CITY OF EDINA

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MEMO

Date: June 26, 2013

To: Planning Commission

From: Cary Teague, Community Development Director

Re: AUAR, Alternative Urban Areawide Review – Update

Introduction/Background:

As part of a rezoning of the Pentagon Park Area to MDD-6, Mixed Use Development, an AUAR, Environmental Study was completed in 2007, to examine impacts of the proposed development, and development scenarios beyond the densities suggested by the development.

The proposed development at that time was to tear down the buildings on the Pentagon Tower and Pentagon Quads site and build the following:

- 634 senior housing units
- An 80,000 square foot hotel
- Two office towers that would total 737,000 square feet, and two above ground parking structures.

The Pentagon Tower and Quad sites contain 660,500 square feet of office space today. Included in the project area were Burgundy Place, Walsh Title and 7600 Parklawn office building. The project area is shown on Figure 3 within in the attached AUAR Update.

The proposed project was never developed; and the property ownership has since changed to Hillcrest Development. Since no development has occurred, for the Environmental Study to remain valid, it must be updated.

An AUAR allows the flexibility to examine different development scenarios, including what would be allowed under the current zoning and comprehensive plan; and other development scenarios, including, what the developer is considering. An AUAR enables cities to evaluate how much development can be accommodated in an area without significant environmental impacts.

An AUAR does not replace or overrule any of the normal Comprehensive Plan or zoning ordinance required hearings, project review, or other city approvals. It simply is a vehicle for identifying and evaluating any and all potential project environmental impacts prior to an official development application.

WSB & Associates have been hired by the City, at the expense of the landowner, to update the AUAR. WSB conducted the full AUAR in 2007. Andi Moffit, from WSB will be at the Planning Commission meeting to present the update to the Planning Commission.

Attached is the AUAR Update.

Recommendation:

The planning commission is asked to review the updated AUAR and provide comments to the City Council before they authorize distribution of the AUAR Update for agency comment.

The goal is to have the City Council adopt the AUAR Update in August. Any further development proposals in the area would then go through the normal "Planning" process.

FINAL ALTERNATIVE URBAN AREAWIDE REVIEW UPDATE

GATEWAY STUDY AREA - UPDATE

FOR THE
CITY OF EDINA, MINNESOTA

Original AUAR: September 2007
Update 1: June 2013

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I. Introduction and Purpose

The Gateway Study Area (Study Area) is approximately 135 acres. The Study Area is bounded by Minnesota Trunk Highway 100 (TH 100) on the west; France Avenue on the east; 76th Street West and Fred Richards Golf Course on the north; and Edina's border with Bloomington on the south. The area is shown on **Figures 1, 2, and 3.** The Study Area currently contains a mixture of light industrial/warehouse, commercial, office and residential uses. There is a total of 1,904,000 gross square feet (gsf) of these uses in the existing conditions.

The City of Edina adopted the Final AUAR on November 5, 2007. Pursuant to Minnesota Rules 4410.3610 Subp. 7, for the AUAR to remain valid as the environmental review document for the area, the document needs to be updated every five years until all development in the study area has received final approval. Since redevelopment has not occurred in the study area and the AUAR expired in November 2012, the purpose of this document is to update the AUAR pursuant to Minnesota Rules.

The 2007 AUAR included an analysis of the following development scenarios (**Figure 4-1 to 4-4**):

Scenario 1 – Comprehensive Plan
Scenario 2 – Master Plan Scenario
Scenario 3 – Maximum Commercial Build Scenario
Scenario 4 – Maximum Residential Scenario

Table 1: Summary of Redevelopment Scenarios

	Existing Conditions	Scenario 1: Comprehensive Plan	Scenario 2: Master Plan	Scenario 3: Maximum Commercial	Scenario 4: Maximum Residential
Office	1,873,000	1,546,000	1,862,000	3,261,000	1,094,000
Commercial / Retail/Hotel		15,000	174,000	15,000	15,000
Office & Light Industrial Mix		1,296,000	1,296,000	1,296,000	1,296,000
Residential	31,000	31,000	914,000	31,000	1,581,000
TOTAL:	**1,904,000**	**2,888,000**	**4,246,000**	**4,603,000**	**3,986,000**

In 2008, the City updated their Comprehensive Plan. However, Scenario 1 is still consistent with the Comprehensive Plan.

This AUAR Update serves as an update of the 2007 AUAR, and includes a review of the areas that have and have not developed, an update to the environmental analysis as needed, and a review of the mitigation measures. The original 2007 AUAR is available

for review on the City's web-site at
http://edinamn.gov/index.php?section=community-development-planning.

II. Approved Development/Current Conditions

No redevelopment has occurred within the study area. **Figure 3** shows the aerial photo for the site. In 2008, the City updated their Comprehensive Plan. However, Scenario 1 is still consistent with the Comprehensive Plan.

III. Areas Remaining to be Developed

No redevelopment has occurred within the study area. The initial potential redevelopment that triggered the initial AUAR in 2007 did not come to fruition. Recently, there has been renewed interest in redevelopment of the area. The redevelopment plans are within or below the densities analyzed in the AUAR.

Timeline: The 2007 AUAR anticipated redevelopment of the Pentagon Towers and Pentagon Quad areas (approximately 39 acres) to begin in 2008 and be completed within 5-7 years. The remaining 96 acres did not have a specific timeline for redevelopment. This redevelopment has not occurred. The current estimate for redevelopment timeline for the area is 5-10 years.

IV. Update to the Environmental Review

Wildlife: The DNR Natural Heritage Database was reviewed to provide an update for any threatened and endangered species. This review and DNR correspondence is included in **Appendix B.** There are no new incidents of rare or endangered species within the study area.

Contamination and Past Land Use: Public MPCA database information was reviewed to update this section of the AUAR to identify verified or potential hazardous substances and petroleum release sites associated with the project area or surrounding area. The following databases were reviewed as part of this investigation:

- MPCA "What's in My Neighborhood?" website search
- MPCA Storage Tank Leak site website search

Twenty-nine database listings were identified for the project area. Some of the identified sites were listed on more than one database and the majority of the listings were for small quantity hazardous waste generator (15) and tank sites (7). Inclusions on these databases do not directly indicate an environmental hazard and no spills or mishandling of hazardous waste was identified during the review. However, the following database listings for the project area were determined to directly indicate historic or current environmental contamination:

Leaking Underground Storage Tank (LUST) Sites

- MPCA Leak #4105 – Pentagon Office Park located at 4930 West 77th Street, Edina, MN 55435. This site has been issued site closure by the MPCA. Site closure indicates that the contamination, if present, has been investigated and determined to not pose a threat to human health or the environment. Note: site closure does not indicate that the site is free of contamination.
- MPCA Leak #627 - Pentagon Office Park located at West 77th Street, Edina, MN 55435. This site has been issued site closure by the MPCA.
- MPCA Leak # 617 – Roberts Automatic Products located at 4451 West 76th Street, Edina, MN 55435. This site has been issued site closure by the MPCA.

Voluntary Investigation and Cleanup (VIC) Sites

- MPCA VIC #28660 – Hillcrest Development located at 4530, 4540, 4550, 4570, 4600, 4640, and 4660 West 77th Street, Edina, MN 55435.
- MPCA VIC #29410 – Hillcrest Development located at 4510, 4815, and 4901 West 77th Street and 7600 Parklawn Avenue, Edina, MN 55435.
- MPCA VIC #2890 – Parklawn located at 7625 Parklawn Avenue, Edina, MN,\ 55435.
- MPCA VIC #13540 – National Rental Car located at 7700 France Avenue, Edina, MN 55435.

