Agenda
City Council Meeting
City of Edina, Minnesota
Edina City Hall Council Chambers

Tuesday, October 19, 2021
7:00 PM

Watch the meeting on cable TV or at EdinaMN.gov/LiveMeetings or Facebook.com/EdinaMN.

Participate in Community Comment and Public Hearing in person, or Call 800-374-0221.
Enter Conference ID 3297692.
Give the operator your name, street address and telephone number.
Press *1 on your telephone keypad when you would like to get in the queue to speak.
A City staff member will introduce you when it is your turn.

I. Call To Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval Of Meeting Agenda

V. Community Comment

During "Community Comment," the Mayor will invite residents to share issues or concerns that are not scheduled for a future public hearing. Items that are on tonight's agenda may not be addressed during Community Comment. Individuals must limit their comments to three minutes. The Mayor may limit the number of speakers on the same issue in the interest of time and topic. Individuals should not expect the Mayor or Council to respond to their comments tonight. The City Manager will respond to questions raised during Community Comments at the next meeting.

A. City Manager's Response to Community Comments

VI. Adoption Of Consent Agenda

All agenda items listed on the Consent Agenda will be approved by one motion. There will be no separate discussion of items unless requested to be removed by a Council Member. If removed the item

will be considered immediately following the adoption of the Consent Agenda. (Favorable rollcall vote of majority of Council Members present to approve, unless otherwise noted in consent item.)

A. Approve Minutes: Work Session and Regular, October 5, 2021

B. Approve Payment of Claims

C. Approve Pentagon Village LLC Redevelopment Agreement Amendment No. 3

D. Request for Purchase: Two Trackless Snow Machines

E. Request for Purchase: Multiquip Generator

F. Request for Purchase: 2022 Ford F550 with Service Body and Crane

G. Request for Purchase: Edina Liquor Advertising Contract

H. Resolution No. 2021-91: Authorizing Flood Hazard Mitigation Grant Assistance Application

I. Resolution 2021-92: Setting Public Hearing Date for Municipal Consent of MnDOT I-494 Airport to Highway 169 Project

J. Approve Master Agreement for Design Services with HGA

K. Request for Purchase: Blake Road Final Design

L. Request for Purchase: Change Order No. 1: Watermain Rehabilitation, Contract ENG21-7, Improvement WM-597

M. Request for Purchase: Facility Asset Management Software Tool Renewal

N. Resolution No. 2021-94: Providing for the Sale of Refunding Bonds

O. Resolution No. 2021-95: Amending the Budget for the Year 2021

P. Ordinance No. 2021-10: Site Improvement Plan Agreement for 4911 77th Street West

Q. Resolution No. 2021-96 & Ordinance No. 2021-05: Site Improvement Plan Agreement, and Final Rezoning from PCD-3 to PUD at 4040 70th Street West

R. Resolution No. 2021-98: Accepting Donations

VII. Special Recognitions And Presentations

A. Proclamation: Extra Mile Day 2021

VIII. Public Hearings

During "Public Hearings," the Mayor will ask for public testimony after staff and/or applicants make their presentations. The following guidelines are in place to ensure an efficient, fair, and respectful hearing; limit your testimony to three minutes and to the matter under consideration; the Mayor may modify times, as deemed necessary; avoid repeating remarks or points of view made by previous speakers. The use of signs, clapping, cheering or booing or any other form of verbal or nonverbal communication is not allowed.

A. PUBLIC HEARING: Resolution 2021-99 Establishing Eden Willson Tax Increment Financing District

IX. Reports/Recommendations: (Favorable vote of majority of Council Members present to approve except where noted)

A. Resolution No. 2021-80: Weed Mowing Special Assessment, Improvement No. WD-21

B. Resolution No. 2021-81: Tree Removal Special Assessment, Improvement No. TR-21

C. Resolution No. 2021-82: Grandview Business District Special Assessment, Improvement G-21

D. Resolution No. 2021-83: Aquatic Vegetation Special Assessment, Improvement No. AQ-21

E. Resolution No. 2021-84: 50th & France Business District Special Assessment, Improvement No. M-21

F. Resolution No. 2021-85: West 58th Street Neighborhood Roadway Reconstruction Special Assessment, Improvement No. BA-456

G. Resolution No. 2021-86: Certification of Delinquent Utilities No. DU-21

H. Resolution No. 2021-88: Preliminary Rezoning & Preliminary Development Plan with Multiple Variances for City Homes at 4630 France Avenue

I. Resolution No. 2021-89: Site Plan Review with Variances at 6500 Barrie Road

J. Ordinance No. 2021-11: Amending Chapter 20 Concerning

Green To Go Packaging

K. Approve Revised 30% Design Layout for Morningside Flood Infrastructure Project

X. Commission Correspondence (Minutes and Advisory Communication)

A. Minutes: Community Health Commission, August 9, 2021

B. Minutes: Parks & Recreation Commission September 14, 2021

XI. Aviation Noise Update

XII. Mayor And Council Comments

XIII. Manager's Comments

A. Budget Work Plan and Race & Equity Work Plan Updates

XIV. Calendar of City Council Meetings and Events

XV. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 72 hours in advance of the meeting.

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: V.A.

To: Mayor and City Council

Item Type:
Other

From: Sharon Allison, City Clerk

Item Activity:
Information

Subject: City Manager's Response to Community Comments

ACTION REQUESTED:
None.

INTRODUCTION:
City Manager Neal will respond to questions asked at the previous council meeting.

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.A.

To: Mayor and City Council

Item Type:
Minutes

From: Sharon Allison, City Clerk

Item Activity:
Action

Subject: Approve Minutes: Work Session and Regular, October 5, 2021

ACTION REQUESTED:
Approve Minutes as presented.

INTRODUCTION:

ATTACHMENTS:

Minutes: Draft Work Session, October 5, 2021

Minutes: Draft Regular Meeting, October 5, 2021

MINUTES
OF THE EDINA CITY COUNCIL
WORK SESSION
COUNCIL CHAMBERS, CITY HALL
TUESDAY, OCTOBER 5, 2021
5:30 P.M.

CALL TO ORDER
Mayor Hovland called the meeting to order at 5:32 p.m.

ROLL CALL
Answering roll call were Members Anderson, Jackson, Pierce, Staunton, and Mayor Hovland.

Staff in attendance: Lisa Schaefer, Assistant City Manager; MJ Lamon, Community Engagement Coordinator; Cary Teague, Community Development Director; Emily Bodeker, Assistant City Planner; Andrew Scipioni, Transportation Planner; Jennifer Bennerotte, Communications Director; Perry Vetter, Parks & Recreation Director; Heidi Lee, Race and Equity Coordinator; Stephanie Hawkinson, Affordable Housing Development Manager; and Sharon Allison, City Clerk.

Commission chairs in attendance: Julia Selleys, Community Health; Annie Schilling, Heritage Preservation; Kate Agnew, Planning; Michael Epstein, Human Rights & Relations; Kirk Johnson, Transportation; Hilda Martinez, Energy & Environment; Rebecca Sorensen, Arts & Culture; and Rick Ites, Parks & Recreation.

2022 COMMISSION PROPOSED WORK PLANS
Commission chairs presented their 2022 proposed work plan initiatives. Lamon stated that on Nov. 3, staff would present the final initiatives with Council approval scheduled for Dec. 7.

The Council asked questions and provided feedback.

ADJOURNMENT
Mayor Hovland adjourned the meeting at 6:52 p.m.

Respectfully submitted,

_____
Sharon Allison, City Clerk

Minutes approved by the Edina City Council, October 19, 2021.

_____
James B. Hovland, Mayor

DRAFT

MINUTES
OF THE REGULAR MEETING OF THE
EDINA CITY COUNCIL MEETING
OCTOBER 5, 2021
7:00 P.M.

I. CALL TO ORDER

Mayor Hovland called the meeting to order at 7:08 p.m., then shared the procedure for public hearing and community comment in the hybrid meeting format.

II. ROLLCALL

Answering rollcall were Members Anderson, Jackson, Pierce, Staunton, and Hovland.

Absent: None.

III. PLEDGE OF ALLEGIANCE

IV. MEETING AGENDA APPROVED AS PRESENTED

Member Jackson made a motion, seconded by Member Staunton, to approve the meeting agenda as presented.

Rollcall:
Ayes: Anderson, Jackson, Pierce, Staunton, and Hovland
Motion carried.

V. COMMUNITY COMMENT

Steve Anderson, 4405 Grimes Avenue South, spoke about an open letter published in the Sun Current and impacts to the Morningside flood plan.

Carmen Rosland, 6033 St. John's Avenue, shared frustrations regarding property violations at 4516 and 4518 Valley View Road and the need to enforce.

V.A. CITY MANAGER'S RESPONSE TO COMMUNITY COMMENTS

Assistant Manager Schaefer responded to Community Comments from the last meeting.

VI. CONSENT AGENDA ADOPTED AS PRESENTED

Member Jackson made a motion, seconded by Member Pierce approving the consent agenda as presented:

VI.A. Approve minutes of the Regular Meeting of September 21, 2021
VI.B. Approve Claims for Payment for Check Register Claims Pre-List Dated September 24, 2021, totaling $1,503,314.30, Check Register Claims Pre-List Dated September 30, 2021, totaling $2,985.00, and Check Register Claims Pre-List Dated October 1, 2021, totaling $ 1,132,606.41
VI.C. Petition Response for Wooddale Avenue Speed Bump
VI.D. Adopt Resolution No. 2021-87; Setting Public Hearing Date for Proposed Spending Plan for the Southdale 2, Pentagon Park, and 70th and Cahill Tax Increment Financing Districts
VI.E. Request for Purchase; Dispatch Radio Support Services, awarding the bid to the recommended low bidder, Motorola Solutions, $45,722
VI.F. Approve Amendment to 911 Dispatch Services Agreement with the City of Richfield
VI.G. Adopt Resolution No. 2021-93; Resolution Identifying the Need for Livable Communities Demonstration Account Funding and Authorizing Application for Grant Funds
VI.H. Adopt Resolution No. 2021-90; Accepting Donations

Rollcall:

DRAFT

Ayes: Anderson, Jackson, Pierce, Staunton, and Hovland
Motion carried.

VII. SPECIAL RECOGNITIONS AND PRESENTATIONS

VII.A. HENNEPIN COUNTY SHERIFF DAVID HUTCHINSON UPDATE – RECEIVED

Hennepin County Sheriff David Hutchinson updated the Council on activities in the Sheriff's Office. The Council thanked Sheriff Hutchinson for the partnership that existed.

VIII. PUBLIC HEARINGS - Affidavits of Notice presented and ordered placed on file.

VIII.A. RESOLUTION NO. 2021-88, PRELIMINARY REZONING AND PRELIMINARY DEVELOPMENT PLAN WITH MULTIPLE VARIANCES FOR CITY HOMES AT 4630 FRANCE AVENUE – CONTINUED TO OCTOBER 19, 2021

Community Development Director Teague stated on September 22, 2021, the Planning Commission recommended approval of the request per staff recommendation, which included denial of the rear yard setback and the building coverage variance for a redevelopment proposal to tear down the existing single-family home and construct two villa style homes at 4630 France Avenue. He outlined the request in detail which included a shared driveway off France Avenue which would provide access for both homes.

Jeff Ziebarth, Perkins+Wills, shared about the proposed project that would provide an alternative housing product for the City with house plans that were more user-friendly at a reduced size and other elements.

Mayor Hovland opened the public hearing at 7:40 p.m.

Public Testimony
Scott Fischmann, 4613 Meadow Road, addressed the Council.

Laura Westlund, 4626 France Avenue South, addressed the Council.

Katherine Winston, 4634 France Avenue South, addressed the Council.

Heather Isaacs, 4640 France Avenue South, addressed the Council.

Steve Brown, 5528 Halifax Lane, addressed the Council.

Roberta Castellano, 4854 France Avenue South, addressed the Council.

Maureen Millea Smith, 4820 Townes Road, addressed the Council.

The Council asked questions and provided feedback.

Member Staunton made a motion, seconded by Member Anderson, to extend the public hearing to noon on October 11, 2021, and take final action on Resolution No. 2021-88 approving preliminary rezoning from R-1, single-dwelling unit district to PRD-2 planned residential district, preliminary plat, side yard setback variance from 20 feet to 7 feet and 15 feet, lot size variance from 7,300 sf to 5,016 sf and denial of the rear yard setback variance from 35 feet to 25 feet and the building coverage variance from 25% to 26% at 4630 France Avenue at the October 19, 2021, Council meeting.
Rollcall:
Ayes: Anderson, Jackson, Pierce, Staunton, and Hovland
Motion carried.

VIII.B. RESOLUTION NO. 2021-89, SITE PLAN REVIEW WITH VARIANCES AT 6500 BARRIE ROAD – CONTINUED TO OCTOBER 19, 2021

Mr. Teague stated the City Council was asked to hold a public hearing, consider a redevelopment proposal to tear down the existing 16,032 square foot medical office building, and build a new 3-story, 24,000 square foot medical office and surgery center. He outlined the current site and said the height overlay district allowed up to 12 stories. The site was very small and narrow for a medical office site and given the required setbacks, a variance would be likely for any new structure. He outlined the request in detail, the site plan review and variances to front and side yard setbacks, building coverage, floor area ratio, and parking stalls.

Don Rolf, Pope Architects, presented further about the proposed project.

Mayor Hovland opened the public hearing at 8:23 p.m.

Public Testimony
Linda Schmitz, 6483 Barrie Road, addressed the Council.

The Council asked questions and provided feedback.

Member Staunton made a motion, seconded by Member Pierce, to extend the public hearing to noon on October 11, 2021, and take final action on Resolution No. 2021-89 approving a site plan review with variances at 6500 Barrie Road for construction of a new medical office and surgery center at the October 19, 2021, Council meeting.
Rollcall:
Ayes: Anderson, Jackson, Pierce, Staunton, and Hovland
Motion carried.

VIII.C. RESOLUTION NO. 2021-85, WEST 58TH STREET NEIGHBORHOOD ROADWAY RECONSTRUCTION SPECIAL ASSESSMENT, IMPROVEMENT NO. BA-456 – CONTINUED TO OCTOBER 19, 2021

City Engineering Millner shared the proposed project area for the West 58th Street project then reviewed the intense public engagement process. He spoke about the France Avenue traffic signal and turf establishment and referred to one objection received by the property owner at 5733 Beard Avenue who was instructed on the process. He outlined the costs and assessable portion of $361,129.65 with a per REU rate of $9,653.29, a 2.5% decrease in the estimate.

Mayor Hovland opened the public hearing at 8:37 p.m.

Public Testimony
None.

Member Anderson made a motion, seconded by Member Pierce, to extend the public hearing to noon on October 11, 2021, and take final action Resolution No. 2021-85 levying special assessments for public improvements at the October 19, 2021, Council meeting.
Rollcall:
Ayes: Anderson, Jackson, Pierce, Staunton, and Hovland
Motion carried.

VIII.D. RESOLUTION NO. 2021-80, WEED MOVING SPECIAL ASSESSMENT, IMPROVEMENT NO. WD-21 – CONTINUED TO OCTOBER 19, 2021

Assistant Director Parks and Natural Resources Swenson stated in the fall of 2020 and summer of 2021, the Parks & Recreation Maintenance Department cut the weeds on 12 properties. The properties and cost associated with the use of a tractor and staff time to cut the weeds was provided. Each cost should be assessed to the property owner for the payment to the City and shared the proposed assessments for each property.

Mayor Hovland opened the public hearing at 8:40 p.m.

Public Testimony
None.

Member Jackson made a motion, seconded by Member Pierce, to extend the public hearing to noon on October 11, 2021, and take final action on Resolution No. 2021-80 levying special assessments for Improvement No. WD-21 weed mowing at the October 19, 2021, Council meeting.
Rollcall:
Ayes: Anderson, Jackson, Pierce, Staunton, and Hovland
Motion carried.

VIII.E. RESOLUTION NO. 2021-81, TREE REMOVAL SPECIAL ASSESSMENT, IMPROVEMENT NO. TR-21 – CONTINUED TO OCTOBER 19, 2021

Mr. Swenson stated the list of properties collectively had diseased trees that were removed in accordance with City Code. All property owners were first given an opportunity to remove any diseased trees within a three-week period of time. If the trees were not removed within the period of time, the City then contracts the removal and assesses the property owner. He shared that the property owners listed in the proposed assessment roll chose to have the City contract to remove their trees in 2020 and 2021 and stated the practice prevented the spread of tree diseases or was completed for safety. He outlined the guidelines used to set the assessment and said additional time was allotted for payment if requested.

The Council asked questions and provided feedback.

Mayor Hovland opened the public hearing at 7:44 p.m.

Public Testimony
Dr. Vicki Thomson, 7 Woodland Road, addressed the Council.

The Council asked questions and provided feedback. City Forester Overholt explained reasons for the assessment cost for a particular tree removal which involved use of a crane.

Member Jackson made a motion, seconded by Member Staunton, to extend the public hearing to noon on October 11, 2021, and take final action on Resolution No. 2021-81 levying special assessments for Improvement No. TR-21 tree removal at the October 19, 2021, Council meeting.
Rollcall:
Ayes: Anderson, Jackson, Pierce, Staunton and Hovland
Motion carried.

VIII.F. RESOLUTION NO. 2021-82, GRANDVIEW BUSINESS DISTRICT SPECIAL ASSESSMENT, IMPROVEMENT NO. G-21 – CONTINUED TO OCTOBER 19, 2021

Mr. Swenson shared the proposed assessment roll and documentation for the Grandview Business District maintenance assessment. He said the amount changed from $0.00617 per square foot in 2020 to $0.0010013 in 2021 and that as of today no comments had been submitted. He shared assessment history and breakdown of proposed assessments.

Mayor Hovland opened the public hearing at 9:03 p.m.

Public Testimony
None.

Member Jackson made a motion, seconded by Member Staunton, to extend the public hearing to noon on October 11, 2021, and take final action on Resolution No. 2021-82 levying special assessments for public improvements at the October 19, 2021, Council meeting.
Rollcall:
Ayes: Anderson, Jackson, Pierce, Staunton, and Hovland
Motion carried.

VIII.G. RESOLUTION NO. 2021-83, AQUATIC VEGETATION SPECIAL ASSESSMENT, IMPROVEMENT NO. AQ-21 – CONTINUED TO OCTOBER 19, 2021

Water Resources Coordinator Wilson shared about the proposed aquatic vegetation special assessment for aquatic vegetation management services in Arrowhead Lake, Indianhead Lake, Lake Nancy, and Minnehaha Creek Mill Pond as requested by groups eligible for the service. She said these groups agreed to pay for the services by special assessment then outlined the change to the assessment period last year that simplified the assessment preparation process. She shared more detail on the services provided and said waterbodies were eligible for City-funded algae treatments and had been credited accordingly. She shared the price per REU for Arrowhead Lake, Indianhead Lake, Lake Nancy, and Mill Pond.

Ms. Wilson discussed Mill Pond services and ramp condition for harvesting access. Ms. Wilson recommended that for services to continue beyond 2023, the residents must form an association consistent with the 2015 Lakes & Ponds policy amendment to the Comprehensive Water Resources Management Plan.

The Council asked questions and provided feedback.

Mayor Hovland opened the public hearing at 9:19 p.m.

Public Testimony
None.

Member Jackson made a motion, seconded by Member Anderson, to extend the public hearing to noon on October 11, 2021, and take final action on Resolution No. 2021-83 levying special assessments for public improvements at the October 19, 2021, Council meeting.
Rollcall:
Ayes: Anderson, Jackson, Pierce, Staunton, and Hovland
Motion carried.

VIII.H. RESOLUTION NO. 2021-84, 50TH AND FRANCE BUSINESS DISTRICT SPECIAL ASSESSMENT, IMPROVEMENT NO. M-21 – CONTINUED TO OCTOBER 19, 2021

Facility Manager Otten stated the City provided service to the 50th & France Business District. These services included general maintenance and upkeep performed by City employees and management of contracts for other repairs as needed. Services included waste and litter removal, snow and ice management, and upkeep to City owned spaces throughout the district. He shared how the maintenance assessment changed from $0.81503 per square foot in 2020 to $0.98472 per square foot in 2021 which was attributed to additional maintenance requirements of the Nolan Mains Complex and COVID-19 precautions then noted as of today no comments had been submitted.

Mayor Hovland opened the public hearing at 9:23 p.m.

Public Testimony
None.

Member Jackson made a motion, seconded by Member Pierce, to extend the public hearing to noon on October 11, 2021, and take final action on Resolution No. 2021-84 levying special assessments for public improvements at the October 19, 2021, Council meeting.
Rollcall:

Ayes: Anderson, Jackson, Pierce, Staunton, and Hovland
Motion carried.

VIII.I. RESOLUTION NO. 2021-86, 50TH AND FRANCE BUSINESS DISTRICT SPECIAL ASSESSMENT, IMPROVEMENT NO. M-21- CONTINUED TO OCTOBER 19, 2021

Finance Director McAndrews shared the proposed assessments to certify the delinquent utility accounts for collection with 2022 real estate taxes. She reviewed the process based on Statute which included notification and said property owners could pay until November 19 to avoid assessments. She said the certified amounts would be paid at an interest rate of 6.5% for one-year assessments then reviewed utility certification history since 2016.

The Council asked questions and provided feedback.

Mayor Hovland opened the public hearing at 9:33 p.m.

Public Testimony
None.

Member Staunton made a motion, seconded by Member Jackson, to extend the public hearing to noon on October 11, 2021, and take final action on Resolution No. 2021-86 authorizing the certification of delinquent utility charges to the Hennepin County auditor at the October 19, 2021, Council meeting.

Rollcall:
Ayes: Anderson, Jackson, Pierce, Staunton, and Hovland
Motion carried.

IX. REPORTS/RECOMMENDATIONS

IX.A. 2022 BOARD AND COMMISSION INTERVIEW PROCESS – REVIEWED

Community Engagement Coordinator Lamon stated staff was seeking feedback from Council on how to proceed with the 2022 Board and Commission interview process. Staff reviewed background of the current process, goals, and recruitment strategy for 2022.

The Council asked questions and provided feedback that supported a panel of two council members and two commissioners with no recording of interviews.

X. CORRESPONDENCE AND PETITIONS - Received
X.A. MINUTES: PARKS AND RECREATION COMMISSION, JULY 13, 2021
X.B. MINUTES: TRANSPORTATION COMMISSION, AUGUST 19, 2021
X.C. MINUTES: HUMAN RIGHTS AND RELATIONS COMMISSION, AUGUST 24, 2021
X.D. MINUTES: ARTS AND CULTURE COMMISSION, AUGUST 26, 2021

XI. AVIATION NOISE UPDATE – Received

XII. MAYOR AND COUNCIL COMMENTS – Received

XIII. MANAGER'S COMMENTS – Received

XIV. CALENDAR OF CITY COUNCIL MEETINGS AND EVENTS – Received

XV. ADJOURNMENT

Member Jackson made a motion, seconded by Member Pierce, to adjourn the meeting at 10:23 p.m.

Ayes: Anderson, Jackson, Pierce, Staunton, and Hovland.

Motion carried.

Respectfully submitted,

Sharon Allison, City Clerk

Minutes approved by Edina City Council, October 19, 2021.

James B. Hovland, Mayor

Video Copy of the October 5, 2021, meeting available.

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.B.

To: Mayor and City Council

Item Type:
Claims

From: Alisha McAndrews, Finance Director

Item Activity:
Action

Subject: Approve Payment of Claims

ACTION REQUESTED:
Approve claims for payment:

- Check Register Claims Pre-List Dated 10.08.21 TOTAL $3,262,296.28
- Check Register Claims Pre-List Dated 10.15.21 TOTAL $2,156,578.05

INTRODUCTION:
Claims information for approval is attached.

ATTACHMENTS:

Check Register Claims Pre-List Dated 10.08.21 TOTAL $3,262,296.28

Check Register Claims Pre-List Dated 10.15.21 TOTAL $2,156,578.05

A/P CASH DISBURSEMENTS JOURNAL

JOURNAL ENTRIES TO BE CREATED

FUND	SUB FUND	DUE TO	DUE FR
1000 General			947,174.50
2300 Pedestrian and Cyclist Safety			14,018.30
2500 Conservation & Sustainability			52.50
2600 Housing & Redvlpmt Authority			26,532.50
2600 Housing & Redvlpmt Authority			637.50
2600 Housing & Redvlpmt Authority			636.00
2600 Housing & Redvlpmt Authority			1,830.00
2600 Housing & Redvlpmt Authority			185,930.18
2600 Housing & Redvlpmt Authority			223,262.91
4000 Capital Projects			75,139.41
4200 Equipment Replacement			56,676.06
4400 PIR Capital Projects			246,716.11
5200 Braemar Golf Course			14,684.41
5200 Braemar Golf Course			1,225.74
5300 Aquatic Center			1,932.80
5400 Edinborough Park			650.67
5500 Braemar Arena			9,373.80
5600 Braemar Field			72.00
5700 Centennial Lakes			6,639.00
5800 Liquor			155,855.37
5900 Utility Fund			344,924.78
5900 Utility Fund			11,468.45
5900 Utility Fund			446,289.50
5900 Utility Fund			1,320.00
6000 Risk Management			28,022.19
6100 Equipment Operations			36,063.62
6200 Information Technology			871.27
6300 Facilities Management			5,804.00
7100 PS Training Facility			1,540.40
7200 MN Task Force 1			11,417.76
9000 Payroll			428,471.45
9999 Pooled Cash Fund		3,262,296.28	
	TOTAL	3,262,296.28	3,262,296.28

** END OF REPORT - Generated by Shirleng Tan Geil **

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465278	10/08/2021	PRTD	151171	7TH STREET BEER COMPANY	1803	09/22/2021		20211008	912.00
						CHECK		465278 TOTAL:	912.00
465279	10/08/2021	PRTD	101304	ABM EQUIPMENT & SUPPLY	0168532-IN	08/31/2021		20211008	-482.95
				ABM EQUIPMENT & SUPPLY	0168530-IN	08/31/2021		20211008	434.12
				ABM EQUIPMENT & SUPPLY	0152497	09/08/2021		20211008	63.04
						CHECK		465279 TOTAL:	14.21
465280	10/08/2021	PRTD	129458	ACME ELECTRIC MOTOR INC	9102641	09/07/2021		20211008	273.91
				ACME ELECTRIC MOTOR INC	17506326-000	09/09/2021		20211008	75.94
				ACME ELECTRIC MOTOR INC	17508241-0	09/09/2021		20211008	37.97
						CHECK		465280 TOTAL:	387.82
465281	10/08/2021	PRTD	160119	ADAM'S PEST CONTROL	3364462	09/07/2021		20211008	269.00
						CHECK		465281 TOTAL:	269.00
465282	10/08/2021	PRTD	160201	TB GLASS	8115	09/13/2021		20211008	337.50
						CHECK		465282 TOTAL:	337.50
465283	10/08/2021	PRTD	100575	AMERICAN CYLINDER LLC	190524	08/30/2021		20211008	33.30
						CHECK		465283 TOTAL:	33.30
465284	10/08/2021	PRTD	160095	AM CRAFT SPIRITS SALES & MARKETIN	13049	09/21/2021		20211008	66.99
						CHECK		465284 TOTAL:	66.99
465285	10/08/2021	PRTD	141960	AMAZON CAPITAL SERVICES	16XL-4J4D-3KT7	09/08/2021		20211008	169.00
				AMAZON CAPITAL SERVICES	1XRM-RRLM-4L7X	09/08/2021		20211008	142.98
				AMAZON CAPITAL SERVICES	1H9P-6TLV-7RHM	09/08/2021		20211008	439.78
				AMAZON CAPITAL SERVICES	1VYD-J94L-D3RX	09/08/2021		20211008	70.93
				AMAZON CAPITAL SERVICES	1TVW-TGWK-DK37	09/08/2021		20211008	362.16

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				AMAZON CAPITAL SERVICES	16V7-T3HH-N3LN	09/09/2021		20211008	50.43
				AMAZON CAPITAL SERVICES	19QJ-CKF9-J3PP	09/10/2021		20211008	110.33
				AMAZON CAPITAL SERVICES	1XNX-R4CW-RPHV	09/11/2021		20211008	15.27
				AMAZON CAPITAL SERVICES	1J14-YHNW-T4HG	09/11/2021		20211008	243.88
				AMAZON CAPITAL SERVICES	1C9Q-4H46-X6R9	09/11/2021		20211008	187.18
				AMAZON CAPITAL SERVICES	174Q-R9YK-WXDJ	09/11/2021		20211008	23.59
				AMAZON CAPITAL SERVICES	13X4-3FP6-7M17	09/12/2021		20211008	81.59
				AMAZON CAPITAL SERVICES	1QRQ-9R16-CXFP	09/12/2021		20211008	315.99
				AMAZON CAPITAL SERVICES	1WYR-H9RG-NXWJ	09/13/2021		20211008	1,225.74
				AMAZON CAPITAL SERVICES	1TF6-DVMW-MNHC	09/13/2021		20211008	28.84
				AMAZON CAPITAL SERVICES	14VJ-V3CG-7LFM	09/13/2021		20211008	39.98
				AMAZON CAPITAL SERVICES	1DPJ-TQF9-9GTC	09/13/2021		20211008	198.00
				AMAZON CAPITAL SERVICES	1F4R-NYG1-CCVD	09/13/2021		20211008	46.78
				AMAZON CAPITAL SERVICES	1CL1-RFNW-DGC6	09/13/2021		20211008	67.15
				AMAZON CAPITAL SERVICES	1F4R-NYG1-CTP4	09/13/2021		20211008	299.00
				AMAZON CAPITAL SERVICES	1WQC-CYV1-HCDM	09/21/2021		20211008	-24.99
				AMAZON CAPITAL SERVICES	1R36-N3WR-HM7H	09/24/2021		20211008	-43.59
				AMAZON CAPITAL SERVICES	11W3-JQ7V-HCN1	09/24/2021		20211008	-35.99
							CHECK	465285 TOTAL:	4,014.03
465286	10/08/2021	PRTD	118491	APPLE INC	AF38196018	09/10/2021		20211008	329.00
							CHECK	465286 TOTAL:	329.00
465287	10/08/2021	PRTD	151441	ARAMARK UNIFORM AND CAREER APPEAL	1005137540	09/07/2021		20211008	178.13
				ARAMARK UNIFORM AND CAREER APPEAL	1005139410	09/08/2021		20211008	349.71
							CHECK	465287 TOTAL:	527.84

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465288	10/08/2021	PRTD	102774	ASPEN WASTE SYSTEMS OF MINNESOTA	S1406543-090121	09/01/2021		20211008	6,514.69
				ASPEN WASTE SYSTEMS OF MINNESOTA	S1405453-090121	09/01/2021		20211008	2,658.32
						CHECK		465288 TOTAL:	9,173.01
465289	10/08/2021	PRTD	100636	ASTLEFORD EQUIPMENT COMPANY INC	01P47843	09/08/2021		20211008	46.07
						CHECK		465289 TOTAL:	46.07
465290	10/08/2021	PRTD	151126	DANIEL Q MCDOWELL JR AND JENNIFER	AUG 2021	09/10/2021		20211008	315.00
						CHECK		465290 TOTAL:	315.00
465291	10/08/2021	PRTD	101718	AUTO PLUS - FORMERLY PARTS PLUS	OVERPAY-8/23/19	07/20/2021		20211008	-124.36
				AUTO PLUS - FORMERLY PARTS PLUS	OVERPAY-9/17/19	07/20/2021		20211008	-203.84
				AUTO PLUS - FORMERLY PARTS PLUS	38010588 NOA	07/20/2021		20211008	-263.37
				AUTO PLUS - FORMERLY PARTS PLUS	380070944	08/26/2021		20211008	49.39
				AUTO PLUS - FORMERLY PARTS PLUS	380071212	08/27/2021		20211008	10.44
				AUTO PLUS - FORMERLY PARTS PLUS	380071117	08/27/2021		20211008	35.86
				AUTO PLUS - FORMERLY PARTS PLUS	380071886	09/01/2021		20211008	11.20
				AUTO PLUS - FORMERLY PARTS PLUS	380072025	09/01/2021		20211008	6.82
				AUTO PLUS - FORMERLY PARTS PLUS	380072264	09/03/2021		20211008	7.69
				AUTO PLUS - FORMERLY PARTS PLUS	380073474	09/14/2021		20211008	290.39
				AUTO PLUS - FORMERLY PARTS PLUS	380073746	09/15/2021		20211008	30.51
				AUTO PLUS - FORMERLY PARTS PLUS	380073848	09/15/2021		20211008	49.80
				AUTO PLUS - FORMERLY PARTS PLUS	380073824	09/15/2021		20211008	50.02
				AUTO PLUS - FORMERLY PARTS PLUS	380073889	09/15/2021		20211008	17.92
				AUTO PLUS - FORMERLY PARTS PLUS	380073791	09/15/2021		20211008	10.72
				AUTO PLUS - FORMERLY PARTS PLUS	380074043	09/16/2021		20211008	3.29
				AUTO PLUS - FORMERLY PARTS PLUS	380074263	09/17/2021		20211008	21.60

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
						CHECK		465291 TOTAL:	4.08
465292	10/08/2021	PRTD	100643	BARR ENGINEERING CO	23271869.00-4	09/07/2021		20211008	146,504.18
						CHECK		465292 TOTAL:	146,504.18
465293	10/08/2021	PRTD	100646	BECKER ARENA PRODUCTS INC	602187	09/10/2021		20211008	300.64
						CHECK		465293 TOTAL:	300.64
465294	10/08/2021	PRTD	101355	BELLBOY CORPORATION	0091386500	09/23/2021		20211008	432.20
				BELLBOY CORPORATION	0103974300	09/23/2021		20211008	48.07
				BELLBOY CORPORATION	0091415100	09/23/2021		20211008	3,550.30
				BELLBOY CORPORATION	0091421100	09/23/2021		20211008	4,512.13
				BELLBOY CORPORATION	0103974400	09/23/2021		20211008	127.08
				BELLBOY CORPORATION	0091387400	09/23/2021		20211008	89.55
				BELLBOY CORPORATION	0103974500	09/23/2021		20211008	120.55
				BELLBOY CORPORATION	0091386900	09/23/2021		20211008	269.10
				BELLBOY CORPORATION	0091414100	09/23/2021		20211008	2,735.90
						CHECK		465294 TOTAL:	11,884.88
465295	10/08/2021	PRTD	142153	BLACK STACK BREWING INC	14397	09/15/2021		20211008	189.00
				BLACK STACK BREWING INC	14396	09/15/2021		20211008	496.00
				BLACK STACK BREWING INC	14486	09/23/2021		20211008	469.00
						CHECK		465295 TOTAL:	1,154.00
465296	10/08/2021	PRTD	125268	BLUE COMPACTOR SERVICES LLC	10006	09/04/2021		20211008	386.00
						CHECK		465296 TOTAL:	386.00
465297	10/08/2021	PRTD	132444	BOLTON & MENK INC	0275480	09/08/2021		20211008	6,452.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
						CHECK		465297 TOTAL:	6,452.00
465298	10/08/2021	PRTD	105367	BOUND TREE MEDICAL LLC	84197077	09/07/2021		20211008	119.88
				BOUND TREE MEDICAL LLC	84197076	09/07/2021		20211008	1,720.00
				BOUND TREE MEDICAL LLC	84200900	09/09/2021		20211008	430.00
				BOUND TREE MEDICAL LLC	84204917	09/13/2021		20211008	475.80
						CHECK		465298 TOTAL:	2,745.68
465299	10/08/2021	PRTD	119351	BOURGET IMPORTS	180983	09/21/2021		20211008	580.75
				BOURGET IMPORTS	180982	09/21/2021		20211008	1,502.02
				BOURGET IMPORTS	180984	09/21/2021		20211008	594.50
						CHECK		465299 TOTAL:	2,677.27
465300	10/08/2021	PRTD	117040	BOYER FORD TRUCKS INC	005S3524	09/08/2021		20211008	1,062.77
				BOYER FORD TRUCKS INC	008P3067	09/10/2021		20211008	67.23
				BOYER FORD TRUCKS INC	008P3065	09/10/2021		20211008	16.92
						CHECK		465300 TOTAL:	1,146.92
465301	10/08/2021	PRTD	117040	ALLIANCE PARTS TRUCK AND TRAILER	07P12022	08/04/2021		20211008	-77.74
				ALLIANCE PARTS TRUCK AND TRAILER	007P16359	09/27/2021		20211008	93.24
						CHECK		465301 TOTAL:	15.50
465302	10/08/2021	PRTD	100664	BRAUN INTERTEC CORPORATION	B265450	09/08/2021		20211008	6,449.00
				BRAUN INTERTEC CORPORATION	B265915	09/10/2021		20211008	1,734.00
						CHECK		465302 TOTAL:	8,183.00
465303	10/08/2021	PRTD	124291	BREAKTHRU BEVERAGE MINNESOTA WINE	341121979	09/22/2021		20211008	178.95
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121981	09/22/2021		20211008	195.90
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121982	09/22/2021		20211008	1,525.48

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121980	09/22/2021		20211008	2,818.26
				BREAKTHRU BEVERAGE MINNESOTA WINE	408748136	06/23/2021		20211008	-14.00
				BREAKTHRU BEVERAGE MINNESOTA WINE	408722886	06/15/2021		20211008	-56.22
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121984	09/22/2021		20211008	195.96
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121986	09/22/2021		20211008	169.25
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121985	09/22/2021		20211008	742.29
				BREAKTHRU BEVERAGE MINNESOTA WINE	360310762	09/16/2021		20211008	-3.60
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121956	09/22/2021		20211008	789.50
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121959	09/22/2021		20211008	716.50
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121958	09/22/2021		20211008	169.25
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121962	09/22/2021		20211008	2,357.37
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121957	09/22/2021		20211008	3,115.24
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121960	09/22/2021		20211008	68.51
				BREAKTHRU BEVERAGE MINNESOTA WINE	341121961	09/22/2021		20211008	1,260.15
							CHECK	465303 TOTAL:	14,228.79
465304	10/08/2021	PRTD	124529	BREAKTHRU BEVERAGE MINNESOTA BEER	341080481	09/14/2021		20211008	2,649.50
				BREAKTHRU BEVERAGE MINNESOTA BEER	341080399	09/14/2021		20211008	3,267.05
				BREAKTHRU BEVERAGE MINNESOTA BEER	341121983	09/22/2021		20211008	178.95
				BREAKTHRU BEVERAGE MINNESOTA BEER	341143297	09/21/2021		20211008	4,890.00
							CHECK	465304 TOTAL:	10,985.50
465305	10/08/2021	PRTD	139440	BRENT RICHTER CONSULTING LLC	21-2054	08/19/2021		20211008	500.00
							CHECK	465305 TOTAL:	500.00
465306	10/08/2021	PRTD	160173	BRIDGEWATER BANK	MAY TIFF PYMT	05/17/2021		20211008	223,262.91
							CHECK	465306 TOTAL:	223,262.91

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465307	10/08/2021	PRTD	100648	BERTELSON BROTHERS INC	WO-1145915-1	09/10/2021		20211008	34.30
							CHECK	465307 TOTAL:	34.30
465308	10/08/2021	PRTD	119455	CAPITOL BEVERAGE SALES LP	2597378	09/17/2021		20211008	1,926.15
				CAPITOL BEVERAGE SALES LP	2597382	09/17/2021		20211008	58.50
				CAPITOL BEVERAGE SALES LP	2597383	09/17/2021		20211008	170.98
				CAPITOL BEVERAGE SALES LP	2597384	09/17/2021		20211008	2,387.12
				CAPITOL BEVERAGE SALES LP	2598289	09/21/2021		20211008	36.99
				CAPITOL BEVERAGE SALES LP	2598288	09/21/2021		20211008	58.50
				CAPITOL BEVERAGE SALES LP	19050027	09/20/2021		20211008	-328.70
				CAPITOL BEVERAGE SALES LP	2600403	09/24/2021		20211008	-72.00
							CHECK	465308 TOTAL:	4,237.54
465309	10/08/2021	PRTD	148017	CARBON DAY AUTOMOTIVE	2921	09/10/2021		20211008	52.50
							CHECK	465309 TOTAL:	52.50
465310	10/08/2021	PRTD	160207	JASON THOMAS CARDINAL	24156	09/08/2021		20211008	1,900.00
							CHECK	465310 TOTAL:	1,900.00
465311	10/08/2021	PRTD	101515	CEMSTONE PRODUCTS COMPANY	C2411565	09/09/2021		20211008	1,160.00
							CHECK	465311 TOTAL:	1,160.00
465312	10/08/2021	PRTD	105497	CENTRAL ROOFING COMPANY	29176	09/13/2021		20211008	1,127.00
							CHECK	465312 TOTAL:	1,127.00
465313	10/08/2021	PRTD	142533	CADD ENGR SUPPLY INC	INV131670	09/10/2021		20211008	95.00
							CHECK	465313 TOTAL:	95.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465314	10/08/2021	PRTD	100683	CHEMSEARCH	7501492	09/08/2021		20211008	657.22
						CHECK		465314 TOTAL:	657.22
465315	10/08/2021	PRTD	142028	CINTAS CORPORATION	4094989187	09/07/2021		20211008	52.53
				CINTAS CORPORATION	4094989188	09/07/2021		20211008	17.52
				CINTAS CORPORATION	4094989119	09/07/2021		20211008	68.69
				CINTAS CORPORATION	4094989525	09/07/2021		20211008	34.88
				CINTAS CORPORATION	4095636048	09/13/2021		20211008	33.05
				CINTAS CORPORATION	4095636064	09/13/2021		20211008	11.78
				CINTAS CORPORATION	4095636047	09/13/2021		20211008	34.88
				CINTAS CORPORATION	4095636104	09/13/2021		20211008	27.65
				CINTAS CORPORATION	4095636145	09/13/2021		20211008	97.63
				CINTAS CORPORATION	4096222030	09/17/2021		20211008	81.48
						CHECK		465315 TOTAL:	460.09
465316	10/08/2021	PRTD	101837	CITY OF EDINA	COM-2461	08/12/2021		20211008	100.00
						CHECK		465316 TOTAL:	100.00
465317	10/08/2021	PRTD	101837	CITY OF EDINA	COM-2484	09/12/2021		20211008	100.00
						CHECK		465317 TOTAL:	100.00
465318	10/08/2021	PRTD	139927	CITY OF ROCHESTER MN	24893-MNTF1	09/02/2021		20211008	8,432.90
						CHECK		465318 TOTAL:	8,432.90
465319	10/08/2021	PRTD	146213	WESTWOOD HILLS NATURE CENTER	1678	06/30/2021		20211008	203.50
						CHECK		465319 TOTAL:	203.50
465320	10/08/2021	PRTD	146472	CITY WIDE MAINTENANCE OF MN	42009001439	08/31/2021		20211008	1,140.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465320 TOTAL:	1,140.00
465321	10/08/2021	PRTD	120433	COMCAST HOLDINGS CORPORATION	0373022-9/2021	09/17/2021		20211008	33.79
							CHECK	465321 TOTAL:	33.79
465322	10/08/2021	PRTD	101329	CONSTRUCTION MATERIALS INC	0211882-IN	09/10/2021		20211008	504.80
							CHECK	465322 TOTAL:	504.80
465323	10/08/2021	PRTD	100012	CORE & MAIN	P570363	09/10/2021		20211008	439.82
							CHECK	465323 TOTAL:	439.82
465324	10/08/2021	PRTD	140999	CORE-MARK MIDCONTINENT INC	8385735	09/10/2021		20211008	591.95
							CHECK	465324 TOTAL:	591.95
465325	10/08/2021	PRTD	151181	CORRECTIVE ASPHALT MATERALS, LLC	21083S	09/03/2021		20211008	164,369.96
							CHECK	465325 TOTAL:	164,369.96
465326	10/08/2021	PRTD	121668	CROWN PACKAGING CORP	2975915	09/07/2021		20211008	925.42
							CHECK	465326 TOTAL:	925.42
465327	10/08/2021	PRTD	119214	CUSTOM HOSE TECH	107808	09/08/2021		20211008	390.31
							CHECK	465327 TOTAL:	390.31
465328	10/08/2021	PRTD	100130	DAKOTA COUNTY	24891	09/23/2021		20211008	990.66
							CHECK	465328 TOTAL:	990.66
465329	10/08/2021	PRTD	104020	DALCO ENTERPRISES INC	3826993	09/07/2021		20211008	193.28
							CHECK	465329 TOTAL:	193.28
465330	10/08/2021	PRTD	102195	DAY INVESTMENTS LLC	p43410702	09/07/2021		20211008	39.98

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465330 TOTAL:	39.98
465331	10/08/2021	PRTD	100718	DELEGARD TOOL COMPANY	72752/1	09/08/2021		20211008	836.23
							CHECK	465331 TOTAL:	836.23
465332	10/08/2021	PRTD	100730	DORSEY & WHITNEY LLP	3690291	09/10/2021		20211008	19,810.00
				DORSEY & WHITNEY LLP	3690290	09/10/2021		20211008	4,117.00
				DORSEY & WHITNEY LLP	3690289	09/10/2021		20211008	1,591.50
				DORSEY & WHITNEY LLP	3690288	09/10/2021		20211008	874.50
							CHECK	465332 TOTAL:	26,393.00
465333	10/08/2021	PRTD	150827	DRASTIC MEASURES BREWING, LLC	1610	09/22/2021		20211008	312.00
							CHECK	465333 TOTAL:	312.00
465334	10/08/2021	PRTD	132810	ECM PUBLISHERS INC	853016	09/09/2021		20211008	53.55
				ECM PUBLISHERS INC	853017	09/09/2021		20211008	89.25
				ECM PUBLISHERS INC	853018	09/09/2021		20211008	83.30
							CHECK	465334 TOTAL:	226.10
465335	10/08/2021	PRTD	101341	EDINA FIREFIGHTER'S RELIEF ASSOCI	EFRA Supplement 2021	09/22/2021		20211008	21,000.00
				EDINA FIREFIGHTER'S RELIEF ASSOCI	25838	10/05/2021		20211008	643,483.28
							CHECK	465335 TOTAL:	664,483.28
465336	10/08/2021	PRTD	103594	EDINALARM INC	67772	08/23/2021		20211008	386.38
							CHECK	465336 TOTAL:	386.38
465337	10/08/2021	PRTD	105906	EGAN COMPANY	JC10226058	09/08/2021		20211008	5,881.93
							CHECK	465337 TOTAL:	5,881.93

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465338	10/08/2021	PRTD	100049	EHLERS AND ASSOCIATES	88166	09/09/2021		20211008	382.50
				EHLERS AND ASSOCIATES	88167	09/09/2021		20211008	637.50
				EHLERS AND ASSOCIATES	88246	09/09/2021		20211008	6,000.00
				EHLERS AND ASSOCIATES	88163	09/09/2021		20211008	2,000.00
						CHECK		465338 TOTAL:	9,020.00
465339	10/08/2021	PRTD	104733	EMERGENCY MEDICAL PRODUCTS INC	2280921	09/07/2021		20211008	933.20
						CHECK		465339 TOTAL:	933.20
465340	10/08/2021	PRTD	100146	ELLIOTT AUTO SUPPLY CO, INC	69-427837	09/08/2021		20211008	58.88
				ELLIOTT AUTO SUPPLY CO, INC	1-7130114	09/08/2021		20211008	154.08
				ELLIOTT AUTO SUPPLY CO, INC	1-7126815	09/07/2021		20211008	291.04
				ELLIOTT AUTO SUPPLY CO, INC	1-7126794	09/07/2021		20211008	92.72
				ELLIOTT AUTO SUPPLY CO, INC	69-427674	09/07/2021		20211008	49.71
				ELLIOTT AUTO SUPPLY CO, INC	69-428014	09/09/2021		20211008	31.24
				ELLIOTT AUTO SUPPLY CO, INC	1-7132868	09/09/2021		20211008	319.92
				ELLIOTT AUTO SUPPLY CO, INC	1-7138480	09/13/2021		20211008	83.58
				ELLIOTT AUTO SUPPLY CO, INC	69-428301	09/13/2021		20211008	83.58
				ELLIOTT AUTO SUPPLY CO, INC	69-428381	09/13/2021		20211008	47.88
						CHECK		465340 TOTAL:	1,212.63
465341	10/08/2021	PRTD	147181	FALLING BREWERY - BERGMAN LEDGE L	E-4546	09/22/2021		20211008	180.00
				FALLING BREWERY - BERGMAN LEDGE L	E-4545	09/22/2021		20211008	180.00
						CHECK		465341 TOTAL:	360.00
465342	10/08/2021	PRTD	103600	FERGUSON US HOLDINGS INC	0481825	09/10/2021		20211008	1,174.90
						CHECK		465342 TOTAL:	1,174.90

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465343	10/08/2021	PRTD	160036	FIRST HOSPITAL LABORATORIES, INC.	FL00469847	09/02/2021		20211008	167.08
				FIRST HOSPITAL LABORATORIES, INC.	FL00464895	08/04/2021		20211008	222.43
				FIRST HOSPITAL LABORATORIES, INC.	FL00459876	07/07/2021		20211008	337.25
				FIRST HOSPITAL LABORATORIES, INC.	FL00437988	05/06/2021		20211008	55.35
				FIRST HOSPITAL LABORATORIES, INC.	FL00432946	04/06/2021		20211008	110.70
							CHECK	465343 TOTAL:	892.81
465344	10/08/2021	PRTD	132866	SAWTOOTH HOLDINGS	F9100	09/13/2021		20211008	2,016.00
							CHECK	465344 TOTAL:	2,016.00
465345	10/08/2021	PRTD	102456	GALLS PARENT HOLDINGS LLC	BC1437892	09/07/2021		20211008	621.83
				GALLS PARENT HOLDINGS LLC	BC1442570	09/13/2021		20211008	112.95
							CHECK	465345 TOTAL:	734.78
465346	10/08/2021	PRTD	101351	GILBERT MECHANICAL CONTRACTORS LL	58065	09/07/2021		20211008	1,563.15
							CHECK	465346 TOTAL:	1,563.15
465347	10/08/2021	PRTD	101103	WW GRAINGER	9047338000	09/08/2021		20211008	12.78
				WW GRAINGER	9047965257	09/09/2021		20211008	18.82
				WW GRAINGER	9050232322	09/10/2021		20211008	28.84
				WW GRAINGER	9050443804	09/10/2021		20211008	149.00
							CHECK	465347 TOTAL:	209.44
465348	10/08/2021	PRTD	144412	WINEBOW	MN00100824	09/17/2021		20211008	1,120.00
				WINEBOW	MN00100798	09/17/2021		20211008	1,120.00
				WINEBOW	MN00100926	09/21/2021		20211008	1,374.00
				WINEBOW	MN00100925	09/21/2021		20211008	168.00
				WINEBOW	MN00100812	09/17/2021		20211008	1,120.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				WINEBOW	MN00100913	09/21/2021		20211008	1,050.00
				WINEBOW	MN00100912	09/21/2021		20211008	283.02
				WINEBOW	MN00100914	09/21/2021		20211008	1,229.00
						CHECK	465348 TOTAL:		7,464.02
465349	10/08/2021	PRTD	122093	GROUP HEALTHPLAN INC	107403573	09/09/2021		20211008	428,471.45
				GROUP HEALTHPLAN INC	107376510	09/09/2021		20211008	28,022.19
						CHECK	465349 TOTAL:		456,493.64
465350	10/08/2021	PRTD	141925	GS SYSTEMS INC AND AFFILIATES	INV23705	09/10/2021		20211008	495.00
						CHECK	465350 TOTAL:		495.00
465351	10/08/2021	PRTD	100790	HACH COMPANY	12562387	07/26/2021		20211008	258.48
						CHECK	465351 TOTAL:		258.48
465352	10/08/2021	PRTD	151168	HAMMER SPORTS LLC	564	09/12/2021		20211008	118.00
						CHECK	465352 TOTAL:		118.00
465353	10/08/2021	PRTD	100798	HAYDEN-MURPHY EQUIPMENT COMPANY	R0088301	09/13/2021		20211008	7,900.00
						CHECK	465353 TOTAL:		7,900.00
465354	10/08/2021	PRTD	143563	HEADFLYER BREWING	E-3096	09/21/2021		20211008	126.00
						CHECK	465354 TOTAL:		126.00
465355	10/08/2021	PRTD	103085	HENNEPIN COUNTY ACCOUNTING SERVIC	1000170759	09/15/2021		20211008	1,098.03
						CHECK	465355 TOTAL:		1,098.03
465356	10/08/2021	PRTD	118765	HENRY SCHEIN INC	98597328	09/10/2021		20211008	378.00
						CHECK	465356 TOTAL:		378.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465357	10/08/2021	PRTD	102484	HIRSHFIELDS PAINT MANUFACTURING I	0012200-IN	09/09/2021		20211008	850.32
							CHECK	465357 TOTAL:	850.32
465358	10/08/2021	PRTD	104375	HOHENSTEINS INC	444759	09/21/2021		20211008	66.00
				HOHENSTEINS INC	444258	09/21/2021		20211008	433.50
				HOHENSTEINS INC	444259	09/21/2021		20211008	110.40
				HOHENSTEINS INC	444260	09/21/2021		20211008	1,452.00
				HOHENSTEINS INC	444261	09/21/2021		20211008	742.50
				HOHENSTEINS INC	444262	09/21/2021		20211008	120.00
							CHECK	465358 TOTAL:	2,924.40
465359	10/08/2021	PRTD	100417	HORIZON CHEMICAL CO	210726033-EO	09/08/2021		20211008	211.24
				HORIZON CHEMICAL CO	210903056-EO	09/08/2021		20211008	650.67
							CHECK	465359 TOTAL:	861.91
465360	10/08/2021	PRTD	131544	INDEED BREWING COMPANY MN LLC	105464	09/21/2021		20211008	820.05
				INDEED BREWING COMPANY MN LLC	105451	09/21/2021		20211008	164.80
				INDEED BREWING COMPANY MN LLC	105452	09/21/2021		20211008	697.10
							CHECK	465360 TOTAL:	1,681.95
465361	10/08/2021	PRTD	146407	INGCO INTERNATIONAL	600561	09/10/2021		20211008	400.00
							CHECK	465361 TOTAL:	400.00
465362	10/08/2021	PRTD	150898	INVICTUS BREWING INC	3509	09/16/2021		20211008	186.00
				INVICTUS BREWING INC	3533	09/22/2021		20211008	93.00
							CHECK	465362 TOTAL:	279.00
465363	10/08/2021	PRTD	100823	J & F REDDY RENTS INC	110089-2	09/07/2021		20211008	264.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465363 TOTAL:	264.00
465364	10/08/2021	PRTD	102146	JESSEN PRESS INC	687462	09/13/2021		20211008	447.00
							CHECK	465364 TOTAL:	447.00
465365	10/08/2021	PRTD	121075	JIMMY'S JOHNNYS INC	190855	09/13/2021		20211008	73.12
				JIMMY'S JOHNNYS INC	190856	09/13/2021		20211008	73.12
							CHECK	465365 TOTAL:	146.24
465366	10/08/2021	PRTD	100741	JJ TAYLOR DISTRIBUTING CO OF MINN	3224356	09/22/2021		20211008	1,696.40
				JJ TAYLOR DISTRIBUTING CO OF MINN	3224357	09/22/2021		20211008	64.50
				JJ TAYLOR DISTRIBUTING CO OF MINN	3224354	09/22/2021		20211008	917.00
				JJ TAYLOR DISTRIBUTING CO OF MINN	3224358	09/22/2021		20211008	3,568.40
				JJ TAYLOR DISTRIBUTING CO OF MINN	3169861	06/29/2021		20211008	-316.80
							CHECK	465366 TOTAL:	5,929.50
465367	10/08/2021	PRTD	100835	ARTISAN BEER COMPANY	3497978	09/23/2021		20211008	2,147.30
				ARTISAN BEER COMPANY	3497977	09/23/2021		20211008	40.00
				ARTISAN BEER COMPANY	3497976	09/23/2021		20211008	1,453.90
				ARTISAN BEER COMPANY	3497975	09/23/2021		20211008	2,155.55
							CHECK	465367 TOTAL:	5,796.75
465368	10/08/2021	PRTD	100835	PHILLIPS WINE & SPIRITS	6275864	09/23/2021		20211008	712.48
				PHILLIPS WINE & SPIRITS	6275866	09/23/2021		20211008	1,304.57
				PHILLIPS WINE & SPIRITS	6275867	09/23/2021		20211008	243.57
				PHILLIPS WINE & SPIRITS	6275868	09/23/2021		20211008	68.69
				PHILLIPS WINE & SPIRITS	6275860	09/23/2021		20211008	1,258.09
				PHILLIPS WINE & SPIRITS	6275859	09/23/2021		20211008	224.18
				PHILLIPS WINE & SPIRITS	6275858	09/23/2021		20211008	4,497.39

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				PHILLIPS WINE & SPIRITS	6275857	09/23/2021		20211008	950.29
				PHILLIPS WINE & SPIRITS	6275853	09/23/2021		20211008	1,038.85
				PHILLIPS WINE & SPIRITS	6275854	09/23/2021		20211008	1,051.34
				PHILLIPS WINE & SPIRITS	6275855	09/23/2021		20211008	218.05
				PHILLIPS WINE & SPIRITS	6275856	09/23/2021		20211008	382.38
							CHECK	465368 TOTAL:	11,949.88
465369	10/08/2021	PRTD	100835	WINE MERCHANTS	7347870	09/23/2021		20211008	416.19
				WINE MERCHANTS	7347872	09/23/2021		20211008	604.76
				WINE MERCHANTS	7347871	09/23/2021		20211008	2,462.61
				WINE MERCHANTS	7347869	09/23/2021		20211008	416.19
				WINE MERCHANTS	7347866	09/23/2021		20211008	48.38
				WINE MERCHANTS	7347867	09/23/2021		20211008	4,111.47
				WINE MERCHANTS	7347868	09/23/2021		20211008	416.19
							CHECK	465369 TOTAL:	8,475.79
465370	10/08/2021	PRTD	100835	JOHNSON BROTHERS LIQUOR CO	1887655	09/14/2021		20211008	415.00
				JOHNSON BROTHERS LIQUOR CO	1894661	09/23/2021		20211008	1,997.12
				JOHNSON BROTHERS LIQUOR CO	1894665	09/23/2021		20211008	306.38
				JOHNSON BROTHERS LIQUOR CO	1894657	09/23/2021		20211008	91.00
				JOHNSON BROTHERS LIQUOR CO	1894664	09/23/2021		20211008	517.04
				JOHNSON BROTHERS LIQUOR CO	1894663	09/23/2021		20211008	297.60
				JOHNSON BROTHERS LIQUOR CO	1894662	09/23/2021		20211008	257.09
				JOHNSON BROTHERS LIQUOR CO	1894660	09/23/2021		20211008	1,120.82
				JOHNSON BROTHERS LIQUOR CO	1894659	09/23/2021		20211008	127.08
				JOHNSON BROTHERS LIQUOR CO	1894658	09/23/2021		20211008	905.17
				JOHNSON BROTHERS LIQUOR CO	1894666	09/23/2021		20211008	29.19

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				JOHNSON BROTHERS LIQUOR CO	1894653	09/23/2021		20211008	1,875.19
				JOHNSON BROTHERS LIQUOR CO	1894652	09/23/2021		20211008	205.76
				JOHNSON BROTHERS LIQUOR CO	1894651	09/23/2021		20211008	672.50
				JOHNSON BROTHERS LIQUOR CO	1894650	09/23/2021		20211008	2,013.16
				JOHNSON BROTHERS LIQUOR CO	1894649	09/23/2021		20211008	1,258.68
				JOHNSON BROTHERS LIQUOR CO	1894648	09/23/2021		20211008	759.51
				JOHNSON BROTHERS LIQUOR CO	1894641	09/23/2021		20211008	773.92
				JOHNSON BROTHERS LIQUOR CO	1894642	09/23/2021		20211008	1,820.23
				JOHNSON BROTHERS LIQUOR CO	1894643	09/23/2021		20211008	1,243.93
				JOHNSON BROTHERS LIQUOR CO	1894644	09/23/2021		20211008	594.60
				JOHNSON BROTHERS LIQUOR CO	1894645	09/23/2021		20211008	91.00
				JOHNSON BROTHERS LIQUOR CO	1894646	09/23/2021		20211008	1,558.61
				JOHNSON BROTHERS LIQUOR CO	1894647	09/23/2021		20211008	133.32
				JOHNSON BROTHERS LIQUOR CO	164214	09/16/2021		20211008	-14.16
				JOHNSON BROTHERS LIQUOR CO	164216	09/16/2021		20211008	-3.33
							CHECK	465370 TOTAL:	19,046.41
465371	10/08/2021	PRTD	103409	KELBRO COMPANY	2679329	09/23/2021		20211008	72.40
							CHECK	465371 TOTAL:	72.40
465372	10/08/2021	PRTD	160105	KILLMER ELECTRIC CO., INC.	W16432	09/08/2021		20211008	6,200.96
				KILLMER ELECTRIC CO., INC.	W16470	09/10/2021		20211008	295.80
							CHECK	465372 TOTAL:	6,496.76
465373	10/08/2021	PRTD	100944	KIWI KAI IMPORTS INC	140312	09/21/2021		20211008	923.25
				KIWI KAI IMPORTS INC	140300	09/21/2021		20211008	1,720.75
				KIWI KAI IMPORTS INC	140292	09/21/2021		20211008	913.70

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				KIWI KAI IMPORTS INC	140290	09/21/2021		20211008	1,345.00
						CHECK		465373 TOTAL:	4,902.70
465374	10/08/2021	PRTD	144983	KLEIN UNDERGROUND LLC	53426	09/07/2021		20211008	8,704.75
						CHECK		465374 TOTAL:	8,704.75
465375	10/08/2021	PRTD	133014	SOCCER SHOTS	09-08-2021	09/08/2021		20211008	9,922.00
				SOCCER SHOTS	09-08-2021 #2	09/08/2021		20211008	8,923.00
				SOCCER SHOTS	09-08-2021 #3	09/08/2021		20211008	9,922.00
				SOCCER SHOTS	09-08-2021 #4	09/08/2021		20211008	9,559.00
				SOCCER SHOTS	09-08-2021 #5	09/08/2021		20211008	1,005.00
						CHECK		465375 TOTAL:	39,331.00
465376	10/08/2021	PRTD	100852	LAWSON PRODUCTS INC	9308784013	09/07/2021		20211008	1,256.47
				LAWSON PRODUCTS INC	9308787915	09/08/2021		20211008	27.32
				LAWSON PRODUCTS INC	9308801807	09/12/2021		20211008	2,858.63
				LAWSON PRODUCTS INC	9308801806	09/12/2021		20211008	47.93
				LAWSON PRODUCTS INC	9308801808	09/12/2021		20211008	113.68
				LAWSON PRODUCTS INC	9308805868	09/13/2021		20211008	865.39
						CHECK		465376 TOTAL:	5,169.42
465377	10/08/2021	PRTD	134957	LEACH LAW OFFICE LLC	AUG-2021	08/31/2021		20211008	21,635.40
						CHECK		465377 TOTAL:	21,635.40
465378	10/08/2021	PRTD	101552	LEAGUE OF MINNESOTA CITIES	347900	09/01/2021		20211008	32,476.00
						CHECK		465378 TOTAL:	32,476.00
465379	10/08/2021	PRTD	135867	LIBATION PROJECT	39071	09/21/2021		20211008	283.00
				LIBATION PROJECT	39072	09/21/2021		20211008	534.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				LIBATION PROJECT	39070	09/21/2021		20211008	436.50
						CHECK		465379 TOTAL:	1,253.50
465380	10/08/2021	PRTD	101146	LINGO - FORMERLY IMPACT	608802784	09/16/2021		20211008	98.43
						CHECK		465380 TOTAL:	98.43
465381	10/08/2021	PRTD	146427	LUCID BREWING LLC	11928	09/22/2021		20211008	100.00
				LUCID BREWING LLC	11908	09/22/2021		20211008	50.00
				LUCID BREWING LLC	11927	09/22/2021		20211008	142.00
						CHECK		465381 TOTAL:	292.00
465382	10/08/2021	PRTD	141916	LUPULIN BREWING COMPANY	40244	09/21/2021		20211008	195.00
				LUPULIN BREWING COMPANY	40250	09/21/2021		20211008	195.00
				LUPULIN BREWING COMPANY	40249	09/21/2021		20211008	110.70
						CHECK		465382 TOTAL:	500.70
465383	10/08/2021	PRTD	160190	MAGNACHARGE BATTERY (USA) INC	M11343	09/08/2021		20211008	1,035.96
						CHECK		465383 TOTAL:	1,035.96
465384	10/08/2021	PRTD	134063	MANSFIELD OIL COMPANY	22587207	09/07/2021		20211008	12,245.54
				MANSFIELD OIL COMPANY	22587208	09/07/2021		20211008	1,254.85
						CHECK		465384 TOTAL:	13,500.39
465385	10/08/2021	PRTD	122554	MATHESON TRI-GAS INC	0024200307	09/13/2021		20211008	1,508.95
						CHECK		465385 TOTAL:	1,508.95
465386	10/08/2021	PRTD	141215	MAVERICK WINE LLC	INV645375	09/21/2021		20211008	520.50
				MAVERICK WINE LLC	INV646440	09/21/2021		20211008	364.44
				MAVERICK WINE LLC	INV646441	09/21/2021		20211008	428.46
				MAVERICK WINE LLC	INV646438	09/21/2021		20211008	359.04

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				MAVERICK WINE LLC	INV646437	09/21/2021		20211008	105.48
							CHECK	465386 TOTAL:	1,777.92
465387	10/08/2021	PRTD	130477	MCDONALD DISTRIBUTING COMPANY	599256	09/22/2021		20211008	1,498.00
				MCDONALD DISTRIBUTING COMPANY	599255	09/22/2021		20211008	104.00
				MCDONALD DISTRIBUTING COMPANY	599249	09/22/2021		20211008	1,137.30
				MCDONALD DISTRIBUTING COMPANY	599251	09/22/2021		20211008	84.00
				MCDONALD DISTRIBUTING COMPANY	599252	09/22/2021		20211008	2,557.80
				MCDONALD DISTRIBUTING COMPANY	599253	09/22/2021		20211008	42.00
							CHECK	465387 TOTAL:	5,423.10
465388	10/08/2021	PRTD	101483	MENARDS INC	45710	09/09/2021		20211008	369.10
				MENARDS INC	46679	09/13/2021		20211008	41.65
				MENARDS INC	46463	09/09/2021		20211008	43.25
				MENARDS INC	46477	09/09/2021		20211008	24.98
				MENARDS INC	46467	09/09/2021		20211008	28.77
				MENARDS INC	46542	09/10/2021		20211008	142.24
				MENARDS INC	45813	08/27/2021		20211008	21.72
				MENARDS INC	45713	08/26/2021		20211008	25.73
							CHECK	465388 TOTAL:	697.44
465389	10/08/2021	PRTD	138732	TRADITION WINE & SPIRITS LLC	28239	09/21/2021		20211008	1,224.00
							CHECK	465389 TOTAL:	1,224.00
465390	10/08/2021	PRTD	104650	MICRO CENTER	8861535	09/07/2021		20211008	200.86
							CHECK	465390 TOTAL:	200.86

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465391	10/08/2021	PRTD	127639	MIDWAY FORD COMPANY	129874	07/20/2021	22100010	20211008	38,270.92
						CHECK	465391 TOTAL:		38,270.92
465392	10/08/2021	PRTD	100890	HILLTOP ENTERPRISES INC	100384	09/07/2021		20211008	5,700.00
				HILLTOP ENTERPRISES INC	100385	09/07/2021		20211008	5,975.00
						CHECK	465392 TOTAL:		11,675.00
465393	10/08/2021	PRTD	101161	MIDWEST CHEMICAL SUPPLY INC	44090	09/10/2021		20211008	1,347.95
						CHECK	465393 TOTAL:		1,347.95
465394	10/08/2021	PRTD	160177	MIDWEST MECHANICAL SUPPLY INC	P19947-1	09/13/2021		20211008	998.84
						CHECK	465394 TOTAL:		998.84
465395	10/08/2021	PRTD	145395	MILK AND HONEY LLC	9202	09/23/2021		20211008	198.00
						CHECK	465395 TOTAL:		198.00
465396	10/08/2021	PRTD	100913	MINNEAPOLIS & SUBURBAN SEWER & WA	36254	09/08/2021		20211008	5,000.00
						CHECK	465396 TOTAL:		5,000.00
465397	10/08/2021	PRTD	127062	MINNEHAHA BUILDING MAINTENANCE IN	180188004	09/05/2021		20211008	24.73
				MINNEHAHA BUILDING MAINTENANCE IN	180188003	09/05/2021		20211008	12.90
				MINNEHAHA BUILDING MAINTENANCE IN	180188005	09/05/2021		20211008	36.56
						CHECK	465397 TOTAL:		74.19
465398	10/08/2021	PRTD	136248	MINNESOTA EQUIPMENT INC	P56663	09/11/2021		20211008	18.55
				MINNESOTA EQUIPMENT INC	P56664	09/11/2021		20211008	257.94
						CHECK	465398 TOTAL:		276.49
465399	10/08/2021	PRTD	128914	BJKK DEVELOPMENT	31728	09/10/2021		20211008	59.00
				BJKK DEVELOPMENT	31729	09/10/2021		20211008	562.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				BJKK DEVELOPMENT	31713	09/09/2021		20211008	141.00
				BJKK DEVELOPMENT	31714	09/09/2021		20211008	32.00
						CHECK		465399 TOTAL:	794.00
465400	10/08/2021	PRTD	138171	MOBOTREX INC	25320	09/08/2021		20211008	2,322.00
						CHECK		465400 TOTAL:	2,322.00
465401	10/08/2021	PRTD	140955	MODIST BREWING LLC	E-25349	09/21/2021		20211008	500.75
				MODIST BREWING LLC	E-25350	09/21/2021		20211008	332.00
				MODIST BREWING LLC	E-25348	09/21/2021		20211008	332.00
						CHECK		465401 TOTAL:	1,164.75
465402	10/08/2021	PRTD	122019	MOORE CREATIVE TALENT INC	147209	06/29/2021		20211008	840.00
				MOORE CREATIVE TALENT INC	147210	09/26/2021		20211008	1,320.00
						CHECK		465402 TOTAL:	2,160.00
465403	10/08/2021	PRTD	100912	MOTOROLA INC	16160577	09/08/2021		20211008	18,441.13
						CHECK		465403 TOTAL:	18,441.13
465404	10/08/2021	PRTD	100906	MTI DISTRIBUTING INC	1322511-00	09/09/2021		20211008	453.84
						CHECK		465404 TOTAL:	453.84
465405	10/08/2021	PRTD	142251	MUNICI-PALS	2021 Workshop	09/07/2021		20211008	240.00
						CHECK		465405 TOTAL:	240.00
465406	10/08/2021	PRTD	160072	NORTHERN AIR CORPORATION	188447	09/08/2021		20211008	82.75
						CHECK		465406 TOTAL:	82.75
465407	10/08/2021	PRTD	100076	NEW FRANCE WINE CO	178532	09/22/2021		20211008	252.00
				NEW FRANCE WINE CO	178530	09/22/2021		20211008	1,968.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				NEW FRANCE WINE CO	178539	09/22/2021		20211008	1,382.00
				NEW FRANCE WINE CO	178531	09/22/2021		20211008	684.00
						CHECK		465407 TOTAL:	4,286.00
465408	10/08/2021	PRTD	104350	NIKE USA INC	9608985399	09/09/2021		20211008	162.15
						CHECK		465408 TOTAL:	162.15
465409	10/08/2021	PRTD	104232	NORTHERN SAFETY TECHNOLOGY INC	52827	09/07/2021		20211008	115.35
						CHECK		465409 TOTAL:	115.35
465410	10/08/2021	PRTD	999995	Ridge Construction LLC	ED173128-REFUND	10/01/2021		20211008	10,000.00
						CHECK		465410 TOTAL:	10,000.00
465411	10/08/2021	PRTD	999994	Action Roofing Siding	ED191378-REFUND	10/01/2021		20211008	40.85
						CHECK		465411 TOTAL:	40.85
465412	10/08/2021	PRTD	999994	Capital Construction	ED192393-REFUND	09/30/2021		20211008	560.50
						CHECK		465412 TOTAL:	560.50
465413	10/08/2021	PRTD	999996	Chicks with Sticks	645961 - REFUND	09/30/2021		20211008	49.80
						CHECK		465413 TOTAL:	49.80
465414	10/08/2021	PRTD	999996	Jesse Dodge	1168144 - REFUND	10/01/2021		20211008	72.00
						CHECK		465414 TOTAL:	72.00
465415	10/08/2021	PRTD	999993	Julie Norgen	25612	09/30/2021		20211008	342.41
						CHECK		465415 TOTAL:	342.41
465416	10/08/2021	PRTD	999993	Julie Norgren	25844	10/04/2021		20211008	432.05

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
						CHECK		465416 TOTAL:	432.05
465417	10/08/2021	PRTD	999997	Richard Haddad	25845	10/04/2021		20211008	4,000.13
						CHECK		465417 TOTAL:	4,000.13
465418	10/08/2021	PRTD	104950	PACE ANALYTICAL SERVICES LLC	21100347192	09/08/2021		20211008	357.00
						CHECK		465418 TOTAL:	357.00
465419	10/08/2021	PRTD	141248	PAPER ROLL PRODUCTS LLC	170080	09/08/2021		20211008	964.95
						CHECK		465419 TOTAL:	964.95
465420	10/08/2021	PRTD	100945	PEPSI-COLA COMPANY	48455555	09/18/2021		20211008	390.70
				PEPSI-COLA COMPANY	50692959	09/17/2021		20211008	590.40
				PEPSI-COLA COMPANY	LF210217640556	10/03/2021		20211008	4.26
						CHECK		465420 TOTAL:	985.36
465421	10/08/2021	PRTD	149249	PEQUOD DISTRIBUTING	W-118307	09/23/2021		20211008	825.50
						CHECK		465421 TOTAL:	825.50
465422	10/08/2021	PRTD	160131	PER MAR SECURITY AND RESEARCH COR	2597739	09/08/2021		20211008	222.00
				PER MAR SECURITY AND RESEARCH COR	2597740	09/08/2021		20211008	205.29
				PER MAR SECURITY AND RESEARCH COR	2597741	09/08/2021		20211008	222.00
				PER MAR SECURITY AND RESEARCH COR	2597738	09/08/2021		20211008	253.44
				PER MAR SECURITY AND RESEARCH COR	2597737	09/08/2021		20211008	157.50
						CHECK		465422 TOTAL:	1,060.23
465423	10/08/2021	PRTD	119620	POMP'S TIRE SERVICE INC	210549918	09/10/2021		20211008	1,116.00
				POMP'S TIRE SERVICE INC	210549617	09/10/2021		20211008	226.60
						CHECK		465423 TOTAL:	1,342.60

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465424	10/08/2021	PRTD	105690	PRO-TEC DESIGN INC	95604	02/26/2020		20211008	1,824.93
						CHECK		465424 TOTAL:	1,824.93
465425	10/08/2021	PRTD	143618	PRYES BREWING COMPANY LLC	W-27530	09/22/2021		20211008	624.00
				PRYES BREWING COMPANY LLC	W-27528	09/22/2021		20211008	585.00
				PRYES BREWING COMPANY LLC	W-27529	09/22/2021		20211008	585.00
						CHECK		465425 TOTAL:	1,794.00
465426	10/08/2021	PRTD	143753	PUGLEASA	IN00120848	09/02/2021		20211008	2,789.00
						CHECK		465426 TOTAL:	2,789.00
465427	10/08/2021	PRTD	112097	PUMP & METER SERVICE	34381-1	09/08/2021		20211008	87.00
						CHECK		465427 TOTAL:	87.00
465428	10/08/2021	PRTD	135833	QUALITY FORKLIFT SALES AND SERVIC	P00277	09/13/2021		20211008	811.99
						CHECK		465428 TOTAL:	811.99
465429	10/08/2021	PRTD	160142	QUINLIVAN & HUGHES, PA	151373	09/08/2021		20211008	1,994.20
						CHECK		465429 TOTAL:	1,994.20
465430	10/08/2021	PRTD	104643	RECREATION SUPPLY COMPANY INC	439624	09/10/2021		20211008	181.56
						CHECK		465430 TOTAL:	181.56
465431	10/08/2021	PRTD	100977	RICHFIELD PLUMBING COMPANY	82924	09/08/2021		20211008	1,192.00
						CHECK		465431 TOTAL:	1,192.00
465432	10/08/2021	PRTD	100980	ROBERT B HILL COMPANY	393992	09/13/2021		20211008	217.19
						CHECK		465432 TOTAL:	217.19

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465433	10/08/2021	PRTD	101659	ORKIN	215700380	09/07/2021		20211008	142.36
						CHECK		465433 TOTAL:	142.36
465434	10/08/2021	PRTD	140989	S M HENTGES & SONS INC	02-R	09/01/2021		20211008	153,986.86
						CHECK		465434 TOTAL:	153,986.86
465435	10/08/2021	PRTD	151777	SCHREIBER MULLANEY CONSTRUCTION C	1852-21-05	07/15/2021		20211008	11,569.74
						CHECK		465435 TOTAL:	11,569.74
465436	10/08/2021	PRTD	132210	RUSCIANO GROUP	67126	09/07/2021		20211008	755.00
				RUSCIANO GROUP	67137	09/10/2021		20211008	755.00
						CHECK		465436 TOTAL:	1,510.00
465437	10/08/2021	PRTD	100995	SHORT-ELLIOT-HENDRICKSON INCORPOR	411332	09/13/2021		20211008	10,047.09
						CHECK		465437 TOTAL:	10,047.09
465438	10/08/2021	PRTD	100995	SHORT-ELLIOT-HENDRICKSON INCORPOR	411330	09/13/2021		20211008	30,209.32
				SHORT-ELLIOT-HENDRICKSON INCORPOR	411334	09/13/2021		20211008	3,949.10
				SHORT-ELLIOT-HENDRICKSON INCORPOR	411213	09/13/2021	22100003	20211008	919.19
						CHECK		465438 TOTAL:	35,077.61
465439	10/08/2021	PRTD	111824	SIDEKICK INC	1071	09/09/2021		20211008	4,852.30
						CHECK		465439 TOTAL:	4,852.30
465440	10/08/2021	PRTD	120784	WALSH GRAPHICS INC	16487	09/07/2021		20211008	100.00
				WALSH GRAPHICS INC	16464	09/10/2021		20211008	981.72
				WALSH GRAPHICS INC	16514	09/10/2021		20211008	185.00
						CHECK		465440 TOTAL:	1,266.72

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CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465441	10/08/2021	PRTD	137482	SITEONE LANDSCAPE SUPPLY LLC	112735383-001	09/08/2021		20211008	47.44
				SITEONE LANDSCAPE SUPPLY LLC	112731125-001	09/08/2021		20211008	11.73
				SITEONE LANDSCAPE SUPPLY LLC	112793750-001	09/10/2021		20211008	129.51
							CHECK	465441 TOTAL:	188.68
465442	10/08/2021	PRTD	127878	SOUTHERN GLAZERS WINE & SPIRITS L	9276407	07/23/2021		20211008	-144.00
				SOUTHERN GLAZERS WINE & SPIRITS L	2127422	09/22/2021		20211008	2,170.80
				SOUTHERN GLAZERS WINE & SPIRITS L	9276406	07/23/2021		20211008	-140.00
				SOUTHERN GLAZERS WINE & SPIRITS L	2127423	09/22/2021		20211008	227.20
				SOUTHERN GLAZERS WINE & SPIRITS L	2127424	09/22/2021		20211008	1,091.60
				SOUTHERN GLAZERS WINE & SPIRITS L	2127421	09/22/2021		20211008	193.60
				SOUTHERN GLAZERS WINE & SPIRITS L	2127412	09/22/2021		20211008	96.80
				SOUTHERN GLAZERS WINE & SPIRITS L	2127413	09/22/2021		20211008	198.53
				SOUTHERN GLAZERS WINE & SPIRITS L	2127414	09/22/2021		20211008	197.60
				SOUTHERN GLAZERS WINE & SPIRITS L	2127419	09/22/2021		20211008	250.80
				SOUTHERN GLAZERS WINE & SPIRITS L	2127416	09/22/2021		20211008	193.60
				SOUTHERN GLAZERS WINE & SPIRITS L	2127420	09/22/2021		20211008	1,067.60
				SOUTHERN GLAZERS WINE & SPIRITS L	2127417	09/22/2021		20211008	524.00
				SOUTHERN GLAZERS WINE & SPIRITS L	2127418	09/22/2021		20211008	198.80
				SOUTHERN GLAZERS WINE & SPIRITS L	9276405	07/23/2021		20211008	-110.00
				SOUTHERN GLAZERS WINE & SPIRITS L	9301185	09/23/2021		20211008	-112.00
							CHECK	465442 TOTAL:	5,904.93
465443	10/08/2021	PRTD	134700	SPOK INC	E0319246U	09/07/2021		20211008	130.41
							CHECK	465443 TOTAL:	130.41

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CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465444	10/08/2021	PRTD	133068	STEEL TOE BREWING LLC	42313	09/22/2021		20211008	291.00
				STEEL TOE BREWING LLC	42315	09/22/2021		20211008	165.00
				STEEL TOE BREWING LLC	42314	09/22/2021		20211008	159.00
							CHECK	465444 TOTAL:	615.00
465445	10/08/2021	PRTD	100136	STERLING CUT GLASS	0517126-IN	09/07/2021		20211008	1,068.52
							CHECK	465445 TOTAL:	1,068.52
465446	10/08/2021	PRTD	101015	STREICHERS INC	I1523670	09/10/2021		20211008	10.99
							CHECK	465446 TOTAL:	10.99
465447	10/08/2021	PRTD	143566	WOODS, MINDY A	0000072	09/02/2021		20211008	260.00
				WOODS, MINDY A	0000071	09/02/2021		20211008	65.00
							CHECK	465447 TOTAL:	325.00
465448	10/08/2021	PRTD	105874	SUBURBAN TIRE WHOLESALE INC	10181145	09/10/2021		20211008	216.00
							CHECK	465448 TOTAL:	216.00
465449	10/08/2021	PRTD	104932	TAYLOR MADE	35335988	09/14/2021		20211008	384.55
				TAYLOR MADE	35344596	09/21/2021		20211008	1,049.24
							CHECK	465449 TOTAL:	1,433.79
465450	10/08/2021	PRTD	145168	TAYLOR SALES LLC	862021	08/06/2021		20211008	400.00
							CHECK	465450 TOTAL:	400.00
465451	10/08/2021	PRTD	123129	TIMESAVER OFF SITE SECRETARIAL IN	M26717	09/13/2021		20211008	669.00
							CHECK	465451 TOTAL:	669.00
465452	10/08/2021	PRTD	148022	TOTAL COATING SOLUTIONS	1044	09/07/2021	22100036	20211008	26,800.00

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CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465452 TOTAL:	26,800.00
465453	10/08/2021	PRTD	138581	TRUST IN US LLC	91521	09/10/2021		20211008	20.00
				TRUST IN US LLC	91512	09/09/2021		20211008	230.00
							CHECK	465453 TOTAL:	250.00
465454	10/08/2021	PRTD	102150	TWIN CITY SEED CO	50534	09/07/2021		20211008	150.00
							CHECK	465454 TOTAL:	150.00
465455	10/08/2021	PRTD	103973	ULINE INC	138042621	09/07/2021		20211008	136.49
				ULINE INC	138472901	09/09/2021		20211008	62.72
							CHECK	465455 TOTAL:	199.21
465456	10/08/2021	PRTD	140009	US KIDS GOLF LLC	IN2028042	09/09/2021		20211008	3,452.19
							CHECK	465456 TOTAL:	3,452.19
465457	10/08/2021	PRTD	103500	VALLEY PAVING INC	ENG 21-2 #6	09/10/2021		20211008	776,263.59
							CHECK	465457 TOTAL:	776,263.59
465458	10/08/2021	PRTD	102970	VERIZON WIRELESS SERVICES LLC	21398535-30973946	09/08/2021		20211008	50.00
							CHECK	465458 TOTAL:	50.00
465459	10/08/2021	PRTD	101066	VIKING ELECTRIC SUPPLY	S005056607.001	09/08/2021		20211008	62.10
				VIKING ELECTRIC SUPPLY	S005059773.001	09/08/2021		20211008	86.70
							CHECK	465459 TOTAL:	148.80
465460	10/08/2021	PRTD	119454	VINOCOPIA INC	0287341-IN	09/23/2021		20211008	221.67
				VINOCOPIA INC	0287343-IN	09/23/2021		20211008	153.25
				VINOCOPIA INC	0287342-IN	09/23/2021		20211008	169.00
				VINOCOPIA INC	0287340-IN	09/23/2021		20211008	66.50

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CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				VINOCOPIA INC	0287344-IN	09/23/2021		20211008	803.75
						CHECK		465460 TOTAL:	1,414.17
465461	10/08/2021	PRTD	100183	WASHINGTON COUNTY	193750	09/15/2021		20211008	1,596.67
						CHECK		465461 TOTAL:	1,596.67
465462	10/08/2021	PRTD	135181	WATERFORD OIL CO INC	134621	09/08/2021		20211008	382.35
						CHECK		465462 TOTAL:	382.35
465463	10/08/2021	PRTD	146118	WINDLAND, KATHRINE KRISTI	417	09/07/2021		20211008	643.20
						CHECK		465463 TOTAL:	643.20
465464	10/08/2021	PRTD	101033	WINE COMPANY	183980	09/22/2021		20211008	2,431.10
				WINE COMPANY	183978	09/22/2021		20211008	2,946.33
				WINE COMPANY	183979	09/22/2021		20211008	2,068.05
						CHECK		465464 TOTAL:	7,445.48
465465	10/08/2021	PRTD	124503	WINSUPPLY EDEN PRAIRIE MN CO	216305 01	09/09/2021		20211008	11.84
						CHECK		465465 TOTAL:	11.84
465466	10/08/2021	PRTD	118395	WITMER PUBLIC SAFETY GROUP INC	X2152391.001	09/11/2021		20211008	52.60
				WITMER PUBLIC SAFETY GROUP INC	X2152391	09/13/2021		20211008	578.60
						CHECK		465466 TOTAL:	631.20
465467	10/08/2021	PRTD	142162	WOODEN HILL BREWING COMPANY LLC	2974	09/17/2021		20211008	153.00
				WOODEN HILL BREWING COMPANY LLC	2973	09/17/2021		20211008	316.50
				WOODEN HILL BREWING COMPANY LLC	2975	09/17/2021		20211008	269.10
				WOODEN HILL BREWING COMPANY LLC	2984	09/22/2021		20211008	262.80
				WOODEN HILL BREWING COMPANY LLC	2983	09/22/2021		20211008	472.20

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CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465467 TOTAL:	1,473.60
465468	10/08/2021	PRTD	105740	WSB & ASSOCIATES	R-018471-000-2	09/07/2021		20211008	14,141.75
				WSB & ASSOCIATES	R-017897-000-4	09/07/2021		20211008	36,745.25
				WSB & ASSOCIATES	R-017423-000-8	09/07/2021		20211008	1,508.00
							CHECK	465468 TOTAL:	52,395.00
465469	10/08/2021	PRTD	160077	YETI HOLDINGS, INC	991645050	09/13/2021		20211008	194.99
							CHECK	465469 TOTAL:	194.99
465470	10/08/2021	PRTD	130618	CHANHASSEN AUTO CENTERS LLC	21971	09/01/2021		20211008	8,031.41
							CHECK	465470 TOTAL:	8,031.41
					NUMBER OF CHECKS 193		***	CASH ACCOUNT TOTAL ***	3,262,296.28

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	193	3,262,296.28

*** GRAND TOTAL *** 3,262,296.28

A/P CASH DISBURSEMENTS JOURNAL

JOURNAL ENTRIES TO BE CREATED

FUND	SUB FUND	DUE TO	DUE FR
1000 General			299,391.84
2300 Pedestrian and Cyclist Safety			15,909.13
2400 Arts and Culture			600.00
2600 Housing & Redvlpmt Authority			4,324.96
2600 Housing & Redvlpmt Authority			626,807.92
2600 Housing & Redvlpmt Authority			5,858.53
2600 Housing & Redvlpmt Authority			542.50
4000 Capital Projects			60,295.94
4200 Equipment Replacement			5,370.00
4400 PIR Capital Projects			283,548.76
5100 Art Center			116.82
5200 Braemar Golf Course			35,607.87
5400 Edinborough Park			10,884.10
5500 Braemar Arena			67,890.11
5600 Braemar Field			1,507.38
5700 Centennial Lakes			4,857.47
5800 Liquor			260,487.18
5900 Utility Fund			82,456.41
5900 Utility Fund			60,563.78
5900 Utility Fund			185,629.88
5900 Utility Fund			90,381.79
6000 Risk Management			995.33
6100 Equipment Operations			8,956.79
6200 Information Technology			2,211.87
6300 Facilities Management			260.01
7100 PS Training Facility			14,855.68
7200 MN Task Force 1			8,533.97
9000 Payroll			17,732.03
9999 Pooled Cash Fund		2,156,578.05	
	TOTAL	2,156,578.05	2,156,578.05

