

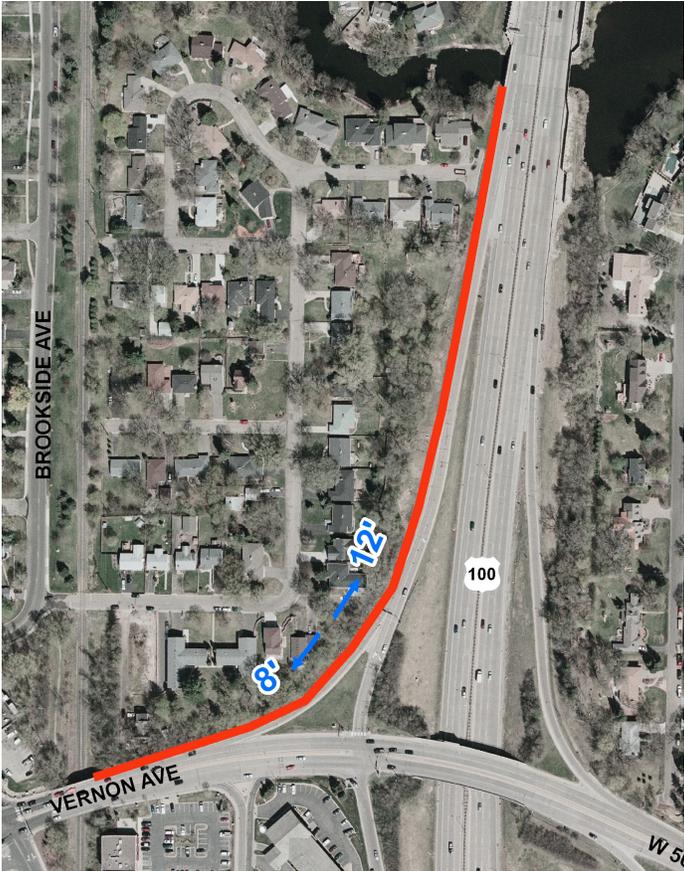


INFORMATIONAL NEWSLETTER

SOUND WALL PROJECT

HIGHWAY 100 FROM VERNON AVE TO MINNEHAHA CREEK (WEST SIDE)

PROJECT DESCRIPTION: This petitioned project consists of the installation of an 8-foot and 12-foot high sound wall. The sound wall would be located on the west side of Highway 100 between Vernon Avenue and Minnehaha Creek. In 2004, a feasibility study was developed for this area. Three different heights of sound wall and two different materials were evaluated and based on Minnesota Department of Transportation (MNDOT) findings, it is determined a 12-foot high, pre-cast concrete wall along Highway 100 and then transitioning to an 8-foot high wall by the top of the off ramp, is the most economical sound wall option. The top of the proposed wall will range from 12-feet to approximately 30-feet above the existing drive lane of Hwy 100. Based on estimated costs, there is a savings of approximately 47% by using a pre-cast concrete wall versus a wood wall.



WHY DOESN'T MNDOT PAY FOR THE SOUND WALL: In 2006 MNDOT performed an update to the 1996 Noise Abatement Study and 250 highest impacted areas were identified. This area was listed 25th on the list. MNDOT typically constructs one or two of these projects a year. MNDOT has prioritized projects for the next 10 years and this section of Highway 100 is not within their current 10 year plan.

City staff has contacted MNDOT and even though this area is not on their 10 year plan, MNDOT has offered to do the project design and construction administration at no cost to the City. However, MNDOT is not available to do this work until 2010.

ASSESSMENTS: As a result of no MNDOT funding, this project will be 100% funded through special assessments to homeowners east of Brookside Avenue and west of Highway 100. One of the payment options is that you can spread the payments over a 15 year period. The assessment is proposed to be split into three tiers. The tiered system is based on proximity to the petitioned sound wall. Please see attached to see what tier your property belongs to.

Tier	Total Assessment ¹
1	\$16,010
2	\$10,540
3	\$ 4,840

1. Total assessment **does not** include interest paid if assessment is spread over 15 years.

For residents who are 65 years of age or older, or for residents who are retired by virtue of a permanent and total disability, you may be eligible for a special assessment deferral. If you want more information on special assessment payments or the deferral policy, please contact the City of Edina Assessor's Office at 952-826-0365.

PROPERTY OWNER QUESTIONNAIRE: Attached is a questionnaire to help the City of Edina better understand the sound wall issues. Please return the questionnaire no later than **September 11, 2008, using the self addressed stamped envelope.**

NEIGHBORHOOD INPUT OPPORTUNITIES:

INFORMATIONAL MEETING: Based on the response from the questionnaire, there may be an informational meeting regarding this project. The meeting format would consist of a short presentation followed by an informal question and answer session. The presentation would cover scope of work and proposed assessment costs.

SCHEDULE: If this project goes to a public hearing and if the City Council approves the project, this could be the proposed schedule:

Staff Re-initiates Project.....	May 2008
Engineering surveys area and prepare estimated costs.....	August 2008
Engineering holds informational meeting to inform residents and gather public input.....	September 2008
City Council holds a public hearing and decides on project (Feasibility Study).....	October 2008
• Residents can speak publicly (on record) regarding the project.	
If Council approves project, begin design.....	Fall 2008
Final Assessment Hearing.....	Winter 2008/2009
Construction Begins.....	Spring 2009

Please keep in mind that this project is “proposed only” until the City Council orders it at a Public Hearing. You will be notified of the public hearing date at least ten days prior to the public hearing.

PUBLIC HEARING: The public hearing allows for recorded public comment on the proposed project. You will receive further notification via mail of the date, time and location of the meeting.

If you cannot attend either meeting and would like to publicly comment on the project, please send a letter or email to Jesse Struve, Project Engineer, (jstruve@ci.edina.mn.us) regarding your comments on this project, to:

Edina City Council
 c/o Engineering Department
 City of Edina
 4801 West 50th Street
 Edina, MN 55424



PROPERTY OWNERS QUESTIONNAIRE SHEET
SOUND WALL PROJECT
HIGHWAY 100 FROM VERNON AVE
TO MINNEHAHA CREEK (WEST SIDE)

Please do **not** answer these questions until **after** you have read the **entire** newsletter. Complete and return this survey to the City by **September 11, 2008**, using the self addressed stamp envelope or hand deliver to the **Engineering Department at City Hall (4801 W. 50th Street)**.

Do you support a 2009 sound wall project as stated in the Informational Newsletter with the following assessments?

- Yes
- No

Proposed special assessments are:

Tier	Assessments
	2009 Project ¹
1	\$ 16,010
2	\$ 10,540
3	\$ 4,840

1. Total assessment **does not** include interest paid if assessment is spread over 15 years.

Do you think an Informational Meeting regarding the proposed sound wall project is necessary?

- Yes
- No

OTHER COMMENTS:

Street Address _____