Petroleum Brownfields Sites

- MPCA PB #4182 – Hillcrest Development located at 4530, 4540, 4550, 4570, 4600, 4640, and 4660 West 77th Street, Edina, MN 55435 (also a VIC site).
- MPCA PB #4239 – Hillcrest Development located at 4510, 4815, and 4901 West 77th Street and 7600 Parklawn Avenue, Edina, MN 55435 (also a VIC site).

Wastewater System: The AUAR analyzed the wastewater system in the area, including the Metropolitan Council's interceptor, BN-499. Since the 2007 AUAR, a wastewater project was completed in the area. As a result of the AUAR and potential re-development anticipated within the study area, the City of Bloomington, in conjunction with Met Council, upgraded Lift Station 10 (MCES L-55) to a near-term capacity of 1.8 million gallons per day (mgd). Project improvements also involved constructing a new 16-inch forcemain to replace the existing 12-inch forcemain in West 84th Street in Bloomington providing a long-term capacity in the forcemain of 4.8 mgd. Inter-community flows from Edina have been-redirected to the new forcemain, essentially bypassing the gravity portions of MCES Interceptor BN-499 to provide additional capacity for re-development in Bloomington.

Water Supply System: No changes to the water supply system have occurred in the area.

Storm Water Management: The Nine Mile Creek Watershed District adopted updated rules in 2008. Based on these rules, if a redevelopment project disturbs more than 50 percent of the existing impervious surface on the parcel (or increases the imperviousness of the entire parcel by more than 50 percent), retention of one inch of runoff from all the impervious surface will need to be provided. Also, peak flow runoff rates cannot exceed the existing conditions for the 2-year, 10-year, and 100-year storm events and the runoff from a 2.5-inch storm event from the parcel will need to be treated to remove at least 60% of the phosphorus and 90% of the total suspended solids.

Additionally, Edina Lake, which is north of the project area, was added to the impaired waters list in 2008. Edina Lake is impaired for nutrients/eutrophication. No TMDL study has been completed to date.

Transportation: The AUAR completed in 2007 analyzed the impacts of the four development scenarios for the years 2014 and 2030. The analysis for both years assumed a 1% per year growth in general background traffic, the approved development in the Cities of Bloomington and Edina (see Cumulative Impacts) and the proposed Gateway Development traffic. Updated traffic counts were conducted the week of April 1, 2013 at selected intersection and roadway segments on 77th Avenue. The updated traffic counts were then compared to those assumed in the 2007 AUAR to determine if the analysis and recommended mitigation measures were still valid.

The peak hour traffic counts ranged from 5% to 15% less than those counted for the base year in the AUAR in 2007. In addition, the 2013 counts were 65% to 75% less than the 2014 Scenario 1 condition, which had the smallest associated trip generation.

The Average Daily Traffic (ADT) counts used as a baseline in the AUAR were from the 2005 MnDOT State Aid counts. In 2009 these counts were updated and in general, these counts were at or slightly lower than those in 2005. The 2013 ADT counts compared to the 2009 ADT counts showed a slight increase (10%) on the section of 77th Street from TH 100 to Parklawn Avenue.

Based on the facts that 1) no Gateway Development has occurred in the area, and 2) the majority of the additional development has been in Bloomington and Edina and their traffic generation included in the new 2013 traffic counts, and 3) the area traffic levels have not changed significantly from those assumed in the AUAR for the baseline conditions (see Cumulative Impacts), it can be concluded that the future year analysis and recommended mitigation is still valid.

Cumulative Impacts: The Study Area and its surroundings are within a first-ring suburb of Minneapolis that is generally fully developed. Cumulative impacts will generally be driven by either individual parcel redevelopment or area-wide redevelopment. To analyze cumulative impacts for the Study Area, the information

from the 2007 AUAR was updated to reflect known or approved redevelopment projects within or near the TH 100 and I-494 area. **Table 2** summarizes the known redevelopment plans and updates the 2007 AUAR in the area and **Figure 5** shows the location of these projects.

Table 2. Summary of Adjacent Redevelopment Proposals

City	*Development*	*Summary of Impacts*
Bloomington	*Duke-Weeks Realty Limited Partnership (Norman Pointe)*	Phase 1 and 2 completed Phase 3 to add an additional 312,000 sq. ft. of office in the future
	Walser Real Estate II, LLC (Walser Toyota)	50,000 sq. ft. car dealership project completed.
		Addition of 112,000 ft^2 of medical office space completed
	Ryan Companies US, Inc. (Marketpoint)	Phase 1 and 2 completed. Phase 3 to add an additional 250,000 sq. ft. of office in the future.
	Hilton Hotel	256 room hotel and adjoining restaurant completed
	Normandale Investments, LLC	122 space parking ramp to meet demand for existing offices completed
	United Properties	285,000 square foot office building at 8200 Norman Center Drive completed
	Covington Apartments	250 Apartment units – Approved, under construction.
	8100 Office Tower	255,000 ft^2 of office - Future
	Hotel	100 Rooms – Future
	Luxembourg Apartments	282 Apartment units - Approved, under construction
	OATI Office/Data Center	100,000 ft^2 of office - Future
	Venture Bank Office	37,000 ft^2 of office – Completed 2009

	Hotel	257 Rooms - Future
	Norman Pointe III Office Tower	312,000 ft² Office - Future
	Marketpoint III Office Tower	250,000 ft² Office – Future
	6500 France Avenue	209 Unit Senior Housing / Skilled Care – In review process
Edina	*Cypress Properties*	Redevelopment of 40,000 ft² of a movie theater to 86,000 ft² of retail development. (Not Yet Completed)
	Target	Approved increase of retail space from 154,000 ft² to 196,500 ft² by 2008. (Completed)
	Westin	Approved construction of an 18 story building with 79 condominiums, a 225 room hotel, and 7,000 ft² restaurant (Completed)
	York Place Development	Approved construction of 49,000 ft² of retail space and 86 senior apartments. Replaces 52,750 ft² of office space. (Development Completed as CVS)
	TE Miller Development (7380 France Office)	Net increase of 2,000 gsf of office space (Completed)
	6996 France Avenue	3,000 ft² Retail and 5,000 ft² Office – Completed
	Centennial Lakes Coffee Shop	2,000 ft² Coffee Shop – Approved under construction
	Fairview Southdale Expansion	30,000 ft² Emergency Room expansion – In review process
	Southdale Residential	232 Units – Approved under construction
	Whole Foods	32,000 ft² Whole Food Grocery store – Completed
	YMCA	21,000 ft² Expansion – Completed

V. Mitigation Summary and Update

Many of the mitigation measures outlined in the 2007 AUAR still remain valid. The updated mitigation measures are outlined below and either remain in effect from the 2007 AUAR or have been updated based on new analysis as noted.

A. Land Use Compatibility and Permitting

A1. The proposed change in land use of Scenarios 2, 3, and 4 at the Pentagon Towers and Pentagon Quads site will require a Comprehensive Plan Amendment.

A2. Any redevelopment will be required to meet Edina zoning requirements.

A3. Any project proposers will be required to obtain any necessary approvals and permits.

A4. If components of a proposed project exceed Edina City Code requirements, variances from the City's requirement will need to be applied for by the developer. The City will review these variance requests and make a determination as to the approval or denial of the project as part of the review process. A project proposer could also seek to amend the City Code. This request would also be reviewed by the City.

B. Geologic Hazards, Erosion Control, and Hazardous Material

B1. Prior to demolition an asbestos survey shall be completed by a project proposer. At the time of demolition, any necessary asbestos abatement will need to be completed by the project proposer in compliance with MPCA requirements.

B2. The management, containment, and cleanup of any spills that may occur within the Study Area during construction will be addressed by the permit holders of the MPCA NPDES/SDS Storm Water Construction Permit and its accompanying Storm Water Pollution Prevention Plan preparation.

B3. If a neighborhood convenience store and gas station is proposed, the project proposer will be required to adhere to State regulations for containment of underground petroleum tanks and an annual license would be needed.