** END OF REPORT - Generated by Lonnia Jefferson **

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CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
4	10/04/2021	WIRE	124942	WEST HENNEPIN AFFORDABLE HOUSING	5928EWING	10/04/2021		20211004	259,300.00
						CHECK		4 TOTAL:	259,300.00
643	10/07/2021	WIRE	124942	WEST HENNEPIN AFFORDABLE HOUSING	6432JOSEPHINE	09/08/2021			365,700.00
						CHECK		643 TOTAL:	365,700.00
465471	10/15/2021	PRTD	105476	ACE TRAILER SALES	447811	09/13/2021		20211015	180.90
						CHECK		465471 TOTAL:	180.90
465472	10/15/2021	PRTD	135922	ACUSHNET COMPANY	911690003	08/20/2021		20211015	56.64
				ACUSHNET COMPANY	911692420	08/21/2021		20211015	124.90
						CHECK		465472 TOTAL:	181.54
465473	10/15/2021	PRTD	140318	ADVANCED ELEMENTS, INC	76388	09/14/2021		20211015	20,280.57
				ADVANCED ELEMENTS, INC	76387	09/14/2021		20211015	633.95
				ADVANCED ELEMENTS, INC	76565	09/14/2021		20211015	9,003.25
						CHECK		465473 TOTAL:	29,917.77
465474	10/15/2021	PRTD	160095	AM CRAFT SPIRITS SALES & MARKETIN	13098	09/29/2021		20211015	67.09
				AM CRAFT SPIRITS SALES & MARKETIN	13097	09/29/2021		20211015	112.09
						CHECK		465474 TOTAL:	179.18
465475	10/15/2021	PRTD	141960	AMAZON CAPITAL SERVICES	1HX1-NCJL-1DM9	09/07/2021		20211015	504.00
				AMAZON CAPITAL SERVICES	1V3T-V3WR-3YCJ	09/14/2021		20211015	112.68
				AMAZON CAPITAL SERVICES	1FMT-R17C-4HMR	09/14/2021		20211015	79.26
				AMAZON CAPITAL SERVICES	1DRR-GN39-4XC7	09/14/2021		20211015	18.00
				AMAZON CAPITAL SERVICES	1LR1-JDGY-KKGQ	09/14/2021		20211015	177.08
				AMAZON CAPITAL SERVICES	1FMT-R17C-F4XX	09/14/2021		20211015	67.91
				AMAZON CAPITAL SERVICES	1MTN-P7HM-H3XJ	09/14/2021		20211015	103.98

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				AMAZON CAPITAL SERVICES	1NXW-91D4-H4VX	09/14/2021		20211015	385.29
				AMAZON CAPITAL SERVICES	1FJ4-NHTW-HD64	09/14/2021		20211015	107.00
				AMAZON CAPITAL SERVICES	1NMG-4Q6K-DK9P	09/15/2021		20211015	22.99
				AMAZON CAPITAL SERVICES	1NMG-4Q6K-DNH6	09/15/2021		20211015	37.56
				AMAZON CAPITAL SERVICES	1M6N-QYG7-6GGV	09/16/2021		20211015	133.32
				AMAZON CAPITAL SERVICES	1LHL-9V7R-994Y	09/16/2021		20211015	30.10
				AMAZON CAPITAL SERVICES	1YWH-Q7RH-C6HT	09/16/2021		20211015	129.98
				AMAZON CAPITAL SERVICES	1M6N-QYG7-C74G	09/16/2021		20211015	210.41
				AMAZON CAPITAL SERVICES	1Y96-63V1-KJGC	09/16/2021		20211015	291.86
				AMAZON CAPITAL SERVICES	1NMG-4Q6K-YQRY	09/17/2021		20211015	39.66
				AMAZON CAPITAL SERVICES	1YWH-Q7RH-W176	09/17/2021		20211015	53.99
				AMAZON CAPITAL SERVICES	16DK-4RX4-LX3T	09/19/2021		20211015	237.39
				AMAZON CAPITAL SERVICES	1G3P-QGVY-PJ4G	09/19/2021		20211015	270.42
				AMAZON CAPITAL SERVICES	1VFY-CC7W-WX6N	09/19/2021		20211015	11.99
				AMAZON CAPITAL SERVICES	16TR-7CTN-HVNQ	09/20/2021		20211015	90.47
				AMAZON CAPITAL SERVICES	11FQ-LT69-DYF3	09/20/2021		20211015	101.07
				AMAZON CAPITAL SERVICES	1N4D-RHTT-LCK6	09/26/2021		20211015	42.35
				AMAZON CAPITAL SERVICES	177L-N6Q3-LJP4	09/26/2021		20211015	11.80
				AMAZON CAPITAL SERVICES	13G1-MMW9-HQ4Q	09/02/2021		20211015	764.17
							CHECK	465475 TOTAL:	4,034.73
465476	10/15/2021	PRTD	151441	ARAMARK UNIFORM AND CAREER APPEAL	1005144510	09/15/2021		20211015	469.81
							CHECK	465476 TOTAL:	469.81
465477	10/15/2021	PRTD	151756	ARBEITER BREWING COMPANY LLC	446	09/30/2021		20211015	96.00
							CHECK	465477 TOTAL:	96.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465478	10/15/2021	PRTD	102774	ASPEN WASTE SYSTEMS OF MINNESOTA	S1405453-100121	10/01/2021		20211015	2,337.42
				ASPEN WASTE SYSTEMS OF MINNESOTA	S1422086-100121	10/01/2021		20211015	5,856.96
				ASPEN WASTE SYSTEMS OF MINNESOTA	S1406543-100121	10/01/2021		20211015	6,522.66
				ASPEN WASTE SYSTEMS OF MINNESOTA	S1146354-100121	10/01/2021		20211015	264.05
							CHECK	465478 TOTAL:	14,981.09
465479	10/15/2021	PRTD	100643	BARR ENGINEERING CO	23270354.00-274	09/14/2021		20211015	13,545.00
							CHECK	465479 TOTAL:	13,545.00
465480	10/15/2021	PRTD	101355	BELLBOY CORPORATION	0091286700	09/16/2021		20211015	7,714.03
				BELLBOY CORPORATION	0091516700	09/30/2021		20211015	3,756.45
				BELLBOY CORPORATION	0091516300	09/30/2021		20211015	89.55
				BELLBOY CORPORATION	0091517200	09/30/2021		20211015	1,062.75
				BELLBOY CORPORATION	0091515900	09/30/2021		20211015	209.55
				BELLBOY CORPORATION	0091516100	09/30/2021		20211015	209.55
				BELLBOY CORPORATION	0104011200	09/30/2021		20211015	59.32
				BELLBOY CORPORATION	0091516200	09/30/2021		20211015	89.55
				BELLBOY CORPORATION	0091547600	09/30/2021		20211015	3,749.55
				BELLBOY CORPORATION	0091516000	09/30/2021		20211015	209.55
				BELLBOY CORPORATION	0104011100	09/30/2021		20211015	227.34
							CHECK	465480 TOTAL:	17,377.19
465481	10/15/2021	PRTD	160009	APH STORES, INC	406002724	09/16/2021		20211015	201.00
							CHECK	465481 TOTAL:	201.00
465482	10/15/2021	PRTD	143097	BERRY DUNN MCNEIL & PARKER LLC	407172	09/20/2021		20211015	340.00
							CHECK	465482 TOTAL:	340.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465483	10/15/2021	PRTD	142153	BLACK STACK BREWING INC	14557	09/30/2021		20211015	387.00
				BLACK STACK BREWING INC	14556	09/30/2021		20211015	261.00
							CHECK	465483 TOTAL:	648.00
465484	10/15/2021	PRTD	122688	BMK SOLUTIONS	162640	12/16/2020		20211015	48.01
							CHECK	465484 TOTAL:	48.01
465485	10/15/2021	PRTD	105367	BOUND TREE MEDICAL LLC	84207219	09/14/2021		20211015	1,338.40
				BOUND TREE MEDICAL LLC	84214701	09/20/2021		20211015	2,627.51
							CHECK	465485 TOTAL:	3,965.91
465486	10/15/2021	PRTD	119351	BOURGET IMPORTS	181145	09/28/2021		20211015	938.75
				BOURGET IMPORTS	181146	09/28/2021		20211015	1,930.25
				BOURGET IMPORTS	181149	09/28/2021		20211015	377.25
							CHECK	465486 TOTAL:	3,246.25
465487	10/15/2021	PRTD	117040	BOYER FORD TRUCKS INC	008P3108	09/14/2021		20211015	477.86
				BOYER FORD TRUCKS INC	005P6899	09/15/2021		20211015	6.97
				BOYER FORD TRUCKS INC	008P3315	09/21/2021		20211015	-44.88
							CHECK	465487 TOTAL:	439.95
465488	10/15/2021	PRTD	117040	ALLIANCE PARTS TRUCK AND TRAILER	007P15452	09/16/2021		20211015	613.71
							CHECK	465488 TOTAL:	613.71
465489	10/15/2021	PRTD	142566	BRASS FOUNDRY BREWING CO	E-7263	09/29/2021		20211015	128.00
							CHECK	465489 TOTAL:	128.00
465490	10/15/2021	PRTD	124291	BREAKTHRU BEVERAGE MINNESOTA WINE	341210165	09/29/2021		20211015	5,874.15
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210163	09/29/2021		20211015	38.05

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210167	09/29/2021		20211015	169.25
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210166	09/29/2021		20211015	77.15
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210161	09/29/2021		20211015	2,325.88
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210164	09/29/2021		20211015	4,099.79
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210141	09/29/2021		20211015	119.30
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210142	09/29/2021		20211015	2,217.50
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210143	09/29/2021		20211015	1,873.47
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210162	09/29/2021		20211015	178.95
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210144	09/29/2021		20211015	2,488.98
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210168	09/29/2021		20211015	1,674.93
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210170	09/29/2021		20211015	2,831.00
				BREAKTHRU BEVERAGE MINNESOTA WINE	341210169	09/29/2021		20211015	1,308.27
							CHECK	465490 TOTAL:	25,276.67
465491	10/15/2021	PRTD	124529	BREAKTHRU BEVERAGE MINNESOTA BEER	340991449	09/07/2021		20211015	6,222.85
				BREAKTHRU BEVERAGE MINNESOTA BEER	341080397	09/14/2021		20211015	5,052.10
				BREAKTHRU BEVERAGE MINNESOTA BEER	341143283	09/21/2021		20211015	3,643.25
				BREAKTHRU BEVERAGE MINNESOTA BEER	341143284	09/21/2021		20211015	259.50
				BREAKTHRU BEVERAGE MINNESOTA BEER	341143296	09/21/2021		20211015	83.10
				BREAKTHRU BEVERAGE MINNESOTA BEER	341143298	09/21/2021		20211015	1,634.00
				BREAKTHRU BEVERAGE MINNESOTA BEER	341271499	09/28/2021		20211015	3,201.40
							CHECK	465491 TOTAL:	20,096.20
465492	10/15/2021	PRTD	100669	BRYAN ROCK PRODUCTS INC	49960	09/15/2021		20211015	617.27
							CHECK	465492 TOTAL:	617.27
465493	10/15/2021	PRTD	100648	BERTELSON BROTHERS INC	IN-47305	09/14/2021		20211015	29.00
				BERTELSON BROTHERS INC	IN-47303	09/14/2021		20211015	25.90

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
						CHECK		465493 TOTAL:	54.90
465494	10/15/2021	PRTD	102149	CALLAWAY GOLF	933726001	08/25/2021		20211015	407.48
				CALLAWAY GOLF	933191218	05/13/2021		20211015	262.33
				CALLAWAY GOLF	933191251	05/13/2021		20211015	158.39
				CALLAWAY GOLF	933426970	06/21/2021		20211015	225.48
				CALLAWAY GOLF	933468239	06/26/2021		20211015	496.80
						CHECK		465494 TOTAL:	1,550.48
465495	10/15/2021	PRTD	119455	CAPITOL BEVERAGE SALES LP	2598290	09/21/2021		20211015	5,981.60
				CAPITOL BEVERAGE SALES LP	2600396	09/24/2021		20211015	595.30
				CAPITOL BEVERAGE SALES LP	2600395	09/24/2021		20211015	117.00
				CAPITOL BEVERAGE SALES LP	2600402	09/24/2021		20211015	626.25
				CAPITOL BEVERAGE SALES LP	2600401	09/24/2021		20211015	1,171.75
				CAPITOL BEVERAGE SALES LP	2601285	09/28/2021		20211015	2,984.90
				CAPITOL BEVERAGE SALES LP	2601283	09/28/2021		20211015	158.25
				CAPITOL BEVERAGE SALES LP	2601284	09/28/2021		20211015	42.00
						CHECK		465495 TOTAL:	11,677.05
465496	10/15/2021	PRTD	101515	CEMSTONE PRODUCTS COMPANY	C2415665	09/15/2021		20211015	1,450.00
				CEMSTONE PRODUCTS COMPANY	C2416548	09/16/2021		20211015	1,341.25
						CHECK		465496 TOTAL:	2,791.25
465497	10/15/2021	PRTD	151968	CHRISTMAS DECOR OF THE TWIN CITIE	0 - 2021	09/13/2021		20211015	1,900.08
						CHECK		465497 TOTAL:	1,900.08
465498	10/15/2021	PRTD	142028	CINTAS CORPORATION	4096329853	09/20/2021		20211015	17.52
				CINTAS CORPORATION	4096330332	09/20/2021		20211015	34.88

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				CINTAS CORPORATION	4096330434	09/20/2021		20211015	74.64
				CINTAS CORPORATION	4096330313	09/20/2021		20211015	11.78
				CINTAS CORPORATION	4096330269	09/20/2021		20211015	33.05
				CINTAS CORPORATION	4096330369	09/20/2021		20211015	27.65
				CINTAS CORPORATION	4096329780	09/20/2021		20211015	88.69
				CINTAS CORPORATION	4096852988	09/24/2021		20211015	81.48
				CINTAS CORPORATION	4097007396	09/27/2021		20211015	10.69
						CHECK		465498 TOTAL:	380.38
465499	10/15/2021	PRTD	139927	CITY OF ROCHESTER MN	26279	09/02/2021		20211015	8,432.90
						CHECK		465499 TOTAL:	8,432.90
465500	10/15/2021	PRTD	120433	COMCAST HOLDINGS CORPORATION	0161120-9/21	09/26/2021		20211015	20.27
						CHECK		465500 TOTAL:	20.27
465501	10/15/2021	PRTD	120433	COMCAST HOLDINGS CORPORATION	0177449-09/21	09/25/2021		20211015	137.82
						CHECK		465501 TOTAL:	137.82
465502	10/15/2021	PRTD	105981	TILLER CORPORATION	210915	09/15/2021		20211015	34,990.81
						CHECK		465502 TOTAL:	34,990.81
465503	10/15/2021	PRTD	105981	TILLER CORPORATION	210831	08/31/2021		20211015	51,885.88
				TILLER CORPORATION	210815	08/15/2021		20211015	95,355.07
						CHECK		465503 TOTAL:	147,240.95
465504	10/15/2021	PRTD	100012	CORE & MAIN	P594630	09/15/2021		20211015	1,814.52
						CHECK		465504 TOTAL:	1,814.52
465505	10/15/2021	PRTD	160189	COYLE, ANN	1007	09/17/2021		20211015	1,365.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465505 TOTAL:	1,365.00
465506	10/15/2021	PRTD	100699	CULLIGAN SOFTWATER SERVICE COMPAN	25657	09/15/2021		20211015	297.11
							CHECK	465506 TOTAL:	297.11
465507	10/15/2021	PRTD	127913	CUTTER SALES	153127	09/16/2021		20211015	14.80
							CHECK	465507 TOTAL:	14.80
465508	10/15/2021	PRTD	100718	DELEGARD TOOL COMPANY	75402/1	09/14/2021		20211015	14.80
				DELEGARD TOOL COMPANY	76962/1	09/17/2021		20211015	261.69
							CHECK	465508 TOTAL:	276.49
465509	10/15/2021	PRTD	151184	DETECTACHEM, INC.	INV04843	09/03/2021		20211015	86.80
							CHECK	465509 TOTAL:	86.80
465510	10/15/2021	PRTD	100730	DORSEY & WHITNEY LLP	3578164	05/04/2021		20211015	542.50
							CHECK	465510 TOTAL:	542.50
465511	10/15/2021	PRTD	132810	ECM PUBLISHERS INC	853896	09/16/2021		20211015	220.15
				ECM PUBLISHERS INC	854254	09/19/2021		20211015	315.00
							CHECK	465511 TOTAL:	535.15
465512	10/15/2021	PRTD	143018	ECO WORKS SUPPLY	6238	09/15/2021		20211015	2,349.90
							CHECK	465512 TOTAL:	2,349.90
465513	10/15/2021	PRTD	101630	EDINA PUBLIC SCHOOLS	2021-1512-JUNE	07/13/2021		20211015	403.00
							CHECK	465513 TOTAL:	403.00
465514	10/15/2021	PRTD	103594	EDINALARM INC	68747	09/03/2021		20211015	99.39
				EDINALARM INC	66725	07/23/2021		20211015	37.41

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465514 TOTAL:	136.80
465515	10/15/2021	PRTD	160062	ELM CREEK BREWING COMPANY	E-1381	09/24/2021		20211015	372.00
							CHECK	465515 TOTAL:	372.00
465516	10/15/2021	PRTD	122792	EMERGENCY AUTOMOTIVE TECHNOLOGIES	JP091621-41	09/16/2021		20211015	180.60
							CHECK	465516 TOTAL:	180.60
465517	10/15/2021	PRTD	104733	EMERGENCY MEDICAL PRODUCTS INC	2283314	09/16/2021		20211015	119.46
							CHECK	465517 TOTAL:	119.46
465518	10/15/2021	PRTD	124231	ERVASTI, DARRELL	15163	09/20/2021		20211015	1,514.54
				ERVASTI, DARRELL	15164	09/20/2021		20211015	1,897.70
							CHECK	465518 TOTAL:	3,412.24
465519	10/15/2021	PRTD	100146	ELLIOTT AUTO SUPPLY CO, INC	69-428510	09/14/2021		20211015	267.60
				ELLIOTT AUTO SUPPLY CO, INC	69-428726	09/16/2021		20211015	24.84
				ELLIOTT AUTO SUPPLY CO, INC	69-428803	09/17/2021		20211015	178.75
				ELLIOTT AUTO SUPPLY CO, INC	1-7148084	09/17/2021		20211015	208.00
				ELLIOTT AUTO SUPPLY CO, INC	1-7148034	09/17/2021		20211015	42.44
				ELLIOTT AUTO SUPPLY CO, INC	1-7148032	09/17/2021		20211015	27.84
				ELLIOTT AUTO SUPPLY CO, INC	69-428727	09/16/2021		20211015	26.48
							CHECK	465519 TOTAL:	775.95
465520	10/15/2021	PRTD	147181	FALLING BREWERY - BERGMAN LEDGE L	E-4607	09/29/2021		20211015	180.00
							CHECK	465520 TOTAL:	180.00
465521	10/15/2021	PRTD	103600	FERGUSON US HOLDINGS INC	0482477	09/14/2021		20211015	1,284.03
				FERGUSON US HOLDINGS INC	0482473	09/14/2021		20211015	1,024.28

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
						CHECK		465521 TOTAL:	2,308.31
465522	10/15/2021	PRTD	160061	FILTER BREWING COMPANY LLC	1661	09/30/2021		20211015	226.00
						CHECK		465522 TOTAL:	226.00
465523	10/15/2021	PRTD	141837	DAIOHS USA INC	573181	09/16/2021		20211015	246.58
						CHECK		465523 TOTAL:	246.58
465524	10/15/2021	PRTD	105066	FITTING REFLECTIONS LLC	3166	09/16/2021		20211015	375.00
						CHECK		465524 TOTAL:	375.00
465525	10/15/2021	PRTD	130699	FLEETPRIDE INC	82103449	09/16/2021		20211015	887.28
						CHECK		465525 TOTAL:	887.28
465526	10/15/2021	PRTD	101103	WW GRAINGER	9053119641	09/14/2021		20211015	11.10
				WW GRAINGER	9054396792	09/15/2021		20211015	6.22
				WW GRAINGER	9056097372	09/16/2021		20211015	86.88
				WW GRAINGER	9055717558	09/16/2021		20211015	129.07
				WW GRAINGER	9059800145	09/20/2021		20211015	6.17
				WW GRAINGER	9059800137	09/20/2021		20211015	38.20
				WW GRAINGER	9059622697	09/20/2021		20211015	179.88
				WW GRAINGER	9059800152	09/20/2021		20211015	33.93
						CHECK		465526 TOTAL:	491.45
465527	10/15/2021	PRTD	144412	WINEBOW	MN00101270	09/28/2021		20211015	1,083.50
				WINEBOW	MN00101275	09/28/2021		20211015	885.75
				WINEBOW	MN00101274	09/28/2021		20211015	742.98
				WINEBOW	20201286	10/02/2021		20211015	-2.27

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
						CHECK		465527 TOTAL:	2,709.96
465528	10/15/2021	PRTD	160211	GROVE NURSERY INC	31958500	09/17/2021		20211015	2,495.80
						CHECK		465528 TOTAL:	2,495.80
465529	10/15/2021	PRTD	104482	GUNNAR ELECTRIC INC	20940	09/16/2021		20211015	506.18
				GUNNAR ELECTRIC INC	20941	09/16/2021		20211015	4,015.93
						CHECK		465529 TOTAL:	4,522.11
465530	10/15/2021	PRTD	129108	HAAG COMPANIES INC	3-130799	09/09/2021		20211015	97.90
						CHECK		465530 TOTAL:	97.90
465531	10/15/2021	PRTD	151168	HAMMER SPORTS LLC	598	09/19/2021		20211015	118.00
						CHECK		465531 TOTAL:	118.00
465532	10/15/2021	PRTD	103884	HANCO CORP	593238	09/16/2021		20211015	55.24
						CHECK		465532 TOTAL:	55.24
465533	10/15/2021	PRTD	100797	HAWKINS INC	6022519	09/15/2021		20211015	4,850.01
						CHECK		465533 TOTAL:	4,850.01
465534	10/15/2021	PRTD	100798	HAYDEN-MURPHY EQUIPMENT COMPANY	R0094101	09/20/2021		20211015	7,000.00
						CHECK		465534 TOTAL:	7,000.00
465535	10/15/2021	PRTD	101503	HENNEPIN COUNTY PROPERTY TAX	30-117-21 22 0122	10/05/2021		20211015	1,807.92
				HENNEPIN COUNTY PROPERTY TAX	2021 2nd Half	10/05/2021		20211015	68,951.04
						CHECK		465535 TOTAL:	70,758.96
465536	10/15/2021	PRTD	118765	HENRY SCHEIN INC	98856001	09/16/2021		20211015	76.00
						CHECK		465536 TOTAL:	76.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465537	10/15/2021	PRTD	143536	R & H PAINTING LLC	1188	09/16/2021		20211015	8,607.40
							CHECK	465537 TOTAL:	8,607.40
465538	10/15/2021	PRTD	104375	HOHENSTEINS INC	446396	09/28/2021		20211015	552.00
				HOHENSTEINS INC	446389	09/28/2021		20211015	2,877.00
				HOHENSTEINS INC	446349	09/28/2021		20211015	741.00
							CHECK	465538 TOTAL:	4,170.00
465539	10/15/2021	PRTD	120085	IDEAL SERVICE	11349	09/20/2021		20211015	960.19
							CHECK	465539 TOTAL:	960.19
465540	10/15/2021	PRTD	131544	INDEED BREWING COMPANY MN LLC	105725	09/28/2021		20211015	489.00
				INDEED BREWING COMPANY MN LLC	105724	09/28/2021		20211015	465.20
				INDEED BREWING COMPANY MN LLC	105688	09/28/2021		20211015	524.40
							CHECK	465540 TOTAL:	1,478.60
465541	10/15/2021	PRTD	150898	INVICTUS BREWING INC	3565	09/29/2021		20211015	89.00
				INVICTUS BREWING INC	3564	09/29/2021		20211015	93.00
							CHECK	465541 TOTAL:	182.00
465542	10/15/2021	PRTD	121075	JIMMY'S JOHNNYS INC	191177	09/17/2021		20211015	250.00
							CHECK	465542 TOTAL:	250.00
465543	10/15/2021	PRTD	160041	JINX TEA, LLC	1598	09/30/2021		20211015	64.40
				JINX TEA, LLC	1596	09/29/2021		20211015	64.40
							CHECK	465543 TOTAL:	128.80
465544	10/15/2021	PRTD	100741	JJ TAYLOR DISTRIBUTING CO OF MINN	3224319	09/15/2021		20211015	5,098.30
				JJ TAYLOR DISTRIBUTING CO OF MINN	3236401	09/29/2021		20211015	25.45

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				JJ TAYLOR DISTRIBUTING CO OF MINN	3224396	09/29/2021		20211015	2,191.10
							CHECK	465544 TOTAL:	7,314.85
465545	10/15/2021	PRTD	100835	ARTISAN BEER COMPANY	3499196	09/30/2021		20211015	1,442.45
				ARTISAN BEER COMPANY	3499195	09/30/2021		20211015	104.00
				ARTISAN BEER COMPANY	3499194	09/30/2021		20211015	1,051.75
				ARTISAN BEER COMPANY	3499197	09/30/2021		20211015	2,032.80
				ARTISAN BEER COMPANY	3499198	09/30/2021		20211015	104.00
							CHECK	465545 TOTAL:	4,735.00
465546	10/15/2021	PRTD	100835	PHILLIPS WINE & SPIRITS	6272183	09/16/2021		20211015	5,091.16
				PHILLIPS WINE & SPIRITS	6275865	09/23/2021		20211015	7,087.37
				PHILLIPS WINE & SPIRITS	6279749	09/30/2021		20211015	907.90
				PHILLIPS WINE & SPIRITS	6279747	09/30/2021		20211015	1,471.47
				PHILLIPS WINE & SPIRITS	6279746	09/30/2021		20211015	112.99
				PHILLIPS WINE & SPIRITS	6279745	09/30/2021		20211015	1,426.61
				PHILLIPS WINE & SPIRITS	6279748	09/30/2021		20211015	1,833.96
				PHILLIPS WINE & SPIRITS	6279743	09/30/2021		20211015	1,676.22
				PHILLIPS WINE & SPIRITS	6279741	09/30/2021		20211015	690.26
				PHILLIPS WINE & SPIRITS	6279742	09/30/2021		20211015	122.38
				PHILLIPS WINE & SPIRITS	6279744	09/30/2021		20211015	1,294.28
							CHECK	465546 TOTAL:	21,714.60
465547	10/15/2021	PRTD	100835	WINE MERCHANTS	7345775	09/09/2021		20211015	6,749.37
				WINE MERCHANTS	7347873	09/23/2021		20211015	5,663.26
				WINE MERCHANTS	7348082	09/24/2021		20211015	96.76
				WINE MERCHANTS	7348867	09/30/2021		20211015	50.38
				WINE MERCHANTS	7348871	09/30/2021		20211015	2,319.47

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				WINE MERCHANTS	7348870	09/30/2021		20211015	1,445.32
				WINE MERCHANTS	7348869	09/30/2021		20211015	542.76
				WINE MERCHANTS	7348868	09/30/2021		20211015	74.57
				WINE MERCHANTS	7348866	09/30/2021		20211015	1,552.13
				WINE MERCHANTS	7348862	09/30/2021		20211015	48.38
				WINE MERCHANTS	7348863	09/30/2021		20211015	1,935.47
				WINE MERCHANTS	7348865	09/30/2021		20211015	695.95
				WINE MERCHANTS	7348864	09/30/2021		20211015	3,766.20
							CHECK	465547 TOTAL:	24,940.02
465548	10/15/2021	PRTD	100835	JOHNSON BROTHERS LIQUOR CO	1889861	09/16/2021		20211015	7,568.08
				JOHNSON BROTHERS LIQUOR CO	1889845	09/16/2021		20211015	5,170.51
				JOHNSON BROTHERS LIQUOR CO	1889846	09/16/2021		20211015	6,323.80
				JOHNSON BROTHERS LIQUOR CO	1899748	09/30/2021		20211015	1,186.72
				JOHNSON BROTHERS LIQUOR CO	1899739	09/30/2021		20211015	1,291.26
				JOHNSON BROTHERS LIQUOR CO	1899731	09/30/2021		20211015	1,224.99
				JOHNSON BROTHERS LIQUOR CO	1899744	09/30/2021		20211015	893.09
				JOHNSON BROTHERS LIQUOR CO	1899745	09/30/2021		20211015	1,159.47
				JOHNSON BROTHERS LIQUOR CO	1899746	09/30/2021		20211015	1,158.75
				JOHNSON BROTHERS LIQUOR CO	1899747	09/30/2021		20211015	1,065.95
				JOHNSON BROTHERS LIQUOR CO	1899729	09/30/2021		20211015	280.19
				JOHNSON BROTHERS LIQUOR CO	1899743	09/30/2021		20211015	2,521.90
				JOHNSON BROTHERS LIQUOR CO	1899749	09/30/2021		20211015	197.57
				JOHNSON BROTHERS LIQUOR CO	1899751	09/30/2021		20211015	29.19
				JOHNSON BROTHERS LIQUOR CO	1899750	09/30/2021		20211015	408.35
				JOHNSON BROTHERS LIQUOR CO	1899741	09/30/2021		20211015	1,548.03

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				JOHNSON BROTHERS LIQUOR CO	1899740	09/30/2021		20211015	1,510.07
				JOHNSON BROTHERS LIQUOR CO	1899725	09/30/2021		20211015	506.58
				JOHNSON BROTHERS LIQUOR CO	1899726	09/30/2021		20211015	320.04
				JOHNSON BROTHERS LIQUOR CO	1899727	09/30/2021		20211015	587.85
				JOHNSON BROTHERS LIQUOR CO	1899728	09/30/2021		20211015	194.38
				JOHNSON BROTHERS LIQUOR CO	1899730	09/30/2021		20211015	2,730.08
				JOHNSON BROTHERS LIQUOR CO	1899732	09/30/2021		20211015	1,017.36
				JOHNSON BROTHERS LIQUOR CO	1899733	09/30/2021		20211015	426.38
				JOHNSON BROTHERS LIQUOR CO	1899734	09/30/2021		20211015	1,331.89
				JOHNSON BROTHERS LIQUOR CO	1899736	09/30/2021		20211015	91.00
				JOHNSON BROTHERS LIQUOR CO	1899737	09/30/2021		20211015	67.86
				JOHNSON BROTHERS LIQUOR CO	1899735	09/30/2021		20211015	798.29
				JOHNSON BROTHERS LIQUOR CO	1899762	09/30/2021		20211015	222.44
				JOHNSON BROTHERS LIQUOR CO	1899760	09/30/2021		20211015	4,323.52
				JOHNSON BROTHERS LIQUOR CO	1899759	09/30/2021		20211015	2,483.31
				JOHNSON BROTHERS LIQUOR CO	1899758	09/30/2021		20211015	2,021.09
				JOHNSON BROTHERS LIQUOR CO	1899755	09/30/2021		20211015	1,060.22
				JOHNSON BROTHERS LIQUOR CO	1899757	09/30/2021		20211015	260.77
				JOHNSON BROTHERS LIQUOR CO	1899754	09/30/2021		20211015	1,078.43
				JOHNSON BROTHERS LIQUOR CO	166612	09/30/2021		20211015	-72.00
							CHECK	465548 TOTAL:	52,987.41
465549	10/15/2021	PRTD	103409	KELBRO COMPANY	2679328	09/23/2021		20211015	41.00
				KELBRO COMPANY	2679390	09/23/2021		20211015	142.40
				KELBRO COMPANY	2681527	09/30/2021		20211015	118.08
				KELBRO COMPANY	2681541	09/30/2021		20211015	49.12
				KELBRO COMPANY	2681623	09/30/2021		20211015	161.58

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
						CHECK		465549 TOTAL:	512.18
465550	10/15/2021	PRTD	113212	KENDELL INTERMEDIATE CORPORATION	IN038166	09/14/2021		20211015	66.00
						CHECK		465550 TOTAL:	66.00
465551	10/15/2021	PRTD	100944	KIWI KAI IMPORTS INC	140313	09/21/2021		20211015	89.25
				KIWI KAI IMPORTS INC	140996	09/28/2021		20211015	1,938.02
				KIWI KAI IMPORTS INC	140976	09/28/2021		20211015	266.25
				KIWI KAI IMPORTS INC	140979	09/28/2021		20211015	2,442.27
						CHECK		465551 TOTAL:	4,735.79
465552	10/15/2021	PRTD	151024	LA DONA SBC	5021	09/29/2021		20211015	148.00
						CHECK		465552 TOTAL:	148.00
465553	10/15/2021	PRTD	100378	LAKE MANAGEMENT INC	40983	09/16/2021		20211015	5,922.70
						CHECK		465553 TOTAL:	5,922.70
465554	10/15/2021	PRTD	151166	LAMIS, JAMES	12020601	10/06/2021		20211015	4,690.00
						CHECK		465554 TOTAL:	4,690.00
465555	10/15/2021	PRTD	139451	LANDBRIDGE ECOLOGICAL INC	705	09/17/2021		20211015	800.00
						CHECK		465555 TOTAL:	800.00
465556	10/15/2021	PRTD	136686	LARA SCHINKE-OLSON INCE	11736616	09/20/2021		20211015	208.00
						CHECK		465556 TOTAL:	208.00
465557	10/15/2021	PRTD	100852	LAWSON PRODUCTS INC	9308824385	09/17/2021		20211015	44.47
						CHECK		465557 TOTAL:	44.47

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465558	10/15/2021	PRTD	135867	LIBATION PROJECT	39273	09/28/2021		20211015	563.50
				LIBATION PROJECT	39274	09/28/2021		20211015	157.50
				LIBATION PROJECT	39272	09/28/2021		20211015	129.50
							CHECK	465558 TOTAL:	850.50
465559	10/15/2021	PRTD	130046	LIFE INSURANCE COMPANY OF NORTH A	SEPT 2021	09/17/2021		20211015	2,698.18
							CHECK	465559 TOTAL:	2,698.18
465560	10/15/2021	PRTD	146427	LUCID BREWING LLC	11992	09/29/2021		20211015	146.00
				LUCID BREWING LLC	11993	09/29/2021		20211015	192.00
							CHECK	465560 TOTAL:	338.00
465561	10/15/2021	PRTD	100869	MARTIN-MCALLISTER CONSULTING PSYC	14111	08/31/2021		20211015	2,600.00
							CHECK	465561 TOTAL:	2,600.00
465562	10/15/2021	PRTD	141215	MAVERICK WINE LLC	INV649059	09/28/2021		20211015	453.48
				MAVERICK WINE LLC	INV649058	09/28/2021		20211015	261.48
							CHECK	465562 TOTAL:	714.96
465563	10/15/2021	PRTD	101267	MBPTA	Fall 2021 Seminar	10/04/2021		20211015	100.00
							CHECK	465563 TOTAL:	100.00
465564	10/15/2021	PRTD	101254	MCCORMICK, CAROL	21EP107	10/05/2021		20211015	200.00
							CHECK	465564 TOTAL:	200.00
465565	10/15/2021	PRTD	130477	MCDONALD DISTRIBUTING COMPANY	600351	09/29/2021		20211015	336.00
				MCDONALD DISTRIBUTING COMPANY	600350	09/29/2021		20211015	214.00
				MCDONALD DISTRIBUTING COMPANY	600348	09/29/2021		20211015	1,024.00
				MCDONALD DISTRIBUTING COMPANY	600349	09/29/2021		20211015	410.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465565 TOTAL:	1,984.00
465566	10/15/2021	PRTD	142503	MCNAMARA CONTRACTING INC	ENG 21-1 #2	09/10/2021		20211015	494,860.83
							CHECK	465566 TOTAL:	494,860.83
465567	10/15/2021	PRTD	101483	MENARDS INC	46809	09/15/2021		20211015	16.68
				MENARDS INC	46799	09/15/2021		20211015	58.83
				MENARDS INC	46838/7138	09/16/2021		20211015	233.33
				MENARDS INC	46917	09/17/2021		20211015	228.30
				MENARDS INC	46721	09/14/2021		20211015	7.86
				MENARDS INC	46733	09/14/2021		20211015	43.92
				MENARDS INC	46188	09/03/2021		20211015	35.45
							CHECK	465567 TOTAL:	624.37
465568	10/15/2021	PRTD	102729	METROPOLITAN FORD LLC	524889	09/15/2021		20211015	106.37
							CHECK	465568 TOTAL:	106.37
465569	10/15/2021	PRTD	138732	TRADITION WINE & SPIRITS LLC	28373	09/28/2021		20211015	165.00
				TRADITION WINE & SPIRITS LLC	28374	09/28/2021		20211015	165.00
							CHECK	465569 TOTAL:	330.00
465570	10/15/2021	PRTD	100913	MINNEAPOLIS & SUBURBAN SEWER & WA	36287	09/17/2021		20211015	2,200.00
							CHECK	465570 TOTAL:	2,200.00
465571	10/15/2021	PRTD	136248	MINNESOTA EQUIPMENT INC	P56887	09/14/2021		20211015	279.50
							CHECK	465571 TOTAL:	279.50
465572	10/15/2021	PRTD	112908	MINNESOTA ROADWAYS COMPANY	85370	09/15/2021		20211015	971.25
							CHECK	465572 TOTAL:	971.25

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465573	10/15/2021	PRTD	128914	BJKK DEVELOPMENT	31753	09/16/2021		20211015	143.00
				BJKK DEVELOPMENT	31750	09/15/2021		20211015	22.00
				BJKK DEVELOPMENT	31730	09/10/2021		20211015	28.50
							CHECK	465573 TOTAL:	193.50
465574	10/15/2021	PRTD	100899	MN DEPT OF LABOR & INDUSTRY	ALR0124270X	09/25/2021		20211015	100.00
							CHECK	465574 TOTAL:	100.00
465575	10/15/2021	PRTD	140955	MODIST BREWING LLC	E-25557	09/28/2021		20211015	347.25
				MODIST BREWING LLC	E-25556	09/28/2021		20211015	189.00
							CHECK	465575 TOTAL:	536.25
465576	10/15/2021	PRTD	143339	MR CUTTING EDGE	3727	09/15/2021		20211015	145.00
							CHECK	465576 TOTAL:	145.00
465577	10/15/2021	PRTD	100906	MTI DISTRIBUTING INC	1314244-00	09/15/2021		20211015	451.96
				MTI DISTRIBUTING INC	1324054-00	09/20/2021		20211015	105.13
				MTI DISTRIBUTING INC	1225360-00	10/11/2021		20211015	-142.55
							CHECK	465577 TOTAL:	414.54
465578	10/15/2021	PRTD	100076	NEW FRANCE WINE CO	178756	09/29/2021		20211015	1,586.00
				NEW FRANCE WINE CO	178755	09/29/2021		20211015	958.00
				NEW FRANCE WINE CO	178754	09/29/2021		20211015	620.00
							CHECK	465578 TOTAL:	3,164.00
465579	10/15/2021	PRTD	100922	NEWMAN SIGNS INC	TRFINV033958	09/17/2021		20211015	2,729.17
				NEWMAN SIGNS INC	TRFINV033959	09/17/2021		20211015	12,326.10
							CHECK	465579 TOTAL:	15,055.27

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465580	10/15/2021	PRTD	132620	NINE MILE CREEK WATERSHED DISTRIC	2021-09-1RJA	09/14/2021		20211015	3,000.00
						CHECK		465580 TOTAL:	3,000.00
465581	10/15/2021	PRTD	144575	LANCER CATERING AT BRAEMAR GOLF C	EDN20210	10/13/2021		20211015	610.08
						CHECK		465581 TOTAL:	610.08
465582	10/15/2021	PRTD	105901	OERTEL ARCHITECTS	20-14b.4	09/16/2021		20211015	406.25
				OERTEL ARCHITECTS	20-37.3	09/16/2021		20211015	10,052.84
						CHECK		465582 TOTAL:	10,459.09
465583	10/15/2021	PRTD	103578	OFFICE DEPOT	194062354001	09/14/2021		20211015	125.92
						CHECK		465583 TOTAL:	125.92
465584	10/15/2021	PRTD	100936	OLSEN CHAIN & CABLE CO INC	675929	09/14/2021		20211015	178.40
						CHECK		465584 TOTAL:	178.40
465585	10/15/2021	PRTD	141965	OMNI BREWING COMPANY LLC	E-10750	09/29/2021		20211015	207.00
						CHECK		465585 TOTAL:	207.00
465586	10/15/2021	PRTD	999998	Betty Oakes	273-21-3296-REFUND	09/10/2021		20211015	79.76
						CHECK		465586 TOTAL:	79.76
465587	10/15/2021	PRTD	999998	Estate of Donald W. Crouch	273-20-3704-REFUND	09/28/2021		20211015	98.59
						CHECK		465587 TOTAL:	98.59
465588	10/15/2021	PRTD	999998	Estate of Howard Finnigan	273-21-2815-REFUND	09/10/2021		20211015	101.74
						CHECK		465588 TOTAL:	101.74
465589	10/15/2021	PRTD	999998	Gary McClellan	273-21-3182-REFUND	09/10/2021		20211015	10.36

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465589 TOTAL:	10.36
465590	10/15/2021	PRTD	999998	Jack Ellis	273-21-2322-REFUND	09/28/2021		20211015	502.08
							CHECK	465590 TOTAL:	502.08
465591	10/15/2021	PRTD	999998	Weyma Reavis	273-21-2515-REFUND	09/10/2021		20211015	87.09
							CHECK	465591 TOTAL:	87.09
465592	10/15/2021	PRTD	999995	BETTIN INC	ED191791-REFUND	10/12/2021		20211015	51.00
							CHECK	465592 TOTAL:	51.00
465593	10/15/2021	PRTD	999995	CITY HOMES LLC	ED172824 - REFUND	10/07/2021		20211015	8,770.00
							CHECK	465593 TOTAL:	8,770.00
465594	10/15/2021	PRTD	999995	DAVID F GRAFT	190560 - REFUND	10/07/2021		20211015	33.10
							CHECK	465594 TOTAL:	33.10
465595	10/15/2021	PRTD	999995	May Day Restoration	ED189798 - REFUND	10/05/2021		20211015	395.73
							CHECK	465595 TOTAL:	395.73
465596	10/15/2021	PRTD	999995	SCHERBER COMPANIES LLC	ED186991-REFUND	10/13/2021		20211015	2,500.00
							CHECK	465596 TOTAL:	2,500.00
465597	10/15/2021	PRTD	999995	STREETER CUSTOM BUILDER	ED169463-REFUND	10/12/2021		20211015	9,225.00
							CHECK	465597 TOTAL:	9,225.00
465598	10/15/2021	PRTD	999995	TJB HOMES IC	ED178241 - REFUND	10/07/2021		20211015	10,000.00
							CHECK	465598 TOTAL:	10,000.00
465599	10/15/2021	PRTD	999995	Wooddale Builders Inc	ED172201-REFUND	10/08/2021		20211015	10,000.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465599 TOTAL:	10,000.00
465600	10/15/2021	PRTD	999996	Margaret Duffy	1198273-REFUND	10/08/2021		20211015	60.00
							CHECK	465600 TOTAL:	60.00
465601	10/15/2021	PRTD	999996	Mary Kilgore	1197418-REFUND	10/08/2021		20211015	60.00
							CHECK	465601 TOTAL:	60.00
465602	10/15/2021	PRTD	999997	AADALEN,RICHARD	00082087-09/16/2021	09/30/2021		20211015	457.16
							CHECK	465602 TOTAL:	457.16
465603	10/15/2021	PRTD	999997	AGAH,JIRAN	00117398-09/16/2021	09/30/2021		20211015	25.98
							CHECK	465603 TOTAL:	25.98
465604	10/15/2021	PRTD	999997	ALEXANDER,LAURA	00125826-09/16/2021	09/30/2021		20211015	954.74
							CHECK	465604 TOTAL:	954.74
465605	10/15/2021	PRTD	999997	ANDERSON,LORI	00093411-09/16/2021	09/30/2021		20211015	54.02
							CHECK	465605 TOTAL:	54.02
465606	10/15/2021	PRTD	999997	ANDERSON,PAUL	00107348-09/16/2021	09/30/2021		20211015	2.26
							CHECK	465606 TOTAL:	2.26
465607	10/15/2021	PRTD	999997	BACH,BRYAN	00125596-09/16/2021	09/30/2021		20211015	227.67
							CHECK	465607 TOTAL:	227.67
465608	10/15/2021	PRTD	999997	BEARSON,KRISTOPHER	00119211-09/16/2021	09/30/2021		20211015	62.46
							CHECK	465608 TOTAL:	62.46
465609	10/15/2021	PRTD	999997	BENNETT,DAVIS	00122190-09/16/2021	09/30/2021		20211015	604.86

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465609 TOTAL:	604.86
465610	10/15/2021	PRTD	999997	BERINGER,TOM	00102960-09/16/2021	09/30/2021		20211015	153.23
							CHECK	465610 TOTAL:	153.23
465611	10/15/2021	PRTD	999997	BERLING,PHIL	00086660-09/16/2021	09/30/2021		20211015	200.00
							CHECK	465611 TOTAL:	200.00
465612	10/15/2021	PRTD	999997	BOYLAN,JOHN	00080571-09/16/2021	09/30/2021		20211015	17.43
							CHECK	465612 TOTAL:	17.43
465613	10/15/2021	PRTD	999997	BUILDERS BY DESIGN	00127394-09/16/2021	09/30/2021		20211015	372.63
							CHECK	465613 TOTAL:	372.63
465614	10/15/2021	PRTD	999997	BURNS,CATHERINE	00123248-09/16/2021	09/30/2021		20211015	266.40
							CHECK	465614 TOTAL:	266.40
465615	10/15/2021	PRTD	999997	BUTORAC,MATT	00121023-09/16/2021	09/30/2021		20211015	419.86
							CHECK	465615 TOTAL:	419.86
465616	10/15/2021	PRTD	999997	BUTZ,ANDREA	00116069-09/16/2021	09/30/2021		20211015	203.13
							CHECK	465616 TOTAL:	203.13
465617	10/15/2021	PRTD	999997	CARR,ANN	00084402-09/16/2021	09/30/2021		20211015	41.50
							CHECK	465617 TOTAL:	41.50
465618	10/15/2021	PRTD	999997	CHORNENKY,DENNIS	00121277-09/16/2021	09/30/2021		20211015	56.81
							CHECK	465618 TOTAL:	56.81
465619	10/15/2021	PRTD	999997	CHRISTIANSON,KRISTEN	00127258-09/16/2021	09/30/2021		20211015	20.24

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465619 TOTAL:	20.24
465620	10/15/2021	PRTD	999997	CLUCKEY,CHARLES	00115440-09/16/2021	09/30/2021		20211015	26.67
							CHECK	465620 TOTAL:	26.67
465621	10/15/2021	PRTD	999997	CONDON,NICHOLAS	00123468-09/16/2021	09/30/2021		20211015	8.37
							CHECK	465621 TOTAL:	8.37
465622	10/15/2021	PRTD	999997	CONDRA,ERIK	00123848-09/16/2021	09/30/2021		20211015	390.06
							CHECK	465622 TOTAL:	390.06
465623	10/15/2021	PRTD	999997	COOPER,CHRISTOPHER	00116692-09/16/2021	09/30/2021		20211015	109.95
							CHECK	465623 TOTAL:	109.95
465624	10/15/2021	PRTD	999997	CORNERSTONE COMMERCIAL CONSULTANT	00127063-09/16/2021	09/30/2021		20211015	47.03
							CHECK	465624 TOTAL:	47.03
465625	10/15/2021	PRTD	999997	DAUTH,DANIEL	00093068-09/16/2021	09/30/2021		20211015	100.00
							CHECK	465625 TOTAL:	100.00
465626	10/15/2021	PRTD	999997	DEDERICHS,DAVID	00115432-09/16/2021	09/30/2021		20211015	3.87
							CHECK	465626 TOTAL:	3.87
465627	10/15/2021	PRTD	999997	DELANEY,FLORA	00099862-09/16/2021	09/30/2021		20211015	40.21
							CHECK	465627 TOTAL:	40.21
465628	10/15/2021	PRTD	999997	DETROYER,MAURICE	00118178-09/16/2021	09/30/2021		20211015	119.68
							CHECK	465628 TOTAL:	119.68
465629	10/15/2021	PRTD	999997	DETROYER,MAURICE	00086600-09/16/2021	09/30/2021		20211015	110.32

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465629 TOTAL:	110.32
465630	10/15/2021	PRTD	999997	DOVOLIS,DEAN	00085323-09/16/2021	09/30/2021		20211015	130.67
							CHECK	465630 TOTAL:	130.67
465631	10/15/2021	PRTD	999997	DUSSIK,CATHERINE	00125872-09/16/2021	09/30/2021		20211015	295.05
							CHECK	465631 TOTAL:	295.05
465632	10/15/2021	PRTD	999997	EICHORST,TYLER	00124853-09/16/2021	09/30/2021		20211015	24.97
							CHECK	465632 TOTAL:	24.97
465633	10/15/2021	PRTD	999997	ELLIOTT,BEN	00123077-09/16/2021	09/30/2021		20211015	103.93
							CHECK	465633 TOTAL:	103.93
465634	10/15/2021	PRTD	999997	EPI-3906,	00114861-09/16/2021	09/30/2021		20211015	471.55
							CHECK	465634 TOTAL:	471.55
465635	10/15/2021	PRTD	999997	ESTATE OF JUDY MARTIN	00088933-09/16/2021	09/30/2021		20211015	512.97
							CHECK	465635 TOTAL:	512.97
465636	10/15/2021	PRTD	999997	FLANNERY,J J	00105592-09/16/2021	09/30/2021		20211015	296.83
							CHECK	465636 TOTAL:	296.83
465637	10/15/2021	PRTD	999997	FROGGATT,KIRK	00119634-09/16/2021	09/30/2021		20211015	32.15
							CHECK	465637 TOTAL:	32.15
465638	10/15/2021	PRTD	999997	GALDENZI,MICHAEL	00122497-09/16/2021	09/30/2021		20211015	51.68
							CHECK	465638 TOTAL:	51.68
465639	10/15/2021	PRTD	999997	GARNER,HART	00117207-09/16/2021	09/30/2021		20211015	158.75

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465639 TOTAL:	158.75
465640	10/15/2021	PRTD	999997	GIANOS,THEO	00083034-09/16/2021	09/30/2021		20211015	188.01
							CHECK	465640 TOTAL:	188.01
465641	10/15/2021	PRTD	999997	GLASS,CULLEN	00116942-09/16/2021	09/30/2021		20211015	58.70
							CHECK	465641 TOTAL:	58.70
465642	10/15/2021	PRTD	999997	GRAHAM,DAVID	00081623-09/16/2021	09/30/2021		20211015	509.98
							CHECK	465642 TOTAL:	509.98
465643	10/15/2021	PRTD	999997	GREAT NEIGHBORHOOD HOMES	00119046-09/16/2021	09/30/2021		20211015	40.60
							CHECK	465643 TOTAL:	40.60
465644	10/15/2021	PRTD	999997	HALVERSON,SARA	00112277-09/16/2021	09/30/2021		20211015	15.79
							CHECK	465644 TOTAL:	15.79
465645	10/15/2021	PRTD	999997	HANSON,SAM	00119744-09/16/2021	09/30/2021		20211015	10.43
							CHECK	465645 TOTAL:	10.43
465646	10/15/2021	PRTD	999997	HART,WILLIAM	00117211-09/16/2021	09/30/2021		20211015	26.51
							CHECK	465646 TOTAL:	26.51
465647	10/15/2021	PRTD	999997	HECKENLAIBLE,LEE	00107076-09/16/2021	09/30/2021		20211015	8.94
							CHECK	465647 TOTAL:	8.94
465648	10/15/2021	PRTD	999997	HERRGOTT,ELIZABETH	00120988-09/16/2021	09/30/2021		20211015	33.17
							CHECK	465648 TOTAL:	33.17
465649	10/15/2021	PRTD	999997	HIGDON,TAYLOR	00123650-09/16/2021	09/30/2021		20211015	267.06

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465649 TOTAL:	267.06
465650	10/15/2021	PRTD	999997	HIGHMARK BUILDERS INC	00121698-09/16/2021	09/30/2021		20211015	178.60
							CHECK	465650 TOTAL:	178.60
465651	10/15/2021	PRTD	999997	HOPE,GERALD	00126737-09/16/2021	09/30/2021		20211015	62.66
							CHECK	465651 TOTAL:	62.66
465652	10/15/2021	PRTD	999997	HOTZ,KENNETH	00085350-09/16/2021	09/30/2021		20211015	261.39
							CHECK	465652 TOTAL:	261.39
465653	10/15/2021	PRTD	999997	HUEPENBECKER,JOHN	00100775-09/16/2021	09/30/2021		20211015	636.08
							CHECK	465653 TOTAL:	636.08
465654	10/15/2021	PRTD	999997	HUGHES,SCOTT	00116618-09/16/2021	09/30/2021		20211015	21.32
							CHECK	465654 TOTAL:	21.32
465655	10/15/2021	PRTD	999997	HYMAN,JAMES	00113571-09/16/2021	09/30/2021		20211015	28.47
							CHECK	465655 TOTAL:	28.47
465656	10/15/2021	PRTD	999997	JOHNSON,KATHLEEN	00115971-09/16/2021	09/30/2021		20211015	223.26
							CHECK	465656 TOTAL:	223.26
465657	10/15/2021	PRTD	999997	JOHNSON,MATTHEW	00124382-09/16/2021	09/30/2021		20211015	500.00
							CHECK	465657 TOTAL:	500.00
465658	10/15/2021	PRTD	999997	JOHNSTON,MELISSA	00111051-09/16/2021	09/30/2021		20211015	60.88
							CHECK	465658 TOTAL:	60.88
465659	10/15/2021	PRTD	999997	KALLAN,JOSH	00125936-09/16/2021	09/30/2021		20211015	39.56

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465659 TOTAL:	39.56
465660	10/15/2021	PRTD	999997	KAMARA,MARCUS	00117668-09/16/2021	09/30/2021		20211015	171.08
							CHECK	465660 TOTAL:	171.08
465661	10/15/2021	PRTD	999997	KARLEN,TIM	00111005-09/16/2021	09/30/2021		20211015	65.39
							CHECK	465661 TOTAL:	65.39
465662	10/15/2021	PRTD	999997	KARLS,BENJAMIN	00122603-09/16/2021	09/30/2021		20211015	186.81
							CHECK	465662 TOTAL:	186.81
465663	10/15/2021	PRTD	999997	KBD INVESTMENTS LLC	00127451-09/16/2021	09/30/2021		20211015	180.00
							CHECK	465663 TOTAL:	180.00
465664	10/15/2021	PRTD	999997	KENNEDY,ROBERT	00081900-09/16/2021	09/30/2021		20211015	368.19
							CHECK	465664 TOTAL:	368.19
465665	10/15/2021	PRTD	999997	KG CARPENTRY LLC	00127214-09/16/2021	09/30/2021		20211015	200.00
							CHECK	465665 TOTAL:	200.00
465666	10/15/2021	PRTD	999997	KIM,SUNNY	00121451-09/16/2021	09/30/2021		20211015	250.00
							CHECK	465666 TOTAL:	250.00
465667	10/15/2021	PRTD	999997	KLEIN,HANNAH	00121729-09/16/2021	09/30/2021		20211015	200.00
							CHECK	465667 TOTAL:	200.00
465668	10/15/2021	PRTD	999997	KLEYNHANS,KELLY	00123001-09/16/2021	09/30/2021		20211015	33.29
							CHECK	465668 TOTAL:	33.29
465669	10/15/2021	PRTD	999997	KOUATLI,MARTHA	00103350-09/16/2021	09/30/2021		20211015	216.88

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465669 TOTAL:	216.88
465670	10/15/2021	PRTD	999997	LAITALA,JEROME	00079114-09/16/2021	09/30/2021		20211015	84.29
							CHECK	465670 TOTAL:	84.29
465671	10/15/2021	PRTD	999997	LANGE,DANIEL	00112570-09/16/2021	09/30/2021		20211015	64.10
							CHECK	465671 TOTAL:	64.10
465672	10/15/2021	PRTD	999997	LEHNERT,RITA	00092789-09/16/2021	09/30/2021		20211015	223.17
							CHECK	465672 TOTAL:	223.17
465673	10/15/2021	PRTD	999997	LIAN-THORNTON,SPENCER	00125781-09/16/2021	09/30/2021		20211015	6.22
							CHECK	465673 TOTAL:	6.22
465674	10/15/2021	PRTD	999997	MCARDLE,KEVIN	00123717-09/16/2021	09/30/2021		20211015	595.35
							CHECK	465674 TOTAL:	595.35
465675	10/15/2021	PRTD	999997	MEEKER,WINIFRED	00087160-09/16/2021	09/30/2021		20211015	300.00
							CHECK	465675 TOTAL:	300.00
465676	10/15/2021	PRTD	999997	MESSNER,MICHAEL	00121452-09/16/2021	09/30/2021		20211015	350.00
							CHECK	465676 TOTAL:	350.00
465677	10/15/2021	PRTD	999997	MIELKE,JONATHAN	00122113-09/16/2021	09/30/2021		20211015	210.00
							CHECK	465677 TOTAL:	210.00
465678	10/15/2021	PRTD	999997	MILLER,AMBER	00123223-09/16/2021	09/30/2021		20211015	47.78
							CHECK	465678 TOTAL:	47.78
465679	10/15/2021	PRTD	999997	MOFFATT,DAN	00078226-09/16/2021	09/30/2021		20211015	90.70

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465679 TOTAL:	90.70
465680	10/15/2021	PRTD	999997	MOLDENHAUER,DEBRA	00118004-09/16/2021	09/30/2021		20211015	70.55
							CHECK	465680 TOTAL:	70.55
465681	10/15/2021	PRTD	999997	MOTCH,EDWIN	00103149-09/16/2021	09/30/2021		20211015	61.03
							CHECK	465681 TOTAL:	61.03
465682	10/15/2021	PRTD	999997	NANCY E. WITOWSKI REVOCABLE TRUST	00079513-09/16/2021	09/30/2021		20211015	250.00
							CHECK	465682 TOTAL:	250.00
465683	10/15/2021	PRTD	999997	NASSER,RICARDO	00113664-09/16/2021	09/30/2021		20211015	348.66
							CHECK	465683 TOTAL:	348.66
465684	10/15/2021	PRTD	999997	NEWSTROM,RICHARD	00085917-09/16/2021	09/30/2021		20211015	5.24
							CHECK	465684 TOTAL:	5.24
465685	10/15/2021	PRTD	999997	NORMANDALE LUTHERAN CHURCH	00122220-09/16/2021	09/30/2021		20211015	118.24
							CHECK	465685 TOTAL:	118.24
465686	10/15/2021	PRTD	999997	OLIVER,SHEILA	00102723-09/16/2021	09/30/2021		20211015	366.54
							CHECK	465686 TOTAL:	366.54
465687	10/15/2021	PRTD	999997	ORUM,JESSICA	00106952-09/16/2021	09/30/2021		20211015	162.58
							CHECK	465687 TOTAL:	162.58
465688	10/15/2021	PRTD	999997	OSDEL,JUDY VAN	00088409-09/16/2021	09/30/2021		20211015	50.34
							CHECK	465688 TOTAL:	50.34
465689	10/15/2021	PRTD	999997	OSWALD,THOMAS	00112117-09/16/2021	09/30/2021		20211015	350.54

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465689 TOTAL:	350.54
465690	10/15/2021	PRTD	999997	OTREMBA,TERRY	00122978-09/16/2021	09/30/2021		20211015	275.00
							CHECK	465690 TOTAL:	275.00
465691	10/15/2021	PRTD	999997	PATTERSON,BRETT	00127309-09/16/2021	09/30/2021		20211015	297.03
							CHECK	465691 TOTAL:	297.03
465692	10/15/2021	PRTD	999997	PEARSON,LLOYD	00086399-09/16/2021	09/30/2021		20211015	199.47
							CHECK	465692 TOTAL:	199.47
465693	10/15/2021	PRTD	999997	PETERSON,COLIN	00124107-09/16/2021	09/30/2021		20211015	22.61
							CHECK	465693 TOTAL:	22.61
465694	10/15/2021	PRTD	999997	PULSCHER,JOHN	00084752-09/16/2021	09/30/2021		20211015	292.05
							CHECK	465694 TOTAL:	292.05
465695	10/15/2021	PRTD	999997	QUARLES,JERROD	00103465-09/16/2021	09/30/2021		20211015	957.58
							CHECK	465695 TOTAL:	957.58
465696	10/15/2021	PRTD	999997	RADEMACHER,LANDA	00086891-09/16/2021	09/30/2021		20211015	200.00
							CHECK	465696 TOTAL:	200.00
465697	10/15/2021	PRTD	999997	RAEUCHLE,THOMAS	00105971-09/16/2021	09/30/2021		20211015	25.80
							CHECK	465697 TOTAL:	25.80
465698	10/15/2021	PRTD	999997	RECKE,RICHARD	00104906-09/16/2021	09/30/2021		20211015	100.00
							CHECK	465698 TOTAL:	100.00
465699	10/15/2021	PRTD	999997	RECKER,RICHARD	00109578-09/16/2021	09/30/2021		20211015	58.61

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465699 TOTAL:	58.61
465700	10/15/2021	PRTD	999997	REMES,JOHN	00125171-09/16/2021	09/30/2021		20211015	229.39
							CHECK	465700 TOTAL:	229.39
465701	10/15/2021	PRTD	999997	RICKERT,PAIGE	00114234-09/16/2021	09/30/2021		20211015	380.27
							CHECK	465701 TOTAL:	380.27
465702	10/15/2021	PRTD	999997	RODGERS,JOHN	00085843-09/16/2021	09/30/2021		20211015	250.00
							CHECK	465702 TOTAL:	250.00
465703	10/15/2021	PRTD	999997	ROGERS,JONATHAN	00124973-09/16/2021	09/30/2021		20211015	15.84
							CHECK	465703 TOTAL:	15.84
465704	10/15/2021	PRTD	999997	SAHI,SIMRAN	00076146-09/16/2021	09/30/2021		20211015	43.37
							CHECK	465704 TOTAL:	43.37
465705	10/15/2021	PRTD	999997	SCHMIDT FAMILY INVESTMENTS, LLC	00124566-09/16/2021	09/30/2021		20211015	795.09
							CHECK	465705 TOTAL:	795.09
465706	10/15/2021	PRTD	999997	SCHULER,ERIC	00123526-09/16/2021	09/30/2021		20211015	220.00
							CHECK	465706 TOTAL:	220.00
465707	10/15/2021	PRTD	999997	SHUTE,ANNE	00126694-09/16/2021	09/30/2021		20211015	5.29
							CHECK	465707 TOTAL:	5.29
465708	10/15/2021	PRTD	999997	SIEK,SUET	00124088-09/16/2021	09/30/2021		20211015	48.98
							CHECK	465708 TOTAL:	48.98
465709	10/15/2021	PRTD	999997	SISSI DAY,KRISTIN	00100942-09/16/2021	09/30/2021		20211015	139.34

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465709 TOTAL:	139.34
465710	10/15/2021	PRTD	999997	SIT,ROBERT	00094748-09/16/2021	09/30/2021		20211015	32.28
							CHECK	465710 TOTAL:	32.28
465711	10/15/2021	PRTD	999997	SKOLD,DORIS	00083482-09/16/2021	09/30/2021		20211015	62.24
							CHECK	465711 TOTAL:	62.24
465712	10/15/2021	PRTD	999997	SKRAMSTAD,MICHAEL	00117027-09/16/2021	09/30/2021		20211015	450.00
							CHECK	465712 TOTAL:	450.00
465713	10/15/2021	PRTD	999997	SMITH,ROY	00079705-09/16/2021	09/30/2021		20211015	38.25
							CHECK	465713 TOTAL:	38.25
465714	10/15/2021	PRTD	999997	SMITH,SCOTT	00118657-09/16/2021	09/30/2021		20211015	58.24
							CHECK	465714 TOTAL:	58.24
465715	10/15/2021	PRTD	999997	SMITH,SUSAN	00098616-09/16/2021	09/30/2021		20211015	189.57
							CHECK	465715 TOTAL:	189.57
465716	10/15/2021	PRTD	999997	STAUNTON,KEVIN	00094751-09/16/2021	09/30/2021		20211015	13.82
							CHECK	465716 TOTAL:	13.82
465717	10/15/2021	PRTD	999997	SWOFFORD,JILL	00087848-09/16/2021	09/30/2021		20211015	751.61
							CHECK	465717 TOTAL:	751.61
465718	10/15/2021	PRTD	999997	TANGREN,ERIC	00118405-09/16/2021	09/30/2021		20211015	45.29
							CHECK	465718 TOTAL:	45.29
465719	10/15/2021	PRTD	999997	THAYSEN,JESPER	00125622-09/16/2021	09/30/2021		20211015	73.35

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465719 TOTAL:	73.35
465720	10/15/2021	PRTD	999997	TROEN,BRIAN	00121707-09/16/2021	09/30/2021		20211015	17.29
							CHECK	465720 TOTAL:	17.29
465721	10/15/2021	PRTD	999997	VAN WYCK,EMILY	00124576-09/16/2021	09/30/2021		20211015	384.68
							CHECK	465721 TOTAL:	384.68
465722	10/15/2021	PRTD	999997	VEKER,STANLEY	00082742-09/16/2021	09/30/2021		20211015	68.65
							CHECK	465722 TOTAL:	68.65
465723	10/15/2021	PRTD	999997	VICTORSEN,JON R	00077737-09/16/2021	09/30/2021		20211015	200.00
							CHECK	465723 TOTAL:	200.00
465724	10/15/2021	PRTD	999997	VOLTIN,RON	00080464-09/16/2021	09/30/2021		20211015	450.00
							CHECK	465724 TOTAL:	450.00
465725	10/15/2021	PRTD	999997	VUCENICH,RODNEY	00120169-09/16/2021	09/30/2021		20211015	36.56
							CHECK	465725 TOTAL:	36.56
465726	10/15/2021	PRTD	999997	WARNER,TED	00124316-09/16/2021	09/30/2021		20211015	14.20
							CHECK	465726 TOTAL:	14.20
465727	10/15/2021	PRTD	999997	WEIGLE,CHRISTOPHER	00118516-09/16/2021	09/30/2021		20211015	42.78
							CHECK	465727 TOTAL:	42.78
465728	10/15/2021	PRTD	999997	WILLIAMS,RYAN	00111317-09/16/2021	09/30/2021		20211015	586.57
							CHECK	465728 TOTAL:	586.57
465729	10/15/2021	PRTD	999997	WILLIAMSON,RONALD	00112618-09/16/2021	09/30/2021		20211015	281.65

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465729 TOTAL:	281.65
465730	10/15/2021	PRTD	100940	OWENS TECHNOLOGY COMPANIES INC	94806	09/15/2021		20211015	629.25
							CHECK	465730 TOTAL:	629.25
465731	10/15/2021	PRTD	100940	OWENS TECHNOLOGY COMPANIES INC	94843	09/16/2021		20211015	600.00
							CHECK	465731 TOTAL:	600.00
465732	10/15/2021	PRTD	136189	P & W GOLF SUPPLY LLC	INV80800-1	08/04/2021		20211015	102.28
							CHECK	465732 TOTAL:	102.28
465733	10/15/2021	PRTD	137491	PARTY UNIT	780807	09/15/2021		20211015	450.00
							CHECK	465733 TOTAL:	450.00
465734	10/15/2021	PRTD	141258	PEMBER COMPANIES INC	12464	08/17/2021		20211015	44,353.87
							CHECK	465734 TOTAL:	44,353.87
465735	10/15/2021	PRTD	149249	PEQUOD DISTRIBUTING	W-119202	09/30/2021		20211015	616.50
				PEQUOD DISTRIBUTING	W-119203	09/30/2021		20211015	144.00
				PEQUOD DISTRIBUTING	W-118825	09/30/2021		20211015	96.00
				PEQUOD DISTRIBUTING	W-119205	09/30/2021		20211015	96.00
							CHECK	465735 TOTAL:	952.50
465736	10/15/2021	PRTD	130228	PERNSTEINER CREATIVE GROUP INC	091721-12	09/17/2021		20211015	200.00
							CHECK	465736 TOTAL:	200.00
465737	10/15/2021	PRTD	130926	PLANTSCAPE INC	365956	09/15/2021		20211015	2,223.86
							CHECK	465737 TOTAL:	2,223.86
465738	10/15/2021	PRTD	119620	POMP'S TIRE SERVICE INC	210550917	09/16/2021		20211015	1,041.44

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465738 TOTAL:	1,041.44
465739	10/15/2021	PRTD	131291	PPG ARCHITECTURAL FINISHES	985103119665	09/17/2021		20211015	48.74
							CHECK	465739 TOTAL:	48.74
465740	10/15/2021	PRTD	125979	PRECISE MRM LLC	200-1032468	08/31/2021		20211015	1,050.00
							CHECK	465740 TOTAL:	1,050.00
465741	10/15/2021	PRTD	124831	PRESSWRITE PRINTING INC	084015	09/14/2021		20211015	339.00
							CHECK	465741 TOTAL:	339.00
465742	10/15/2021	PRTD	129470	PROFESSIONAL OFFICE SERVICES	003242491	09/13/2021		20211015	1,268.79
							CHECK	465742 TOTAL:	1,268.79
465743	10/15/2021	PRTD	106322	SCHENCK, DAVID	158951	09/14/2021		20211015	595.82
				SCHENCK, DAVID	158945	09/14/2021		20211015	1,354.41
				SCHENCK, DAVID	158965	09/14/2021		20211015	200.99
							CHECK	465743 TOTAL:	2,151.22
465744	10/15/2021	PRTD	143618	PRYES BREWING COMPANY LLC	W-27816	09/29/2021		20211015	380.00
				PRYES BREWING COMPANY LLC	W-27817	09/29/2021		20211015	532.00
				PRYES BREWING COMPANY LLC	W-27815	09/29/2021		20211015	228.00
							CHECK	465744 TOTAL:	1,140.00
465745	10/15/2021	PRTD	112097	PUMP & METER SERVICE	514797	09/17/2021		20211015	122.00
				PUMP & METER SERVICE	514712	09/17/2021		20211015	106.05
							CHECK	465745 TOTAL:	228.05
465746	10/15/2021	PRTD	100763	QUADIENT, INC	N9047106	09/15/2021		20211015	979.23

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
							CHECK	465746 TOTAL:	979.23
465747	10/15/2021	PRTD	135833	QUALITY FORKLIFT SALES AND SERVIC	P00308	09/16/2021		20211015	811.99
				QUALITY FORKLIFT SALES AND SERVIC	P00316	09/17/2021		20211015	118.35
				QUALITY FORKLIFT SALES AND SERVIC	P00326	09/17/2021		20211015	19.79
							CHECK	465747 TOTAL:	950.13
465748	10/15/2021	PRTD	138267	QUALITY LOCKSMITH INC	QLS20877	09/14/2021		20211015	722.17
							CHECK	465748 TOTAL:	722.17
465749	10/15/2021	PRTD	133627	REPUBLIC SERVICES #894	0894-005513684	09/30/2021		20211015	68,151.79
				REPUBLIC SERVICES #894	0894-005507786	09/25/2021		20211015	2,753.48
							CHECK	465749 TOTAL:	70,905.27
465750	10/15/2021	PRTD	100977	RICHFIELD PLUMBING COMPANY	82978	09/16/2021		20211015	167.00
				RICHFIELD PLUMBING COMPANY	82977	09/16/2021		20211015	644.00
							CHECK	465750 TOTAL:	811.00
465751	10/15/2021	PRTD	102408	RIGID HITCH INCORPORATED	1928599148	09/14/2021		20211015	151.97
							CHECK	465751 TOTAL:	151.97
465752	10/15/2021	PRTD	101659	ORKIN	215700952	09/14/2021		20211015	63.00
				ORKIN	215700540	09/17/2021		20211015	149.47
							CHECK	465752 TOTAL:	212.47
465753	10/15/2021	PRTD	119000	ROTARY CLUB OF EDINA FOUNDATION	1997	09/14/2021		20211015	1,250.00
							CHECK	465753 TOTAL:	1,250.00
465754	10/15/2021	PRTD	144553	SALTCO LLC	70397	09/15/2021		20211015	70.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
						CHECK		465754 TOTAL:	70.00
465755	10/15/2021	PRTD	141332	SOUTHTOWN INC	W44444	09/20/2021		20211015	7,208.88
						CHECK		465755 TOTAL:	7,208.88
465756	10/15/2021	PRTD	141332	SOUTH TOWN REFRIGERATION INC	W69205	09/14/2021		20211015	1,671.06
						CHECK		465756 TOTAL:	1,671.06
465757	10/15/2021	PRTD	144403	SENTEXT SOLUTIONS	230602	09/20/2021		20211015	299.00
						CHECK		465757 TOTAL:	299.00
465758	10/15/2021	PRTD	104689	SERIGRAPHICS SIGN SYSTEMS INC	63738	09/15/2021		20211015	223.50
						CHECK		465758 TOTAL:	223.50
465759	10/15/2021	PRTD	132210	RUSCIANO GROUP	67165	09/17/2021		20211015	755.00
						CHECK		465759 TOTAL:	755.00
465760	10/15/2021	PRTD	134643	SHAKOPEE MDEWAKANTON SIOUX COMMUN	SALES000000006996	08/31/2021	22100020	20211015	22,230.00
						CHECK		465760 TOTAL:	22,230.00
465761	10/15/2021	PRTD	100995	SHORT-ELLIOT-HENDRICKSON INCORPOR	411448	09/14/2021		20211015	116.76
				SHORT-ELLIOT-HENDRICKSON INCORPOR	411825	09/15/2021		20211015	5,858.53
				SHORT-ELLIOT-HENDRICKSON INCORPOR	412301	09/17/2021		20211015	377.63
				SHORT-ELLIOT-HENDRICKSON INCORPOR	412302	09/17/2021		20211015	780.00
				SHORT-ELLIOT-HENDRICKSON INCORPOR	412303	09/17/2021		20211015	652.64
				SHORT-ELLIOT-HENDRICKSON INCORPOR	412304	09/17/2021		20211015	888.77
				SHORT-ELLIOT-HENDRICKSON INCORPOR	412516	09/20/2021		20211015	4,807.77
				SHORT-ELLIOT-HENDRICKSON INCORPOR	412566	09/20/2021		20211015	415.80
						CHECK		465761 TOTAL:	13,897.90

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465762	10/15/2021	PRTD	120784	WALSH GRAPHICS INC	16507	09/10/2021		20211015	295.96
						CHECK		465762 TOTAL:	295.96
465763	10/15/2021	PRTD	137482	SITEONE LANDSCAPE SUPPLY LLC	112945241-001	09/15/2021		20211015	44.62
				SITEONE LANDSCAPE SUPPLY LLC	113070292-001	09/20/2021		20211015	104.07
						CHECK		465763 TOTAL:	148.69
465764	10/15/2021	PRTD	132195	SMALL LOT MN	MN46189	09/28/2021		20211015	484.88
				SMALL LOT MN	MN46188	09/28/2021		20211015	164.96
						CHECK		465764 TOTAL:	649.84
465765	10/15/2021	PRTD	100430	SNAP-ON INDUSTRIAL	ARS/15279507	09/17/2021		20211015	130.00
				SNAP-ON INDUSTRIAL	ARV/49763348	09/20/2021		20211015	67.02
				SNAP-ON INDUSTRIAL	48777805	10/06/2021		20211015	-69.45
						CHECK		465765 TOTAL:	127.57
465766	10/15/2021	PRTD	101000	RJM PRINTING INC	117591012	09/07/2021		20211015	83.80
				RJM PRINTING INC	117489012	09/08/2021		20211015	120.73
				RJM PRINTING INC	117708011	09/15/2021		20211015	49.64
				RJM PRINTING INC	117709012	09/14/2021		20211015	89.64
				RJM PRINTING INC	117744013	09/14/2021		20211015	120.73
						CHECK		465766 TOTAL:	464.54
465767	10/15/2021	PRTD	122368	SOUTH METRO PUBLIC SAFETY	10054	09/17/2021		20211015	300.00
						CHECK		465767 TOTAL:	300.00
465768	10/15/2021	PRTD	127878	SOUTHERN GLAZERS WINE & SPIRITS L	2128783	09/24/2021		20211015	113.60
				SOUTHERN GLAZERS WINE & SPIRITS L	2129970	09/29/2021		20211015	321.60
				SOUTHERN GLAZERS WINE & SPIRITS L	2129973	09/29/2021		20211015	1,253.80

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				SOUTHERN GLAZERS WINE & SPIRITS L	2129976	09/29/2021		20211015	902.18
				SOUTHERN GLAZERS WINE & SPIRITS L	2129971	09/29/2021		20211015	228.00
				SOUTHERN GLAZERS WINE & SPIRITS L	2129972	09/29/2021		20211015	80.80
				SOUTHERN GLAZERS WINE & SPIRITS L	2129969	09/29/2021		20211015	409.60
				SOUTHERN GLAZERS WINE & SPIRITS L	2129975	09/29/2021		20211015	3,220.80
				SOUTHERN GLAZERS WINE & SPIRITS L	2129974	09/29/2021		20211015	506.40
				SOUTHERN GLAZERS WINE & SPIRITS L	2129963	09/29/2021		20211015	384.10
				SOUTHERN GLAZERS WINE & SPIRITS L	2129967	09/29/2021		20211015	879.20
				SOUTHERN GLAZERS WINE & SPIRITS L	2129966	09/29/2021		20211015	1,286.10
				SOUTHERN GLAZERS WINE & SPIRITS L	2129968	09/29/2021		20211015	899.00
				SOUTHERN GLAZERS WINE & SPIRITS L	2129965	09/29/2021		20211015	2,170.80
				SOUTHERN GLAZERS WINE & SPIRITS L	2129964	09/29/2021		20211015	643.20
				SOUTHERN GLAZERS WINE & SPIRITS L	2129962	09/29/2021		20211015	40.80
				SOUTHERN GLAZERS WINE & SPIRITS L	2129957	09/29/2021		20211015	161.60
				SOUTHERN GLAZERS WINE & SPIRITS L	2129960	09/29/2021		20211015	198.80
				SOUTHERN GLAZERS WINE & SPIRITS L	2129958	09/29/2021		20211015	300.80
				SOUTHERN GLAZERS WINE & SPIRITS L	2129959	09/29/2021		20211015	96.80
				SOUTHERN GLAZERS WINE & SPIRITS L	2129961	09/29/2021		20211015	1,680.40
				SOUTHERN GLAZERS WINE & SPIRITS L	9300066	09/24/2021		20211015	-234.00
							CHECK	465768 TOTAL:	15,544.38
465769	10/15/2021	PRTD	104672	SPRINT SPECTRUM LP	273184124-266	09/18/2021		20211015	135.20
							CHECK	465769 TOTAL:	135.20
465770	10/15/2021	PRTD	146960	STACKED DECK BREWING	003104	09/23/2021		20211015	280.00
				STACKED DECK BREWING	003113	09/28/2021		20211015	192.00
				STACKED DECK BREWING	003114	09/28/2021		20211015	192.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
				STACKED DECK BREWING	003115	09/29/2021		20211015	192.00
						CHECK		465770 TOTAL:	856.00
465771	10/15/2021	PRTD	145599	SSI MN TRANCHE 1 LLC	19713	09/16/2021		20211015	37,033.71
						CHECK		465771 TOTAL:	37,033.71
465772	10/15/2021	PRTD	145599	SSI MN TRANCHE 2 LLC	19714	09/16/2021		20211015	9,167.33
						CHECK		465772 TOTAL:	9,167.33
465773	10/15/2021	PRTD	100438	STANTEC CONSULTING SERVICES INC	1834491	09/20/2021		20211015	7,500.00
				STANTEC CONSULTING SERVICES INC	1834494	09/20/2021		20211015	2,424.88
						CHECK		465773 TOTAL:	9,924.88
465774	10/15/2021	PRTD	101007	STAR TRIBUNE MEDIA INTERMEDIATE H	I00403798-09292021	09/30/2021		20211015	600.00
						CHECK		465774 TOTAL:	600.00
465775	10/15/2021	PRTD	139006	OFFICE OF MNIT SERVICES	W21080565	09/15/2021		20211015	5,111.41
						CHECK		465775 TOTAL:	5,111.41
465776	10/15/2021	PRTD	139006	OFFICE OF MNIT SERVICES	W21080568	09/15/2021		20211015	308.70
						CHECK		465776 TOTAL:	308.70
465777	10/15/2021	PRTD	139006	OFFICE OF MNIT SERVICES	W21010579	02/12/2021		20211015	3,468.61
						CHECK		465777 TOTAL:	3,468.61
465778	10/15/2021	PRTD	133068	STEEL TOE BREWING LLC	42454	09/29/2021		20211015	165.00
				STEEL TOE BREWING LLC	42455	09/29/2021		20211015	165.00
				STEEL TOE BREWING LLC	42456	09/29/2021		20211015	144.00
						CHECK		465778 TOTAL:	474.00

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465779	10/15/2021	PRTD	101015	STREICHERS INC	I1524425	09/15/2021		20211015	239.98
						CHECK		465779 TOTAL:	239.98
465780	10/15/2021	PRTD	135803	SUN LIFE ASSURANCE COMPANY OF CAN	Sept 2021	09/17/2021		20211015	2,916.18
				SUN LIFE ASSURANCE COMPANY OF CAN	Sept 2021 #1	09/17/2021		20211015	5,095.17
				SUN LIFE ASSURANCE COMPANY OF CAN	Sept 2021 #2	09/17/2021		20211015	7,022.50
				SUN LIFE ASSURANCE COMPANY OF CAN	Sept 2021 #3	09/17/2021		20211015	385.25
						CHECK		465780 TOTAL:	15,419.10
465781	10/15/2021	PRTD	142316	T-MOBILE USA INC	477067848-9/21	09/27/2021		20211015	35.00
						CHECK		465781 TOTAL:	35.00
465782	10/15/2021	PRTD	126924	CAN HOLDINGS INC	3549	09/16/2021		20211015	481.00
				CAN HOLDINGS INC	24609	09/16/2021		20211015	481.00
						CHECK		465782 TOTAL:	962.00
465783	10/15/2021	PRTD	101326	TERMINAL SUPPLY INC	74137-00	09/15/2021		20211015	98.63
						CHECK		465783 TOTAL:	98.63
465784	10/15/2021	PRTD	129923	CONTEMPORARY INC	V796329	09/17/2021		20211015	37.49
						CHECK		465784 TOTAL:	37.49
465785	10/15/2021	PRTD	134673	TOTAL MECHANICAL SYSTEMS INC	S1608	09/15/2021		20211015	4,019.48
				TOTAL MECHANICAL SYSTEMS INC	S1617	09/15/2021		20211015	352.20
						CHECK		465785 TOTAL:	4,371.68
465786	10/15/2021	PRTD	136342	TRAVISMATHEW LLC	90385935	09/16/2021		20211015	92.70
						CHECK		465786 TOTAL:	92.70

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465787	10/15/2021	PRTD	138581	TRUST IN US LLC	91547	09/14/2021		20211015	20.00
				TRUST IN US LLC	91598	09/17/2021		20211015	20.00
						CHECK		465787 TOTAL:	40.00
465788	10/15/2021	PRTD	103973	ULINE INC	138610709	09/14/2021		20211015	175.06
				ULINE INC	138669108	09/15/2021		20211015	228.63
						CHECK		465788 TOTAL:	403.69
465789	10/15/2021	PRTD	142790	UNDERGROUND UTILITY SPECIALTIES I	458	09/17/2021		20211015	4,985.00
						CHECK		465789 TOTAL:	4,985.00
465790	10/15/2021	PRTD	140009	US KIDS GOLF LLC	IN2028433	09/14/2021		20211015	410.15
				US KIDS GOLF LLC	IN2028465	09/14/2021		20211015	234.68
						CHECK		465790 TOTAL:	644.83
465791	10/15/2021	PRTD	144033	USS MINNESOTA ONE MT LLC	19712	09/16/2021		20211015	6,997.29
						CHECK		465791 TOTAL:	6,997.29
465792	10/15/2021	PRTD	143763	VALLEY APPLE FORD INC	A1CB658549	09/20/2021		20211015	39.12
						CHECK		465792 TOTAL:	39.12
465793	10/15/2021	PRTD	101058	VAN PAPER COMPANY	587384-00	09/15/2021		20211015	917.75
						CHECK		465793 TOTAL:	917.75
465794	10/15/2021	PRTD	144209	VENN BREWING COMPANY LLC	2844	09/22/2021		20211015	186.00
				VENN BREWING COMPANY LLC	2842	09/22/2021		20211015	174.00
				VENN BREWING COMPANY LLC	2843	09/22/2021		20211015	174.00
						CHECK		465794 TOTAL:	534.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
465795	10/15/2021	PRTD	101063	VERSATILE VEHICLES	69000	09/16/2021		20211015	304.42
							CHECK	465795 TOTAL:	304.42
465796	10/15/2021	PRTD	101066	VIKING ELECTRIC SUPPLY	S005088568.001	09/16/2021		20211015	138.99
				VIKING ELECTRIC SUPPLY	S005073372.001	09/20/2021		20211015	42.64
							CHECK	465796 TOTAL:	181.63
465797	10/15/2021	PRTD	160216	NEW VISION TECHNOLOGIES LLC	14535	08/08/2021		20211015	450.18
							CHECK	465797 TOTAL:	450.18
465798	10/15/2021	PRTD	119454	VINOCOPIA INC	0287829-IN	09/30/2021		20211015	421.00
				VINOCOPIA INC	0287828-IN	09/30/2021		20211015	306.50
				VINOCOPIA INC	0287830-IN	09/30/2021		20211015	169.00
				VINOCOPIA INC	0287836-IN	09/30/2021		20211015	127.50
				VINOCOPIA INC	0287835-IN	09/30/2021		20211015	1,360.25
				VINOCOPIA INC	0287837-IN	09/30/2021		20211015	161.25
				VINOCOPIA INC	0287834-IN	09/30/2021		20211015	121.25
				VINOCOPIA INC	0287833-IN	09/30/2021		20211015	377.50
				VINOCOPIA INC	0287831-IN	09/30/2021		20211015	740.50
							CHECK	465798 TOTAL:	3,784.75
465799	10/15/2021	PRTD	120627	PERFORMANCE FOOD GROUP INC	61944479	09/17/2021		20211015	489.78
							CHECK	465799 TOTAL:	489.78
465800	10/15/2021	PRTD	151681	WALKER LAWN CARE INC	8765	09/17/2021		20211015	3,600.00
							CHECK	465800 TOTAL:	3,600.00
465801	10/15/2021	PRTD	142351	WATCHGUARD VIDEO	4REINV0013203	08/23/2021		20211015	5,370.00

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 9999 1012 Control BS - CashAP

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	INVOICE	INV DATE	PO	CHECK RUN	NET
						CHECK		465801 TOTAL:	5,370.00
465802	10/15/2021	PRTD	135181	WATERFORD OIL CO INC	131899	09/14/2021		20211015	2,156.37
				WATERFORD OIL CO INC	122968	07/07/2021		20211015	1,614.04
						CHECK		465802 TOTAL:	3,770.41
465803	10/15/2021	PRTD	120816	WEST COAST TRENDS INC	40614937	09/14/2021		20211015	227.84
						CHECK		465803 TOTAL:	227.84
465804	10/15/2021	PRTD	101033	WINE COMPANY	184624	09/29/2021		20211015	1,891.80
				WINE COMPANY	184622	09/29/2021		20211015	825.20
				WINE COMPANY	184989	09/30/2021		20211015	-36.00
						CHECK		465804 TOTAL:	2,681.00
465805	10/15/2021	PRTD	118395	WITMER PUBLIC SAFETY GROUP INC	E2099198	09/20/2021		20211015	50.98
						CHECK		465805 TOTAL:	50.98
465806	10/15/2021	PRTD	127774	WORLDWIDE CELLARS INC	R21-54077	09/28/2021		20211015	164.08
				WORLDWIDE CELLARS INC	R21-54071	09/28/2021		20211015	233.38
						CHECK		465806 TOTAL:	397.46
465807	10/15/2021	PRTD	160077	YETI HOLDINGS, INC	991681404	09/16/2021		20211015	162.49
						CHECK		465807 TOTAL:	162.49
465808	10/15/2021	PRTD	101089	FIRST AID SERVICE INC	54090262	09/16/2021		20211015	87.45
						CHECK		465808 TOTAL:	87.45
465809	10/15/2021	PRTD	101091	ZIEGLER INC	IN000246127	09/14/2021		20211015	688.32
						CHECK		465809 TOTAL:	688.32

A/P CASH DISBURSEMENTS JOURNAL

NUMBER OF CHECKS 341 *** CASH ACCOUNT TOTAL *** 2,156,578.05

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	339	1,531,578.05
TOTAL WIRE TRANSFERS	2	625,000.00

*** GRAND TOTAL *** 2,156,578.05

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.C.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Bill Neuendorf, Economic Development Manager

Item Activity:
Action

Subject: Approve Pentagon Village LLC Redevelopment Agreement Amendment No. 3

ACTION REQUESTED:
Approve amendment No. 3 to the Pentagon Village LLC Redevelopment Agreement and related amendment to Parking Easement Agreement.

INTRODUCTION:
This item pertains to the redevelopment of Lot 3 in the Pentagon Village site. The TIF Redevelopment Agreement is proposed to be amended to reflect the change in use on Lot 3. The original extended-stay hotel project will be replaced with an apartment project. This change to the site plan was approved by the City Council on August 17, 2021.

Amendments to the Redevelopment Agreement and the related Parking Facilities Easement Agreement have been prepared by the HRA's special legal counsel.

Staff recommends approval of these amendments.

