prior to any project activities

Rusty Patched Bumble Bee

Project site overlaps the RPBB high potential zone

Federally listed as endangered and is anticipated to be listed as an endangered species in Minnesota in 2026.

Typical habitat: April - November uses underground nests in upland grasslands, shrublands, and forest edges, and forages where nectar and pollen are available.

October - April overwinters under tree litter in upland forests and woodlands.

If the project will impact more than two acres of suitable habitat within the high potential zone, avoidance measures or a permit to take may be needed when the endangered status becomes effective.

IPaC indicates project may affect this species based on project description and overlap with high potential zone.

Little Brown Bat & Big Brown Bat

Typical habitat: live and dead trees.

DNR recommends that tree and building removal be avoided from June 1 through August 15.

January	February	March	April	May	June	July	August	September	October	November	December
						Avoid					

IPaC indicates project may affect the tricolored bat

Lark Sparrow

Typical habitat: open, dry grassland areas with scattered trees and shrubs.

DNR recommends avoiding disturbance to grassland areas and tree/shrub removal from May 15 through August 15 to avoid disturbance of nesting birds.

January	February	March	April	May	June	July	August	September	October	November	December
						Avoid					

Trumpeter Swan

Typical habitat: wetlands with a mixture of emergent vegetation and open water.

Avoid construction activities during the nesting season from late April through August.

Plains Pocket Mouse

Typical habitat: open, well-drained areas, typically on sandy soils with sparse, grassy, or brushy vegetation.

Limit erosion control mesh to wildlife-friendly materials.

Regal Fritillary & Leadplant Flower Moth

Typical habitat: native prairie

Avoid disturbance to native prairie is recommended.

IPaC indicates no effect on monarch butterfly, whooping crane

IPaC indicates may affect salamander mussel