B4. The Storm Water Pollution Prevention Plan (SWPPP), including temporary and permanent seeding and staging plans, will be required to be submitted by each project proposer and reviewed by Edina.

B5. The project proposer will need to develop an erosion control plan and submit this plan to the Nine Mile Creek Watershed District for review and approval.

B6. During construction, the project proposer and their contractor will implement Best Management Practices as needed to prevent erosion and sedimentation of downstream water resources.

B7. Edina will develop a SWPPP and obtain an NPDES permit for the construction of any public infrastructure improvements (sanitary sewer, storm sewer, water main) that disturb one acre of land or more.

B8. Edina will conduct erosion control inspections during construction.

B9. Project proposers will make environmental hazard investigation documents, such as Phase I Environmental Assessments, available to Edina.

B10. Project proposers will be required to remediate any contaminated soils encountered in conformance with MPCA regulations.

B11. Project proposers will be required to remove and properly dispose of trash and debris located within a project site, including all demolition materials that may include asbestos.

B12. Municipal waste hauler companies will make residential and commercial recycling programs available to the Study Area. General municipal waste will be removed by these waste hauler companies.

B13. The NPDES Construction Site permit requires a site specific SWPPP to be completed for the construction by the project proposer. This SWPPP is required to include pollution prevention management measures for solid waste and hazardous material spills that occur during construction.

B14. Mitigation includes conformance with the Edina spill response plan. Spills will be reported to the fire chief and/or applicable City Staff. The fire chief and/or applicable City Staff will in turn notify any other appropriate officials depending on the nature of the spill.

B15. Project proposers will be required to develop a temporary dewatering plan for construction activities, review this plan with Edina and Nine Mile Creek Watershed District for approval, and conform to the dewatering requirements of the Department of Natural Resources (DNR) and NPDES Construction permit.

B16. If a redevelopment project involves permanent dewatering for underground facilities, a detailed dewatering plan is required to be developed by the project proposer. This plan would include anticipated dewatering amounts, direction of discharge, analysis of impact on adjacent ponds and downstream receiving waters, and impact on the organic material within the Study Area for the

potential for subsidence. The plan will need to be submitted to Edina, Nine Mile Creek Watershed District, and DNR for review and/or approval.

C. Fish, Wildlife, Wetlands, and Ecologically Sensitive Resources

C1. Buildings to be removed as part of redevelopment will be field checked by the project proposer to determine if there are nesting Peregrine Falcons on the structure. If falcons are noted nesting on the structure, the site cannot be disturbed until the juvenile birds have fledged and left the nest.

C2. The project proposer will be required to delineate wetlands within their project boundaries, if any, and review these delineations with the Nine Mile Creek Watershed District and Edina to determine jurisdictional status. The Nine Mile Creek Watershed District is the Local Government Unit for the Wetland Conservation Act and will review and verify any wetland delineations.

C3. If wetland impact is proposed, the project proposer will be required to minimize impact to the maximum extent possible and mitigate for any unavoidable impacts in conformance with the Wetland Conservation Act.

D. Municipal Water Use and Service

D1. Edina will work with Bloomington to determine the needs for water system capacity improvements, water main upgrades, and future service to the Gateway Study Area.

D2. In conjunction with their Comprehensive Plan update, Edina will complete an update to the 2002 Water Distribution System Analysis for the entire city to determine what current and future water system improvements may be necessary to continue to serve the City's water needs and maintain a water system firm capacity above the maximum daily water use within the City.

D3. As redevelopment occurs, Edina will complete an analysis of the water mains within the Study Area to determine if performing water main replacement is necessary and if it should occur in conjunction with other potential infrastructure improvements, such as sanitary sewer, storm sewer, and transportation improvements.

D4. Any abandoned wells found within the Study Area will be sealed in accordance with Minnesota Department of Health guidelines. This will be the responsibility of the project proposer.

D5. In accordance with Edina's Wellhead Protection Plan, continued protection of the existing Drinking Water Supply Management Areas located within the Study Area will be required for redevelopment projects.

D6. There is potential for areas that redevelop within the Bloomington service area to request to be served by Edina. If this occurs, additional analysis and water main improvements will need to be completed by Edina in coordination with Bloomington.

D7. Individual redevelopment may require the installation of service pumps to serve multi-story buildings and to provide adequate fire protection. The size and type of pumps will vary based on individual building characteristics, should meet the existing local building and fire protection codes, and will be the responsibility of the developer.

E. Water Quality and Quantity

E1. Redevelopment projects will be required to be designed to meet the policies of the most current Edina Comprehensive Storm Water Management Plan.

E2. Redevelopment projects will be required to be designed to meet the policies of the most current Nine Mile Creek Watershed District requirements.

E3. Redevelopment within the Study Area will be required to limit peak runoff rates to at least existing conditions and reduce the runoff volume so as not to negatively impact the existing storm sewer system.

E4. Redevelopment needs to reduce the amount of impervious surface within the project limits or develop a site specific storm water management plan that shows that the project will not impact downstream pollutant or volume loading.

E5. If warranted by Edina's Nondegradation Plan, project proposers will need to include storm water management strategies that reduce the total suspended solid loadings, total phosphorous pollutant loadings, and storm water runoff volumes from the Study Area.

E6. Any redevelopment project that disturbs more than one acre of land is required to develop a SWPPP and obtain an NPDES permit from the MPCA.

E7. Edina and project proposer(s) will investigate the expansion of the existing ponding areas within the Fred Richards Golf Course to provide additional storage and treatment as outlined in Edina's Water Resource Management Plan.

E8. The Cities of Edina and Bloomington will petition the Nine Mile Creek Watershed District to expand the South Pond (SP_1) pond to provide additional storm water treatment for the area.

E9. As Total Maximum Daily Load (TMDL) studies are completed for Nine Mile Creek, the results of these studies will be reviewed by Edina. Redevelopment in

the Study Area will be required to meet any mitigation and pollutant load reductions that may be outlined within the TMDL studies.

Update: This mitigation measure also applies to Edina Lake.

E10. The project proposer will review and determine which Low Impact Development (LID) practices are feasible to be used for each parcel. Edina will review the LID techniques and encourage their use to the greatest extent possible.

E11. A maintenance plan is required to be reviewed and approved by the Nine Mile Creek Watershed District for privately constructed and maintained storm water management facilities.

F. Wastewater Mitigation Plan

F1. Any redevelopment activities that may increase the total sanitary sewer flows within Service Area A beyond threshold limits for peak capacity will require upgraded facilities within the Gateway Study Area (Computer Avenue sanitary sewer) and Bloomington (MCES Bloomington Lift Station No. 10) to accommodate increased flows.

Update: Bloomington Lift Station No. 10 is also denoted at MCES Lift Station L-55. In 2011, the pumps in the existing lift station were upgraded to provide a near-term peak capacity of 1.8 million gallons per day (mgd). Future increases in flow for re-development will need to be evaluated as the final lift station site is proposed to be relocated with the proposed future realignment of I-494.

F2. Edina, Bloomington, and Metropolitan Council Environmental Services will continue discussions and analysis regarding proposed capacity upgrades to Bloomington Lift Station No. 10 and the MCES BN-499 Interceptor along West 84th Street in Bloomington.

Update: Capacity to L-55 (Bloomington LS 10 was increased to a peak flow of 1.8 MDG as previously discussed. Also in 2011,The MCES BN-499 interceptor was replaced with a 16-inch forcemain from L-55 southerly and westerly along W. 84th Street to a gravity sewer approximately 600 feet west of France Avenue. The forcemain was designed to carry peak flows for the proposed redevelopment area.

F3. Edina will complete its update to their Comprehensive Sanitary Sewer Plan.

F4. Edina will upgrade Lift Station No. 22.