ATTACHMENTS:

Redevelopment Agreement Amendment No. 3

Parking Easement Amendment No. 1

THIRD AMENDMENT

to

REDEVELOPMENT AGREEMENT

by and among

CITY OF EDINA, MINNESOTA,

HOUSING AND REDEVELOPMENT AUTHORITY OF EDINA, MINNESOTA,

and

PENTAGON VILLAGE, LLC

Dated as of
October 19, 2021

THIS DOCUMENT WAS DRAFTED BY:
Dorsey & Whitney LLP
50 South Sixth Street, Suite 1500
Minneapolis, MN 55402-1498

THIRD AMENDMENT TO
REDEVELOPMENT AGREEMENT
(Pentagon South)

THIS THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT ("Amendment") is made and entered into as of October 19, 2021 by and among the CITY OF EDINA, MINNESOTA, a Minnesota statutory city (the "City"), the HOUSING AND REDEVELOPMENT AUTHORITY OF EDINA, MINNESOTA, a public body corporate and politic organized and existing under the laws of the State of Minnesota (the "Authority") and PENTAGON VILLAGE, LLC, a Delaware limited liability company ("Redeveloper").

RECITALS

A. The City, the Authority, and Redeveloper are parties to a Redevelopment Agreement dated October 16, 2018 (the "Original Agreement"), as amended by that certain First Amendment to Redevelopment Agreement dated February 5, 2019 (the "First Amendment"), as amended by that certain Second Amendment to Redevelopment Agreement dated September 1, 2020 (the "Second Amendment", and together the Original Agreement, the First Amendment, and the Second Amendment, collectively with the, the "Existing Agreement").

B. Upon the terms and conditions set forth in the Existing Agreement, the Authority agreed to provide Redeveloper with certain TIF Assistance in connection with Redeveloper's redevelopment of certain property located within in the City's Pentagon Park Tax Increment Financing District, as such property more particularly described in the Existing Agreement.

C. As set forth in the Existing Agreement, one of the conditions to the Authority providing Redeveloper tax increment financing assistance is Redeveloper's construction of certain Minimum Improvements in accordance with the Pentagon South Final Development Plan (as previously amended by the First Amended Final Development Plan) and other Pentagon South City Approvals (as previously amended by the First Amended City Approvals).

D. Redeveloper has requested the City's regulatory approval of, and the City has approved pursuant to City Ordinance No. 2021-10 and City Council Resolution No. 2021-61 (collectively, the "Second Amended City Approvals") certain modifications to the Pentagon South Final Development Plan (the "Second Amended Final Development Plan"), including, without limitation, approval of an Element to consist of an approximately 200-unit, 232,965 gross square foot, multi-family housing community to be constructed on Lot 3 of the Project Area (the "Lot 3 Residential Element") in lieu of Hotel Element 2.

E. Redeveloper has requested that the City and Authority consent to the Second Amended Final Development Plan and the corresponding changes to the "Elements" of the "Minimum Improvements" described in the Existing Agreement.

F. Redeveloper intends to Transfer Lot 3 to Edina Apartments, LLC, a Minnesota limited liability company ("Lot 3 Owner") for the purpose of Lot 3 Owner developing, constructing, owning, and operating the Lot 3 Residential Element, and Redeveloper has requested that the City and Authority consent to said Transfer of Lot 3 to Lot 3 Owner.

G. Upon the terms and conditions set forth in this Amendment, the City and Authority have agreed to consent to the Second Amended Final Development Plan and such Transfer to the Lot 3 Owner, and the parties have otherwise agreed to amend the Existing Agreement as set forth herein.

NOW, THEREFORE, in consideration of the promises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

1. Recitals; Capitalized Terms. The Recitals are true and correct statements of fact and are incorporated into this Amendment by this reference, including the definitions set forth therein. Each capitalized term used herein and the Recitals, unless otherwise defined, shall have the respective meaning ascribed to such term in the Existing Agreement. The "Redevelopment Agreement" is the Existing Agreement as amended by this Amendment.

2. Defined Terms; Exhibits. For all purposes under the Redevelopment Agreement, the following capitalized terms are hereby amended as set forth below:

(a) "Element" is hereby amended to include the Lot 3 Residential Element and remove "Hotel Element 2".

(b) "Pentagon South City Approvals" is hereby amended to mean the original Pentagon South City Approvals, as revised and amended by the First Amended Final Development Plan, the First Amended City Approvals, the Second Amended Final Development Plan, and the Second Amended City Approvals

(c) "Pentagon South Final Development Plan" is hereby amended to mean, collectively, the First Amended Final Development Plan approved by the City pursuant to the First Amended City Approvals and the Second Amended Final Development Plan approved by the City pursuant to the Second Amended City Approvals.

(d) All references to "Phase 1C" and "Phase 1C Minimum Improvements" are hereby amended to delete all references therein to the Hotel Element 2 and insert in its place the Lot 3 Residential Element as the anticipated Element to be constructed as part of Phase 1C.

(e) "Project Area Map" The Project Area Map attached to the First Amendment as Exhibit A thereto is hereby amended and supplemented with the revised site plan for Lot 3 attached hereto as **Exhibit A**. Except as herein modified by **Exhibit A** attached hereto, the Project Area Map to the First Amendment as Exhibit A remains unchanged and in full force and effect.

3. Consent to City Approvals. Subject to the terms and conditions of this Amendment, and subject to the terms and limitations of Section 3.2 of the Original Agreement, the Authority and the City hereby consent to the Second Amended Final Development Plan and the Second Amended City Approvals, including, without limitation, the construction of the Lot 3 Residential Element on Lot 3 in lieu of Hotel Element 2.

4. Consent to Transfer. In accordance with Section 12.2 of the Original Agreement, the City and the Authority hereby consent to the Transfer of Lot 3 by Redeveloper to Lot 3 Owner for the purpose

of Lot 3 Owner developing, constructing, owning, and operating the Lot 3 Residential Element. In connection with said Transfer, Redeveloper shall cause Lot 3 Owner to execute and deliver to the City and Authority the Acknowledgment attached to this Amendment (the "Lot 3 Acknowledgment"). Neither the City's and Authority's consent to such Transfer nor anything set forth in the Lot 3 Acknowledgment shall (a) release or relieve Redeveloper from, or otherwise modify, any of Redeveloper's obligations under the Redevelopment Agreement and (b) be deemed to be a consent by the City or the Authority to any other or subsequent Transfer. Redeveloper shall cause Lot 3 Owner, its successors and assigns, to comply with all terms and conditions of the Redevelopment Agreement applicable to Lot 3, the Lot 3 Residential Element, and generally applicable to transferees of any portion of the Project Area.

5. Controlling Interest Transfer. Redeveloper acknowledges and agrees that the Transfer of Lot 3 to Lot 3 Owner as contemplated in this Agreement is a "Controlling Interest Transfer" under Section 7.4 of the Original Agreement and Redeveloper shall be responsible for all Redeveloper's obligations under said Section 7.4, and otherwise in the Redevelopment Agreement, in connection with said Controlling Interest Transfer to Lot 3 Owner.

6. Hotel Transfers. Section 12.3 of the Original Agreement is hereby amended as necessary to delete all references to Lot 3 and Hotel Element 2.

7. Ratification. Except as specifically modified by this Amendment, the terms and provisions of the Existing Agreement shall remain in full force and effect.

8. Binding Effect. This Amendment amends and supplements the Existing Agreement. If there is a conflict between the provisions of the Existing Agreement and this Amendment, the provisions of this Amendment shall control. This Amendment shall be binding upon and inure to the benefit of the City, the Authority, Redeveloper, and their respective successors and assigns.

9. Counterparts. This Amendment may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Remainder of page intentionally left blank; signature pages follow]

IN WITNESS WHEREOF, the City, the Authority and Redeveloper have caused this Amendment to be duly executed in their names and on their behalf, all on or as of the date first above written.

CITY OF EDINA, MINNESOTA

By: _____
James B. Hovland, Mayor

By: _____
Scott H. Neal, City Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by James B. Hovland and Scott H. Neal, the Mayor and City Manager, respectively, of the City of Edina, Minnesota, on behalf of the City of Edina.

_____
Notary Public

HOUSING AND REDEVELOPMENT
AUTHORITY OF EDINA, MINNESOTA

By: _____
James B. Hovland, Chair

By: _____
James Pierce, Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by James B. Hovland and James Pierce, the Chair and Secretary, respectively, of the Housing and Redevelopment Authority of Edina, Minnesota, on behalf of said Authority.

_____
Notary Public

PENTAGON VILLAGE, LLC
a Minnesota limited liability company

By: _____

Name: _____

Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2021, by _____, the _____ of PENTAGON VILLAGE, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public

ACKNOWLEDGMENT

This Acknowledgment (this "Acknowledgment") is made and executed as of this ____ day of _____, 2021, by EDINA APARTMENTS, LLC, a Minnesota limited liability company, it successors and assigns ("Lot 3 Owner"). Lot 3 Owner, on behalf of itself and its success and/or assigns, hereby acknowledges and agrees that:

1. As of the date hereof, Lot 3 Owner is the fee owner of the following described property:

   Lot 3, Block 1, Pentagon Village, Hennepin County, Minnesota ("Lot 3").

2. Lot 3 is subject to and encumbered by that certain Redevelopment Agreement dated October 16, 2018, by and among the CITY OF EDINA, MINNESOTA, a Minnesota statutory city (the "City"), the HOUSING AND REDEVELOPMENT AUTHORITY OF EDINA, MINNESOTA, a public body corporate and politic organized and existing under the laws of the State of Minnesota (the "Authority"), and PENTAGON VILLAGE, LLC, a Delaware limited liability company ("Redeveloper"), as amended by that certain First Amendment to Redevelopment Agreement dated February 5, 2019, that certain Second Amendment to Redevelopment Agreement dated September 1, 2020, that certain Third Amendment to Redevelopment Agreement dated on or about an event date herewith, and as may be further amended, revised, and supplemented from time to time, all as evidenced by Memorandum of Redevelopment Agreement dated October 16, 2018 and recorded in the Office of the Registrar of Titles, Hennepin County, Minnesota on October 26, 2018 as Document No. T05570956 (collectively, the "Redevelopment Agreement").

3. Lot 3 Owner will be responsible for, and hereby assumes, the rights and obligations under the Redevelopment Agreement with respect to, and to the extent applicable to, the development, construction, operation, and maintenance of Lot 3 and any Element(s) constructed thereon.

4. This Acknowledgment may be recorded against Lot 3 in the Office of the Registrar of Titles, Hennepin County, Minnesota and/or other appropriate real estate recording office(s).

5. Capitalized terms, when not defined herein, shall have the meanings ascribed to them in the Redevelopment Agreement.

[Remainder of page intentionally left blank; signature pages follow]

IN WITNESS WHEREOF, the undersigned has executed this Acknowledgment of the day and year first written above.

EDINA APARTMENTS, LLC,
a Minnesota limited liability company

By: _____

Name: _____

Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2021, by _____, the _____ of Edina Apartments, LLC, a Minnesota limited liability company, a Minnesota limited liability company, on behalf of the limited liability company.

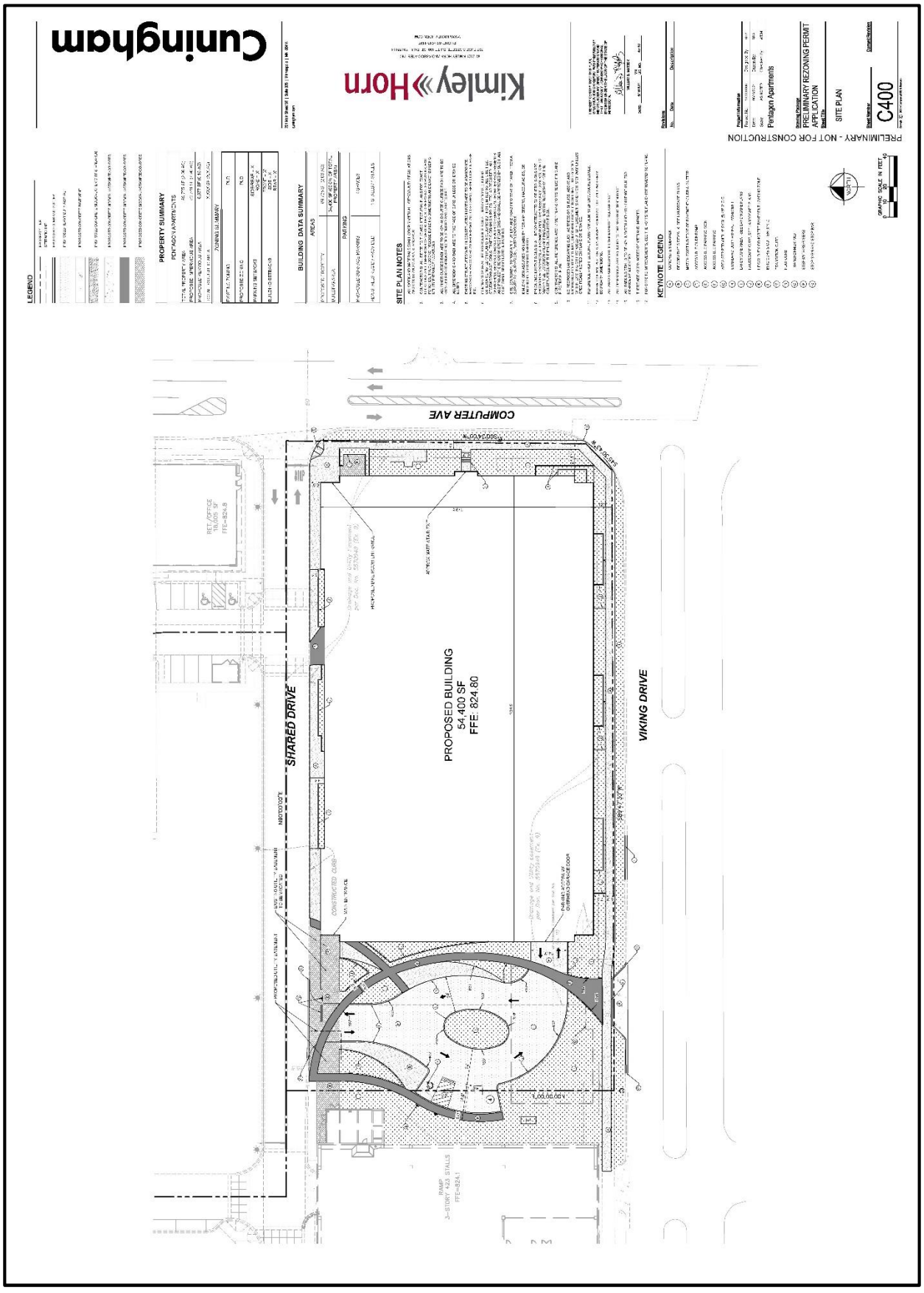
_____
Notary Public

THIS DOCUMENT WAS DRAFTED BY:
Dorsey & Whitney LLP (ACS)
50 South Sixth Street, Suite 1500
Minneapolis, MN 55402-1498

EXHIBIT A

Lot 3 Site Plan

[See attached.]



[Exhibit A to Third Amendment to Redevelopment Agreement (Pentagon South)]

FIRST AMENDMENT TO PARKING FACILITIES EASEMENT AGREEMENT
(Pentagon Village)

THIS FIRST AMENDMENT TO PARKING FACILITIES EASEMENT AGREEMENT (this "Amendment") is made and entered into this 19th day of October, 2021, by and between the CITY OF EDINA, MINNESOTA, a Minnesota statutory city (the "City"), and PENTAGON VILLAGE, LLC, a Minnesota limited liability company ("Owner").

RECITALS

A. The Housing and Redevelopment Authority of Edina, Minnesota, a public body corporate and politic organized and existing under the laws of the State of Minnesota (the "Authority"), the City, and Owner, as "Redeveloper", are parties to that certain Redevelopment Agreement dated October 16, 2018 (the "Original Contract"), as amended by First Amendment to Redevelopment Agreement dated February 5, 2019 (the "First Amendment"), as amended by that certain Second Amendment to Redevelopment Agreement dated September 1, 2020 (the "Second Amendment") and as amended by that certain Third Amendment to Redevelopment Agreement dated as of an even date herewith (the "Third Amendment", together the Original Contract, the First Amendment, and the Second Amendment, and as the same may be further amended, modified, supplemented, or replaced from time to time, collectively, the "Contract").

B. Such Contract provides for the redevelopment by Owner of the Project Area (as defined in the Contract) and located within the Pentagon Park Tax Incremental Financing district, established by the Authority pursuant to Resolution No. 2014-23, in coordination with the Authority and with the cooperation and assistance of the City.

C. Pursuant to the Contract, the City and Owner entered into and parties to that certain Parking Facilities Easement Agreement (Pentagon South) dated as of August 5, 2020 (the "Original Easement Agreement"), filed September 17, 2020 in the office of the Registrar of Titles, Hennepin County, Minnesota, as Document No. 5747534.

D. As reflected in the Third Amendment, the Authority and the City have consented to certain modifications to the Pentagon South Final Development Plan (as defined in the Contract) and certain changes to the Pentagon South City Approvals (as defined in the Contract), including, without limitation, approval of an Element to consist of an approximately 200-unit multi-family housing community to be constructed on Lot 3 of the Project Area (the "Lot 3 Residential Element").

E. In connection with the approval of the Lot 3 Residential Element, the City and Owner desire to amend the Original Easement Agreement upon the terms and conditions of this Amendment.

NOW, THEREFORE, in consideration of the promises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

1. Recitals; Capitalized Terms. The Recitals are true and correct statements of fact and are incorporated into this Amendment by this reference, including the definitions set forth therein. Each capitalized term used herein and the Recitals, unless otherwise defined, shall have the respective meaning ascribed to such term in the Original Easement Agreement. The "Easement Agreement" is the Original Easement Agreement as amended by this Amendment.

2. Defined Terms. For all purposes under the Easement Agreement, the following capitalized terms are hereby amended to have the meanings set forth below:

(a) All references to the "Contract" in the Easement Agreement are hereby amended to mean and be the "Contract" as defined in this Amendment.

(b) All references to the "Development Contract" in the Easement Agreement are hereby amended to mean and be the "Pentagon South Development Contract" as defined in the Contract.

(c) All references to the "Final Development Plan" in the Easement Agreement are hereby amended to mean and be the "Pentagon South Final Development Plan" as defined in the Contract.

3. Use of Parking Premises by Residential Users. Notwithstanding anything in the Original Easement Agreement to the contrary, but subject to the terms and conditions of this Section 3, the tenants, residents, occupants of the Lot 3 Residential Element, and their respective permittees and invitees (collectively, "Residential Users") may use the Easement Premises for their respective purposes under the Easement Agreement on a non-exclusive, unreserved basis and otherwise upon the same terms and conditions of the general public under the Easement Agreement; provided, however, for avoidance of doubt, no Residential Users shall be deemed or considered a "Private Party" under the Easement Agreement and, accordingly, without limitation, Owner may not, and shall not, reserve any parking stalls or EV charging stations within the Parking Premises for exclusive use by or for the Residential Users.

4. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

5. Ratification. Except as amended by this Amendment, all of the terms, covenants, and conditions of the Original Easement Agreement shall remain in full force and effect and are hereby ratified and confirmed. In the event of a conflict between the terms of the Original Easement Agreement and the terms of this Amendment, the terms of this Amendment shall control.

[Remainder of page intentionally left blank; signature pages follow]

IN WITNESS WHEREOF, Owner and City have executed this Amendment as of the date first written above.

CITY:

CITY OF EDINA, MINNESOTA

By: _____
James B. Hovland, Mayor

By: _____
Scott H. Neal, City Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by James B. Hovland and Scott H. Neal, the Mayor and City Manager respectively, of the City of Edina, Minnesota, on behalf of the City.

_____
Notary Public

OWNER:

PENTAGON VILLAGE, LLC
a Minnesota limited liability company

By: _____

Name: _____

Its _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2021, by _____, the _____ of PENTAGON VILLAGE, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public

CONSENT AND SUBORDINATION

The undersigned, Old National Bank, a national banking association, holder of that certain Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents executed by Pentagon Village, LLC, a Minnesota limited liability company, dated May 7, 2019, filed May 8, 2019, as Document No. T05611798, as amended by that certain Amendment to Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents, executed by Pentagon Village, LLC, a Minnesota limited liability company dated June 24, 2019, filed July 25, 2019, as Document No. T05629368, and as further as amended by that certain Second Amendment to Mortgage. Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents dated January 22, 2020, recorded on June 19, 2020 as Document No. 05718889 in the office of the Registrar of Titles in and for Hennepin County, in favor of Old National Bank (the "Mortgage"), hereby consents to the foregoing First Amendment to Parking Facilities Easement Agreement (Pentagon South) (the "First Amendment"), and hereby subjects and subordinates the Mortgage and all of its right, title and interest in and to the First Amendment and the Existing Easement Agreement (as defined in the First Amendment), as amended by First Amendment.

OLD NATIONAL BANK,
a national banking association

By: _____

Name: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 201___, by _____, the _____ of Old National Bank, a national banking association, on behalf of the bank.

_____
Notary Public

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.D.

To: Mayor and City Council

Item Type:
Request For Purchase

From: Gunnar Kaasa, Equipment Operations Supervisor

Item Activity:
Action

Subject: Request for Purchase: Two Trackless Snow Machines

ACTION REQUESTED:
Approve Request for Purchase of two Trackless snow machines from MacQueen Equipment LLC for $250,198.

INTRODUCTION:
The purchase will replace 25-480, 2003 Trackless vehicle with 4231 hours, and 25-485, 2007 Trackless vehicle with 2362 hours. The old Trackless have no EPA rating for pollution control, while the new Trackless are tier 4 diesel engine with better fuel mileage and less pollution.

Our new equipment replacement scoring methodology uses six performance and cost variables including age, usage, type of service, condition, repair costs and reliability. Replacement qualification scores are 23 for all sedans and light trucks and 28 for heavy duty vehicles and off-road equipment whose gross weight rating exceeds 10,500. The higher the score, the higher the need to replace the vehicle. In other words, we will not replace a heavy duty vehicle that does not have a minimum score of 28. This piece of equipment has a score of 31 for 25-485 and 34 for 25-480.

See attached Request for Purchase.

ATTACHMENTS:

Request for Purchase: Two Trackless Snow Machines

CITY OF EDINA
4801 W 50th St., Edina, MN 55424
www.EdinaMN.gov | 952-927-8861

Requisition Number **12100210**

Request for Purchase

Department: Public Works
Buyer: Brian Olson
Date: 10/06/2021

Requisition Description: 2- Trackless snow Machines

Vendor: MACQUEEN EQUIPMENT LLC
Cost: $250,198.00

REPLACEMENT or NEW: REPLACEM - REPLACEMENT

PURCHASE SOURCE: STATE K - STATE CONTRACT

DESCRIPTION: sidewalk snow removal machimes

BUDGET IMPACT: Equipment replacement found 2022

COMMUNITY IMPACT: will get better fuel mileage, omit less pollution

ENVIRONMENTAL IMPACT: update older vehicle

Environmental Impact - item specific:

Vehicle - Make/Model/Year requested vehicle: 2005 & 2007
Vehicle - Make/Model/Year current vehicle (if replacement): 2021
Vehicle - Does purchase meet Green Fleet Recommendations? YES - YES
Vehicle - If does not meet Green Fleet Recommendations, justification: -
MPG: no info
Carbon Emissions:

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.E.

To: Mayor and City Council

Item Type:
Request For Purchase

From: Gunnar Kaasa, Equipment Operations Supervisor

Item Activity:
Action

Subject: Request for Purchase: Multiquip Generator

ACTION REQUESTED:
Approve Request for Purchase for a 2022 Multiquip generator from Multiquip Inc for $36,629.

INTRODUCTION:
The new generator will replace a 22 year old generator that has no diesel engine compliance. The new generator is a tier 4 diesel, has better fuel mileage, omits less fumes and is quieter. Our new equipment replacement scoring methodology uses six performance and cost variables including age, usage, type of service, condition, repair costs and reliability. Replacement qualification scores are 23 for all sedans and light trucks and 28 for heavy duty vehicles and off-road equipment whose gross weight rating exceeds 10,500. The higher the score, the higher the need to replace the vehicle. In other words, we will not replace a heavy duty vehicle that does not have a minimum score of 28. This piece of equipment has a score of 28.

ATTACHMENTS:

Request for Purchase: Multiquip Generator

CITY OF EDINA
4801 W 50th St., Edina, MN 55424
www.EdinaMN.gov | 952-927-8861

Requisition Number **12100198**

Request for Purchase

Department: Public Works
Buyer: Brian Olson
Date: 09/29/2021

Requisition Description: Multiquip generator

Vendor: MULTIQUIP INC
Cost: $36,629.20

REPLACEMENT or NEW: REPLACEM - REPLACEMENT

PURCHASE SOURCE: STATE K - STATE CONTRACT

DESCRIPTION: update old generator

BUDGET IMPACT: utility equipment fund

COMMUNITY IMPACT: very quiet generator

ENVIRONMENTAL IMPACT: Less carbon

Environmental Impact - item specific:

Vehicle - Make/Model/Year requested vehicle: 2022
Vehicle - Make/Model/Year current vehicle (if replacement): 1999
Vehicle - Does purchase meet Green Fleet Recommendations? YES - YES
Vehicle - If does not meet Green Fleet Recommendations, justification: -
MPG: 30% reduct
Carbon Emissions: Less carbo

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.F.

To: Mayor and City Council

Item Type:
Request For Purchase

From: Gunnar Kaasa, Equipment Operations Supervisor

Item Activity:
Action

Subject: Request for Purchase: 2022 Ford F550 with Service Body and Crane

---

ACTION REQUESTED:
Approve Request for Purchase of 2022 Ford F550 Truck from Boyer Ford for $50,234 and with service body and crane from Aspen Equipment for $78,775 for a total cost of $129,009.

INTRODUCTION:
Boyer Ford will provide the Ford F550 Truck and Aspen Equipment will provide the service body and crane and install it on the Ford F550 Truck. This is a replacement for Vehicle 70-342, a 2011 Ford F500 Truck with a service body and crane that has 84,601 miles and 8520 hours on engine.The vehicle has outlived its useful life and needs replacement. The truck's diesel engine meets the green fleet policy.

Our new equipment replacement scoring methodology uses six performance and cost variables including age, usage, type of service, condition, repair costs and reliability. Replacement qualification scores are 23 for all sedans and light trucks and 28 for heavy duty vehicles and off-road equipment whose gross weight rating exceeds 10,500. The higher the score, the higher the need to replace the vehicle. In other words, we will not replace a heavy duty vehicle that does not have a minimum score of 28. This piece of equipment has a score of 33.

See attached Request for Purchase.

ATTACHMENTS:

Request for Purchase: 2022 Ford F550 with Service Body and Crane

CITY OF EDINA
4801 W 50th St., Edina, MN 55424
www.EdinaMN.gov | 952-927-8861

Requisition Number **12100199**

Request for Purchase

Department: Public Works
Buyer: Brian Olson
Date: 09/28/2021

Requisition Description: Ford F550 with service body and crane

Vendor: BOYER FORD TRUCKS INC
Cost: $129,009.90

REPLACEMENT or NEW: REPLACEM - REPLACEMENT

PURCHASE SOURCE: STATE K - STATE CONTRACT

DESCRIPTION: replace older F550 in utility

BUDGET IMPACT: equipment replacement fund

COMMUNITY IMPACT: Less carbon

ENVIRONMENTAL IMPACT: Less carbon

Environmental Impact - item specific:

Vehicle - Make/Model/Year requested vehicle: 2022 Ford F550
Vehicle - Make/Model/Year current vehicle (if replacement): 2011 f550
Vehicle - Does purchase meet Green Fleet Recommendations? YES - YES
Vehicle - If does not meet Green Fleet Recommendations, justification: -
MPG: 30% reduct
Carbon Emissions: no info

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.G.

To: Mayor and City Council

Item Type:
Request For Purchase

From: Perry Vetter, Parks and Recreation Director

Item Activity:
Action

Subject: Request for Purchase: Edina Liquor Advertising Contract

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ACTION REQUESTED:
Approve Request for Purchase for Edina Liquor advertising with Comcast Spotlight for $40,000.

INTRODUCTION:
This is a service contract with Comcast Spotlight to provide advertising services for marketing. The contract is within budget allocations for 2021 and 2022 and is funded through the Edina Liquor enterprise.

ATTACHMENTS:

Request for Purchase: Advertising Services

CITY OF EDINA
4801 W 50th St., Edina, MN 55424
www.EdinaMN.gov | 952-927-8861

Requisition Number **12100216**

Request for Purchase

Department: Parks & Recreation
Buyer: Kersten McManamon
Date: 10/12/2021

Requisition Description: 2021-2022 Edina Liquor OTT Advertising Contract

Vendor: COMCAST SPOTLIGHT
Cost: $40,000.00

REPLACEMENT or NEW: NEW - NEW

PURCHASE SOURCE: SERVIC K - SERVICE CONTRACT

DESCRIPTION: Q4 2021 - Q2 2022 advertising for Edina Liquor

BUDGET IMPACT: Within allocated budget for 2021-2022

COMMUNITY IMPACT: No impact on residents

ENVIRONMENTAL IMPACT: N/A

Environmental Impact - item specific:

Vehicle - Make/Model/Year requested vehicle: N/A
Vehicle - Make/Model/Year current vehicle (if replacement): N/A
Vehicle - Does purchase meet Green Fleet Recommendations? YES - YES
Vehicle - If does not meet Green Fleet Recommendations, justification: -
MPG: N/A
Carbon Emissions: N/A

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.H.

To: Mayor and City Council

Item Type:
Report / Recommendation, Other

From: Jessica V. Wilson, Water Resources Coordinator

Item Activity:
Action

Subject: Resolution No. 2021-91: Authorizing Flood Hazard Mitigation Grant Assistance Application

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ACTION REQUESTED:
Approve Resolution 2021-91, authorizing Flood Hazard Mitigation Grant Assistance application.

INTRODUCTION:
The Flood Hazard Mitigation Grant Assistance Program (FHM) was created by the Minnesota Legislature in 1987 to provide technical and financial assistance to local government units for reducing the damaging effects of floods. Under this program the state can make cost-share grants to local units of government for up to 50 percent of the total cost of a project. The goal of existing regulations and programs for flood damage reduction is to minimize the threat to life and property from flooding. The efforts of local governments to enforce their zoning ordinances, to sponsor flood mitigation public improvement projects, and to acquire or relocate flood-prone buildings have significantly helped to reduce risk to lives and flood damages across the state The potential grant funding would apply to the proposed pump station for the Morningside Flood Infrastructure Project.

ATTACHMENTS:

Resolution No. 2021-91: Authorizing Flood Hazard Mitigation Grant Assistance Application

RESOLUTION NO. 2021-91
FLOOD HAZARD MITIGATION GRANT ASSISTANCE

WHEREAS, the **City of Edina**, hereinafter referred to as the "Applicant" act as legal sponsor for the project contained in the **Flood Damage Reduction Grant Assistance Program Application** to be submitted on **October 22, 2021** and that **Engineering Director** is hereby authorized to apply to the Department of Natural Resources for funding of this project on behalf of the Applicant; and

WHEREAS, the Applicant has the legal authority to apply for financial assistance, and the institutional, administrative, and managerial capability to ensure adequate acquisition, maintenance and protection of the proposed project; and

WHEREAS, the Applicant has the financial capability to provide any required matching funds; and

WHEREAS, the source of Applicant's matching funds shall not include other State funds; and

WHEREAS, the source of Applicant's matching funds shall be **up to $250,000 from the Stormwater Utility Fund**; and

WHEREAS, the Applicant hereby pledges to complete the project or phase if it exceeds the total funding provided by the Department of Natural Resources and any required local match; and

WHEREAS, the Applicant has not incurred any costs, and has not entered into any written agreements to purchase property proposed by this project; and

WHEREAS, the Applicant has not violated any Federal, State, or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and

WHEREAS, upon approval of its application by the state, the Applicant may enter into an agreement with the State of Minnesota for the above- references project, and that the Applicant certifies that it will comply with all applicable laws and regulations as stated in the contract agreement; and

NOW, THEREFORE BE IT RESOLVED that **Engineering Director** is hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

Adopted this 19th day of October, 2021.

Attest:_____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 2021.

_____

City Clerk

ENGINEERING DEPARTMENT
7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.I.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Andrew Scipioni, Transportation Planner

Item Activity:
Action

Subject: Resolution 2021-92: Setting Public Hearing Date for Municipal Consent of MnDOT I-494 Airport to Highway 169 Project

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ACTION REQUESTED:
Adopt Resolution 2021-92, setting public hearing date for municipal consent of MnDOT I-494 Airport to Highway 169 project.

INTRODUCTION:
MnDOT is in the process of developing Project 1 of the I-494 Corridor Vision for opening bids in 2023 as a design-build project. This project is anticipated to address traffic congestion in the region, improve safety for all modes and provide a transit advantage. No cost participation on behalf of the City of Edina is expected.

MnDOT is asking the City of Edina to approve the proposed layout as it requires the acquisition of right-of-way and creates additional capacity. MnDOT will attend the public hearing to present the final layout and answer questions. To hold the public hearing, City Council must adopt a resolution setting the date. Staff recommends that the hearing date be set for December 7, 2021.

ATTACHMENTS:

Resolution 2021-92: Setting Public Hearing Date

MnDOT Municipal Consent Letter

MN State Statutes 161.162-167

Project 1 Layout (1 of 2)

Project 1 Layout (2 of 2)

RESOLUTION NO. 2021-92
CALLING PUBLIC HEARING FOR
CONSIDERATION OF MUNICIPAL CONSENT FOR
MINNESOTA DEPARTMENT OF TRANSPORTATION'S
I-494 AIRPORT TO HIGHWAY 169 PROJECT
DECEMBER 7, 2021

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EDINA, MINNESOTA, that a public hearing shall be held on the 7th day of December, 2021 in the Council Chambers at City Hall at 7:00 p.m. to consider municipal consent for MnDOT's I-494: Airport to Highway 169 Project (also known as Project 1 of the I-494 Corridor Vision).

BE IT FURTHER RESOLVED that the City Clerk shall give mailed and published notice of such hearing as required by law.

Dated: October 19, 2021

Attest:_____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its regular meeting of October 19, 2021, and as recorded in the Minutes of said Special Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20___.

_____
City Clerk

Metropolitan District
1500 West County Road B2
Roseville, MN 55113

September 24, 2021

Chad Millner
City of Edina – Engineering Director
4801 W 50th Street
Edina, MN 55424

Dear Mr. Millner,

MnDOT is in the process of developing Project 1 of the I-494 Corridor Vision. Project 1 will construct an E-ZPass lane on I-494 from TH 100 to I-35W in each direction, a turbine interchange at the I-494 over I-35W interchange, and change access at Nicollet, Portland, and 12th Avenues. This work will also include the replacement of the bridges at Nicollet, Portland, and 12th Avenues, as well as construct a new pedestrian/bicycle bridge near Chicago Avenue. Construction will include replacement of existing pavement, drainage, construction of retaining walls, sidewalks, bike lanes, signing, lighting, and traffic management. Project 1 is being developed for a letting on April 19, 2023 as a design-build project.

Project 1 proposes the following benefits to the region:

- Reduce traffic congestion and improve reliability of the average rush-hour trip
- Improve safety for all modes
- Provide a transit advantage to increase the number of people who can be efficiently moved through the area
- Restore pavement to preserve infrastructure and provide a smoother ride
- Preserve existing bridges
- Improve drainage systems to reduce localized flooding and reduce run-off into the Minnesota River
- Improve connectivity for pedestrians and bicyclists crossing I-494

Project 1 is the first of four phases of the I-494 Corridor Vision Implementation Plan which looks to construct managed lanes from Highway 169 to the Minneapolis/St. Paul International Airport. The Implementation Plan was determined using a set of criteria which included constructability, community support, equity, asset management, cost/funding, and operations/safety.

MnDOT is asking the City of Edina to approve the proposed layout as it requires the acquisition of right of way and is adding additional capacity. Municipal consent of MnDOT projects is described in Minnesota Statutes 161.162 through 161.167 (attached).

The deadlines (per MN Statute 161.164) for the City's responsibilities regarding municipal consent of the attached layout are as follows:

- Within 15 days of receiving the final layout, schedule a public hearing.
- Within 60 days of receiving the final layout, conduct the public hearing.
- Provide at least 30 days' notice of the public hearing.
- Within 90 days of the public hearing, approve or disapprove the layout by resolution.

MnDOT will attend the public hearing to present the final layout and answer questions, as required by statute.

At this point, the total participation required by the city is estimated to be approximately $0 as identified in the attached estimate which is still being discussed with the cities and Hennepin County.

Any cost participation and identified maintenance responsibilities will be handled as part of a cooperative construction agreement developed between MnDOT and the City. I would be happy to work with you as we traverse our way through this process. MnDOT will be available to give presentations and/or answer any questions that you may have regarding Project 1 or this process.

Sincerely,

Amber Blanchard, P.E.
MnDOT Metro District Major Projects Manager/I494 Corridor Director

CC: Andrew Lutaya, MnDOT West Area Engineer/Project Manager
April Crockett, MnDOT West Area Manager
file

Equal Opportunity Employer

2020 Minnesota Statutes

161.162 DEFINITIONS.

Subdivision 1.**Applicability.**

The terms in sections 161.162 to 161.167 have the meanings given them in this section and section 160.02.

§

Subd. 2.**Final layout.**

(a) "Final layout" means geometric layouts and supplemental drawings that show the location, character, dimensions, access, and explanatory information about the highway construction or improvement work being proposed. "Final layout" includes, where applicable, traffic lanes, shoulders, trails, intersections, signals, bridges, approximate right-of-way limits, existing ground line and proposed grade line of the highway, turn lanes, access points and closures, sidewalks, proposed design speed, noise walls, transit considerations, auxiliary lanes, interchange locations, interchange types, sensitive areas, existing right-of-way, traffic volume and turning movements, location of storm water drainage, location of municipal utilities, project schedule and estimated cost, and the name of the project manager.

(b) "Final layout" does not include a cost participation agreement. For purposes of this subdivision "cost participation agreement" means a document signed by the commissioner and the governing body of a municipality that states the costs of a highway construction project that will be paid by the municipality.

Subd. 3.**Final construction plan.**

"Final construction plan" means the set of technical drawings for the construction or improvement of a trunk highway provided to contractors for bids.

Subd. 4.**Governing body.**

"Governing body" means the elected council of a municipality.

Subd. 5.**Municipality.**

"Municipality" means a statutory or home rule charter city.

History:

2001 c 191 s 3; *2002 c 364 s 3*

161.163 HIGHWAY PROJECT REVIEW.

Subdivision 1.**Projects requiring review.**

Sections 161.162 to 161.167 apply only to projects that alter access, increase or reduce highway traffic capacity, or require acquisition of permanent rights-of-way.

Subd. 2.**Traffic safety measures.**

Nothing contained in sections 161.162 to 161.167 limits the power of the commissioner to regulate traffic or install traffic-control devices or other safety measures on trunk highways located within municipalities regardless of their impact on access or traffic capacity or on the need for additional right-of-way.

Subd. 3.**Construction program.**

Nothing contained in sections 161.162 to 161.167 limits the commissioner's discretion to determine priority and programming of trunk highway projects.

History:

2001 c 191 s 4

161.164 FINAL LAYOUT APPROVAL PROCESS.

Subdivision 1.**Submission of final layout.**

Before proceeding with the construction, reconstruction, or improvement of any route on the trunk highway system lying within any municipality, the commissioner shall submit to its governing body a final layout and project report covering the purpose, route location, and proposed design of the highway. The final layout must be submitted as part of a report containing any supporting data that the commissioner deems helpful to the governing body in reviewing the final layout submitted. The supporting data must include a good-faith cost estimate of all the costs in which the governing body is expected to participate. The final layout must be submitted before final decisions are reached so that meaningful early input can be obtained from the municipality.

Subd. 2.**Governing body action.**

(a) Within 15 days of receiving a final layout from the commissioner, the governing body shall schedule a public hearing on the final layout. The governing body shall, within 60 days of receiving a final layout from the commissioner, conduct a public hearing at which the Department of Transportation shall present the final layout for the project. The governing body shall give at least 30 days' notice of the public hearing.

(b) Within 90 days from the date of the public hearing, the governing body shall approve or disapprove the final layout in writing, as follows:

(1) If the governing body approves the final layout or does not disapprove the final layout in writing within 90 days, in which case the final layout is deemed to be approved, the commissioner may continue the project development.

(2) If the final construction plans contain changes in access, traffic capacity, or acquisition of permanent right-of-way from the final layout approved by the governing body,

the commissioner shall resubmit the portion of the final construction plans where changes were made to the governing body. The governing body must approve or disapprove the changes, in writing, within 60 days from the date the commissioner submits them.

(3) If the governing body disapproves the final layout, the commissioner may make modifications requested by the municipality, decide not to proceed with the project, or refer the final layout to an appeal board. The appeal board shall consist of one member appointed by the commissioner, one member appointed by the governing body, and a third member agreed upon by both the commissioner and the governing body. If the commissioner and the governing body cannot agree upon the third member, the chief justice of the supreme court shall appoint a third member within 14 days of the request of the commissioner to appoint the third member.

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Subd. 3.**Appeal board.**

Within 30 days after referral of the final layout, the appeal board shall hold a hearing at which the commissioner and the governing body may present the case for or against approval of the final layout referred. Not later than 60 days after the hearing, the appeal board shall recommend approval, recommend approval with modifications, or recommend disapproval of the final layout, making additional recommendations consistent with state and federal requirements as it deems appropriate. It shall submit a written report containing its findings and recommendations to the commissioner and the governing body.

History:

2001 c 191 s 5

161.165 COMMISSIONER ACTION; INTERSTATE HIGHWAYS.

Subdivision 1.**Applicability.**

This section applies to interstate highways.

Subd. 2.**Action on approved final layout.**

(a) If the appeal board recommends approval of the final layout or does not submit its findings and recommendations within 60 days of the hearing, in which case the final layout is deemed approved, the commissioner may prepare substantially similar final construction plans and proceed with the project.

(b) If the final construction plans change access, traffic capacity, or acquisition of permanent right-of-way from the final layout approved by the appeal board, the commissioner shall submit the portion of the final construction plans that shows the changes, to the governing body for its approval or disapproval under section 161.164, subdivision 2.

Subd. 3.**Action on final layout approved with changes.**

(a) If, within 60 days, the appeal board recommends approval of the final layout with modifications, the commissioner may:

(1) prepare final construction plans with the recommended modifications, notify the governing body, and proceed with the project;

(2) decide not to proceed with the project; or

(3) prepare final construction plans substantially similar to the final layout referred to the appeal board, and proceed with the project. The commissioner shall, before proceeding with the project, file a written report with the governing body and the appeal board stating fully the reasons for doing so.

(b) If the final construction plans contain changes in access or traffic capacity or require additional acquisition of permanent right-of-way from the final layout reviewed by the appeal board or the governing body, the commissioner shall resubmit the portion of the final construction plans that shows the changes, to the governing body for its approval or disapproval under section 161.164, subdivision 2.

Subd. 4.**Action on disapproved final layout.**

(a) If, within 60 days, the appeal board recommends disapproval of the final layout, the commissioner may either:

(1) decide not to proceed with the project; or

(2) prepare final construction plans substantially similar to the final layout referred to the appeal board, notify the governing body and the appeal board, and proceed with the project. Before proceeding with the project, the commissioner shall file a written report with the governing body and the appeal board stating fully the reasons for doing so.

(b) If the final construction plans contain changes in access or traffic capacity or require additional acquisition of permanent right-of-way from the final layout reviewed by the appeal board or the governing body, the commissioner shall resubmit the portion of the final construction plans that shows the changes, to the governing body for its approval or disapproval under section 161.164, subdivision 2.

§

Subd. 5.**Final construction plans issued.**

The commissioner shall send a complete set of final construction plans to the municipality at least 45 days before the bid opening for informational purposes.

History:

2001 c 191 s 6

161.166 COMMISSIONER ACTION; OTHER HIGHWAYS.

Subdivision 1.**Applicability.**

This section applies to trunk highways that are not interstate highways.

Subd. 2.**Action on approved final layout.**

If the appeal board recommends approval of the final layout or does not submit its findings or recommendations within 60 days of the hearing, in which case the final layout is deemed approved, the commissioner may prepare substantially similar final construction plans and proceed with the project. If the final construction plans change access or traffic capacity or require additional acquisition of right-of-way from the final layout approved by the appeal board, the commissioner shall submit the portion of the final construction plan that shows the changes, to the governing body for its approval or disapproval under section 161.164, subdivision 2.

Subd. 3.**Action on final layout approved with changes.**

(a) If the appeal board approves the final layout with modifications, the commissioner may:

(1) prepare final construction plans including the modifications, notify the governing body, and proceed with the project;

(2) decide not to proceed with the project; or

(3) prepare a new final layout and resubmit it to the governing body for approval or disapproval under section 161.164, subdivision 2.

(b) If the final construction plans contain changes in access or traffic capacity or require additional acquisition of permanent right-of-way from the final layout reviewed by the appeal board or the governing body, the commissioner shall resubmit the portion of the final construction plans that shows the changes, to the governing body for its approval or disapproval under section 161.164, subdivision 2.

Subd. 4.**Action on disapproved final layout.**

If the appeal board disapproves the final layout, the commissioner may:

(1) decide not to proceed with the project; or

(2) prepare a new final layout and submit it to the governing body for approval or disapproval under section 161.164, subdivision 2.

§

Subd. 5.**Final construction plans issued.**

The commissioner shall send a complete set of final construction plans to the municipality at least 45 days before the bid opening for informational purposes.

History:

2001 c 191 s 7; *2020 c 83 art 1 s 51*

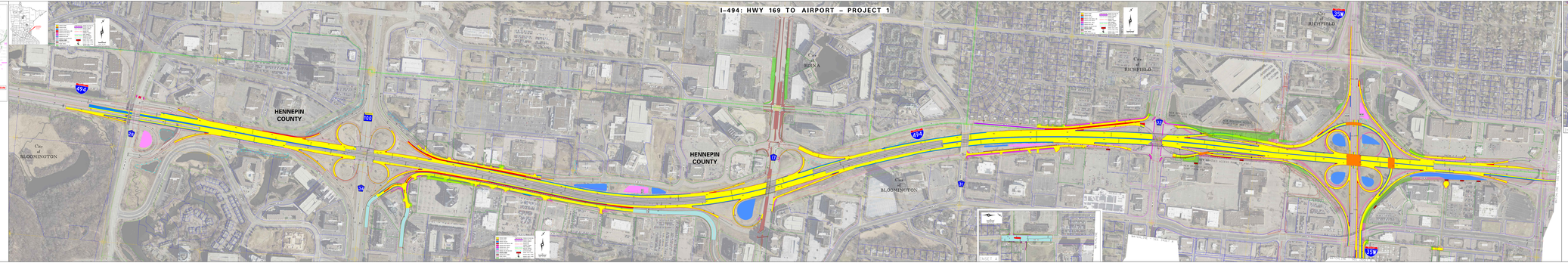
161.167 REIMBURSEMENT OF EXPENSES.

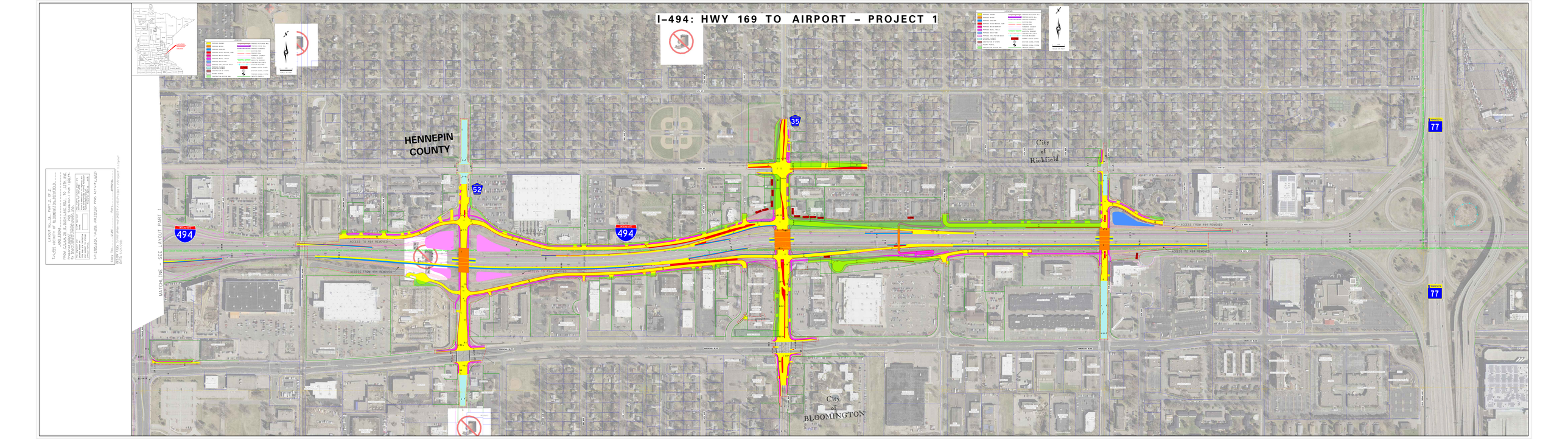
Members of the appeal board shall submit to the commissioner an itemized list of the expenses incurred in disposing of matters presented to them. The appeal board members shall be reimbursed for all reasonable expenses incurred by them in the performance of their duties. The commissioner shall pay these costs out of the trunk highway fund.

History:

2001 c 191 s 8

I-494: HWY 169 TO AIRPORT – PROJECT 1




I-494: HWY 169 TO AIRPORT – PROJECT 1
HENNEPIN COUNTY
City of Richfield
City of BLOOMINGTON
MATCHLINE - SEE LAYOUT PART 1
ACCESS TO 494 REMOVED
ACCESS FROM 494 REMOVED
494
35
52
77

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.J.

To: Mayor and City Council

Item Type: Other

From: Derik Otten, Facility Manager

Item Activity: Action

Subject: Approve Master Agreement for Design Services with HGA

ACTION REQUESTED:
Approve Master Agreement for Professional Design and Engineering Services with HGA.

INTRODUCTION:
This master agreement will allow the city to enter into contracts with HGA for design and engineering services as they relate to city buildings. Services would include space use and needs studies, energy and asset assessments, and renovations and/or additions to existing buildings and new construction of city owned facilities and properties.

Individual project approval will be sought from council per the city purchasing policy. Similar agreements are in place with peer architectural and engineering firms.

ATTACHMENTS:

Master Agreement for Design Services-HGA

MASTER AGREEMENT
FOR
PROFESSIONAL DESIGN & ENGINEERING SERVICES

AGREEMENT made between the **CITY OF EDINA**, a Minnesota municipal corporation, hereinafter called the "OWNER", and **HGA.**, hereinafter called the "DESIGNER". OWNER intends to secure professional DESIGN & ENGINEERING services, according to the terms of this Agreement.

1. SUPPLEMENTAL AGREEMENT

OWNER intends to secure professional consulting architectural, engineering, planning and/or land survey services on an ongoing basis for general City services and multiple projects, according to the terms of this agreement. OWNER and DESIGNER shall enter into project specific supplemental agreements. This Master Agreement shall be deemed incorporated into the Supplemental Agreements unless a Supplemental Agreement specifically provides that it is not incorporated. If there is a conflict between the terms of the Supplemental Agreement and the Master Agreement, the terms of the Master Agreement shall control unless the Supplemental Agreement specifically provides that despite the conflict the terms of the Supplemental Agreement apply.

2. PUBLIC IMPROVEMENT PROJECT SERVICES OF DESIGNER

2.1 STUDY AND REPORT PHASE / FEASIBILITY REPORT

2.1.1. Consult with OWNER to clarify and define OWNER'S requirements for the Project, review available data and attend necessary meetings and be available for general consultation.

2.1.2. Advise OWNER as to the necessity of OWNER'S providing or obtaining from others data or services of the types described in paragraph 4, and assist OWNER in obtaining such data and services.

2.1.3. Identify and analyze requirements of governmental authorities having jurisdiction to approve the design of the Project and participate in consultations with such authorities.

2.1.4. Provide analyses of OWNER'S needs, planning surveys, site evaluations and comparative studies of prospective sites and solutions.

2.1.5. Provide a general economic analysis of OWNER'S requirements applicable to various alternatives.

2.1.6. The DESIGNER shall conduct and prepare preliminary studies, layouts, sketches, preliminary field work, preliminary cost estimates, estimates of assessment rates, and shall assist the OWNER in obtaining required subsurface investigations as required for the preparation of the Feasibility Reports. The Feasibility Reports shall conform to the requirements of Minn. Stat.

Chapter 429 if the cost of the project may be assessed in whole or part. The report shall contain schematic layouts, sketches and conceptual design criteria with appropriate exhibits to indicate clearly the considerations involved (including applicable requirements of governmental authorities having jurisdiction as aforesaid) and the alternative solutions available to OWNER and setting forth DESIGNER findings and recommendations. This Report will be accompanied by DESIGNER opinion of probable costs for the Project, including the following which will be separately itemized: construction cost and indirect cost consisting of design and engineering costs and contingencies with per year escalation projections, and (on the basis of information furnished by OWNER) allowances for such other items as charges of all other professionals and consultants, for the cost of land and rights-of-way, for compensation for or damages to properties, for interest and financing charges and for other services to be provided by others for OWNER. The total of all construction and indirect costs are hereinafter called "Total Project Costs".

2.1.7. Furnish five (5) printed copies of the Study and Report documents and one (1) electronic file and review them in person with OWNER.

2.1.8. The DESIGNER shall assist with presenting the Feasibility Reports to the proper reviewing agencies and to the City Council. The DESIGNER shall appear at the public hearing to present the information.

2.2 PRELIMINARY DESIGN PHASE

2.2.1. In consultation with OWNER and on the basis of the accepted Study and Report documents, determine the general scope, extent and character of the Project and attend necessary meetings as provided in the applicable Supplemental Agreement.

2.2.2. Prepare Preliminary Design documents consisting of final design criteria, preliminary drawings, outline specifications and written descriptions of the Project.

2.2.3. Advise OWNER if additional data or services of the types described in paragraph 4.4 are necessary and assist OWNER in obtaining such data and services.

2.2.4. Based on the information contained in the Preliminary Design documents, submit a revised opinion of probable Total Project Costs.

2.2.5. Furnish preliminary legal descriptions and exhibits for all permanent and temporary easements anticipated to construct the Project.

2.2.6. Furnish three (3) copies of the above Preliminary Design documents and one (1) electronic copy and present and review them in person with OWNER

2.3 FINAL DESIGN PHASE

2.3.1. On the basis of the accepted Preliminary Design documents, the City’s design standards, and the revised opinion of probable Total Project Costs prepare for incorporation in the Bidding Documents final drawings to show the general scope, extent and character of the work to be furnished and performed by Contractor(s) (hereinafter called "Plans") and Specifications.

2.3.2. Provide technical criteria, written descriptions and design data for use in filing applications for permits with or obtaining approvals of such governmental authorities as have jurisdiction to approve the design of the Project, and assist OWNER in consultations with appropriate authorities. The DESIGNER shall submit all applications and permit support data to the appropriate agencies and submit copies to the OWNER.

2.3.3. Based on property information received from Owner in accordance with Paragraph 4.4, provide legal descriptions and exhibits for all easements, property surveys or related Designing services needed for the transfer of interests in real property and field surveys for design purposes and Designing surveys and staking to enable Contractor(s) to proceed with their work.

2.3.4. Advise OWNER of any adjustments to the latest opinion of probable Total Project Costs caused by changes in general scope, extent or character or design requirements of the Project or Construction Costs. Furnish to OWNER a revised opinion of probable Total Project Costs based on the Plans and Specifications.

2.3.5. Prepare for review and approval by OWNER, its legal counsel and other advisors contract agreement forms, general conditions and supplementary conditions, and (where appropriate) bid forms, invitations to bid and instructions to bidders, and assist in the preparation of other related documents.

2.3.6. Attend necessary hearings and meetings and be available for general consultation.

2.3.7. Furnish three (3) copies of the listed Final Design documents, including the Plans and Specifications, and present and review them in person with OWNER.

2.3.8. The DESIGNER shall furnish one copy of all design calculations when requested by OWNER.

2.4 BIDDING OR NEGOTIATING PHASE

2.4.1. The DESIGNER shall prepare and forward the Advertisement for Bids to the designated publications, official newspaper and the OWNER. The DESIGNER shall supply up to thirty (30) sets of full size final Plans and Specifications for use in obtaining bids and submitting for general review. The DESIGNER shall maintain a record of prospective bidders to whom Bidding Documents have been issued, attend pre-bid meetings and receive and process deposits for Bidding Documents.

2.4.2. Prepare Contract Documents.

2.4.3. Issue addenda as appropriate to interpret, clarify or expand the Bidding Documents.

2.4.4. Consult with and advise OWNER as to the acceptability of the prime contractor and subcontractors, suppliers, and other persons and organizations proposed by the prime contractor(s) (herein called "Contractor(s)") for the portions of the work where acceptability is required by the Bidding Documents.

2.4.5. Consult with and advise OWNER concerning and determining the acceptability of substitute materials and equipment proposed by Contractor(s) when substitution prior to the award of contracts is allowed by the Bidding Documents.

2.4.6. Attend the bid opening, prepare bid tabulation sheets and assist OWNER in evaluating bidder qualifications and recommendations on bids, and in assembling and awarding contracts for construction, materials, equipment and services.

2.5 CONSTRUCTION PHASE

2.5.1. General Administration of Construction Contract. DESIGNER shall consult with and advise OWNER and act as OWNER'S representative. All of OWNER'S instructions to Contractor(s) will be issued through DESIGNER who will have authority to act on behalf of Owner to the extent provided in the General Conditions except as otherwise provided in writing. The General Conditions shall not be modified without the written agreement of the OWNER.

2.5.2. Visits to Site and Observation of Construction. In connection with observations of the work of Contractor(s) while it is in progress:

2.5.2.1. DESIGNER shall make visits to the site at intervals appropriate to the various stages of construction as DESIGNER deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of Contractor(s) workBased on information obtained during such visits and on such observations, DESIGNER shall endeavor to determine in general if the work is proceeding in accordance with the Contract Documents and DESIGNER shall keep OWNER informed of the progress of the work.

2.5.2.2. The Resident Project Representative (and any assistants) will be DESIGNER'S agent or employee and under DESIGNER'S supervision.

2.5.2.3. The purpose of the DESIGNER'S visits to and representation by the Resident Project Representative (and assistants, if any) at the site will be to enable DESIGNER to better carry out the duties and responsibilities assigned to and undertaken by DESIGNER during the Construction Phase, and, in addition, by exercise of DESIGNER'S efforts as an experienced and qualified design professional, to provide for OWNER a greater degree of confidence that the completed work of Contractor(s) will conform to the Contract Documents and that the integrity of the design concept as reflected in the Contract Documents has been implemented and preserved by Contractor(s). On the other hand, DESIGNER shall not, during such visits or as a result of such observations of Contractor(s)' work in progress, supervise, direct, or have control over Contractor(s)' work, nor shall DESIGNER have control or charge of and shall not be responsible for the Contractor(s)' means, methods, techniques, sequences, or procedures of construction selected

by Contractor(s), for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes, or orders applicable to Contractor(s) furnishing and performing their work. Accordingly, DESIGNER can neither guarantee the performance of the construction contracts by Contractor(s) nor assume responsibility for Contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.

2.5.2.4. If DESIGNER observes or otherwise becomes aware of defects or deficiencies in the work, or nonconformance to the Contract Documents, DESIGNER shall promptly give written notice thereof to OWNER.

2.5.3. Defective Work. During such visits and on the basis of such observation, DESIGNER may disapprove of or reject Contractor(s) work while it is in progress if DESIGNER believes that such work will not produce a completed Project that conforms generally to the Contract Documents or that it will prejudice the integrity of the design concept of the Project as reflected in the Contract Documents.

2.5.4. Interpretations and Clarifications. DESIGNER shall issue necessary interpretations and clarifications of the Contract Documents and in connection therewith prepare work directive changes and change orders as required for OWNER'S approval.

2.5.5. Shop Drawings. DESIGNER shall review and approve (or take other appropriate action in respect of) Shop Drawings, samples and other data which Contractor(s) are required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Such reviews and approvals or other action shall not extend to means, methods, techniques, sequences or procedures of construction or to safety precautions and programs incident thereto.

2.5.6. Substitutes. DESIGNER shall evaluate and determine the acceptability of substitute materials and equipment proposed by Contractor(s).

2.5.7. Inspections and Tests. DESIGNER shall have authority, as OWNER'S representative, to require special inspection or testing of the work by Contractor, and shall receive and review all certificates of inspections, testing and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents (but only to determine generally that their content complies with the requirements of, and the results certified indicate compliance with, the Contract Documents). DESIGNER shall be entitled to rely on the results of such tests.

2.5.8. DESIGNER shall respond to all written claims submitted by Contractor in a timely fashion. DESIGNER shall not be liable for the results of any such interpretations or decisions rendered in good faith.

2.5.9. Applications for Payment. Based on DESIGNER'S on-site observations as an experienced and qualified design professional, on information provided by the Resident Project

Representative and on review of applications for payment and the accompanying data and schedules:

2.5.9.1. DESIGNER shall determine the amounts owing to Contractor(s) and recommend in writing payments to Contractor(s) in such amounts and the OWNER shall verify the amounts. Such recommendations of payment will constitute a representation to OWNER, based on such observations and review, that the work has progressed to the point indicated, and that, to the best of DESIGNER'S knowledge, information and belief, the quality of such work is generally in accordance with the Contract Documents (subject to an evaluation of such work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents and to any other qualifications stated in the recommendation). In the case of unit price work, DESIGNER'S recommendations of payment will include final determinations of quantities and classifications of such work (subject to any subsequent adjustments allowed by the Contract Documents).

2.5.9.2. By recommending any payment DESIGNER will not thereby be deemed to have represented that exhaustive, continuous or detailed reviews or examinations have been made by DESIGNER to check the quality or quantity of Contractor(s)' work as it is furnished and performed beyond the responsibilities specifically assigned to DESIGNER in this Agreement and the Contract Documents. DESIGNER'S review of Contractor(s)' work for the purposes of recommending payment will not impose on DESIGNER responsibility to supervise, direct or control such work or for the means, methods, techniques, sequences or procedures of construction or safety precautions or programs incident thereto or Contractor(s)' compliance with laws, rules, regulations, ordinances, codes or orders applicable to their furnishing and performing the work. It will also not impose on DESIGNER responsibility to make any examination to ascertain how or for what purposes any Contractor has used the money paid on account of the Contract Price, or to determine that title to any of the work, materials or equipment has passed to OWNER free and clear of any lien, claims, security interests or encumbrances, or that there may not be other matters at issue between OWNER and Contractor that might affect the amount that should be paid.

2.5.10. Contractor(s)' Completion Documents. DESIGNER shall receive and review maintenance and operating instructions, schedules, guarantees, bonds and certificates of insurance, tests and approvals which are to be assembled by Contractor(s) in accordance with the Contract Documents (but such review will only be to determine that their content complies with the requirements of, and in the case of certificates on inspection, tests and approvals the results certified indicate compliance with, the Contract Documents); and shall transmit them to OWNER with written comments.

2.5.11. Inspections. DESIGNER shall conduct an inspection to determine if the work is substantially complete and a final inspection to determine if the completed work is acceptable so that DESIGNER may recommend, in writing, final payment to Contractor(s) and give written notice to OWNER and the Contractor(s) that the work is acceptable (subject to any conditions therein expressed), but any such recommendation and notice will be subject to the limitations expressed in paragraph 2.5.5.

2.5.12. Limitation of Responsibilities. DESIGNER shall not be responsible for the acts or omissions of any Contractor, or of any subcontractor or supplier, or any of the Contractor(s)' or subcontractors' or suppliers' agents or employees of any other persons (except DESIGNER'S own employees and agents) at the site or otherwise furnishing or performing any of the Contractor(s)' work; however, nothing contained in paragraphs 2.5.1 through 2.5.12 inclusive, shall be construed to release DESIGNER from liability for failure to properly perform duties and responsibilities assumed by DESIGNER in the Contract Documents.

2.6 OPERATIONAL PHASE

2.6.1. Provide assistance in the closing of any financial or related transaction for the Project.

2.6.2. Provide assistance in connection with the refining and adjusting of any equipment or system.

2.6.3. Assist OWNER in training OWNER'S staff to operate and maintain the Project. Extensive training shall be mutually agreed upon within the Supplemental Agreement as Additional Services as defined in Section 3 of this agreement.

2.6.4. Assist OWNER in developing systems and procedures for control of the operation and maintenance of and record keeping for the Project.

2.6.5. Within ninety (90) days after completion of a Project, prepare a set of reproducible record prints of Drawings and an electronic version that satisfy the City of Edina Record Drawing requirements, attached hereto, showing those changes made during the construction process, based on the marked-up prints, drawings and other data furnished by Contractor(s) to DESIGNER and which DESIGNER considered significant. DESIGNER will not be responsible for any errors or omissions in the information provided by Contractor that is incorporated in the record drawings and record documents. Final payment will be made only after record drawings are received by the OWNER.

2.6.6. In company with OWNER, visit the Project to observe any apparent defects in the completed construction, assist OWNER in consultations and discussions with Contractor(s) concerning correction of such deficiencies, and make recommendations as to replacement or correction of defective work.

2.6.7. Assist OWNER in preparation of assessment roll for City improvement projects, and attend assessment hearings.

3. ADDITIONAL PUBLIC IMPROVEMENT PROJECT SERVICES OF DESIGNER

3.1 SERVICES REQUIRING ADVANCE AUTHORIZATION. If authorized in writing by OWNER, DESIGNER shall furnish or obtain from others Additional Services of the types listed in paragraphs 3.1.1 through 3.1.12, inclusive. These services are not included as part of Basic Services except to the extent provided otherwise by attached Supplemental Agreement or Work Order and will be paid for by OWNER as indicated in Section 6.

3.1.1. Preparation of applications and supporting documents (in addition to those furnished under Basic Services) for private or governmental grants, loans or advances in connection with the Project; preparation or review of environmental assessments and impact statements; review and evaluation of the effect on the design requirements of the Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.

3.1.2. Field Services to make measured drawings of or to investigate existing conditions or facilities, or to verify the accuracy of drawings or other information furnished to OWNER by others, including surveys to verify location or improve accuracy of record information provided by Contractor under Paragraph 2.6.5.

3.1.3. Services resulting from significant changes in the general scope, extent or character of the Project or its design including, but not limited to, changes in size, complexity, OWNER'S schedule, character of construction or method of financing; and revising previously accepted studies, reports, design documents or Contract Documents when such revisions are required by changes in laws, rules, regulations, ordinances, codes or orders enacted subsequent to the preparation of such studies, reports or documents, or are due to any other causes beyond DESIGNER'S control.

3.1.4. Providing renderings or models for OWNER'S use.

3.1.5. Preparing documents for alternate bids requested by OWNER for Contractor(s)' work which is not executed or documents for out-of-sequence work.

3.1.6. Investigations and studies involving, but not limited to, detailed consideration of operations, maintenance and overhead expenses; providing value DESIGNERing during the course of design; the preparation of feasibility studies, cash flow and economic evaluations, rate schedules and appraisals; assistance in obtaining financing for the Project; evaluating processes available for licensing; assisting OWNER in obtaining process licensing; detailed quantity surveys of material, equipment and labor; and audits or inventories required in connection with construction performed by OWNER.

3.1.7. Furnishing services of independent professional associates and consultants for other than Basic Services (which include, but are not limited to, customary civil, structural, mechanical and electrical DESIGNERing and customary architectural design incidental thereto); and providing data or services of the types described in paragraph 4.4 when OWNER employs DESIGNER to provide such data or services in lieu of furnishing the same in accordance with paragraph 4.4.

3.1.8. Services during out-of-town travel required of DESIGNER other than visits to the site or OWNER'S office.

3.1.9. Assistance in connection with bid protests, rebidding or renegotiating contracts for construction, materials, equipment or services, except when such assistance is required to complete services called for in paragraph 2.4.

3.1.10. Preparation of operating, maintenance and staffing manuals to supplement Basic Services under paragraph 2.5.10.

3.1.11. Preparing to serve or serving as a consultant or witness for OWNER in any litigation, arbitration or other legal or administrative proceeding involving the Project unless the DESIGNER is a defendant (except for assistance in consultations which is included as part of Basic Services.

3.1.12. Additional services in connection with the Project, including services which are to be furnished by OWNER in accordance with Section 4, and services not otherwise provided for in this Agreement.

3.2 SERVICES NOT REQUIRING ADVANCE AUTHORIZATION**.** When required by the Contract Documents in circumstances beyond DESIGNER'S control, DESIGNER shall furnish or obtain from others, as circumstances require during construction and without waiting for specific authorization from OWNER, Additional Services listed in paragraphs 3.2.1 through 3.2.5, inclusive. These services are not included as part of Basic Services except to the extent provided otherwise by attached Supplemental Agreement. DESIGNER shall advise OWNER promptly after starting any such additional services which will be paid for by OWNER.

3.2.1. Services in connection with work directive changes and change orders to reflect changes requested by OWNER if the resulting change in compensation for Basic Services is not commensurate with the additional services rendered.

3.2.2. Services in making revisions to Plans and Specifications occasioned by the acceptance of substitutions proposed by Contractor(s); and services after the award to each contract in evaluating and determining the acceptability of an unreasonable or excessive number of substitutions proposed by Contractor.

3.2.3. Services resulting from significant delays, changes or price increases occurring as a direct or indirect result of material, equipment or energy shortages.

3.2.4. Additional or extended services during construction made necessary by (1) work damaged by fire or other cause during construction, (2) a significant amount of defective or neglected work of any Contractor, (3) acceleration of the progress schedule involving services beyond normal working hours, and (4) default by any Contractor.

3.2.5. Services (other than Basic Services during the Operational Phase) in connection with any partial use of any part of the Project by OWNER prior to Substantial Completion.

4. OWNER'S PUBLIC IMPROVEMENT PROJECT RESPONSIBILITIES. OWNER shall do the following:

4.1 Designate in writing a person to act as OWNER'S representative with respect to the services to be rendered under this Agreement, such person shall have complete authority to transmit instructions, receive information, interpret and define OWNER'S policies and decisions with respect to DESIGNER'S services for the Project.

4.2 Provide criteria and information as to OWNER'S requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of design and construction standards OWNER will require to be included in the Plans and Specifications.

4.3 Assist DESIGNER by placing at DESIGNER'S disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.

4.4 Furnish to DESIGNER as required for performance of DESIGNER'S Basic Services except to the extent provided otherwise by attached amendment, the following:

4.4.1. Data prepared by or services of others, including without limitation, borings, and subsurface explorations, hydrographic surveys, laboratory tests and inspections of samples, materials and equipment;

4.4.2. Appropriate professional interpretations of all the foregoing;

4.4.3. Environmental assessment and impact statements, if needed;

4.4.4. Property, boundary, easement, right-of-way, topographic and utility surveys;

4.4.5. Property descriptions; and

4.4.6. Zoning, deed and other land use restrictions;

All of which DESIGNER may use and rely upon in performing services under this Agreement.

4.5 Provide DESIGNERing surveys or authorize DESIGNER to establish reference points for construction to enable Contractor(s) to proceed with the layout of the work.

4.6 Arrange for access to and make all provisions for DESIGNER to enter upon public and private property as required for DESIGNER to perform services under this Agreement.

4.7 Examine all studies, reports, sketches, Drawings, Specifications, proposals and other documents presented by DESIGNER. Obtain advice of an attorney, insurance counselor and other consultants as OWNER deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of DESIGNER.

4.8 Prepare applications and provide support for approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.

4.9 Provide such accounting, independent cost estimating and insurance counseling services as may be required for the Project, such legal services as OWNER may require or DESIGNER may reasonably request with regard to legal issues pertaining to the Project including any that may be raised by Contractor(s), such auditing service as OWNER may require to ascertain how or for what purpose any Contractor has used the monies paid under the construction contract, and such inspection services as OWNER may require to ascertain that Contractor(s) are complying with any law, rule, regulations, ordinance, code or order applicable to their furnishing and performing the work.

4.10 If OWNER designates a person to represent OWNER at the site who is not DESIGNER or DESIGNER'S agent or employee, the duties, responsibilities and limitations of authority of such other person and the affect thereof on the duties and responsibilities of DESIGNER and the Resident Project Representative (and any assistants) will be set forth in a supplemental agreement.

4.11 If more than one prime contract is to be awarded for construction, materials, equipment and services for the entire Project, designate a person or organization to have authority and responsibility for coordinating the activities among the various prime contractors.

4.12 Furnish to DESIGNER data or estimated figures as to OWNER'S anticipated costs for services to be provided by others for OWNER so that DESIGNER may make the necessary findings to support opinions of probable Total Project Costs.

4.13 Attend the pre-bid meeting, bid opening, pre-construction meetings, construction progress and other job related meetings and substantial completion inspections and final payment inspections.

4.14 Give prompt written notice to DESIGNER whenever OWNER observes or otherwise becomes aware of any development that affects the scope of timing of DESIGNER'S services, or any defect or nonconformance in the work of any Contractor.

4.15 Furnish, or direct DESIGNER to provide, Additional Services as stipulated in paragraph 3.1 of this Agreement or other services as required.

4.16 Require all Private Utilities with facilities in the OWNER’S right of way to:

(a) Locate and mark said utilities upon request;
(b) Relocate and/or protect said utilities as determined necessary to accommodate the proposed Work;
(c) Submit a schedule of the necessary relocation/protection activities to the OWNER for review.

4.17 Bear all costs incident to compliance with the requirements of this Section 4.

5. PERIODS OF PROJECT SERVICE

5.1 The provisions of Section 6 and the various rates of compensation for DESIGNER'S services provided for elsewhere in this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the Construction Phase. DESIGNER'S obligation to render services hereunder will extend for a period which may reasonably be required for the design, award of contracts, construction and initial operation of the Project including extra work and required extensions thereto.

5.2 The services called for in the Study and Report Phase will be completed and the Report submitted within the agreed period after written authorization to proceed with that phase of services which will be given by OWNER.

5.3 After acceptance by OWNER of the Study and Report Phase documents indicating any specific modifications or changes in the general scope, extent or character of the Project desired by OWNER, and upon written authorization from OWNER, DESIGNER shall proceed with the performance of the services called for in the Preliminary Design Phase, and shall submit preliminary design documents and a revised opinion of probable Total Project Costs within the agreed period.

5.4 After acceptance by OWNER of the Preliminary Design Phase documents and revised opinion of probable Total Project Costs, indicating any specific modifications or changes in the general scope, extent or character of the Project desired by OWNER, and upon written authorization from OWNER, DESIGNER shall proceed with the performance of the services called for in the Final Design Phase; and shall deliver Contract Documents and a revised opinion of probable Total Project Costs for all work of Contractor(s) on the Project within the agreed period.

5.5 DESIGNER'S services under the Study and Report Phase, Preliminary Design Phase, and Final Design Phase, shall each be considered complete when the submissions for that phase have been accepted by OWNER.

5.6 After acceptance by OWNER of the DESIGNER'S Drawings, Specifications and other Final Design Phase documentation including the most recent opinion of probable Total Project Costs and upon written authorization to proceed, DESIGNER shall proceed with performance of the services called for in the Bidding or Negotiating phase. This Phase shall terminate and the services to be rendered thereunder shall be considered complete upon commencement of the Construction Phase or upon cessation of negotiations with prospective Contractor(s).

5.7 The Construction Phase will commence with the execution of the first prime contract to be executed for the work of the Project or any part thereof, and will terminate upon written recommendation by DESIGNER of final payment on the last prime contract to be completed. Construction Phase services may be rendered at different times in respect of separate prime contracts if the Project involves more than one prime contract.

5.8 The Operational Phase will commence during the Construction Phase and will terminate upon the last of the following events: (1) one year after the date of Substantial Completion, as defined in the Contract Documents, if the last prime contract for construction, materials and

equipment on which substantial completion is achieved; (2) after final payment to the Contractor(s); (3) after all known issues have been satisfactorily resolved.

5.9 If OWNER requests significant modifications or changes in the general scope, extent or character of the Project, the time of performance of DESIGNER'S services shall be adjusted equitably.

5.10 OWNER shall give prompt authorization to proceed or not proceed with any phase of services after completion of the immediately preceding phase.

5.11 In the event that the work designed or specified by DESIGNER is to be furnished or performed under more than one prime contract, or if DESIGNER'S services are to be separately sequenced with the work of one or more prime contractors (such as in the case of fast-tracking), OWNER and DESIGNER shall, prior to commencement of the Final Design Phase, develop a schedule for performance of DESIGNER'S services during the Final Design, Bidding or Negotiating and Construction Phases in order to sequence and coordinate properly such services as are applicable to the work under such separate contracts.

6. PAYMENTS TO DESIGNER

6.1 PAYMENT. For Project services, DESIGNER will be paid in accordance with the Supplemental Agreement between the parties for the Project.

6.2 OTHER PROVISIONS CONCERNING PAYMENTS.

6.2.1. If OWNER fails to make any payment due DESIGNER for services and expenses within thirty five (35) days after receipt of DESIGNER'S statement therefor, the amounts due DESIGNER will be increased at the rate of one-half percent (1/2%) per month from said thirtieth day, and in addition, DESIGNER may, after giving seven (7) days' written notice to OWNER, suspend services under this Agreement until DESIGNER has been paid in full all amounts due for services, expenses and charges.

6.2.2. In the event of termination by OWNER under paragraph 8.1 upon the completion of any phase of the Basic Services, progress payments due DESIGNER for services rendered through such phase shall constitute total payment for such services. In the event of such termination by OWNER during any phase of the Basic Services, DESIGNER will be paid for services actually and necessarily rendered during that phase by DESIGNER'S principals and employees engaged directly on the Project, on the basis of DESIGNER'S Hourly Costs based upon the fee schedule on file with the City.

In the event of any such termination, DESIGNER also will be reimbursed for the reasonable charges of independent professional associates and consultants employed by DESIGNER to render Basic Services, and paid for all unpaid Additional Services and unpaid reimbursables.

6.2.3. Records of DESIGNER'S time pertinent to DESIGNER'S compensation under this Agreement will be kept in accordance with generally accepted accounting principles. Copies will be made available to OWNER at cost on request prior to final payment for DESIGNER'S services.

6.2.4. DESIGNER shall comply with Minnesota Statute § 471.425. DESIGNER must pay Subcontractor for all undisputed services provided by Subcontractor within ten (10) days of DESIGNER'S receipt of payment from OWNER. DESIGNER must pay interest of one and five-tenths percent (1.5%) per month or any part of a month to Subcontractor on any undisputed amount not paid on time to Subcontractor. The minimum monthly interest penalty payment for an unpaid balance of One Hundred Dollars ($100) or more is Ten Dollars ($10).

7. CONSTRUCTION COST AND OPINIONS OF COST

7.1 CONSTRUCTION COST. The construction cost of the entire Project (herein referred to as "Construction Cost") means the total cost to OWNER of those portions of the entire Project designed and specified by DESIGNER, but it will not include indirect costs such as DESIGNER'S compensation and expenses, the cost of land, rights-of-way, or compensation for or damages to, properties unless this Agreement so specifies, nor will it include OWNER'S legal, accounting, insurance counseling or auditing services, or interest and financing charges incurred in connection with the Project or the cost of other services to be provided by others to OWNER pursuant to paragraph 4. (Construction Cost is one of the items comprising Total Project Cost which is defined in paragraph 2.2.6).

7.2 OPINIONS OF COST. Since DESIGNER has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s) methods of determining prices, or over competitive bidding or market conditions, DESIGNER'S opinions of probable Total Project Costs and Construction Cost provided for herein are to be made on the basis of DESIGNER'S experience and qualifications and represent DESIGNER'S best judgment as an experienced and qualified professional DESIGNER, familiar with the construction industry; but DESIGNER cannot and does not guarantee that proposals, bids or actual Total Project or Construction Costs will not vary from opinions of probable cost prepared by DESIGNER.

8. GENERAL

8.1 INDEPENDENT CONTRACTOR. The City hereby retains the DESIGNER as an independent contractor upon the terms and conditions set forth in this Agreement. The DESIGNER is not an employee of the City and is free to contract with other entities as provided herein. DESIGNER shall be responsible for selecting the means and methods of performing the work. DESIGNER shall furnish any and all supplies, equipment, and incidentals necessary for DESIGNER's performance under this Agreement. City and DESIGNER agree that DESIGNER shall not at any time or in any manner represent that DESIGNER or any of DESIGNER's agents or employees are in any manner agents or employees of the City. DESIGNER shall be exclusively responsible under this Agreement for DESIGNER's own FICA payments, workers compensation payments, unemployment compensation payments, withholding amounts, and/or self-employment taxes if any such payments, amounts, or taxes are required to be paid by law or regulation.

8.2 TERMINATION. OWNER may terminate this Agreement and any Supplemental Agreement without cause by written notice delivered to the DESIGNER. Upon termination

under this provision if there is no fault of the DESIGNER, the DESIGNER shall be paid for services rendered and reimbursable expenses until the effective date of termination. If however, the OWNER terminates the Agreement because the DESIGNER has failed to perform in accordance with this Agreement, no further payment shall be made to the DESIGNER, and the OWNER may retain another contractor to undertake or complete the work identified in the Contract Documents. If as a result, the OWNER incurs total costs for the work (including payments to both the present contractor and a future contractor) which exceed the not to exceed amount specified in the Contract Documents, if any, then the DESIGNER shall be responsible for the difference between the cost actually incurred and the Agreement amount.

8.3 DOCUMENTS. All documents including Plans and Specifications prepared or furnished by DESIGNER (and DESIGNER'S independent professional associates and consultants) pursuant to this Agreement are instruments of service in respect of the Project and the OWNER will be provided with information and reference in connection with the use and occupancy of the Project by OWNER and others; however, such documents are not intended or represented to be suitable for reuse by OWNER or others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by DESIGNER for the specific purpose intended will be at OWNER'S sole risk. If the OWNER or DESIGNER terminates this Agreement, copies of all files, records, and drawings in DESIGNER'S possession relating to service performance for OWNER shall be turned over to OWNER without cost to OWNER.

8.4 MINNESOTA GOVERNMENT DATA PRACTICES ACT. The DESIGNER must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to (1) all data provided by the City pursuant to this Agreement, and (2) all data, created, collected, received, stored, used, maintained, or disseminated by the DESIGNER pursuant to this Agreement. The DESIGNER is subject to all the provisions of the Minnesota Government Data Practices Act, including but not limited to the civil remedies of Minnesota Statutes Section 13.08, as if it were a government entity. In the event the DESIGNER receives a request to release data, the DESIGNER must immediately notify the OWNER. The OWNER will give the DESIGNER instructions concerning the release of the data to the requesting party before the data is released and the DESIGNER will be reimbursed as Additional Public Improvement Services by OWNER under Paragraph 3.1for DESIGNER'S reasonable costs in complying with a request to release data. DESIGNER agrees to defend, indemnify, and hold the OWNER, its officials, officers, agents, employees, and volunteers harmless from any claims resulting from DESIGNER'S officers', agents', owners', partners', employees', volunteers', assignees' or subcontractors' unlawful disclosure and/or use of protected data. The terms of this paragraph shall survive the cancellation or termination of this Agreement.

8.5 INSURANCE

8.5.1. DESIGNER shall secure and maintain such insurance as will protect DESIGNER from claims under the Worker's Compensation Acts, automobile liability, and from claims for bodily injury, death, or property damage which may arise from the performance of services under this Agreement. Such insurance shall be written for amounts not less than:

Commercial General Liability	$2,000,000 each occurrence/aggregate

Automobile Liability	$2,000,000 combined single limit
Excess/Umbrella Liability	$2,000,000 each occurrence/aggregate

The OWNER shall be named as an additional insured on the general liability and umbrella policies on a primary and non-contributory basis. That part of the Excess/Umbrella Liability Insurance limit in excess of the required Excess/Umbrella coverage may be utilized to supplement and meet the required limits for Commercial General and Automobile Liability Insurance.

8.5.2. Professional Liability Insurance. The DESIGNER shall secure and maintain a professional liability insurance policy. Said policy shall insure payment of damages for legal liability arising out of the performance of professional services for the OWNER, in the insured's capacity as DESIGNER, if such legal liability is caused by a negligent act, error or omission of the insured or any person or organization for which the insured is legally liable. Said policy shall provide minimum limits of $1,000,000 with a deductible maximum of $50,000 unless the OWNER agrees to a high deductible.

8.5.3. Before commencing work the DESIGNER shall provide the OWNER a certificate of insurance evidencing the required insurance coverage in a form acceptable to OWNER. The certificate shall provide that such insurance will not be canceled, materially changed, or renewal refused until at least 10 days prior written notice has been given to DESIGNER and OWNER in the case of cancellation due to non-payment of premium and at least 30 days prior written notice for any other reason, or such longer notification periods as may be required by statute. Within three days of receipt of such written notice, DESIGNER shall provide a copy of the notice to OWNER.

8.6 INDEMNIFICATION. The DESIGNER agrees, to the fullest extent permitted by law, to indemnify and hold OWNER harmless from any damage, liability, or cost (including reasonable attorney's fees and costs of defense) to the extent caused by DESIGNER's acts, errors, or omissions in the performance of professional services under this Agreement and those of his or her subcontractors or anyone for whom the DESIGNER is liable.

8.7 PROFESSIONAL STANDARDS. DESIGNER shall exercise the same degrees of care, skill, and diligence in the performance of the Services as is ordinarily possessed and exercised by a professional DESIGNER under similar circumstances. No other warranty, expressed or implied, is included in this Agreement. DESIGNER shall comply with applicable laws, statutes, ordinances, and regulations and the OWNER's mandated standards that OWNER has provided DESIGNER in writing. OWNER shall not be responsible for discovering deficiencies in the accuracy of DESIGNER'S services.

8.8 NO THIRD PARTY BENEFICIARIES. Nothing in this Agreement shall be construed to give any rights to anyone other than OWNER and DESIGNER.

8.9 CONTROLLING LAW/VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota, without giving effect to the principles of conflict of laws. All proceedings related to this contract shall be venued in the Hennepin County District Court.

8.10 SUCCESSORS AND ASSIGNS

8.10.1. OWNER and DESIGNER each is hereby bound and the partners, successors, executors, administrators and legal representatives of OWNER and DESIGNER are hereby bound to the other party, to this Agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.

8.10.2. Neither OWNER nor DESIGNER shall assign, sublet or transfer any rights under or interest in (including, but without limitation, monies that may become due or monies that are due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent DESIGNER from employing such independent professional associates and consultants as DESIGNER may deem appropriate to assist in the performance of services hereunder.

8.10.3. Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than OWNER and DESIGNER, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the OWNER and DESIGNER and not for the benefit of any other party.

8.11 PROMPT PAYMENT TO SUBCONTRACTORS. Pursuant to Minn. Stat. §471.25, Subd. 4a, the Contractor must pay any subcontractor within ten (10) days of the Contractor's receipt of payment from the City for undisputed services provided by the subcontractor. The Contractor must pay interest of 1½ percent per month or any part of the month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of $100.00 or more is $10.00. For an unpaid balance of less than $100.00, the Contractor shall pay the actual penalty due to the subcontractor. A subcontractor who prevails in a civil action to collect interest penalties from the contractor shall be awarded its costs and disbursements, including attorney's fees, incurred in bringing the action.

8.12 COPYRIGHT/PATENT INFRINGEMENT. DESIGNER shall defend actions or claims charging infringement of any copyright or patent by reason of the use or adoption of any designs, Drawings or Specifications supplied by it, and it shall hold harmless the OWNER from loss or damage resulting there from.

8.13 NOTICES. Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address on the signature page and given personally, by facsimile, by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

8.14 SURVIVAL. All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

8.15 SEVERABILITY. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and DESIGNER, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

8.16 WAIVER. A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

9. PRIOR AGREEMENT

This Agreement supersedes all prior written and oral contracts and agreements except for the following: _____ _____.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year first above written.

OWNER:

CITY OF EDINA

BY:_____
Its Mayor

AND_____
Its City Manager

DESIGNER:

HGA

BY:_____
Its _____

ADDRESS FOR GIVING NOTICES:
Chad Millner PE
Director of Engineering
City of Edina
7450 Metro Blvd
Edina, MN 55439

ADDRESS FOR GIVING NOTICES:
Name
Title
HGA
420 N. 5th Street
Minneapolis, MN 55401

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.K.

To: Mayor and City Council

Item Type:
Request For Purchase

From: Chad A. Millner, P.E., Director of Engineering

Item Activity:
Action

Subject: Request for Purchase: Blake Road Final Design

ACTION REQUESTED:
Approve Request for Purchase for Blake Road Final Design with WSB for $196,408.

INTRODUCTION:
Blake Road from Scriver Road to Spruce Road is scheduled for reconstruction in 2022. WSB is assisting with the south half of the project due to the environmental and permitting issues near Mirror Lake. City staff is designing the north half of the project.

Staff recommends approval of the proposal.

ATTACHMENTS:

Request for Purchase: Blake Road Final Design

WSB Letter Proposal

CITY OF EDINA
4801 W 50th St., Edina, MN 55424
www.EdinaMN.gov | 952-927-8861

Requisition Number **12100215**

Request for Purchase

Department: Engineering
Buyer: Chad Millner
Date: 10/11/2021

Requisition Description: Final Design Services for Blake Rd Reconstruction

Vendor: WSB & ASSOCIATES
Cost: $196,408.00

REPLACEMENT or NEW: REPLACEM - REPLACEMENT

PURCHASE SOURCE: SERVIC K - SERVICE CONTRACT

DESCRIPTION:

This contract will build on the preliminary engineering work WSB has completed to date related to the south half of the Blake Road Street Reconstruction Project scheduled for 2022. Recall a previous service contract was approved for preliminary engineering. WSB is being used for this portion of the project because of the environmental and permitting challenges near Mirror Lake. City staff is designing the north half of the project.

