City of Edina
Cary Teague, Community Development Director
CC: Bill Neuendorf
RE: Plan Revisions – per Approved Plan Conditions (Resolution No. 2018-55)
Sienna on the Park - Pentagon North Housing Redevelopment

July 9, 2018

Cary:

Our team has been studying specifically the below items per City Council's comments and identified in your draft Resolution Approval Section 3.0 |Approval subject to Conditions. Item #20 is a significant change - so we are addressing this in a timely fashion for Council's July 17th consent approval as to understand scope of work moving forward. Please review. Thank you.

Condition #3:
Work with the City to expand the public space north of the parking area into the Fred Richards Park including expansion of the dog park area, pedestrian connection and stormwater retention.

Response:
Refer to revisions noted in Condition #20 response - regarding our proposal to enhance the wetlands along the shared property line. The dog park will need to be relocated as the new parkway blvd ROW adds 25' of width. Its final size and location will be determined with the City during the construction drawings/permit review phase.

Condition #17:
Explore a more prominent gateway at the entrance to the park along 77th Street.

Response:
We have adjusted the radius turns into the park to allow for trucks to enter and extending the center planted boulevard to reach to 77th Street. This will allow more room for a centralized monument sign and enhanced landscaping.

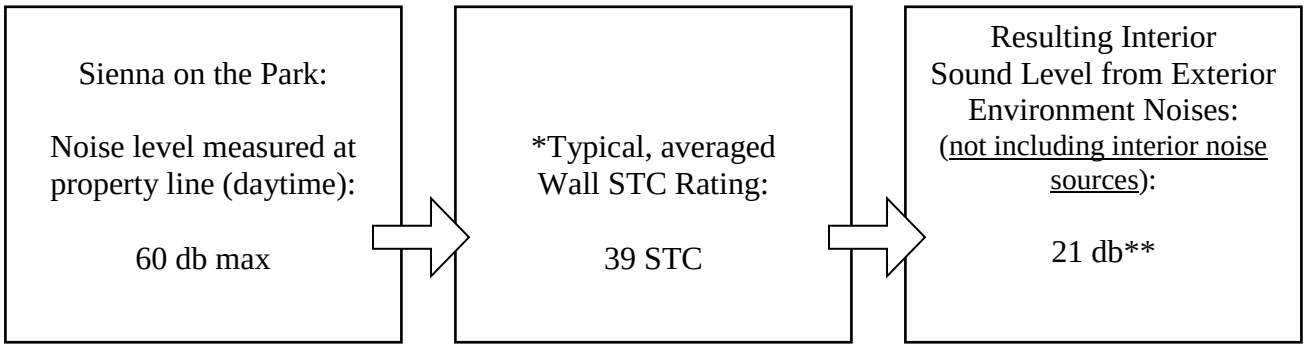
Condition #18:
Investigate and provide mitigation measures to address the state law requirements for noise in regards to the Seagate operation to the South.

Response:
Due to the nature of 5-story construction, current energy code, details and our high quality exterior materials, the buildings will have high STC-rated wall types and resulting high sound attenuation to mitigate surrounding noise.

These factors combine to inherently meet or exceed the EPA's 45 db interior, residential sound criteria in mitigating exterior noise sources.

The property has typical, urban noise levels primarily generated from 77th Street traffic. As measured by City staff, outside daytime noise along the property line and 77th Street average between 55-60 decibels. These numbers are similar to our team's findings. This is acceptable within the Noise Area Classification 1 (Residential) noise limits of 60 and 65 db.

Figure 1:



**Average wall STC per HUD: 2x4 framing (project is 2x6), 16 in o.c., 3.5" insulation (project is 5.5" insulation), interior gypsum wall board, exterior sheathing, incl. 25-30% openings/windows.*
*** Per Environmental Protection Agency: Levels of 45 decibels are associated with indoor residential areas. 45 decibels indoors are identified as preventing activity interference and annoyance. These levels of noise are considered those which will permit spoken conversation and other activities such as sleeping, working and recreation, which are part of the daily human condition. <https://archive.epa.gov/epa/aboutepa/epa-identifies-noise-levels-affecting-health-and-welfare.html>*

Note: STC, or sound transmission class, is a measure of how much sound a material or wall assembly absorbs. Ex: if outdoor sound is measured at 60 db and the desired interior ambient sound of a classroom is to be 30 db, then the exterior wall must have a STC Rating of 30 db.

Located approx. 200' feet south of our future building footprint, is the industrial site of Seagate's facilities. Seagate's noise survey indicates typical sound levels in the low 60's decibels – as indicated in their 3rd party report (attached) by BARR Engineering. BARR reported that "noise levels observed around the Seagate facility reflect primary sources of noise being traffic of nearby roadways".

Despite Seagate having a Noise Area Classification of 3, their property does not share a property line with our residential development, Sienna on the Park. Seagate is on the other side of West 77th street which is a 30 mph double-lane road and truck route. Seagate noises are not discernable from our property, as they dissipate over distance to our property and are mitigated by West 77th traffic noise.

Note: The State of MN does not require noise control mitigation by property owners due to traffic noise.

Condition #20:

Consider a different configuration of the "parkway" along the north lot line, including pervious pavers and center median.

Response:
Increasing the parkway to an 8ft wide center boulevard design results in the following changes:

1. Increases the right-of-way width from 60' curb-to-curb to 84'.
2. Reduces our setback from the parkway to our buildings significantly.
3. Eliminates +/- 20 site stalls due to 60 degree angled parking design.
4. Increases costs due to additional: asphalt, concrete and curb, associated soil corrections at paved areas, enhanced landscaping, additional retaining wall along building.

We are willing to provide the boulevard design and angled parking if the City is willing to accept the following revisions that accompany this site plan change:

See attached revised plans.

1. Allow enhancement of existing wetlands / water features along the shared property line – grading to be allowed on Park's property. These storm ponds will be oversized in order to hold on our property-side the volumes required to meet our required 100 year flood storage and stormwater needs.
2. Increase our angled private parking (to make for lost stalls) between our buildings by reducing parts of the current extra wide center boulevard.
3. 90-97 shared stalls will be maintained despite the reduction in parkway stalls.
4. Dog Park and community gardens to be relocated as needed to fit wetlands.
5. Pervious paving: removed per Engineering Memo.
    a. Engineering staff requires all public roadways to be asphalt and not pervious pavement. Additionally, pervious paving will no longer be needed for storm water engineering due to increasing the ponds/water features along the property line. Pavers are not recommended in lower elevations of the site: maintenance and its long term integrity at this site is poor due to the high water table and 100-year perimeter flood plain.