F5. In conjunction with redevelopment activities, Edina will determine the condition of the existing sanitary sewer pipe within the Gateway Study Area to determine if repairs or replacement is necessary based on in-place pipe condition and infiltration potential.

G. Traffic and Transportation

G1. Scenarios 1 and 4

The following mitigation strategies are needed for Scenario 1 and 4 to accommodate future full development traffic projections:

Intersection:	France Avenue / West 76th Street
Improvement:	Extend one southbound thru lane on France Avenue to create a total of four thru lanes
Intersection:	France Avenue / West 78th Street
Improvement:	Eastbound dual right turn lanes on West 78th Street Southbound lanes approaching the I-494 ramps restriped to provide exclusive lanes to both westbound I-494 and eastbound I-494. The right lane will drop at the westbound I-494 ramp providing an exclusive ramp lane. The second lane will also be an exclusive lane leading to I-494 eastbound, reducing the weaving and stacking of vehicles that occur today. The County has expressed interest in participation.
Intersection:	Edina Industrial Boulevard / West 78th Street
Improvement:	Eastbound dual left turn lanes on West 78th Street
Intersection:	Edina Industrial Boulevard / Metro Boulevard
Improvement:	Add southbound right turn lane on Metro Boulevard, restriping the existing two southbound lanes to accommodate an exclusive left turn lane, and a thru/left lane, providing dual left turn lanes. Add 300 foot eastbound left turn lane on Edina Industrial Boulevard
Intersection:	Northbound TH 100 / West 77th Street
Improvement:	Add 150 foot northbound right turn lane on Frontage Road Westbound dual right turn lanes on West 77th Street

G2. Scenario 2

Scenario 2 will require **all the improvements listed above** in addition to the following:

Intersection:	Minnesota Drive / France Avenue
Improvement:	Dual westbound left turn lanes on Minnesota Drive Eastbound dual left turn lanes on Minnesota Drive
Intersection:	Northbound TH 100 / West 77th Street
Improvement:	Add 150 foot eastbound right turn lane on West 77th Street
Intersection:	Computer Avenue / West 77th Street
Improvement:	Northbound dual left turn lanes on Computer Avenue
Intersection:	Minnesota Drive / West 77th Street / Johnson Avenue
Improvement:	Southbound dual left turn lanes on West 77th Street

G3. Scenario 3

Scenario 3 will require **all the above improvements listed under Scenarios 1, 2, and 4** in addition to the following:

Intersection:	Minnesota Drive / France Avenue
Improvement:	Eastbound dual right turn lanes on Minnesota Drive
Intersection:	France Avenue / West 78th Street
Improvement:	Westbound dual right turn lanes on West 78th Street
Interchange:	TH 100 / West 77th Street
Improvement:	Six-lane section from Metro Boulevard to Computer Avenue Dual left turn turns at both TH 100 Ramps (Hence an eight-lane bridge)

G4. General

The mitigation measures discussion above (G1 – G3) are needed to address full build-out of the site and surrounding area. Specific mitigation measures required for proposed development plans will be established through traffic and transportation studies required for each development proposal. These proposals will need to document compliance within the AUAR and mitigation plan.

G5. Transit/Non-Motorized Transportation

As redevelopment occurs in the Study Area, consideration of site-specific improvements needs to be included as developments are proposed. These

would include upgrading the existing transit facilities, including bus shelters, to become ADA compliant and improving the sidewalk and/or path connections in and around each redevelopment.

H. Odor, Noise, and Dust

H1. During construction activities, the project proposer and contractor shall observe all dust control Best Management Practices for fugitive dust.

H2. Edina will limit construction activities and any other activities that produce noise audible outside the perimeter of a property to between 7:00AM to 9:00PM Monday through Friday and between 8:00AM and 7:00PM on Saturday, Sunday, and holidays.

H3. Noise mitigation will be necessary if any residential units are constructed near Receptor 2, located in the southwest quadrant of TH 100/West 77th Street. Any residential buildings should be constructed using noise abatement methods. Noise abatement requirements to conform to state standards can be found in Minn. Rules 7030.0050, subp. 3.

I. Archaeological, historical, or architectural resources

I1. Prior to redevelopment of the Pentagon Towers and Quads sites that would require razing of the existing structures, an evaluation and documentation of the historical and architectural significance of the sites will be needed by the project proposer. This information will need to be submitted to Edina.

J. Cumulative Impacts

J1. Edina will work with Bloomington and potentially participate in a regional traffic study that will assist in anticipating future potential redevelopment within the TH 100/I-494 area and plan for infrastructure improvements.

Edina will also coordinate with other entities to address cumulative impacts. These items have been addressed in other areas of the AUAR and include mitigation plan items D1, D6, E8, F1, and F2.

VI. AUAR Update Review

This AUAR Update has been reviewed pursuant to Minnesota Rules 4410.3610 Subp. 7. The Gateway Study Area AUAR will remain valid for an additional five years from the City Council adoption date.

Appendix A – Figures

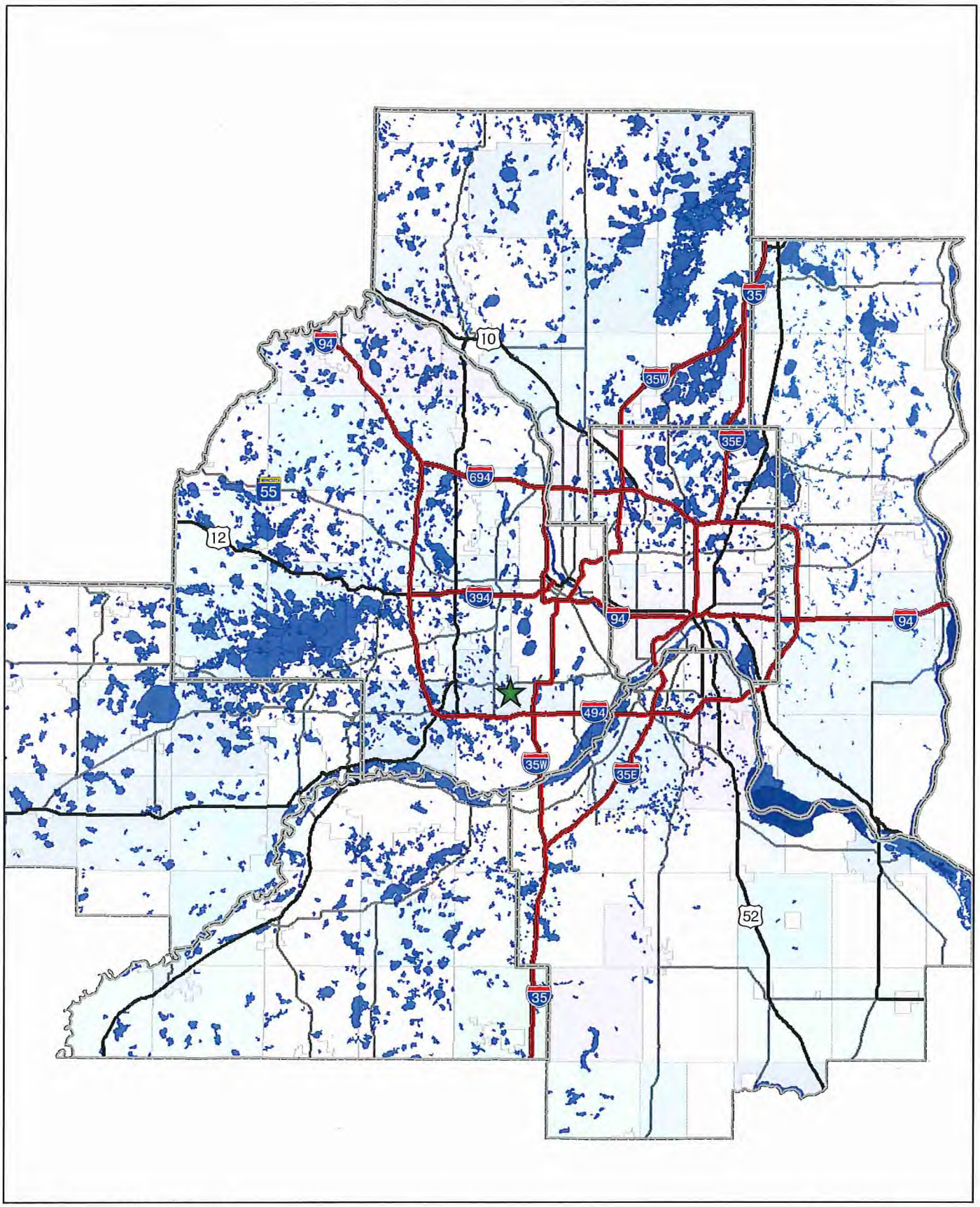

Figure 1
Location Map
Gateway AUAR

Legend

Project Location

0 4 8 Miles

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WSB & Associates, Inc.