BUDGET IMPACT:

This project is funded by a combination of Municipal State Aid, special assessments, PACS, and utility funds.

COMMUNITY IMPACT:

This project will continue to provide premier public infrastructure with a lens towards multi-modal transportation and safety improvements.

ENVIRONMENTAL IMPACT:

NA Service Contract

October 11, 2021

Mr. Chad Millner, PE
Director of Engineering
City of Edina
7450 Metro Boulevard
Edina, MN 55439

Re: Scope of Design and Engineering Services for Blake Road Final Design

Dear Mr. Millner:

WSB is pleased to submit this scope of services for the development and delivery of final plans and specifications for the Blake Road project at Interlachen Boulevard.

We have developed a preliminary plan and believe we are well-suited to deliver final plans. Through the preliminary design we understand the intricacies and challenges of the corridor.

Below is a summary of our proposed scope. Please feel free to review and provide feedback to us at your earliest convenience.

CONSULTANT SERVICES

Task 1 - Project Management

1.1 – General Coordination
Project Management is an essential task to ensure the project remains on schedule and on budget. Andrew Plowman will continue to serve as the project manager on the project, and it will be his duty to perform a majority of the tasks to make this project successful.

1.2 – Project Meetings
Andrew will facilitate project meetings to review progress and coordinate with additional agencies. WSB has coordinated with the watersheds in preliminary design but additional meetings will be needed. WSB will meet with the regulatory agencies to provide an overview of the project and gather feedback prior to submittal of permit applications. This task assumes one meeting with each of the regulatory agencies (Watershed Districts, DNR, and USACE/WCA TEP).

Task 2 – Roadway Design

2.1 – Additional Topographic Survey and Base Mapping
WSB will complete additional topographic survey for areas not thoroughly covered during preliminary design. Since the roadway is going to be shifted towards the lake, WSB will need to gather shots on the lakeside. This will require launching a canoe to aid in surveying in this area. WSB will prepare a detailed topographic base drawing and digital terrain model (DTM) of the area that combines the survey already completed in addition to the surveying included with this scope.

2.2 – Roundabout Justification Report (RJR)
WSB will provide an RJR for the mini roundabout at Blake Road and Interlachen Boulevard. This report is required for State Aid approval. WSB will use the traffic data and analysis provided during preliminary design along with the geometric roundabout performance checks. A draft and final report documenting the

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

data collection, study methodology, warrant and justification for the appropriate intersection control, conclusions and recommendations will be prepared. The report will follow the RJR format and requirements established by the Minnesota Department of Transportation.

2.3 – Roadway Design
WSB will complete final design on the preferred alternative, determined during preliminary design. Final roadway design will include some modifications to reduce right of way impacts further as well as provide enough room for power poles to stay above ground on the project, as this was a desire put forth by homeowners on the corridor. Final design will also include the development and coordination of a traffic control and staging plan with impacted businesses, schools, agencies, and homeowners.

2.4 – Watermain Design
WSB will complete the design for the replacement and extension of watermain along Blake Road and Interlachen Boulevard, specifically looking at extending service to the properties along the private driveway at Blake Road and the watermain crossing of the land bridge, as not to conflict with the new gas main being installed by Centerpoint Energy.

2.5 – Lighting Design
WSB will complete lighting photometrics for the roundabout based on the preferred lighting unit of the City.

2.6 – Design Variance
There are two horizontal curves that do not meet state aid standards. WSB will develop the documentation needed to seek a design variance with State Aid, as well as attend the variance committee meeting.

2.7 – Cost Estimates
WSB will complete cost estimates for all project milestone plan submittals, as well as any additional estimates needed by the city for council meetings or report where differences from a milestone submittal have been identified.

Task 3 – Water Resources and Permitting

3.1 – Drainage Design
WSB's drainage team will complete final design for the storm sewer design to accommodate the proposed roundabout and other surface improvements. This will include pipe design computations and all necessary spread and run calculations. A hydraulic report will be completed consistent with state-aid requirements. Rate control, volume control, and water quality modeling will be completed to meet Watershed and NPDES requirements. A floodplain impact exhibit will be created to determine cut/fill volumes and best ways to provide compensatory storage. The permitting for the project has already been included in the preliminary scope.

Task 4 – Utility Coordination

4.1 – Utility Correspondence
WSB will continue to track correspondence with the identified utility contacts for each utility on the project. This also includes sharing milestone plan sets with the utility contacts and answering design questions.

4.2 – Utility Coordination Meetings
WSB will facilitate 2 additional Utility Coordination Meetings for final design, send out design materials, draft agendas, and complete meeting minutes. At the meeting, the utilities and roadway designers will work to establish the timing and complexity of any relocations of their facilities.

Task 5 – Structural Design

5.1 – Structural Design
WSB's structural staff will develop draft plans (development of plan sheets is included in Task 8) and calculations for the walls - sheet piling (with cap and potential facing) along the bodies of water and large block walls along the private properties. Plans will include elevations, plan view and sections. Geotechnical information will be provided by the City (expected in October 2021).

The sheet piling walls will include LL surcharge from traffic and trails, concrete caps with railings, and additional structural thickness to accommodate 75 years of corrosion. The land bridge section will include a culvert section that will be incorporated and detailed in the wall plans. The geotechnical information will be critical in developing the proper depth of the sheet piling.

The PMBW (large bock) walls will be under 8'-0" in height wherever possible to avoid geogrid reinforcement and limit construction impacts. Temporary shoring for these walls will be examined to see if it is needed, but WSB will have the Contractor design.

Construction staging will be discussed, so the order of wall construction is identified during the design. Construction loads will be incorporated into the design of the walls. Survey data will also be important during the wall design, to identify limiting construction impacts and opportunities to shorten walls.

The aesthetics of the walls will be finalized during the design. This includes railing types, textures, colors, caps, facing, lighting, swales, and stepped versus sloped configuration. Our deliverables will include quantities, cost estimates, calculations, special provisions, and plans (elevations, plan view, sections, details, and aesthetic sheets for each wall. All structural designs will be in accordance with MnDOT Manuals.

Task 6 – Landscape Design

7.1 – Landscape Design
WSB's staff will provide landscaping design based on coordination with city and property owners. This includes the re-establishment of vegetation between the private drive and Blake Road, as well as screening the sheet pile and slope protection at Mirror Lake.

Task 7 – Right of Way Support

7.1 – Parcel Sketches and Legal Descriptions
For Right of Way Acquisition Support, WSB's staff will develop parcel sketches and legal descriptions for the properties on the project. WSB anticipates easements on approximately 25 properties – some easements simply construction easements and other permanent right of way, which will be determined early in the final design phase. It is assumed that others will be completing the right of way acquisition.

Task 8 – Plan Preparation

8.1 – Plan Preparation
WSB will develop the following plan sets for review: 60/90/95 and 100% plan sets. Each plan set will adhere to state aid standards and any approved variances.

8.2 – Specifications
WSB will create the corresponding special provisions and project manual for the construction of the project.

Schedule

The project is scheduled to be constructed in 2022, with a potential to be moved to 2023 due to funding availability. WSB will move forward with final design, assuming 2022 construction. Final design and plan production will be at 60% in late November for the public hearing and variance committee meeting, and final plans are to be completed in January 2022 for construction to begin in the spring of 2022.

PROPOSED FEE

We understand this project cost is based on cost plus fixed fee. We propose to complete this project for the below proposed fee below:

Total Project Fee: $196,408

I have attached a summary of our fees based upon the above scope of work. WSB will invoice the City of Edina for the actual hours worked at each employee classification with the current WSB hourly rate up to the Total Project Fee. No work in excess of the Total Project Fee will be completed without prior written approval from the City of Edina.

This letter represents our understanding of the project scope. If you are in agreement, please sign on the space provided and return one original signed copy to us for our records. We will start immediately upon receipt of the signed agreement.

Sincerely,

WSB

Andrew Plowman, P.E.
Project Manager, Director of Transportation – Design (MN/ND)

ACCEPTED:

City of Edina

By: _____ **_____**
Date:

	Task Description	Estimated Hours														Task Cost
		Project Manager	Design Lead/Utility Coordinator	Graduate Engineer	CAD Technician	Hydraulic Design Lead	Hydraulic Design Support	Structural Engineer	Traffic/ Lighting Engineer	Landscape Design Lead	Landscape Design Support	Survey Technician	2-Person Survey Crew	Clerical	Total	
1	**Project Management**														**124**	**$21,768**
1.1	General Coordination	40				4		4						8	56	$9,880
1.2	Meetings	32	8			16	8	4							68	$11,888
2	**Roadway Design**														**234**	**$33,836**
2.1	Topographic Survey and Base Mapping			2	8							4	24		38	$6,748
2.2	Roundabout Justification Report	2		4	8				16						30	$4,312
2.3	Roadway Design	4	20	40	8										72	$9,848
2.4	Watermain Design	4	8	16											28	$3,952
2.5	Lighting Design				4				8						12	$1,720
2.6	Design Variance	4	4	16	4										28	$3,896
2.7	Cost Estimates	2	8	8										8	26	$3,360
3	**Water Resources and Permitting**														**72**	**$11,328**
3.1	Drainage Design					48	24								72	$11,328
4	**Utility Coordination**														**40**	**$6,224**
4.1	Utility Correspondence	4	8	4	8										24	$3,608
4.2	Utility Coordination Meeting	4	12												16	$2,616
5	**Structural Design**														**124**	**$19,712**
5.1	Structural Design			16	48			60							124	$19,712
6	**Landscape Design**														**40**	**$5,688**
6.1	Landscape Design									16	24				40	$5,688
7	**Right of Way Support**														**80**	**$11,968**
7.1	Parcel Sketches and Legal Descriptions				16							64			80	$11,968
8	**Plan Preparation**														**572**	**$85,884**
8.1	Plan Preparation	16	80	132	196	8	64	40	12	8	16				572	$80,756
8.2	Specifications	8	4					12						8	32	$5,128
SUBTOTAL		120	152	238	300	76	96	120	36	24	40	68	24	24		**$196,408**
Labor Rates		$ 192	$ 154	$ 122	$ 140	$ 174	$ 124	$ 184	$ 145	$ 150	$ 137	$ 152	$ 199	$ 96		
Labor Subtotal		**$ 23,040**	**$ 23,408**	**$ 29,036**	**$ 42,000**	**$ 13,224**	**$ 11,904**	**$ 22,080**	**$ 5,220**	**$ 3,600**	**$ 5,480**	**$ 10,336**	**$ 4,776**	**$ 2,304**		
TOTAL ESTIMATED COST OF SERVICES																**$196,408**

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.L.

To: Mayor and City Council

Item Type:
Request For Purchase

From: Chad A. Millner, P.E., Director of Engineering

Item Activity:
Action

Subject: Request for Purchase: Change Order No. 1: Watermain Rehabilitation, Contract ENG21-7, Improvement WM-597

ACTION REQUESTED:
Approve Request for Purchase for Change Order No. 1 for Watermain Rehabilitation with Fer-Pal Construction USA LLC for $86,594.

INTRODUCTION:
Contract Change Order No. 1 increased the contract by $86,594.17 from $394,922.50 to $481,516.67 due to discrepancies in the asbuilt information and conflicts in the field.

Staff recommends approval.

ATTACHMENTS:

Request for Purchase: Change Order No. 1 Watermain Rehabilitation

CITY OF EDINA
4801 W 50th St., Edina, MN 55424
www.EdinaMN.gov | 952-927-8861

Requisition Number **12100124**

Request for Purchase

Department: Engineering
Buyer: Chad Millner
Date: 05/21/2021

Requisition Description: ENG 21-7 WM-597 Watermain Rehab

Vendor: FER-PAL CONSTRUCTION USA LLC
Original **Cost:** $394,922.50
Revised Cost: $481,516,67

REPLACEMENT or NEW: REPLACEM - REPLACEMENT

PURCHASE SOURCE: QUOTE/BD - QUOTE/BID

DESCRIPTION:

This project will rehabilitation existing water distribution pipes under MnDOT highways at two locations, Highway 62 and Valley View Road & Highway 100 and 77th Street. The rehabilitation will be completed by trenchless cured-in-place-pipe (CIPP) method to reduce construction limits. CIPP builds a structural pipe within a pipe with minimal loss of pipe size. It has an expected service life of 75-years.

BUDGET IMPACT:

Funded from 2019 bond proceed surplus.

Oct. 19, 2021: Contract Change Order #1 increased the Contract by $86,594.17 from $394,922.50 to $481,516.67 due to discrepancies in the asbuilt information and conflicts in the field.

COMMUNITY IMPACT:

A reliable water distribution system is vital to fire suppression systems and clean drinking water.

ENVIRONMENTAL IMPACT:

Rehabilitation by trenchless methods reduces the amount of GHG emissions compared to open cut methods.

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.M.

To: Mayor and City Council

Item Type:
Request For Purchase

From: Derik Otten, Facility Manager

Item Activity:
Action

Subject: Request for Purchase: Facility Asset Management Software Tool Renewal

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ACTION REQUESTED:
Approve Request for Purchase of facility asset management software renewal with Gordian for $50,296.

INTRODUCTION:
This is a 3-year renewal of a software that the city has been using to manage building asset information to track conditions and improvements, and for analysis and reporting. It is a critical tool for facility capital budget development, lifecycle planning for building assets, and forecasting for long-term capital plans. Contract terms are three years, billed per annum.

ATTACHMENTS:

Request for Purchase: Facility Asset Management Software Tool Renewal

Gordian Agreement

CITY OF EDINA
4801 W 50th St., Edina, MN 55424
www.EdinaMN.gov | 952-927-8861

Requisition Number **12100208**

Request for Purchase

Department: Engineering
Buyer: Derik Otten
Date: 10/04/2021

Requisition Description: Gordian SaaS Service for VFA Software

Vendor: VFA INC
Cost: $50,296.46

REPLACEMENT or NEW: NEW - NEW

PURCHASE SOURCE: SERVIC K - SERVICE CONTRACT

DESCRIPTION:

This project will continue the relationship with Gordian. They provide Saas Software services for the VFA software. This software tracks city owned facilities and their internal assets and components. It is a critical tool in planning, budgeting and preparing Capital Improvement Plans for city owned facilities.

BUDGET IMPACT:

This project is funded from the facilities budget and spread over 3-years, billed annually.

COMMUNITY IMPACT:

This tool provides information to help in the planning, budgeting and preparing Capital Improvement Plans for city owned facilities to ensure our buildings are meeting the service requirements of our customers.

ENVIRONMENTAL IMPACT: NA Service Contract

30 Patewood Drive
Suite 350
Greenville, SC. 29615

Web: www.gordian.com

Client Information

Client Name:	Edina MN (City of)	**Client Contact Name:**	Derik Otten
Bill To:	Accounts Payable 7450 Metro Blvd Edina, MN 55439 USA	**Client Contact Email:**	dotten@edinamn.gov
Ship To:	Derik Otten 7450 Metro Blvd Edina, MN 55439 USA	**Client Contact Phone:**	(952) 826-0356
Billing Email:	edinaap@edinamn.gov		

Quote Information

Quote #:	Q-223292-1	**Quote Expiration:**	9/30/2021
Start Date:	10/1/2021	**End Date:**	9/30/2024
Invoice Frequency:	Annual		

SaaS Information and Fees

Product Subscription Fees	Quantity/Metric	Year 1 Invoice Period Beginning [10-1-2021]	Year 2 Invoice Period Beginning [10-1-2022]	Year 3 Invoice Period Beginning [10-1-2023]	Total Fees Initial Term
VFA.facility	813,935 Square Feet	13,768.52	14,456.94	15,179.79	USD 43,405.25
VFA.facility Report Author	1 License(s)	2,185.95	2,295.25	2,410.01	USD 6,891.21
Total Committed Fees		**USD 15,954.47**	**USD 16,752.19**	**USD 17,589.80**	**USD 50,296.46**

Additional Terms

1 VFA, Inc., a subsidiary of The Gordian Group, Inc., (VFA) shall grant a license to access the SaaS Services for the non-cancelable period listed above ("Committed SaaS Term"). The maximum annual increase to fees during the Committed SaaS Term shall not exceed 5.00percent. Thereafter, the SaaS Services shall automatically renew at the then current fees.

2 All fees shall be due and payable within thirty (30) days of the date of VFA's invoice. All fees listed exclude any applicable taxes.

3 The pricing and offer in this Order Document are provided in return for an executed Order Document received by Gail Davenport by the Quote Expiration date listed above.

4 Use of the SaaS Service and this Order Document are subject to the terms and conditions of the Agreement dated 9/29/2015, between Edina MN (City of) and VFA, Inc.

5 Support Terms and Conditions are outlined in the Gordian Customer Support Policy document, available upon request.

6 Overages - Any overages over the committed metric amount will be invoiced 30% over the average metric price of the current year's fees. Overages, if any, will be assessed and invoiced quarterly. Not charging for overages is not a waiver of those overages, VFA retains the right to retroactively true-up metric counts. Overages will continue to be invoiced until such time the committed metric amount is changed to reflect overages.

Acknowledged and Agreed by the Duly Authorized Representatives of the Parties

Client:	**VFA, Inc.**
Signature:	**Signature:**
Print Name:	**Print Name:**
Title:	**Title:**
Date:	**Effective Date:**
PO Required? Yes [ ] No [ ] **If Yes, PO must be provided.**	
Tax exempt? Yes [ ] No [ ] **If Yes, Tax Exemption Certificate must be provided.**	

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.N.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Alisha McAndrews, Finance Director

Item Activity:
Action

Subject: Resolution No. 2021-94: Providing for the Sale of Refunding Bonds

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ACTION REQUESTED:
Adopt Resolution No. 2021-94 providing for the sale of $4,620,000 G.O. Refunding Bonds, Series 2021B and $2,430,000 General Obligation Recreational Revenue Refunding Bonds, Series 2021C on November 16, 2021.

INTRODUCTION:
The proposed issuance includes financing to execute a current refunding of the City's General Obligation Bonds, Series 2013A. These bonds were issued to provide financing for the City's Public Works facility. Refunding these bonds will reduce the City's debt service expense by approximately $200,000 for each of the 2022 and 2023 levy years, and then spread the payments over the existing term.

The proposed issuance also includes issuing the City's Recreational Revenue Refunding Bonds, Series 2021C to execute a current refunding of the City's General Obligation Bonds, Series 2012C and the City's General Obligation Bonds, Series 2013B. These bonds were issued to finance Braemar Ice Arena improvements and the Braemar Golf Dome reconstruction. These refunding opportunities are expected to reduce the debt service expense to the City's recreational enterprise fund by approximately $145,000 over the remaining term.

ATTACHMENTS:

Resolution 2021-94: Providing for the Sale of Refunding Bonds

PreSaleReport.Edina.2021B

PreSaleReport.Edina.2021C

Resolution No. 2021-94
Resolution Providing for the Sale of
$4,620,000 General Obligation Refunding Bonds, Series 2021B and
$2,430,000 General Obligation Recreational Revenue Refunding Bonds, Series 2021C

WHEREAS, the City of Edina, Minnesota (the "City") has heretofore determined that it is necessary and expedient to issue the City's estimated $4,620,000 General Obligation Refunding Bonds, Series 2021B (the "2021B Bonds") to provide financing to execute a current refunding of the callable 2023 to 2030 maturities of the City's General Obligation Bonds, Series 2013A dated October 10, 2013, in order to reduce debt service expense; and

WHEREAS, the City has also determined that it is necessary and expedient to issue the City's estimated $2,430,000 General Obligation Recreational Revenue Refunding Bonds, Series 2021C (the "2021C Bonds") to provide financing to execute a current refunding of the callable 2023 to 2033 maturities of the City's General Obligation Bonds, Series 2012C dated November 15, 2012 and callable 2023 to 2029 maturities of the City's General Obligation Bonds, Series 2013B dated October 10, 2013, in order to reduce debt service expense; and

WHEREAS, the City has retained Ehlers & Associates, Inc. in Roseville, Minnesota ("Ehlers") as its independent municipal advisor for the 2021B Bonds and 2021C Bonds in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

1. Authorization. The City Council hereby authorizes Ehlers to assist the City for the sale of the 2021B Bonds and 2021C Bonds.

2. Meeting; Proposal Opening. The City Council shall meet at 7:00 p.m. on November 16, 2021, for the purpose of considering proposals for and awarding the sale of the 2021B Bonds and 2021C Bonds.

3. Official Statement. In connection with said sale, the officers or employees of the City are hereby authorized to participate, in cooperation with Ehlers, in the preparation of an official statement for each of the 2021B and 2021C Bonds and to execute and deliver them on behalf of the City upon their completion.

Passed and adopted this 19th day of October, 2021.

ATTEST: _____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its regular meeting of October 19, 2021, and as recorded in the Minutes of said Special Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20___.

_____
City Clerk

October 19, 2021

Pre-Sale Report for

City of Edina, Minnesota

$4,620,000 General Obligation Refunding Bonds, Series 2021B

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, MN 55113

Advisors:

Nick Anhut, Senior Municipal Advisor
Bruce Kimmel, Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$4,620,000 General Obligation Refunding Bonds, Series 2021B (the "2021B Bonds")

Purpose:

The proposed issue includes fixed-rate, tax-exempt financing to execute a current refunding of the City's General Obligation Bonds, Series 2013A (the "2013A Bonds") to reduce ongoing debt service costs. This is considered a "current refunding" and can therefore preserve tax-exempt status as the 2013A Bonds are callable (pre-payable) on February 1, 2022 which is within 90 days of the date of issue.

The 2013A Bonds were originally issued in the amount of $8,265,000 representing a portion of funding for the City's public works facility and street reconstruction program. Interest rates on the 2013A Bonds are 2.25% to 3.50%. Today's market observations suggest interest costs below 1.30%. Inclusive of financing costs, the refunding is expected to reduce debt service expense by approximately $315,000 over the remaining eight years. The Net Present Value Benefit of the refunding is estimated to be 6.4% of the refunded debt service.

The 2021B Bonds will be allocated between the two purposes of the original issue as follows:

- $3,080,000 CIP Portion originally issued for the City's public works facility. Debt service will continue to be paid from a dedicated property tax levy collected in the years 2022 to 2029.

  This portion is being restructured to reduce debt service expense by approximately $200,000 for each of the 2022 and 2023 levy years, and then spread level annual payments over the existing term. The Net Present Value Benefit is estimated to be $209,000, equal to 6.3% of the refunded levy portion of debt service.

- $1,540,000 PIR-supported portion originally issued for the City's street reconstruction program. Debt service will continue to be paid from special assessment revenues.

  This portion of the refunding is expected to reduce debt service expense by approximately $13,800 per year over the next eight years. The Net Present Value Benefit is estimated to be $106,000, equal to 6.5% of the refunded assessment portion of debt service.

Authority:

The 2021B Bonds are being issued pursuant to Minnesota Statutes, Chapters 429 and 475. The Bonds will continue to be general obligations of the City for which its full faith, credit and taxing powers are pledged.

Term/Call Feature:

The 2021B Bonds are being issued for a term of eight years, two months matching the term of the existing debt. Principal will be due on February 1 in the years 2023 through 2030. Interest is payable every six months beginning August 1, 2022.

In order to solicit the lowest potential interest cost, we recommend the Bonds be offered without the option for prepayment.

Bank Qualification:

Because the City has already issued more than $10,000,000 in tax-exempt obligations during the calendar year, the City will be not able to designate the 2021B Bonds as "bank qualified" obligations.

Rating:

The City's most recent bond issues were rated by Standard & Poor's and Moody's Investor's Service. The current ratings on those bonds are "AAA" by S&P and the equivalent "Aaa" by Moody's. High credit ratings help attract lower interest rates offered for municipal bonds. The City will request a new rating to be applied to the 2021B and 2021C Bonds.

Method of Sale/Placement:

In order to attract the lowest potential interest costs to the City, we will solicit competitive bids for the purchase of the 2021B Bonds from national underwriters and banks as a public offering. We will include an allowance for discount bidding in the terms of the issue. The Discount Allowance is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction. If the Bonds are purchased at a price greater than the minimum bid amount (maximum Discount Allowance), the unused allowance will reduce the final borrowing amount.

Premium Pricing:

We continue to observe that investors in municipal bonds prefer to bid "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield (or return) to the investor, resulting in a price paid that is greater than the face value of the bond. The sum of these amounts paid in excess of face value is considered "reoffering premium." The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.0% to 10.0% of the face amount of the issue. This means that an issuer with a $4,000,000 offering may receive bids that result in proceeds of $4,080,000 to $4,400,000.

The City has a choice to limit the amount of premium within the bid specifications, however restrictions on premium may result in fewer bids. Ehlers will craft a set of bid parameters to allow for some premium but preserve the City's flexibility to adjust its final borrowing amount to ensure the repayment fits within the anticipated savings structure. We will adjust the size of the issue for any net premium to match the targeted proceeds necessary to refund the 2013A Bonds. The adjustments will not change the proposed pricing, but may change the calculation of the bid's true interest cost, either up or down.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that, other than the obligations proposed to be refunded by the 2021B and 2021C Bonds, there are no other credible refunding opportunities at this time. We will continue to monitor the market and call dates for the City's outstanding debt and alert you to potential refunding opportunities as they arise.

Continuing Disclosure:

As part of the offering, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules continue to apply to amounts held in debt service accounts along with related investment income on each account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City's specific arbitrage responsibilities will be detailed in the Signature, No-Litigation, Arbitrage Certificate and Purchase Price Receipt (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

Refunding bonds will qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) bona fide debt service fund limits, 2) investments yield restrictions, or 3) de minimis rules. We recommend that the City continue to review its specific responsibilities with its arbitrage expert in order to utilize one or more of the exceptions listed above.

Potential Risk Factors:

Current Refunding: The 2013A Bonds are callable on or after February 1, 2022. This refunding is being undertaken based in part on an assumption that the City does not expect to pre-pay this debt and that market conditions warrant the refunding at this time.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. Fees charged by these service providers will be paid from proceeds of the obligation. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary.
Bond Counsel: Dorsey & Whitney LLP
Paying Agent: U.S. Bank National Association
Rating Agency: Moody's Investors Service, Inc. (Moody's) & S&P Global Ratings (S&P)

Basis for Recommendation:

Based on the City's savings objectives, our advisory relationship and characteristics of various municipal financing options, we are recommending the issuance of tax-exempt General Obligation Refunding Bonds as a suitable option to refinance the 2013A Bonds.

- The issuance is consistent with the City's practices and repayment pledge already in place for the 2013A Bonds.
- The expectation this form of financing will also meet the City's objectives for debt service savings.
- The method of sale process identified herein complies with City policy as well as best practices endorsed by the Government Finance Officers Association (GFOA).

Summary:

The decisions to be made by the City Council are as follows:

- Accept or modify the finance assumptions described in this report; and
- Consider the resolution provided to authorize a November 16, 2021 bond sale.

This presale report summarizes our understanding of the City's objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the City's objectives.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by City Council:	October 19, 2021
Conference with Rating Agency:	Week of November 1, 2021
Due Diligence Call to review Official Statement:	Week of November 1, 2021
Estimated Distribution of the Official Statement:	November 4, 2021
City Council Meeting to Award Sale of the Bonds:	November 16, 2021
Estimated Closing Date:	December 16, 2021
Redemption Date for the 2013A Bonds:	February 1, 2022

Attachments

Estimated Sources and Uses of Funds

Estimated Refunding Debt Service Schedule

Estimated Debt Service Savings Comparison

EHLERS' CONTACTS

Nick Anhut, Senior Municipal Advisor	(651) 697-8507
Bruce Kimmel, Senior Municipal Advisor	(651) 697-8572
Silvia Johnson, Public Finance Analyst	(651) 697-8580
Alicia Gage, Senior Financial Analyst	(651) 697-8551

The Preliminary Official Statement for this financing will be made available to the City for review prior to the sale date.

City of Edina, Minnesota

$4,620,000 General Obligation Refunding Bonds, Series 2021B
Issue Summary - Current Refunding Series 2013A GO Bonds
Assuming GO Non-BQ "AAA" Market Rates + 15 bps

Total Issue Sources And Uses

Dated 12/16/2021 | Delivered 12/16/2021

	Current Ref 2013A - Levy	Current Ref 2013A - PIR	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$3,080,000.00	$1,540,000.00	$4,620,000.00
Total Sources	**$3,080,000.00**	**$1,540,000.00**	**$4,620,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	36,960.00	18,480.00	55,440.00
Costs of Issuance	42,333.34	21,166.66	63,500.00
Deposit to Current Refunding Fund	3,000,000.00	1,500,000.00	4,500,000.00
Rounding Amount	706.66	353.34	1,060.00
Total Uses	**$3,080,000.00**	**$1,540,000.00**	**$4,620,000.00**

City of Edina, Minnesota

$4,620,000 General Obligation Refunding Bonds, Series 2021B
Issue Summary - Current Refunding Series 2013A GO Bonds
Assuming GO Non-BQ "AAA" Market Rates + 15 bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/16/2021	-	-	-	-	-
08/01/2022	-	-	23,726.57	23,726.57	-
02/01/2023	385,000.00	0.400%	18,981.25	403,981.25	427,707.82
08/01/2023	-	-	18,211.25	18,211.25	-
02/01/2024	395,000.00	0.450%	18,211.25	413,211.25	431,422.50
08/01/2024	-	-	17,322.50	17,322.50	-
02/01/2025	630,000.00	0.550%	17,322.50	647,322.50	664,645.00
08/01/2025	-	-	15,590.00	15,590.00	-
02/01/2026	635,000.00	0.700%	15,590.00	650,590.00	666,180.00
08/01/2026	-	-	13,367.50	13,367.50	-
02/01/2027	640,000.00	0.850%	13,367.50	653,367.50	666,735.00
08/01/2027	-	-	10,647.50	10,647.50	-
02/01/2028	640,000.00	1.000%	10,647.50	650,647.50	661,295.00
08/01/2028	-	-	7,447.50	7,447.50	-
02/01/2029	645,000.00	1.100%	7,447.50	652,447.50	659,895.00
08/01/2029	-	-	3,900.00	3,900.00	-
02/01/2030	650,000.00	1.200%	3,900.00	653,900.00	657,800.00
Total	**$4,620,000.00**	**-**	**$215,680.32**	**$4,835,680.32**	**-**

Yield Statistics

Bond Year Dollars	$22,937.50
Average Life	4.965 Years
Average Coupon	0.9402957%
Net Interest Cost (NIC)	1.1819959%
True Interest Cost (TIC)	1.1886074%
Bond Yield for Arbitrage Purposes	0.9381738%
All Inclusive Cost (AIC)	1.4803873%

IRS Form 8038

Net Interest Cost	0.9402957%
Weighted Average Maturity	4.965 Years

City of Edina, Minnesota

$4,620,000 General Obligation Refunding Bonds, Series 2021B
Issue Summary - Current Refunding Series 2013A GO Bonds
Assuming GO Non-BQ "AAA" Market Rates + 15 bps

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
02/01/2022	-	(1,060.00)	-	1,060.00
02/01/2023	427,707.82	427,707.82	643,075.00	215,367.18
02/01/2024	431,422.50	431,422.50	646,600.00	215,177.50
02/01/2025	664,645.00	664,645.00	645,850.00	(18,795.00)
02/01/2026	666,180.00	666,180.00	642,350.00	(23,830.00)
02/01/2027	666,735.00	666,735.00	645,850.00	(20,885.00)
02/01/2028	661,295.00	661,295.00	643,750.00	(17,545.00)
02/01/2029	659,895.00	659,895.00	641,200.00	(18,695.00)
02/01/2030	657,800.00	657,800.00	641,700.00	(16,100.00)
Total	**$4,835,680.32**	**$4,834,620.32**	**$5,150,375.00**	**$315,754.68**

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	314,961.87
Net PV Cashflow Savings @ 0.938%(Bond Yield).....	314,961.87
Contingency or Rounding Amount.....	1,060.00
Net Present Value Benefit	$316,021.87
Net PV Benefit / $4,934,961.87 PV Refunded Debt Service	6.404%
Net PV Benefit / $4,500,000 Refunded Principal...	7.023%
Net PV Benefit / $4,620,000 Refunding Principal..	6.840%

Refunding Bond Information

Refunding Dated Date	12/16/2021
Refunding Delivery Date	12/16/2021

City of Edina, Minnesota

$3,080,000 General Obligation Refunding Bonds, Series 2021B

Current Ref 2013A - Levy

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/16/2021	-	-	-	-	-
08/01/2022	-	-	16,165.63	16,165.63	-
02/01/2023	200,000.00	0.400%	12,932.50	212,932.50	229,098.13
08/01/2023	-	-	12,532.50	12,532.50	-
02/01/2024	205,000.00	0.450%	12,532.50	217,532.50	230,065.00
08/01/2024	-	-	12,071.25	12,071.25	-
02/01/2025	440,000.00	0.550%	12,071.25	452,071.25	464,142.50
08/01/2025	-	-	10,861.25	10,861.25	-
02/01/2026	440,000.00	0.700%	10,861.25	450,861.25	461,722.50
08/01/2026	-	-	9,321.25	9,321.25	-
02/01/2027	445,000.00	0.850%	9,321.25	454,321.25	463,642.50
08/01/2027	-	-	7,430.00	7,430.00	-
02/01/2028	445,000.00	1.000%	7,430.00	452,430.00	459,860.00
08/01/2028	-	-	5,205.00	5,205.00	-
02/01/2029	450,000.00	1.100%	5,205.00	455,205.00	460,410.00
08/01/2029	-	-	2,730.00	2,730.00	-
02/01/2030	455,000.00	1.200%	2,730.00	457,730.00	460,460.00
Total	**$3,080,000.00**	**-**	**$149,400.63**	**$3,229,400.63**	**-**

Yield Statistics

Bond Year Dollars	$15,760.00
Average Life	5.117 Years
Average Coupon	0.9479735%
Net Interest Cost (NIC)	1.1824913%
True Interest Cost (TIC)	1.1890614%
Bond Yield for Arbitrage Purposes	0.9381738%
All Inclusive Cost (AIC)	1.4722179%

IRS Form 8038

Net Interest Cost	0.9479735%
Weighted Average Maturity	5.117 Years

City of Edina, Minnesota

$3,000,000 General Obligation Bonds, Series 2013A

CR 2009B BABs - Levy - Proposed Cur Ref Tax Public Proj Rev Bonds

Debt Service To Maturity And To Call

Date	Refunded Bonds	D/S To Call	Principal	Coupon	Interest	Refunded D/S
12/16/2021	-	-	-	-	-	-
02/01/2022	3,000,000.00	3,000,000.00	-	-	-	-
08/01/2022	-	-	-	-	44,362.50	44,362.50
02/01/2023	-	-	340,000.00	2.250%	44,362.50	384,362.50
08/01/2023	-	-	-	-	40,537.50	40,537.50
02/01/2024	-	-	350,000.00	3.000%	40,537.50	390,537.50
08/01/2024	-	-	-	-	35,287.50	35,287.50
02/01/2025	-	-	360,000.00	2.500%	35,287.50	395,287.50
08/01/2025	-	-	-	-	30,787.50	30,787.50
02/01/2026	-	-	365,000.00	3.000%	30,787.50	395,787.50
08/01/2026	-	-	-	-	25,312.50	25,312.50
02/01/2027	-	-	380,000.00	3.000%	25,312.50	405,312.50
08/01/2027	-	-	-	-	19,612.50	19,612.50
02/01/2028	-	-	390,000.00	3.000%	19,612.50	409,612.50
08/01/2028	-	-	-	-	13,762.50	13,762.50
02/01/2029	-	-	400,000.00	3.250%	13,762.50	413,762.50
08/01/2029	-	-	-	-	7,262.50	7,262.50
02/01/2030	-	-	415,000.00	3.500%	7,262.50	422,262.50
Total	**$3,000,000.00**	**$3,000,000.00**	**$3,000,000.00**	**-**	**$433,850.00**	**$3,433,850.00**

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	12/16/2021
Average Life	4.772 Years
Average Coupon	3.1082126%
Weighted Average Maturity (Par Basis)	4.772 Years
Weighted Average Maturity (Original Price Basis)	4.772 Years

Refunding Bond Information

Refunding Dated Date	12/16/2021
Refunding Delivery Date	12/16/2021

City of Edina, Minnesota

$3,080,000 General Obligation Refunding Bonds, Series 2021B

Current Ref 2013A - Levy

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
02/01/2022	-	(706.66)	-	706.66
02/01/2023	229,098.13	229,098.13	428,725.00	199,626.87
02/01/2024	230,065.00	230,065.00	431,075.00	201,010.00
02/01/2025	464,142.50	464,142.50	430,575.00	(33,567.50)
02/01/2026	461,722.50	461,722.50	426,575.00	(35,147.50)
02/01/2027	463,642.50	463,642.50	430,625.00	(33,017.50)
02/01/2028	459,860.00	459,860.00	429,225.00	(30,635.00)
02/01/2029	460,410.00	460,410.00	427,525.00	(32,885.00)
02/01/2030	460,460.00	460,460.00	429,525.00	(30,935.00)
Total	**$3,229,400.63**	**$3,228,693.97**	**$3,433,850.00**	**$205,156.03**

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	208,976.86
Net PV Cashflow Savings @ 0.938%(Bond Yield).....	208,976.86
Contingency or Rounding Amount.....	706.66
Net Present Value Benefit	$209,683.52
Net PV Benefit / $3,290,168.09 PV Refunded Debt Service	6.373%
Net PV Benefit / $3,000,000 Refunded Principal...	6.989%
Net PV Benefit / $3,080,000 Refunding Principal..	6.808%

Refunding Bond Information

Refunding Dated Date	12/16/2021
Refunding Delivery Date	12/16/2021

City of Edina, Minnesota

$1,540,000 General Obligation Refunding Bonds, Series 2021B

Current Ref 2013A - PIR

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/16/2021	-	-	-	-	-
08/01/2022	-	-	7,560.94	7,560.94	-
02/01/2023	185,000.00	0.400%	6,048.75	191,048.75	198,609.69
08/01/2023	-	-	5,678.75	5,678.75	-
02/01/2024	190,000.00	0.450%	5,678.75	195,678.75	201,357.50
08/01/2024	-	-	5,251.25	5,251.25	-
02/01/2025	190,000.00	0.550%	5,251.25	195,251.25	200,502.50
08/01/2025	-	-	4,728.75	4,728.75	-
02/01/2026	195,000.00	0.700%	4,728.75	199,728.75	204,457.50
08/01/2026	-	-	4,046.25	4,046.25	-
02/01/2027	195,000.00	0.850%	4,046.25	199,046.25	203,092.50
08/01/2027	-	-	3,217.50	3,217.50	-
02/01/2028	195,000.00	1.000%	3,217.50	198,217.50	201,435.00
08/01/2028	-	-	2,242.50	2,242.50	-
02/01/2029	195,000.00	1.100%	2,242.50	197,242.50	199,485.00
08/01/2029	-	-	1,170.00	1,170.00	-
02/01/2030	195,000.00	1.200%	1,170.00	196,170.00	197,340.00
Total	**$1,540,000.00**	**-**	**$66,279.69**	**$1,606,279.69**	**-**

Yield Statistics

Bond Year Dollars	$7,177.50
Average Life	4.661 Years
Average Coupon	0.9234370%
Net Interest Cost (NIC)	1.1809083%
True Interest Cost (TIC)	1.1876118%
Bond Yield for Arbitrage Purposes	0.9381738%
All Inclusive Cost (AIC)	1.4983110%

IRS Form 8038

Net Interest Cost	0.9234370%
Weighted Average Maturity	4.661 Years

City of Edina, Minnesota

$1,500,000 General Obligation Bonds, Series 2013A

PIR Bonds

Debt Service To Maturity And To Call

Date	Refunded Bonds	D/S To Call	Principal	Coupon	Interest	Refunded D/S
12/16/2021	-	-	-	-	-	-
02/01/2022	1,500,000.00	1,500,000.00	-	-	-	-
08/01/2022	-	-	-	-	22,175.00	22,175.00
02/01/2023	-	-	170,000.00	2.250%	22,175.00	192,175.00
08/01/2023	-	-	-	-	20,262.50	20,262.50
02/01/2024	-	-	175,000.00	3.000%	20,262.50	195,262.50
08/01/2024	-	-	-	-	17,637.50	17,637.50
02/01/2025	-	-	180,000.00	2.500%	17,637.50	197,637.50
08/01/2025	-	-	-	-	15,387.50	15,387.50
02/01/2026	-	-	185,000.00	3.000%	15,387.50	200,387.50
08/01/2026	-	-	-	-	12,612.50	12,612.50
02/01/2027	-	-	190,000.00	3.000%	12,612.50	202,612.50
08/01/2027	-	-	-	-	9,762.50	9,762.50
02/01/2028	-	-	195,000.00	3.000%	9,762.50	204,762.50
08/01/2028	-	-	-	-	6,837.50	6,837.50
02/01/2029	-	-	200,000.00	3.250%	6,837.50	206,837.50
08/01/2029	-	-	-	-	3,587.50	3,587.50
02/01/2030	-	-	205,000.00	3.500%	3,587.50	208,587.50
Total	**$1,500,000.00**	**$1,500,000.00**	**$1,500,000.00**	**-**	**$216,525.00**	**$1,716,525.00**

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	12/16/2021
Average Life	4.765 Years
Average Coupon	3.1069430%
Weighted Average Maturity (Par Basis)	4.765 Years
Weighted Average Maturity (Original Price Basis)	4.765 Years

Refunding Bond Information

Refunding Dated Date	12/16/2021
Refunding Delivery Date	12/16/2021

City of Edina, Minnesota

$1,540,000 General Obligation Refunding Bonds, Series 2021B

Current Ref 2013A - PIR

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
02/01/2022	-	(353.34)	-	353.34
02/01/2023	198,609.69	198,609.69	214,350.00	15,740.31
02/01/2024	201,357.50	201,357.50	215,525.00	14,167.50
02/01/2025	200,502.50	200,502.50	215,275.00	14,772.50
02/01/2026	204,457.50	204,457.50	215,775.00	11,317.50
02/01/2027	203,092.50	203,092.50	215,225.00	12,132.50
02/01/2028	201,435.00	201,435.00	214,525.00	13,090.00
02/01/2029	199,485.00	199,485.00	213,675.00	14,190.00
02/01/2030	197,340.00	197,340.00	212,175.00	14,835.00
Total	**$1,606,279.69**	**$1,605,926.35**	**$1,716,525.00**	**$110,598.65**

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	105,985.00
Net PV Cashflow Savings @ 0.938%(Bond Yield).....	105,985.00
Contingency or Rounding Amount.....	353.34
Net Present Value Benefit	$106,338.34
Net PV Benefit / $1,644,793.78 PV Refunded Debt Service	6.465%
Net PV Benefit / $1,500,000 Refunded Principal...	7.089%
Net PV Benefit / $1,540,000 Refunding Principal..	6.905%

Refunding Bond Information

Refunding Dated Date	12/16/2021
Refunding Delivery Date	12/16/2021

October 19, 2021

Pre-Sale Report for

City of Edina, Minnesota

$2,430,000 General Obligation Recreational Revenue Refunding Bonds, Series 2021C

Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, MN 55113

Advisors:

Nick Anhut, Senior Municipal Advisor
Bruce Kimmel, Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$2,430,000 General Obligation Recreational Revenue Refunding Bonds, Series 2021C

Purpose:

The proposed issue includes fixed-rate, tax-exempt financing to execute a current refunding of both the City's General Obligation Bonds, Series 2012C (the "2012C Bonds") and General Obligation Bonds, Series 2013B (the "2013B Bonds") to reduce ongoing debt service costs. This is considered a "current refunding" and can therefore preserve tax-exempt status as the 2012C and 2013B Bonds are callable (pre-payable) on February 1, 2022 within 90 days of the date of issue.

The 2021C Bonds will be allocated between the original 2012C and 2013B issues as follows:

- $1,820,000 2012C Bonds Portion originally issued to finance Braemar Ice Arena Improvements. Debt service will continue to be paid from recreational enterprise revenues for the 11 years remaining on the debt.

  The 2012C Bonds were originally issued in the amount of $2,100,000 and remaining interest rates are 2.00% to 3.00%. Today's market observations suggest interest costs below 1.40%. Inclusive of financing costs, the refunding is expected to reduce debt service expense by approximately $104,000 over the remaining term. The Net Present Value Benefit is estimated to be 4.9% for this portion of the refunded debt.

- $610,000 2013B Bonds Portion originally issued to fund the Braemar Golf Dome reconstruction. Debt service will continue to be paid from recreational enterprise revenues for the seven years remaining on the debt.

  The 2013B Bonds were originally issued in the amount of $1,125,000 and remaining interest rates are 3.00% to 3.45%. Today's market observations suggest interest costs below 1.20%. Inclusive of financing costs, the refunding is expected to reduce debt service expense by approximately $41,000 over the remaining term. The Net Present Value Benefit is estimated to be 6.1% for this portion of the refunded debt.

Authority:

The 2021C Bonds are being issued pursuant to Minnesota Statutes, Chapter 475 and Minnesota Laws 1961, Chapter 655 (the "Edina Special Legislation"). The 2021C Bonds will continue to be general obligations of the City for which its full faith, credit and taxing powers are pledged.

The Edina Special Legislation allows the City to "pledge for payment of general obligation bonds issued to finance the acquisition or betterment of municipal recreational facilities, and interest thereon, any defined portion or all of the revenues to be derived from the operation of such facilities and of any then existing recreational facilities." The City's bond attorney recommends that it separate any financing using this authority into its own distinct bond issue.

Term/Call Feature:

The Bonds are being issued for a term of 11 years, two months matching the term of the existing debt. Principal will be due on February 1 in the years 2023 through 2033. Interest is payable every six months beginning August 1, 2022.

In order to solicit low interest costs and still preserve some prepayment flexibility, the 2021C Bonds will be offered with a call option enabling prepayment at the discretion of the City starting February 1, 2030 or any date thereafter.

Bank Qualification:

Because the City has issued more than $10,000,000 in tax-exempt obligations during the calendar year, the City will be not able to designate the 2021C Bonds as "bank qualified."

Rating:

The City's most recent bond issues were rated by Standard & Poor's and Moody's Investor's Service. The current ratings on those bonds are "AAA" by S&P and the equivalent "Aaa" by Moody's. High credit ratings help attract lower interest rates offered for municipal bonds. The City will request a new rating to be applied to the 2021B and 2021C Bonds.

Method of Sale/Placement:

In order to attract the lowest potential interest costs to the City, we will solicit competitive bids for the purchase of the 2021C Bonds from national underwriters and banks as a public offering. We will include an allowance for discount bidding in the terms of the issue. The Discount Allowance is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction. If the Bonds are purchased at a price greater than the minimum bid amount (maximum Discount Allowance), the unused allowance will reduce the final borrowing amount.

Premium Pricing:

We continue to observe that investors in municipal bonds prefer to bid "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield (or return) to the investor, resulting in a price paid that is greater than the face value of the bond. The sum of these amounts paid in excess of face value is considered "reoffering premium." The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.0% to 10.0% of the face amount of the issue. This means that an issuer with a $1,500,000 offering may receive bids that result in proceeds of $1,530,000 to $1,650,000.

The City has a choice to limit the amount of premium within the bid specifications, however restrictions on premium may result in fewer bids. Ehlers will craft a set of bid parameters to allow for some premium but preserve the City's flexibility to adjust its final borrowing amount to ensure the repayment fits within the anticipated savings structure. We will adjust the size of the issue for any net premium to match the targeted proceeds necessary to refund the 2012C and 2013B Bonds. The adjustments will not change the proposed pricing, but may change the calculation of the bid's true interest cost, either up or down.

Review of Existing Debt:

We have reviewed the outstanding debt of the City and find that, other than the obligations proposed to be refunded by the 2021B and 2021C Bonds, there are no other credible refunding opportunities at this time. We will continue to monitor the market and the call dates for the City's outstanding debt and alert you to potential refunding opportunities as they arise.

Continuing Disclosure:

As part of the offering, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules continue to apply to amounts held in debt service accounts along with related investment income on each account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City's specific arbitrage responsibilities will be detailed in the Signature, No-Litigation, Arbitrage Certificate and Purchase Price Receipt (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

Refunding bonds will qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) bona fide debt service fund limits, 2) investments yield restrictions, or 3) de minimis rules. We recommend that the City continue to review its specific responsibilities with its arbitrage expert in order to utilize one or more of the exceptions listed above.

Risk Factors:

Current Refunding: The 2013A Bonds are callable on or after February 1, 2022. This refunding is being undertaken based in part on an assumption that the City does not expect to pre-pay this debt in the immediate future and that market conditions warrant the refunding at this time.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. Fees charged by these service providers will be paid from proceeds of the obligation. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary.

Bond Counsel: Dorsey & Whitney LLP
Paying Agent: U.S. Bank National Association
Rating Agency: Moody's Investors Service, Inc. (Moody's) & S&P Global Ratings (S&P)

Basis for Recommendation:

Based on the City's savings objectives, our advisory relationship and characteristics of various municipal financing options, we are recommending the issuance of tax-exempt General Obligation Refunding Bonds as a suitable option to refinance the 2012C and 2013B Bonds.

- The issuance is consistent with the City's practices and repayment pledge already in place for the refunded obligations.
- The expectation this form of financing will also meet the City's objectives for debt service savings and prepayment flexibility.
- The method of sale process identified herein complies with City policy as well as best practices endorsed by the Government Finance Officers Association (GFOA).

Summary:

The decisions to be made by the City Council are as follows:

- Accept or modify the finance assumptions described in this report; and
- Consider the resolution provided to authorize a November 16, 2021 bond sale.

This presale report summarizes our understanding of the City's objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the City's objectives.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by City Council:	October 19, 2021
Conference with Rating Agency:	Week of November 1, 2021
Due Diligence Call to review Official Statement:	Week of November 1, 2021
Estimated Distribution of the Official Statement:	November 4, 2021
City Council Meeting to Award Sale of the Bonds:	November 16, 2021
Estimated Closing Date:	December 16, 2021
Redemption Date for the 2012C and 2013B Bonds:	February 1, 2022

Attachments

Estimated Sources and Uses of Funds

Estimated Refunding Debt Service Schedules

Estimated Debt Service Savings Comparison

EHLERS' CONTACTS

Nick Anhut, Senior Municipal Advisor	(651) 697-8507
Bruce Kimmel, Senior Municipal Advisor	(651) 697-8572
Silvia Johnson, Public Finance Analyst	(651) 697-8580
Alicia Gage, Senior Financial Analyst	(651) 697-8551

The Preliminary Official Statement for this financing will be made available to the City for review prior to the sale date.

City of Edina, Minnesota

$2,430,000 G.O. Recreational Revenue Refunding Bonds, Series 2021C
Issue Summary - Current Refunding 2012C & 2013B
Assuming GO Non-BQ "AAA" Market Rates + 15 bps

Total Issue Sources And Uses

Dated 12/16/2021 | Delivered 12/16/2021

	Current Ref 2012C GO Bonds	Current Ref 2013B GO Bonds	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$1,820,000.00	$610,000.00	$2,430,000.00
Total Sources	**$1,820,000.00**	**$610,000.00**	**$2,430,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	21,840.00	7,320.00	29,160.00
Costs of Issuance	31,082.30	10,417.70	41,500.00
Deposit to Current Refunding Fund	1,765,000.00	590,000.00	2,355,000.00
Rounding Amount	2,077.70	2,262.30	4,340.00
Total Uses	**$1,820,000.00**	**$610,000.00**	**$2,430,000.00**

City of Edina, Minnesota

$2,430,000 G.O. Recreational Revenue Refunding Bonds, Series 2021C
Issue Summary - Current Refunding 2012C & 2013B
Assuming GO Non-BQ "AAA" Market Rates + 15 bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/16/2021	-	-	-	-	-
08/01/2022	-	-	13,959.37	13,959.37	-
02/01/2023	245,000.00	0.400%	11,167.50	256,167.50	270,126.87
08/01/2023	-	-	10,677.50	10,677.50	-
02/01/2024	245,000.00	0.450%	10,677.50	255,677.50	266,355.00
08/01/2024	-	-	10,126.25	10,126.25	-
02/01/2025	245,000.00	0.550%	10,126.25	255,126.25	265,252.50
08/01/2025	-	-	9,452.50	9,452.50	-
02/01/2026	255,000.00	0.700%	9,452.50	264,452.50	273,905.00
08/01/2026	-	-	8,560.00	8,560.00	-
02/01/2027	245,000.00	0.850%	8,560.00	253,560.00	262,120.00
08/01/2027	-	-	7,518.75	7,518.75	-
02/01/2028	255,000.00	1.000%	7,518.75	262,518.75	270,037.50
08/01/2028	-	-	6,243.75	6,243.75	-
02/01/2029	260,000.00	1.100%	6,243.75	266,243.75	272,487.50
08/01/2029	-	-	4,813.75	4,813.75	-
02/01/2030	165,000.00	1.200%	4,813.75	169,813.75	174,627.50
08/01/2030	-	-	3,823.75	3,823.75	-
02/01/2031	170,000.00	1.350%	3,823.75	173,823.75	177,647.50
08/01/2031	-	-	2,676.25	2,676.25	-
02/01/2032	170,000.00	1.450%	2,676.25	172,676.25	175,352.50
08/01/2032	-	-	1,443.75	1,443.75	-
02/01/2033	175,000.00	1.650%	1,443.75	176,443.75	177,887.50
Total	**$2,430,000.00**	**-**	**$155,799.37**	**$2,585,799.37**	**-**

Yield Statistics

Bond Year Dollars	$13,843.75
Average Life	5.697 Years
Average Coupon	1.1254131%
Net Interest Cost (NIC)	1.3360496%
True Interest Cost (TIC)	1.3407010%
Bond Yield for Arbitrage Purposes	1.1199488%
All Inclusive Cost (AIC)	1.6614122%

IRS Form 8038

Net Interest Cost	1.1254131%
Weighted Average Maturity	5.697 Years

City of Edina, Minnesota

$2,430,000 G.O. Recreational Revenue Refunding Bonds, Series 2021C
Issue Summary - Current Refunding 2012C & 2013B
Assuming GO Non-BQ "AAA" Market Rates + 15 bps

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
02/01/2022	-	(4,340.00)	-	4,340.00
02/01/2023	270,126.87	270,126.87	282,658.76	12,531.89
02/01/2024	266,355.00	266,355.00	282,508.76	16,153.76
02/01/2025	265,252.50	265,252.50	282,027.50	16,775.00
02/01/2026	273,905.00	273,905.00	286,440.00	12,535.00
02/01/2027	262,120.00	262,120.00	280,402.50	18,282.50
02/01/2028	270,037.50	270,037.50	283,982.50	13,945.00
02/01/2029	272,487.50	272,487.50	287,277.50	14,790.00
02/01/2030	174,627.50	174,627.50	184,875.00	10,247.50
02/01/2031	177,647.50	177,647.50	185,750.00	8,102.50
02/01/2032	175,352.50	175,352.50	185,650.00	10,297.50
02/01/2033	177,887.50	177,887.50	185,400.00	7,512.50
Total	**$2,585,799.37**	**$2,581,459.37**	**$2,726,972.52**	**$145,513.15**

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	129,787.64
Net PV Cashflow Savings @ 1.661%(AIC).....	129,787.64
Contingency or Rounding Amount.....	4,340.00
Net Present Value Benefit	$134,127.64
Net PV Benefit / $2,563,344.92 PV Refunded Debt Service	5.233%
Net PV Benefit / $2,355,000 Refunded Principal...	5.695%
Net PV Benefit / $2,430,000 Refunding Principal..	5.520%

Refunding Bond Information

Refunding Dated Date	12/16/2021
Refunding Delivery Date	12/16/2021

City of Edina, Minnesota

$1,820,000 G.O. Recreational Revenue Refunding Bonds, Series 2021C

Current Ref 2012C GO Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/16/2021	-	-	-	-	-
08/01/2022	-	-	11,189.06	11,189.06	-
02/01/2023	160,000.00	0.400%	8,951.25	168,951.25	180,140.31
08/01/2023	-	-	8,631.25	8,631.25	-
02/01/2024	160,000.00	0.450%	8,631.25	168,631.25	177,262.50
08/01/2024	-	-	8,271.25	8,271.25	-
02/01/2025	160,000.00	0.550%	8,271.25	168,271.25	176,542.50
08/01/2025	-	-	7,831.25	7,831.25	-
02/01/2026	165,000.00	0.700%	7,831.25	172,831.25	180,662.50
08/01/2026	-	-	7,253.75	7,253.75	-
02/01/2027	160,000.00	0.850%	7,253.75	167,253.75	174,507.50
08/01/2027	-	-	6,573.75	6,573.75	-
02/01/2028	165,000.00	1.000%	6,573.75	171,573.75	178,147.50
08/01/2028	-	-	5,748.75	5,748.75	-
02/01/2029	170,000.00	1.100%	5,748.75	175,748.75	181,497.50
08/01/2029	-	-	4,813.75	4,813.75	-
02/01/2030	165,000.00	1.200%	4,813.75	169,813.75	174,627.50
08/01/2030	-	-	3,823.75	3,823.75	-
02/01/2031	170,000.00	1.350%	3,823.75	173,823.75	177,647.50
08/01/2031	-	-	2,676.25	2,676.25	-
02/01/2032	170,000.00	1.450%	2,676.25	172,676.25	175,352.50
08/01/2032	-	-	1,443.75	1,443.75	-
02/01/2033	175,000.00	1.650%	1,443.75	176,443.75	177,887.50
Total	**$1,820,000.00**	**-**	**$134,275.31**	**$1,954,275.31**	**-**

Yield Statistics

Bond Year Dollars	$11,302.50
Average Life	6.210 Years
Average Coupon	1.1880142%
Net Interest Cost (NIC)	1.3812458%
True Interest Cost (TIC)	1.3860474%
Bond Yield for Arbitrage Purposes	1.1199488%
All Inclusive Cost (AIC)	1.6816834%

IRS Form 8038

Net Interest Cost	1.1880142%
Weighted Average Maturity	6.210 Years

City of Edina, MN

$1,765,000 General Obligation Bonds, Series 2012C

Debt Service To Maturity And To Call

Date	Refunded Bonds	D/S To Call	Principal	Coupon	Interest	Refunded D/S
12/16/2021	-	-	-	-	-	-
02/01/2022	1,765,000.00	1,765,000.00	-	-	-	-
08/01/2022	-	-	-	-	21,871.88	21,871.88
02/01/2023	-	-	145,000.00	2.000%	21,871.88	166,871.88
08/01/2023	-	-	-	-	20,421.88	20,421.88
02/01/2024	-	-	145,000.00	2.125%	20,421.88	165,421.88
08/01/2024	-	-	-	-	18,881.25	18,881.25
02/01/2025	-	-	150,000.00	2.125%	18,881.25	168,881.25
08/01/2025	-	-	-	-	17,287.50	17,287.50
02/01/2026	-	-	155,000.00	2.250%	17,287.50	172,287.50
08/01/2026	-	-	-	-	15,543.75	15,543.75
02/01/2027	-	-	155,000.00	2.250%	15,543.75	170,543.75
08/01/2027	-	-	-	-	13,800.00	13,800.00
02/01/2028	-	-	160,000.00	2.250%	13,800.00	173,800.00
08/01/2028	-	-	-	-	12,000.00	12,000.00
02/01/2029	-	-	165,000.00	2.500%	12,000.00	177,000.00
08/01/2029	-	-	-	-	9,937.50	9,937.50
02/01/2030	-	-	165,000.00	2.500%	9,937.50	174,937.50
08/01/2030	-	-	-	-	7,875.00	7,875.00
02/01/2031	-	-	170,000.00	3.000%	7,875.00	177,875.00
08/01/2031	-	-	-	-	5,325.00	5,325.00
02/01/2032	-	-	175,000.00	3.000%	5,325.00	180,325.00
08/01/2032	-	-	-	-	2,700.00	2,700.00
02/01/2033	-	-	180,000.00	3.000%	2,700.00	182,700.00
Total	**$1,765,000.00**	**$1,765,000.00**	**$1,765,000.00**	**-**	**$291,287.52**	**$2,056,287.52**

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	12/16/2021
Average Life	6.343 Years
Average Coupon	2.6506379%
Weighted Average Maturity (Par Basis)	6.343 Years
Weighted Average Maturity (Original Price Basis)	6.343 Years

Refunding Bond Information

Refunding Dated Date	12/16/2021
Refunding Delivery Date	12/16/2021

City of Edina, Minnesota

$1,820,000 G.O. Recreational Revenue Refunding Bonds, Series 2021C
Current Ref 2012C GO Bonds

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
02/01/2022	-	(2,077.70)	-	2,077.70
02/01/2023	180,140.31	180,140.31	188,743.76	8,603.45
02/01/2024	177,262.50	177,262.50	185,843.76	8,581.26
02/01/2025	176,542.50	176,542.50	187,762.50	11,220.00
02/01/2026	180,662.50	180,662.50	189,575.00	8,912.50
02/01/2027	174,507.50	174,507.50	186,087.50	11,580.00
02/01/2028	178,147.50	178,147.50	187,600.00	9,452.50
02/01/2029	181,497.50	181,497.50	189,000.00	7,502.50
02/01/2030	174,627.50	174,627.50	184,875.00	10,247.50
02/01/2031	177,647.50	177,647.50	185,750.00	8,102.50
02/01/2032	175,352.50	175,352.50	185,650.00	10,297.50
02/01/2033	177,887.50	177,887.50	185,400.00	7,512.50
Total	**$1,954,275.31**	**$1,952,197.61**	**$2,056,287.52**	**$104,089.91**

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	92,934.65
Net PV Cashflow Savings @ 1.682%(AIC).....	92,934.65
Contingency or Rounding Amount.....	2,077.70
Net Present Value Benefit	$95,012.35
Net PV Benefit / $1,922,612.73 PV Refunded Debt Service	4.942%
Net PV Benefit / $1,765,000 Refunded Principal...	5.383%
Net PV Benefit / $1,820,000 Refunding Principal..	5.220%

Refunding Bond Information

Refunding Dated Date	12/16/2021
Refunding Delivery Date	12/16/2021

City of Edina, Minnesota

$610,000 G.O. Recreational Revenue Refunding Bonds, Series 2021C

Current Ref 2013B GO Bonds

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/16/2021	-	-	-	-	-
08/01/2022	-	-	2,770.31	2,770.31	-
02/01/2023	85,000.00	0.400%	2,216.25	87,216.25	89,986.56
08/01/2023	-	-	2,046.25	2,046.25	-
02/01/2024	85,000.00	0.450%	2,046.25	87,046.25	89,092.50
08/01/2024	-	-	1,855.00	1,855.00	-
02/01/2025	85,000.00	0.550%	1,855.00	86,855.00	88,710.00
08/01/2025	-	-	1,621.25	1,621.25	-
02/01/2026	90,000.00	0.700%	1,621.25	91,621.25	93,242.50
08/01/2026	-	-	1,306.25	1,306.25	-
02/01/2027	85,000.00	0.850%	1,306.25	86,306.25	87,612.50
08/01/2027	-	-	945.00	945.00	-
02/01/2028	90,000.00	1.000%	945.00	90,945.00	91,890.00
08/01/2028	-	-	495.00	495.00	-
02/01/2029	90,000.00	1.100%	495.00	90,495.00	90,990.00
Total	**$610,000.00**	**-**	**$21,524.06**	**$631,524.06**	**-**

Yield Statistics

Bond Year Dollars	$2,541.25
Average Life	4.166 Years
Average Coupon	0.8469871%
Net Interest Cost (NIC)	1.1350343%
True Interest Cost (TIC)	1.1420301%
Bond Yield for Arbitrage Purposes	1.1199488%
All Inclusive Cost (AIC)	1.5729667%

IRS Form 8038

Net Interest Cost	0.8469871%
Weighted Average Maturity	4.166 Years

City of Edina, Minnesota

$590,000 General Obligation Bonds, Series 2013B

Debt Service To Maturity And To Call

Date	Refunded Bonds	D/S To Call	Principal	Coupon	Interest	Refunded D/S
12/16/2021	-	-	-	-	-	-
02/01/2022	590,000.00	590,000.00	-	-	-	-
08/01/2022	-	-	-	-	9,457.50	9,457.50
02/01/2023	-	-	75,000.00	3.000%	9,457.50	84,457.50
08/01/2023	-	-	-	-	8,332.50	8,332.50
02/01/2024	-	-	80,000.00	3.000%	8,332.50	88,332.50
08/01/2024	-	-	-	-	7,132.50	7,132.50
02/01/2025	-	-	80,000.00	3.000%	7,132.50	87,132.50
08/01/2025	-	-	-	-	5,932.50	5,932.50
02/01/2026	-	-	85,000.00	3.000%	5,932.50	90,932.50
08/01/2026	-	-	-	-	4,657.50	4,657.50
02/01/2027	-	-	85,000.00	3.450%	4,657.50	89,657.50
08/01/2027	-	-	-	-	3,191.25	3,191.25
02/01/2028	-	-	90,000.00	3.450%	3,191.25	93,191.25
08/01/2028	-	-	-	-	1,638.75	1,638.75
02/01/2029	-	-	95,000.00	3.450%	1,638.75	96,638.75
Total	**$590,000.00**	**$590,000.00**	**$590,000.00**	**-**	**$80,685.00**	**$670,685.00**

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	12/16/2021
Average Life	4.269 Years
Average Coupon	3.2972459%
Weighted Average Maturity (Par Basis)	4.269 Years
Weighted Average Maturity (Original Price Basis)	4.268 Years

Refunding Bond Information

Refunding Dated Date	12/16/2021
Refunding Delivery Date	12/16/2021

City of Edina, Minnesota

$610,000 G.O. Recreational Revenue Refunding Bonds, Series 2021C

Current Ref 2013B GO Bonds

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
02/01/2022	-	(2,262.30)	-	2,262.30
02/01/2023	89,986.56	89,986.56	93,915.00	3,928.44
02/01/2024	89,092.50	89,092.50	96,665.00	7,572.50
02/01/2025	88,710.00	88,710.00	94,265.00	5,555.00
02/01/2026	93,242.50	93,242.50	96,865.00	3,622.50
02/01/2027	87,612.50	87,612.50	94,315.00	6,702.50
02/01/2028	91,890.00	91,890.00	96,382.50	4,492.50
02/01/2029	90,990.00	90,990.00	98,277.50	7,287.50
Total	**$631,524.06**	**$629,261.76**	**$670,685.00**	**$41,423.24**

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	36,873.36
Net PV Cashflow Savings @ 1.573%(AIC).....	36,873.36
Contingency or Rounding Amount.....	2,262.30
Net Present Value Benefit	$39,135.66
Net PV Benefit / $640,732.19 PV Refunded Debt Service	6.108%
Net PV Benefit / $590,000 Refunded Principal...	6.633%
Net PV Benefit / $610,000 Refunding Principal..	6.416%

Refunding Bond Information

Refunding Dated Date	12/16/2021
Refunding Delivery Date	12/16/2021

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.O.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Alisha McAndrews, Finance Director

Item Activity:
Action

Subject: Resolution No. 2021-95: Amending the Budget for the Year 2021

ACTION REQUESTED:
Approve Resolution No.2021-95 amending the budget for the year 2021.

INTRODUCTION:
The 2020 Annual Comprehensive Financial Review reported an unassigned fund balance in the General Fund of $4,503,106. Consistent with the fund balance policy, staff recommend the adoption of Resolution No. 2021-95 to amend the 2021 budget to transfer $4,203,106 from the General Fund to the Construction Fund; of this amount, $160,000 is allocated to the Southdale Streetscape Management Program. In addition, the budget is also amended to transfer from the General Fund to the Edina Housing and Redevelopment Authority $300,000 for housing assistance.

ATTACHMENTS:

Resolution No. 2021: Amending the Budget for Year 2021

RESOLUTION NO. 2021-95
RESOLUTION AMENDING THE BUDGET
FOR THE CITY OF EDINA FOR THE YEAR 2021

Whereas, the City Council adopted Resolution No. 2020-120 Setting the 2021 Tax Levy and Adopting the 2021 Operating Budget on December 1, 2020.

Whereas, the 2020 Comprehensive Annual Financial Report presented to the Council on June 15, 2021, reported an unassigned fund balance in the General Fund of $4,503,106.

Whereas, the City's goal is to maintain appropriate financial reserves in the General Fund, and the City Council has adopted a fund balance policy for the General Fund. The fund balance policy states that, to the extent possible, unassigned fund balance in the General Fund should be transferred to the Construction Fund to support capital improvements and equipment.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

The 2021 budget is amended to transfer from the General Fund to the Construction Fund $4,203,106; of this amount, $160,000 is allocated to the Southdale Streetscape Management Program. The 2021 budget is also amended to transfer from the General Fund to the Edina Housing and Redevelopment Authority $300,000 for housing assistance.

Passed and adopted October 19, 2021.

ATTEST:_____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this_____day of_____, 20___.

_____
City Clerk

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.P.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Cary Teague, Community Development Director

Item Activity:
Action

Subject: Ordinance No. 2021-10: Site Improvement Plan Agreement for 4911 77th Street West

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ACTION REQUESTED:
Grant Second Reading of Ordinance 2021-10 and approve the Site Improvement Plan Agreement.

INTRODUCTION:
On August 17, 2021, on first reading the City Council approved Ordinance 2021-10 revising the approved PUD, Planned Unit development, and approved the revised Overall Development Plan for the 200 unit apartment. The plans have not changed since the original approval. The Site Improvement Plan Agreement was drafted by the City Attorney and been agreed to by the applicant.

ATTACHMENTS:

Ordinance No. 2021-10

Approved Resolution No. 2021-61

Approved Plans

Site Improvement Plan Agreement (SIPA)

ORDINANCE NO. 2021-10
AN ORDINANCE AMENDING THE ZONING ORDINANCE TO REVISE THE PUD-17, PLANNED UNIT DEVELOPMENT-17 ZONING DISTRICT

The City Of Edina Ordains:

Section 1. Chapter 36, Article VIII, Division 4 is hereby amended as follows:

Sec. 36-507 Planned Unit Development District-17 (PUD-17) Pentagon Park South

(a) *Legal description:*

See attached Exhibit A

(b) Approved Plans. Incorporated herein by reference are the re-development plans, including the master development plan for the site received by the City on January 17, 2019 except as amended by City Council Resolution No. 2019-17 on file in the Office of the Planning Department.

(c) Revised Plans. Incorporated herein by reference are the revised plans for 4911 77th Street West as approved by City Council Resolution No. 2021-61 on file in the office of the Planning Department.

(d) Principal Uses:

All uses allowed in the MDD-6 Zoning District
Multi-family Apartments/Condos.

(e) Accessory Uses:

All accessory uses allowed in the MDD-3-6 Zoning District.

(f) Conditional Uses:

All conditional uses allowed in the MDD-3-6 Zoning District.

Existing text – XXXX
Stricken text – ~~XXXX~~
Added text – **XXXX**

(g) Development Standards.

	Required
Setbacks - Buildings 77th Street Computer Avenue Normandale Boulevard Viking Drive	 15 feet 15 feet 50 feet 10 Feet
Building Height	12 stories & 144 feet per the height overlay district
Parking lot and drive aisle setback	20 feet
Building Coverage	30%
Maximum Floor Area Ratio (FAR)	1.5%
Parking Stalls – Mixed Development District Phase 1 (Based on the uses)	602 stalls + 152 enclosed stalls for the residential use on Lot 3, Block 1

(h) Signs shall be regulated per the Mixed Development District.

(i) Ninety percent (90%) of the parking stalls within the development shall be available to all uses within the development.

(j) Ten percent (10%) of the units must be provided for affordable housing for families or individuals earning 60% area median income (AMI) for the Twin Cities.

First Reading:

Second Reading:

Published:

Attest: _____ _____

Sharon Allison, City Clerk James B. Hovland, Mayor

Please publish in the Edina Sun Current on:

Send two affidavits of publication.

Bill to Edina City Clerk

RESOLUTION NO. 2021-61

APPROVING AN ORDINANCE AMENDMENT TO CHANGED THE USE AND APPROVED OVERALL DEVELOPMENT PLANS INCLUDING REVISED FINAL SITE PLAN APPROVAL IN THE PUD-17 ZONING DISTRICT

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

1.01 The applicant is proposing an ordinance amendment to revise the previously approved plans for the Pentagon Park South (PUD-17) known as Pentagon Village, which was approved in 2019.

1.02 The applicants, Jay Scott, Solomon Real Estate and Rise Development, are proposing to develop the vacant lot in the southeast corner of the development, with a 6-story, 200-unit apartment. Ten percent (10%) of the units would be for affordable housing.

1.03 The overall development site in PUD-17 is 12.5 acres. The uses approved for the PUD include retail space, a 235-room hotel, a 153-room hotel, and a parking ramp in phase one; phase two included two 5-story office buildings, a parking ramp (expansion) and 19,000 square feet of office/retail.

1.04 The approved plans for the specific site we are looking at called for the development of the 5-story 153 room hotel. The proposal is to amend the Overall Development Plan to replace the hotel with a 200-unit apartment.

1.05 The property is legally described as follows:

Lot 3, Block 1, Pentagon Village Hennepin County Minn.

1.06 To accommodate the request, the following is required:

A Zoning Ordinance Amendment to change the use and approved development plans, including revised final site plan approval for this site within the existing PUD-17 District.

1.07 On May 26, 2021 after published and mailed notice in accordance with Minnesota Statutes and the City Code, the Planning Commission held a public hearing, at which time all persons desiring to be heard concerning this application were given the opportunity to speak thereon. Motions to approve and deny the request failed on split votes. Vote: 4 Ayes and 4 Nays.

1.08 On July 21, 2021 the City Council approved the request.

Section 2. FINDINGS

2.01 Approval is based on the following findings:

1. The proposed land uses, and density are consistent with the Comprehensive Plan.

2. The project is consistent with the following goals and objectives of the Comprehensive Plan:

   - Encourage the development and maintenance of a range of housing options affordable to residents at all income levels and life stages.
   - Seek opportunities to increase the supply of affordable housing, as well as to preserve the affordability of existing affordable housing.
   - Facilitate the development of new housing that accommodates the needs of a people of diverse needs and from diverse backgrounds.
   - A pedestrian-friendly environment.
   - Support continued livability and high quality of life for all city residents by balancing goals and priorities for development, especially as the community responds to changes over time.
   - Support the development of mixed-use districts that provide a variety of living opportunities within a walkable and livable area.
   - Encourage infill and redevelopment opportunities that optimize use of city infrastructure, complement community context and character, and respond to needs at all stages of life.
   - Primary uses in the OR, Office Residential category, which this site is located within are offices, attached or multifamily housing. Secondary uses: Limited retail and service uses (not including "big box" retail), limited industrial (fully enclosed), institutional uses, parks and open space.

3. The proposed use is allowed as a permitted principal use in the existing PUD-17 Zoning District. Residential uses are encouraged to activate the public spaces beyond the hours of 9 am to 5 pm. Residential housing would support the retail uses within the development and area.

4. The site plan is generally consistent with the approved site plan for the site.

5. The proposal includes the provision of 20 units within the development to be dedicated for affordable housing. The proposed project would help the City meet its affordable housing goals established with the Metropolitan Council of 1,804 new affordable housing units by the year 2030.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Zoning Ordinance Amendment to change the use and approved development plans, including revised final site plan approval for this site within the existing PUD-17 District.

Approval is subject to the following conditions:

1. The Final Development Plans must be consistent with the Preliminary Development Plans date stamped June 16, 2021, and the new plans submitted to the City Council at the public hearing.

2. The Final Landscape Plan must meet all minimum landscaping requirements per Chapter 36 of the Zoning Ordinance. A performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures at the time of any building permit.

3. Provision of code compliant bike racks for each use near the building entrances.

4. The Final Lighting Plan must meet all minimum requirements per Section 36-1260 of the City Code.

5. Roof-top mechanical equipment shall be screened per Section 36-1459 of the City Code.

6. Submit a copy of the Nine Mile Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.

7. Compliance with the conditions outlined in the director of engineering's memo and transportation planner dated July 9, 2021.

8. Compliance with the Wenck Consulting Traffic & Parking Study recommendations.

9. Subject to City Council approval of the Zoning Ordinance Amendment revising the PUD, Planned Unit Development for this site.

10. Compliance with all of the conditions outlined in the fire marshal and building official's memo dated July 2, 2021.

11. Hours of construction must be consistent with City Code.

12. Ten percent (10%) of the units must be provided for affordable housing for families or individuals earning 60% area median income (AMI) for the Twin Cities.

Adopted by the City Council of the City of Edina, Minnesota, on August 17, 2021.

ATTEST:_____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of August 17, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2021.

_____
Sharon Allison, City Clerk

VIEW FROM THE NW

PENTAGON VILLAGE - RENDER

VIEW FROM THE NW

RISE development
SOLOMON REAL ESTATE GROUP
Where Wisdom and Opportunity Meet
Cuningham

PREVIOUSLY APPROVED MASTER PLAN

PROPOSED UPDATED MASTER PLAN

PROPOSED UPDATED MASTER PLAN

PARKING STRUCTURE VIEW FROM PLAZA

SITE FROM SOUTH

SITE ENTRY FROM NORTH

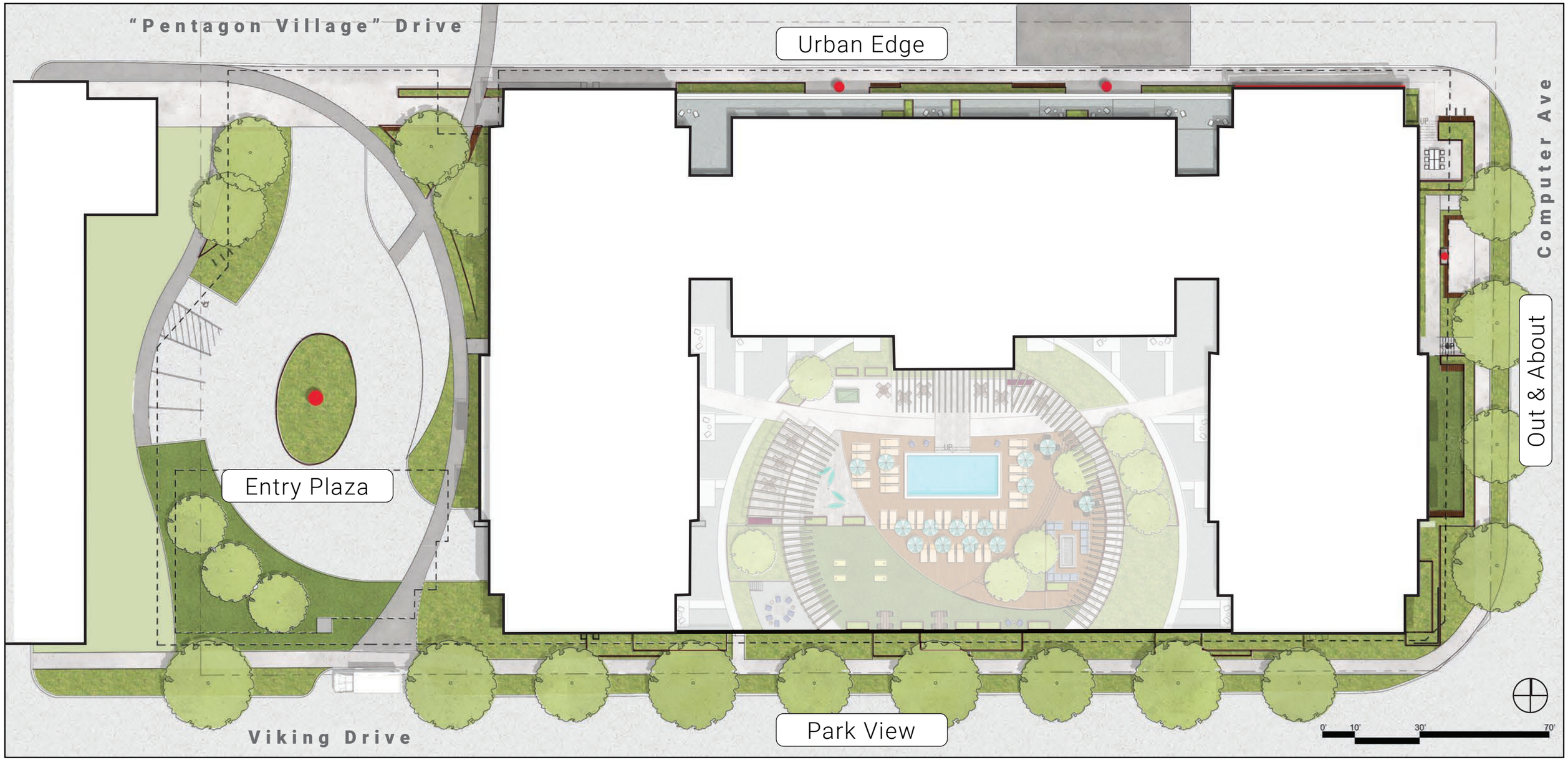
PLAZA TRELLIS

PLAZA ART INSTALLATION

PARKING STRUCTURE

SITE FROM EAST

EXISTING COMMERICAL STRUCTURE



PENTAGON VILLAGE APARTMENTS

Edina, Minnesota July 29, 2021 | PAGE 6

21-0068

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Celtis occidentalis

Populus tremuloides

Acer x freemanii 'Jeffersred'

Carpinus carolinianan 'J.N. Upright'

Juniperus chinensis 'Sea Green'

Taxus cuspidata 'Capitata'

Agastache foeniculum

Calamagrostis acutiflora 'Karl Foester'

Schizachryium scoparium 'MinnBlue

Panicum virgatum 'Heavy Metal'

Salvia nemorosa 'Caradonna'

Echinacea purpurea 'Powwow White'

Clematis 'Star of India'

Cornus stolonifera

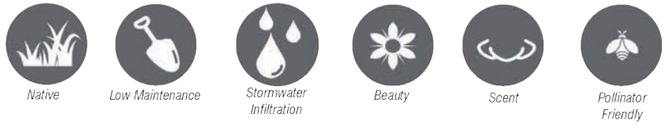
Clematis x 'Nelly Moser'

Syringa pubescens subsp. patula

Rhus trilobata 'Gro-Low'

Hydrangea anomala petiolaris

CANOPY TREES, NATIVE SHRUBS, VINES, AND GRASSES



COLOR PALETTE

VIEW FROM THE NW

PENTAGON VILLAGE APARTMENTS

Edina, Minnesota July 29, 2021 | PAGE 8

21-0068

RISE development

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Cuningham

VIEW FROM THE NE

VIEW OF THE NW CORNER

RISE development
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Cuningham

VIEW OF THE NE CORNER

PENTAGON VILLAGE APARTMENTS

Edina, Minnesota July 29, 2021 | PAGE 11

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STREETSCAPE NORTH SIDE

PENTAGON VILLAGE APARTMENTS

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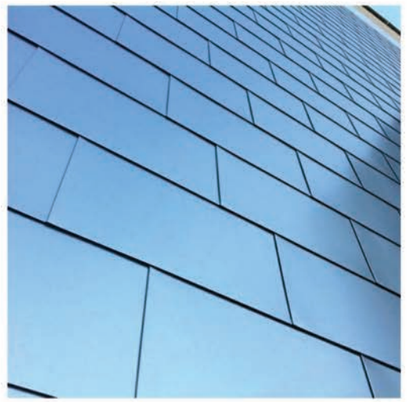
3 Enlarged Building Elevation
A302 3/16" = 1'-0"

1



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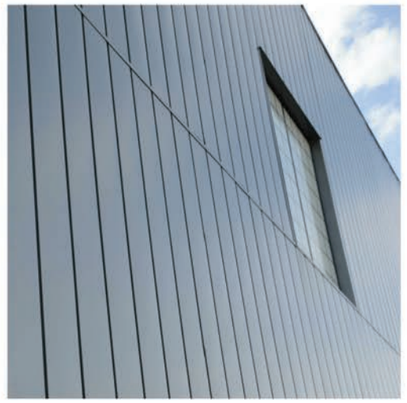

5

Elevation Keynotes	
Mark	Description
1	FIBER CEMENT PANEL
2	ARCHITECTURAL METAL PANEL
3	WOOD LOOK FIBER CEMENT BOARD OR LONGBOARD
4	BRICK OR STONE VENEER
5	LINEAR METAL PANEL SIDING
7	WEATHERING STEEL PLANTER BEDS
8	SLIDING PATIO DOOR - 8'H x 6'4" W (OR OTHER ADA COMPLIANT WIDTH
9	FIBERGLASS WINDOW - 6" SILL HEIGHT, 8' HEAD HEIGHT
10	ALUMINUM STOREFRONT SYSTEM

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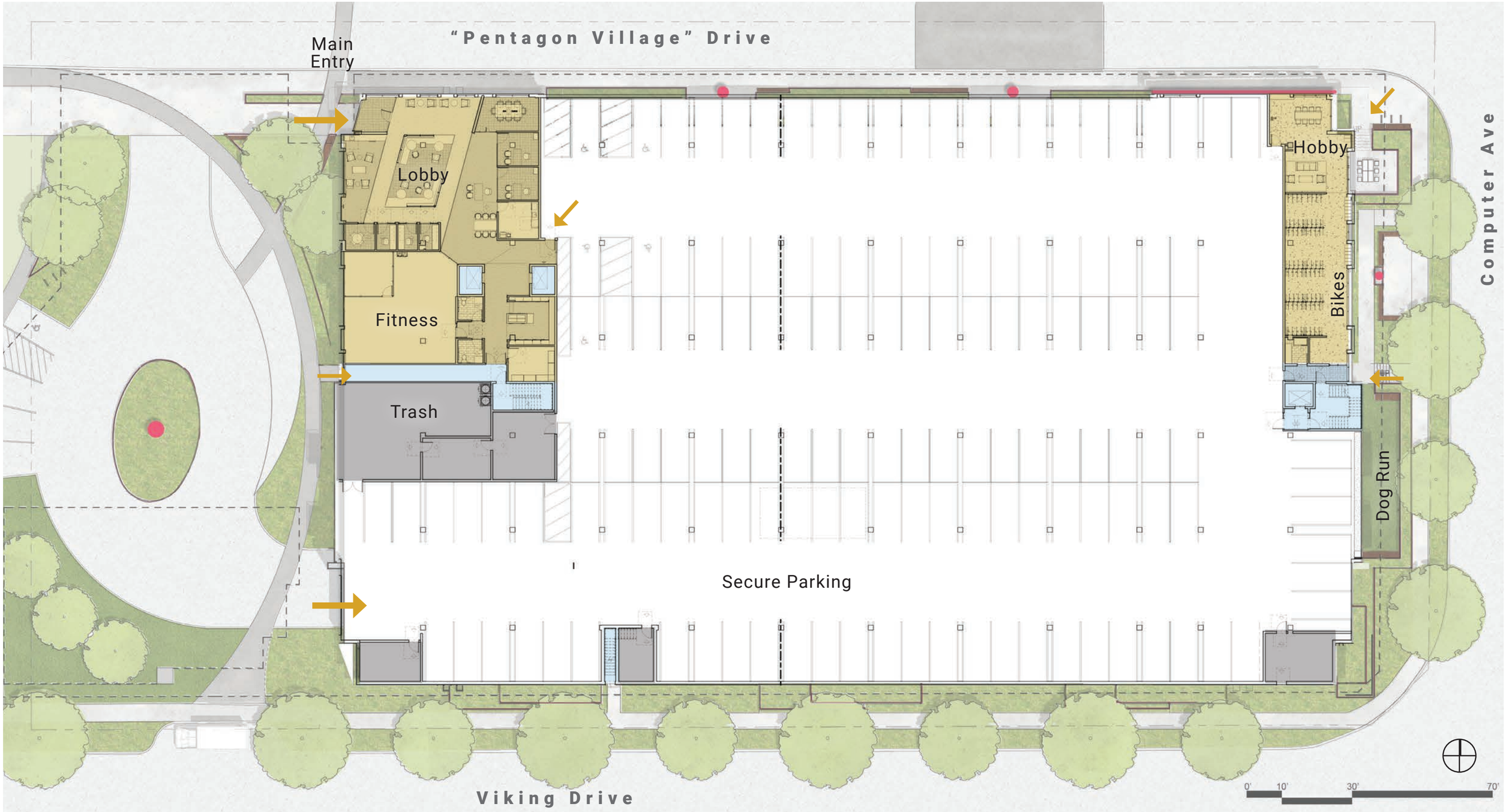

PENTAGON VILLAGE APARTMENTS

Edina, Minnesota July 29, 2021 | PAGE 14

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RISE development

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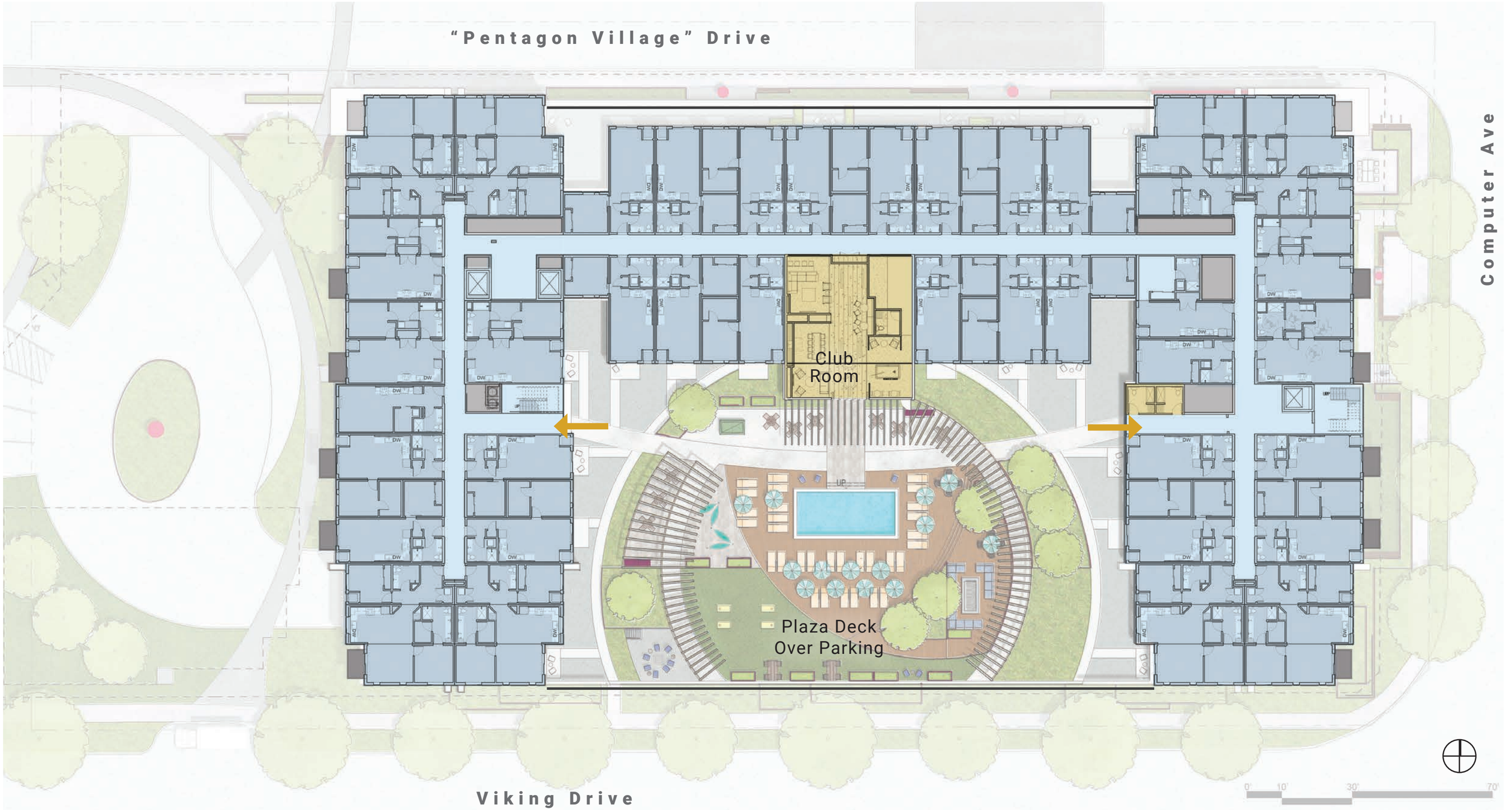
Cuningham



PENTAGON VILLAGE APARTMENTS

Edina, Minnesota July 29, 2021 | PAGE 15

21-0068

RISE development

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Where Wisdom and Opportunity Meet

Cuningham

RISE

MODULAR CONSTRUCTION

- Reduction in construction waste compared to typical stick-built construction
- Completing site and foundation work in parallel to modular manufacturing helps to reduce overall construction duration by 30% to 50% minimizing disruption to surrounding neighborhood.
- Minimization of site disturbance during staging and construction

ENERGY AND CARBON

- Building will benchmark, report yearly energy consumption per the Efficient Building Benchmarking Ordinance (City of Edina)
- Reduction in energy use through well-insulated building, inherent in modular construction
- Utilize Xcel Energy's Energy Design Assistance
- Investigating Solar Viability, Solar Ready

WATER AND WASTEWATER

- Water conserving plumbing fixtures throughout
- Efficient plumbing layout and design
- Thoughtful storm water management

PLACE AND ECOLOGY

- Take into consideration how the landscaping can support the natural ecosystem
- Drought tolerant landscape
- Pollinator friendly landscape

MATERIALS AND CIRCULARITY

- Manage construction waste
- Waste management plan for building
- Potential for organics recycling / composting to be provided for residential units
- Use of regional materials where possible

EQUITY AND JUSTICE

- 10% of residential units will be affordable
- Interior, sheltered bicycle storage for residents
- 5-10% Electric Vehicle Stations in place.
- 50% EV ready with space allocated for 100%.
- Car share program planned.

