



# PRELIMINARY ENGINEERING REPORT: SA-17

## ENGINEERING DEPARTMENT

### CITY OF EDINA

---

#### NOISE WALL IMPROVEMENTS

#### WEST SIDE OF TH100 – VERNON AVENUE TO MINNEHAHA CREEK

MAY 19, 2015

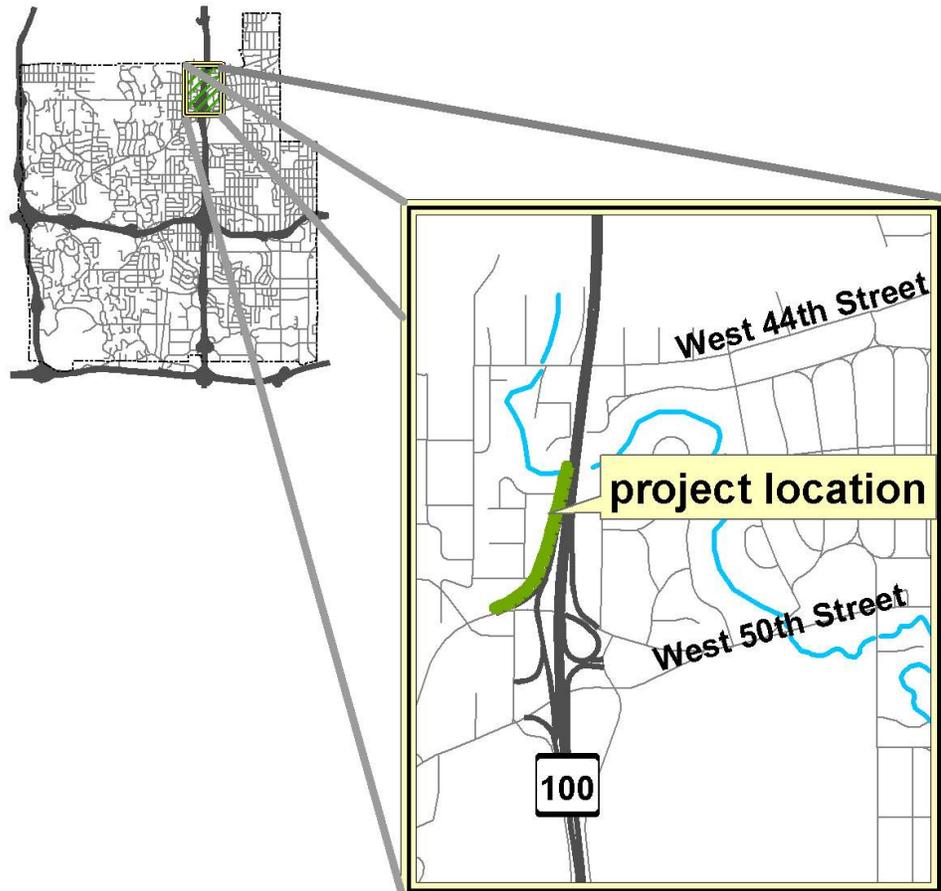
#### SUMMARY:

The project involves installation of a noise wall along the west side of trunk highway (TH) 100 from Minnehaha Creek to Vernon Avenue, approximately to the Canadian Pacific Railroad Tracks. The Minnesota Department of Transportation (MnDOT) has programmed design and construction of this wall for 2016.

The estimated total project cost is \$950,000. Funding for the project will be a combination of MnDOT funds and special assessments. Per MnDOT's, noise wall policy, 90% of the cost will be funded by MnDOT and 10% is the responsibility of the local agency. The assessments for this improvement range from \$1,000 to \$3,000 per REU depending on proximity to the wall.

#### LOCATION:

Westerly side of TH100 from Vernon Avenue to Minnehaha Creek as shown below.



Project Location

**INITIATION & ISSUES:** This project has been discussed and considered seriously for more than 10-years. It has been on MnDOT priority list ranging in rank from #25 to currently #5 out of more than 200 projects. MnDOT has capacity to design, construct, and fund 90% of this wall in 2016. The remaining 10% of the funding would be locally funded through assessments to benefiting properties.

### **Resident Input**

As part of the Engineering Department's practice of notifying residents to a potential construction project, residents were invited to an informational meeting on March 10, 2015. Over the years, there have been numerous meetings with the residents to discuss this project. Support has varied due to the high assessment considerations in the past. Based on current comments, there is strong support for this project.

Resident input was also taken in the form of emails or voicemails regarding the project. A map was created showing the properties that voiced support for the project.

### **Staff Input**

We solicited input from the Public Works, Community Development, Fire, and Police Departments.

Fire: The Fire Department commented on the need to mark the location of fire hydrants on both sides of the wall when hydrants are in proximity to the wall.

Community Development: The department noted the potential development on Vernon Avenue and the effect of the wall on access to the Vernon Avenue sidewalk. The approved development has not moved forward with their plans and it sounds like nothing is eminent. Therefore we believe the wall should be constructed as proposed by MnDOT with the understanding that portions could be removed or opened up for pedestrian access with future development.

Public Works and Police: These departments did not have any comments or concerns with the proposed project.

**EXISTING CONDITIONS:** TH100 was constructed during the mid-1970's. TH100 between Minnehaha Creek and West 50<sup>th</sup> Street or Vernon Avenue is a six-lane roadway. The residences along Edinbrook Lane are located very close to the off-ramp to Vernon Avenue and also southbound TH100; see photo below.



**IMPROVEMENT:**

This project involves constructing a wall that would range in height from 6-ft along Vernon Avenue to 20-ft near Edinbrook Lane.

The wall would reduce noise and provide visual screening from TH100 and Vernon Avenue. MnDOT estimated the reduction in noise using a noise model. A copy of those results can be found in the Appendix.

The sound wall will be similar to the sound wall constructed north of Minnehaha Creek along TH100. This wall is constructed of concrete columns with wood planks placed between; see photo below.

**RIGHT-OF-WAY:**

Adequate right-of-way exists; sound wall will be constructed within MNDOT right-of-way.



**Existing Wall north of Minnehaha Creek**

- EASEMENTS:** No additional easements will be required.
- COMPLETION:** 2016 Construction Season
- PROJECT COSTS:** **The total estimated construction cost is \$945,000.** MnDOT has verbally agreed to cover 90% of the costs for this project. A construction agreement will need to be executed between the City of Edina and MnDOT prior to start of final design.
- ASSESSMENTS:** **A special assessment of approximately \$1,000 to \$3,000 per residential equivalent unit (REU)** will be levied against residents within the assessment area. The range of assessments is distributed to properties receiving benefit of the sound wall. The assessments can be spread out over 15 years. Staff is recommending a final assessment hearing be held one year after the completion of the project.
- FEASIBILITY:** The proposed improvements as outlined in this study are found to be necessary, cost effective, and feasible from an engineering standpoint.
- PROJECT SCHEDULE:** The following schedule is feasible from an Engineering standpoint:
- |                                     |                |
|-------------------------------------|----------------|
| Council Orders Public Hearing ..... | April 21, 2015 |
| Public Improvement Hearing .....    | May 19, 2015   |
| Construction Begins .....           | Summer 2016    |
| Final Assessment Hearing .....      | October 2017   |

- Appendix:**
- A. March 10, 2015 Invite Letter
  - B. Neighborhood Meeting Presentation
  - C. Sign-In Sheet for March 10, 2015
  - D. Resident Correspondence
  - E. Preliminary Assessment Roll and Map
  - F. MnDOT's Noise Level Model Results
  - G. Map Showing Residents' Support