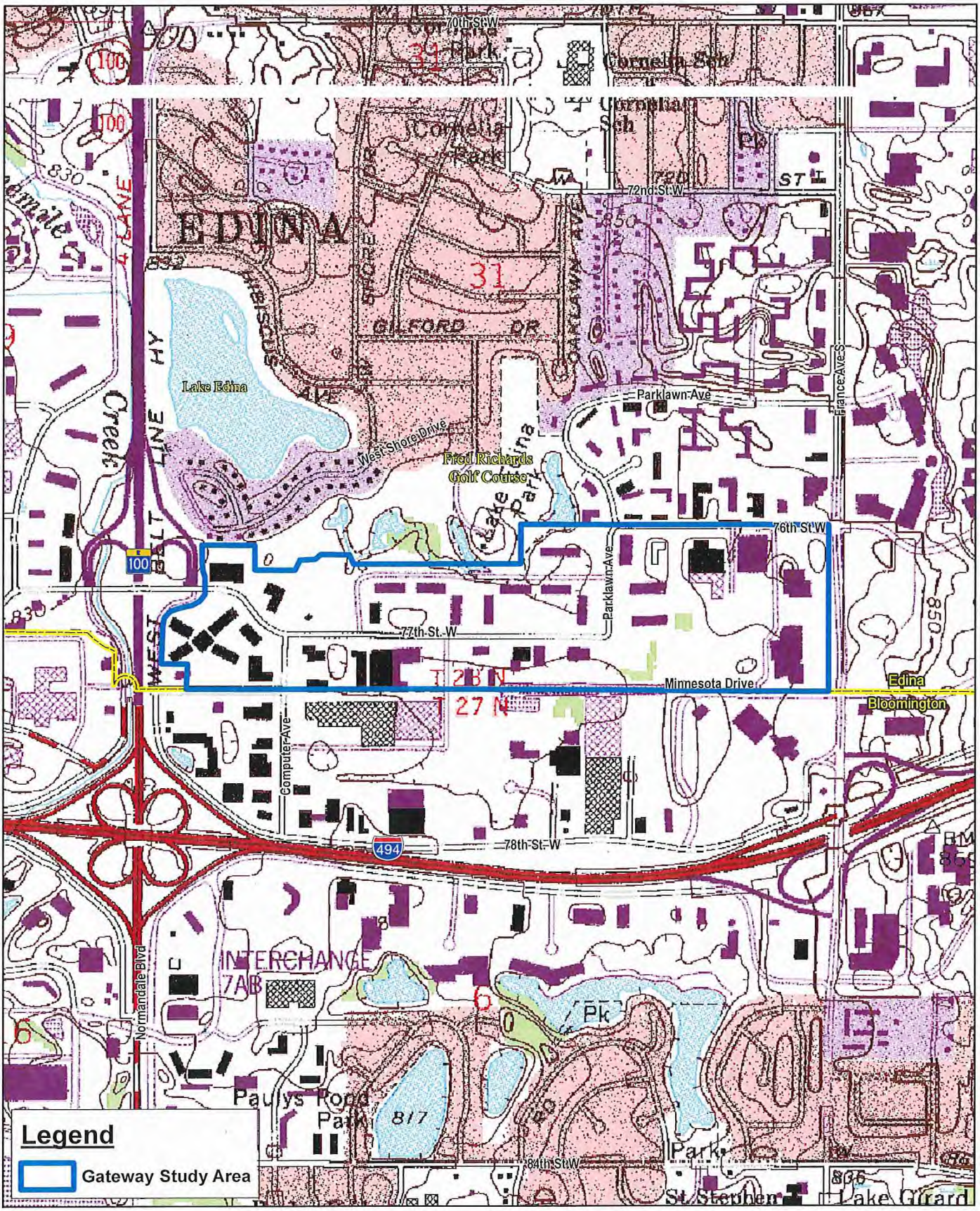

Figure 2
USGS Location Map
Gateway AUAR

0 500 1,000 Feet

WSB & Associates, Inc.