RISE development
SOLOMON REAL ESTATE GROUP
Where Wisdom and Opportunity Meet
Cuningham

VIEW FROM THE NE

(reserved for recording information)

SITE IMPROVEMENT PERFORMANCE AGREEMENT
CITY OF EDINA
4911 WEST 77TH STREET

THIS **SITE IMPROVEMENT PERFORMANCE AGREEMENT** ("Agreement") dated October 19, 2021, by and between the **CITY OF EDINA**, a Minnesota municipal corporation ("City") and **EDINA APARTMENTS, LLC**, a Minnesota limited liability company (the "Developer").

1. BACKGROUND.

A. Developer has applied to redevelop **Lot 3, Block 1, Pentagon Village, Hennepin County Minnesota** (*torrens COT 1474190*), in the City of Edina, State of Minnesota ("Subject Property"). The Developer is seeking City approval to amend the Development Plan to construct a 6-story, 202-unit apartment complex, with ten (10%) of the units qualifying for affordable housing under the current City Affordable Housing Policy (the "Project").

B. The City has rezoned the Subject Property to Planned Unit Development ("PUD"). The Project is in accordance with the PUD. A Site Improvement Performance Agreement is required for the PUD.

2. RIGHT TO PROCEED. On the Subject Property, the Developer may not grade or otherwise disturb the earth, remove trees, construct public or private improvements, or any buildings until all the following conditions have been satisfied: (1) this Agreement has been fully executed by both parties and filed with both the City Clerk and the Hennepin County Registrar's Office, and (2) the required insurance certificate has been received by the City.

3. PLANS. The Subject Property shall be developed in accordance with the following Plans which are on file with the City. The Plans shall not be attached to this Agreement. If the Plans vary from the written terms of this Agreement, those Plans approved by the City for issuance of the building permit shall control. The Plans are:

- Existing Conditions and Removal Plans dated June 16, 2021 prepared by Kimley Horn
- Site Plan dated June 16, 2021 prepared by Kimley Horn
- Final Development Plan dated June 16, 2021 prepared by Kimley Horn
- Utility Plans dated June 16, 2021 prepared by Kimley Horn
- Details Plan dated June 16, 2021 prepared by Kimley Horn
- Design and Building Plan dated July 29, 2021 prepared by Cunningham Arch.
- Final Landscape Plan dated June 16, 2021 prepared by Kimley Horn
- Sidewalk and Pedestrian Plan dated June 16, 2021 prepared by Kimley Horn
- Traffic Impact Study dated July 7, 2021 prepared by Wenck Associates

The Developer may request changes to the Plans. For Plan changes deemed minor, pursuant to City ordinances, changes can be reviewed and approved by City staff. As of the date of this Agreement, City Staff review of minor Plan changes takes approximately three (3) business days from a Developer's request for approval. All other Plan changes shall require approval by the City Council.

4. EROSION CONTROL. Prior to initiating construction, the Erosion Control Plan shall be implemented by the Developer and inspected and approved by the City. The City may impose additional erosion control obligations if they would be reasonable and beneficial. All areas disturbed by the grading operations shall be stabilized per the Minnesota Pollution Control Agency

("MPCA") Stormwater Permit for Construction Activity. Seed shall be in accordance with the City's current seeding specification, which may include temporary seed to provide ground cover as rapidly as possible. All seeded areas shall be fertilized, mulched, and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion. If the Developer does not comply with the MPCA Stormwater Permit for Construction Activity or with the Erosion Control Plan or any schedule of supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within thirty (30) days of receipt of notice thereof, the City may draw on the letter of credit to pay any costs. No development or utility construction will be allowed on the Subject Property and no building permits will be issued for the Subject Property unless the Subject Property is in full compliance with the approved Erosion Control Plan.

5. LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the Subject Property to perform (a) all work permitted to be performed by the City under this Agreement, and (b) all inspections deemed appropriate by the City in conjunction with site development. The City will endeavor to notify the Developer prior to entry.

6. CONSTRUCTION ACCESS. Construction traffic access and egress must be in accordance with the Construction Management Plan, which will be provided by the Developer and approved by the City prior to the commencement of construction.

7. CONSTRUCTION ACTIVITY/HOURS. Grading, construction activity, and the use of power equipment are prohibited between the hours of 7 o'clock p.m. and 7 o'clock a.m. The City may, at the City's discretion and at the Developer's expense, have one or more City inspectors and a soil engineer inspect the work on a part-time basis. The Developer, its contractors and subcontractors, shall follow all instructions received from the City's inspectors. The Developer's engineer shall provide for on-site project management. The Developer's engineer is responsible for design changes and contract administration between the Developer and the Developer's contractor. The Developer or its engineer shall schedule a pre-construction meeting at a mutually agreeable time at the City with all parties concerned, including the City staff, to review the program for the construction work.

8. DEWATERING. Due to the variable nature of groundwater levels and stormwater flows, it is the Developer's responsibility to satisfy itself with regard to the elevation of groundwater and to perform any necessary dewatering and storm flow routing. All dewatering shall be in accordance with applicable laws and regulations.

9. CLEAN UP. Within 24 hours the Developer shall clean dirt and debris from streets that has resulted from construction work by the Developer, subcontractors, their agents or assigns. Prior to any construction in the Subject Property, the Developer shall identify in writing a responsible party for erosion control, street cleaning, and street sweeping.

10. CITY ENGINEERING ADMINISTRATION AND CONSTRUCTION OBSERVATION. The Developer shall pay for in-house engineering administration in the amount of One Thousand and no/100ths ($1,000.00) Dollars. City in-house engineering administration will include monitoring of construction observation, consultation with Developer and its engineer on status or problems regarding the Project, coordination for final inspection and

acceptance, Project monitoring during the warranty period, final inspection and acceptance, and processing of requests for reduction in security.

11. SECURITY REQUIREMENTS. To guarantee compliance with the terms of this Agreement, the Developer shall either deposit cash with the City or furnish the City with a letter of credit in the form attached hereto as **Exhibit A** (or some combination of cash and a letter of credit), from a bank in the total amount of one hundred thirty one thousand two hundred fifty dollars ($131,250) ("Security"). The bank issuing the letter of credit shall be subject to the approval of the City Manager and the bank shall be authorized to do business in the State of Minnesota. The City may draw down the security, on five (5) business days written notice to the Developer, for any violation of the terms of this Agreement or without notice if the security is allowed to lapse prior to the end of the required term. If the security is drawn down, the proceeds shall be used to cure the default. Upon receipt of proof satisfactory to the City that the Project has been substantially completed in accordance with the Plans and financial obligations to the City have been satisfied, with City approval the security may be reduced from time to time by ninety percent (90%) of the financial obligations that have been satisfied. Ten percent (10%) of the security shall be retained as security until all Public Improvements (as defined in Section 12 K below) have been completed, all financial obligations to the City satisfied, the required "as constructed" plans have been received by the City, a warranty is provided, and the Public Improvements are accepted by the City Council. The City's standard specifications for utility and street construction outline procedures for security reductions.

12. SPECIAL PROVISIONS.

A. The Developer shall comply with the conditions outlined in City Council Resolution No. 2021-61.

B. The Developer shall comply with the conditions outlined in the Director of Engineering's memo dated July 9, 2021 and the Transportation Engineer's memo dated July 9, 2021.

C. The Developer shall comply with the conditions outlined and in the Fire Marshal and Building Official's memo dated July 2, 2021.

D. The Project is subject to City Council approval of the Zoning Ordinance Amendment revised the Planned Unit Development (PUD) for the Subject Property.

E. The Final Landscape Plan must meet all minimum landscaping requirements pursuant to Chapter 36 of the Zoning Ordinance.

F. The Final Lighting Plan must meet all minimum requirements pursuant City Code Section 36-1260 and receive City's review and approval of such plan.

G. Developer shall install code compliant bike racks near the building entrances.

H. Developer's installation of the roof-top mechanical equipment shall be screened pursuant City Code Section 36-1459 and shall receive City's review and approval of such plan.

I. Developer shall obtain and submit to the City for approval a copy of the Nine Mile Creek Watershed District permit prior to issuance of a building permit. The City may require revisions to the approved plans to meet the District's requirements.

J. The Developer shall comply with the Wenck Consulting Traffic and Parking Study recommendations.

K. The Developer shall provide the Security as outlined in Section 11 for for completing the required landscaping, screening, erosion control measures and the perimeter sidewalk around the Property along Computer Avenue and Viking Drive at the time of the first building permit (collectively referred to as the "Public Improvements").

L. Developer shall provide ten (10%) of the units in the Project to affordable housing for families or individuals earning 60% area median income (AMI) for the Twin Cities.

M. Developer shall own and maintain the private sidewalk, identified on the Plans, and shall provide an easement to the City for the public's use of the sidewalk. The City will not issue a temporary or permanent Certificate of Occupancy until the sidewalk is fully constructed and available for use.

13. RESPONSIBILITY FOR COSTS.

A. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from Developer's development of the site, except for costs incurred as a result of the City's negligence or intentional misconduct. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including reasonable attorneys' fees, except for costs, damagers or expenses incurred as a result of the City's negligence or intentional misconduct, occurring during Developer's ownership of the Subject Property.

B. The Developer shall pay in full all bills submitted to it by the City for undisputed obligations incurred under this Agreement within thirty (30) days after receipt. If the undisputed bills are not paid on time, the City may halt site development and construction until the bills are paid in full. Bills not paid within thirty (30) days shall accrue interest at the rate of eight percent (8%) per year.

14**. MISCELLANEOUS.**

A. Third parties shall have no recourse against the City or the Developer under this Agreement.

B. Breach of the terms of this Agreement by the Developer shall be grounds for denial of building permits, including property conveyed to third parties.

C. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portions of this Agreement.

D. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

E. This Agreement shall run with the land and may be recorded against the title to the Subject Property. The Developer covenants with the City, its successors and assigns, that the Developer has fee title to the Subject Property or has obtained consents to this Agreement, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property; and that the Developer will indemnify and hold the City harmless for any breach of the foregoing covenants.

F. The Developer and its contractors shall acquire public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of the Developer's work or the work of their subcontractors or by one directly or indirectly employed by any of them. Limits for such insurance shall be in a combination single limit policy of $1,000,000 or more. The City shall be named as an additional insured on the policy on a primary and noncontributory basis, and the Developer and contractors shall file with the City a certificate evidencing coverage. The Developer and contractors must provide a Certificate of Insurance which meets the following requirements:

1. The Description section of the Accord form needs to read "City of Edina is named as Additional Insured with respect to the General Liability and Auto Liability policies on a Primary and Non-Contributory Basis."
2. Certificate Holder must be City of Edina.
3. Provide a copy of the policy endorsement showing City of Edina named as Additional Insured on a Primary and Non-Contributory Basis.

These insurance coverages and the requirements hereunder shall be required until the Certificate of Completion is issued.

G. The Developer and its general contractor shall obtain Workmen's Compensation Insurance in accordance with the laws of the State of Minnesota, including Employer's Liability Insurance, to the limit of $100,000 each accident. These insurance coverages and the requirements hereunder shall be required until the Certificate of Completion is issued.

H. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

I. The Developer may not assign this Agreement without the written permission of the City Council prior to issuance of the Certificate of Completion. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells, the entire Subject Property, or any part of it.

J. An uncured breach of the terms of this Agreement by the Developer and the failure to cure such breach within the period provided in this Agreement, including nonpayment of billings from the City, shall be grounds for denial of building permits and certificates of occupancy, and the halting of all work on the property.

K. From time to time, when requested by Developer, the City shall execute and deliver a recordable certificate confirming the satisfaction or completion of certain requirements contained in this Agreement.

15. **DEVELOPER'S DEFAULT.** In the event of default by the Developer, beyond the applicable notice and cure periods provided in this Agreement, as to any of the work to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any actual, out-of-pocket expense incurred by the City, provided the Developer, except in an emergency as determined by the City, is first given written notice of the work in default and the opportunity to cure, not less than thirty (30) days in advance. This Agreement is a license for the City to act, and it shall not be necessary for the City to seek a Court order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part.

16. **NOTICE AND CURE PERIOD.** If the Developer defaults in any manner under this Agreement and fails to cure such default within thirty (30) days after receiving written notice of the default from the City, the City may exercise one or more of the following remedies: (i) cure the default and charge the cost thereof including reasonable attorneys' fees to the Developer which costs shall be payable upon demand; and (ii) institute an action for specific performance, injunctive relief, or any other remedy available at law or in equity.

17. **NOTICES.** Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer or mailed to the Developer by certified mail at the following address:

Edina Apartments, LLC
Attn: Jay Scott, _____
8560 Kelzer Pond Drive
Victoria, MN 55386

Notices to the City shall be in writing and shall be either hand delivered to the City Manager, or mailed to the City by certified mail in care of the City Manager at the following address:

City of Edina
Attn: City Manager
Edina City Hall
4801 West 50th Street,
Edina, MN 55424-1330

18. CERTIFICATE OF COMPLETION. After the Developer has received the final certificate of occupancy for the Improvements and completed the work required under this Agreement, the City Manager will issue a certificate of completion after written request from the Developer, unless denied as set forth below. The certificate of completion shall be consistent in form with the certificate of completion issued by the City and shall be in recordable form and may be recorded against the Subject Property.

[Signature pages follow]

CITY: CITY OF EDINA

By: _____
James Hovland, Mayor

And _____
Scott Neal, City Manager

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by **James Hovland** and **Scott Neal**, respectively the Mayor and City Manager, of the **City of Edina**, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

DEVELOPER:
EDINA APARTMENTS, LLC,
a Minnesota limited liability company**.**

By: _____
Jay Scott, _____

STATE OF MINNESOTA)
(ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by **Jay Scott**, the _____ of **Edina Apartments, LLC,** a Minnesota limited liability company, on behalf of the company.

_____
Notary Public

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, MN 55121
Telephone: 651-452-5000
DSK

EXHIBIT A

IRREVOCABLE LETTER OF CREDIT

No. _____
Date: _____

TO: City of Edina
4801 West 50th Street
Edina, Minnesota 55424-1330

Dear Sir or Madam:

We hereby issue, for the account of ___(Name of Developer)___ and in your favor, our Irrevocable Letter of Credit in the amount of $_____, available to you by your draft drawn on sight on the undersigned bank.

The draft must:

a) Bear the clause, "Drawn under Letter of Credit No. _____, dated _____, 2_____, of ____(Name of Bank)____";

b) Be signed by the City Manager or Finance Director of the City of Edina.

c) Be presented for payment at ____(Address of Bank)____, on or before 4:00 p.m. on November 30, 2_____.

This Letter of Credit shall automatically renew for successive one-year terms unless, at least forty-five (45) days prior to the next annual renewal date (which shall be November 30 of each year), the Bank delivers written notice to the Edina Finance Director that it intends to modify the terms of, or cancel, this Letter of Credit. Written notice is effective if sent by certified mail, postage prepaid, and deposited in the U.S. Mail, at least forty-five (45) days prior to the next annual renewal date addressed as follows: Edina City Manager, Edina City Hall, 4801 West 50th Street Edina, MN 55424-1330, and is actually received by the City Manager at least thirty (30) days prior to the renewal date.

This Letter of Credit sets forth in full our understanding which shall not in any way be modified, amended, amplified, or limited by reference to any document, instrument, or agreement, whether or not referred to herein.

This Letter of Credit is not assignable. This is not a Notation Letter of Credit. More than one draw may be made under this Letter of Credit.

This Letter of Credit shall be governed by the most recent revision of the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 600.

We hereby agree that a draft drawn under and in compliance with this Letter of Credit shall be duly honored upon presentation.

BY: _____
Its _____

FEE OWNER CONSENT
TO
SITE IMPROVEMENT PERFORMANCE AGREEMENT

PENTAGON VILLAGE, LLC, a Minnesota limited liability company, fee owner of the Subject Property, the development of which is governed by the foregoing Site Improvement Performance Agreement, affirms and consents to the provisions thereof and agrees to be bound by the provisions as the same may apply the Subject Property.

Dated this _____ day of _____, 2021.

PENTAGON VILLAGE, LLC

By: _____
_____ [print name]
Its _____ [title]

STATE OF MINNESOTA)
(ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, the _____ of **Pentagon Village, LLC**, a Minnesota limited liability company, on behalf of the entity.

_____
Notary Public

DRAFTED BY:
CAMPBELL, KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
DSK

MORTGAGE HOLDER CONSENT
TO
SITE IMPROVEMENT PERFORMANCE AGREEMENT

OLD NATIONAL BANK, a national banking association, holds a Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents ("Mortgage") on the Subject Property, the development of which is governed by the foregoing Site Improvement Performance Agreement, which Mortgage is dated May 7, 2019 and recorded May 8, 2019 with the Hennepin County Registrar of Titles as document number T05600798, and is subject to the following amendments:

1. Amendment to Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents dated July 25, 2019 and recorded July 25, 2019 with the Hennepin County Registrar of Titles as document number T5629368;

2. Second Amendment to Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents dated January 22, 2020 and recorded June 19, 2020 with the Hennepin County Registrar of Titles as document number T5718889; and

3. Third Amendment to Mortgage, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents dated February 10, 2021 and recorded April 8, 2021 with the Hennepin County Registrar of Titles as document number T5822742;

Old National Bank agrees that the Site Improvement Performance Agreement shall remain in full force and effect even if it forecloses on its Mortgage and,/or Amendments.

Dated this _____ day of _____, 2021.

OLD NATIONAL BANK

By: _____

_____[print name]

Its _____ [title]

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, the _____ of **Old National Bank**, a national banking association, on behalf of the association.

_____
Notary Public

DRAFTED BY:
CAMPBELL, KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
DSK

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.Q.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Cary Teague, Community Development Director

Item Activity:
Action

Subject: Resolution No. 2021-96 & Ordinance No. 2021-05: Site Improvement Plan Agreement, and Final Rezoning from PCD-3 to PUD at 4040 70th Street West

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ACTION REQUESTED:
Adopt Resolution No. 2021-96 granting approval of the Final Rezoning, grant second reading of Ordinance No. 2021-05 establishing the PUD Zoning District for this site, and approve the Site Improvement Plan Agreement.

INTRODUCTION:
On June 15, 2021, the City Council granted Preliminary Approval of the project to build a 3-4 story, 118 unit apartment on the site. The applicant has submitted final plans, which have not changed since the preliminary approval.

As requested by the City Council, the applicant has staked to project on the site.

The City Attorney has drafted the Site Improvement Plan agreement, which is acceptable to the applicant.

ATTACHMENTS:

Resolution No. 2021-96

Ordinance No. 2021-05

Final Plans

Approved Preliminary Plans

Site Improvement Plan Agreement (SIPA)

RESOLUTION NO. 2021-96

APPROVING FINAL REZONING FROM PCD-3, PLANNED COMMERCIAL DISTRICT TO PUD-22, PLANNED UNIT DEVELOPMENT – 22, AND SITE IMPROVEMENT PLAN AGREEMENT FOR 4040 WEST 70TH STREET

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

1.01 The applicant, Ecumen and Lupe Development Partners, are requesting a redevelopment of 4040 70th Street West to tear down the existing office building and construct a new three-four story 118 senior affordable housing project with 86 underground and 23 surface parking stalls.

1.02 The property is 1.58 acres in size. This site is guided in the Comprehensive Plan as OR, Office Residential. The site has a height limit of 4 stories and 48 feet. The density proposed is consistent with the Comprehensive Plan/Southdale District Plan which limits the density to 75 units per acre for this site.

1.03 The property is legally described as follows:

Tract C, Registered Land Survey No. 1365, Hennepin County Minn.

1.04 To accommodate the request, the following is required:

1. A Rezoning from PCD-3, Planned Commercial District to PUD, Planned Unit Development, and
2. Preliminary Development Plan.

1.05 On May 12, 2021 after published and mailed notice in accordance with Minnesota Statutes and the City Code, the Planning Commission held a public hearing, at which time all persons desiring to be heard concerning this application were given the opportunity to speak thereon. The Planning Commission recommended approval of the requests. Vote: 8 Ayes and 1 Nays.

1.06 On June 15, 2021 the City Council approved the request.

1.07 The city attorney has drafted the Site Improvement Plan Agreement, which is acceptable to the applicant as written.

Section 2. FINDINGS

2.01 Approval is based on the following findings:

1. Affordable housing is identified as a need in the Comprehensive Plan; and the proposed amendment would assist the City in meeting its established affordable housing goal with the Met Council of providing 1,804 new affordable housing units by the year 2030. This project would include 118 new affordable housing units toward that goal.

2. The proposed land use is consistent with the Comprehensive Plan and meets the criteria for a PUD.

3. The proposed density of 75 units per acre is reasonable, and within the density range suggested in the Comprehensive Plan of between 20-75 units per acre.

4. The existing roadways and parking would support the project. Wenck Associates conducted a traffic impact study and concluded that the proposed development could be supported by the existing roads and the proposed parking.

5. Project would meet the following additional Comprehensive Plan goals and objectives:
   a) Encourage the development and maintenance of a range of housing options affordable to residents at all income levels and life stages.
   b) Support the development of a wide range of housing options to meet the diverse needs and preferences of the current and future Edina community.
   c) Encourage infill and redevelopment opportunities that optimize use of city infrastructure, complement community context and character, and respond to needs at all stages of life.

6. The project would provide a transition from the single-family residential district to the west to the Southdale commercial district to the east.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Final Rezoning from PCD-3, Planned Commercial District to PUD-22, Planned Unit Development District and Preliminary Development Plan and the Site Improvement Plan Agreement for 4040 West 70th Street.

Approval is subject to the following conditions:

1. The project shall be constructed consistent with approved Final Development Plans dated August 20, 2021.

2. Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicants Sustainability Questionnaire.

3. All buildings must be built with sprinkler systems, subject to review and approval of the fire marshal. Compliance with all of the conditions outlined in the building official and fire marshal memo dated May 5, 2019.

4. Compliance with all of the conditions outlined in the director of engineering's memo dated May 6, 2019.

5. Compliance with all of the conditions outlined in the transportation planner's memo dated May 6, 2019.

6. The Final Landscape Plan must meet all minimum landscaping requirements per Chapter 36 of the Zoning Ordinance.

7. The Final Lighting Plan must meet all minimum landscaping requirements per Chapter 36 of the Zoning Ordinance.

8. Final Rezoning is subject to approval of the Zoning Ordinance Amendment establishing the PUD-22, Planned Unit Development-22 District on this site.

9. Submit a copy of the Nine Mile Creek Watershed District permit prior to issuance of a building permit. The City may require revisions to the approved plans to meet the district's requirements.

10. A Site Improvement Performance Agreement is required at the time of Final Approval.

11. Compliance with the Wenck Traffic Study recommendations.

12. A performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures at the time of the first building permit.

Adopted by the City Council of the City of Edina, Minnesota, on October 19, 2021.

ATTEST:_____ _____

Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2021.

_____
Sharon Allison, City Clerk

ORDINANCE NO. 2021-05

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO ADD PUD-22, PLANNED UNIT DEVELOPMENT-22, AT 4040 70th STREE WEST

The City Of Edina Ordains:

Section 1. Chapter 36, Article VIII, Division 4 is hereby amended to add the following:

Sec. 36-505 Planned Unit Development District-22 (PUD-22) – 4040 70TH STREET WEST

(a) *Legal description:* Tract C, Registered Land Survey No. 1365 Hennepin County Minnesota.

(b) Approved Plans. Incorporated herein by reference are the re-development plans,including the master development plan for the site received by the City on August 20, 2021 except as amended by City Council Resolution No. 2021-96 on filein the Office of the Planning Department.

(c) Principal Uses:

All uses allowed in the PCD-3 Zoning District
Multifamily Residential

(d) Accessory Uses:

All accessory uses allowed in the PCD-3 Zoning District.
All accessory uses allowed in the PCD-1 Zoning District

(e) Conditional Uses:

None

Existing text – XXXX
Stricken text – ~~XXXX~~
Added text – **XXXX**

(f) Development Standards. In addition to the development standards per the PCD-3 Zoning District, the following shall apply:

	Required
Building Setbacks Front – Valley View	50 feet – Measured from the building to the face of the curb
Front – 70th Street	40 feet – Measured from the building to the face of the curb
Side – North	10 feet – Measured from the building to the lot line
Rear – East	10 feet – Measured from the building to the lot line
Building Height	3-4 stories & 48 feet
Floor Area Ratio (FAR)	1.5
Density (SouthdaleDistrict Plan)	75 units per acre
Parking	109 spaces proposed

(g) Signs shall be regulated per the PCD-3 Zoning District for the retail uses, and PRD, for the residential uses.

(h) The residential housing on the site shall include 118 units of senior affordable housing to meet the City's definition of affordable housing.

Section 3. This ordinance is effective immediately.

First Reading:

Second Reading:

Published:

Existing text – XXXX
Stricken text – ~~XXXX~~
Added text – **XXXX**

ATTEST:

_____ _____

Sharon Allison, City Clerk James B. Hovland, Mayor

Please publish in the Edina Sun Current on:

Send two affidavits of publication.

Bill to Edina City Clerk

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Ordinance was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this_____day of_____, 2021.

_____

City Clerk

ECUMEN

Lupe Development Partners

JOINT VENTURE OF
ECUMEN AND
LUPE DEVELOPMENT
PARTNERS

4040 WEST 70TH STREET APARTMENTS, LP

4040 WEST 70TH STREET, EDINA

CITY OF EDINA
FINAL REZONING
JULY 30, 2021

POPE ARCHITECTS

Kimley»Horn
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PROJECT TEAM

APPLICANT IS A JOINT VENTURE OF ECUMEN & LUPE DEVELOPMENT PARTNERS
4040 WEST 70TH STREET APARTMENTS, LP

ECUMEN
3530 LEXINGTON AVENUE NORTH, SHOREVIEW, MN 55126
CONTACT: ANNE STANFIELD, DIRECTOR OF BUSINESS DEVELOPMENT
ANNESTANFIELD@ECUMEN.ORG | (651) 766-4320

LUPE DEVELOPMENT PARTNERS, LLC
1701 MADISON STREET NE, SUITE 111, MINNEAPOLIS, MN 55413
CONTACT: STEVE MINN, VICE PRESIDENT & CHIEF FINANCIAL OFFICER
STEVE.MINN@LUPEDEVELOPMENT.COM | (612) 843-4069

ARCHITECT
POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200, ST. PAUL, MN 55108
WARD ISAACSON, PRESIDENT – WISAACSON@POPEARCH.COM
ZAC ROSENOW, ARCHITECT – ZROSENOW@POPEARCH.COM

CIVIL ENGINEER
KIMLEY-HORN
767 N EUSTIS ST SUITE 100, ST PAUL, MN 55114
BRIAN WURDEMAN, CIVIL ENGINEER – BRIAN.WURDEMAN@KIMLEY-HORN.COM

***NOTE: SCALE IS PRESERVED ONLY WHEN PRINTED AT 24X36.**

SHEET INDEX

EXISTING SITE
01 EXISTING CONDITIONS & CONTEXT
02 CONTEXT PLAN

ARCHITECTURAL
03 ARCHITECTURAL SITE PLAN
04 PEDESTRIAN & TRANSIT CIRCULATION DIAGRAM
05 FLOOR PLANS: LOWER LEVEL & LEVEL ONE
06 FLOOR PLANS: LEVEL TWO & LEVEL THREE
07 FLOOR PLANS: LEVEL FOUR & ROOF
08 ELEVATION DRAWINGS
09 EXTERIOR RENDERINGS
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CIVIL
COVER SHEET
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GENERAL NOTES
DEMO PLAN
SITE PLAN
GRADING PLAN
UTILITY PLAN
LANDSCAPE PLAN
LANDSCAPE DETAILS

CITY OF EDINA
AUG 20 2021
PLANNING DEPARTMENT

00

COVER SHEET

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01

EXISTING CONDITIONS & CONTEXT

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02

CONTEXT PLAN

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1"=20'

03

ARCHITECTURAL SITE PLAN

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04

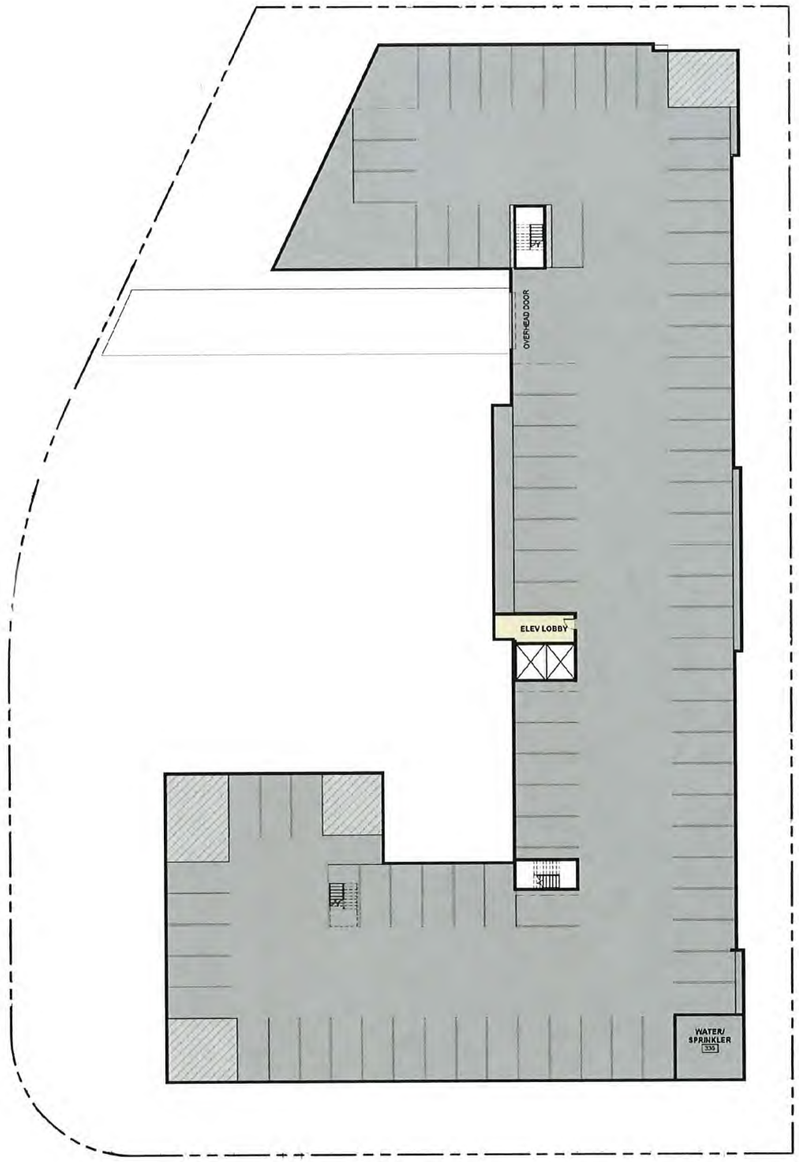
PEDESTRIAN & TRANSIT CIRCULATION

- CIRCULATION
- COMMON SPACE
- INDEPENDENT LIVING
- STORAGE
- SUPPORT

APARTMENTS									
	Unit Type	GSF	1st Floor	2nd Floor	3rd Floor	4th Floor	TOTAL Units	% of Total	NRSF
A1	1 BED	500	10	11	11	10	42		21,000
A2	1 BED	600	8	12	12	7	39		23,400
A3	1 BED	750	3	6	5	2	16	82%	12,000
B1	2 BED	875	3	4	3	3	13		11,375
B2	2 BED	1035	2	2	2	2	8	18%	8,280
	TOTAL PER FLOOR		26	35	33	24			
	TOTAL UNITS						118	100%	
	TOTAL UNIT S.F.								76,055

BUILDING GROSS S.F.								
		Lower Level	1st Floor	2nd Floor	3rd Floor	4th Floor	S.F.	TOTAL
			31,400	31,400	29,600	21,500	113,900	
		31,400					31,400	
	TOTAL BUILDING							145,300

SITE PARKING			
Type	Use	TOTAL	
VEHICULAR	SURFACE	23	
	UNDERGROUND	86	
	TOTAL PARKING STALLS	109	
BICYCLE	OUTDOORS (PUBLIC)	TBD	
	INDOORS (RESIDENT/PRIVATE)	TBD	
	TOTAL BICYCLE RACKS	0	



LOWER LEVEL PLAN

LEVEL 1 PLAN

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1"=20'

05

LOWER LEVEL & LEVEL 1 FLOOR PLANS

- CIRCULATION
- COMMON SPACE
- INDEPENDENT LIVING
- STORAGE
- SUPPORT

LEVEL 2 PLAN

LEVEL 3 PLAN

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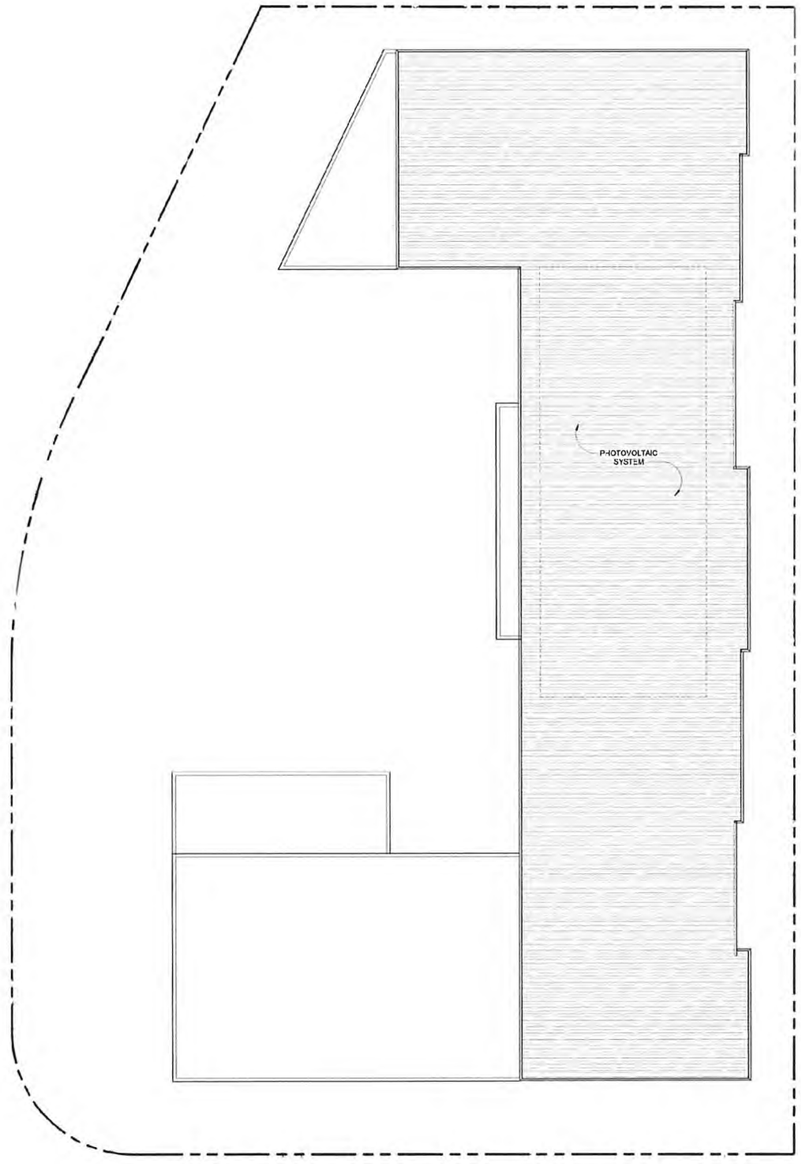
1"=20'

06

LEVEL 2 & LEVEL 3 FLOOR PLANS

- CIRCULATION
- COMMON SPACE
- INDEPENDENT LIVING
- STORAGE
- SUPPORT

LEVEL 4 PLAN



ROOF PLAN

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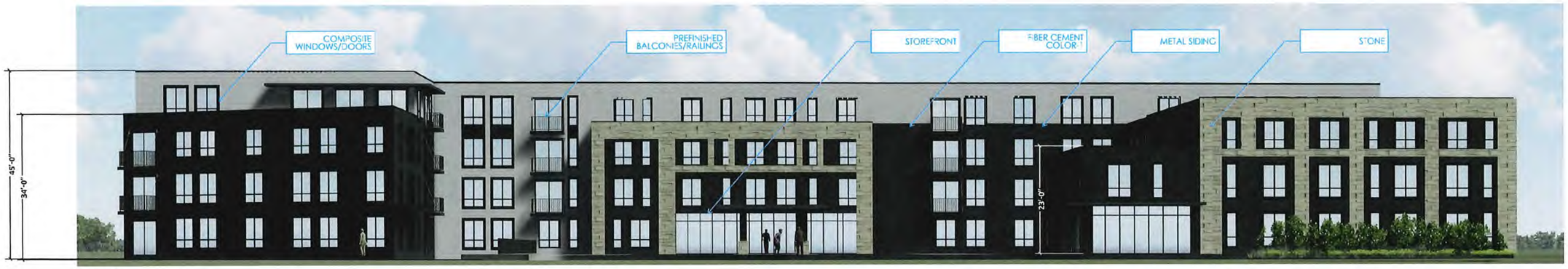
1"=20'

07

LEVEL 4 & ROOF FLOOR PLANS



WEST

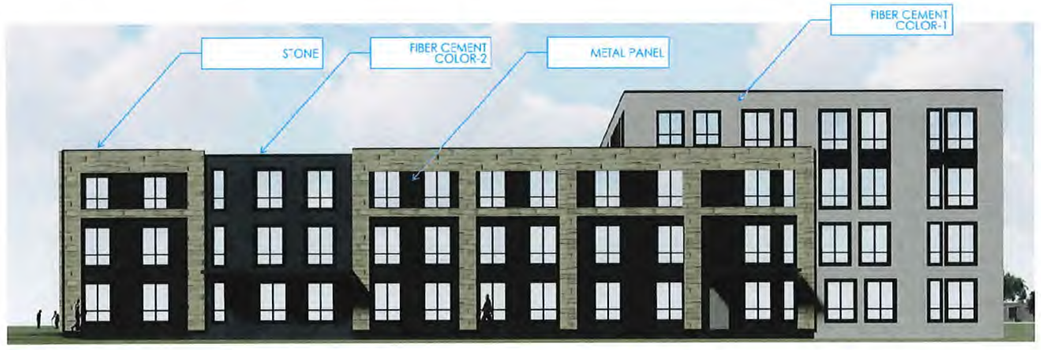
EAST

EAST ELEVATION		
MATERIAL NAME	MATERIAL AREA	PERCENT of WALL
MASONRY	1,408	10.6%
METAL	2,324	17.5%
FIBER CEMENT LAP	4,724	35.5%
GLASS	4,839	36.4%
TOTALS	13,295	100.0%

WEST ELEVATION		
MATERIAL NAME	MATERIAL AREA	PERCENT of WALL
MASONRY	1,546	11.8%
METAL	4,599	35.2%
FIBER CEMENT LAP	2,837	21.7%
GLASS	4,072	31.2%
TOTALS	13,054	100.0%

SOUTH ELEVATION		
MATERIAL NAME	MATERIAL AREA	PERCENT of WALL
MASONRY	1,363	15.8%
METAL	2,833	32.9%
FIBER CEMENT LAP	1,934	22.5%
GLASS	2,473	28.7%
TOTALS	8,603	100.0%

NORTH ELEVATION		
MATERIAL NAME	MATERIAL AREA	PERCENT of WALL
MASONRY	423	5.5%
METAL	3,878	50.6%
FIBER CEMENT LAP	1,246	16.3%
GLASS	2,115	27.6%
TOTALS	7,662	100.0%



SOUTH

NORTH

MATERIALS - TOTAL BUILDING		
MATERIAL NAME	MATERIAL AREA	PERCENT of WALL
MASONRY	4,740	11.1%
METAL	13,634	32.0%
FIBER CEMENT LAP	10,741	25.2%
GLASS	13,499	31.7%
TOTALS	42,614	100.0%

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BASED ON 1/16" PERSPECTIVES

08

ELEVATIONS

AERIAL PERSPECTIVE LOOKING EAST

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09.1

RENDERINGS

PERSPECTIVE LOOKING EAST FROM VALLEY VIEW DRIVE

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09.2

RENDERINGS

PERSPECTIVE LOOKING SOUTHEAST FROM VALLEY VIEW DRIVE

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09.3

RENDERINGS

PERSPECTIVE LOOKING NORTH FROM W 70TH STREET

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09.4

RENDERINGS

DARK GRAY POWDERCOATED
METAL PANEL

STACKED, LIGHT COLORED STONE

LIGHT WARM GRAY FIBER CEMENT
LAP SIDING (COLOR-1)

MID-GRAY/BLUE FIBER CEMENT
LAP SIDING (COLOR-2)

STOREFRONT, BLACK ANODIZED
ALUMINUM FRAMES

BLACK COMPOSITE WINDOWS
AND PATIO DOORS

SUNSHADE
POWDER COATED GRAY

METAL BALCONIES
STEEL, POWDER COATED

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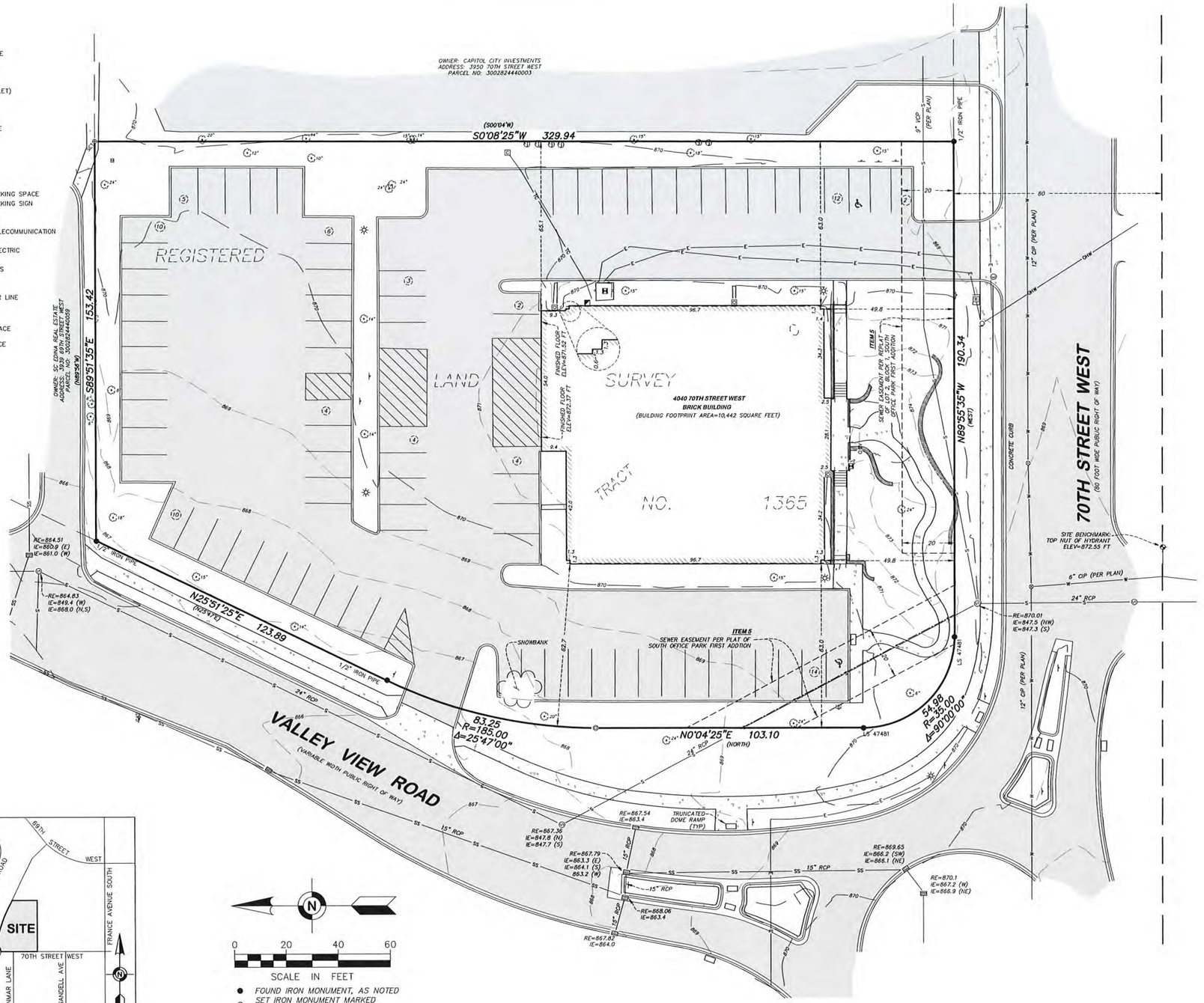
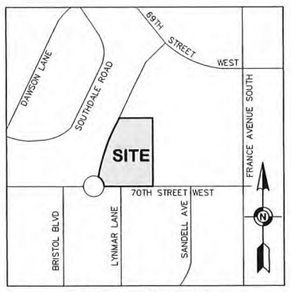
EXTERIOR MATERIALS

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley-Horn & Associates

LEGEND

- BENCHMARK
- SANITARY MANHOLE
- MANHOLE
- STORM MANHOLE
- CB OR CATCH BASIN
- ROOF DRAIN (OUTLET)
- AUTO SPRINKLER
- HYDRANT
- SPRINKLER VALVE
- ELECTRIC MANHOLE
- GATE VALVE
- HANDHOLE
- LIGHT
- UTILITY POLE
- GAS METER
- SIGN
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- (15) PARKING COUNT
- S SANITARY SEWER
- TC UNDERGROUND TELECOMMUNICATION
- W WATERMAIN
- E UNDERGROUND ELECTRIC
- OHW OVERHEAD WIRE
- G UNDERGROUND GAS
- SS STORM SEWER
- x 920.1 SPOT ELEVATION
- 920 EXISTING CONTOUR LINE
- OR TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- WALL





VICINITY MAP
NOT TO SCALE

- FOUND IRON MONUMENT, AS NOTED
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536
- FOUND PK NAIL

LEGAL DESCRIPTION:

Tract C, Registered Land Survey No. 1365, Hennepin County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 1511530.

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Guaranty Commercial Title, Inc as agent for Old Republic Title Insurance Company, Commitment No. 65874 dated October 6, 2020.

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. The address of the property described hereon is 4040 70th Street West, Edina, Minnesota 55435.
3. The property described hereon lies within Flood Zone X per Federal Insurance Rate Map No. 27053C0364F, dated November 4, 2016.
4. The total area of the property described hereon is 68,634 square feet or 1.57562 acres.
5. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "2733 Q" GSID station # 95550
   Elevation = 874.82 feet. (NAVD 88)

   SITE BENCHMARK: Top nut of hydrant located on the south side of 70th Street West
   Elevation = 872.55 feet. (NAVD 88)

6a. No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

7a. Exterior building dimensions are depicted hereon.

7b1 The exterior building footprint areas at ground level is depicted hereon.

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.
9. As of the date of this survey the property described hereon contains a total of 78 visibly striped parking spaces of which 76 are standard spaces and 2 are handicapped spaces.

10a. There are no division or party walls on the property described hereon.

11. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 210140753. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

13. The names of adjoining owners according to current tax records are depicted hereon.
16. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
17. The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
19. No plottable offsite easements or servitudes were disclosed in documents provided to the surveyor.
20. Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term.

SURVEY ITEMS PER SCHEDULE B:

ITEM 5: Sanitary Sewer easement(s) over the Land as shown on the recorded plat of South Office Park First Addition, and as shown on the recorded plat of Replat of Lot 2, Block 1, South Office Park First Addition.

Said Sanitary sewer easement affects the surveyed property and is depicted hereon.

CITY OF EDINA
AUG 20 2021
PLANNING DEPARTMENT

CERTIFICATION:

To Lupe Development Partners, LLC, a Minnesota limited liability company, and Ecumen, a Minnesota non-profit corporation and Guaranty Commercial Title, Inc as agent for Old Republic Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 10(a), 10(b), 11, 13, 16, 17, 19 and 20 of Table A thereof. The fieldwork was completed on January 25, 2021.

Date of Plat or Map: February 2, 2021

Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com

FIELD BOOK	PAGE

DRAWING NAME: 39551.dwg
JOB NO. 39551
FILE NO. 5458

FIELDWORK CHIEF: TV
DRAWN BY: LS
CHECKED BY: CT

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Kimley-Horn & Associates

PROPERTY ADDRESS:
4040 70th Street West
Edina, Minnesota 55435

Egan, Field & Nowak, Inc.
land surveyors since 1872
1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
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SITE DEVELOPMENT PLANS
FOR

EDINA MULTIFAMILY

SECTION 30, TOWNSHIP 28N, RANGE 24W
4040 70TH STREET WEST
EDINA, HENNEPIN COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: BRIAN M. WURDEMAN, P.E.
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

OWNER / DEVELOPER
LUPE DEVELOPMENT PARTNERS

1701 MADISON ST NE, SUITE 111
MINNEAPOLIS, MN 55413
TELEPHONE: (612) 436-3200

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC
767 EUSTIS STREET, SUITE 100
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CONTACT: RYAN A. HYLLESTED

SURVEYOR
EGAN, FIELD & NOWAK, INC.
1229 TYLER STREET NE
SUITE 100
TELEPHONE: (612) 466-3300
FAX: (612) 466-3383
CONTACT: CHRISTOPHER A. TERWEDO

GEOTECHNICAL ENGINEER
BRAUN INTERTEC CORPORATION
1826 BUERKLE ROAD
SAINT PAUL, MN 55114
TELEPHONE: (651) 645-4197
CONTACT: STEVE MARTIN

ARCHITECT
POPE ARCHITECTS
1295 BANADANA BLVD N, SUITE 200
ST. PAUL, MN 55108
TELEPHONE: (651) 642-9200

VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24x36 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
V100	ALTA SURVEY
C100	GENERAL NOTES
C200	DEMO PLAN
C300	TREE INVENTORY AND PRESERVATION PLAN
C400	SITE PLAN
C500	GRADING AND DRAINAGE PLAN
C600	UTILITY PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS

CITY OF EDINA

AUG 20 2021

PLANNING DEPARTMENT

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 TOP OF MNDOT GEODETIC MONUMENT "2733 Q" GSID STATION #95550
ELEVATION=874.82 (NAVD 88)

SBM #2 TOP NUT OF HYDRANT LOCATED ON THE SOUTH SIDE OF 70TH STREET WEST
ELEVATION=872.55 (NAVD 88)

Know what's **below.** **Call** before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS AVE, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN M. WURDEMAN, P.E. — MN
DATE: 07/30/2021 — LIC. NO. 53113

KHA PROJECT	160682001
DATE	07/30/2021
SCALE	AS SHOWN
DESIGNED BY	HKD
DRAWN BY	HKD
CHECKED BY	BMW

COVER SHEET

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
C000

K:\TWC_LDEV\LUPE DEVELOPMENT\Edina Multifamily\3 Design\CAD\PlanSheets\C0-COVER SHEET.dwg July 28, 2021 - 5:59pm

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley-Horn & Associates

LEGAL DESCRIPTION:

Tract C, Registered Land Survey No. 1365, Hennepin County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 1511553.

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj)
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Guaranty Commercial Title, Inc. as agent for Old Republic Title Insurance Company, Commitment No. 65874 dated October 6, 2020.

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. The address of the property described hereon is 4040 70th Street West, Edina, Minnesota 55435.
3. The property described hereon lies within Flood Zone X per Federal Insurance Rate Map No. 27053C0364F, dated November 4, 2016.
4. The total area of the property described hereon is 68,624 square feet or 1.57562 acres.
5. The contours depicted hereon are per elevation data collected while conducting this fieldwork. The contour interval is 1 foot

   BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "2733 0" GSID station # 95550 Elevation = 874.62 feet. (NAVD 88)

   SITE BENCHMARK: Top nut of hydrant located on the south side of 70th Street West Elevation = 872.55 feet. (NAVD 88)

6a. No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

7a. Exterior building dimensions are depicted hereon.

7b1. The exterior building footprint areas at ground level is depicted hereon

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.
9. As of the date of this survey the property described hereon contains a total of 78 visibly striped parking spaces of which 76 are standard spaces and 2 are handicapped spaces.

10a. There are no division or party walls on the property described hereon.

11. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 210140753. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

13. The names of adjoining owners according to current tax records are depicted hereon.

16. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.

17. The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.

19. No plottable offsite easements or servitudes were disclosed in documents provided to the surveyor.

20. Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term.

SURVEY ITEMS PER SCHEDULE B:

ITEM 5: Sanitary Sewer easement(s) over the Land as shown on the recorded plat of South Office Park First Addition, and as shown on this recorded plat of Replat of Lot 2, Block 1, South Office Park First Addition.

Said Sanitary sewer easement affects the surveyed property and is depicted hereon.

CITY OF EDINA

AUG 20 2021

PLANNING DEPARTMENT

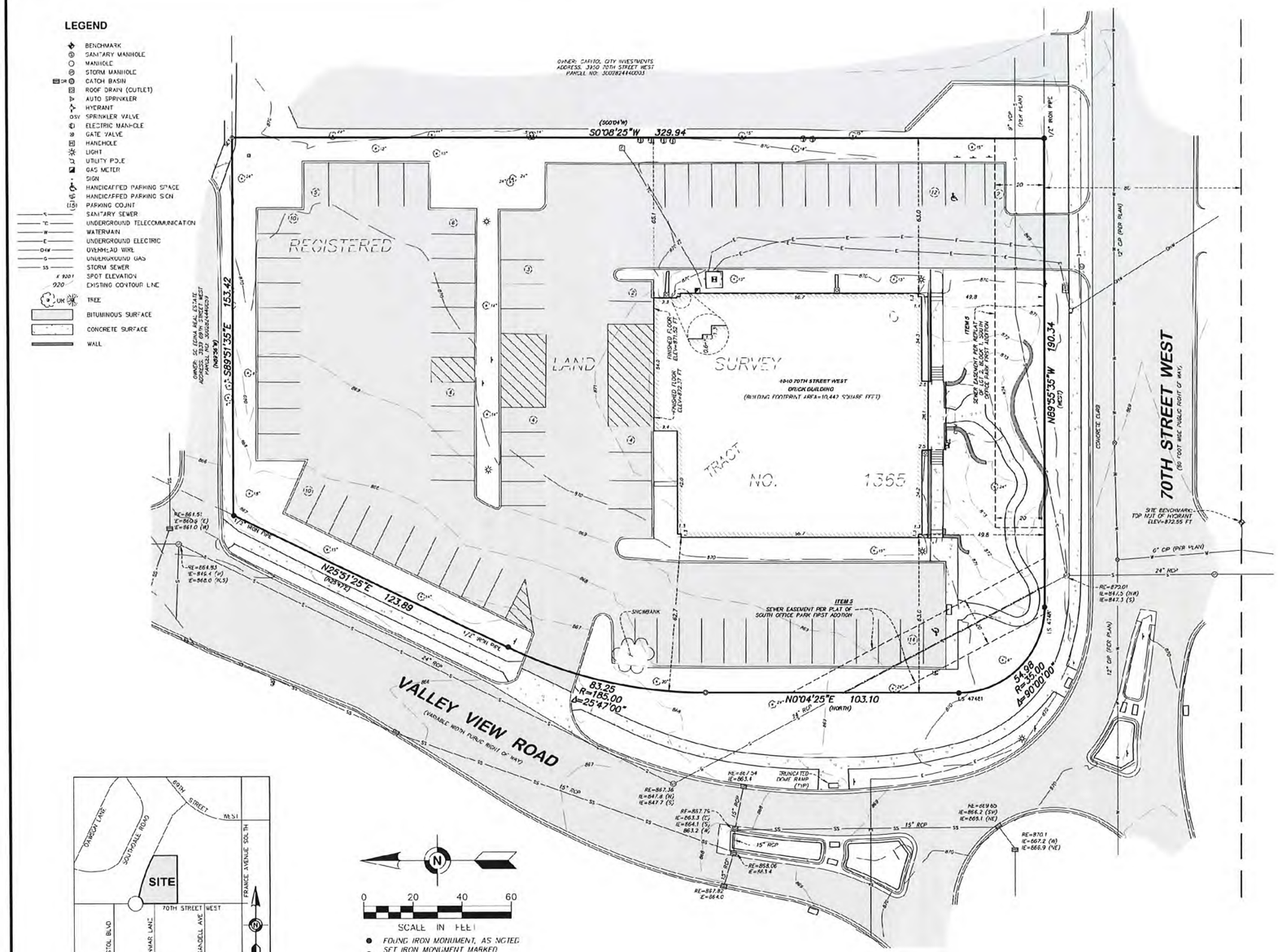
CERTIFICATION:

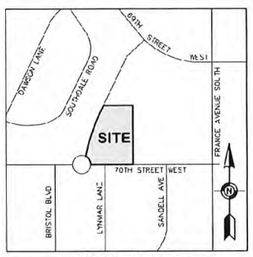
To Lupe Development Partners, LLC, a Minnesota limited liability company, and Ecumen, a Minnesota non-profit corporation and Guaranty Commercial Title, Inc as agent for Old Republic Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 10(a), 10(b), 11, 13, 16, 17, 19 and 20 of Table A thereof. The fieldwork was completed on January 25, 2021.

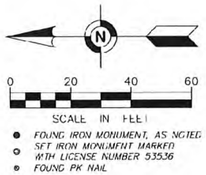
Date of Plat or Map: February 2, 2021

Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com





VICINITY MAP
NOT TO SCALE



- FOUND IRON MONUMENT, AS NOTED
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536
- FOUND PK NAIL

FIELD BOOK	PAGE	FIELDWORK
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		DRAWN BY: LS
DRAWING NAME: 39551.dwg		CHECKED BY: CT
JOB NO. 39551		
FILE NO. 5458		

REVISIONS		
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Kimley-Horn & Associates

PROPERTY ADDRESS:
4040 70th Street West
Edina, Minnesota 55435

Egan, Field & Nowak, Inc.
land surveyors since 1872
1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
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WWW.EFNSURVEY.COM

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SHEET 1 OF 1

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PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS AVE, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

FOR REFERENCE ONLY

KHA PROJECT	160082001
DATE	07/30/2021
SCALE	AS SHOWN
DESIGNED BY	HKD
DRAWN BY	HKD
CHECKED BY	BMH

ALTA SURVEY

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
V100

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

13. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.

2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.

3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.

5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.

6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.

13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.

15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.

16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF EDINA ENGINEERING DIVISION.

17. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MN/DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.

4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.

5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.

6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.

7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.

8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.

9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.

11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.

4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.

5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.

6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.

17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF EDINA AND MN/DOT SPECIFICATIONS.

18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.

19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.

20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.

21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.

22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.

24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

3RD PARTY TEST REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.

11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.

13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.

14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.

17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.

18. ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7' OF COVER CANNOT BE PROVIDED.

19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.

20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.

21. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.

22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.

23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.

24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.

25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS). FOR EXACT BUILDING DIMENSIONS, AND MATERIALS SPECIFICATIONS.

26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.

27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND PAD PREPARATION SPECIFICATIONS.

28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR LIGHT POLE WIRING.

CITY OF EDINA

AUG 20 2021

PLANNING DEPARTMENT

REFER TO GEOTECHNICAL REPORT NO. B2100387
BRAUN INTERTEC CORPORATION
1101 HAMPSHIRE AVENUE S
MINNEAPOLIS, MN 55438
DATED 4/02/2021

No.	REVISIONS	DATE	BY

Kimley»Horn
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767 EUSTIS AVE, SUITE 100, ST. PAUL, MN 55114
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KHA PROJECT	160062001
DATE	07/30/2021
SCALE	AS SHOWN
DESIGNED BY	HKD
DRAWN BY	HKD
CHECKED BY	BMW

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN M. WURDEMAN, P.E.

DATE: 07/30/2021 MN LIC. NO. 53113

GENERAL NOTES

EDINA MULTIFAMILY

PREPARED FOR
LUPE DEVELOPMENT PARTNERS

EDINA MN

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
C100

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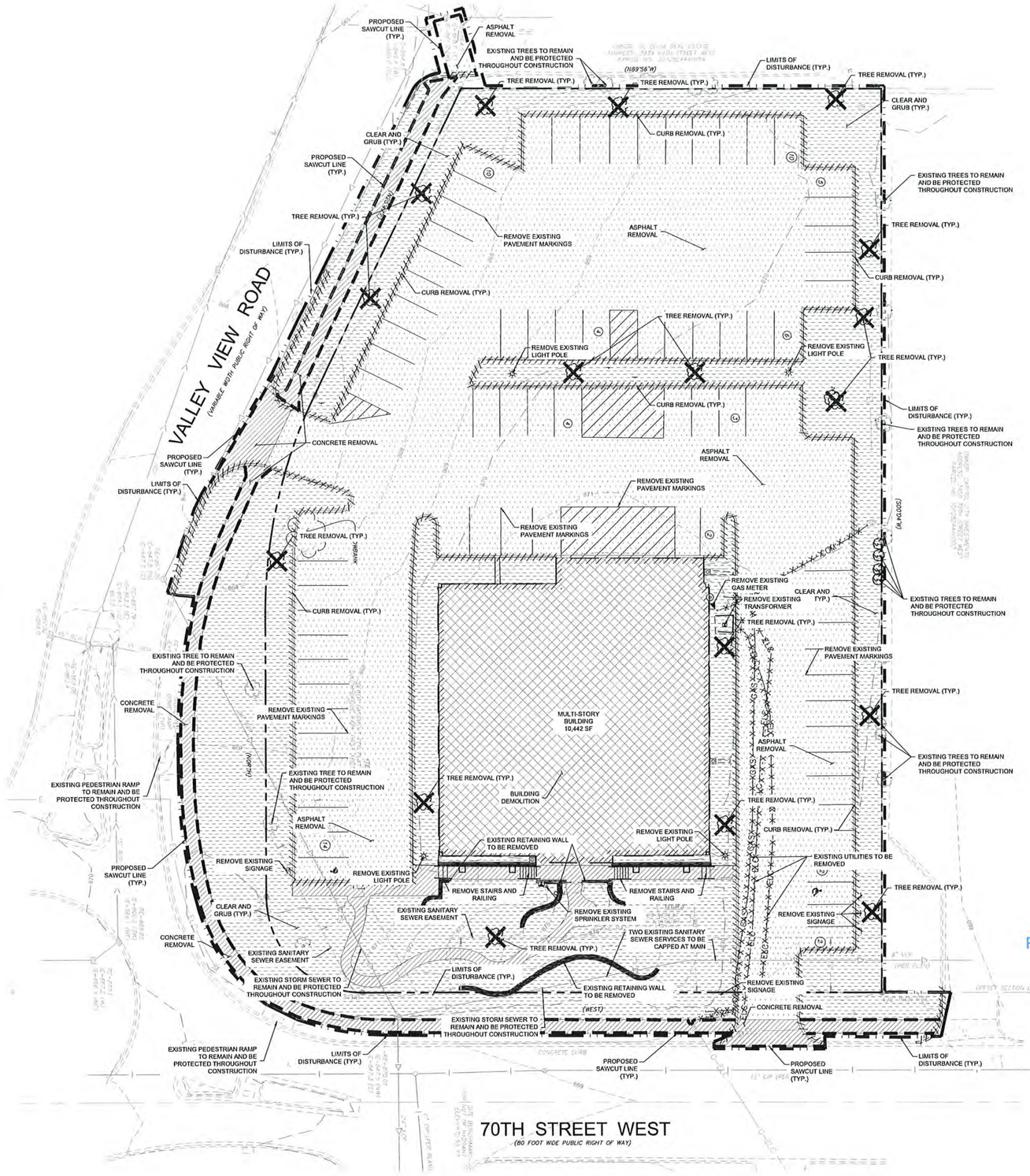

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH EDINA, <COUNTY> COUNTY AND MNDOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF EDINA DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINTILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- FILL & ABANDON UTILITY LINES
- LIMITS OF CONSTRUCTION
- O—ELC — EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- GAS — EXISTING GAS MAIN
- TEL — EXISTING UNDERGROUND TELEPHONE
- CTV — EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- E — EXISTING ELECTRICAL METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CITY OF EDINA
AUG 20 2021
PLANNING DEPARTMENT

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN M. VEURDEMAN, P.E.
MN
LIC. NO. 53113
DATE: 07/30/2021

KHA PROJECT	160062001
DATE	07/30/2021
SCALE	AS SHOWN
DESIGNED BY	HKD
DRAWN BY	HKD
CHECKED BY	BMV

DEMO PLAN

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
C200

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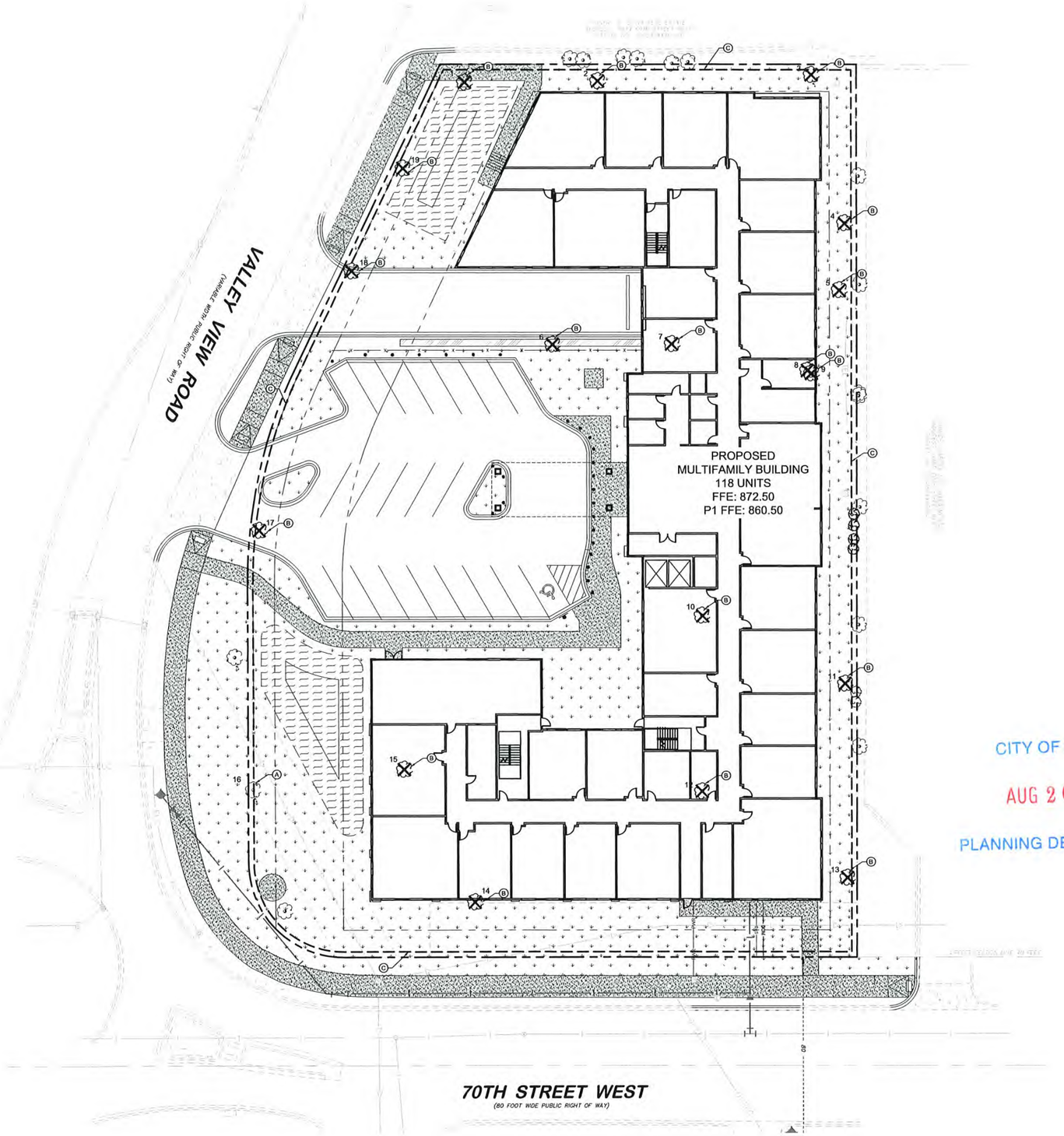


LEGEND

- PROPERTY LINE
- TREE TO REMAIN
- TREE TO BE REMOVED
- EXISTING VEGETATION EDGE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE

TREE MITIGATION DATA

PROTECTED TREE REMOVAL: 18 TREES

PROTECTED TREE MITIGATION REQUIRED: 2 TREES

*PROTECTED TREES MAY BE REMOVED WITHOUT MITIGATION WITHIN 10 FOOT RADIUS OF BUILDING PAD, DECK OR PATIO OF A NEW OR REMODELED BUILDING, WITHIN 5 FOOT RADIUS OF DRIVEWAYS AND PARKING AREAS, WITHIN 10 FOOT RADIUS OF INSTALLATION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS.

*PROTECTED TREES MUST BE REPLACED WITH ONE TREE OF SIMILAR SPECIES.

TREE PROTECTION NOTES

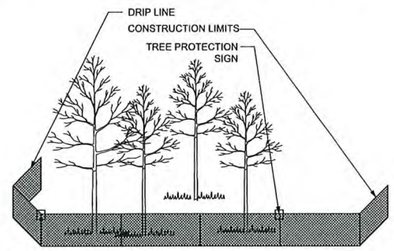
1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM CITY.
3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BREIFED ON TREE PRESERVATION TECHNIQUES.
4. EXISTING TREES TO REMAIN OR REMOVED TO BE CLEARLY IDENTIFIED, WITHIN DISTURBANCE LIMITS AND 10' OUTSIDE OF THE DISTURBANCE LIMITS.
5. TREE PRESERVATION TO BE APPROVED BY OWNER AND PER LOCAL GOVERNMENTAL AUTHORITY.

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)

TAG #	SPECIES	CAL IN. / HT.	STATUS	REQUIRES REPLACEMENT
1	DECIDUOUS	18 IN.	REMOVED	YES
2	DECIDUOUS	8 IN.	REMOVED	NO
3	DECIDUOUS	24 IN.	REMOVED	NO
4	DECIDUOUS	12 IN.	REMOVED	NO
5	DECIDUOUS	10 IN.	REMOVED	NO
6	DECIDUOUS	14 IN.	REMOVED	NO
7	DECIDUOUS	14 IN.	REMOVED	NO
8	DECIDUOUS	24 IN.	REMOVED	NO
9	DECIDUOUS	24 IN.	REMOVED	NO
10	DECIDUOUS	15 IN.	REMOVED	NO
11	DECIDUOUS	18 IN.	REMOVED	NO
12	DECIDUOUS	15 IN.	REMOVED	NO
13	DECIDUOUS	15 IN.	REMOVED	NO
14	DECIDUOUS	24 IN.	REMOVED	NO
15	DECIDUOUS	15 IN.	REMOVED	NO
16	DECIDUOUS	24 IN.	SAVED	NO
17	DECIDUOUS	20 IN.	REMOVED	NO
18	DECIDUOUS	14 IN.	REMOVED	NO
19	DECIDUOUS	15 IN.	REMOVED	YES

NOTE: ONLY SIGNIFICANT TREES IN THE SUBJECT PROPERTY SHOWN ON PLAN/ INVENTORY.



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIPLINE OR CONSTRUCTION LIMITS AS SPECIFIED, PRIOR TO ANY CONSTRUCTION. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE. PLACE PROTECTION SIGNS ALONG FENCE AT 20' INTERVALS.

1 TEMPORARY TREE PROTECTION FENCE PLACEMENT
SCALE: N.T.S. C300

CITY OF EDINA
AUG 20 2021
PLANNING DEPARTMENT

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL G. COOKAS, P.LA
MN
LIC. NO. 58522
DATE: 07/30/2021

KHA PROJECT	160062001
DATE	07/30/2021
SCALE	AS SHOWN
DESIGNED BY	PWB
DRAWN BY	PWB
CHECKED BY	MGC

TREE INVENTORY AND PRESERVATION PLAN

EDINA MULTIFAMILY

PREPARED FOR
LUPE DEVELOPMENT PARTNERS

EDINA MN

SHEET NUMBER
C300

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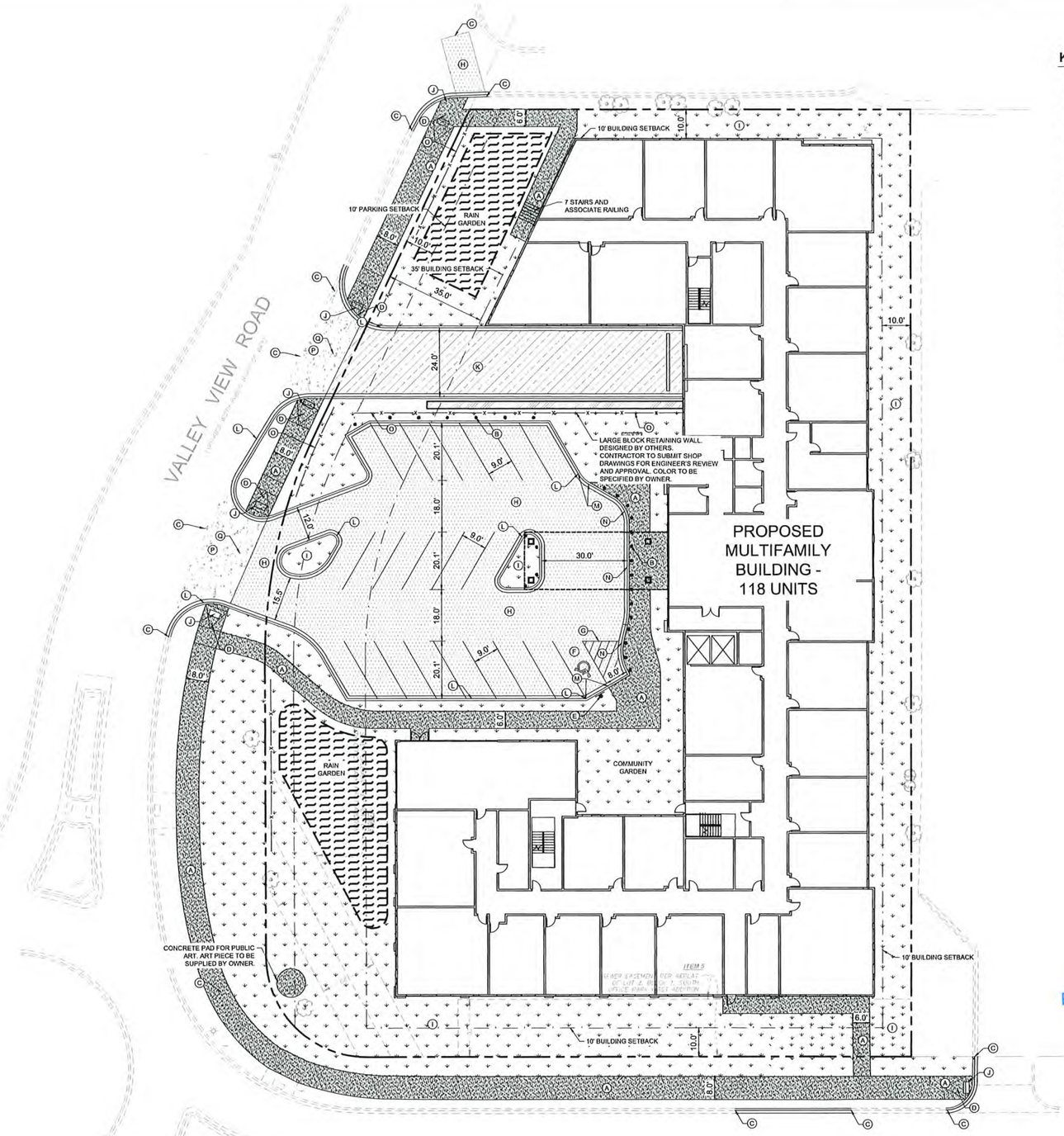

KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) 6" CONCRETE FILLED PIPE BOLLARD
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP
- (E) ACCESSIBLE PARKING SIGN
- (F) ACCESSIBLE PARKING
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) STANDARD DUTY ASPHALT PAVEMENT
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) TRUNCATED DOME RAMP
- (K) HEAVY DUTY ASPHALT PAVEMENT
- (L) B612 CURB & GUTTER (TYP.)
- (M) TRANSITION CURB
- (N) FLAT CURB
- (O) 4' ALUMINUM PICKET FENCE
- (P) CONCRETE PAVEMENT
- (Q) PEDESTRIAN CROSSWALK

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

PROPERTY SUMMARY	
EDINA MULTIFAMILY	
TOTAL PROPERTY AREA	68,638 SF (1.57 AC)
PROPOSED IMPERVIOUS AREA	48,658 SF (1.11 AC)
PROPOSED PERVIOUS AREA	19,980 SF (0.46 AC)
TOTAL DISTURBED AREA	68,634 SF (1.57 AC)
ZONING SUMMARY	
EXISTING ZONING	PCD-3 (PLANNED COMMERCIAL)
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
PARKING SETBACKS	ROAD = 10'
BUILDING SETBACKS	FRONT = 35' SIDE = 10' REAR = 10'

BUILDING DATA SUMMARY	
AREAS	
PROPOSED PROPERTY	68,634 SF (1.57 AC)
BUILDING AREA	31,446 SF (45.8% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	1 SPACE/4 RESIDENTS BASED ON MAXIMUM CAPACITY OF THE BUILDING, PLUS ONE SPACE/EMPLOYEE ON THE MAJOR SHIFT, PLUS ONE SPACE PER VEHICLE OWNED BY THE BUILDING'S MANAGEMENT
PROPOSED SURFACE PARKING	24 STALLS
PROPOSED UNDERGROUND PARKING	86 STALLS
SURFACE ADA STALLS REQ'D / PROVIDED	1 STALLS / 1 STALLS
UNDERGROUND ADA STALLS REQ'D / PROVIDED	4 STALLS / 4 STALLS

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC., DATED 02/02/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 1.57 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. CONTRACTOR SHALL MINIMIZE IMPACTS TO PEDESTRIANS BY SEQUENCING REPLACEMENT (TEMPORARY OR PERMANENT) OF THE SIDEWALK WITHIN 48 HOURS OF REMOVAL. MAINTAIN ACCESS THROUGHOUT CONSTRUCTION.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CITY OF EDINA
AUG 20 2021
PLANNING DEPARTMENT

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
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767 EUSTIS AVE, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN M. WURDEMAN, P.E.
MN LIC. NO. 53113
DATE: 07/30/2021

KHA PROJECT	160062001
DATE	07/30/2021
SCALE	AS SHOWN
DESIGNED BY	BMW
DRAWN BY	RAV
CHECKED BY	BMW

SITE PLAN

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
C400

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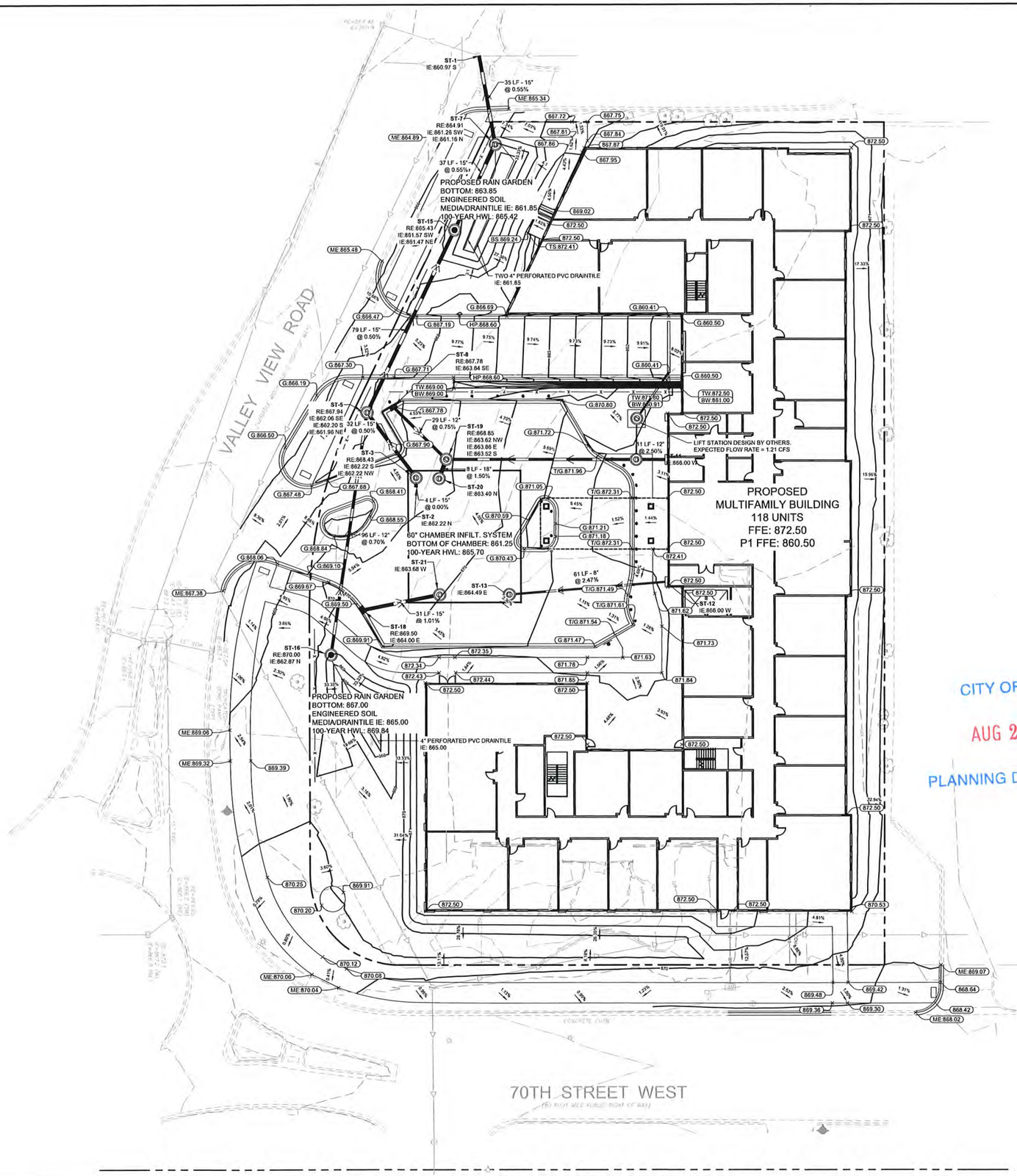

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- 925 — PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- 100.00 — PROPOSED SPOT ELEVATION
- HP:0.0 — PROPOSED HIGH POINT ELEVATION
- LP:0.0 — PROPOSED LOW POINT ELEVATION
- G:0.00 — PROPOSED GUTTER ELEVATION
- T:0.00 — PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 — PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 — MATCH EXISTING ELEVATION
- EOF:0.0 — PROPOSED EMERGENCY OVERFLOW
- 0.0% — PROPOSED DRAINAGE DIRECTION
- 0.00% — PROPOSED ADA SLOPE

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF EDINA, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

CITY OF EDINA
AUG 20 2021
PLANNING DEPARTMENT

NORTH

GRAPHIC SCALE IN FEET
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Kimley»Horn

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BRIAN M. WURDEMAN, P.E.
DATE: 07/30/2021 LIC. NO. 53113 MN

KHA PROJECT 160062001		
DATE	07/30/2021	
SCALE	AS SHOWN	
DESIGNED BY	DSS	
DRAWN BY	DSS	
CHECKED BY	BMW	

GRADING AND DRAINAGE PLAN

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
C500

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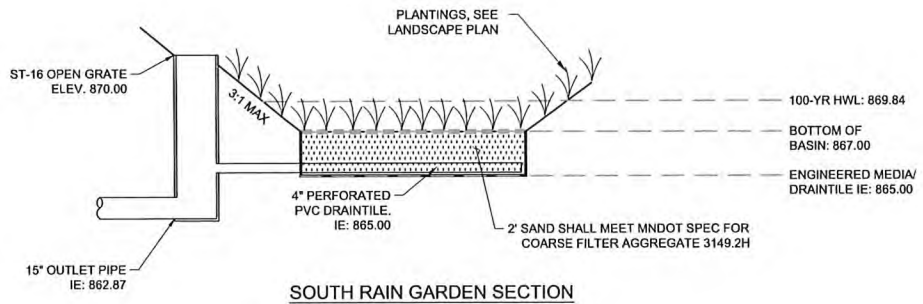
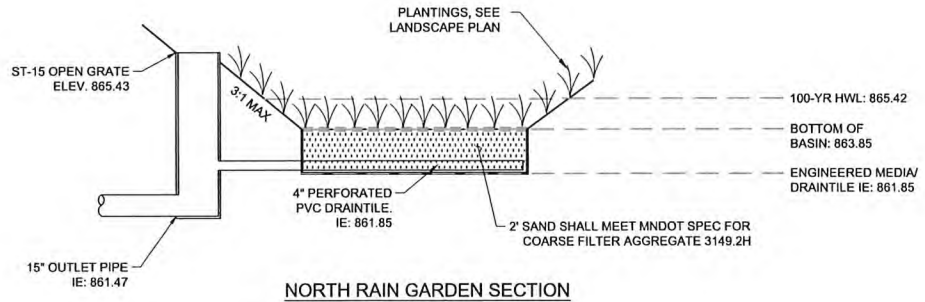


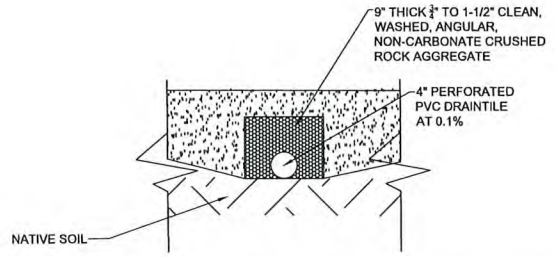
SOUTH RAIN GARDEN SECTION

N.T.S.



