



TO: Interested Parties (Including Minnesota Environmental Quality Board Distribution List)

FROM: Eric Johnson
Community Development Director
City of Hermantown

DATE: May 9, 2023

SUBJECT: Notice of Availability of the Draft Alternative Urban Areawide Review (AUAR) Order and Scoping Document for the proposed Hermantown Business Park

As the Responsible Governmental Unit (RGU), the City of Hermantown has determined that an Alternative Urban Areawide Review (AUAR) is required for the proposed Hermantown Business Park. The project is proposed by the City of Hermantown.

This document constitutes an order for review. Enclosed is the Scoping Document for the proposed Study Area. The Scoping Document is available for review and comment as part of the AUAR process as described in Minnesota Rules, part 4410.3610, subpart 5a.

Pursuant to Minnesota Rules, part 4410.3610, subpart 5a(C), the purpose of the comments on a Scoping Document for an AUAR is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest alternatives to the specific large project or projects proposed to be included in the review, including development at sites outside of the proposed geographic boundary. The comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the RGU's draft order.

AUAR Study Area

The AUAR study area encompasses 119.8 acres on 10 existing tax parcels, located along the northside of U.S Highway 53, west of Lavaque Bypass Road (County Road 48), and east of Abrahamson Road in Hermantown, St. Louis County, Minnesota (see Figure 1 and Figure 2).

Proposed Development Scenarios

Several meetings with the current property owners and the City of Hermantown (stakeholders) occurred beginning September 2022. Three renditions of the development scenarios were evaluated and further refined, resulting in one final development scenario for further environmental analysis. The Final Master Plan (Hereinafter referred to as "The Development Scenario") represents the full build out scenario and therefore is the "worst

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5105 Maple Grove Road, Hermantown, MN 55811
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case scenario” for potential environmental impacts. Although the exact configuration of each building will not be determined until construction on each parcel is designed, the Draft AUAR will analyze the individual and cumulative potential effects from the largest building footprints possible and lot configurations with consideration given to existing natural resources, planning and zoning requirements, market trends, and infrastructure needs.

Development Scenario

The development scenario proposes to construct one through street and up to 22 new buildings of variable sizes from 7,800 to 299,000 square feet totaling up to 942,000 square feet. The proposed uses of the newly constructed buildings would be light industrial, warehousing, and commercial uses including offices and retail. There are no specific end users or specific projects planned within the Study Area and the AUAR will be used as a planning document for future project specific individual plans and uses within the Study Area.

Public Comment Period

The public is invited to comment on the proposed development scenario and relevant issues to be evaluated in the AUAR prior to issuance of a final AUAR order. The 30-day comment period will begin on May 16, 2023. Comments will be accepted through 4:00PM on June 15, 2023 and should be addressed to:

Eric Johnson
Community Development Director
City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811
218.729.3618
Eric.johnson@hermantownmn.com

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5105 Maple Grove Road, Hermantown, MN 55811
218-729-3600 hermantownmn.com