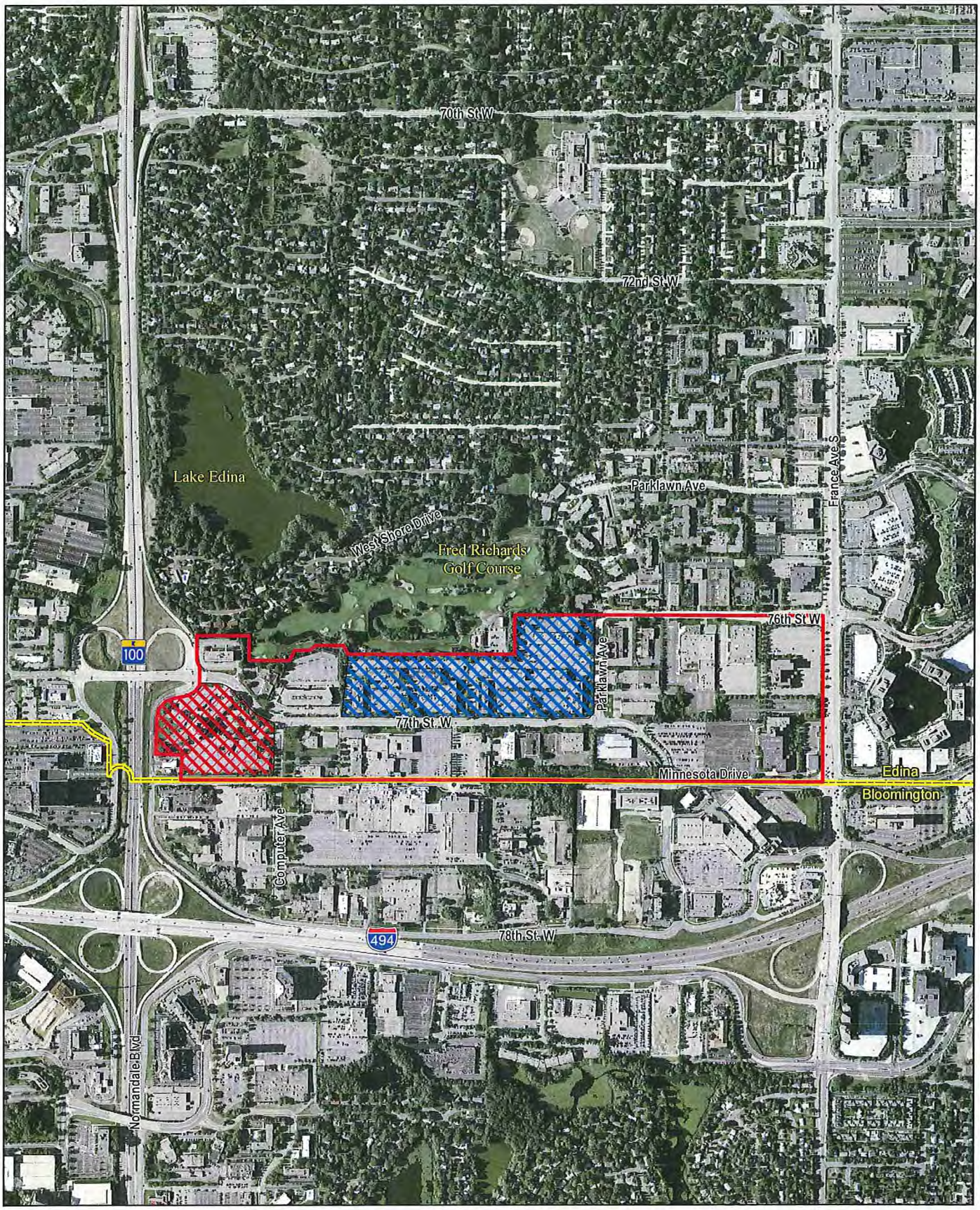

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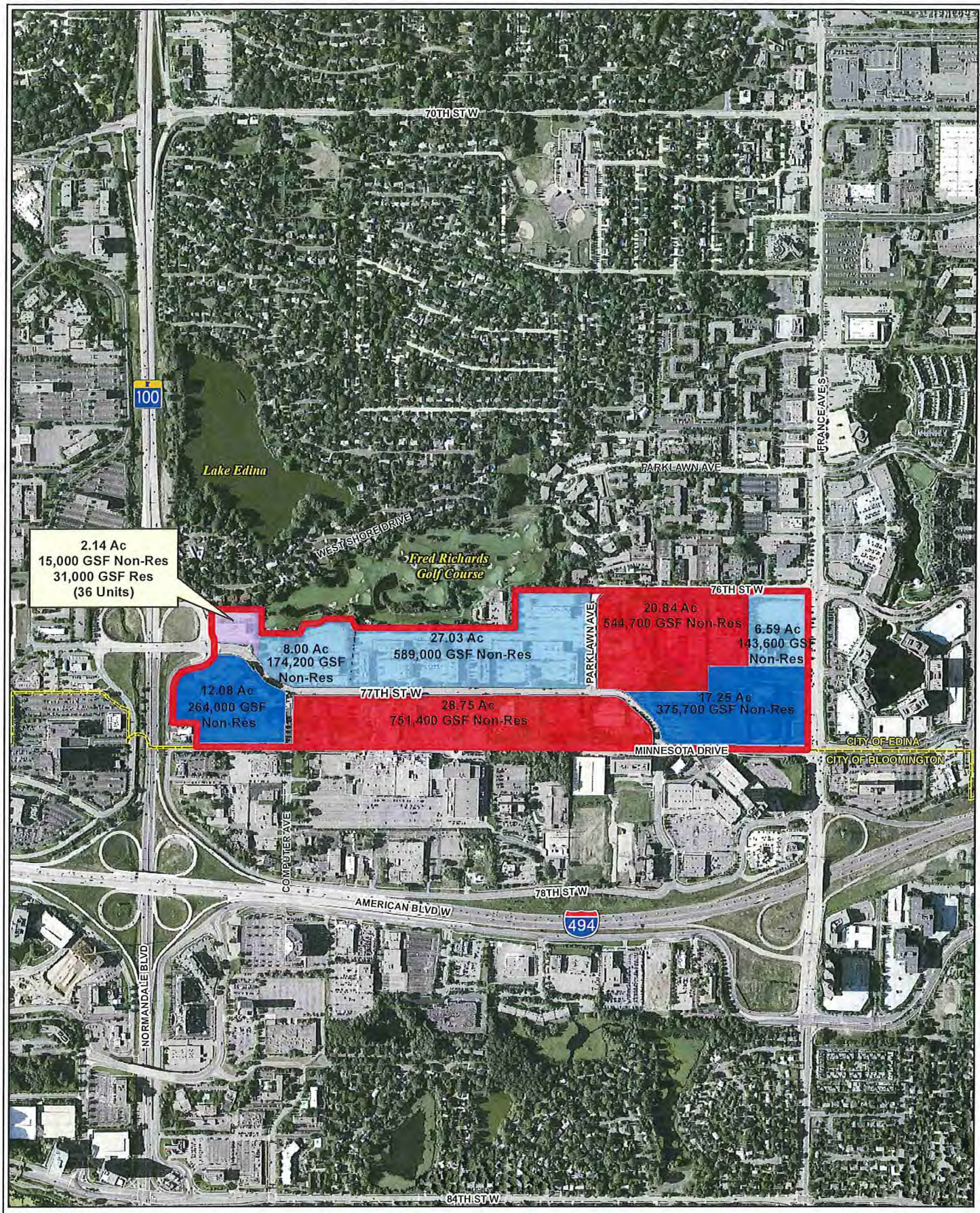
Figure 3
Aerial Location Map
Gateway AUAR

Legend
- Gateway AUAR Study Area
- Pentagon Quads
- Pentagon Towers

0 500 1,000 Feet

N S

WSB & Associates, Inc.



Path: K:\01885-370\GIS\Maps\Fig 4_1_Scenario1.mxd Date: 4/29/2013

Figure 4-1
Gateway AUAR
Scenario 1:
Comprehensive Plan

Legend

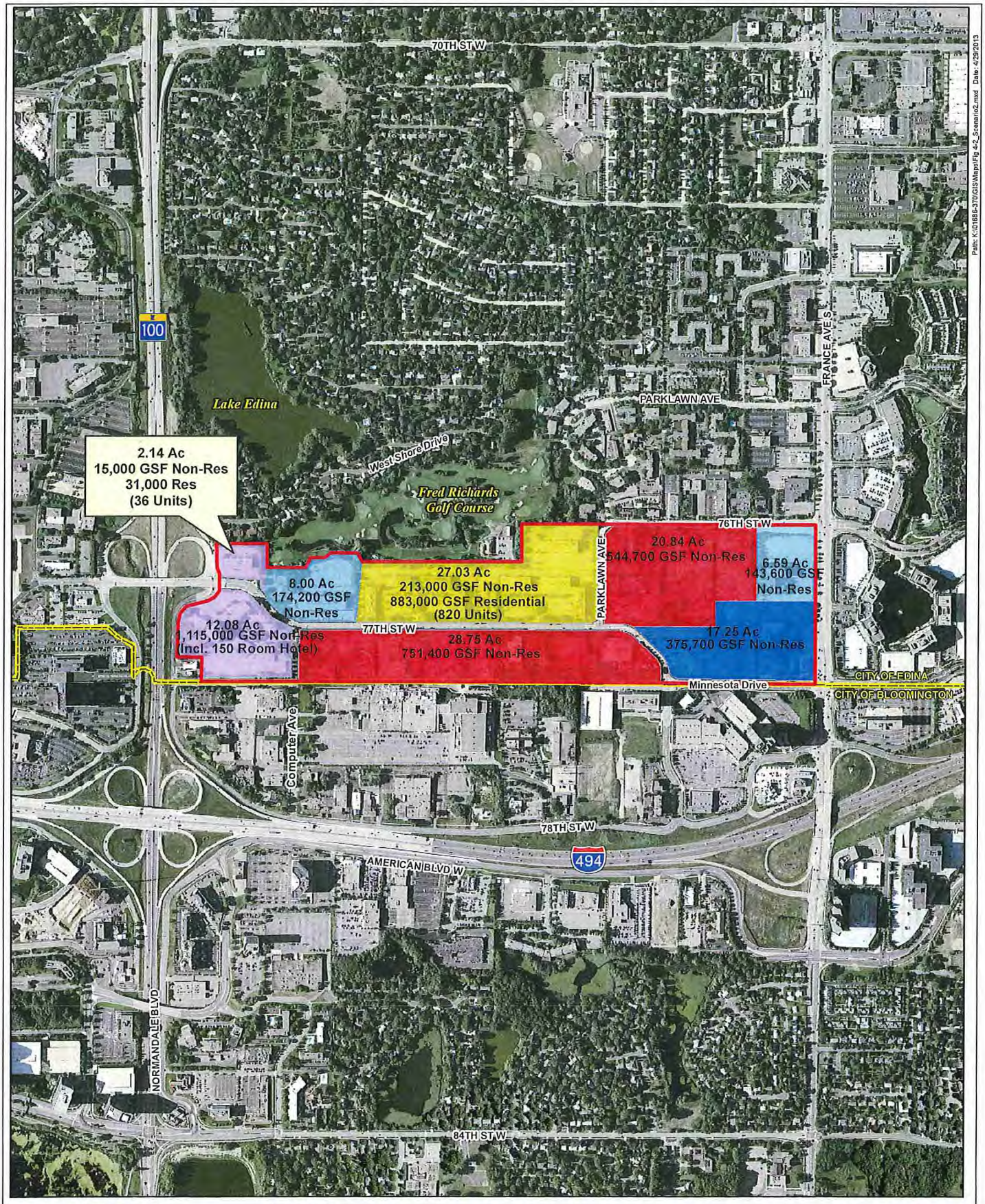
- Gateway AUAR
- PID
- POD-1
- POD-2
- PCD-3