NORTH RAIN GARDEN SECTION

N.T.S.



STORMWATER DRAINTILE DETAIL

N.T.S.

CITY OF EDINA

AUG 20 2021

PLANNING DEPARTMENT

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EDINA MULTIFAMILY

PREPARED FOR

LUPE DEVELOPMENT PARTNERS

EDINA MN

GRADING DETAILS

SHEET NUMBER

C501

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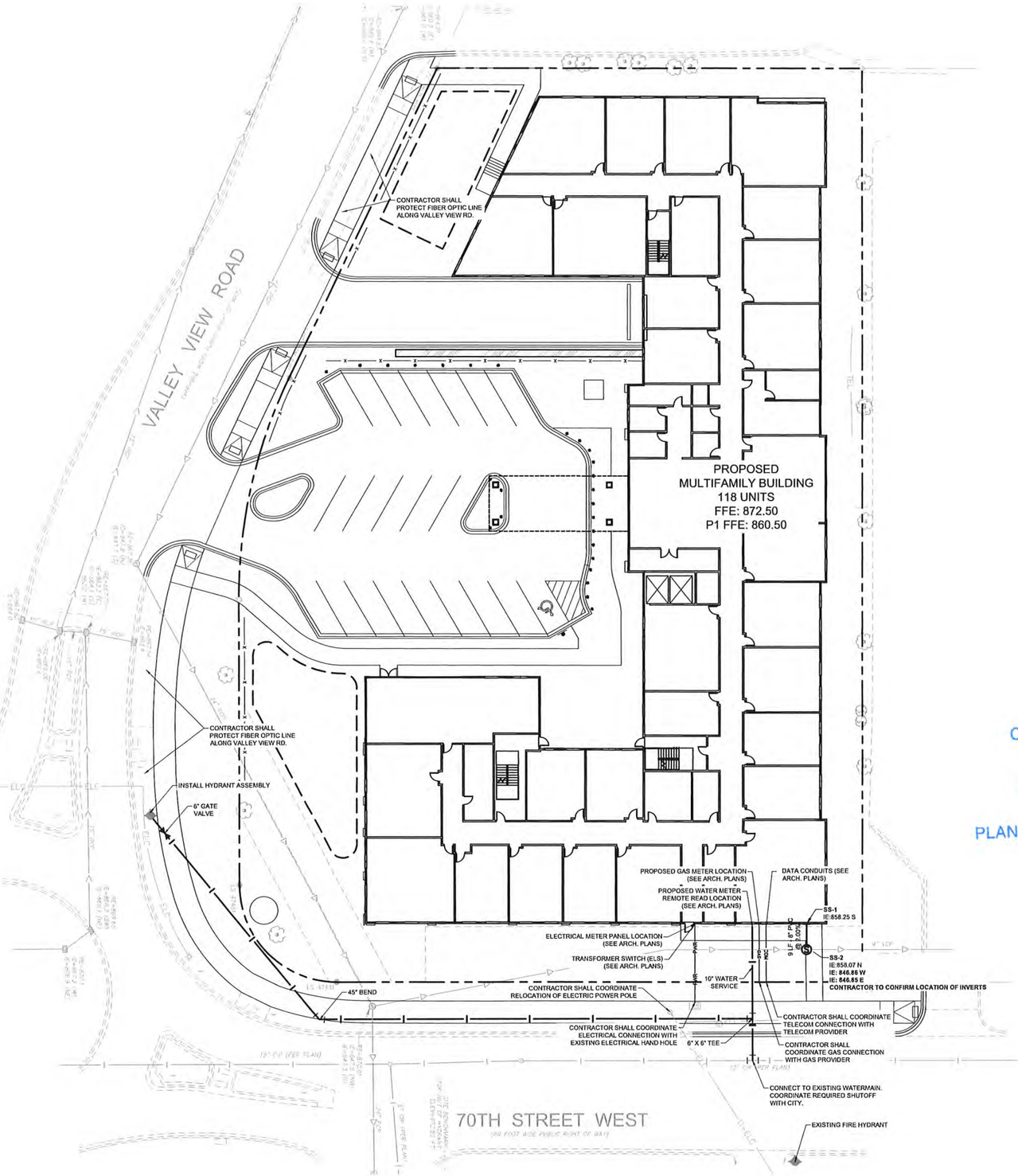

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
W	W	WATERMAIN
SAN	SAN	SANITARY SEWER
STM	STM	STORM SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF EDINA AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

CITY OF EDINA
AUG 20 2021
PLANNING DEPARTMENT

NORTH

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CHECKED BY	BMW

UTILITY PLAN

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
C600

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LANDSCAPE LEGEND

EXISTING DECIDUOUS TREE (TYP.)

EXISTING CONIFEROUS TREE (TYP.)

EXISTING SHRUB (TYP.)

EDGER (TYP.)

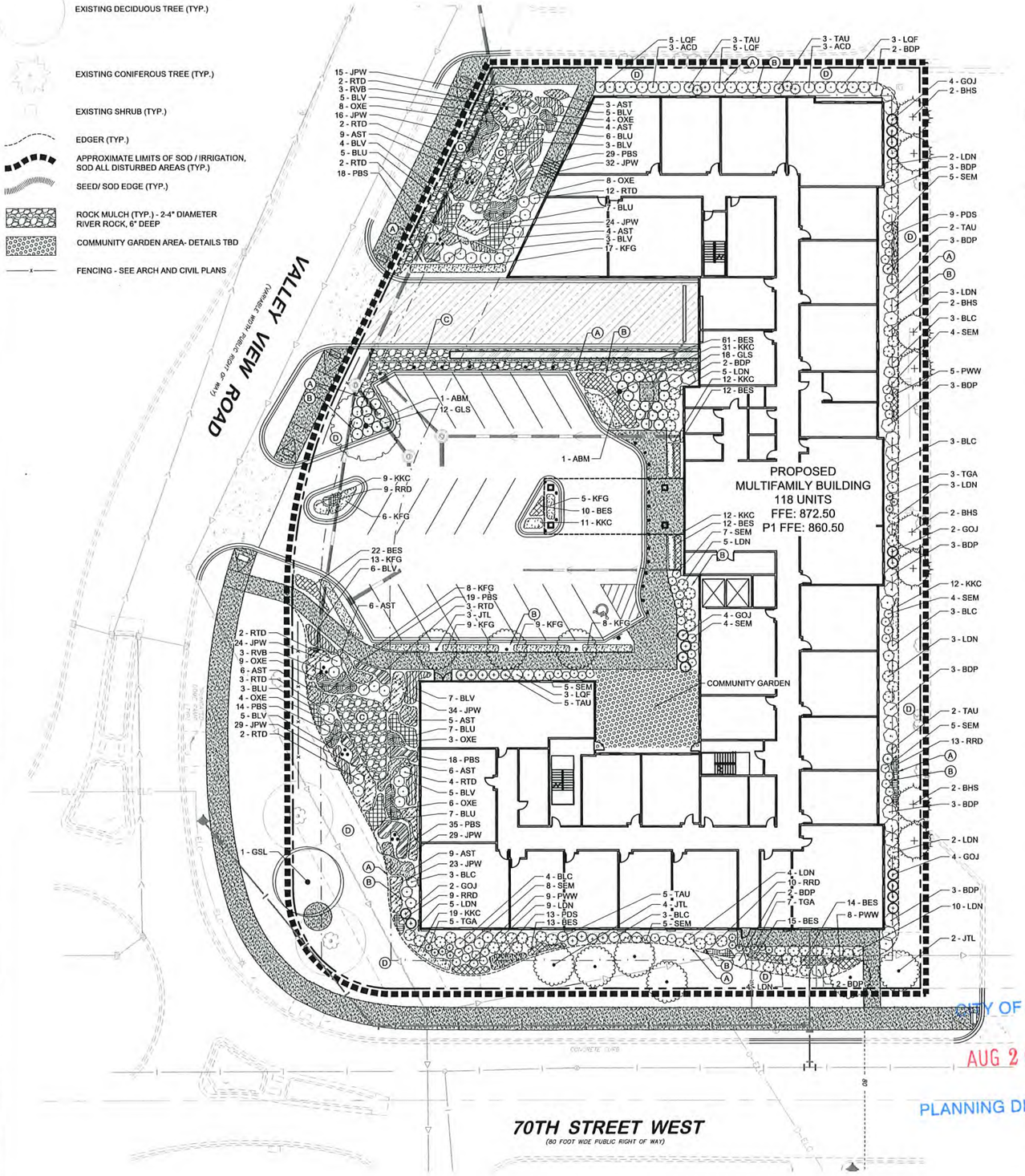
APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

SEED/ SOD EDGE (TYP.)

ROCK MULCH (TYP.) - 2-4" DIAMETER RIVER ROCK, 6" DEEP

COMMUNITY GARDEN AREA- DETAILS TBD

FENCING - SEE ARCH AND CIVIL PLANS



PLANT SCHEDULE

CONIFEROUS TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	BHS	8	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B		6' HT.
ORNAMENTAL TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	JTL	9	SYRINGA RETICULATA	JAPANESE TREE LILAC	B & B		6' HT.
	RVB	6	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B		6' HT.
OVERSTORY TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	ABM	2	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	
	GSL	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL.	
RAIN GARDEN	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	RTD	33	CORNUS SERICEA 'BAILADELINE'	FIREDANCE RED TWIG DOGWOOD	#5 CONT.	4' O.C.	
CONIFEROUS SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	GOJ	16	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#5 CONT.	4' O.C.	
	TAU	20	TAXUS X MEDIA 'TAUNTONII'	TAUTON YEW	#5 CONT.	4' O.C.	
	TGA	15	THUJA OCCIDENTALIS 'BAILJOHN' TM	TECHNITO GLOBE ARBORVITAE	#5 CONT.	3' O.C.	
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	ACD	6	CORNUS SERICEA 'ALLEMAN'S COMPACT'	DWARF RED TWIG DOGWOOD	#5 CONT.	4' O.C.	
	BDP	30	SYRINGA X 'SMSJBP7' TM	BLOOMERANG DARK PURPLE LILAC	#5 CONT.		
	BLC	19	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	#5 CONT.	4' O.C.	
	GLS	30	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4' O.C.	
	LDN	55	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	LITTLE DEVIL NINEBARK	#5 CONT.	4' O.C.	
	LQF	16	HYDRANGEA PANICULATA 'SMHPLQF' TM	LITTLE QUICK FIRE HYDRANGEA	#5 CONT.		
	SEM	48	SORBARIA SORBIFOLIA 'SEM'	SEM FALSESPIREA	#5 CONT.	3' O.C.	
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	BES	159	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT		18" OC
	KFG	75	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT		30" OC
	KKC	106	NEPETA X FAASSENII 'KIT KAT'	KIT KAT CATMINT	#1 CONT		18" OC
	PDS	22	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT		24" OC
	PWW	22	ECHINACEA X 'POW WOW WILDBERRY'	POW WOW WILDBERRY CONEFLOWER	#1 CONT		24" OC
	RRD	41	HEMEROCALLIS X 'ROSY RETURNS'	ROSY RETURNS DAYLILY	#1 CONT	18" O.C.	
RAIN GARDEN	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	AST	52	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	FLAT	2" PLUGS	36" OC
	BLU	35	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	FLAT	2" PLUGS	36" OC
	BLV	43	VERBENA HASTATA	BLUE VERVAIN	FLAT	2" PLUGS	36" OC
	JPW	226	EUPATORIUM MACULATUM	JOE PYE WEED	FLAT	2" PLUGS	18" OC
	OXE	42	HELIOPSIS HELIANTHOIDES	OX-EYE SUNFLOWER	FLAT	2" PLUGS	36" OC
	PBS	147	LIATRIS PYCNOSTACHYA	PRAIRIE BLAZINGSTAR	FLAT		18" OC

CITY OF EDINA
AUG 20 2021
PLANNING DEPARTMENT

LANDSCAPE REQUIREMENTS

TREES REQUIRED: 26 TREES = 1,039 FEET PERIMETER / 40

TREES PROVIDED: 26 TREES

OFF-STREET PARKING SCREENING:

MUST BE 4 FEET ABOVE LEVEL OF PARKING LOT WITH MINIMUM OPACITY OF 90 PERCENT YEAR ROUND.

LANDSCAPE KEYNOTES

(A) EDGER (TYP.)

(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.) OWNER TO CONFIRM NATURAL OR DYED COLOR

(C) ROCK MULCH (TYP.) - 2-4" DIAMETER RIVER ROCK, 6" DEEP

(D) SOD (TYP.)

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL G. CODKAS, P.E.
DATE: 07/30/2021
LIC. NO. 56522
MN

KHA PROJECT	160052001
DATE	07/30/2021
SCALE	AS SHOWN
DESIGNED BY	PWB
DRAWN BY	PWB
CHECKED BY	MSC

LANDSCAPE PLAN

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
L100

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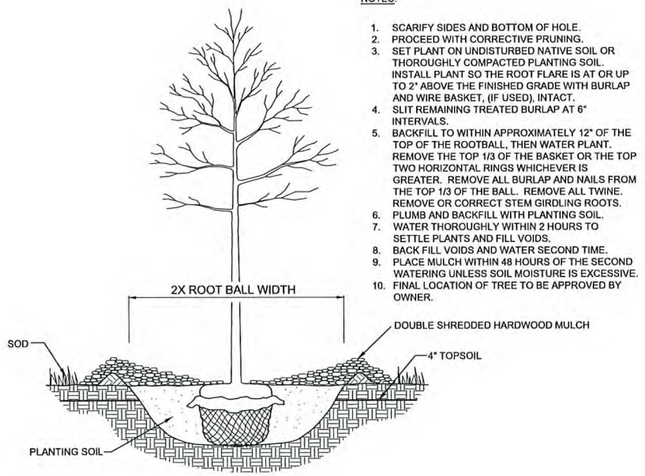
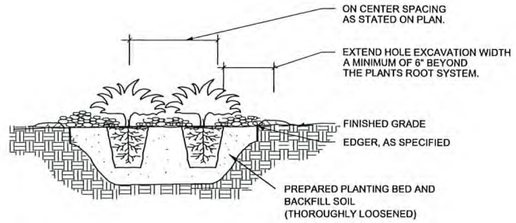


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

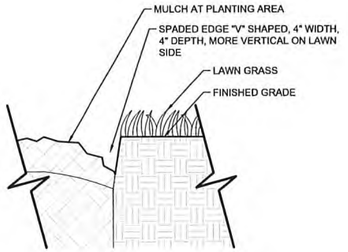
1 TREE PLANTING DETAIL
SCALE: N.T.S. L101



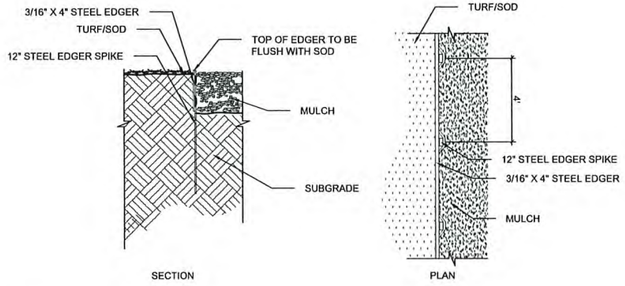
NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL
SCALE: N.T.S. L101



3 SPADED EDGE DETAIL
SCALE: 1-1/2"=1' L101



4 STEEL EDGER DETAIL
SCALE: N.T.S. L101

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL OR DYED COLOR. OWNER TO CONFIRM. ROCK MULCH TO BE 2-4" DIAMETER RIVER ROCK, AT MINIMUM 6" DEPTH, OR APPROVED EQUAL. EXCEPT ON BOTTOM OF INFILTRATION BASINS, ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.
25. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.
26. SEE ELECTRICAL PLANS FOR SITE LIGHTING.
27. OWNER AND ARCHITECT TO CONFIRM SITE FURNISHINGS SUCH AS BENCHES, BIKE RACKS AND/OR TRASH RECEPTACLES.

CITY OF EDINA
AUG 20 2021
PLANNING DEPARTMENT

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
MITCHELL G. COOKAS, PLA
MN
LIC. NO. 56522
DATE: 07/30/2021

KHA PROJECT	160082001
DATE	07/30/2021
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	MGC

LANDSCAPE DETAILS

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
L101

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4040 WEST 70TH STREET APARTMENTS, LP

4040 WEST 70TH STREET, EDINA

CITY OF EDINA
PRELIMINARY REZONING
& DEVELOPMENT APPLICATION
APRIL 12, 2021

POPE ARCHITECTS

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PROJECT TEAM

APPLICANT IS A JOINT VENTURE OF ECUMEN & LUPE DEVELOPMENT PARTNERS
4040 WEST 70TH STREET APARTMENTS, LP

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3530 LEXINGTON AVENUE NORTH, SHOREVIEW, MN 55126
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BRIAN WURDEMAN, CIVIL ENGINEER – BRIAN.WURDEMAN@KIMLEY-HORN.COM

NOTE: SCALE IS PRESERVED ONLY WHEN PRINTED AT 24X36.

SHEET INDEX

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01 EXISTING CONDITIONS & CONTEXT
02 CONTEXT PLAN

ARCHITECTURAL
03 ARCHITECTURAL SITE PLAN
04 PEDESTRIAN & TRANSIT CIRCULATION DIAGRAM
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06 FLOOR PLANS: LEVEL TWO & LEVEL THREE
07 FLOOR PLANS: LEVEL FOUR & ROOF
08 ELEVATION DRAWINGS
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CIVIL
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GENERAL NOTES
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SITE PLAN
GRADING PLAN
UTILITY PLAN
LANDSCAPE PLAN
LANDSCAPE DETAILS

CITY OF EDINA
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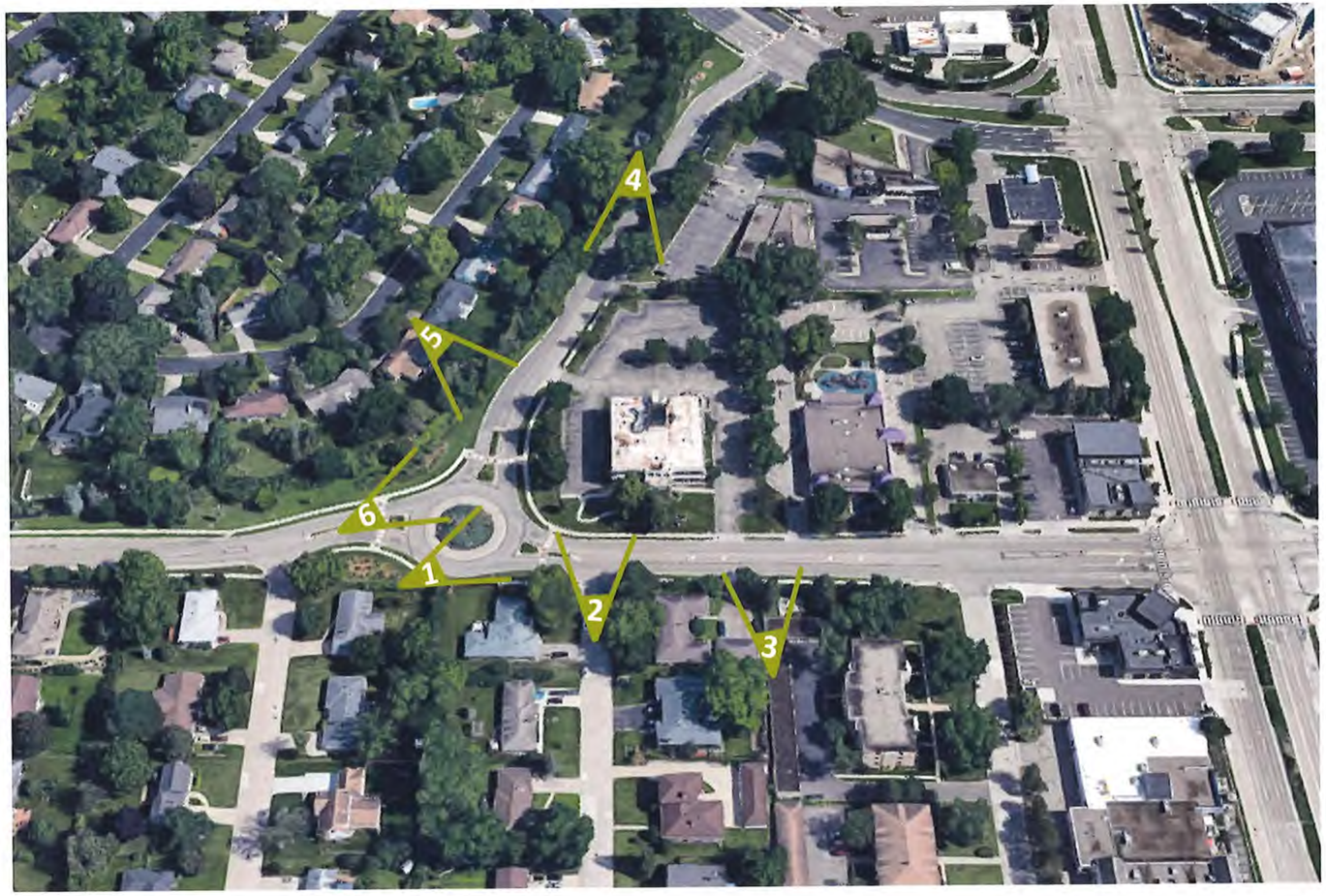
COVER SHEET



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01

EXISTING CONDITIONS & CONTEXT

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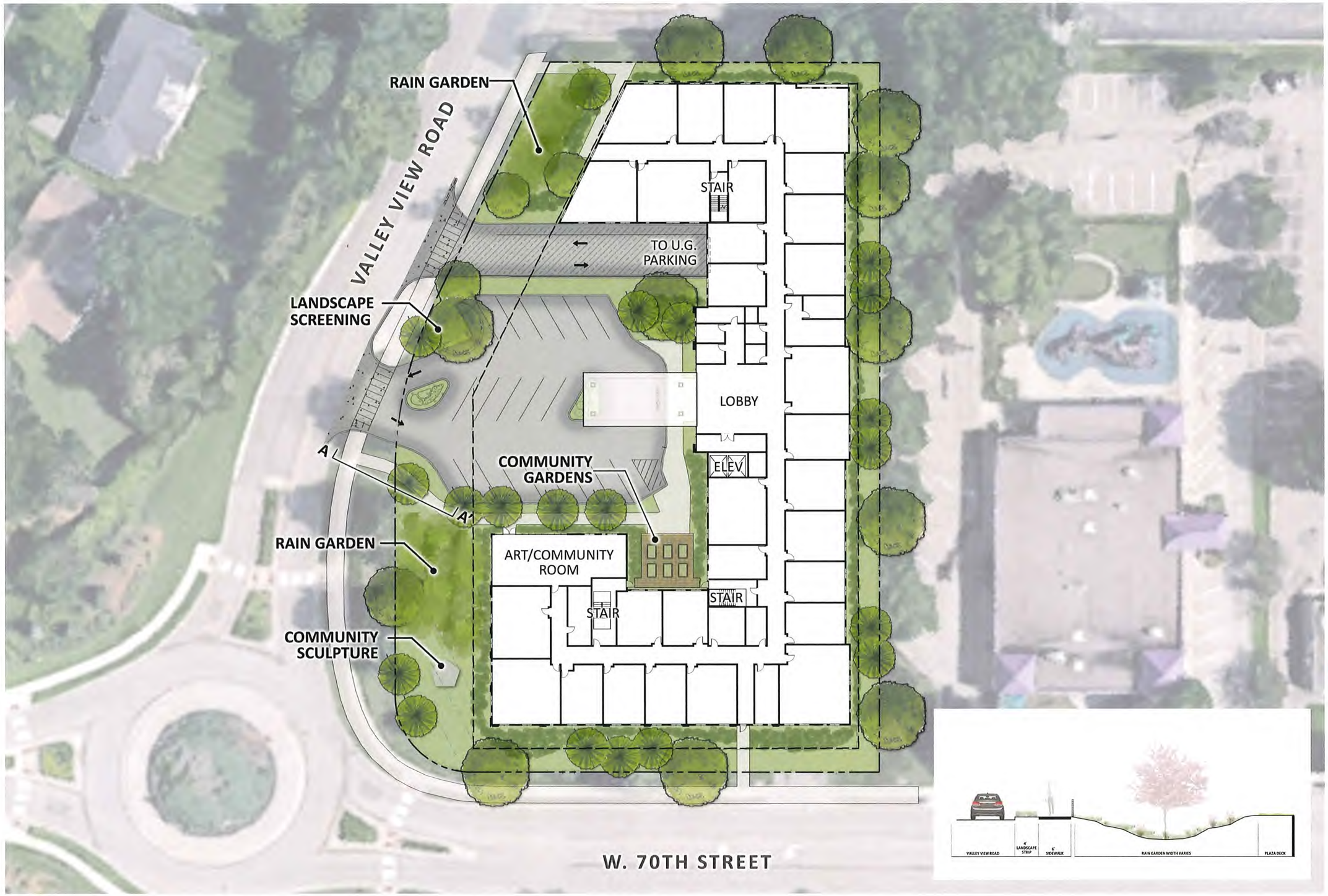
02

CONTEXT PLAN



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1"=20'

03

ARCHITECTURAL SITE PLAN

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04

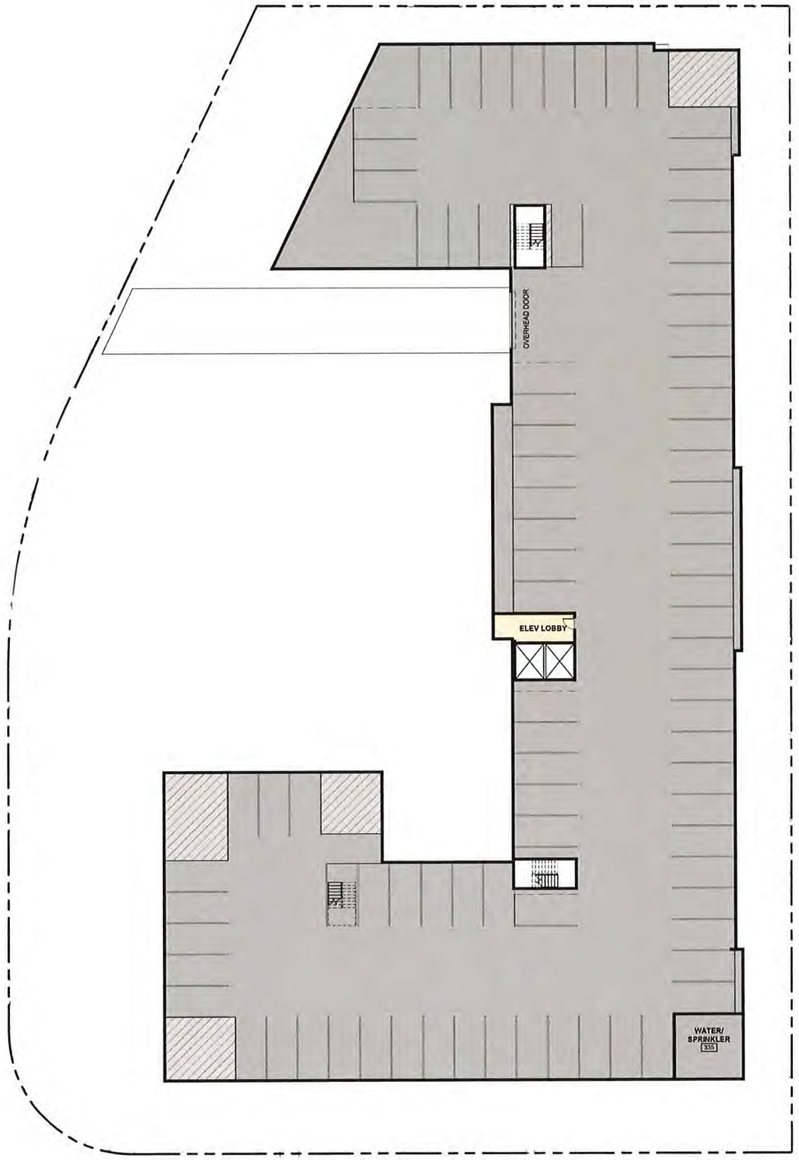
PEDESTRIAN & TRANSIT CIRCULATION

- CIRCULATION
- COMMON SPACE
- INDEPENDENT LIVING
- STORAGE
- SUPPORT

APARTMENTS									
	Unit Type	GSF	1st Floor	2nd Floor	3rd Floor	4th Floor	TOTAL Units	% of Total	NRSF
A1	1 BED	500	10	11	11	10	42		21,000
A2	1 BED	600	8	12	12	7	39		23,400
A3	1 BED	750	3	6	5	2	16	82%	12,000
B1	2 BED	875	3	4	3	3	13		11,375
B2	2 BED	1035	2	2	2	2	8	18%	8,280
	TOTAL PER FLOOR		26	35	33	24			
	TOTAL UNITS						118	100%	
	TOTAL UNIT S.F.								76,055

BUILDING GROSS S.F.									
		Lower Level	1st Floor	2nd Floor	3rd Floor	4th Floor		S.F.	TOTAL
			31,400	31,400	29,600	21,500		113,900	
		31,400						31,400	
	TOTAL BUILDING								145,300

SITE PARKING			
Type	Use	TOTAL	
VEHICULAR	SURFACE	23	
	UNDERGROUND	86	
	TOTAL PARKING STALLS	109	
BICYCLE	OUTDOORS (PUBLIC)	TBD	
	INDOORS (RESIDENT/PRIVATE)	TBD	
	TOTAL BICYCLE RACKS	0	



LOWER LEVEL PLAN

LEVEL 1 PLAN

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1"=20'

05

LOWER LEVEL & LEVEL 1 FLOOR PLANS

- CIRCULATION
- COMMON SPACE
- INDEPENDENT LIVING
- STORAGE
- SUPPORT

LEVEL 2 PLAN

LEVEL 3 PLAN

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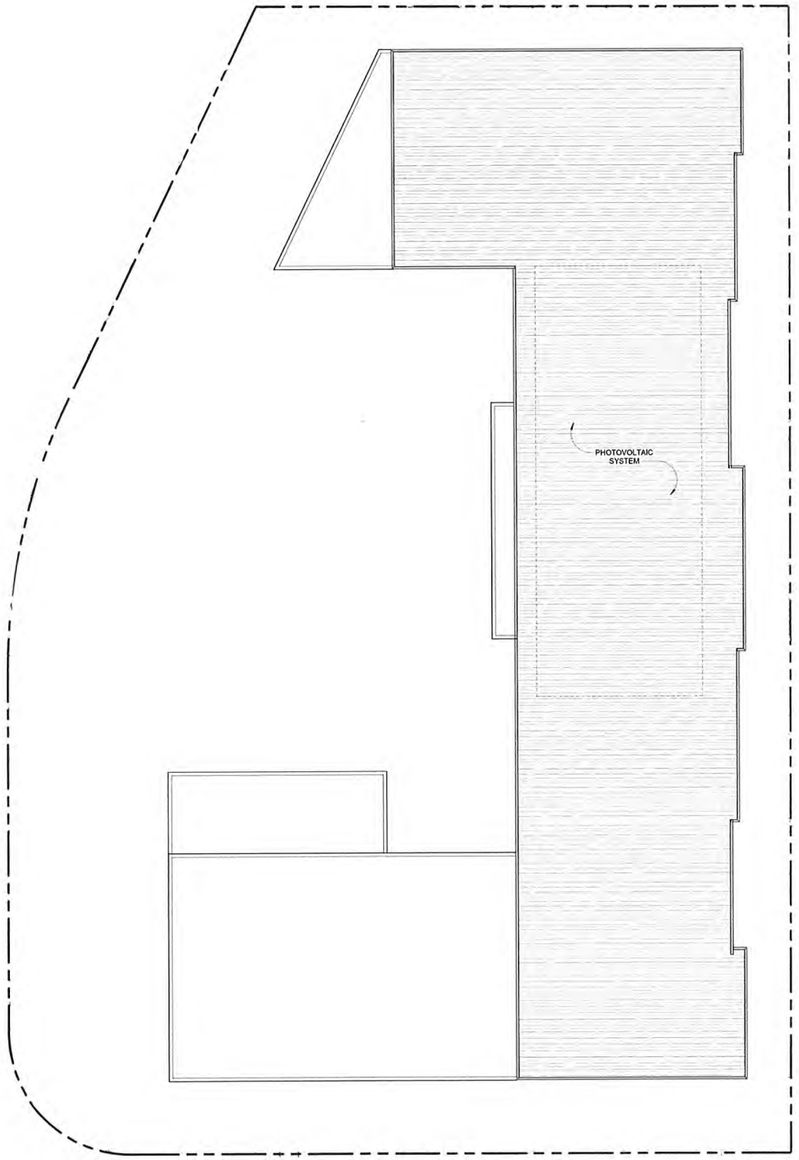
1"=20'

06

LEVEL 2 & LEVEL 3 FLOOR PLANS

- CIRCULATION
- COMMON SPACE
- INDEPENDENT LIVING
- STORAGE
- SUPPORT

LEVEL 4 PLAN



ROOF PLAN

ECUMEN®

Lupe Development Partners

JOINT VENTURE OF
ECUMEN AND
LUPE DEVELOPMENT
PARTNERS

4040 WEST 70TH STREET APARTMENTS, LP

4040 WEST 70TH STREET, EDINA

CITY OF EDINA
PRELIMINARY REZONING
& DEVELOPMENT APPLICATION
APRIL 12, 2021

POPE ARCHITECTS

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PLANNING DEPARTMENT

1"=20'

07

LEVEL 4 & ROOF FLOOR PLANS

EAST

WEST

EAST ELEVATION		
MATERIAL NAME	MATERIAL AREA	PERCENT of WALL
MASONRY	1,408	10.6%
METAL	2,324	17.5%
FIBER CEMENT LAP	4,724	35.5%
GLASS	4,839	36.4%
TOTALS	13,295	100.0%

WEST ELEVATION		
MATERIAL NAME	MATERIAL AREA	PERCENT of WALL
MASONRY	1,546	11.8%
METAL	4,599	35.2%
FIBER CEMENT LAP	2,837	21.7%
GLASS	4,072	31.2%
TOTALS	13,054	100.0%

SOUTH ELEVATION		
MATERIAL NAME	MATERIAL AREA	PERCENT of WALL
MASONRY	1,363	15.8%
METAL	2,833	32.9%
FIBER CEMENT LAP	1,934	22.5%
GLASS	2,473	28.7%
TOTALS	8,603	100.0%

NORTH ELEVATION		
MATERIAL NAME	MATERIAL AREA	PERCENT of WALL
MASONRY	423	5.5%
METAL	3,878	50.6%
FIBER CEMENT LAP	1,246	16.3%
GLASS	2,115	27.6%
TOTALS	7,662	100.0%

SOUTH

NORTH

MATERIALS - TOTAL BUILDING		
MATERIAL NAME	MATERIAL AREA	PERCENT of WALL
MASONRY	4,740	11.1%
METAL	13,634	32.0%
FIBER CEMENT LAP	10,741	25.2%
GLASS	13,499	31.7%
TOTALS	42,614	100.0%

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BASED ON 1/16" PERSPECTIVES

08

ELEVATIONS

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LUPE DEVELOPMENT
PARTNERS

4040 WEST 70TH STREET APARTMENTS, LP

4040 WEST 70TH STREET, EDINA

CITY OF EDINA
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APRIL 12, 2021

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AERIAL PERSPECTIVE LOOKING EAST

CITY OF EDINA
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PERSPECTIVE LOOKING EAST FROM VALLEY VIEW DRIVE

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ECUMEN AND
LUPE DEVELOPMENT
PARTNERS

4040 WEST 70TH STREET APARTMENTS, LP

4040 WEST 70TH STREET, EDINA

CITY OF EDINA
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09.2

RENDERINGS

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4040 WEST 70TH STREET APARTMENTS, LP

4040 WEST 70TH STREET, EDINA

CITY OF EDINA
PRELIMINARY REZONING
& DEVELOPMENT APPLICATION
APRIL 12, 2021

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PERSPECTIVE LOOKING SOUTHEAST FROM VALLEY VIEW DRIVE

CITY OF EDINA
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PERSPECTIVE LOOKING NORTH FROM W 70TH STREET

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Lupe Development Partners

JOINT VENTURE OF
ECUMEN AND
LUPE DEVELOPMENT
PARTNERS

4040 WEST 70TH STREET APARTMENTS, LP

4040 WEST 70TH STREET, EDINA

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& DEVELOPMENT APPLICATION
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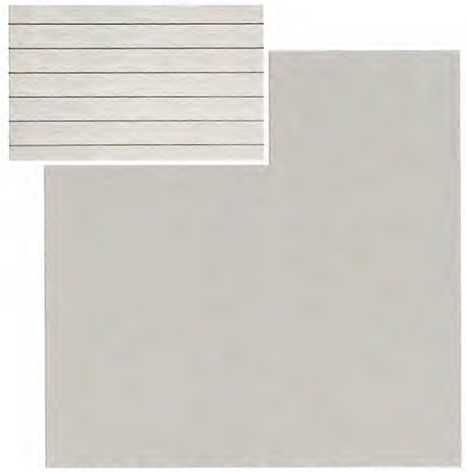
09.4

RENDERINGS

DARK GRAY POWDERCOATED
METAL PANEL

STACKED, LIGHT COLORED STONE



LIGHT WARM GRAY FIBER CEMENT
LAP SIDING (COLOR-1)

MID-GRAY/BLUE FIBER CEMENT
LAP SIDING (COLOR-2)

STOREFRONT, BLACK ANODIZED
ALUMINUM FRAMES

BLACK COMPOSITE WINDOWS
AND PATIO DOORS

SUNSHADE
POWDER COATED GRAY

METAL BALCONIES
STEEL, POWDER COATED

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ECUMEN AND
LUPE DEVELOPMENT
PARTNERS

4040 WEST 70TH STREET APARTMENTS, LP

4040 WEST 70TH STREET, EDINA

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10

EXTERIOR MATERIALS

SITE DEVELOPMENT PLANS
FOR

EDINA MULTIFAMILY

SECTION 30, TOWNSHIP 28N, RANGE 24W
4040 70TH STREET WEST
EDINA, HENNEPIN COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: BRIAN M. WURDEMAN
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

OWNER / DEVELOPER
LUPE DEVELOPMENT PARTNERS
1701 MADISON ST NE, SUITE 111
MINNEAPOLIS, MN 55413
TELEPHONE: (612) 436-3200

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE: (651) 645-4197
CONTACT: RYAN A. HYLLESTED

SURVEYOR
EGAN, FIELD & NOWAK, INC.
1229 TYLER STREET NE
SUITE 100
TELEPHONE: (612) 466-3300
FAX: (612) 466-3383
CONTACT: CHRISTOPHER A. TERWEDO

GEOTECHNICAL ENGINEER
BRAUN INTERTEC CORPORATION
1826 BUERKLE ROAD
SAINT PAUL, MN 55114
TELEPHONE: (651) 645-4197
CONTACT: STEVE MARTIN

ARCHITECT
POPE ARCHITECTS
1295 BANADANA BLVD N, SUITE 200
ST. PAUL, MN 55108
TELEPHONE: (651) 642-9200

VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A ARCH full bleed D (36.00 x 24.00 Inches) SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
V100	ALTA SURVEY
C100	GENERAL NOTES
C200	DEMO PLAN
C300	TREE INVENTORY AND PRESERVATION PLAN
C400	SITE PLAN
C500	GRADING AND DRAINAGE PLAN
C600	UTILITY PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 TOP OF MNDOT GEODETIC MONUMENT "2733 Q" GSID STATION #95550
ELEVATION=874.82 (NAVD 88)

SBM #2 TOP NUT OF HYDRANT LOCATED ON THE SOUTH SIDE OF 70TH STREET WEST
ELEVATION=872.55 (NAVD 88)

CITY OF EDINA
APR 12 2021
PLANNING DEPARTMENT

Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

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No.	REVISIONS	DATE	BY

Kimley»Horn
767 EUSTIS AVE, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN M. WURDEMAN
MN
LIC. NO. 53113
DATE: 04/12/2021

KHA PROJECT	160062001
DATE	04/12/2021
SCALE	AS SHOWN
DESIGNED BY	HKD
DRAWN BY	HKD
CHECKED BY	BMW

COVER SHEET

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
C000

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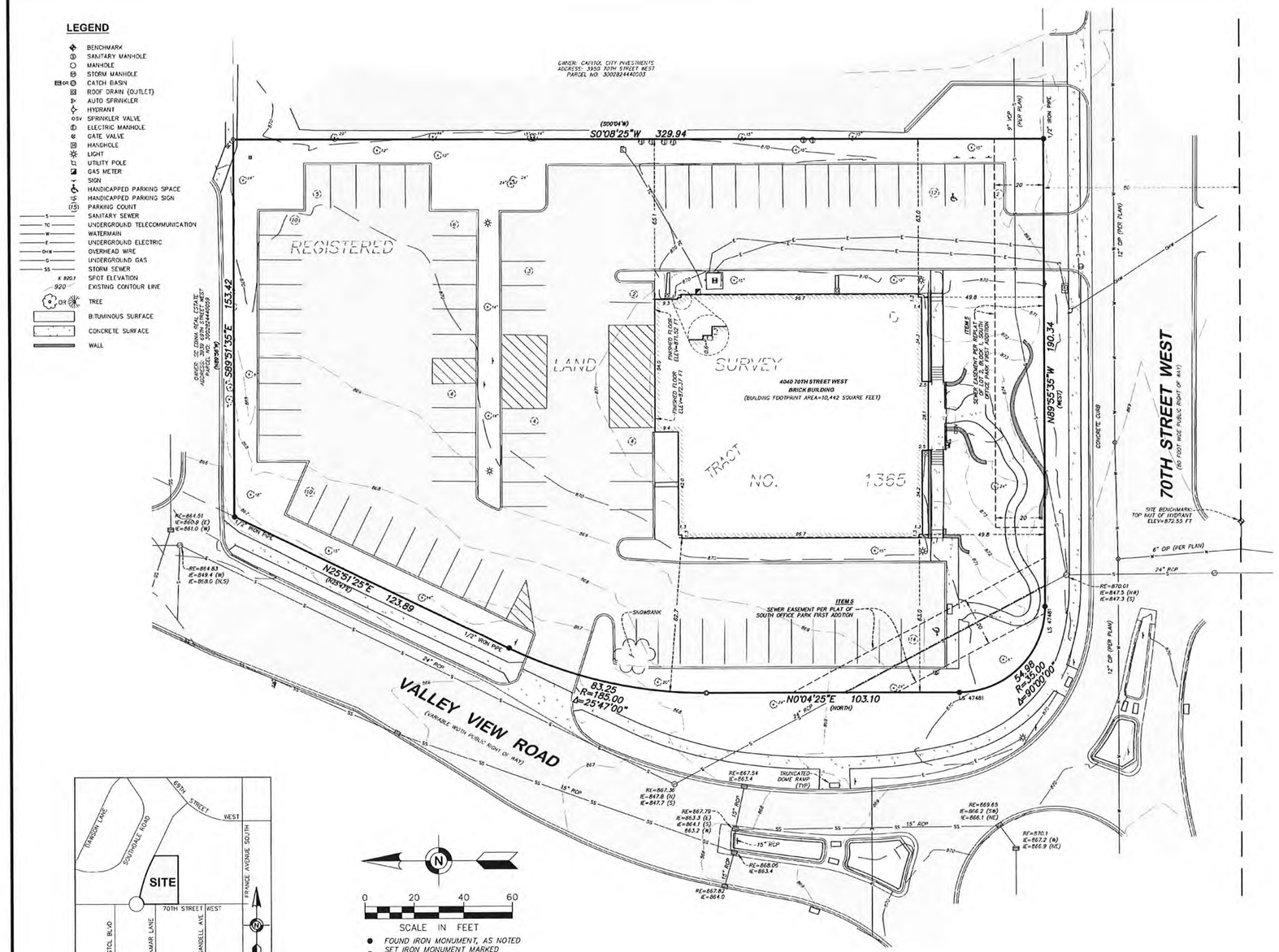

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley-Horn & Associates

LEGAL DESCRIPTION:

Tract C, Registered Land Survey No. 1365, Hennepin County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 1511530.

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Guaranty Commercial Title, Inc as agent for Old Republic Title Insurance Company; Commitment No. 65874 dated October 6, 2020.

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. The address of the property described hereon is 4040 70th Street West, Edina, Minnesota 55435.
3. The property described hereon lies within Flood Zone X per Federal Insurance Rate Map No. 27053C0364F, dated November 4, 2016.
4. The total area of the property described hereon is 68,634 square feet or 1.57562 acres.
5. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "2733 Q" GSID station # 95550
   Elevation = 874.82 feet. (NAVD 88)

   SITE BENCHMARK: Top nut of hydrant located on the south side of 70th Street West
   Elevation = 872.55 feet. (NAVD 88)

6a. No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

7a. Exterior building dimensions are depicted hereon.

7b1. The exterior building footprint areas at ground level is depicted hereon.

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.
9. As of the date of this survey the property described hereon contains a total of 78 visibly striped parking spaces of which 76 are standard spaces and 2 are handicapped spaces.

10a. There are no division or party walls on the property described hereon.

11. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 210140753. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
13. The names of adjoining owners according to current tax records are depicted hereon.
16. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
17. The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
19. No plottable offsite easements or servitudes were disclosed in documents provided to the surveyor.
20. Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term.

SURVEY ITEMS PER SCHEDULE B:

ITEM 5: Sanitary Sewer easement(s) over the Land as shown on the recorded plat of South Office Park First Addition, and as shown on the recorded plat of Replat of Lot 2, Block 1, South Office Park First Addition.

Said Sanitary sewer easement affects the surveyed property and is depicted hereon.

CITY OF EDINA

APR 12 2021

PLANNING DEPARTMENT

CERTIFICATION:

To Lupe Development Partners, LLC, a Minnesota limited liability company, and Ecumen, a Minnesota non-profit corporation and Guaranty Commercial Title, Inc as agent for Old Republic Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 10(a), 10(b), 11, 13, 16, 17, 19 and 20 of Table A thereof. The fieldwork was completed on January 25, 2021.

Date of Plat or Map: February 2, 2021

Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com

FIELD BOOK	PAGE

DRAWING NAME: 39551.dwg
JOB NO. 39551
FILE NO. 5458

FIELDWORK CHIEF: TV
DRAWN BY: LS
CHECKED BY: CT

REVISIONS		
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR: Kimley-Horn & Associates

PROPERTY ADDRESS: 4040 70th Street West, Edina, Minnesota 55435

Egan, Field & Nowak, Inc.
land surveyors since 1872
1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
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SHEET 1 OF 1

NOT TO SCALE, FOR REFERENCE ONLY

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS AVE, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

FOR REFERENCE ONLY

KHA PROJECT	160062001
DATE	04/12/2021
SCALE	AS SHOWN
DESIGNED BY	HKD
DRAWN BY	HKD
CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

ALTA SURVEY

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
V100

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.
16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF EDINA ENGINEERING DIVISION.
17. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MN/DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.
17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF EDINA AND MN/DOT SPECIFICATIONS.
18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

3RD PARTY TEST REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7' OF COVER CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS). FOR EXACT BUILDING DIMENSIONS, AND MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR LIGHT POLE WIRING.

REFER TO GEOTECHNICAL REPORT NO. B2100387
BRAUN INTERTEC CORPORATION
1101 HAMPSHIRE AVENUE S
MINNEAPOLIS, MN 55438
DATED 4/02/2021

CITY OF EDINA
APR 12 2021
PLANNING DEPARTMENT

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT	160062001
DATE	04/12/2021
SCALE	AS SHOWN
DESIGNED BY	HKD
DRAWN BY	HKD
CHECKED BY	BMW

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN M. WURDEMAN

DATE: 04/12/2021 MN LIC. NO. 53113

GENERAL NOTES

EDINA MULTIFAMILY

PREPARED FOR
LUPE DEVELOPMENT PARTNERS

EDINA MN

SHEET NUMBER
C100

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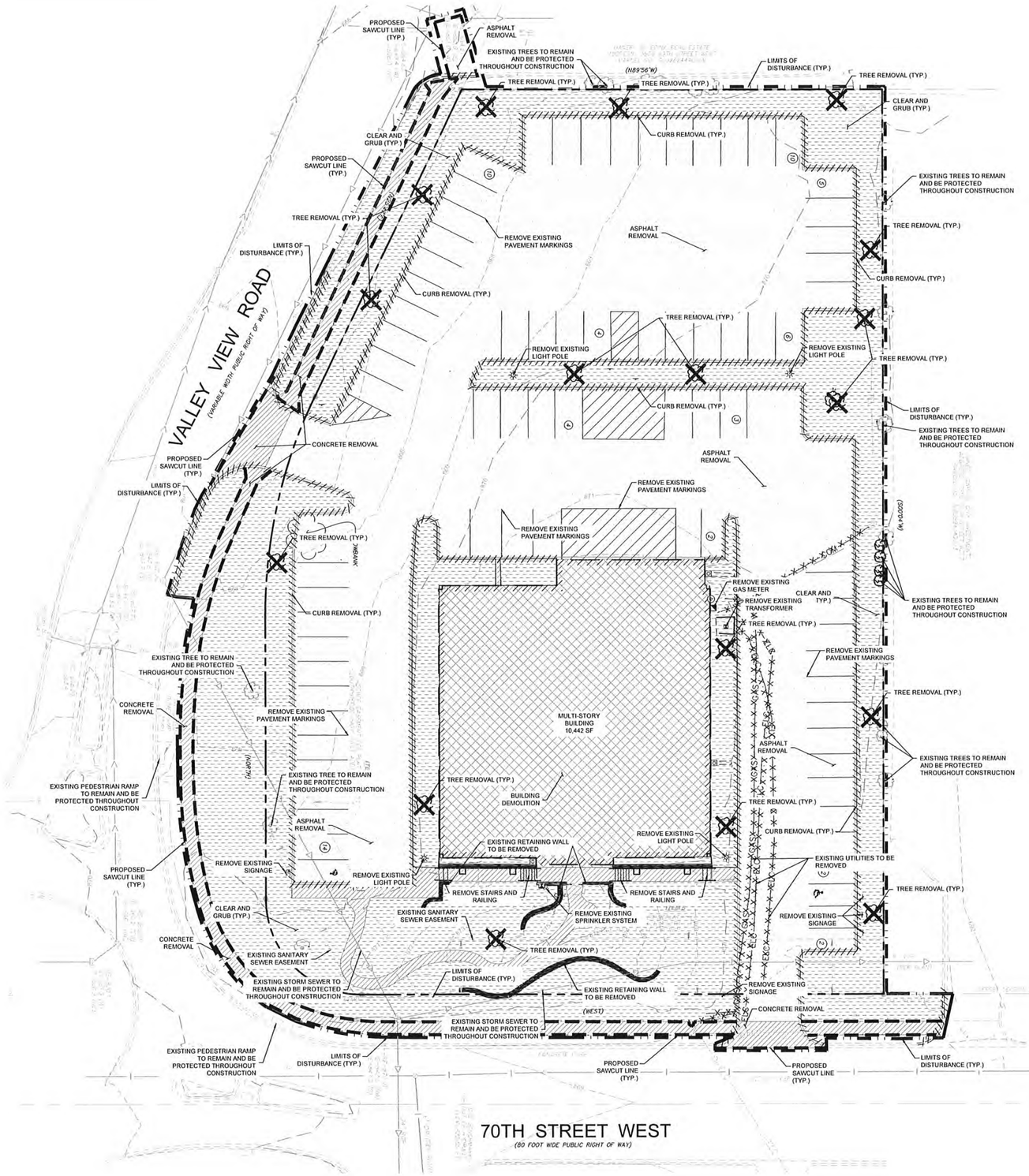

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH EDINA, <COUNTY> COUNTY AND MN/DOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF EDINA DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINTILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- FILL & ABANDON UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE

CITY OF EDINA
APR 12 2021
PLANNING DEPARTMENT

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
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767 EUSTIS AVE, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN M. WURDEMAN
DATE: 04/12/2021 LIC. NO. 53113 MN

KHA PROJECT	160002001
DATE	04/12/2021
SCALE	AS SHOWN
DESIGNED BY	HKD
DRAWN BY	HKD
CHECKED BY	BMW

DEMO PLAN

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
C200

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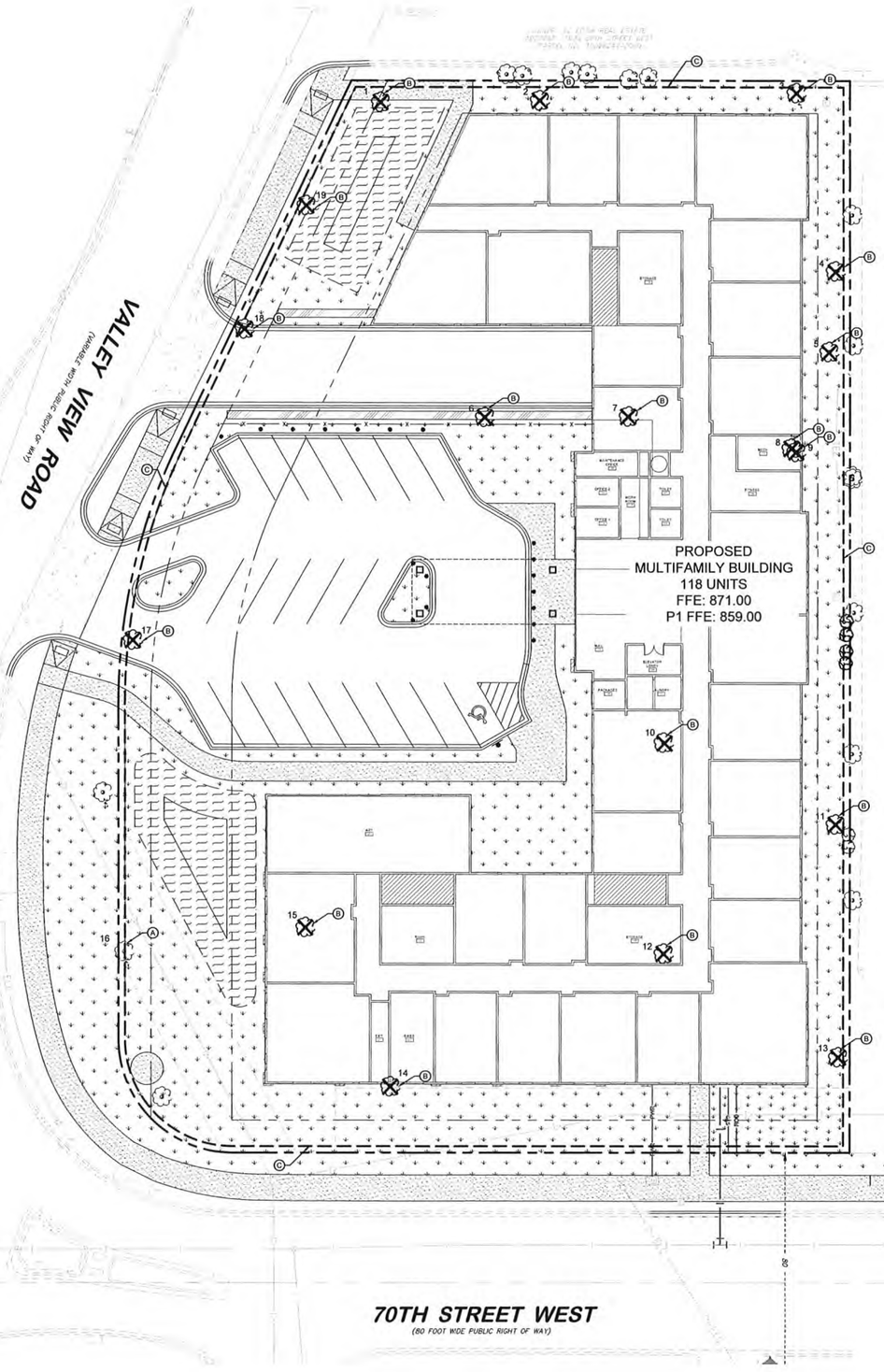


LEGEND

- PROPERTY LINE
- TREE TO REMAIN
- TREE TO BE REMOVED
- EXISTING VEGETATION EDGE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE

TREE MITIGATION DATA

PROTECTED TREE REMOVAL: 18 TREES

PROTECTED TREE MITIGATION REQUIRED: 2 TREES

*PROTECTED TREES MAY BE REMOVED WITHOUT MITIGATION WITHIN 10 FOOT RADIUS OF BUILDING PAD, DECK OR PATIO OF A NEW OR REMODELED BUILDING, WITHIN 5 FOOT RADIUS OF DRIVEWAYS AND PARKING AREAS, WITHIN 10 FOOT RADIUS OF INSTALLATION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS.

*PROTECTED TREES MUST BE REPLACED WITH ONE TREE OF SIMILAR SPECIES.

TREE PROTECTION NOTES

1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM CITY.
3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BREIFED ON TREE PRESERVATION TECHNIQUES.
4. EXISTING TREES TO REMAIN OR REMOVED TO BE CLEARLY IDENTIFIED, WITHIN DISTURBANCE LIMITS AND 10' OUTSIDE OF THE DISTURBANCE LIMITS.
5. TREE PRESERVATION TO BE APPROVED BY OWNER AND PER LOCAL GOVERNMENTAL AUTHORITY.

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)

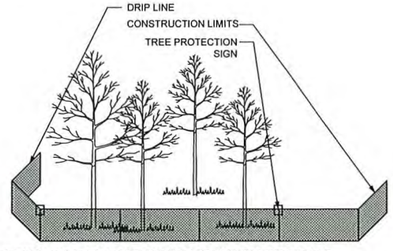
TAG #	SPECIES	CAL IN. / HT.	STATUS	REQUIRES REPLACEMENT
1	DECIDUOUS	18 IN.	REMOVED	YES
2	DECIDUOUS	8 IN.	REMOVED	NO
3	DECIDUOUS	24 IN.	REMOVED	NO
4	DECIDUOUS	12 IN.	REMOVED	NO
5	DECIDUOUS	10 IN.	REMOVED	NO
6	DECIDUOUS	14 IN.	REMOVED	NO
7	DECIDUOUS	14 IN.	REMOVED	NO
8	DECIDUOUS	24 IN.	REMOVED	NO
9	DECIDUOUS	24 IN.	REMOVED	NO
10	DECIDUOUS	15 IN.	REMOVED	NO
11	DECIDUOUS	18 IN.	REMOVED	NO
12	DECIDUOUS	15 IN.	REMOVED	NO
13	DECIDUOUS	15 IN.	REMOVED	NO
14	DECIDUOUS	24 IN.	REMOVED	NO
15	DECIDUOUS	15 IN.	REMOVED	NO
16	DECIDUOUS	24 IN.	SAVED	NO
17	DECIDUOUS	20 IN.	REMOVED	NO
18	DECIDUOUS	14 IN.	REMOVED	NO
19	DECIDUOUS	15 IN.	REMOVED	YES

NOTE: ONLY SIGNIFICANT TREES IN THE SUBJECT PROPERTY SHOWN ON PLAN/ INVENTORY.

CITY OF EDINA

APR 12 2021

PLANNING DEPARTMENT



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIPLINE OR CONSTRUCTION LIMITS AS SPECIFIED, PRIOR TO ANY CONSTRUCTION. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE. PLACE PROTECTION SIGNS ALONG FENCE AT 20' INTERVALS.

1 TEMPORARY TREE PROTECTION FENCE PLACEMENT
SCALE: N.T.S. C300

No.	REVISIONS	DATE	BY

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MITCHELL G. COOKAS, PLA
MN
DATE: 04/12/2021 LIC. NO. 58522

KHA PROJECT 160062001
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY PWB
DRAWN BY PWB
CHECKED BY MGC

PRELIMINARY - NOT FOR CONSTRUCTION

TREE INVENTORY AND PRESERVATION PLAN

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
C300

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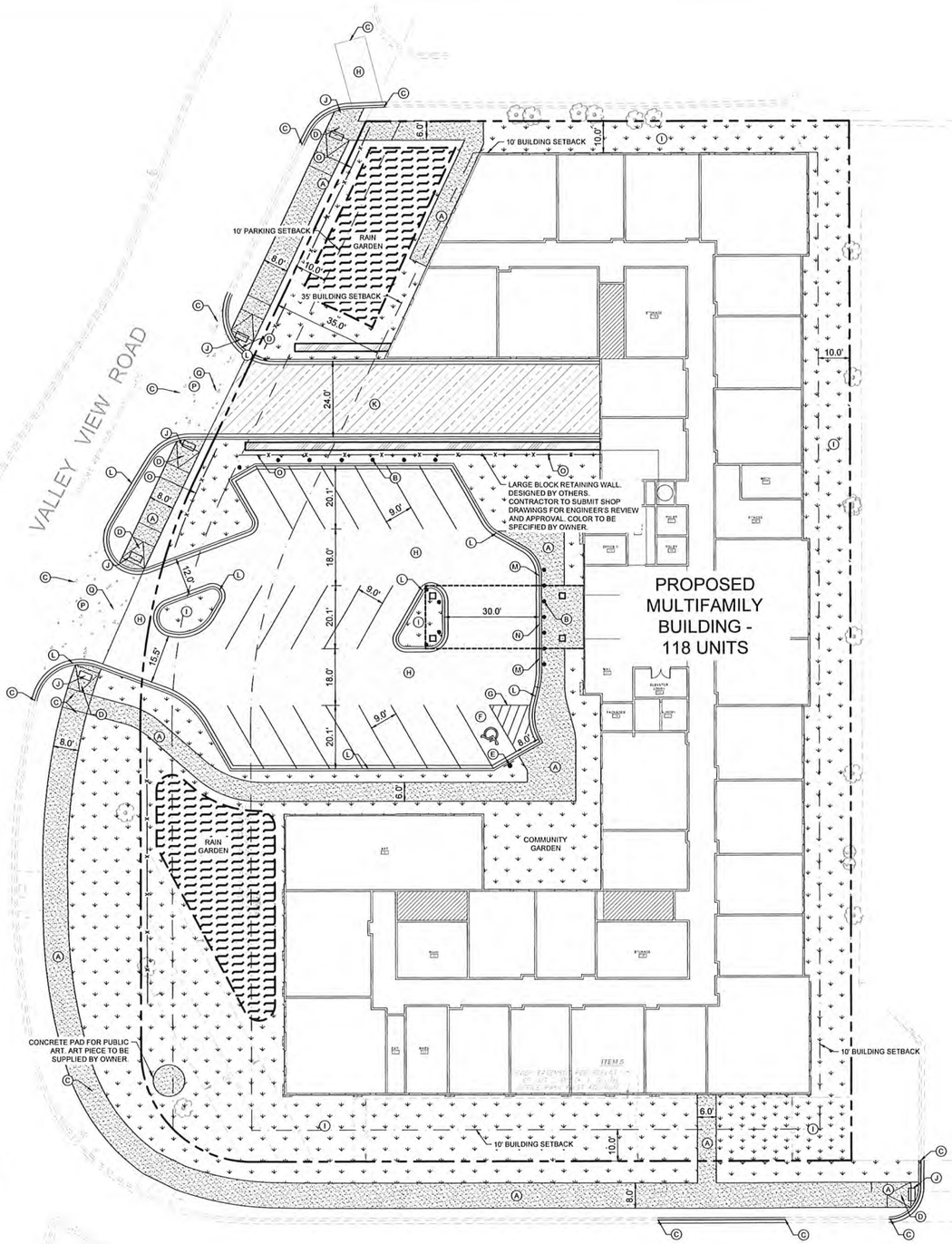

KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) 6" CONCRETE FILLED PIPE BOLLARD
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP
- (E) ACCESSIBLE PARKING SIGN
- (F) ACCESSIBLE PARKING
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) STANDARD DUTY ASPHALT PAVEMENT
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) TRUNCATED DOME RAMP
- (K) HEAVY DUTY ASPHALT PAVEMENT
- (L) B612 CURB & GUTTER (TYP.)
- (M) TRANSITION CURB
- (N) FLAT CURB
- (O) 4' ALUMINUM PICKET FENCE
- (P) CONCRETE PAVEMENT
- (Q) PEDESTRIAN CROSSWALK

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

PROPERTY SUMMARY	
EDINA MULTIFAMILY	
TOTAL PROPERTY AREA	68,634 SF (1.57 AC)
PROPOSED IMPERVIOUS AREA	50,836 SF (1.16 AC)
PROPOSED PERVIOUS AREA	17,798 SF (0.41 AC)
TOTAL DISTURBED AREA	68,634 SF (1.57 AC)
ZONING SUMMARY	
EXISTING ZONING	PCD-3 (PLANNED COMMERCIAL)
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
PARKING SETBACKS	ROAD = 10'
BUILDING SETBACKS	FRONT = 35' SIDE = 10' REAR = 10'

BUILDING DATA SUMMARY	
AREAS	
PROPOSED PROPERTY	68,634 SF (1.57 AC)
BUILDING AREA	31,446 SF (45.8% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	1 SPACE/4 RESIDENTS BASED ON MAXIMUM CAPACITY OF THE BUILDING, PLUS ONE SPACE/EMPLOYEE ON THE MAJOR SHIFT, PLUS ONE SPACE PER VEHICLE OWNED BY THE BUILDING'S MANAGEMENT
PROPOSED SURFACE PARKING	24 STALLS
PROPOSED UNDERGROUND PARKING	86 STALLS
SURFACE ADA STALLS REQ'D / PROVIDED	1 STALLS / 1 STALLS
UNDERGROUND ADA STALLS REQ'D / PROVIDED	4 STALLS / 4 STALLS

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC., DATED 02/02/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 1.57 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE <X.XX> ACRES OF WETLAND IMPACTS.
18. FOR OFFSITE IMPROVEMENTS, SEE THE <OFFSITE PLANS> IMPROVEMENTS PLANS.

CITY OF EDINA
APR 12 2021
PLANNING DEPARTMENT

NORTH

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BRIAN M. WURDEMAN
MN
DATE: 04/12/2021 LIC. NO. 53113

K+H PROJECT	160062001
DATE	04/12/2021
SCALE	AS SHOWN
DESIGNED BY	BMW
DRAWN BY	RAV
CHECKED BY	BMW

SITE PLAN

EDINA MULTIFAMILY

PREPARED FOR
LUPE DEVELOPMENT PARTNERS

EDINA MN

SHEET NUMBER
C400

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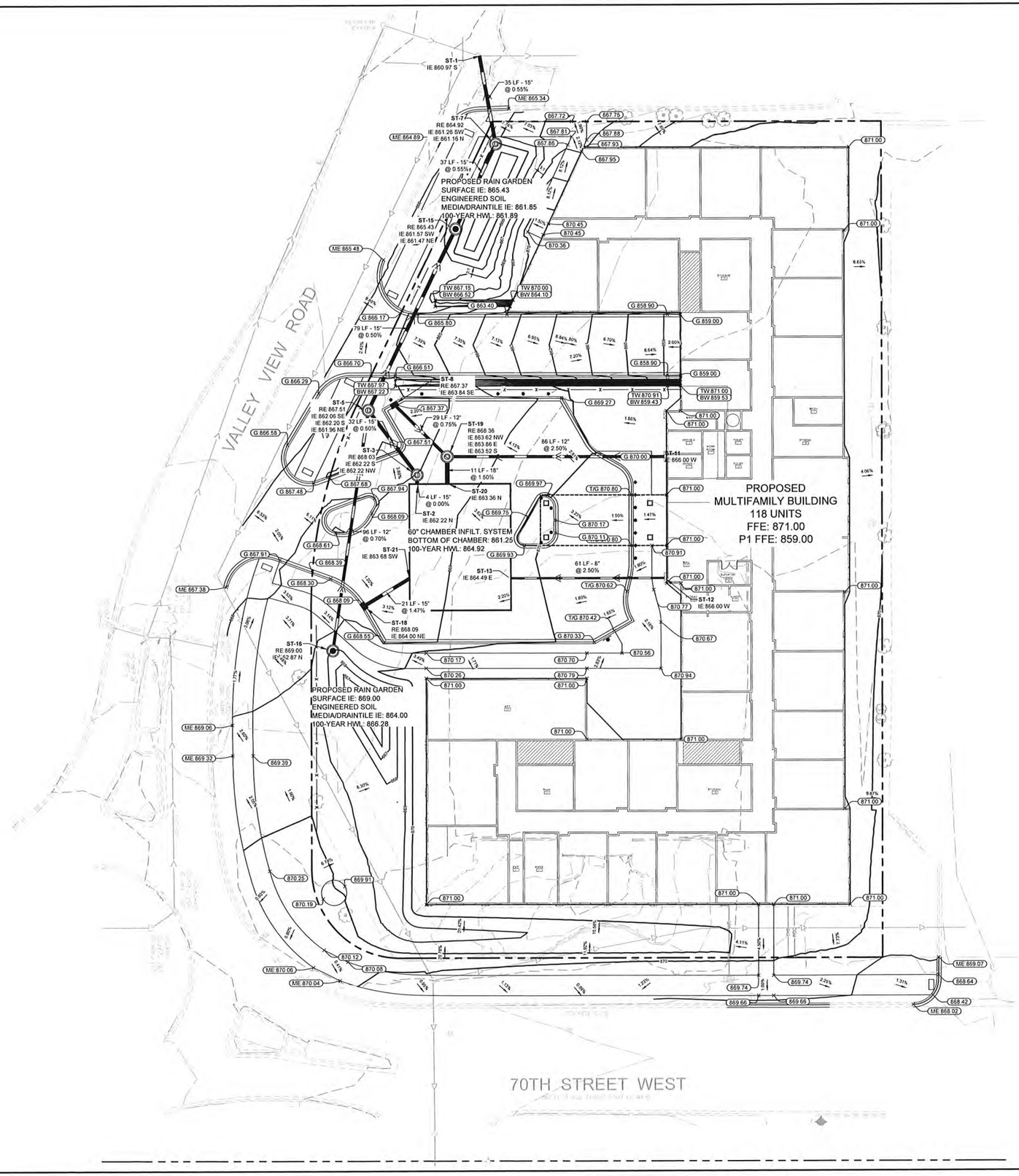

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF EDINA, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3' INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT 'INFALL CURB' WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

CITY OF EDINA
APR 12 2021
PLANNING DEPARTMENT

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BRIAN M. WURDEMAN
DATE: 04/12/2021 LIC. NO. 53113 MN

KHA PROJECT 160062001
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY DSS
DRAWN BY DSS
CHECKED BY BMW

GRADING AND DRAINAGE PLAN

EDINA MULTIFAMILY

PREPARED FOR
LUPE DEVELOPMENT PARTNERS

EDINA MN

SHEET NUMBER
C500

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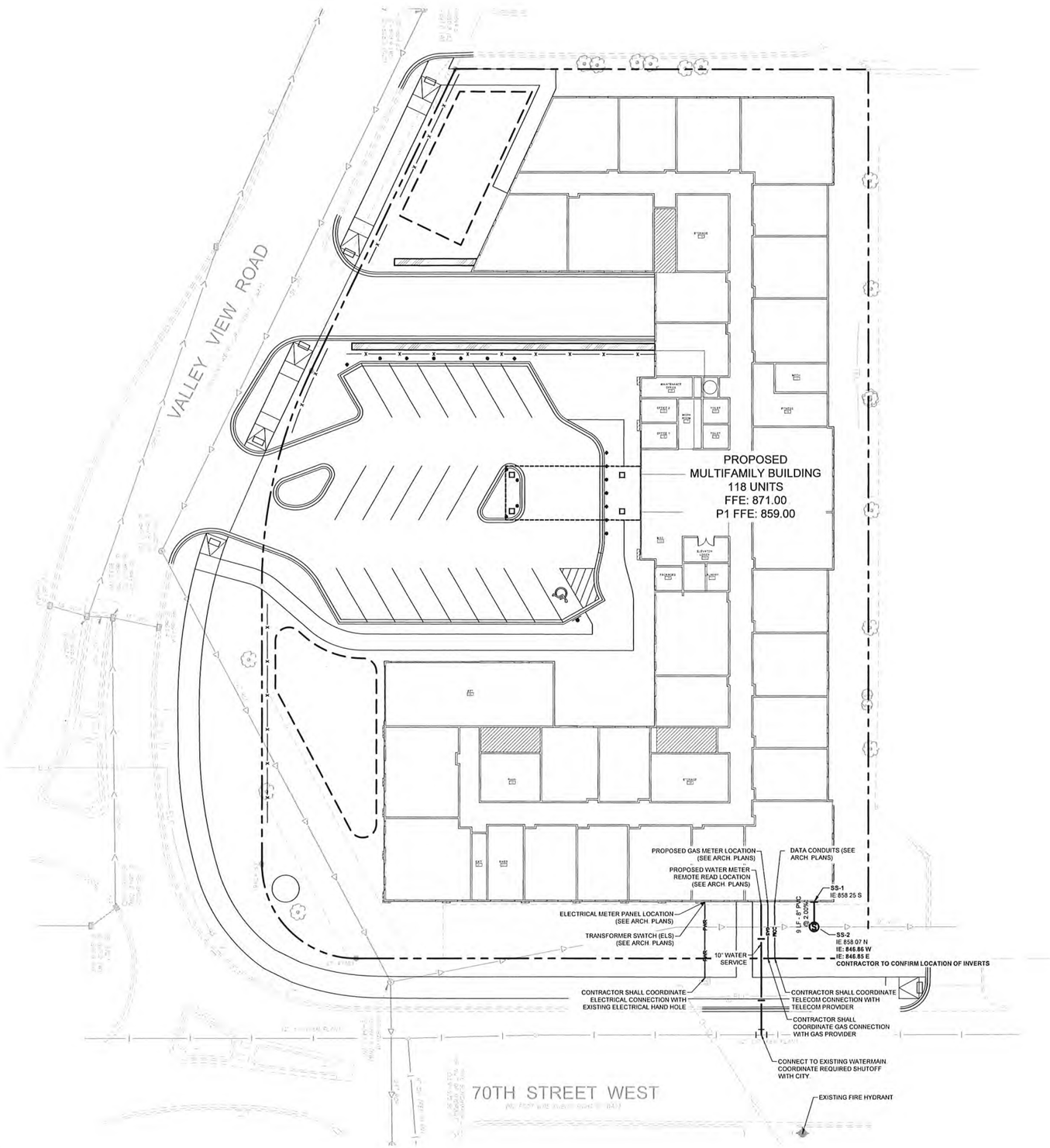

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
		STORM SEWER
	ELC	UNDERGROUND ELECTRIC
	COM	TELEPHONE
	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE)
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF EDINA AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE *ARCH / MEP* PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. *ARCH / MEP* PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

CITY OF EDINA

APR 12 2021

PLANNING DEPARTMENT

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS AVE, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN M. WURDEMAN
MN
DATE: 04/12/2021 LIC. NO. 53113

KHA PROJECT 160656201
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY HKD
DRAWN BY HKD
CHECKED BY BMW

UTILITY PLAN

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
C600

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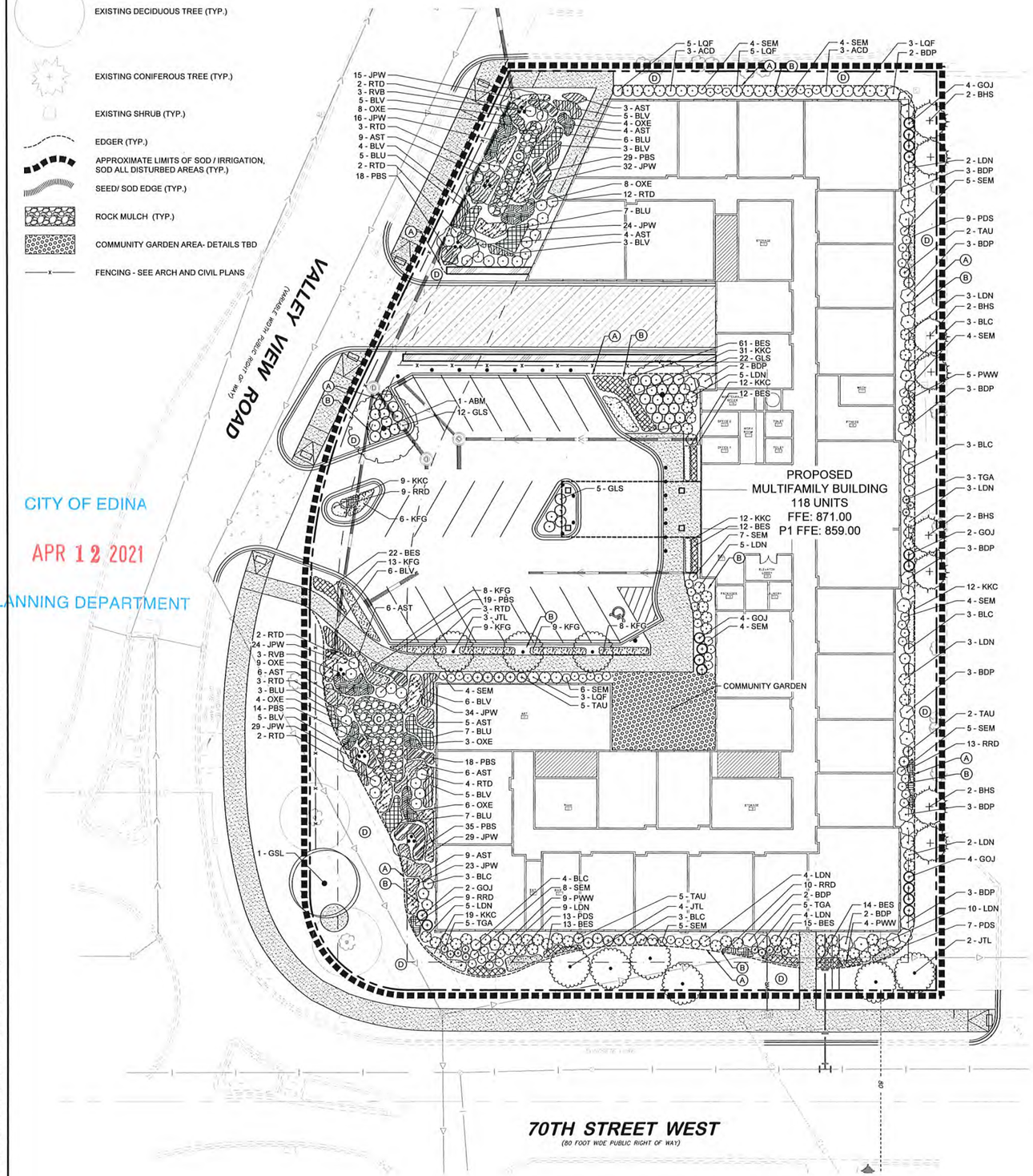
LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- COMMUNITY GARDEN AREA- DETAILS TBD
- FENCING - SEE ARCH AND CIVIL PLANS



CITY OF EDINA

APR 12 2021

PLANNING DEPARTMENT

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PLANT SCHEDULE

CONIFEROUS TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	BHS	8	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B		6` HT.

ORNAMENTAL TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	JTL	9	SYRINGA RETICULATA	JAPANESE TREE LILAC CLUMP	B & B		6` HT.
	RVB	6	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B		6` HT.

OVERSTORY TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ABM	2	ACER X FREEMANII `AUTUMN BLAZE`	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	
	GSL	1	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL.	

RAIN GARDEN	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	RTD	33	CORNUS SERICEA `BAILADELINE`	FIREDANCE RED TWIG DOGWOOD	#5 CONT.	4` O.C.	

CONIFEROUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	GOJ	16	JUNIPERUS VIRGINIANA `GREY OWL`	GREY OWL JUNIPER	#5 CONT.	4` O.C.	
	TAU	14	TAXUS X MEDIA `TAUNTONII`	TAUTON YEW	#5 CONT.	4` O.C.	
	TGA	13	THUJA OCCIDENTALIS `BAILJOHN` TM	TECHNITO GLOBE ARBORVITAE	#5 CONT.	3` O.C.	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	ACD	6	CORNUS SERICEA `ALLEMAN'S COMPACT`	DWARF RED TWIG DOGWOOD	#5 CONT.	4` O.C.	
	BDP	30	SYRINGA X `SMSJBP7` TM	BLOOMERANG DARK PURPLE LILAC	#5 CONT.		
	BLC	19	ARONIA MELANOCARPA `IROQUOIS BEAUTY` TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	#5 CONT.	4` O.C.	
	GLS	39	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4` O.C.	
	LDN	55	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` TM	LITTLE DEVIL NINEBARK	#5 CONT.	4` O.C.	
	LQF	16	HYDRANGEA PANICULATA `SMHPLQF` TM	LITTLE QUICK FIRE HYDRANGEA	#5 CONT.		
	SEM	60	SORBARIA SORBIFOLIA `SEM`	SEM FALSESPIREA	#5 CONT.	3` O.C.	

PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	BES	149	RUDBECKIA FULGIDA `GOLDSTURM`	BLACK-EYED SUSAN	#1 CONT		18" OC
	KFG	53	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	#1 CONT		30" OC
	KKC	95	NEPETA X FAASSENII `KIT KAT`	KIT KAT CATMINT	#1 CONT		18" OC
	PDS	29	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT		24" OC
	PWW	18	ECHINACEA X `POW WOW WILDBERRY`	POW WOW WILDBERRY CONEFLOWER	#1 CONT		24" OC
	RRD	41	HEMEROCALLIS X `ROSY RETURNS`	ROSY RETURNS DAYLILY	#1 CONT	18" O.C.	

RAIN GARDEN	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	AST	52	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	FLAT	2" PLUGS	36" OC
	BLU	35	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	FLAT	2" PLUGS	36" OC
	BLV	42	VERBENA HASTATA	BLUE VERVAIN	FLAT	2" PLUGS	36" OC
	JPW	226	EUPATORIUM MACULATUM	JOE PYE WEED	FLAT	2" PLUGS	18" OC
	OXE	42	HELIOPSIS HELIANTHOIDES	OX-EYE SUNFLOWER	FLAT	2" PLUGS	36" OC
	PBS	147	LIATRIS PYCNOSTACHYA	PRAIRIE BLAZINGSTAR	FLAT		18" OC

LANDSCAPE REQUIREMENTS

TREES REQUIRED: 26 TREES = 1,039 FEET PERIMETER / 40

TREES PROVIDED: 26 TREES

OFF-STREET PARKING SCREENING:

MUST BE 4 FEET ABOVE LEVEL OF PARKING LOT WITH MINIMUM OPACITY OF 90 PERCENT YEAR ROUND.

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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767 EUSTIS AVE, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL G. COOKAS, PLA
MN
LIC. NO. 56522
DATE: 04/12/2021

KHA PROJECT	
160062001	
DATE	04/12/2021
SCALE	AS SHOWN
DESIGNED BY	PWB
DRAWN BY	PWB
CHECKED BY	MSC

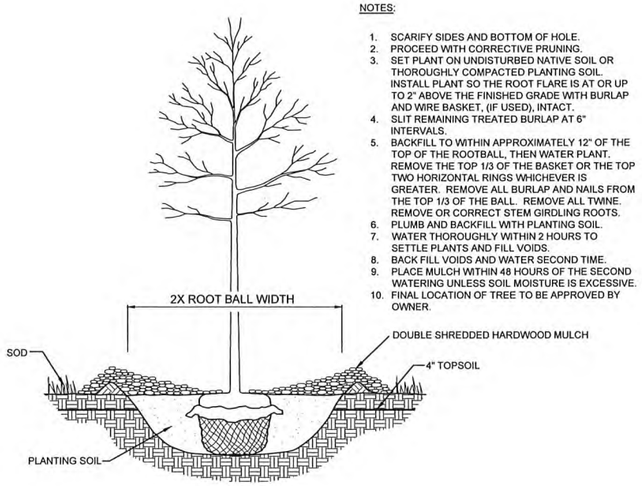
LANDSCAPE PLAN

EDINA MULTIFAMILY

PREPARED FOR
LUPE DEVELOPMENT PARTNERS

EDINA MN

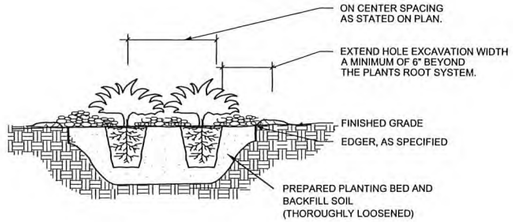
SHEET NUMBER
L100



NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

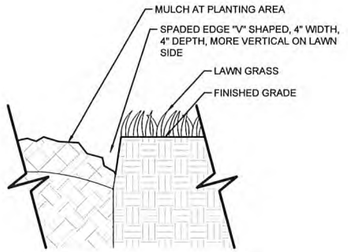
1 TREE PLANTING DETAIL
SCALE: N.T.S. L101



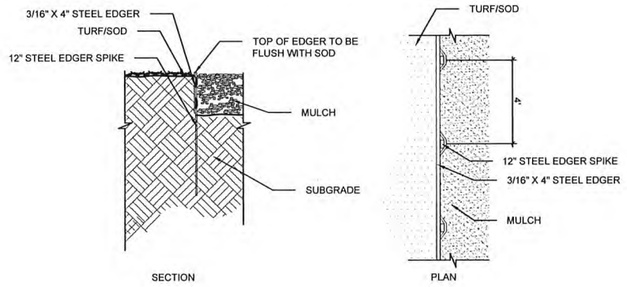
NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL
SCALE: N.T.S. L101



3 SPADED EDGE DETAIL
SCALE: 1-1/2"=1' L101



4 STEEL EDGER DETAIL
SCALE: N.T.S. L101

CITY OF EDINA

APR 12 2021

PLANNING DEPARTMENT

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.
25. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD, 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD REQITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS AVE, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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MITCHELL G. COOKAS, PLA
MN
LIC. NO. 56522
DATE 04/12/2021

KHA PROJECT	160062001
DATE	04/12/2021
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	MGC

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

EDINA MULTIFAMILY
PREPARED FOR
LUPE DEVELOPMENT PARTNERS
EDINA MN

SHEET NUMBER
L101

K:\TWC_LDEV\LUPE DEVELOPMENT\Edina Multifamily\3 Design\CAD\PlanSheets\L1-LANDSCAPE DETAILS.dwg April 12, 2021 - 10:08am

(reserved for recording information)

SITE IMPROVEMENT PERFORMANCE AGREEMENT
CITY OF EDINA
4040 WEST 70TH STREET

THIS **SITE IMPROVEMENT PERFORMANCE AGREEMENT** ("Agreement") dated October 19, 2021, by and between the **CITY OF EDINA**, a Minnesota municipal corporation ("City") and **CORNELIA VIEW APARTMENTS, LLC** a Minnesota limited liability company (the "Developer").

1. BACKGROUND.

A. Developer has applied to redevelop **Tract C, Registered Land Survey No. 1365, Hennepin County Minnesota** (*torrens COT 1511530*), in the City of Edina, State of Minnesota ("Subject Property"), into a three to four story, 118-unit senior affordable housing project with 86 underground parking spaces and 22 surface parking stalls (the "Project").

B. The City has rezoned the Subject Property to Planned Unit Development ("PUD"). The Project is in accordance with the PUD. A Site Improvement Performance Agreement is required for the PUD.

2. RIGHT TO PROCEED. On the Subject Property, the Developer may not grade or otherwise disturb the earth, remove trees, construct public or private improvements, or any buildings until all the following conditions have been satisfied: (1) this Agreement has been fully executed by both parties and filed with both the City Clerk and the Hennepin County Registrar's Office, (2) the required security has been received by the City, and (3) the required insurance certificate has been received by the City.

3. PLANS. The Subject Property shall be developed in accordance with the following Plans which are on file with the City. The Plans shall not be attached to this Agreement. If the Plans vary from the written terms of this Agreement, the written terms shall control. The Plans are:

- Erosion Control Plan date stamped August 20, 2021 prepared by Kimley-Horn and Associates
- Final Development Plan date stamped August 20, 2021 prepared by Pope Architects and/or Kimley-Horn and Associates
- Utility Plans date stamped August 20, 2021 prepared by Kimley-Horn and Associates
- Details Plan date stamped August 20, 2021 prepared by Kimley-Horn and Associates
- Design and Building Plan date stamped August 20, 2021 prepared by Pope Architects and/or Kimley-Horn and Associates
- Final Landscaping Plan date stamped August 20, 2021 prepared by Kimley-Horn and Associates
- Parking Plan date stamped August 20, 2021 prepared by Pope Architects, Inc. or its subcontractors
- Traffic Impact Study and adopted traffic requirements in final plan approval dated May 6, 2021 prepared by Wenck Associates

The Developer may for construction convenience and efficiency change the final composition of exterior materials that are not unit masonry, by up to five percent (5%) between metal and steel panel and may alter total fenestration by up to three percent (3%). The Developer may request other changes to the Plans. For Plan changes deemed minor, pursuant to City ordinances, changes can be reviewed and approved by City staff. All other Plan changes shall require approval by the City Council.