* GSF = Gross Square Feet

0 500 1,000 Feet

N S

WSB & Associates, Inc.



Path: K:\01686-370\GIS\Maps\Fig 4-2_Scenario2.mxd Date: 4/29/2013

Figure 4-2
Gateway AUAR
Scenario 2:
Master Plan

Legend

- Gateway AUAR
- PID
- POD-1
- POD-2
- PCD-3
- PSR-4

0 500 1,000 Feet

* GSF = Gross Square Feet

WSB & Associates, Inc.

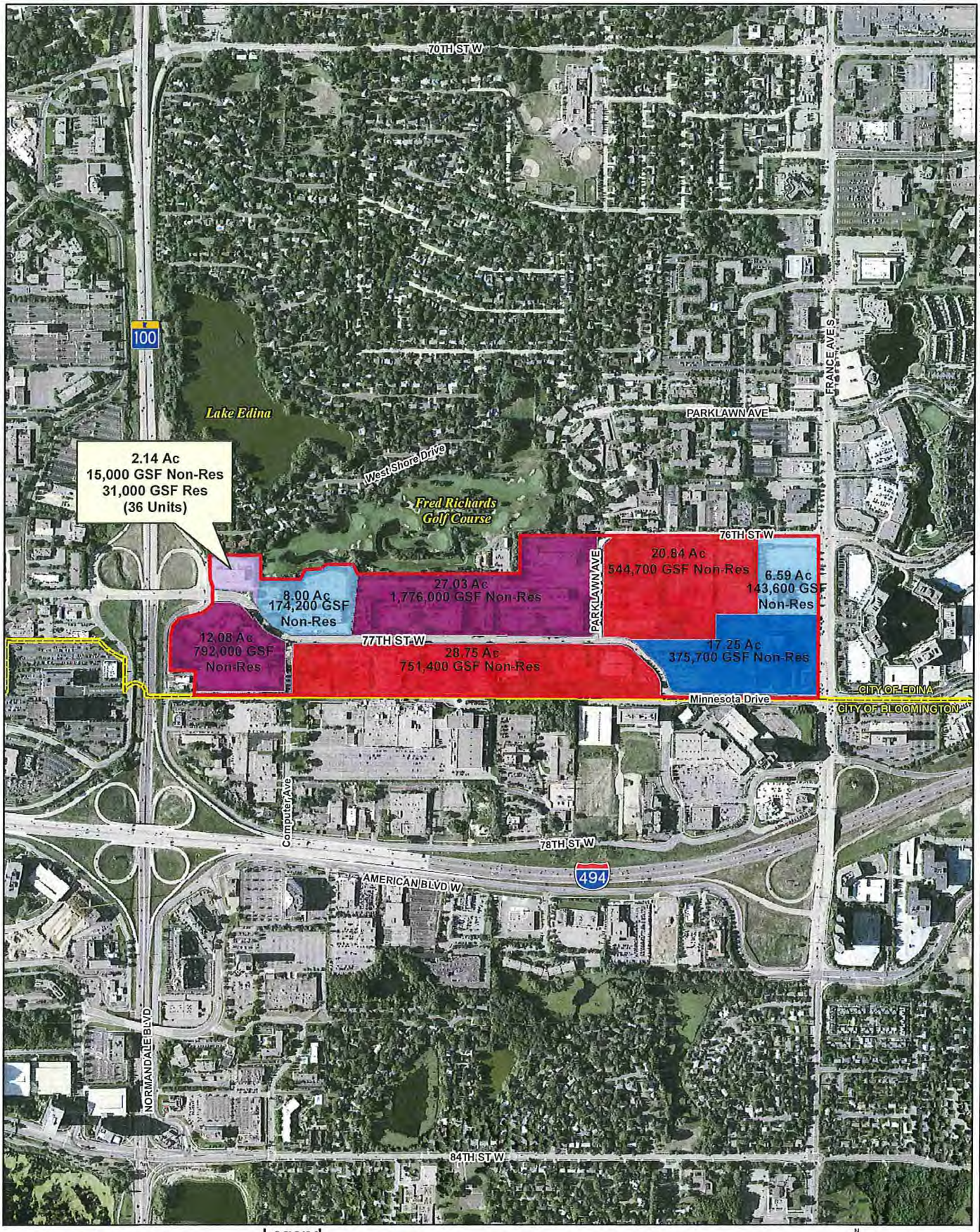


Figure 4-3
Gateway AUAR
Scenario 3

Legend

- Gateway AUAR
- PID
- POD-1
- POD-2
- PCD-2
- PCD-3

* GSF = Gross Square Feet

0 500 1,000 Feet

N

S

WSB & Associates, Inc.

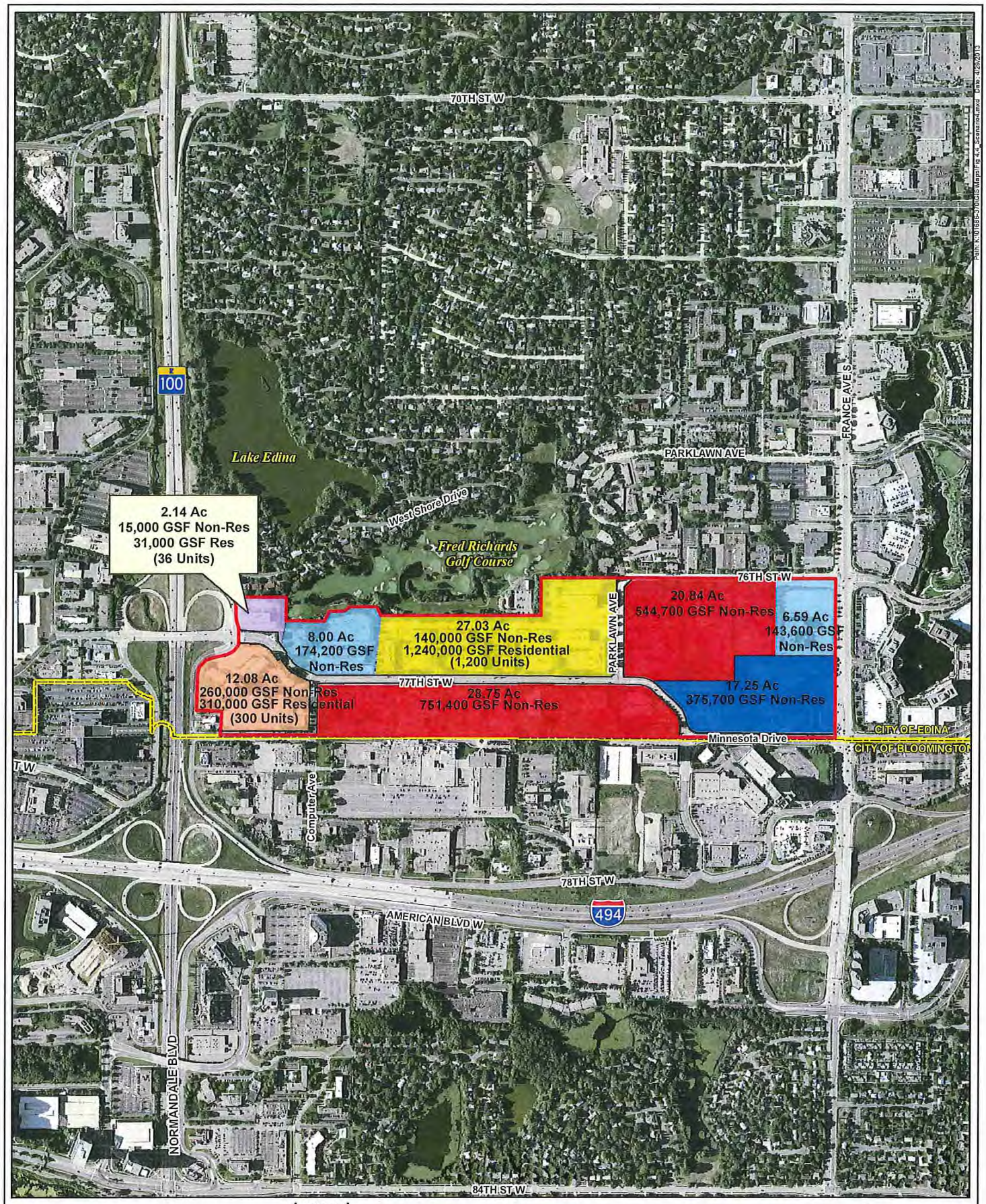


Figure 4-4
Gateway AUAR
Scenario 4

Legend

MDD-5 | POD-1 | PCD-3 | Gateway AUAR
PID | POD-2 | PSR-4

* GSF = Gross Square Feet

0 500 1,000 Feet

WSB & Associates, Inc.

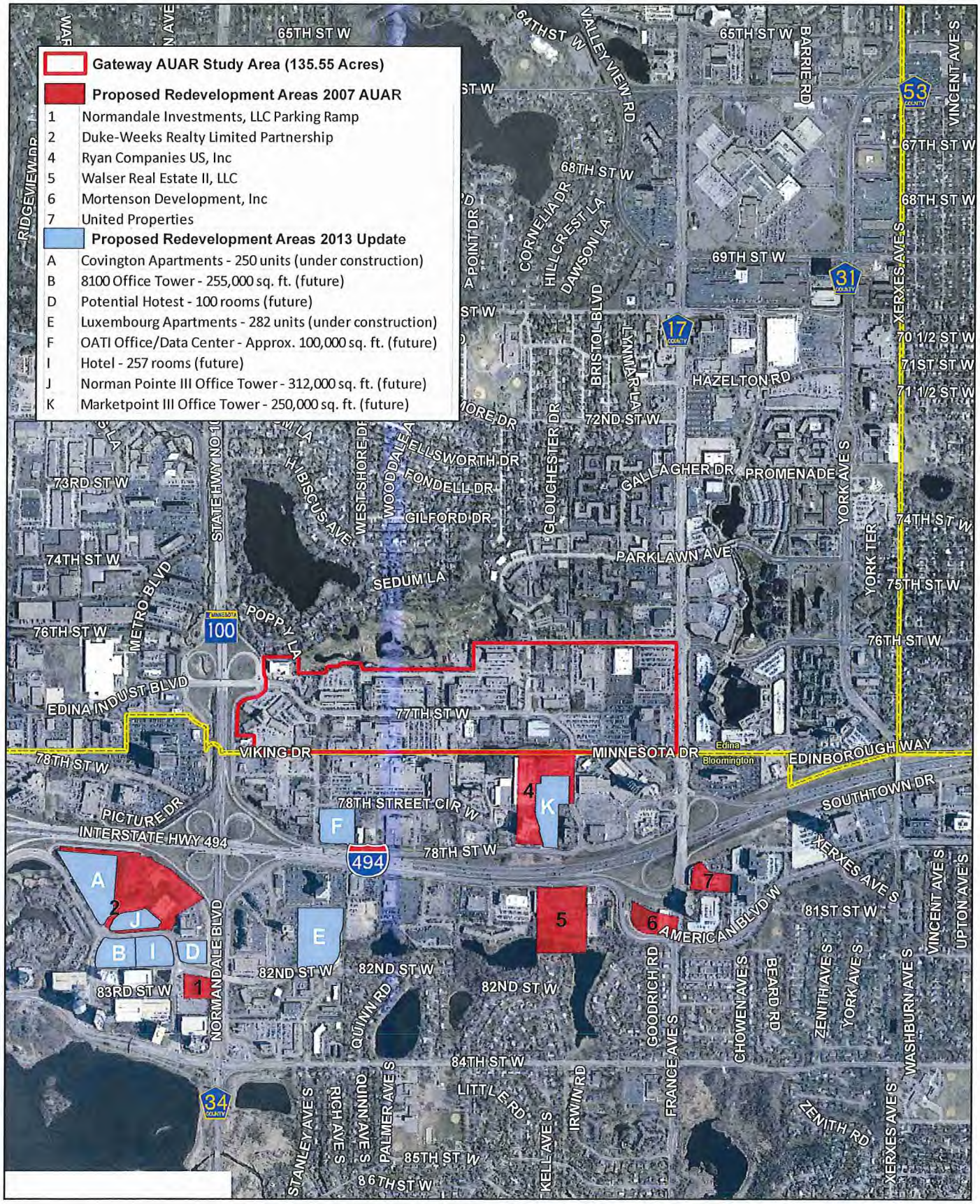


Figure 5
Adjacent Developments Map
Gateway AUAR

N

0 750 1,500 Feet

WSB & Associates, Inc.

Appendix B – Agency Correspondence

From: Bump, Samantha (DNR)
To: Andi Moffatt
Cc: Doperalski, Melissa (DNR)
Subject: RE: Data Request - Edina AUAR Update
Date: Wednesday, March 27, 2013 12:39:11 PM

Hi Andi,
I have reviewed the NHIS regarding the above project. There are no new records in the vicinity of the project. As such, the Natural Heritage letter dated 4 April 2007 is still valid.

Thank you for consulting us on this matter. If you have any further questions, please feel free to contact me.

Have a great day,
Samantha Bump
NHIS Review Technician
(651) 259-5091
Division of Ecological and Water Resources
Minnesota Department of Natural Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155

samantha.bump@state.mn.us
www.mndnr.gov/eco

From: Andi Moffatt [mailto:AMoffatt@wsbeng.com]
Sent: Thursday, March 21, 2013 12:59 PM
To: *NHIS, Review (DNR)
Cc: Doperalski, Melissa (DNR)
Subject: Data Request - Edina AUAR Update

Hi Lisa and Melissa - attached is an NHIS request (full request, not review our assessment) for the Edina Gateway AUAR Update. The original AUAR was done in 2007 and ERBD number at that time was 20070643. Let me know if you need anything else for this request. Thanks!

Andi Moffatt, PWS
Environmental Planning & Natural Resources Group Manager, Principal
d: 763-287-7196 | c: 612-360-1301
WSB & Associates, Inc. | 701 Xenia Avenue South, Suite 300 | Minneapolis, MN 55416

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