4. EROSION CONTROL. Prior to initiating construction, the Erosion Control Plan shall be implemented by the Developer and inspected and approved by the City. The City may impose additional erosion control obligations if they would be reasonable and beneficial. All areas disturbed by the grading operations shall be stabilized per the Minnesota Pollution Control Agency ("MPCA") Stormwater Permit for Construction Activity. Seed shall be in accordance with the City's current seeding specification, which may include temporary seed to provide ground cover as rapidly as possible. All seeded areas shall be fertilized, mulched, and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion. If the Developer does not comply with the MPCA Stormwater Permit for Construction Activity or with the Erosion Control Plan or any schedule of supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within thirty (30) days of receipt of notice thereof, the City may draw on the letter of credit to pay any costs. No development or utility construction will be allowed on the Subject Property and no building permits will be issued for the Subject Property unless the Subject Property is in full compliance with the approved Erosion Control Plan. The City understands and agrees that certain measures (such as seeding) cannot be implemented during winter conditions. Developer will implement Best Management Practices during winter conditions.

5. LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the Subject Property to perform (a) all work permitted to be

performed by the City under this Agreement, and (b) all inspections deemed appropriate by the City in conjunction with site development.

6. CONSTRUCTION ACCESS. Construction traffic access and egress must be in accordance with the Construction Management Plan, which will be provided by the Developer's General Contractor and approved by the City prior to the commencement of construction.

7. CONSTRUCTION ACTIVITY/HOURS. Grading, construction activity, and the use of power equipment are prohibited between the hours of 7 o'clock p.m. and 7 o'clock a.m. The City may, at the City's discretion and at the Developer's expense, have one or more City inspectors and a soil engineer inspect the work on a part-time basis. The Developer, its contractors and subcontractors, shall follow all instructions received from the City's inspectors. The Developer's engineer or architect is responsible for design changes and contract administration between the Developer and the Developer's contractor. The Developer or its engineer or architect shall schedule a pre-construction meeting at a mutually agreeable time at the City with all parties concerned, including the City staff, to review the program for the construction work.

8. DEWATERING. Due to the variable nature of groundwater levels and stormwater flows, it is the Developer's responsibility to satisfy itself with regard to the elevation of groundwater and to perform any necessary dewatering and storm flow routing. All dewatering shall be in accordance with applicable laws and regulations.

9. PUBLIC IMPROVEMENTS. Improvements specifically designated as "Public Improvements" shall be those exclusively listed on Exhibit C, and which are exclusively for the benefit of the City or the Public. All other improvements by the Developer shall be "Private Improvements."

10. TIME OF PERFORMANCE. The Developer shall install the Public Improvements identified on Exhibit C of this Agreement within eighteen (18) months after issuance of the necessary permits for the Public Improvements, excluding unavoidable delay for acts of god, weather, Covid, labor, supply chain or material shortage.

11. OWNERSHIP OF IMPROVEMENTS. Upon completion of the work and construction required by this Agreement and final acceptance by the City Engineer, the Public Improvements shall become City property without further notice or action. Prior to acceptance of the Public Improvements by the City, the Developer must furnish the following affidavits:

- Contractor's Certificate
- Engineer's or Architect's Certificate
- Developer's Certificate

certifying that all construction has been completed in accordance with the terms of this Agreement. Upon receipt of affidavits and verification by the City Engineer, the City Engineer will accept the completed Public Improvements. Within thirty (30) days after the acceptance of the Public Improvements and before the security is released, the Developer shall supply the City with a complete set of reproducible record drawings. The City's standard specifications for utility construction identify the procedures for final acceptance of utilities.

12. CLEAN UP. Within 24 hours the Developer shall clean dirt and debris from streets that has resulted from construction work by the Developer, subcontractors, their agents or assigns. Prior to any construction in the Subject Property, the Developer shall identify in writing a responsible party for erosion control, street cleaning, and street sweeping.

13. CITY ENGINEERING ADMINISTRATION AND CONSTRUCTION OBSERVATION. The Developer shall pay for in-house engineering administration. City in-house engineering administration will include monitoring of construction observation,

consultation with Developer and its engineer on status or problems regarding the Project, coordination for final inspection and acceptance, Project monitoring during the warranty period, final inspection and acceptance, and processing of requests for reduction in security. City will provide accurate accounting for engineering staff time spent on the Project.

14. SECURITY REQUIREMENTS. To guarantee compliance with the terms of this Agreement, payment of the costs of all Public Improvements, and construction of all Public Improvements in accordance with the Plans, the Developer shall either deposit cash with the City or furnish the City with a letter of credit in the form attached hereto as **Exhibit A** (or some combination of cash and a letter of credit), from a bank in the total amount of fifty thousand dollars ($50,000) ("Security"). The bank issuing the letter of credit shall be a financial institution selected by the Developer and subject to the approval of the City Manager, which shall not be unreasonably withheld. The City may draw down the Security, on five (5) business days written notice to the Developer, for any violation of the terms of this Agreement or without notice if the security is allowed to lapse prior to the end of the required term. If the Security is drawn down, the proceeds shall be used to cure the default. Upon receipt of proof satisfactory to the City that the Project has been substantially completed in accordance with the Plans and financial obligations to the City have been satisfied, with City approval the Security may be reduced from time to time by ninety percent (90%) of the financial obligations that have been satisfied. Ten percent (10%) of the Security shall be retained as security until all Public Improvements have been completed, all financial obligations to the City satisfied, the required "as constructed" plans have been received by the City, a warranty is provided, and the Public Improvements are accepted by the City Council. The City's standard specifications for utility and street construction outline procedures for security reductions.

15. WARRANTY. The Developer shall cause its contractor to warrant all Public Improvements required to be constructed by it pursuant to this Agreement against poor material and faulty workmanship. The warranty period for all Public Improvements is one year and shall commence following completion and acceptance by City Engineer. The Developer shall post or cause its contractor to post maintenance bonds or cash escrow in the amount of twenty-five percent (25%) of final certified construction costs of the Public Improvements to secure the warranties. The City shall retain ten percent (10%) of the security posted by the Developer until the maintenance bonds are furnished to the City or until the warranty period expires, whichever first occurs. The retainage may be used to pay for warranty work.

16. SPECIAL PROVISIONS.

A. The Developer shall comply with the conditions outlined in City Council Resolution No. 2021-44.

B. The Developer shall comply with the conditions outlined in the Director of Engineering's memo dated May 6, 2019 and the Transportation Engineer's memo dated May 6, 2019.

C. The Developer shall comply with the conditions outlined and in the Fire Marshal and Building Official's memo dated May 5, 2019, including all buildings to be equipped with sprinkler systems.

D. To the extent economically and reasonably possible, the Project's design and construction shall be done with the Sustainable Initiatives as outlined in the Applicants' Sustainability Questionnaire. Photovoltaic solar shall be an option at the sole discretion of the Developer based on availability of investment tax credits or other financing for same, and any

energy improvements are subject to receipt of the corresponding Conservation Improvement Program rebate grants reflected in the Developer's proforma.

E. The Final Landscape Plan and the Final Lighting Plan must meet all minimum requirements per Chapter 36 of the Zoning Ordinance and receive City's review and approval of each Plan.

F. Developer shall obtain and submit to the City for approval a copy of the Nine Mile Creek Watershed District permit prior to issuance of a building permit. The City may require revisions to the approved plans to meet the District's requirements.

G. The Developer shall comply with the Wenck Traffic Study recommendations

H. The Developer shall provide a performance bond, letter of credit or cash deposit to the City for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures at the time of the first building permit.

17. RESPONSIBILITY FOR COSTS.

A. The Developer shall pay all reasonable costs incurred by it or the City in conjunction with the installation of the Public Improvements, including but not limited to the development of the site, legal, planning, engineering and inspection expenses incurred in connection with approval and development of the Subject Property, the preparation of this Agreement, review of any other plans and documents.

B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from Developer's development of the site and installation of Public Improvements, except for costs incurred as a result of the City's negligence or intentional misconduct. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses

which the City may pay or incur in consequence of such claims, including reasonable attorneys' fees, except for costs, damagers or expenses incurred as a result of the City's negligence or intentional misconduct, occurring during Developer's development of the Subject Property.

C. The Developer shall pay in full all bills submitted to it by the City for undisputed obligations incurred under this Agreement within thirty (30) days after receipt. If the undisputed bills are not paid on time, the City may halt site development and construction until the bills are paid in full. Undisputed bills not paid within thirty (30) days shall accrue interest at the rate of eight percent (8%) per year.

18. MISCELLANEOUS.

A. Third parties shall have no recourse against the City or the Developer under this Agreement.

B. Breach of the terms of this Agreement by the Developer shall be grounds for denial of building permits, including property conveyed to third parties.

C. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portions of this Agreement.

D. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

E. This Agreement shall run with the land and may be recorded against the title to the Subject Property. The Developer covenants with the City, its successors and assigns, that the Developer has obtained consents to this Agreement, in the form attached hereto, from all parties

who have an interest in the property; that there are no unrecorded interests in the property; and that the Developer will indemnify and hold the City harmless for any breach of the foregoing covenants.

F. The Developer shall cause its general contractor to acquire public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of the general contractor's work or the work of their subcontractors or by one directly or indirectly employed by any of them. Said public liability coverage from the general contractor shall be the primary coverage required under this agreement, and the priority of coverage shall be deemed the responsibility of the general contractor for the work. Limits for such insurance shall be in a combination single limit policy of $1,000,000. The City shall be named as an additional insured on the policy on a primary and noncontributory basis, and the general contractor shall file with the City a certificate evidencing coverage.

The Developer shall name the City as an additional insured on the Developer's builder's risk insurance policy and associated liability policy for property damage insurance covering personal injury, including death, and claims for property damage which may arise out of the Developer's work, not otherwise covered by the general contractor's coverage, including personnel directly or indirectly employed by them. Said developer's builder's risk policy and any coverage provided thereto shall be subordinate to and secondary to any coverage provide by the general contractor, to the City. Limits for such insurance shall be in a combination single limit policy of $1,000,000. The City shall be named as an additional insured on the policy on a primary and noncontributory basis, and the Developer shall file with the City a certificate evidencing coverage.

The Developer and contractors must provide a Certificate of Insurance which meets the following requirements:

1. The Description section of the Accord form needs to read "City of Edina is named as Additional Insured with respect to the General Liability and Auto Liability policies on a Primary and Non-Contributory Basis."
2. Certificate Holder must be City of Edina.
3. Provide a copy of the insurance certificate showing City of Edina named as Additional Insured on a Primary and Non-Contributory Basis.

These insurance coverages and the requirements hereunder shall be required until the Certificate of Completion is issued.

G. The Developer shall cause its general contractor and or their subcontractors to obtain Workmen's Compensation Insurance in accordance with the laws of the State of Minnesota, including Employer's Liability Insurance, to the limit of $100,000 each accident. These insurance coverages and the requirements hereunder shall be required until the Certificate of Completion is issued.

H. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

I. The Developer represents to the City that the Public Improvements comply with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the Public Improvements do not comply, the City may, at its option, refuse to allow

construction or development work on the Subject Property until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

J. The Developer may not assign this Agreement to unrelated parties without the written permission of the City Council prior to issuance of the Certificate of Completion. Related parties for which assignment shall not require City consent shall include: the Borrower entity, the Lender, any General Partner and or Limited Partner of the Borrower entity, or constitute administrative members of such entity. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire Subject Property, or any part of it.

K. An uncured breach of the terms of this Agreement by the Developer and the failure to cure such breach within the period provided in this Agreement, including nonpayment of billings from the City, shall be grounds for denial of building permits and certificates of occupancy, and the halting of all work on the property.

L. Upon completion of construction and issuance of certificate of occupancy, the City shall execute and deliver a recordable certificate confirming the satisfaction or completion of certain requirements contained in this Agreement.

19. DEVELOPER'S DEFAULT. In the event of default by the Developer, beyond the applicable notice and cure periods provided in this Agreement, as to any of the Public Improvement work to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any actual, out-of-pocket expense incurred by the City, provided the Developer, except in an emergency as determined by the City, is first given written notice of the work in default and the opportunity to cure, not less than thirty (30) days in advance. This Agreement is a license for the City to act, and it shall not be necessary

for the City to seek a Court order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part.

20. NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer or mailed to the Developer by certified mail at the following address:

Cornelia View Developers, LLC
c/o Ecumen
Shelley Kendrick, President
3530 Lexington Avenue North
Shoreview, MN 55426-8186

With copy to:

Lupe Development Partners, LLC
Attn: Steven Minn, Manager
1701 Madison Street NE, #111
Minneapolis, MN 55413-1480

Notices to the City shall be in writing and shall be either hand delivered to the City Manager, or mailed to the City by certified mail in care of the City Manager at the following address:

City of Edina
Attn: City Manager
Edina City Hall
4801 West 50th Street,
Edina, MN 55424-1330

21. CERTIFICATE OF COMPLETION. After the Developer has received the final certificate of occupancy for the Improvements and completed the work required under this Agreement, the City Manager will issue a certificate of completion after written request from the Developer, unless denied as set forth below. The certificate of completion shall be consistent in form with the certificate of completion issued by the City and shall be in recordable form and may be recorded against the Subject Property.

[Remainder of page intentionally left blank.
Signature pages follow.]

CITY OF EDINA

By: _____
James Hovland, Mayor

And _____
Scott Neal, City Manager

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by **James Hovland** and **Scott Neal**, respectively the Mayor and City Manager, of the **City of Edina**, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

DEVELOPER: CORNELIA VIEW DEVELOPERS, LLC

By: _____
Shelley Kendrick, Chief Manager

STATE OF MINNESOTA)
(ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by **Shelley Kendrick**, the Chief Manager of Cornelia View Developers, LLC, a Minnesota limited liability company, on behalf of the entity.

_____
Notary Public

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, MN 55121
Telephone: 651-452-5000
DSK

EXHIBIT A

IRREVOCABLE LETTER OF CREDIT

No. _____
Date: _____

TO: City of Edina
4801 West 50th Street
Edina, Minnesota 55424-1330

Dear Sir or Madam:

We hereby issue, for the account of ___(Name of Developer)___ and in your favor, our Irrevocable Letter of Credit in the amount of $_____, available to you by your draft drawn on sight on the undersigned bank.

The draft must:

a) Bear the clause, "Drawn under Letter of Credit No. _____, dated _____, 2_____, of ____(Name of Bank)____";

b) Be signed by the City Manager or Finance Director of the City of Edina.

c) Be presented for payment at ____(Address of Bank)____, on or before 4:00 p.m. on November 30, 2_____.

This Letter of Credit shall automatically renew for successive one-year terms unless, at least forty-five (45) days prior to the next annual renewal date (which shall be November 30 of each year), the Bank delivers written notice to the Edina Finance Director that it intends to modify the terms of, or cancel, this Letter of Credit. Written notice is effective if sent by certified mail, postage prepaid, and deposited in the U.S. Mail, at least forty-five (45) days prior to the next annual renewal date addressed as follows: Edina City Manager, Edina City Hall, 4801 West 50th Street Edina, MN 55424-1330, and is actually received by the City Manager at least thirty (30) days prior to the renewal date.

This Letter of Credit sets forth in full our understanding which shall not in any way be modified, amended, amplified, or limited by reference to any document, instrument, or agreement, whether or not referred to herein.

This Letter of Credit is not assignable. This is not a Notation Letter of Credit. More than one draw may be made under this Letter of Credit.

This Letter of Credit shall be governed by the most recent revision of the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 600.

We hereby agree that a draft drawn under and in compliance with this Letter of Credit shall be duly honored upon presentation.

BY: _____
Its _____

EXHIBIT B

FORM OF PAYMENT AND PERFORMANCE BOND FOR PRIVATE IMPROVEMENTS

EXHIBIT C

PUBLIC IMPROVEMENTS OF PROJECT PROVIDED BY DEVELOPER

1. **Required public sidewalks in the Right-of- Way**

2. **Required Landscaping in the Right of Way**

FEE OWNER CONSENT
TO
SITE IMPROVEMENT PERFORMANCE AGREEMENT

EAST EDINA HOUSING FOUNDATION, a Minnesota nonprofit corporation, fee owner of the Subject Property, the development of which is governed by the foregoing Site Improvement Performance Agreement, affirms and consents to the provisions thereof and agrees to be bound by the provisions as the same may apply the Subject Property.

Dated this _____ day of _____, 2021.

EAST EDINA HOUSING FOUNDATION

By: _____
Jeff Huggett, President

STATE OF MINNESOTA)
(ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by **Jeff Huggett**, the President of **East Edina Housing Foundation**, a Minnesota nonprofit corporation, on behalf of the entity.

_____
Notary Public

DRAFTED BY:
CAMPBELL, KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
DSK

MORTGAGE HOLDER CONSENT
TO
SITE IMPROVEMENT PERFORMANCE AGREEMENT

HOUSING AND REDEVELOPMENT AUTHORITY OF EDINA, MINNESOTA, a public body corporate and politic organized and existing under the laws of the State of Minnesota, which holds a mortgage on the Subject Property, the development of which is governed by the foregoing Site Improvement Performance Agreement, which mortgage is dated June 1, 2020 and recorded June 5, 2020 with the Hennepin County Registrar of Titles as document number T05714416, agrees that the Site Improvement Performance Agreement shall remain in full force and effect even if it forecloses on its mortgage.

Dated this _____ day of _____, 2021.

HOUSING AND REDEVELOPMENT AUTHORITY OF EDINA, MINNESOTA

By: _____

_____[print name]

Its _____ [title]

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, the _____ of **Housing and Redevelopment Authority of Edina, Minnesota**, a _____ _____, on behalf of the entity.

_____
Notary Public

DRAFTED BY:
CAMPBELL, KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
DSK

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VI.R.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Sharon Allison, City Clerk

Item Activity:
Action

Subject: Resolution No. 2021-98: Accepting Donations

ACTION REQUESTED:
Approve Resolution No. 2021-98 accepting donations.

INTRODUCTION:
To comply with State Statute, all donations to the City must be accepted by resolution and approved by two-thirds majority of the Council. See attached resolution with list of donations.

ATTACHMENTS:

Resolution No. 2021-98: Accepting Donations

RESOLUTION NO. 2021-98
ACCEPTING DONATIONS ON
BEHALF OF THE CITY OF EDINA

WHEREAS, Minnesota Statute 465.03 allows cities to accept grants and donations of real or personal property for the benefit of its citizens;

WHEREAS, said donations must be accepted via a resolution of the Council adopted by a two thirds majority of its members.

NOW, THEREFORE, BE IT RESOLVED, that the Edina City Council accepts with sincere appreciation the following listed grants and donations on behalf of its citizens.

Parks & Recreation

• Cates Fine Homes	$ 350	Tree Fox Meadow Park
• Doris Grimes	$3,200	Bench at Arden Park

Dated: October 19, 2021

Attest:_____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 2021.

_____
City Clerk

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VII.A.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Jennifer Garske, Executive Assistant

Item Activity:
Action

Subject: Proclamation: Extra Mile Day 2021

ACTION REQUESTED:
Adopt the proclamation declaring November 1, 2021, Extra Mile Day.

INTRODUCTION:
Each year, the Extra Mile America Foundation asked cities to highlight this day to remind individuals and organizations that one person can make a difference in creating positive changes in America. Edina began participating in Extra Mile Day in 2015.

ATTACHMENTS:

Proclamation: Extra Mile Day 2021

PROCLAMATION
EXTRA MILE DAY
NOVEMBER 1, 2021

WHEREAS, Edina, Minnesota, is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively "go the extra mile" in personal effort, volunteerism, and service; and

WHEREAS, Edina, Minnesota, is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment and conviction to their individual ambitions, family, friends and community; and

WHEREAS, Edina, Minnesota, is a community which chooses to shine a light on and celebrate individuals and organizations within its community who "go the extra mile" in order to make a difference and lift up fellow members of their community; and

WHEREAS, Edina, Minnesota, acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America and is proud to support "Extra Mile Day" on November 1, 2021.

NOW, THEREFORE, I, James B. Hovland, Mayor of Edina, do hereby proclaim November 1, 2021, to be

EXTRA MILE DAY

I urge each individual in the community to take time on this day to not only "go the extra mile" in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country or world a better place.

Dated this 19th day of October, 2021.

_____

James B. Hovland, Mayor

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: VIII.A.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Bill Neuendorf, Economic Development Manager

Item Activity:
Action, Discussion

Subject: PUBLIC HEARING: Resolution 2021-99 Establishing Eden Willson Tax Increment Financing District

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ACTION REQUESTED:
Close the public hearing at noon, October 25, and continue action to the item to the November 3, City Council Meeting.

INTRODUCTION:
This item pertains to the potential creation of a new Tax Increment Financing District in order to provide funding for a combination of private redevelopment and public improvements.

The Public Hearing will be conducted on October 19th. Additional public comment will be accepted through October 25th.

Action on this Resolution is recommended to be deferred until November 3, 2021.

ATTACHMENTS:

Staff Report: Establish Eden Willson TIF District

Resolution No. 2021-99: Establishing Eden Willson TIF District

TIF Plan

Staff Presentation

STAFF REPORT

Date: October 19, 2021

To: Mayor and City Council

From: Bill Neuendorf, Economic Development Manager

Subject: Resolution 2021-99: Establish Eden Willson Tax Increment Financing District

Information / Background:

The City and Housing and Redevelopment Authority are considering entering into a Redevelopment Agreement with Reuter Walton to provide financial assistance using Tax Increment Financing (TIF). A new TIF District is proposed to be established to enable public financing for private and public improvements.

The redevelopment project is located at 4917 Eden Avenue. The existing commercial structure is anticipated to be vacated and demolished. A new 7-story apartment building will be constructed on the site with below ground and surface parking. The building will include commercial tenant space on the first floor. Ten percent of the apartment units will be affordably-priced. In July 2021, the developer was granted preliminary rezoning and site plan approval for the mixed-use development.

Staff has met with the developer to understand the financial conditions that warrant consideration of public financing. Staff has also engaged legal and financial advisors at Ehlers Associates and Dorsey & Whitney to scrutinize the financial pro forma and provide input on the potential use of TIF for this project.

Ehlers has scrutinized the financial pro forma and determined that the financial gap in the $83.7 million is approximately $5.1 million. Ehlers also confirmed that "but for" the use of TIF, this project will be unable to secure private financing. In August 2021, the HRA agreed with the general business terms identified for the use of TIF.

Tax Increment Financing (TIF) is one of the financial tools available to the City to encourage new investment in a manner that enhances the property tax base and achieves other community goals. TIF uses new property taxes (aka incremental taxes) that are generated by a new project to pay for some of the costs associated with the new project. The existing tax base continues to be distributed to the school, city, county and other taxing agencies.

The use of TIF is governed by Minnesota Statutes that have evolved over several decades. These laws provide a number of protections to ensure that financial incentives are not over-used or mis-used. The City of Edina has historically used TIF to a lesser extent than its peers. The City's TIF Policy limits financial risk to the City and strives to maximize public benefits when TIF is used.

In this case, staff recommends that a new TIF District be created so that the financial gap of the proposed 4917 Eden Apartment project can be bridged and also so that funding is available for several public improvements to the roadway network that serves the site and the general area. This recommendation is based on the following:

- District is located within the boundaries of the Southeast Edina Redevelopment Project Area
- Creation of a new 25-year Redevelopment TIF District
- Boundaries include parcels at 4917 and 4918 Eden Avenue containing three existing sub-standard buildings as well as adjacent road right of way that connects the site with the transportation network
- Redevelopment can deliver 20 units of new affordable priced housing, public parking and dedicated public land for future public improvement adjacent to Highway 100
- Redevelopment can provide funding source for related public improvements to the roadway network on Eden, Willson, Grange & 50th Street that serves the site and surrounding neighborhoods

The site has been investigated by Stantec to ensure it qualifies per the Minnesota TIF regulations. Ehlers Associates, the City's public finance advisor has prepared a Tax Increment Financing Plan to establish the parameters of the new TIF District. This Plan has been reviewed by the City's special counsel for redevelopment matters – Dorsey & Whitney to ensure compliance with State Law.

Draft copies of this Plan have been distributed to affected taxing agencies, including the Edina School District and Hennepin County in accordance with the process identified in State Law. As of the writing of this staff report, no concerns have been expressed regarding the creation of the Eden Willson TIF District. The TIF Plan has also been presented and discussed with the Edina Heritage Preservation Commission, Edina Park and Recreation Commission, Edina Historical Society and the Edina Planning Commission.

This TIF Plan was approved by the Edina Housing & Redevelopment Authority on October 14th. Please note that the proposed Resolution and Public Hearing only relate to the establishment of a new TIF District. The TIF Redevelopment Agreement with the developer will be considered in a separate action scheduled for the October 28th HRA Board and November 3rd City Council meetings.

The public hearing will remain open for public comment until Monday October 25th. Final action on the TIF District and the TIF Redevelopment Agreement with Reuter Walton is anticipated to occur on November 3, 2021. This is the same date that the final zoning approvals will be considered.

Staff recommends that Resolution 2021-99 be approved.

CITY OF EDINA
COUNTY OF HENNEPIN
STATE OF MINNESOTA

Councilmember _____ introduced the following resolution and moved its adoption:

RESOLUTION 2021-99

ESTABLISHING THE EDEN WILLSON REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT

BE IT RESOLVED by the City Council (the "Council") of the City of Edina, Minnesota (the "City"), as follows:

Section 1. Recitals.

1.01. The Board of Commissioners of the Edina Housing and Redevelopment Authority (the "HRA") have heretofore established the Southeast Edina Redevelopment Project Area (the "Project Area") and adopted a Redevelopment Plan therefore. It has been proposed by the HRA and the City that the City approve and the HRA adopt a Modification to the Redevelopment Plan for the Project Area (the "Redevelopment Plan Modification") and a Tax Increment Financing Plan (the "TIF Plan") for the establishment of the Eden Willson Redevelopment Tax Increment Financing District (the "TIF District") therein (the Redevelopment Plan Modification and the TIF Plan are referred to collectively herein as the "Plans"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.001 to 469.047 and Sections 469.174 to 469.1794, all inclusive, as amended, (the "Act") all as reflected in the Plans, and presented for the Council's consideration.

1.02. The HRA and City have investigated the facts relating to the Plans and have caused the Plans to be prepared.

1.03. The HRA and City will have performed all actions required by law to be performed prior to the establishment of the TIF District and the adoption and approval of the proposed Plans, including, but not limited to, notification of Hennepin County and Independent School District No. 273 having taxing jurisdiction over the property within the TIF District, a review of and written comment on the Plans by the City Planning Commission, approval of the Plans by the HRA on October 14, 2021, and the holding of a public hearing upon published notice as required by law.

1.04. Certain written reports (the "Reports") relating to the Plans and to the activities contemplated therein have heretofore been prepared by staff and consultants and submitted to the Council and/or made a part of the City files and proceedings on the Plans. The Reports include data, information and/or substantiation constituting or relating to the basis for the other findings and determinations made in this resolution. The Council hereby confirms, ratifies and adopts the Reports, which are hereby incorporated into and made as fully a part of this resolution to the same extent as if set forth in full herein.

1.05. The City is not modifying the boundaries of the Project Area, but is, however, modifying the Redevelopment Plan to include activities related to the TIF District.

Section 2. Findings for the Adoption and Approval of the Redevelopment Plan Modification.

2.01. The Council approves the Redevelopment Plan Modification, and specifically finds that: (a) the land within the Project Area would not be available for redevelopment without the financial aid to be sought under this Redevelopment Plan; (b) the Redevelopment Plan, as modified, will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Project Area by private enterprise; and (c) that the Redevelopment Plan, as modified, conforms to the general plan for the development of the City as a whole.

Section 3. Findings for the Establishment of the TIF District.

3.01. The Council hereby finds that the TIF District is in the public interest and is a "redevelopment district" under Minnesota Statutes, Section 469.174, Subd. 10 of the Act.

3.02. The Council further finds that the proposed redevelopment would not occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan.

3.03. The Council finds that the TIF Plan conforms to the general plan for the development or redevelopment of the City as a whole; and that the TIF Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the redevelopment or development of the TIF District by private enterprise.

3.04. The Council further finds, declares and determines that the City made the above findings stated in this Section and has set forth the reasons and supporting facts for each determination in writing, attached hereto as Exhibit A.

3.05. The HRA elects to calculate fiscal disparities for the TIF District in accordance with Minnesota Statutes, Section 469.177, Subd. 3, clause b, which means the fiscal disparities contribution would be taken from inside the TIF District.

Section 4. Public Purpose.

4.01. The adoption of the Plans conforms in all respects to the requirements of the Act and will help fulfill a need to develop an area of the City which is already built up, to provide housing and employment opportunities, to improve the tax base and to improve the general economy of the State and thereby serves a public purpose. For the reasons described in Exhibit A, the City believes these benefits directly derive from the tax increment assistance provided under the TIF Plan. A private developer will receive only the assistance needed to make the development financially feasible. As such, any private benefits received by a property owner are incidental and do not outweigh the primary public benefits.

Section 5. Approval and Adoption of the Plans.

5.01. The Plans, as presented to the Council on this date, including without limitation the findings and statements of objectives contained therein, are hereby approved, ratified, established, and adopted and shall be placed on file in the office of the HRA Executive Director.

5.02. The staff of the City, the City's advisors and legal counsel are authorized and directed to proceed with the implementation of the Plans and to negotiate, draft, prepare and present to this Council for its consideration all further plans, resolutions, documents and contracts necessary for this purpose.

5.03 The Auditor of Hennepin County is requested to certify the original net tax capacity of the TIF District, as described in the Plans, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased; and the HRA is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the TIF District, for which building permits have been issued during the 18 months immediately preceding the adoption of this resolution.

5.04. The HRA Executive Director is further authorized and directed to file a copy of the Plans with the Commissioner of the Minnesota Department of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes 469.175, Subd. 4a.

The motion for the adoption of the foregoing resolution was duly seconded by Council member _____, and upon a vote being taken thereon, the following voted in favor thereof: _____

_____

and the following voted against the same: _____

_____

Dated: November 3, 2021

Attest: _____ _____

Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached is a true and correct copy of the Resolution duly adopted by the Edina City Council at its regular meeting of November 3, 2021, and as recorded in the Minutes of said regular meeting.

WITNESS, my hand and seal of said City this _____ day of_____, 2021.

_____

Sharon Allison, City Clerk

EXHIBIT A

RESOLUTION NO. 2021-99

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for the Eden Willson Redevelopment Tax Increment Financing District, as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. Finding that the Eden Willson Redevelopment Tax Increment Financing District is a redevelopment district as defined in M.S., Section 469.174, Subdivision 10.

The District consists of two (2) parcels within the Southeast Edina Redevelopment Project Area and their internal and external rights-of-way, abutting roadways and intersections, pedestrian pathways and crossings, all with plans to redevelop the area for redevelopment and construction of a mixed-use apartment and retail building. Parcels consisting of 70 percent of the area of the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50 percent of the buildings in the District, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance. (See Appendix D of the TIF Plan.)

2. Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan.

The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the activities proposed in the TIF Plan meets the City's objectives for redevelopment. The existing property contains substandard buildings whose renovation requires high costs related to demolition, remediation and reconstruction of infrastructure. The redevelopment also requires substantial investment toward public improvements such as local transportation and utility infrastructure and shared public parking. The combination of limited amounts of property available for expansion adjacent to the existing redevelopment site, height/density limitations, and the public and private cost of financing the proposed improvements which are essential to the comprehensive redevelopment of the area, this project is feasible only through assistance, in part, from tax increment financing.

The developer provided a proforma outlining project sources and uses as well as projected rent, vacancy and financing assumptions. City staff and the City's financial advisor reviewed the information and have determined that the project is not feasible without assistance due to anticipated rent levels and market returns not supporting the redevelopment costs for this site. The term of assistance for the redevelopment project is expected to be less than the maximum 26-year term of a redevelopment district.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan: This finding is justified on the grounds that the development intensity and tax base created on currently underutilized and declining property requires site and public improvement costs that are improbable without public assistance. Specifically, the cost of site preparation,

demolition, remediation, and public improvements to include transportation and utility infrastructure will add significantly to the total redevelopment cost of any development in this area. Site and public improvements costs necessary to sustain the approved density have made redevelopment infeasible without tax increment assistance. The City reasonably determines that no other redevelopment of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

Therefore, the City concludes as follows:

a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is $0.

b. If the proposed development occurs, the total estimated increase in taxable market value will be $51,721,500.

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be $12,043,964.

d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a taxable market value increase greater than $39,677,536 (the amount in clause b less the amount in clause c) without tax increment assistance.

3. Finding that the TIF Plan for the Eden Willson Redevelopment Tax Increment Financing District conforms to the general plan for the development or redevelopment of the municipality as a whole.

The Planning Commission reviewed the TIF Plan on October 13, 2021 and approved Resolution PC-B-21-31 to provide written opinion affirming that the TIF Plan conforms to the general development plan of the City.

4. Finding that the Tax Increment Financing Plan for the Eden Willson Redevelopment Tax Increment Financing District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of the Southeast Edina Redevelopment Project Area by private enterprise.

Through the implementation of the TIF Plan, the City will provide an impetus for the construction of a new mixed-use private development which will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high-quality development to the City.

Public Hearing Date: October 19, 2021

Edina Housing and Redevelopment Authority
City of Edina, Hennepin County, Minnesota

Modification to the Redevelopment Plan
Southeast Edina Redevelopment Project Area

&

Tax Increment Financing (TIF) Plan
Establishment of Eden / Willson Redevelopment
Tax Increment Financing District
(a redevelopment district)

EHLERS
PUBLIC FINANCE ADVISORS

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BUILDING COMMUNITIES. IT'S WHAT WE DO.

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Modification to the Redevelopment Plan for the Southeast Edina Redevelopment Project Area

FOREWORD

The following text represents a Modification to the Redevelopment Plan for the Southeast Edina Redevelopment Project Area. This modification represents a continuation of the goals and objectives set forth in the Redevelopment Plan for Southeast Edina Redevelopment Project Area originally adopted September 29, 1977, and modified from time to time. Generally, the substantive changes include the establishment of the Eden / Willson Redevelopment Tax Increment Financing District.

MUNICIPAL ACTION TAKEN

Based upon the statutory authority described in the Redevelopment Plan, the public purpose findings by the City Council and for the purpose of fulfilling the City's development objects as set forth in the Redevelopment Plan, the City Council has created, established and designated the Southeast Edina Redevelopment Plan pursuant to and in accordance with the requirements of Minnesota Statutes, Section 469.001 to 469.047.

The original and amended Southeast Edina Redevelopment Plan documents designated the Southeast Edina Redevelopment Plan as a redevelopment project and also a tax increment financing plan for tax increment districts created prior to 1988. The Centennial Lakes Tax Increment Financing District was created in 1988 pursuant to Tax Increment Financing Plan 88-1, which was subsequently renamed the Centennial Lakes Tax Increment District and referred to by Hennepin County as District #1203 and #1249.

For purposes of clarification, this modification will refer to the Southeast Edina Redevelopment Plan as the Southeast Edina Redevelopment Project Area Plan pursuant to Minnesota Statutes 469.002. The following municipal action has been taken with regard to the Southeast Edina Redevelopment Project Area Plan:

September 29, 1977: The Housing and Redevelopment Authority of Edina (the "HRA") approved the Southeast Edina Redevelopment Project Area Plan.

October 5, 1981: The Southeast Edina Redevelopment Project Area Plan was amended to identify project costs and bonded indebtedness incurred to finance those costs.

May 6, 1985: The HRA and the City approved an amendment to the Southeast Edina Redevelopment Project Area Plan which establishes an interest reduction program and enlarges the project area to include the "1985 Project Area."

August 19, 1985: The HRA and the City approved the First Amendment to the 1985 Amendment to the Southeast Edina Redevelopment Project Area Plan to enlarge the 1985 Project Area and authorize the issuance of additional bonds to acquire land within the enlarged 1985 Project Area.

1987: The HRA and City approved the 1987 Amendments to the Southeast Edina Redevelopment Plan to enlarge the project area to include the 1987 Project Area.

1988: The HRA and City approved the 1988 Amendments to the Southeast Edina Redevelopment Plan to provide an Interest Reduction Program in the amount of $2,500,000 to assist in the financing and construction of housing units and authorize the HRA and City to incur additional bonded indebtedness.

February 21, 2012: The HRA and City expand the Southeast Edina Project Area.

April 17, 2012: The HRA and City establish the Southdale 2 Tax Increment Financing District.

February 18, 2014: The HRA and City establish the Pentagon Park Tax Increment Financing District.

March 2, 2016: The HRA and City establish the Grandview 2 Tax Increment Financing District.

April 5, 2016: The HRA and City modify the Tax Increment Financing Plan for the Southdale 2 Tax Increment Financing District and establish the 66 West Tax Increment Financing District.

June 20, 2017: The HRA and City establish the 50th and France 2 Tax Increment Financing District.

October 16, 2018: The HRA and City establish the 44th and France 2 Tax Increment Financing District.

November 20, 2018: The HRA and City modify the Tax Increment Financing Plan for the Southdale 2 Tax Increment Financing District to increase the TIF Budget and enable special legislative pooling authority for affordable housing.

November 20, 2018: The HRA and City also establish the West 76th Street Tax Increment Financing District.

March 19, 2019: The HRA and City establish the 72nd and France Tax Increment Financing District.

December 17, 2019: The HRA and City modify the Tax Increment Financing Plan for the Southdale 2 Tax Increment Financing District to designate property to be acquired and establish the Amundson Avenue Tax Increment Financing District.

August 4, 2021: The HRA and City establish the 4040 West 70th Street Tax Increment Financing District.

September 9, 2021: The HRA and City modify the Tax Increment Financing Plan for the Southdale 2 Tax Increment Financing District to increase the estimated project costs expected to be paid or financed with tax increment from the Southdale 2 TIF District, to include affordable housing project costs.

(As Modified October 19, 2021)
October 19, 2021: *The HRA and City establish the Eden / Willson Redevelopment Tax Increment Financing District.*

For further information, a review of the Redevelopment Plan for Southeast Edina Redevelopment Project Area, is recommended. It is available from the HRA Executive Director at the City of Edina. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within the Southeast Edina Redevelopment Project Area.

Tax Increment Financing Plan for the Eden / Willson Redevelopment Tax Increment Financing District

FOREWORD

The Edina Housing and Redevelopment Authority (the "HRA"), the City of Edina (the "City"), staff and consultants have prepared the following information to expedite the establishment of the Eden / Willson Redevelopment Tax Increment Financing District (the "District"), a redevelopment tax increment financing district, located in the Southeast Edina Redevelopment Project Area.

STATUTORY AUTHORITY

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the HRA and City have certain statutory powers pursuant to *Minnesota Statutes ("M.S."), Sections 469.001 - 469.047*, inclusive, as amended (the "HRA Act"), and *M.S., Sections 469.174 to 469.1794*, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Redevelopment Plan for the Southeast Edina Redevelopment Project Area, originally adopted September 29, 1977, and modified from time to time.

STATEMENT OF OBJECTIVES

The District currently consists of two (2) parcels of land inclusive of internal and external rights-of-way, abutting roadways and intersections, pedestrian pathways and crossings depicted within the map contained in Appendix A. The District is being created to facilitate redevelopment of the 4917 Eden Avenue site including construction of a new mixed use apartment and retail redevelopment and associated public improvements in the City. Please see Appendix E for further District information. The HRA anticipates entering into an agreement with Eden Avenue Group, LLC as the developer. Development is anticipated to begin in 2022. This TIF Plan is expected to achieve many of the objectives outlined in the Redevelopment Plan for the Southeast Edina Redevelopment Project Area.

The activities contemplated in the Modification to the Redevelopment Plan and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Southeast Edina Redevelopment Project Area and the District.

REDEVELOPMENT PLAN OVERVIEW

Pursuant to the Redevelopment Plan and authorizing state statutes, the HRA or City is authorized to undertake the following activities in the District:

1. Property to be Acquired – The HRA or City currently owns one parcel of property within the District. The remaining property located within the District may be acquired by the HRA or City and is further described in this TIF Plan.

2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.

3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the HRA or City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.

4. The HRA or City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

DESCRIPTION OF PROPERTY IN THE DISTRICT AND PROPERTY TO BE ACQUIRED

The District encompasses property identified by the parcels listed below, inclusive of adjacent rights-of-way, pedestrian pathways and crossing, and abutting roadways and intersections.

Parcel number	Address	Owner
1802824320023	4917 Eden Avenue	Eden Ventures
1802824320029	4918 and 4920 Eden Avenue*	City of Edina

** As depicted in Appendix A, the District will include only the portion of parcel #18-028-24-32-0029 west of Grange Road.*

Please also see the map in Appendix A for further information on the location of the District.

The HRA or City may acquire any parcel within the District including interior and adjacent street rights-of-way. Any properties identified for acquisition will be acquired by the HRA or City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets and sidewalks, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The HRA or City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

The HRA or City currently owns one parcel of the property to be included in the District.

DISTRICT CLASSIFICATION

The HRA and City, in determining the need to create a tax increment financing district in accordance with the TIF Act find that the District, to be established, is a redevelopment district pursuant to *M.S., Section 469.174, Subd. 10(a)(1).*

- The District consists of two (2) parcels.
- An inventory shows that parcels consisting of more than 70 percent of the area in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures.
- An inspection of the buildings located within the District finds that more than 50 percent of the buildings are structurally substandard as defined in the TIF Act. (See Appendix D).

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111*, *273.112, or 273.114* or *Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

DURATION & FIRST YEAR OF DISTRICT'S TAX INCREMENT

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the HRA or City (a total of 26 years of tax increment). The HRA or City elects to receive the first tax increment in 2025, which is no later than four years following the year of approval of the District.

Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2050, or when the TIF Plan is satisfied. The HRA or City reserves the right to decertify the District prior to the legally required date.

ORIGINAL TAX CAPACITY, TAX RATE & ESTIMATED CAPTURED NET TAX CAPACITY VALUE/INCREMENT & NOTIFICATION OF PRIOR PLANNED IMPROVEMENTS

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2021 for taxes payable 2022.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2025) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the HRA or City.

The Original Local Tax Rate for the District will be the local tax rate for taxes payable 2022, assuming the request for certification is made before June 30, 2022). The estimated ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Southeast Edina Redevelopment Project Area, upon completion of the District, will annually approximate tax increment revenues as shown in the table below. The HRA and City request 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2025. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Tax Capacity		
Estimated Project Tax Capacity (PTC)	887,151	
Less: Estimated Original Net Tax Capacity (ONTC	38,495	
Less: Fiscal Disparities	8,351	
Estimated Captured Tax Capacity (CTC)	**840,304**	
Estimated Original Local Tax Rate	107.8580%	Pay 2021
Estimated Annual Tax Increment (CTC x Rate)	**$906,335**	
Percent Retained by the HRA	100%	

Note: Estimated PTC includes a 1% inflation factor for the duration of the District and is the estimated tax capacity of the District in year 25. The tax capacity of the District in year one is estimated to be 691,772.

Pursuant to *M.S., Section 469.177, Subd. 4*, the HRA shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3.* The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City is reviewing the area to be included in the District to determine if any building permits have been issued during the 18 months immediately preceding approval of the TIF Plan.

SOURCES OF REVENUE/BONDS TO BE ISSUED

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES	
Tax Increment	$ 20,668,426
Interest	2,066,843
TOTAL	**$ 22,735,269**

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The HRA or City reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by a pay-as-you-go note, interfund loans, and/or a possible bond issue. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification.

This provision does not obligate the HRA or City to incur debt. The HRA or City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The HRA or City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of $14,934,231. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

USES OF FUNDS

Currently under consideration for the District is a proposal to facilitate redevelopment of the property into a mixed-use apartment and commercial retail building and necessitated public infrastructure improvements. The HRA and City have determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described.

The HRA has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table. These estimates establish the maximum amount permitted to be expended, but the HRA and City is not obligated to expend the full amount.

USES	
Land/Building Acquisition	$ 3,000,000
Site Improvements/Preparation	750,000
Affordable Housing	2,066,843
Utilities	1,500,000
Other Qualifying Improvements	5,550,545
Administrative Costs (up to 10%)	2,066,843
PROJECT COSTS TOTAL	**$ 14,934,231**
Interest	7,801,038
PROJECT AND INTEREST COSTS TOTAL	**$ 22,735,269**

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in the Sources of Revenue section.

Estimated costs associated with the District are subject to change among categories without a modification to this TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. Pursuant to *M.S., Section 469.1763, Subd. 2*, no more than 25 percent of the tax increment paid by property within the District will be spent on activities related to development or redevelopment outside of the District but within the boundaries of Southeast Edina Redevelopment Project Area, (including administrative costs, which are considered to be spent outside of the District) subject to the limitations as described in this TIF Plan.

Pursuant to *M.S., Section 469.1763, Subd. 2(d)*, the HRA and City may elect to increase by up to ten percentage points the permitted amount of expenditures for activities located outside the geographic area of the District. The HRA and City intend to pool tax increment paid by property within the District to be used to assist housing that meets the requirements contained in *M.S., Section 469.1763, Subd. 2(d)*.

FISCAL DISPARITIES ELECTION

Pursuant to *M.S., Section 469.177, Subd. 3*, the HRA or City may elect one of two methods to calculate fiscal disparities contribution of commercial-industrial net tax capacity from the District.

The HRA will choose to calculate fiscal disparities by clause b (inside the District).

ESTIMATED IMPACT ON OTHER TAXING JURISDICTIONS

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the HRA and City have determined that such development or redevelopment would not reasonably be expected to occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is $0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

Impact on Tax Base If "But/For" Not Met			
Entity	2020/Pay 2021 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) upon completion	Percent of CTC to Entity Total
Hennepin County	2,080,642,179	840,304	**0.0404%**
City of Edina	141,273,381	840,304	**0.5948%**
ISD 273 (Edina)	115,791,268	840,304	**0.7257%**

Impact on Tax Rates If "But/For" Not Met				
Entity	Pay 2021 Extension Rate	Percent of Total Rate	CTC	Potential Annual Taxes
Hennepin County	38.2100%	35.43%	840,304	**$ 321,080**
City of Edina	28.9390%	26.83%	840,304	**243,176**
ISD 273 (Edina)	31.4740%	29.18%	840,304	**264,477**
Other	9.2350%	8.56%	840,304	**77,602**
	107.8580%	**100.00%**		**$ 906,335**

The estimates listed above display the estimated CTC when all construction is completed at the end of the District. The tax rate used for calculations is the Pay 2021 rate as obtained from Hennepin County. The total net capacity for the entities listed above are based on Pay 2021 figures provided by Hennepin County. The District will be certified under the Pay 2022 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

(1) Estimate of total tax increment. It is estimated that the total amount of tax increment from property within the District that will be generated over the life of the District is $20,668,426;

(2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected, as it is with any new development. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic and additional overall demands to the call load. However, the roadway improvements proposed as part of this redevelopment are expected to help emergency response. The City does not expect that the proposed redevelopment, in and of itself, will necessitate new capital investment in vehicles or facilities, nor an increase to staffing levels.

The probable impact of the District on Fire/EMS services is not expected to be significant. A new, fully-sprinklered, non-age restricted apartment building is expected to generate few calls, if any, and be of superior construction and compliant with the latest building codes. Some of the existing buildings, which will be eliminated or relocated by the new development, are of older construction and carry issues that are expected to be improved by the new structures and/or relocation. The City does not expect that the proposed development, in and of itself, will necessitate additional staffing or new capital investment in vehicles or facilities.

The impact of the District on public infrastructure is expected to be moderate. The redevelopment is not expected to significantly impact any traffic movements external to the area, but new infrastructure funded by the TIF District is proposed to enhance traffic movement throughout the District. The City may need to relocate fiber optic lines near the redevelopment and road improvements as part of the infrastructure costs. The current system infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are minimal additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks. The development in the District is expected to contribute an estimated $487,060 in met council sanitary sewer (SAC) and $878,080 in City sanitary sewer and water fees.

The probable impact of any District general obligation debt issuance on the City's ability to issue debt for general fund purposes is expected to be minimal. The City may issue general obligation tax increment revenue bonds to fund public infrastructure at some point during the District, but any such issuance is not expected to require the City's general revenue support and would not apply to the City's statutory debt limit.

(3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is $6,031,245. The amount is calculated by multiplying the total estimated increment of $20,668,426 by the school district's percent of the proportionate share of the total tax rate of 29.18%;

(4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is $7,322,040. The amount is calculated by multiplying the total estimated increment of $20,668,426 by the County's percent of the proportionate share of the total tax rate of 35.43%;

(5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

At this time, no requests for additional information from the county or school district regarding the proposed development for the District have been received.

SUPPORTING DOCUMENTATION

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S. Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District.

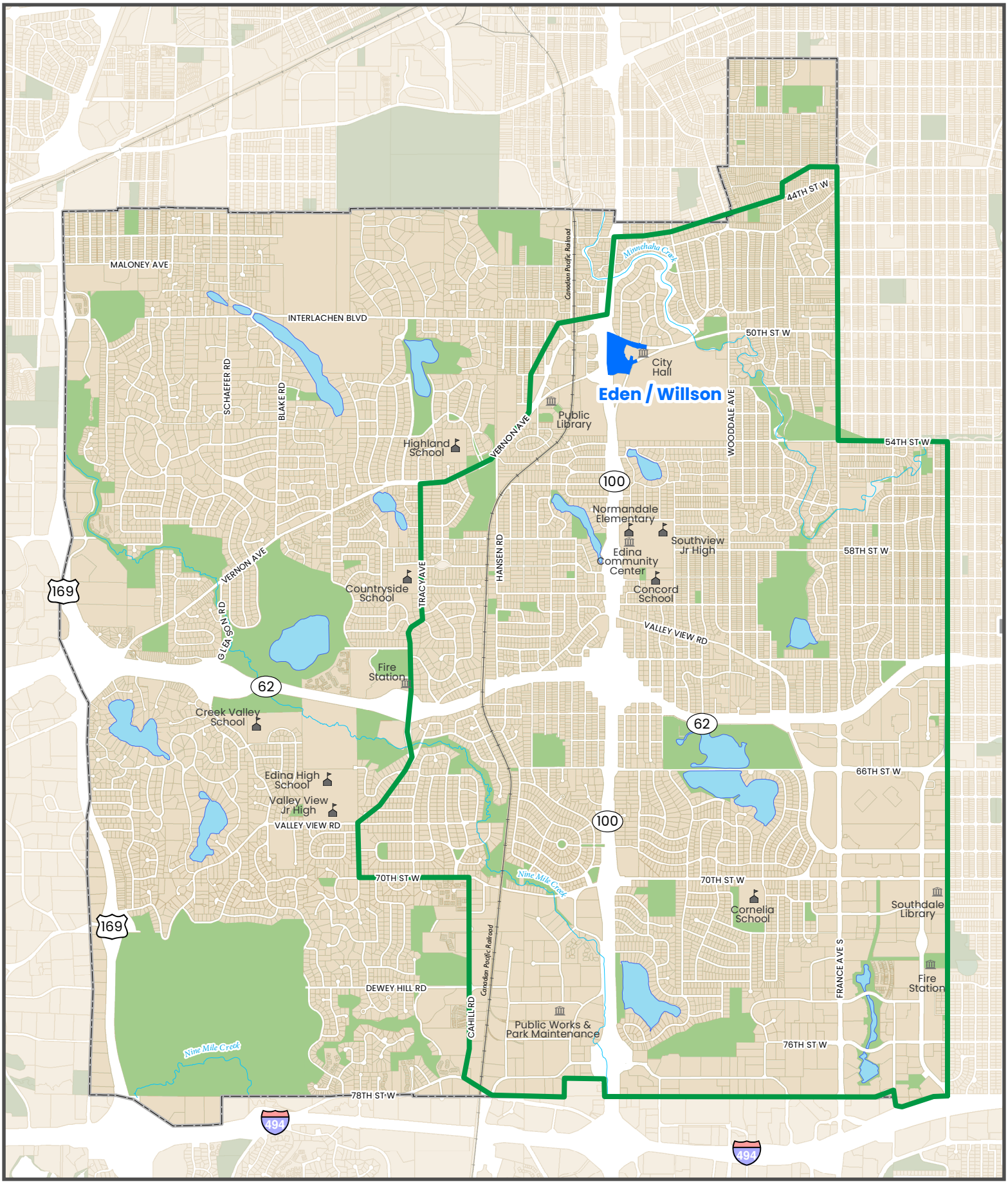
(i) In making said determination, reliance has been placed upon (1) written representation made by the developer to such effects, (2) review of the developer's anticipated proforma; and (3) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the City Council resolution approving the establishment of the TIF District and Appendix C.

(ii) A comparative analysis of estimated market value both with and without establishment of the TIF District and the use of tax increments has been performed. Such analysis is included with the cashflow in Appendix B and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the TIF District and the use of tax increments.

DISTRICT ADMINISTRATION

Administration of the District will be handled by the HRA Executive Director and Economic Development Manager.

Appendix A: Map of Southeast Edina Redevelopment Project Area and the TIF District


Eden / Willson
City Hall
Public Library
Highland School
Countryside School
Fire Station
Creek Valley School
Edina High School
Valley View Jr High
Normandale Elementary
Edina Community Center
Southview Jr High
Concord School
Cornelia School
Southdale Library
Fire Station
Public Works & Park Maintenance
MALONEY AVE
INTERLACHEN BLVD
SCHAEFER RD
BLAKE RD
VERNON AVE
GLEASON RD
TRACY AVE
HANSEN RD
WOODDALE AVE
FRANCE AVE S
CAHILL RD
DEWEY HILL RD
VALLEY VIEW RD
44TH ST W
50TH ST W
54TH ST W
58TH ST W
66TH ST W
70TH ST W
76TH ST W
78TH ST W
Minnehaha Creek
Nine Mile Creek
Canadian Pacific Railroad
169
62
100
494
Eden / Willson TIF District
Southeast Edina Redevelopment Project Area
N
September 2021
Feet
0
2,100

CITY OF EDINA, MINNESOTA

Eden / Willson TIF District

N

September 2021

Feet

0 175

Appendix B: Estimated Cash Flow for the District

Eden / Willson Redevelopment TIF District

City of Edina, MN

Mixed-use Redevelopment

ASSUMPTIONS AND RATES

DistrictType:	**Redevelopment**	
District Name/Number:	**Eden / Willson**	
County District #:	**TBD**	
First Year Construction or Inflation on Value	**2023**	
Inflation Rate - Every Year:	**1.00%**	
Interest Rate:	**4.00%**	
Present Value Date:	**1-Feb-24**	
First Period Ending	1-Aug-24	
Tax Year District was Certified:	**Pay 2022**	
Cashflow Assumes First Tax Increment For Development:	2025	
Years of Tax Increment	26	
Assumes Last Year of Tax Increment	2050	
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	**Inside(B)**	
Incremental or Total Fiscal Disparities	**Incremental**	
Fiscal Disparities Contribution Ratio	33.7904%	Pay 2021
Fiscal Disparities Metro-Wide Tax Rate	139.5040%	Pay 2021
Maximum/Frozen Local Tax Rate:	107.858%	Pay 2021
Current Local Tax Rate: (Use lesser of Current or Max.)	107.858%	Pay 2021
State-wide Tax Rate (Comm./Ind. only used for total taxes)	35.9780%	Pay 2021
Market Value Tax Rate (Used for total taxes)	0.21097%	Pay 2021

Tax Rates

Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First	$150,000	1.50%
Over	$150,000	2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First	$174,000	0.75%
Over	$174,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First	$500,000	1.00%
Over	$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First	$500,000	1.00%
Over	$500,000	1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	1802824320023	Eden Ventures		3,078,600	1,000	3,079,600	100%	3,079,600	Pay 2022	C/I Pref.	60,842	Rental	38,495	1
2	1802824320029	City of Edina		0	0	0	100%	0	Pay 2022	Exempt	-	Rental	-	2
				3,078,600	**1,000**	**3,079,600**		**3,079,600**			**60,842**		**38,495**	

Note:

1. Base values are for pay 2022 based upon review of County website on September 13, 2021.
2. Located in SD # 273 and WS # 3.

Eden / Willson Redevelopment TIF District

City of Edina, MN

Mixed-use Redevelopment

EHLERS PUBLIC FINANCE ADVISORS

PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2023	Percentage Completed 2024	Percentage Completed 2025	Percentage Completed 2026	First Year Full Taxes Payable
1	Apartments	274,490	274,490	196	53,800,000	Rental	672,500	3,431	100%	100%	100%	100%	2025
	Retail	300	300	3,337	1,001,100	C/I Pref.	19,272	6	100%	100%	100%	100%	2025
TOTAL					54,801,100		691,772						
Subtotal Residential				196	53,800,000		672,500						
Subtotal Commercial/Ind.				3,337	1,001,100		19,272						

Note:

1. Market values are based upon preliminary estimates from the Assessor's Office.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Apartments	672,500	0	672,500	725,345	0	0	113,502	838,847	4,279.83
Retail	19,272	6,512	12,760	13,763	9,085	6,394	2,112	31,353	9.40
TOTAL	691,772	6,512	685,260	739,108	9,085	6,394	115,614	870,200	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	870,200
less State-wide Taxes	(6,394)
less Fiscal Disp. Adj.	(9,085)
less Market Value Taxes	(115,614)
less Base Value Taxes	(41,520)
Annual Gross TIF	697,588

MARKET VALUE BUT / FOR ANALYSIS	
Current Market Value - Est.	3,079,600
New Market Value - Est.	54,801,100
Difference	51,721,500
Present Value of Tax Increment	12,043,964
Difference	39,677,536
Value likely to occur without Tax Increment is less than:	39,677,536

EHLERS
PUBLIC FINANCE ADVISORS

Eden / Willson Redevelopment TIF District

City of Edina, MN

Mixed-use Redevelopment

TAX INCREMENT CASH FLOW

% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
							-	-	-	-				08/01/24
							-	-	-	-				02/01/25
100%	691,772	(38,495)	(6,512)	646,765	107.858%	697,588	348,794	(1,256)	(34,754)	312,784	294,744	0.5	2025	08/01/25
							348,794	(1,256)	(34,754)	312,784	583,708	1	2025	02/01/26
100%	698,690	(38,495)	(6,577)	653,618	107.858%	704,979	352,489	(1,269)	(35,122)	316,098	870,008	1.5	2026	08/01/26
							352,489	(1,269)	(35,122)	316,098	1,150,694	2	2026	02/01/27
100%	705,677	(38,495)	(6,643)	660,539	107.858%	712,444	356,222	(1,282)	(35,494)	319,446	1,428,791	2.5	2027	08/01/27
							356,222	(1,282)	(35,494)	319,446	1,701,435	3	2027	02/01/28
100%	712,733	(38,495)	(6,709)	667,529	107.858%	719,983	359,992	(1,296)	(35,870)	322,826	1,971,561	3.5	2028	08/01/28
							359,992	(1,296)	(35,870)	322,826	2,236,391	4	2028	02/01/29
100%	719,861	(38,495)	(6,777)	674,589	107.858%	727,598	363,799	(1,310)	(36,249)	326,241	2,498,774	4.5	2029	08/01/29
							363,799	(1,310)	(36,249)	326,241	2,756,013	5	2029	02/01/30
100%	727,059	(38,495)	(6,844)	681,720	107.858%	735,290	367,645	(1,324)	(36,632)	329,689	3,010,873	5.5	2030	08/01/30
							367,645	(1,324)	(36,632)	329,689	3,260,736	6	2030	02/01/31
100%	734,330	(38,495)	(6,913)	688,922	107.858%	743,058	371,529	(1,338)	(37,019)	333,172	3,508,288	6.5	2031	08/01/31
							371,529	(1,338)	(37,019)	333,172	3,750,986	7	2031	02/01/32
100%	741,673	(38,495)	(6,982)	696,196	107.858%	750,903	375,452	(1,352)	(37,410)	336,690	3,991,438	7.5	2032	08/01/32
							375,452	(1,352)	(37,410)	336,690	4,227,174	8	2032	02/01/33
100%	749,090	(38,495)	(7,052)	703,543	107.858%	758,828	379,414	(1,366)	(37,805)	340,243	4,460,728	8.5	2033	08/01/33
							379,414	(1,366)	(37,805)	340,243	4,689,702	9	2033	02/01/34
100%	756,581	(38,495)	(7,122)	710,964	107.858%	766,831	383,416	(1,380)	(38,204)	343,832	4,916,554	9.5	2034	08/01/34
							383,416	(1,380)	(38,204)	343,832	5,138,957	10	2034	02/01/35
100%	764,147	(38,495)	(7,193)	718,458	107.858%	774,915	387,457	(1,395)	(38,606)	347,456	5,359,299	10.5	2035	08/01/35
							387,457	(1,395)	(38,606)	347,456	5,575,320	11	2035	02/01/36
100%	771,788	(38,495)	(7,265)	726,028	107.858%	783,079	391,540	(1,410)	(39,013)	351,117	5,789,337	11.5	2036	08/01/36
							391,540	(1,410)	(39,013)	351,117	5,999,157	12	2036	02/01/37
100%	779,506	(38,495)	(7,338)	733,673	107.858%	791,325	395,663	(1,424)	(39,424)	354,814	6,207,029	12.5	2037	08/01/37
							395,663	(1,424)	(39,424)	354,814	6,410,825	13	2037	02/01/38
100%	787,301	(38,495)	(7,411)	741,395	107.858%	799,653	399,827	(1,439)	(39,839)	358,549	6,612,728	13.5	2038	08/01/38
							399,827	(1,439)	(39,839)	358,549	6,810,673	14	2038	02/01/39
100%	795,174	(38,495)	(7,485)	749,194	107.858%	808,065	404,033	(1,455)	(40,258)	362,320	7,006,777	14.5	2039	08/01/39
							404,033	(1,455)	(40,258)	362,320	7,199,036	15	2039	02/01/40
100%	803,126	(38,495)	(7,560)	757,070	107.858%	816,561	408,281	(1,470)	(40,681)	366,130	7,389,508	15.5	2040	08/01/40
							408,281	(1,470)	(40,681)	366,130	7,576,244	16	2040	02/01/41
100%	811,157	(38,495)	(7,636)	765,026	107.858%	825,142	412,571	(1,485)	(41,109)	369,977	7,761,243	16.5	2041	08/01/41
							412,571	(1,485)	(41,109)	369,977	7,942,614	17	2041	02/01/42
100%	819,269	(38,495)	(7,712)	773,061	107.858%	833,809	416,904	(1,501)	(41,540)	373,863	8,122,297	17.5	2042	08/01/42
							416,904	(1,501)	(41,540)	373,863	8,298,456	18	2042	02/01/43
100%	827,461	(38,495)	(7,789)	781,177	107.858%	842,562	421,281	(1,517)	(41,976)	377,788	8,472,975	18.5	2043	08/01/43
							421,281	(1,517)	(41,976)	377,788	8,644,071	19	2043	02/01/44
100%	835,736	(38,495)	(7,867)	789,374	107.858%	851,403	425,701	(1,533)	(42,417)	381,752	8,813,573	19.5	2044	08/01/44
							425,701	(1,533)	(42,417)	381,752	8,979,751	20	2044	02/01/45
100%	844,093	(38,495)	(7,946)	797,652	107.858%	860,332	430,166	(1,549)	(42,862)	385,756	9,144,380	20.5	2045	08/01/45
							430,166	(1,549)	(42,862)	385,756	9,305,780	21	2045	02/01/46
100%	852,534	(38,495)	(8,025)	806,014	107.858%	869,350	434,675	(1,565)	(43,311)	389,799	9,465,674	21.5	2046	08/01/46
							434,675	(1,565)	(43,311)	389,799	9,622,434	22	2046	02/01/47
100%	861,060	(38,495)	(8,106)	814,459	107.858%	878,459	439,230	(1,581)	(43,765)	393,883	9,777,729	22.5	2047	08/01/47
							439,230	(1,581)	(43,765)	393,883	9,929,980	23	2047	02/01/48
100%	869,670	(38,495)	(8,187)	822,988	107.858%	887,659	443,829	(1,598)	(44,223)	398,008	10,080,809	23.5	2048	08/01/48
							443,829	(1,598)	(44,223)	398,008	10,228,680	24	2048	02/01/49
100%	878,367	(38,495)	(8,269)	831,603	107.858%	896,951	448,475	(1,615)	(44,686)	402,175	10,375,169	24.5	2049	08/01/49
							448,475	(1,615)	(44,686)	402,175	10,518,786	25	2049	02/01/50
100%	887,151	(38,495)	(8,351)	840,304	107.858%	906,335	453,168	(1,631)	(45,154)	406,383	10,661,061	25.5	2050	08/01/50
							453,168	(1,631)	(45,154)	406,383	10,800,545	26	2050	02/01/51
	Total						**20,743,101**	**(74,675)**	**(2,066,843)**	**18,601,584**				
	Present Value From 02/01/2024			**Present Value Rate**	**4.00%**		**12,043,964**	**(43,358)**	**(1,200,061)**	**10,800,545**				

Appendix C: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (TIF Plan) for Eden / Willson Redevelopment Tax Increment Financing District (the "District"), as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that Eden / Willson Redevelopment Tax Increment Financing District is a redevelopment district as defined in M.S., Section 469.174, Subd. 10.*

   The District consists of two (2) parcels within the Southeast Edina Redevelopment Project Area and their internal and external rights-of-way, abutting roadways and intersections, pedestrian pathways and crossings, all with plans to redevelop the area for redevelopment and construction of a mixed use apartment and retail building. Parcels consisting of 70 percent of the area of the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50 percent of the buildings in the District, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance. (See Appendix D of the TIF Plan.)

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of Eden / Willson Redevelopment Tax Increment Financing District permitted by the TIF Plan.*

   The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the activities proposed in the TIF Plan meets the City's objectives for redevelopment. The existing property contains substandard buildings whose renovation requires high costs related to demolition, remediation and reconstruction of infrastructure. The redevelopment also requires substantial investment toward public improvements such as local transportation and utility infrastructure and shared public parking. The combination of limited amounts of property available for expansion adjacent to the existing redevelopment site, height/density limitations, and the public and private cost of financing the proposed improvements which

are essential to the comprehensive redevelopment of the area, this project is feasible only through assistance, in part, from tax increment financing.

The developer provided a proforma outlining project sources and uses as well as projected rent, vacancy and financing assumptions. City staff and the City's financial advisor reviewed the information and have determined that the project is not feasible without assistance due to anticipated rent levels and market returns not supporting the redevelopment costs for this site. The term of assistance for the redevelopment project is expected to be less than the maximum 26-year term of a redevelopment district.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan: This finding is justified on the grounds that the development intensity and tax base created on currently underutilized and declining property requires site and public improvement costs that are improbable without public assistance. Specifically, the cost of site preparation, demolition, remediation, and public improvements to include transportation and utility infrastructure will add significantly to the total redevelopment cost of any development in this area. Site and public improvements costs necessary to sustain the approved density have made redevelopment infeasible without tax increment assistance. The City reasonably determines that no other redevelopment of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

Therefore, the City concludes as follows:

a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is $0.

b. If the proposed development occurs, the total estimated increase in taxable market value will be $51,721,500.

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be $12,043,964.

d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a taxable market value increase greater than $39,677,536 (the amount in clause b less the amount in clause c) without tax increment assistance.

3. *Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

   The City of Edina Planning Commission reviewed the TIF Plan on 10/13/2021 and approved Resolution PC-B-21-31 to provide written opinion affirming that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for Eden / Willson Redevelopment Tax Increment Financing District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Southeast Edina Redevelopment Project Area by private enterprise.*

   Through the implementation of the TIF Plan, the City will provide an impetus for the construction of a new mixed-use private development which will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high-quality development to the City.

Appendix D: Redevelopment Qualifications for the District

Report of
Inspection Procedures and Results
For
Determining Qualifications of a
Tax Increment Financing (TIF) District
as a Redevelopment or Renewal/Renovation District

The CITY of EDINA

Edina HRA
Potential TIF District
Eden/Willson Avenue
Edina, Minnesota

Stantec

Stantec Project No. 193805291

October 4, 2021

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PART 1 – EXECUTIVE SUMMARY

PURPOSE OF EVALUATION

Stantec was retained by City of Edina HRA to evaluate the properties within a Tax Increment Financing Redevelopment District ("TIF District") to be established by the City of Edina.

The potential TIF District is located in the City of Edina and includes two parcels (PID: 1802824320023 and PID: 1802824320029). The parcels are bounded by Vernon Avenue South on the north, Willson Road on the east, Eden Avenue on the south, and Highway 100 on the west. (See Figure 1).

The purpose of Stantec's work was to determine whether the potential district meets the statutory requirements for coverage, and whether buildings on these parcels, located within the potential TIF District, meets the qualifications required for a Redevelopment or Renewal/Renovation District.

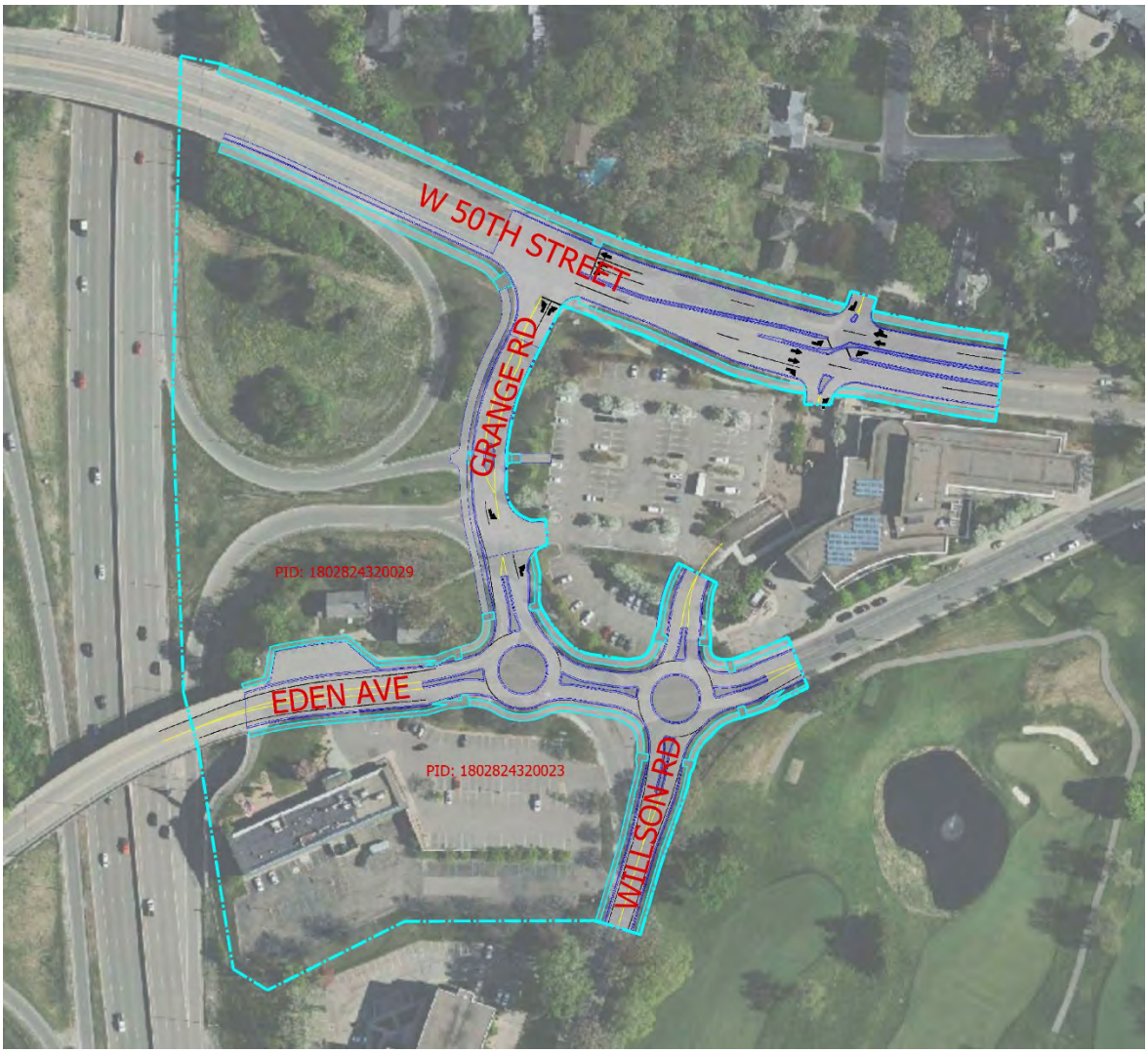


Figure 1 – Potential TIF District

SCOPE OF WORK

The potential TIF District Area is comprised of one parcel containing one (1) commercial building currently owned by Eden Ventures LLC and one parcel containing two (2) historic buildings currently listed on the National Register of Historic Places and owned by the City of Edina.

The three buildings in the potential district received an onsite interior and exterior inspection.

Building Code and Condition Deficiency Reports for the buildings inspected by Stantec are in Appendix B.

CONCLUSION

After inspecting and evaluating the property within the potential TIF District and applying current statutory criteria for a Redevelopment or Renewal/Renovation District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the potential TIF District does qualify as a Redevelopment or Renewal/Renovation District.

The remainder of this report describes the process and findings in detail.

PART 2 – MINNESOTA STATUTE 469.174, SUBDIVISION 10 REQUIREMENTS

The properties were inspected in accordance with the following requirements under *Minnesota Statutes, Section 469.174, Subdivision 10*, which states:

Interior Inspection

> "The municipality may not make such determination [that the building is structurally substandard] without an interior inspection of the property..."

Exterior Inspection and Other Means

> "An interior inspection of the property is not required, if the municipality finds that (1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and (2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard."

Documentation

> "Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained under section 469.175, subdivision 3(1)."

Qualification Requirements

> *Minnesota Statutes, Section 469.174, Subdivision 10(a)*requires two tests for occupied parcels:

1. Coverage Test

"…parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures."

The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states: "For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures."

2. Condition of Building Test

…"and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;"

1. Structurally substandard is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, which states: "For purposes of this subdivision, "structurally substandard" shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance."

2. Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in *Subdivision 10(c)* which states:

"A building is not structurally substandard if it is in compliance with the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence on the basis of reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence."

"Items of evidence that support such a conclusion include recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence."

PART 3 – PROCEDURES FOLLOWED

Stantec performed interior and exterior inspections of the commercial building located at 4917 Eden Avenue within the Potential TIF District on April 6, 2021 and the two buildings located at 4918 Eden Avenue within the Potential TIF District on August 25, 2021. Visual observations were made of all levels of the commercial buildings, with physical measurements taken where necessary. Construction data is based upon information from various sources, as noted.

PART 4 – FINDINGS

A. Coverage Test

1. The total square foot area of the parcels was obtained from Hennepin County Property Map GIS mapping and site verification.

2. The total square foot area of building and site improvements on the parcels in the potential TIF District Area were obtained from Hennepin County Property Map GIS mapping, Owner-provided documentation, and site verification.

3. The percentage of coverage for the parcels in the Potential TIF District Area was computed to determine if the parcel meets the 15 percent minimum requirement.

   Findings:

   The Potential TIF District Area parcels meet the coverage test under *Minnesota Statutes, Section 469.174, Subdivision 10(e).*

   The following areas are per the Hennepin County GIS Interactive Maps:

Area of Parcel

PID 1802824320023: 2.08 acres or 90,546 square feet

Area of Building Footprint:
9,757 square feet per floor (197'-9 3/8" x 49'-4")

PID 1802824320029: 0.58 acres or 25,208 square feet

Area of Building Footprints:
Historic Cahill School: 1,074 square feet
Minnehaha Grange Hall: 1,414 square feet

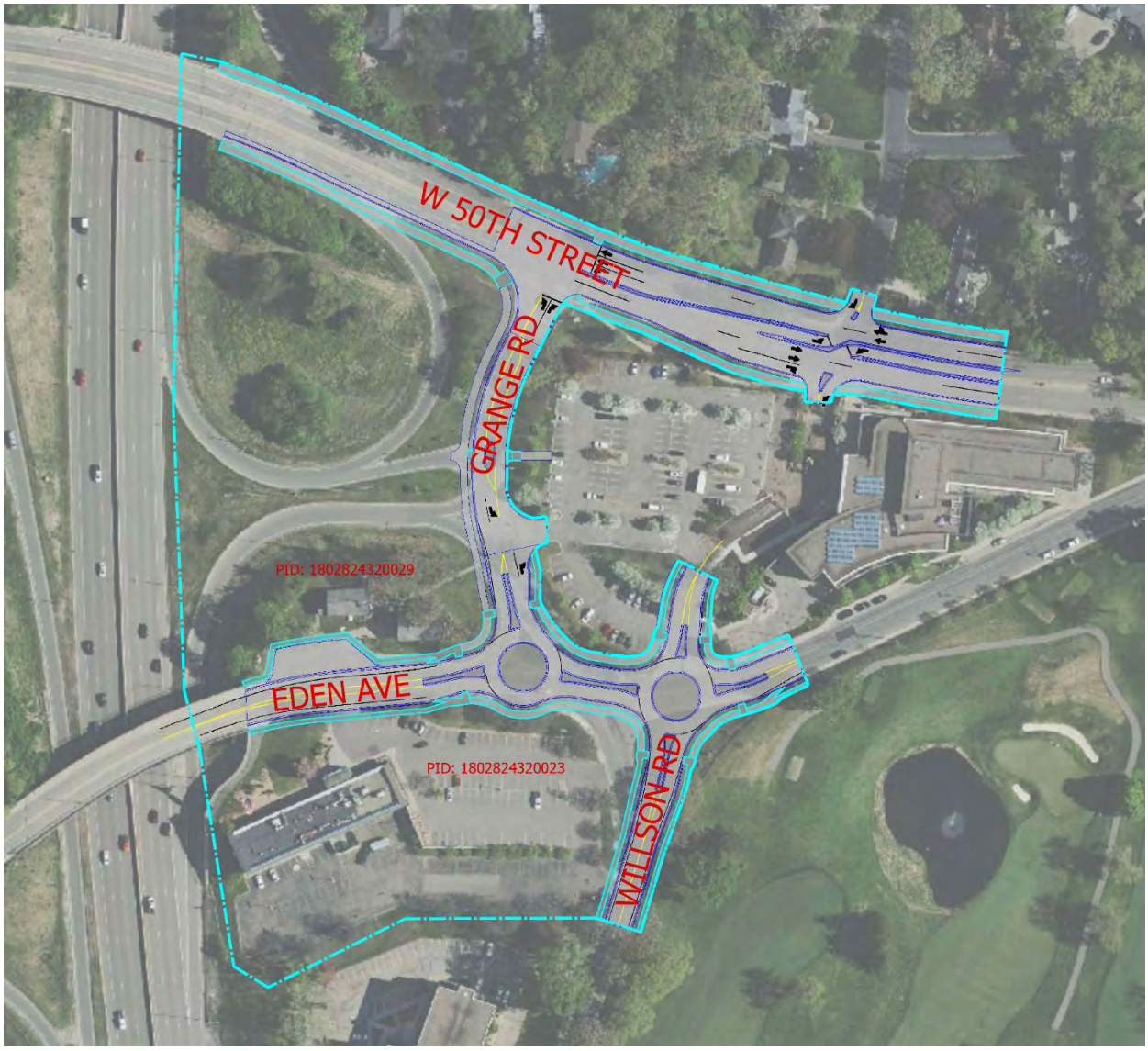


Figure 2 – Coverage Test Aerial View

POTENTIAL TIF DISTRICT

Parcel ID	Parcel Area	Coverage Area	Coverage Percentage
1802824320023	90,546 SF	72,357 SF	79.9%
1802824320029	25,208 SF	7,059 SF	28.1%

B. Condition of Building Test

1. Replacement Cost

The first step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost.

This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using *R.S. Means Cost Works square foot models for 2021*.

A replacement cost was calculated by first establishing building use (office, retail, restaurant, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Edina, Minnesota.

Replacement cost includes labor, materials, and the contractor's overhead and profit. Replacement costs do not include architectural design fees, legal fees or other "soft" costs not directly related to construction activities. Replacement cost for each building is tabulated in Appendix C.

2. Code Deficiencies

The next step in evaluating a building is to determine what code deficiencies exist with respect to such building. Code deficiencies are those conditions for a building which are not in compliance with current building codes applicable to new buildings in the State of Minnesota.

Minnesota Statutes, Section 469.174, Subdivision 10(c), specifically provides that a building cannot be considered structurally substandard if its code deficiencies are not at least 15 percent of the replacement cost of the building. Thus, it was necessary to determine the extent of code deficiencies for the building in the potential TIF District.

The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the building. Stantec utilized the 2020 Minnesota State Building Code as the official code for their evaluations. The Minnesota State Building Code is a series of provisional codes written specifically for Minnesota only requirements, adoption of several international codes, and amendments to the adopted international codes.

After identifying the code deficiencies in each building, we used *R.S. Means Cost Works 2021; Unit and Assembly Costs* to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost of the building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

Finding:

The buildings in the Potential TIF District Area contains code deficiencies exceeding the 15 percent threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)*. A complete Building Code and Condition Deficiency report for each building in the Potential TIF District can be found in Appendix B of this report.

3. System Condition Deficiencies

System condition deficiencies are a measurement of defects or substantial deterioration in site elements, structure, exterior envelope, mechanical and electrical components, fire protection and emergency systems, interior partitions, ceilings, floors, and doors.

The evaluation was made by reviewing all available information contained in City records, as well performing interior and exterior inspections of the buildings.

Stantec only identified system condition deficiencies that were visible during our inspection of the building. We did not consider the amount of "service life" used up for a particular component unless it was an obvious part of that component's deficiencies.

Minnesota Statutes, Section 469.174, Subdivision 10(c), provides for the minimum threshold of code deficiencies that must be met in order to consider a building substandard. If a building meets the minimum code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, then in order for such building to be "structurally substandard" under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, the building's defects or deficiencies should be of sufficient total significance to justify substantial renovation or clearance." Based on this definition, Stantec re-evaluated each of the buildings that met the code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, to determine if the total deficiencies warranted "substantial renovation or clearance" based on the criteria outlined above.

Finding:

In our professional opinion, the buildings in the Potential TIF District Area are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance as described in Appendix B.

The two buildings on PID 1802824320029 are the Historic Cahill School and Minnehaha Grange Hall. Both buildings are on the National Register of Historic Places. It is our understanding these two buildings will be relocated to a more suitable site due to their historic nature and importance to the City of Edina.

C. Distribution of Substandard Structures

Much of this report has focused on the condition of the building as it relates to requirements identified by Minnesota Statutes, Section 469.174, Subdivision 10. It is also important to look at the distribution of the substandard buildings within the geographic area of the Potential TIF District Area.

Finding:

The substandard buildings are reasonably distributed throughout the geographic area of the Potential TIF District Area (Figure 3).

Figure 3 – Distribution of Substandard Structures

D. CONCLUSION

After inspecting and evaluating the properties within the Potential TIF District and applying current statutory criteria for a Redevelopment or Renewal/Renovation District under *Minnesota Statutes, Section 469.174, Subdivision 10a*, it is our professional opinion that the Potential TIF District does qualify as a Redevelopment or Renewal/Renovation District.

The remainder of this report describes our process and findings in detail.

PART 5 – TEAM CREDENTIALS

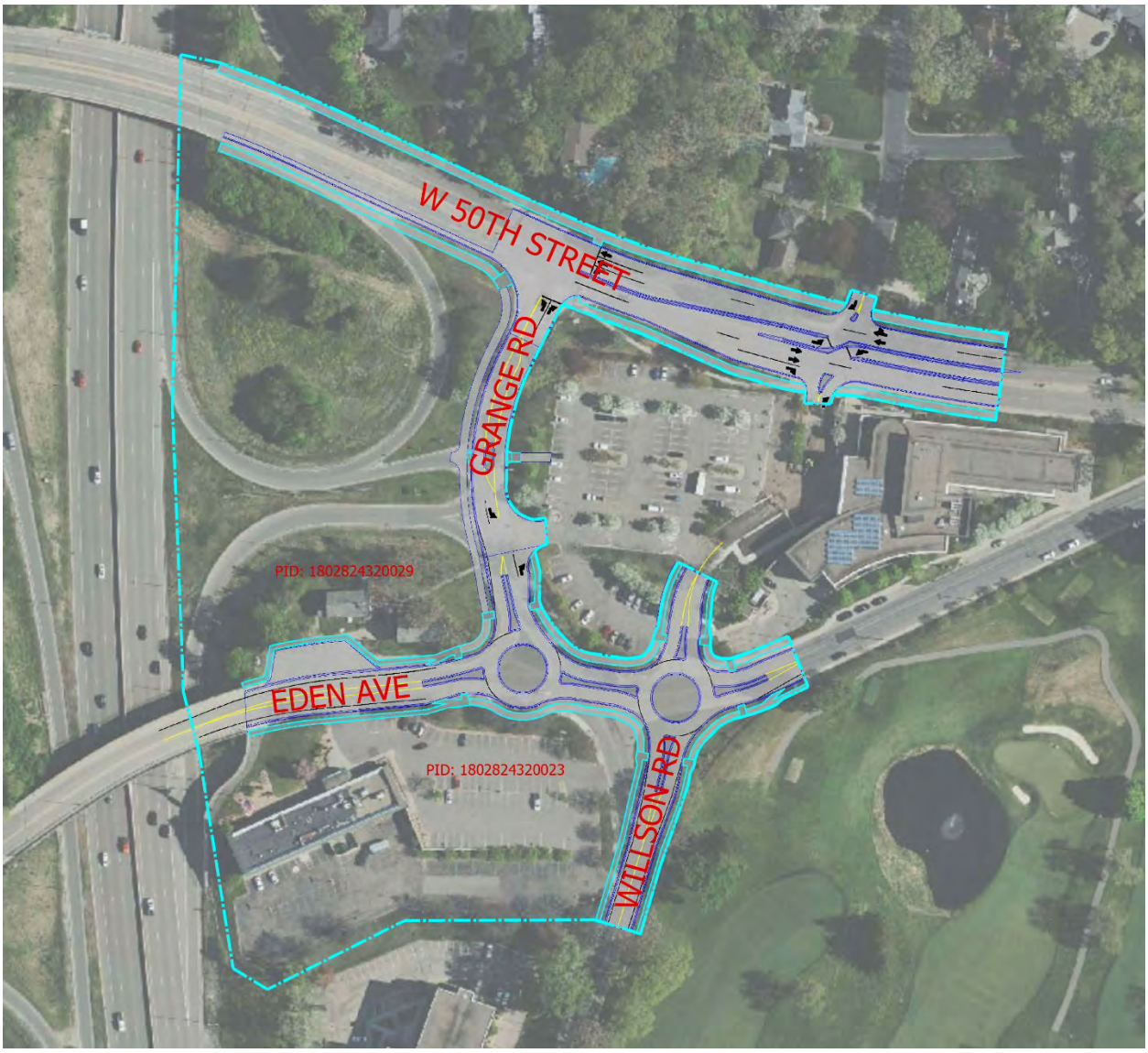
Stantec Architecture Inc.

Bruce P. Paulson – Senior Project Manager/Architect

MN Registration #20910

Bruce has more than 45 years of architectural experience as project architect, project manager, and project designer for municipal, governmental, educational, commercial, hospitality, and healthcare clients. He is involved with all phases of the architectural process, from pre-design through construction administration, including specialty consulting in investigations for buildings, building condition surveys, TIF inspections, code reviews, estimating, and specification writing.

APPENDIX A



Potential Eden/Willson Avenue TIF District Boundary

Hennepin County Property Map

Date: 5/7/2021

PARCEL ID: 1802824320023

OWNER NAME: Eden Ventures Llc

PARCEL ADDRESS: 4917 Eden Ave, Edina MN 55436

PARCEL AREA: 2.08 acres, 90,546 sq ft

A-T-B: Torrens

SALE PRICE: $4,200,000

SALE DATA: 11/2007

SALE CODE: Excluded From Ratio Studies

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Commercial-Preferred
HOMESTEAD: Non-Homestead
MARKET VALUE: $3,079,600
TAX TOTAL: $99,960.32

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Commercial
HOMESTEAD: Non-homestead
MARKET VALUE: $3,079,600

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is notsuitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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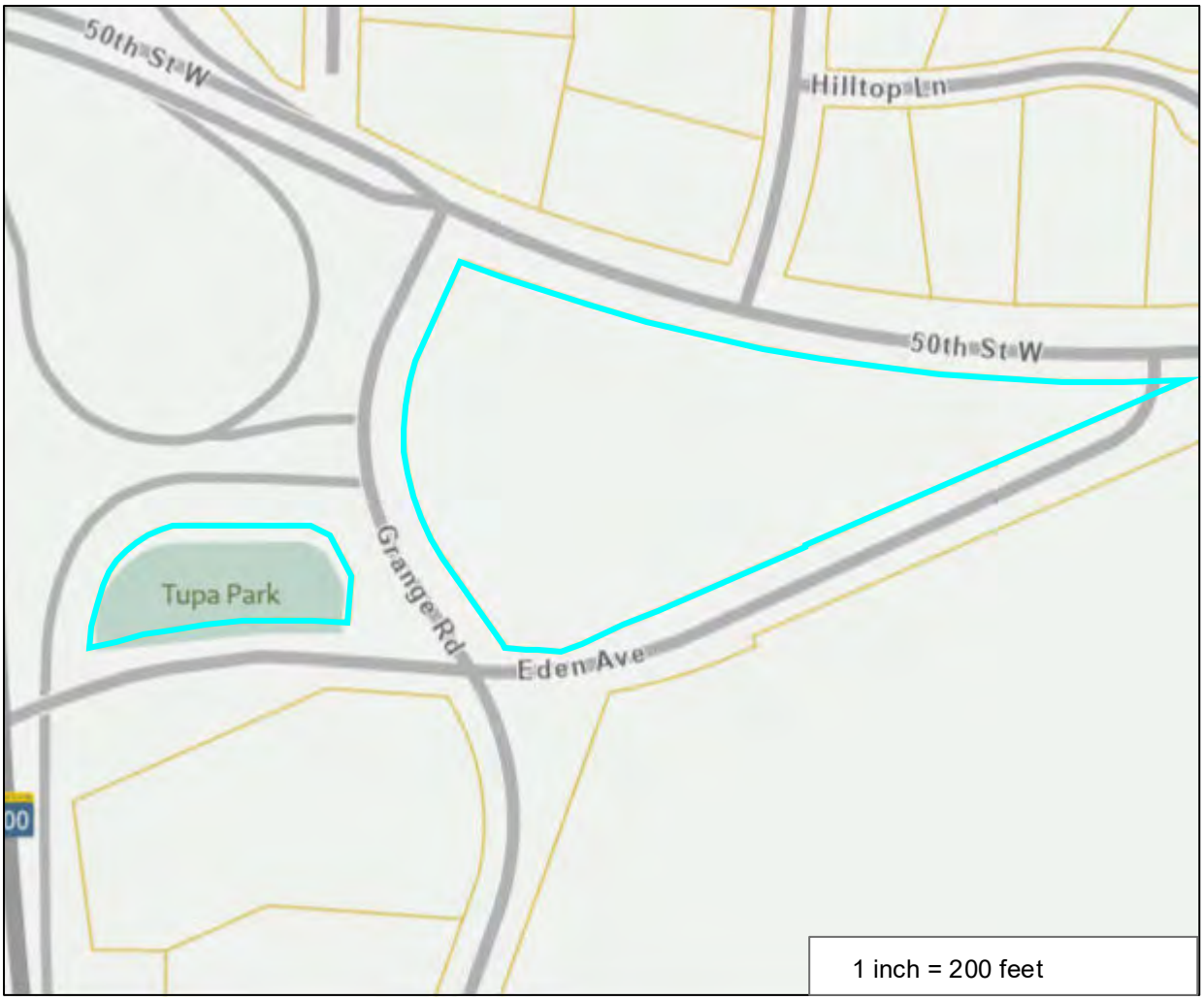
Hennepin County Property Map

Date: 8/25/2021



PARCEL ID: 1802824320029

OWNER NAME: City Of Edina

PARCEL ADDRESS: 4801 50th St W, Edina MN 55424

PARCEL AREA: 4.51 acres, 196,668 sq ft

A-T-B: Both

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: $0
TAX TOTAL: $0.00

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Residential
HOMESTEAD: Non-homestead
MARKET VALUE: $0

Comments:

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APPENDIX B

EDINA HRA
POTENTIAL EDEN/WILLSON AVENUE TIF DISTRICT
FULL BUILDING REPLACEMENT ESTIMATED COSTS

May 30, 2021

The first step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost.

This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using *R.S. Means Cost Works square foot models for 2021*.

A replacement cost was calculated by first establishing building use (office, restaurant, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Edina, Minnesota.

Replacement cost includes labor, materials, and the contractor's overhead and profit. Replacement costs do not include architectural design fees, legal fees, or other "soft" costs not directly related to construction activities.

Property ID No. & Property Address:	1802824320023	4917 Eden Avenue
General Description of Property:	2-story Commercial Restaurant/Office Building	
Type of Construction:	Concrete block bearing walls at lower level with brick and stone veneer; concrete block and wood stud exterior walls at upper level with brick wainscot, stone accents, and wood siding; built-up roofing system over roof sheathing on wood roof joists	
Date of Construction:	1973	
Story Height:	15'-0" lower level; 12'-0" upper level	
Building Perimeter:	494'-3"	
Structure Size:	19,514 GSF Total	
Estimated Replacement Cost:	**Restaurant, 4,972 SF**	**$1,176,427.23**
	Office, 14,542 SF	**$2,232,722.99**
Total Estimated Replacement Cost:		**$3,409,150.22**

Property ID No. & Property Address:	1802824320029	4918 Eden Avenue
Inspection Date(s) and Time(s):	8-25-2021, 7:45 a.m.	
Inspection Type:	Interior and exterior.	
General Description of Property:	**Historic Cahill School**; Single story schoolhouse with full basement	
Type of Construction:	Concrete block foundation walls with stone veneer above grade; wood stud exterior walls at main level with painted wood lap siding; cedar shingles on wood roof joists	
Date of Construction:	1864	
Story Height:	9'-0" lower level; 11'-6" upper level	
Building Perimeter:	134'-0"	
Structure Size(s):	2,147 GSF Total	
Estimated Replacement Cost:		**$420,623.67**

Property ID No. & Property Address:	1802824320029	4918 Eden Avenue
Inspection Date(s) and Time(s):	8-25-2021, 8:30 a.m.	
Inspection Type:	Interior and exterior.	
General Description of Property:	**Grange Hall**; Single story grange hall with balcony and full basement	
Type of Construction:	Concrete block foundation walls; wood stud exterior walls at main level with painted wood lap siding; cedar shingles on wood roof joists	
Date of Construction:	1879	
Story Height:	8'-0" lower level; 13'-10" main level; 10'-0" balcony	
Building Perimeter:	161'-4"	
Structure Size(s):	3,158 GSF Total	
Estimated Replacement Cost:		**$574,060.81**

APPENDIX C

EDINA HRA
POTENTIAL EDEN/WILLSON AVENUE TIF DISTRICT
BUILDING CONDITION AND CODE DEFICIENCIES REPORT

August 30, 2021

Property ID No. & Property Address:	1802824320023 4917 Eden Avenue
Inspection Date(s) and Time(s):	4-6-2021, 1:00 p.m.
Inspection Type:	Interior and exterior.
General Description of Property:	2-story Commercial Restaurant/Office Building
Type of Construction:	Concrete block bearing walls at lower level with brick and stone veneer; concrete block and wood stud exterior walls at upper level with brick wainscot, stone accents, and wood siding; built-up roofing system over roof sheathing on wood roof joists
Date of Construction:	1973
Story Height:	15'-0" lower level; 12'-0" upper level
Building Perimeter:	494'-3"
Structure Size(s):	19,514 GSF Total

Summary of Deficiencies: It is our professional opinion that this building is **Substandard** because:

- Estimated cost to correct building code deficiencies is more than 15% of the estimated replacement cost.

Estimated Replacement Cost:	**$3,409,150.22**
Estimated Cost to Correct Building Code Deficiencies:	**$1,147,368.25**
Percentage of Replacement Cost for Building Code Deficiencies:	**33.6%**

Description of Condition Deficiencies

- Lower level: restrooms do not comply with current ADA requirements.
- Lower level: Entry vestibule depth does not comply with current ADA requirements.
- Both stairs do not comply with current requirements for tread depth and riser height. Handrails and guardrails do not comply with current code requirements.
- Upper level office entry vestibule: depth does not comply with current ADA requirements.
- Upper level: restrooms do not comply with current ADA requirements.
- Restaurant: No smoke detectors.
- Restaurant: Emergency exit is via exterior catwalk at south wall. Stair at east end of catwalk does not comply with current code requirements for minimum tread depth and maximum riser height.
- Interior: Lighting systems do not comply with current energy code.
- Interior: Current HVAC systems do not meet current indoor air quality requirements.
- Interior: Current fire alarm system does not have strobes.
- Exterior: Wall systems do not comply with current code requirements for R-value.
- Roof access is via vertical ladder which does not comply with current codes for roof top equipment requiring regular replacement of filters. Current code requires a ships ladder with maximum 60 degree slope.
- Built-up roofing systems do not comply with current code requirements for R-value.

EDINA HRA
POTENTIAL EDEN/WILLSON AVENUE TIF DISTRICT
BUILDING CONDITION AND CODE DEFICIENCIES REPORT

August 30, 2021

Property ID No. & Property Address:	1802824320029 4918 Eden Avenue
Inspection Date(s) and Time(s):	8-25-2021, 7:45 a.m.
Inspection Type:	Interior and exterior.
General Description of Property:	**Historic Cahill School**; Single story schoolhouse with full basement
Type of Construction:	Concrete block foundation walls with stone veneer above grade; wood stud exterior walls at main level with painted wood lap siding; cedar shingles on wood roof joists
Date of Construction:	1864
Story Height:	9'-0" lower level; 11'-6" upper level
Building Perimeter:	134'-0"
Structure Size(s):	2,147 GSF Total

Summary of Deficiencies: It is our professional opinion that this building is **Substandard** because:

- Estimated cost to correct building code deficiencies is more than 15% of the estimated replacement cost.

Estimated Replacement Cost:	**$420,623.67**
Estimated Cost to Correct Building Code Deficiencies:	**$185,183.00**
Percentage of Replacement Cost for Building Code Deficiencies:	**44%**

Description of Condition Deficiencies

- Lower level: restrooms do not comply with current ADA requirements.
- Lower level: No accessible route.
- Lower level: Windows are single pane.
- Stair to lower level does not comply with current requirements for tread depth and riser height. Handrails and guardrails do not comply with current code requirements.
- Main level: Accessible from east side by ramp, but the doors do not comply with current ADA requirements for clear width. Both doors are 34" wide. Door thresholds are not ADA compliant.
- Main level: No restrooms.
- Main level: Windows are single pane.
- Interior: Lighting systems do not comply with current energy code.
- Interior: Current HVAC systems do not meet current indoor air quality requirements.
- Exterior: Wall systems do not comply with current code requirements for R-value.
- Attic: No insulation. Does not comply with current code requirements for R-value.

EDINA HRA
POTENTIAL EDEN/WILLSON AVENUE TIF DISTRICT
BUILDING CONDITION AND CODE DEFICIENCIES REPORT

August 30, 2021

Property ID No. & Property Address:	1802824320029 4918 Eden Avenue
Inspection Date(s) and Time(s):	8-25-2021, 8:30 a.m.
Inspection Type:	Interior and exterior.
General Description of Property:	**Grange Hall**; Single story grange hall with balcony and full basement
Type of Construction:	Concrete block foundation walls; wood stud exterior walls at main level with painted wood lap siding; cedar shingles on wood roof joists
Date of Construction:	1879
Story Height:	8'-0" lower level; 13'-10" main level; 10'-0" balcony
Building Perimeter:	161'-4"
Structure Size(s):	3,158 GSF Total

Summary of Deficiencies: It is our professional opinion that this building is **Substandard** because:

- Estimated cost to correct building code deficiencies is more than 15% of the estimated replacement cost.

Estimated Replacement Cost:	**$574,060.81**
Estimated Cost to Correct Building Code Deficiencies:	**$257,701.00**
Percentage of Replacement Cost for Building Code Deficiencies:	**44.9%**

Description of Condition Deficiencies

- Lower level: restrooms do not comply with current ADA requirements.
- Lower level: No accessible route.
- Lower level: Windows are single pane.
- Stairs to lower level and balcony do not comply with current requirements for tread depth and riser height. Handrails and guardrails do not comply with current code requirements.
- Main level: No restrooms.
- Main level: Windows are single pane.
- Balcony: Windows are single pane.
- Interior: Lighting systems do not comply with current energy code.
- Interior: Current HVAC systems do not meet current indoor air quality requirements.
- Interior: No fire alarm system. No fire sprinkler system.
- Exterior: Wall systems do not comply with current code requirements for R-value.
- Attic: No insulation. Does not comply with current code requirements for R-value.

APPENDIX D

EDINA HRA
POTENTIAL EDEN/WILLSON AVENUE TIF DISTRICT
CODE DEFICIENCY ESTIMATED REPLACEMENT COSTS

Property ID No. & Property Address: 1802824320023 4917 Eden Avenue	
Restroom upgrade – demolition and new construction	
Lower level – 172 SF x $575/SF	$98,900.00
Mens Restroom: 1 water closet, 1 urinal, 1 lavatory	
Womens Restroom: 1 water closets, 1 lavatory	
Upper level – 218 SF x $575/SF	$125,350.00
Mens Restrooms (2): 2 water closets, 2 lavatories	
Womens Restrooms (2): 2 water closets, 2 lavatories	
Office Restroom: 1 water closet, 1 lavatory, 1 shower	
Lower level entry upgrade - demolition and new construction	
Increase depth of entry vestibule to comply with ADA requirements	
5'-0" x 8'-0" = 40 SF x $150/SF	$6,000.00
Upgrade stairs from lower level to upper level (includes removal)	
Metal pan stairs for concrete in-fill, picket rail, 26 risers, w/ landing	
2 flights of stair - $36,400/flight x 2	$72,800.00
Upper level Office entry upgrade - demolition and new construction	
Increase depth of entry vestibule to comply with ADA requirements	
5'-0" x 8'-0" = 40 SF x $150/SF	$6,000.00
Add smoke detectors in restaurant	
Install smoke detectors – 3,750 SF x $2.00/SF	$7,500.00
Upgrade lighting systems to meet current codes	
Replace light fixtures; provide daylighting and occupancy sensors for lighting control – 19,514 SF x $12.50/SF	$243,925.00
Upgrade HVAC system to meet current codes	
Replace rooftop air handling units with new units - 19,514 SF x $11.75/SF	$229,289.50
Upgrade fire alarm system to add strobes to meet current codes	
Add strobes to existing fire alarm system - 19,514 SF x $1.50/SF	$29,271.00
Upgrade exterior walls to meet current R-value code requirements	
Install R-15 insulation, 3-5/8" metal studs @ 24" on center, 5/8" gypsum board taped, sanded and painted - 11,860 SF x $6.50/SF	$77,090.00
Replace existing built-up roofing system	
Remove existing roofing – 9,757 SF x $7.25/SF	$70,738.25
Install new 4-ply built-up roofing system w/ 5" polyisocyanurate roof insulation, thermal barrier and vapor barrier 9,757 x $18.50/SF	$180,504.50
Estimated Cost to Correct Building Code Deficiencies:	**$1,147,368.25**

EDINA HRA
POTENTIAL EDEN/WILLSON AVENUE TIF DISTRICT
CODE DEFICIENCY ESTIMATED REPLACEMENT COSTS

Property ID No. & Property Address: 1802824320029 4918 Eden Avenue

HISTORIC CAHILL SCHOOL

Restroom upgrade – demolition and new construction	
Lower level – 120 SF x $575/SF	$68,000.00
Mens Restroom: 1 water closet, 1 lavatory	
Womens Restroom: 1 water closet, 1 lavatory	
Upgrade lower level windows to insulating panes (3 windows @ 5 SF each)	$1,500.00
Upgrade stairs from lower level to main level (includes removal)	
Metal pan stairs for concrete in-fill, picket rail, 18 risers, w/ landings	$25,200.00
Replace two (2) 34" wide wood doors in east wall with 36" wide wood doors	$3,600.00
Upgrade main level windows to insulating panes (6 windows @ 15 SF each)	$4,500.00
Upgrade lighting systems to meet current codes	
Replace light fixtures; provide daylighting and occupancy sensors for lighting control – 2,147 SF x $12.50/SF	$26,838.00
Upgrade HVAC system to meet current codes	
Replace gas fired forced air furnace with new - 2,147 SF x $11.75/SF	$25,228.00
New fire alarm system to meet current codes	
New fire alarm system - 2,147 SF x $4.50/SF	$9,662.00
Upgrade exterior walls to meet current R-value code requirements	
Install R-15 insulation in existing stud wall - 1,608 SF x $6.50/SF	$10,452.00
Uprgade attic space to meet current R-value code requirements	
Install R-49 insulation in attic space - 1,074 SF x $9.75/SF	$10,203.00
Estimated Cost to Correct Building Code Deficiencies:	**$185,183.00**

EDINA HRA
POTENTIAL EDEN/WILLSON AVENUE TIF DISTRICT
CODE DEFICIENCY ESTIMATED REPLACEMENT COSTS

Property ID No. & Property Address: 1802824320029 4918 Eden Avenue

HISTORIC GRANGE HALL

Restroom upgrade – demolition and new construction	
Lower level – 120 SF x $575/SF	$68,000.00
Mens Restroom: 1 water closet, 1 lavatory	
Womens Restroom: 1 water closet, 1 lavatory	
Upgrade stairs from lower level to main level (includes removal)	
Metal pan stairs for concrete in-fill, picket rail, 16 risers, w/ landings	$22,400.00
Upgrade stairs from main level to balcony (includes removal)	
Metal pan stairs for concrete in-fill, picket rail, 13 risers, w/ landing	$18,200.00
Upgrade main level windows to insulating panes (7 windows @ 24 SF each)	$21,000.00
Upgrade balcony level windows to insulating panes (4 windows @ 17 SF each)	$9,000.00
Upgrade lighting systems to meet current codes	
Replace light fixtures; provide daylighting and occupancy sensors for lighting control – 3,158 SF x $12.50/SF	$39,475.00
Upgrade HVAC system to meet current codes	
Replace gas fired forced air furnace with new - 3,158 SF x $11.75/SF	$37,107.00
New fire alarm system to meet current codes	
New fire alarm system - 3,158 SF x $4.50/SF	$14,211.00
Upgrade exterior walls to meet current R-value code requirements	
Install R-15 insulation in existing stud wall - 2,420 SF x $6.50/SF	$15,730.00
Uprgade attic space to meet current R-value code requirements	
Install R-49 insulation in attic space - 1,324 SF x $9.75/SF	$12,578.00
Estimated Cost to Correct Building Code Deficiencies:	**$257,701.00**

APPENDIX E

Photo 1: North exterior wall showing brick, stone, and stucco

Photo 2: East and north exterior walls showing brick, stone, stucco, and shingled mansards

Photo 3: North exterior wall showing brick, wood board and battens, and shingled mansard roof

Photo 4: North exterior wall showing brick, stone, wood board and battens, and shingled mansard roof

Photo 5: West and south exterior walls brick, stone, and board and batten

Photo 6: South exterior wall showing stone, brick, wood siding, and shingled mansard roof

Photo 7: South exterior wall showing stone, brick, wood siding, and shingled mansard roof

Photo 8: South exterior wall showing stone, brick, wood siding, shingled mansard roof, and emergency exit catwalk

Photo 9: Restroom does not comply with ADA requirements

Photo 10: Restroom does not comply with ADA requirements

Photo 11: Lower urinal does not comply with ADA clear width requirements

Photo 12: Privacy screen missing between urinal and lavatory

Photo 13: Restroom does not comply with current ADA requirements

Photo 14: Restroom does not comply with current ADA requirements

Photo 15: Bottom of mirror is too high and does not comply with current ADA requirements

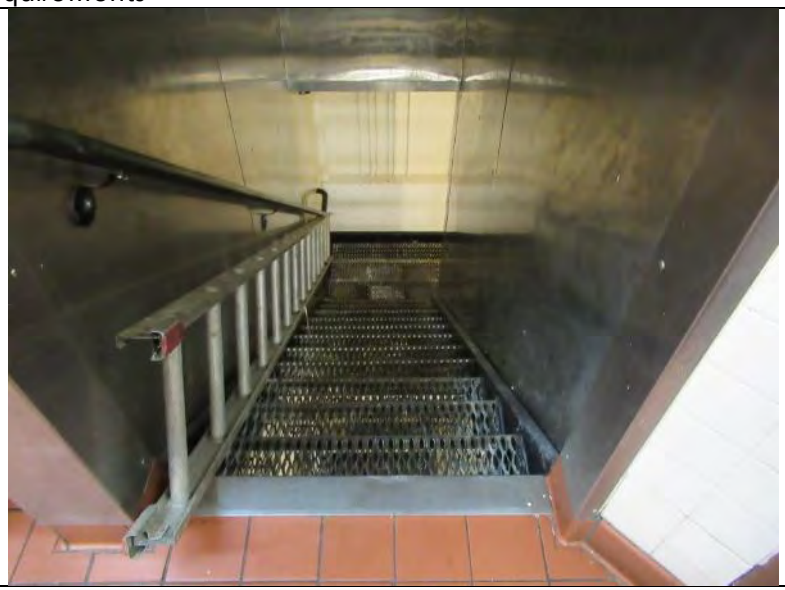


Photo 16: Stair tread depth, riser height, and handrails do not comply with current code requirements

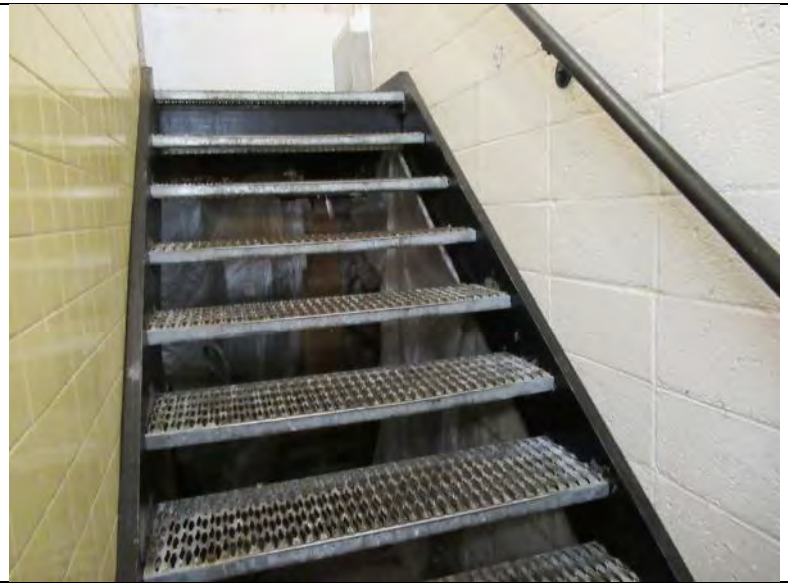


Photo 17: Stair tread depth, riser height, and handrails do not comply with current code requirements

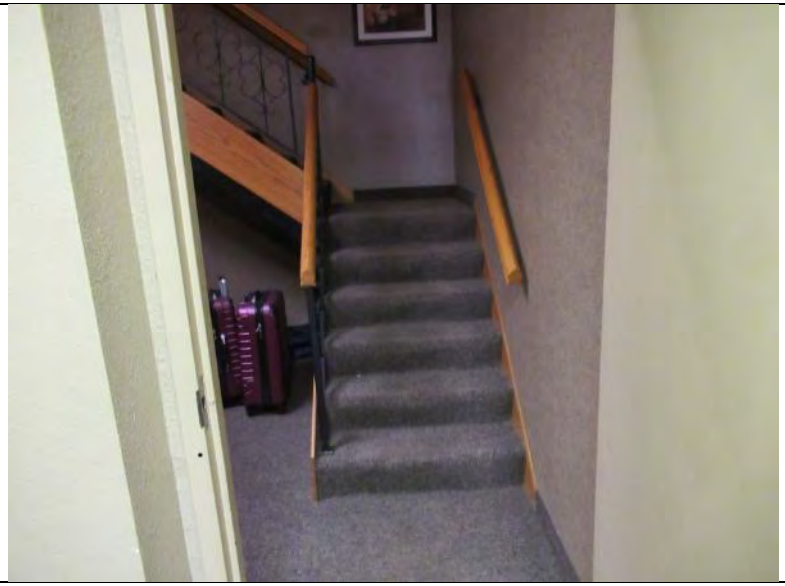


Photo 18: Stair tread depth, riser height, and handrails do not comply with current code requirements

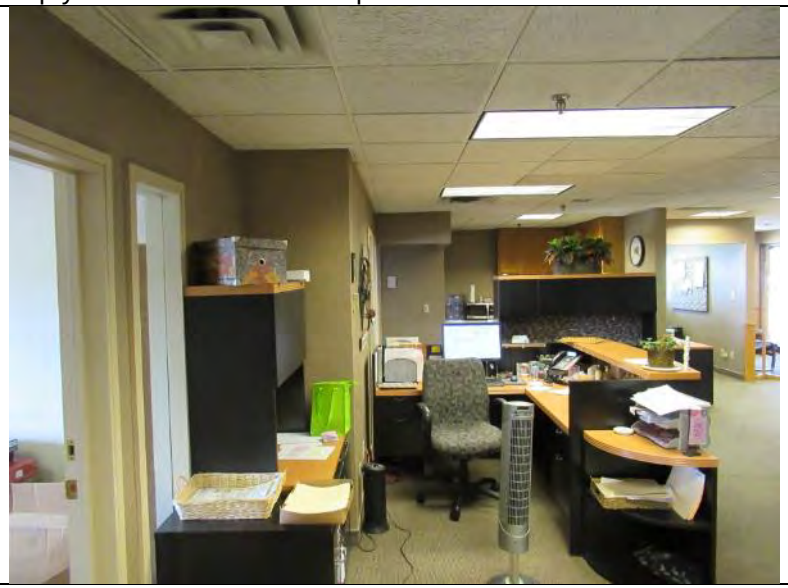


Photo 19: Lighting does not comply with current energy code requirements

Photo 20: Roof drains only. No overflow roof drains.

Photo 21: Existing built-up roofing system does not comply with current energy code requirements

Photo 22: Existing built-up roofing system does not comply with current energy code requirements

Photo 23: Rooftop equipment requires regular replacement of filters. Vertical ladder roof access does not meet current codes

Photo 24: Rooftop equipment requires regular replacement of filters. Vertical ladder roof access does not meet current codes

Photo 25: Rooftop equipment requires regular replacement of filters. Vertical ladder roof access does not meet current codes

Photo 26: Emergency exit stair tread depth, riser height, and handrails do not comply with current code requirements

Photo 27: Historic Cahill School south wall showing lap siding, single-glazed double-hung windows and cedar shingles

Photo 28: Historic Cahill School west wall showing lap siding and cedar shingles

Photo 29: Historic Cahill School north wall showing lap siding, single-glazed double-hung windows and cedar shingles

Photo 30: Historic Cahill School east wall showing lap siding, single-glazed double-hung windows and cedar shingles

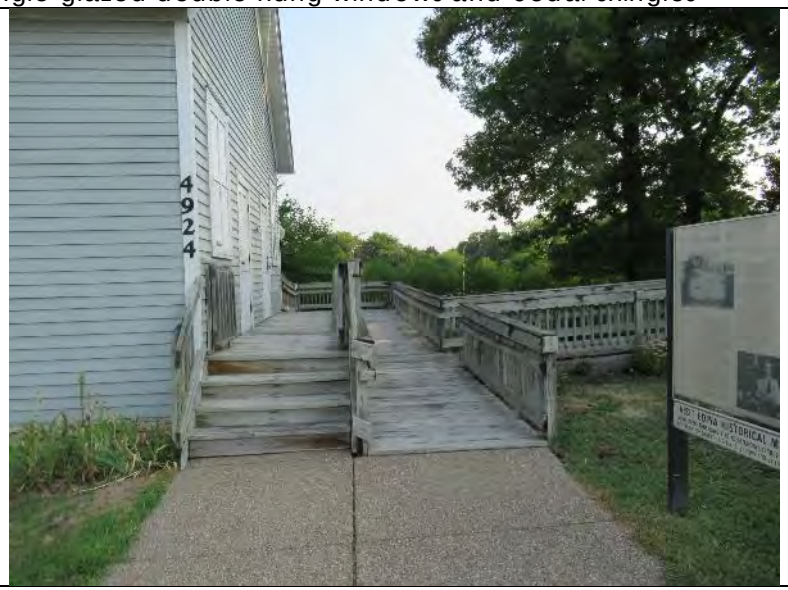


Photo 31: Historic Cahill School accessible wood ramp

Photo 32: Historic Cahill School accessible wood ramp and steps

Photo 33: Historic Cahill School classroom

Photo 34: Historic Cahill School coat room and non-ADA compliant accessible entrance through 34” wide door

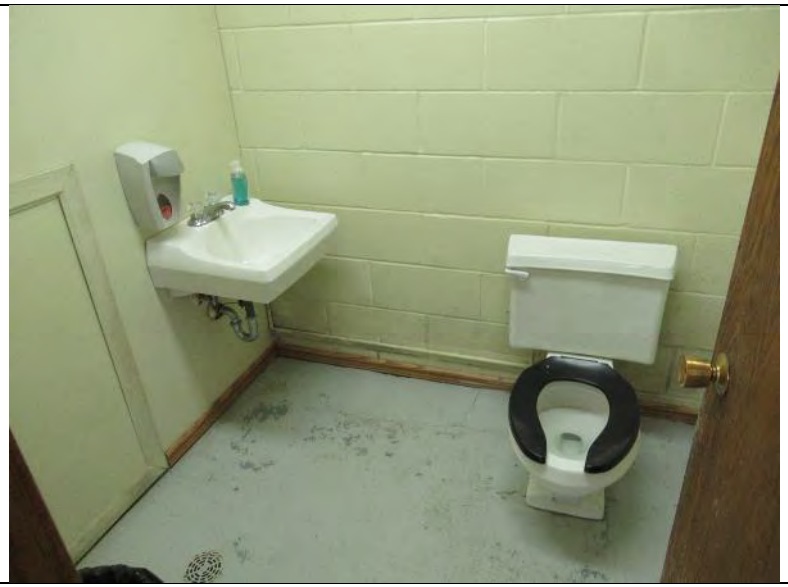


Photo 35: Historic Cahill School non-ADA compliant restroom

Photo 36: Historic Cahill School non-ADA compliant restroom

Photo 37: Historic Cahill School stair tread depth, riser height, and handrails do not comply with current code requirements

Photo 38: Minnehaha Grange Hall west elevation with accessible wood ramp and stair

Photo 39: Minnehaha Grange Hall south wall showing lap siding, single-glazed double-hung windows and cedar shingles

Photo 40: Minnehaha Grange Hall east wall showing lap siding and cedar shingles

Photo 41: Minnehaha Grange Hall north wall showing lap siding, single-glazed double-hung windows and cedar shingles

Photo 42: Minnehaha Grange Hall west wall showing lap siding, single-glazed double-hung windows and cedar shingles

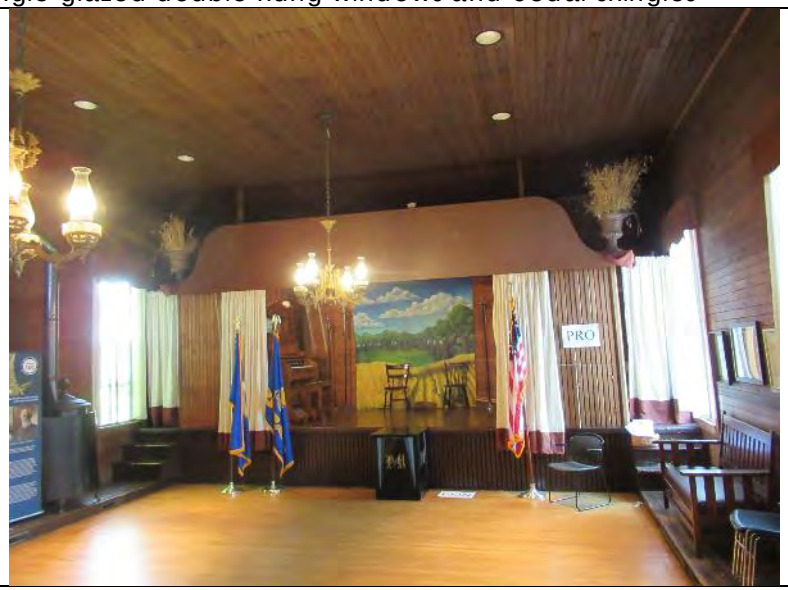


Photo 43: Minnehaha Grange Hall meeting room and stage

Photo 44: Minnehaha Grange Hall meeting room

Photo 45: Minnehaha Grange Hall meeting room and balcony

Photo 46: Minnehaha Grange Hall meeting room

Photo 47: Minnehaha Grange Hall entrance ante room

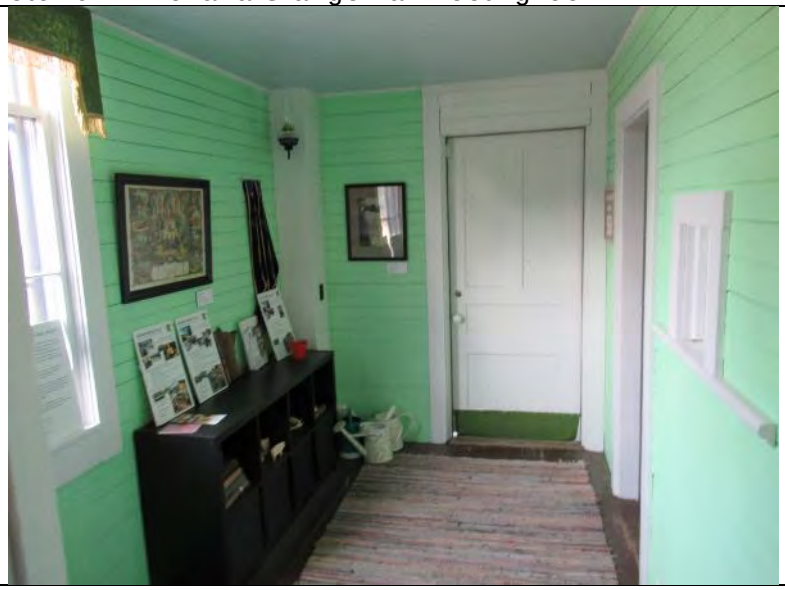


Photo 48: Minnehaha Grange Hall entrance ante room

Photo 49: Minnehaha Grange Hall stair tread depth, riser height, and handrails do not comply with current code requirements

Photo 50: Minnehaha Grange Hall stair tread depth, riser height, and handrails do not comply with current code requirements

Photo 51: Minnehaha Grange Hall non-ADA compliant restroom

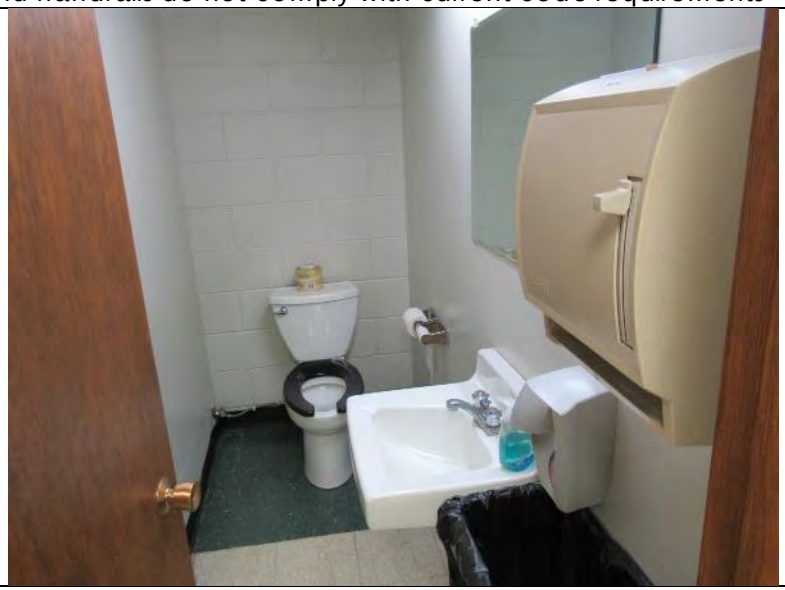


Photo 52: Minnehaha Grange Hall non-ADA compliant restroom

Photo 53: Minnehaha Grange Hall lower level kitchen/serving counter

Photo 54: Minnehaha Grange Hall lower level gathering room

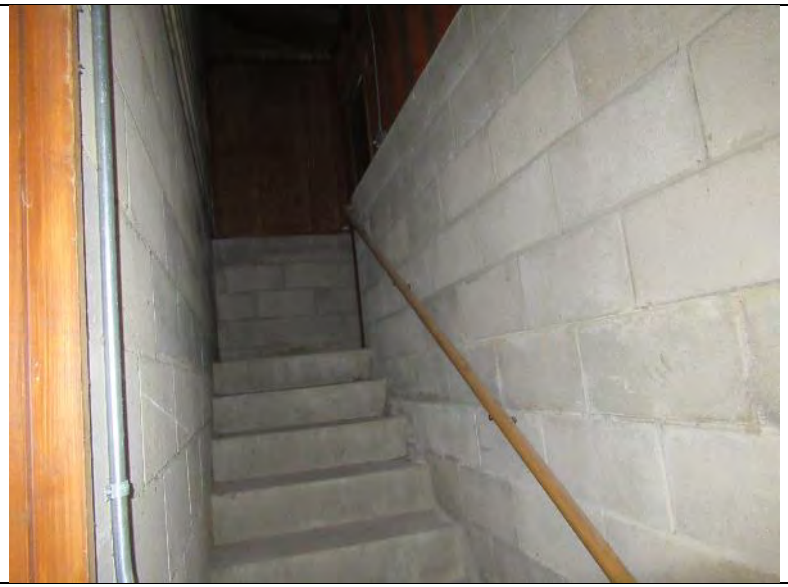


Photo 55: Minnehaha Grange Hall stair tread depth, riser height, and handrails do not comply with current code requirements

Photo 56: Minnehaha Grange Hall balcony

Appendix E: Project Description

The existing commercial building located at 4917 Eden Avenue is proposed to be redeveloped. The new construction will consist of a new Class "A" mixed-use building with approximately 196 mixed-income apartment units and 3,700 square feet of integrated retail space. The development will be located at the intersection of Eden Avenue and Willson Road and is intended to fulfill a portion of the City's goal for redevelopment as well as provide affordable housing options.

The developer will demolish the existing building, perform environmental remediation, and clear the site for redevelopment. The redevelopment will include site water and sanitary sewer utility improvements, area storm water retention, below grade parking stalls to service the apartment units, surface public parking, and sidewalk and streetscape improvements along Eden Avenue and Willson Road. The developer will encumber portions of the site with permanent public easements to make extensive public realm and streetscape improvements. It will also convey a portion of the parcel to be used for future roadway project or public use.

The new apartment building will be 7-stories in height with street level commercial space. The rental housing unit mix includes studio, one-bedroom, two-bedroom, and three-bedroom units. Twenty units of affordable housing (10% of total units) are anticipated, all which will be rent- and occupancy-restricted to households earning at or below 50% of the Area Median Income (AMI). The affordable units will be distributed among the studio, one-bedroom and two-bedroom units and remain for a period of at least 20 years.

Site clearance is expected to occur in 2022 and new construction is expected to begin that year with completion of the multifamily building as soon as the close of 2023.

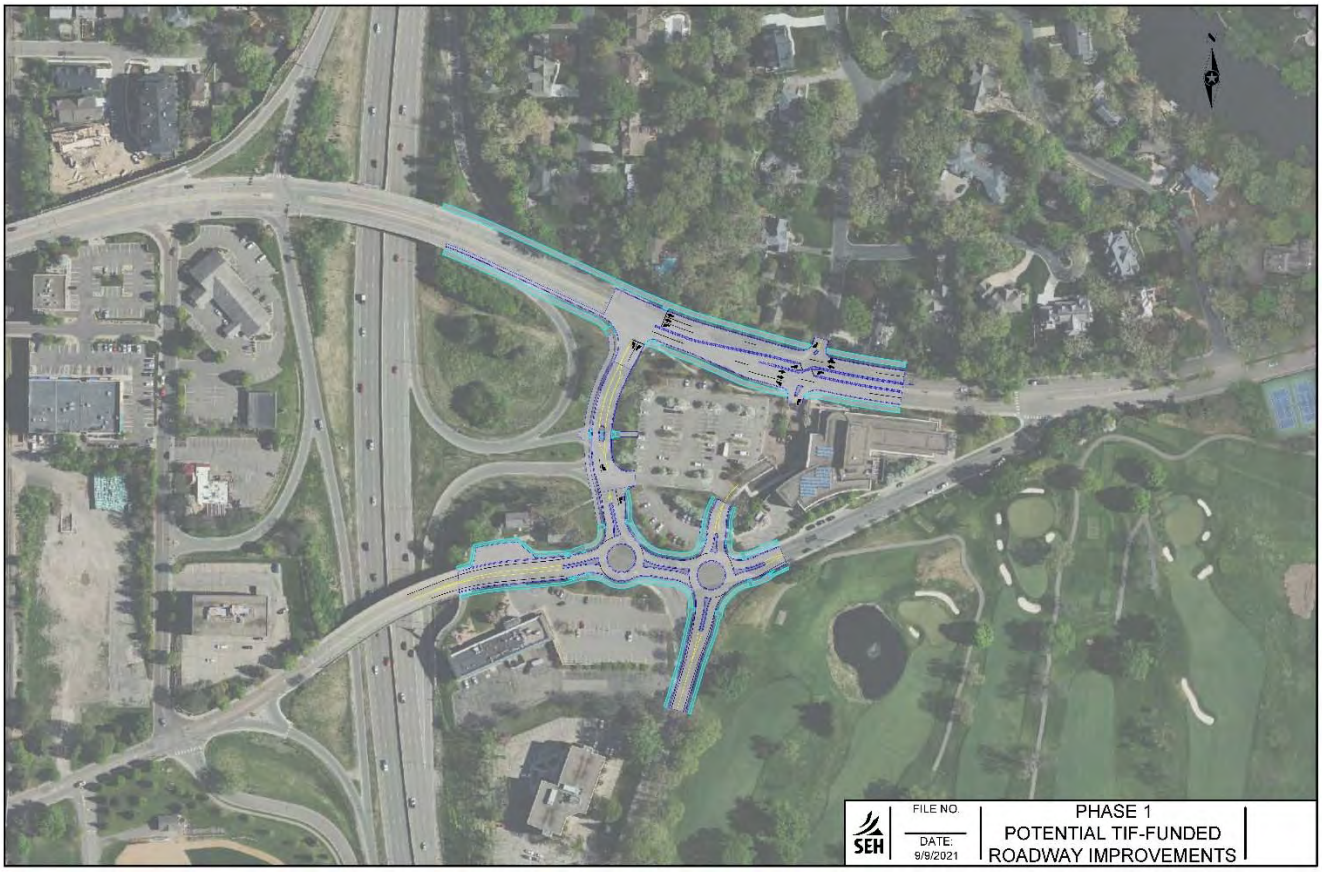
Related to the redevelopment of this site, the City also envisions public traffic safety enhancements through public improvements to adjacent portions of Eden Avenue, Willson Road, Grange Road and 50th Street. This work is intended to improve pedestrian and bicyclist routes to and through the TIF District. These new routes are intended to address vehicular safety concerns at each intersection and will improve connectivity between the TIF District and adjacent neighborhoods. A conceptual layout of these potential transportation improvements is included below. These public improvements are anticipated to begin as soon as 2023 and will be completed in phases.

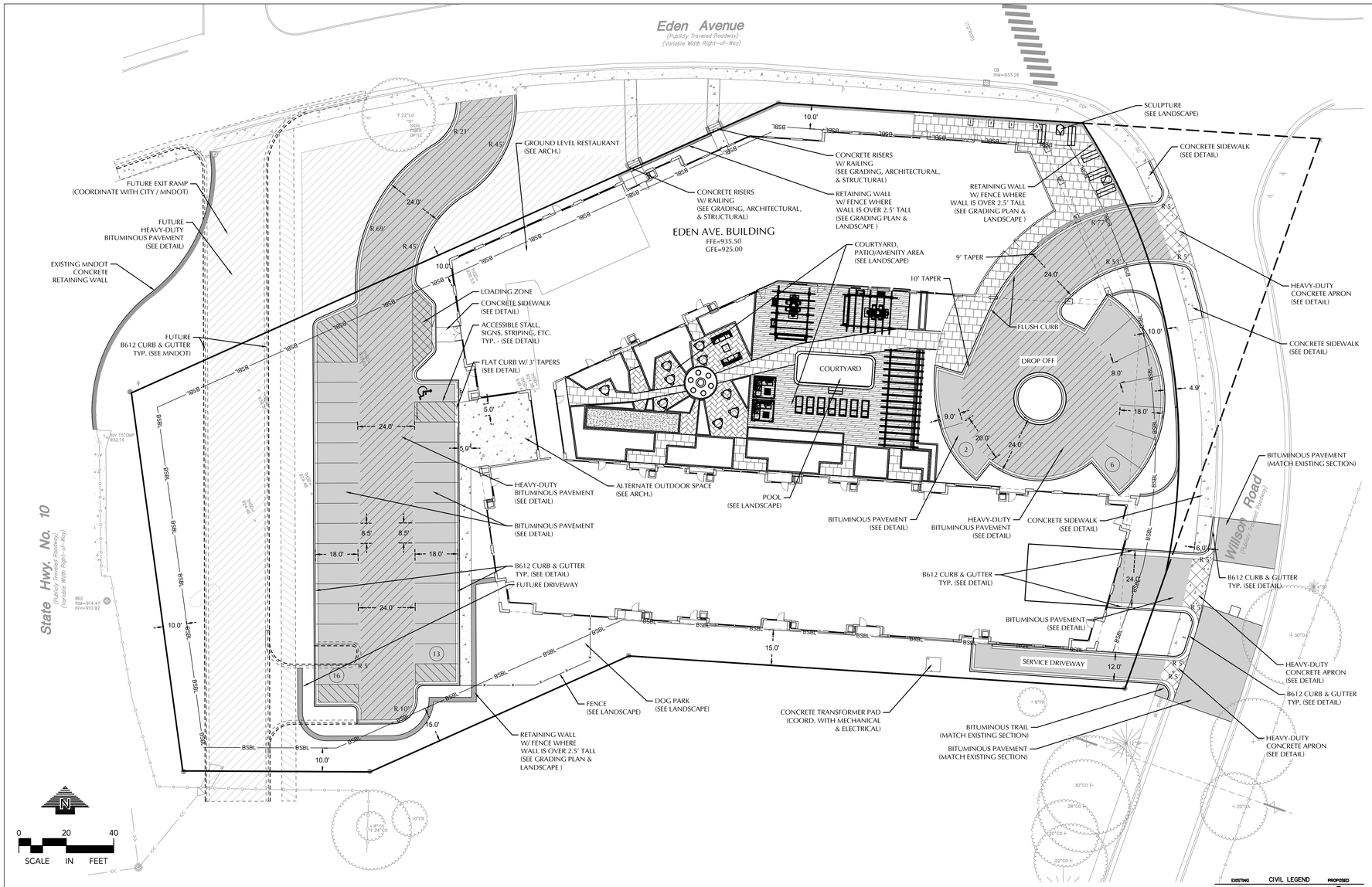
Additionally, the Edina HRA proposes that consideration be given to relocate two historic buildings located adjacent to the redevelopment at 4918 Eden Avenue. The Grange Hall was originally located near the intersection of 50th and Wooddale while the Cahill School was originally located near 70th and Cahill. The Grange Hall was relocated to the site in the late 1960s prior to the construction of Highway 100 and its related access ramps. Relocation would allow for further redevelopment of the site and public improvements, as well as an opportunity to identify a more suitable location that allows these historic resources to be more accessible to the community.

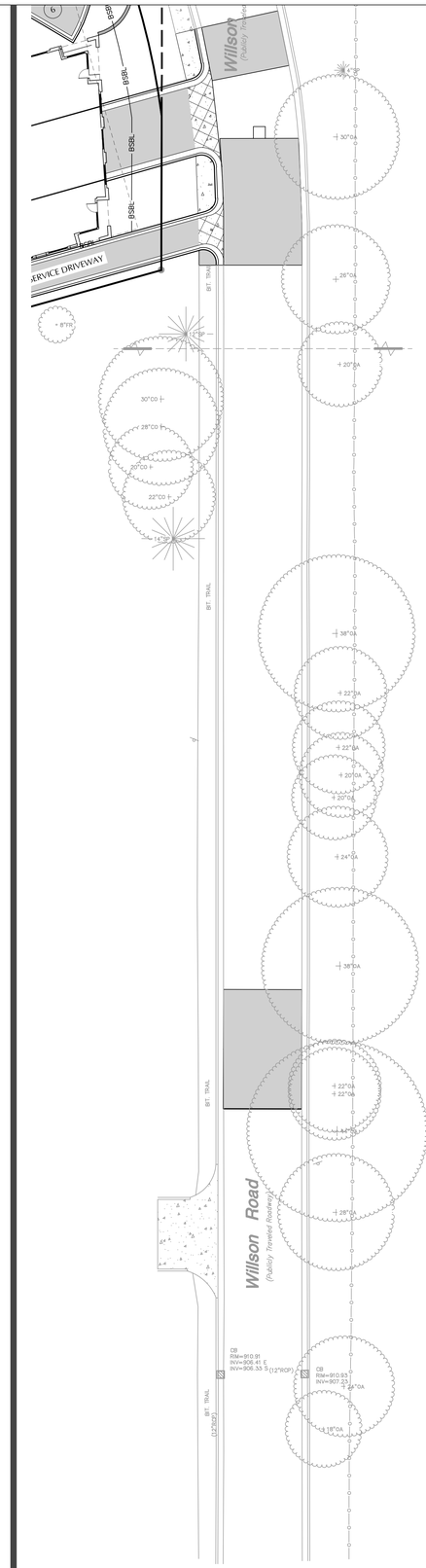
At this time, a preferred location for the historic buildings has not been identified and there is no imminent timeline for relocation. If relocation is preferred, tax increment could provide a portion of the relocation expenses.

The Edina HRA proposes to utilize incremental property taxes generated from the new apartment building to offset a portion of the apartment building's financing gap. The HRA proposes to reimburse the developer for qualifying costs incurred in its development through the issuance of a Pay-as-you-go TIF Note upon completion. The HRA and City would bear no obligation to use any other funds to pay the TIF Note. The incremental taxes are also proposed to provide funding for necessitated transportation improvements throughout the TIF District and potential building relocation expenses of the two historic buildings.

ROADWAY IMPROVEMENTS







SITE PLAN LEGEND

- CONCRETE SIDEWALK
- BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- HEAVY-DUTY CONCRETE PAVEMENT
- SPECIALTY LANDSCAPE PAVING

SITE DATA

CURRENT ZONING:	xxx
PROPOSED ZONING:	xxx
BUILDING SETBACK:	xxx
TOTAL PROPERTY AREA:	2.08 AC.
AREA OF DISTURBANCE:	2.58 AC.
EXISTING IMPERVIOUS AREA:	1.82 AC
PROPOSED IMPERVIOUS AREA:	1.48 AC.

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' WITH A 24' WIDE TWO WAY DRIVE UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
7. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
8. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.

ACCESSIBLE PARKING

SURFACE ACCESSIBLE PARKING:	xxx STALLS
REQUIRED SURFACE ACCESSIBLE PARKING:	xxx STALLS*

**REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 101-150 STALLS*

OFF-STREET PARKING CALCULATIONS

PROPOSED SURFACE PARKING PROVIDED: 37 STALLS

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
PIV	POST INDICATOR VALVE	PIV
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
W	WATER SERVICE	
S	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
FM	FORCEMAIN	
DT	DRAINTILE	DT
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
TEL	UNDERGROUND TELE	
GAS	UNDERGROUND GAS	
OH	OVERHEAD UTILITY	

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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www.bkvgroup.com
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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

LOUCKS PROJECT NO. 21081.00

PROJECT TITLE

4917 EDEN AVE.

OWNER/DEVELOPER

ISSUE #	DATE	DESCRIPTION
	03/12/2021	PRELIMINARY DESIGN

NOT FOR CONSTRUCTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin, PE

24440 XX/XX/XXXX
License Number Date

DATE	XX/XX/XXXX
DRAWN BY	JBT
CHECKED BY	MJS
COMMISSION NUMBER	21081.00

SHEET TITLE

SITE PLAN

SHEET NUMBER

C2-1

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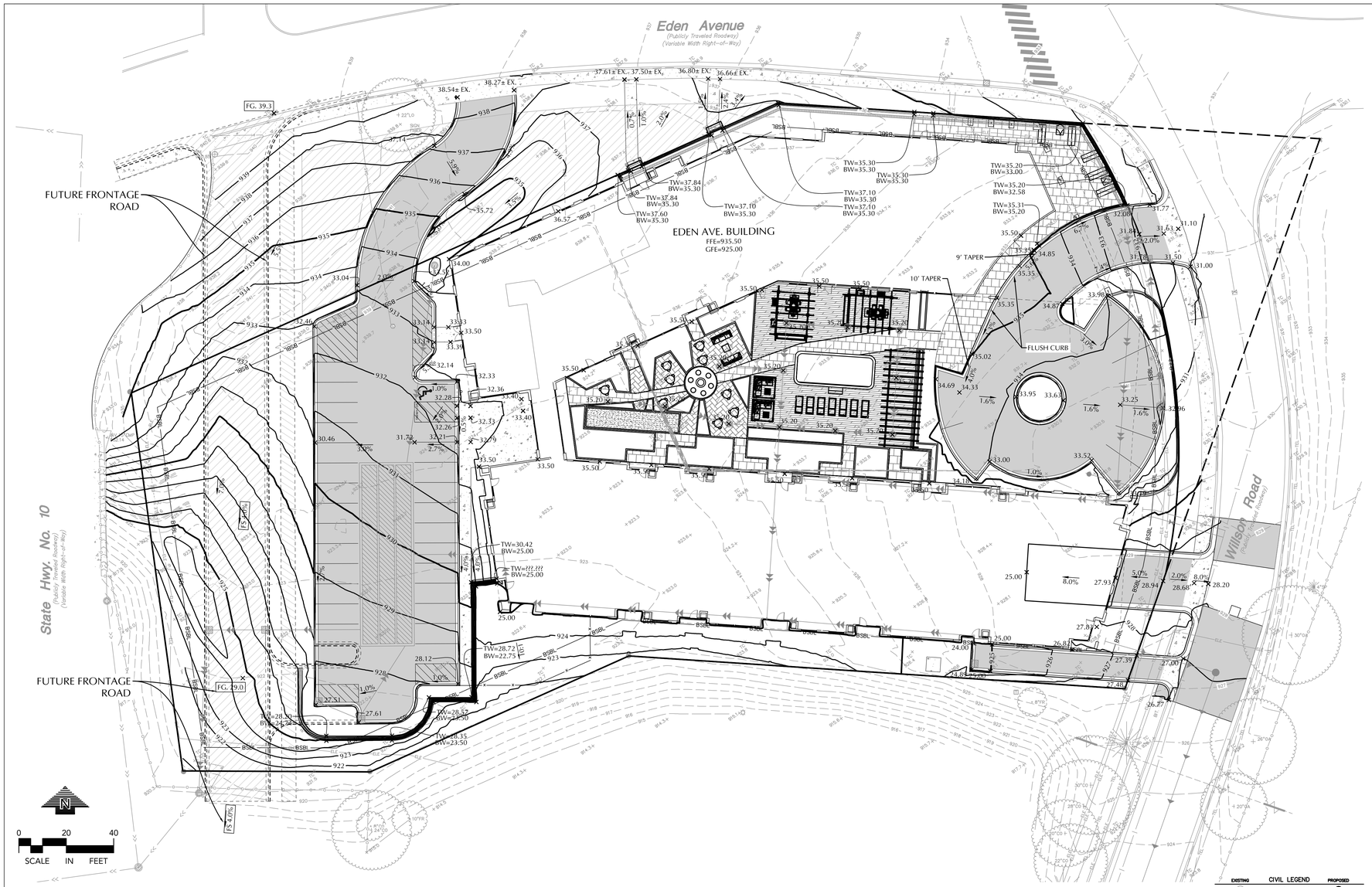

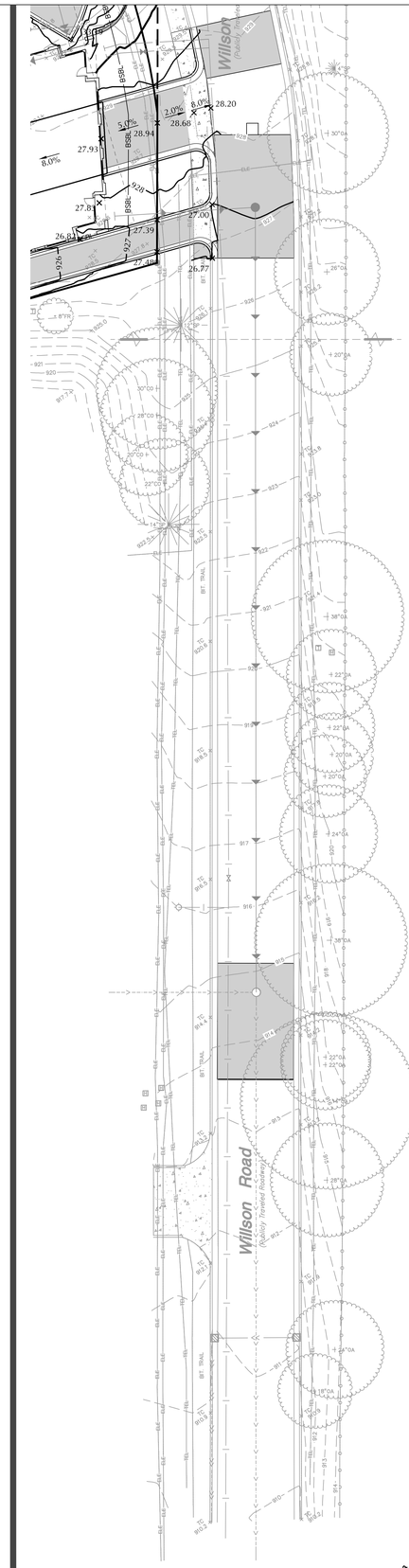

GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
4. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
5. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
6. DUST MUST BE ADEQUATELY CONTROLLED.
7. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
8. SEE UTILITY PLANS FOR WATER, STORM AND SANITARY SEWER INFORMATION.
9. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
10. SEE LANDSCAPE PLAN FOR FINAL SITE STABILIZATION.
11. NOTIFY CITY OF EDINA ENGINEERING DEPT. AT 952-826-0371, AT LEAST 24 HOURS PRIOR TO THE CONSTRUCTION OF STORMWATER BMP'S.

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
PIV	POST INDICATOR VALVE	PIV
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
W	WATER SERVICE	
S	SANITARY SERVICE	
HP	HANDICAP PARKING	
1.0%	DIRECTION OF FLOW	1.0%
934	SPOT ELEVATION	934
932	CONTOURS	932
	SANITARY SEWER	
	STORM SEWER	
W	WATERMAIN	
FM	FORCEMAIN	FM
DT	DRAINTILE	DT
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
X	FENCE LINE	X
TEL	UNDERGROUND TELE	
GAS	UNDERGROUND GAS	
OH	OVERHEAD UTILITY	

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ISSUE #	DATE	DESCRIPTION
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NOT FOR CONSTRUCTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin, PE

24440 License Number — XX/XX/XXXX Date

DATE	XX/XX/XXXX
DRAWN BY	JBT
CHECKED BY	MJS
COMMISSION NUMBER	21081.00

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C3-1

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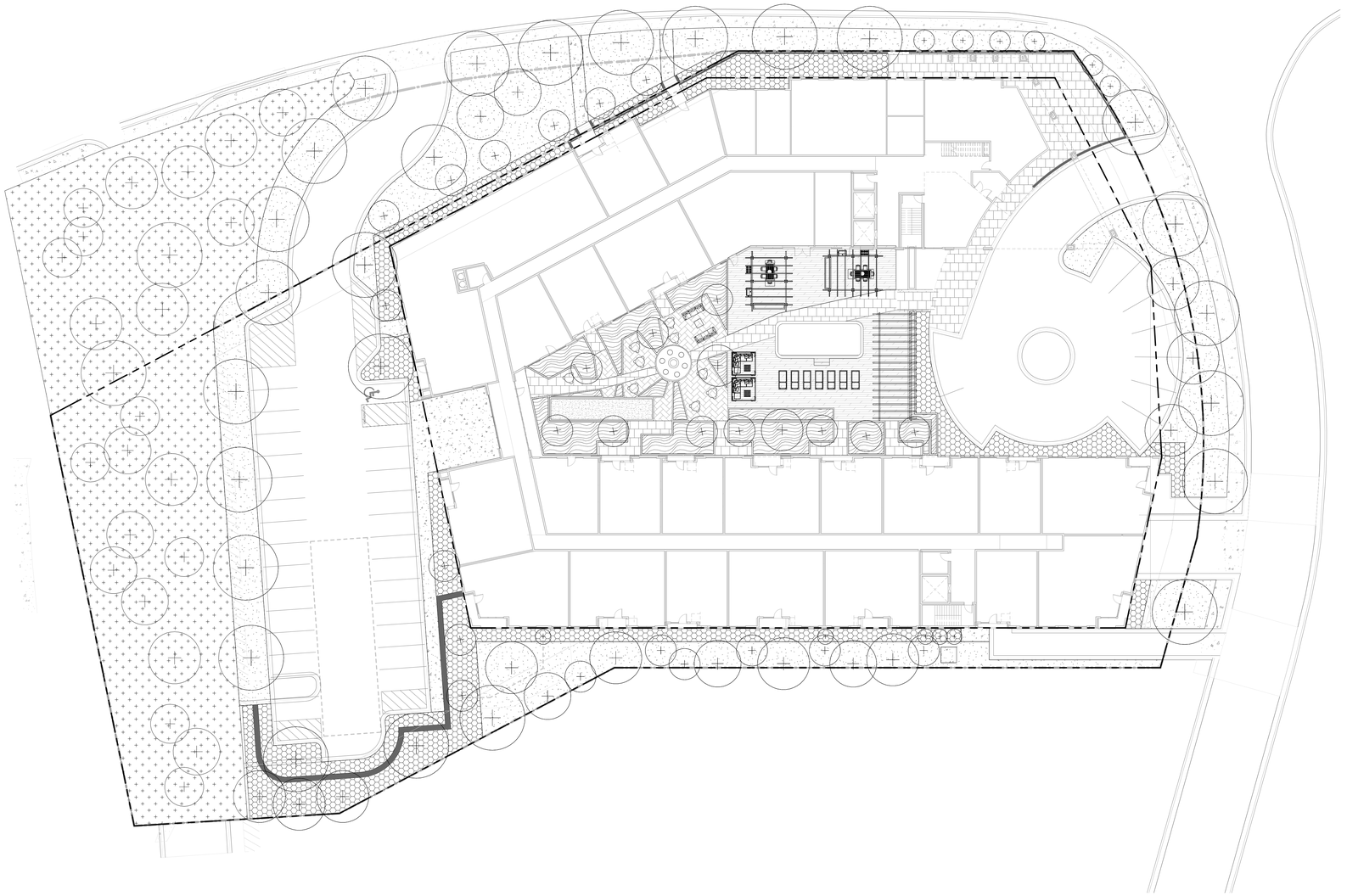


1 L101 SITE - PLANTING PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/VINES/ANNUALS				
1	ac	MAGGIE DALEY ASTILBE	Astilbe chinensis 'Maggie Daley'	#1 CONT.
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	pa	HAMELN FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	#1 CONT.
1	pt	PACHYSANDRA 'Green Carpet'	Pachysandra terminalis 'Green Carpet'	#1 CONT.
1	pv	NORTHWIND SWITCHGRASS	Panicum virgatum 'Northwind'	#1 CONT.
1	rh	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	sh	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	ss	LITTLE BLUESTEM 'Blue Heaven'	Schizachyrium scoparium 'Minnblue A' (PP17, 310)	#1 CONT.
ORNAMENTAL TREES				
7	AG	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchir x grandiflora 'Autumn Brilliance'	2" CAL.
2	BP	WHITESPIRE BIRCH (CLUMP)	Betula populifolia 'Whitespire'	2.5" CAL.
8	CC	NORTHERN CLUMP REDBUD	Cercis canadensis	#20 CONT.
5	SR	SUMMER STORM LILAC	Syringa reticulata 'Summer Storm' (PPAF)	2" CAL.
DECIDUOUS TREES				
8	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	2.5" CAL.
7	BN	RIVER BIRCH	Betula nigra	2.5" CAL.
6	BP	DAKOTA PINNACLE BIRCH	Betula platyphylla 'Fargo'	2.5" CAL.
3	GB	AUTUMN GOLD GINKGO	Ginkgo Biloba 'Autumn Gold'	2.5" CAL.
8	GT	SKYLINE HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skycole'	2.5" CAL.
6	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	2.5" CAL.
8	QA	QUAKING ASPEN	Populous tremuloides	#20 CONT.
7	QB	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL.
5	QW	KINDRED SPIRIT OAK	Quercus x warei 'Nadler'	2.5" CAL.
5	TA	AMERICAN SENTRY LINDEN	Tilia americana 'MrkSentry'	2.5" CAL.
DECIDUOUS SHRUBS				
1	Bw	NORTHERN CHARM BOXWOOD	Buxus 'Wilson'	#3 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#2 CONT.
1	Ct	ARCTIC FIRE DOGWOOD	Cornus stolonifera 'Farrow' (PP18,523)	#5 CONT.
1	Cs	CARDINAL DOGWOOD	Cornus sericea 'Cardinal'	#5 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Dw	DWARF WINGED EUONYMOU	Euonymous alatus 'Compactus'	#10 CONT.
1	Ra	GRO LOW SUMAC	Rhus aromatica 'Gro Low'	#5 CONT.
1	Sm	DWARF KOREAN LILAC	Syringe meyeri 'Palibin'	#5 CONT.
1	Sr	RED ELDERBERRY	Sambucus racemosa	#5 CONT.
1	Ss	SEM FALSE SPIREA	Sorbaria sorbifolia 'Sem'(PP16,336)	#2 CONT.
CONIFEROUS TREES				
1	JC	SPARTAN JUNIPER	Juniper chinensis 'Spartan'	6' B&B
12	PA	NORWAY SPRUCE	Picea abies	8' B&B
7	PS	WHITE PINE	Pinus Strobus	6' B&B
CONIFEROUS SHRUBS				
1	Cp	KING'S GOLD CHAMAECYPARIS	Chamaecyparis pisifera 'King's gold'	#5 CONT.
1	Ct	HEATHERBUN CHAMAECYPARIS	Chamaecyparis thyoides 'Heather Bun'	#5 CONT.
1	Jh	BLUE CHIP JUNIPER	Juniperus horizontalis 'Blue Chip'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitseriana 'Sea Green'	#5 CONT.
1	Js	BLUE FOREST JUNIPER	Juniperus sabina 'Blue Forest'	#5 CONT.
1	Pb	SCHOODIC PINE	Pinus banksiana 'Schoodic'	#3 CONT.
1	Tc	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	6' B&B

*PLANT SCHEDULE FOR SPECIES REFERENCE ONLY, FINAL QUANTITIES TO BE DETERMINED

IRRIGATION NOTE: ALL PLANTING BEDS TO RECEIVE DRIPLINE IRRIGATION, ALL TURF AREAS TO RECEIVE SPRAY NOZZLES

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

CIP COLORED CONCRETE, BROOM FINISHED, TYP.

PLANTING BED #1: ROCK MULCH, 4" MIN., MIXED SHRUBS AND PERENNIALS PER PLANT SCHEDULE

TURFGRASS: SOD, IRRIGATED (SEE SPEC)

PLANTING BED #2: HARDWOOD MULCH, 4" MIN., MIXED SHRUBS AND PERENNIALS PER PLANT SCHEDULE

SHORTGRASS PRAIRIE, SEED MIX TBD

TRUE NORTH PLAN NORTH

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

4917 EDEN AVE

ISSUE #	DATE	DESCRIPTION
	03/12/2021	PRELIMINARY DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2286-05

SHEET TITLE

SITE - PLANTING PLAN

SHEET NUMBER

L101

© 2019 BKV Group

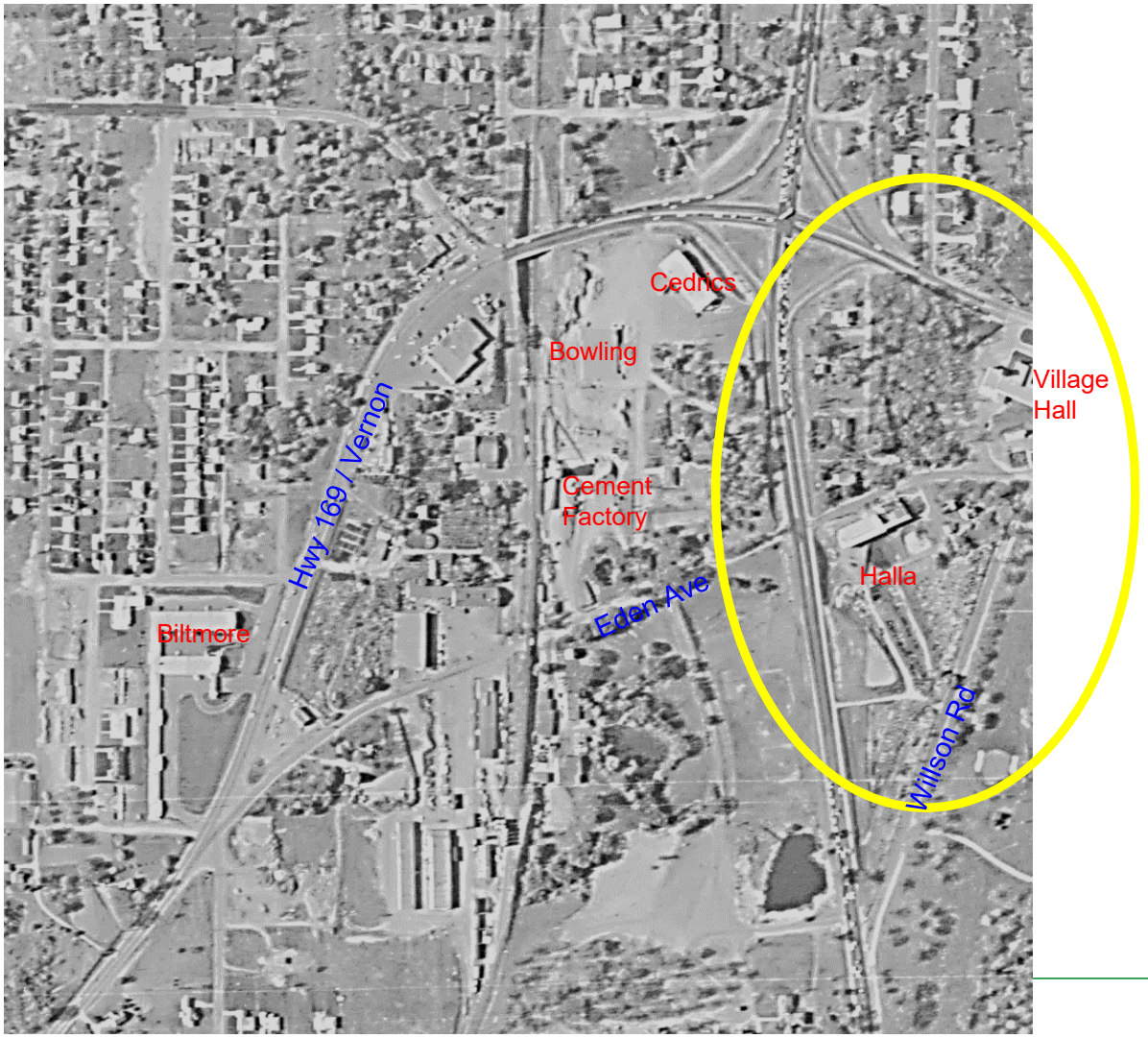
BIM 360://2286-05_4917 Eden Ave/2286-05_4917 Eden Ave_LAND_2019.rvt
3/12/2021 4:47:23 PM

www.EdinaMN.gov

The CITY of EDINA

Establishing the Eden / Willson Tax Increment Financing District

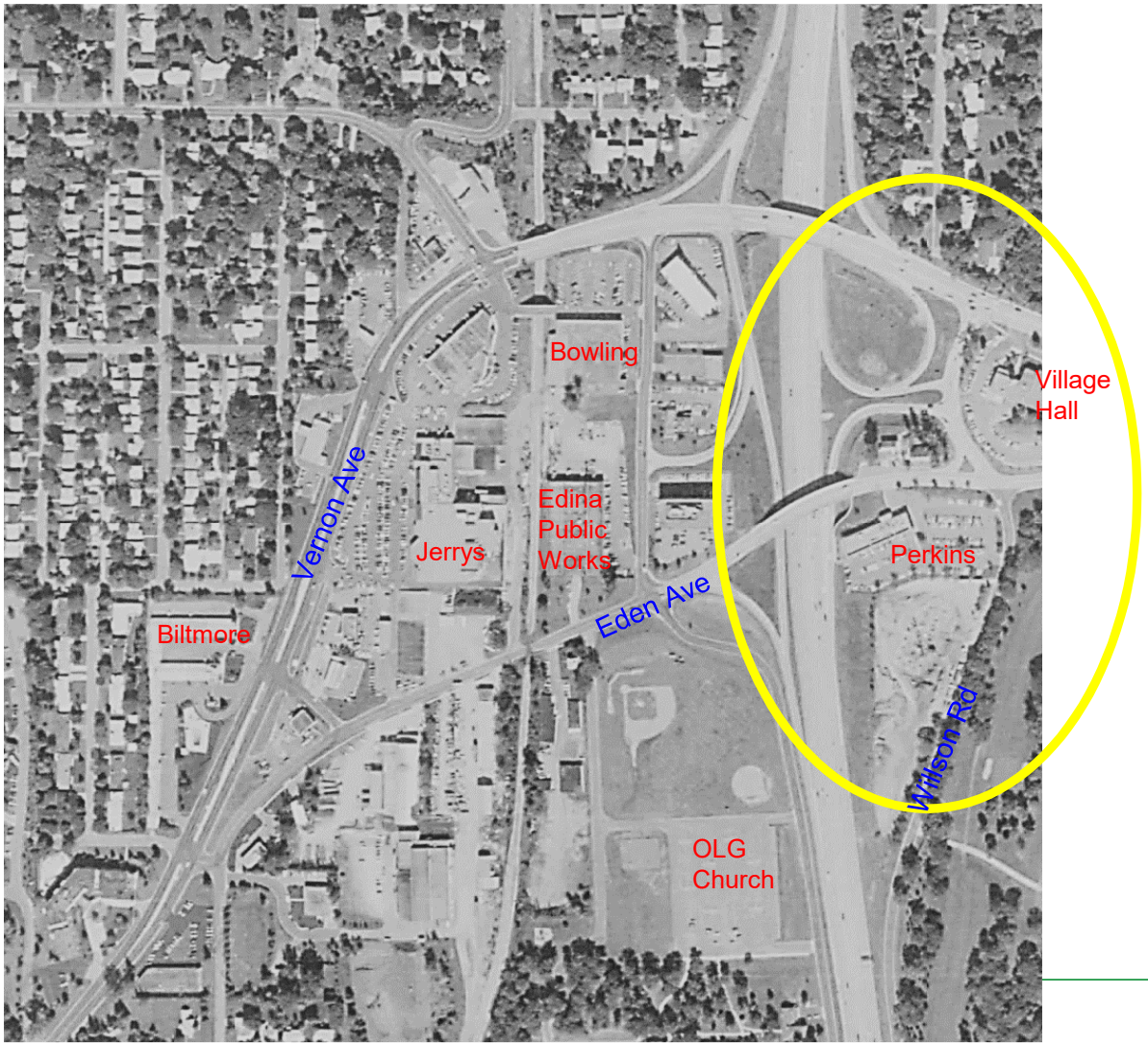
Edina City Council
Public Hearing
October 19, 2021



The CITY of EDINA

1957 aerial photo

- Normandale Road
- At grade intersections
- Cement factory
- Halla Nursery
- Old Village Hall



The CITY of EDINA

1979 aerial photo

- Highway 100
- New bridges and ramps
- Old Public Works facility
- Perkins restaurant
- Old Village Hall

Background – existing conditions

The CITY of EDINA

Perkins (formerly Halla Nursery)
4917 Eden Ave
Built 1973

Grange Hall
4918 Eden Ave
Built 1879, relocated 1935 & 1970

Cahill School
4918 Eden Ave
Built 1864, relocated1970

Photo Source: Minnesota Historic Society

Background – existing conditions

The CITY of EDINA

4917 Eden Avenue

- Restaurant, office and conference facilities
- Land has higher value than building
- Building deemed “sub-standard” per TIF statute

4918 Eden Avenue

- Two historic buildings Grange Hall & Cahill School
- Relocated to this site in 30s and 70s
- Buildings deemed “sub-standard” per TIF statutes

Roadway Network

- High peak-hour traffic volume
- Lack complete sidewalks
- Limited bicycle routes

Background - Community Vision Plans

The CITY of EDINA

"**Encourage** … vibrant neighborhood nodes … build sense of community" (page 10-16)

"**Live and Work** … promote the development of a mix of commercial amenities, including restaurants and cultural amenities, which … can further act as connection points or hubs within the fabric of neighborhoods and development areas." (Vision page 10)

Residential Development Mix … Goals 2 & 4 - Support a wide range of housing options to meet the diverse needs, preferences, income levels and life stages for today and future Edina community (pages 4-23 and 4-24)

Highway Access … allow for surface roads / off-ramps … safe interchange access to Highway 100 from Vernon, 50th & Eden..." (GDF page 34)

create "stepping stones … to vibrant, walkable, attractive and life-filled place" (GDF page 7)

Multi-modal Transportation Options - … improve access for pedestrians and bicyclists..." (SERP 3-4(4); GDF page 7 and GTP pages 23-24)

Mixed Use Development… support redevelopment that includes retail, housing and employment in walkable neighborhoods (SERP page 3-4(6))

Summary of Proposal – westerly view

The CITY of EDINA

FINAL REZONING APPROVAL PENDING

Photo Source: Minnesota Historic Society

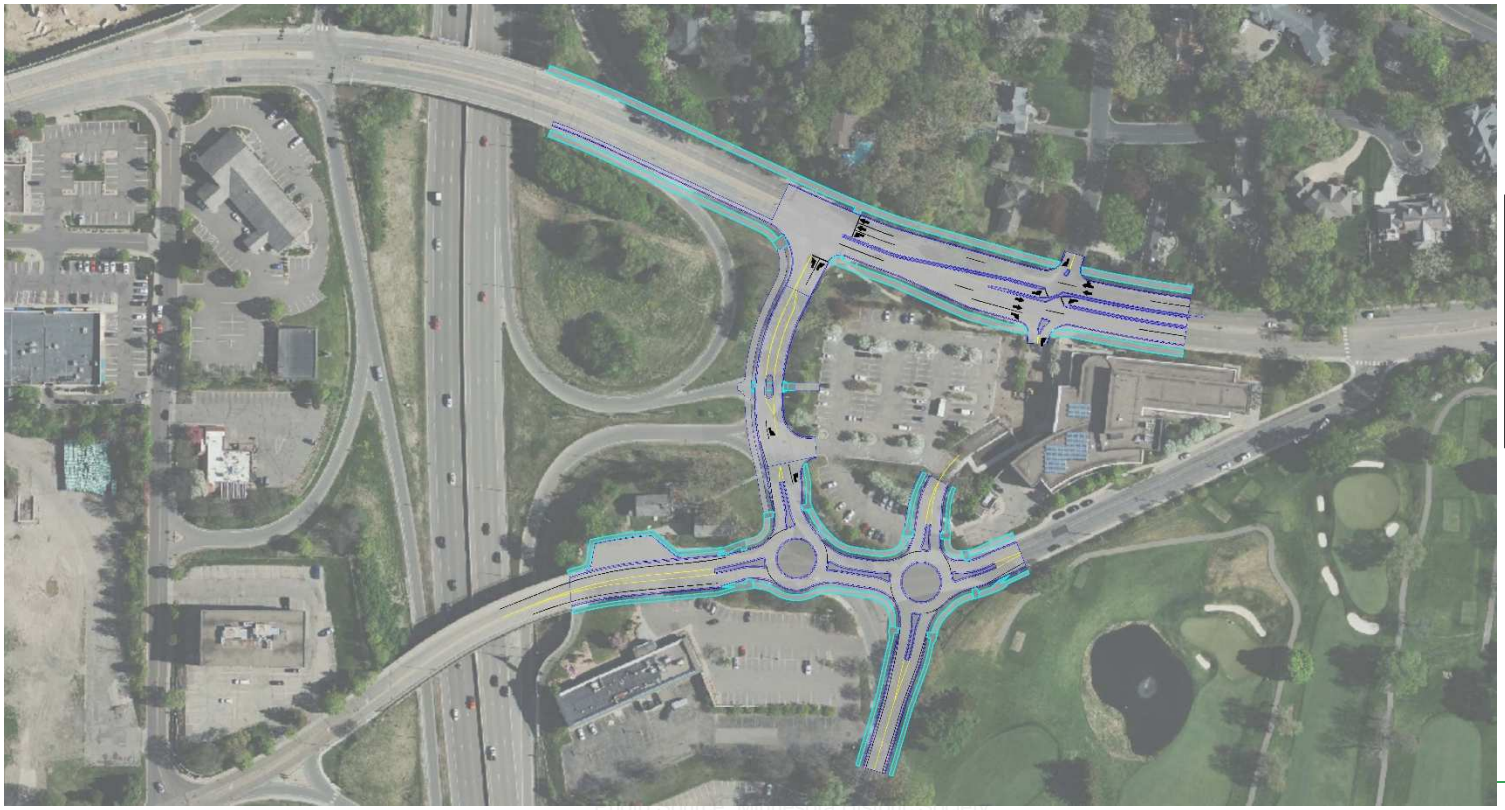
Summary of Proposal – southeasterly view

The CITY of EDINA

FINAL REZONING APPROVAL PENDING

Summary of Proposal – roadway concept

The CITY of EDINA



FINAL DESIGN APPROVAL PENDING

Photo Source: Minnesota Historic Society

Summary of Proposal – financial gap

The CITY of EDINA

The developer requested $5.1 million in TIF support over 15-years to make the project viable.

This request has been analyzed and evaluated. The budget gap has been confirmed.

Term Sheet was prepared August 26, 2021.

Full TIF Redevelopment Agreement anticipated to be considered November 3, 2021.

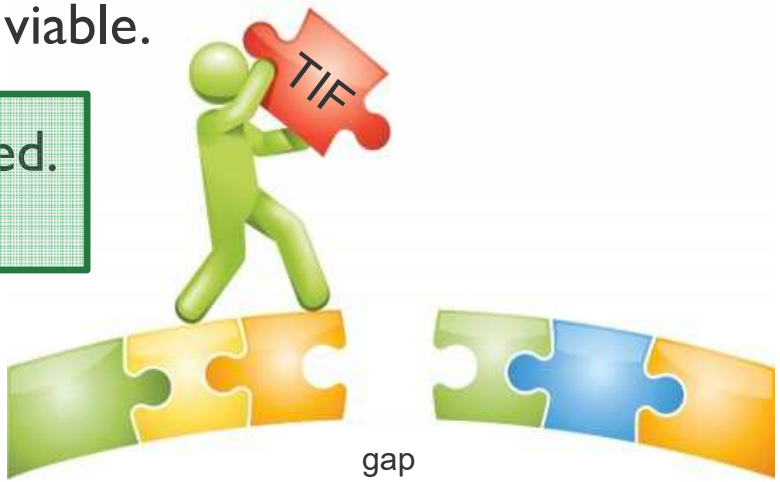
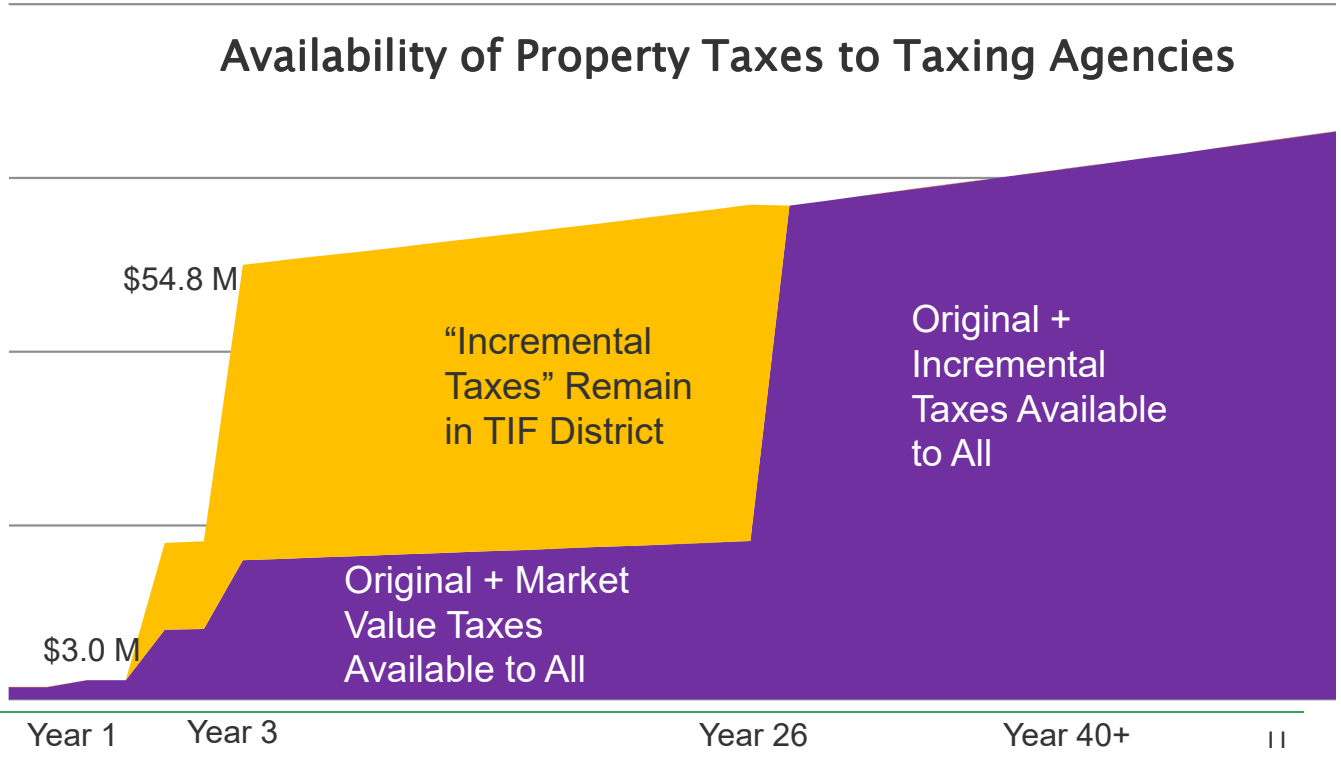


Photo Source: Minnesota Historic Society

What is TIF?

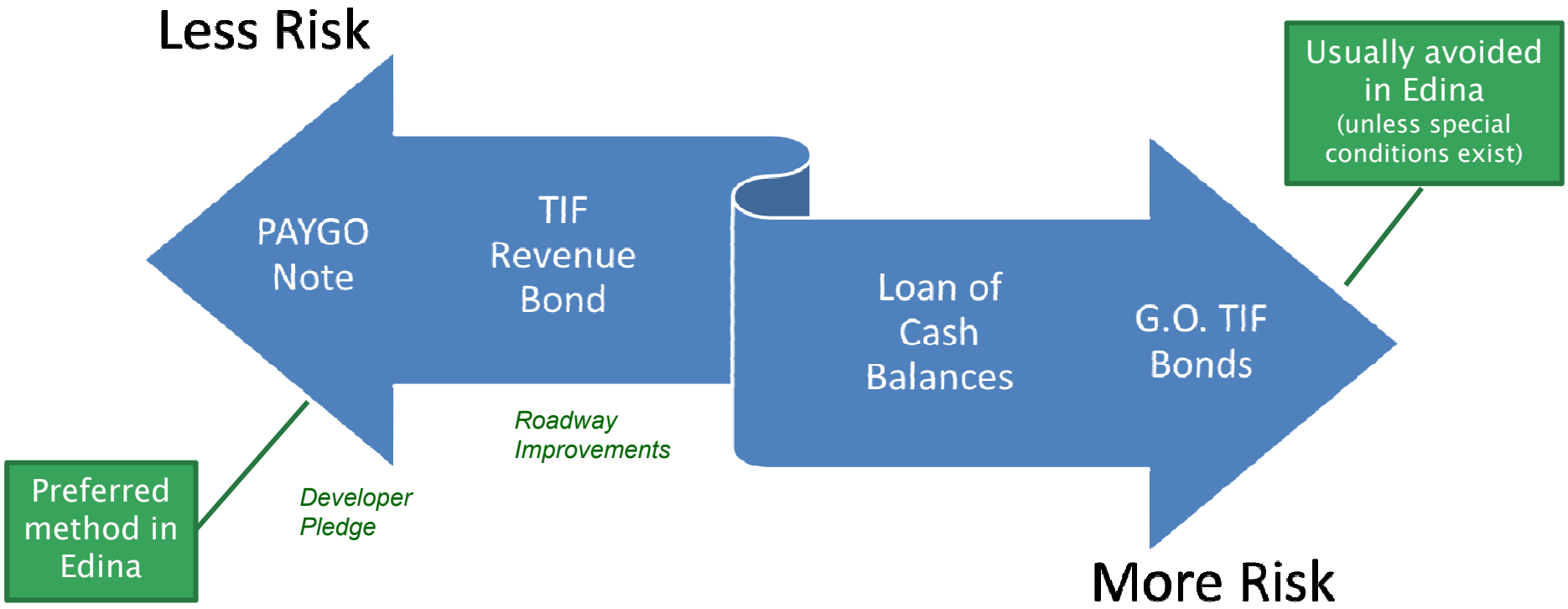
The CITY of EDINA

- Economic development financing tool
- Governed by Minnesota Statute
- Enabled by City Council
- "Tax Increment" Financing - uses growth in property tax base to fund private investment and public infrastructure



What is TIF? – How cities fund projects

The CITY of EDINA



What is TIF? – Steps to Establish & Monitor

The CITY of EDINA

Step 1)
Create "District"

- Boundaries
- Maximum Budget
- Term
- Qualifications
- But-for

Plan Commission
HRA Board
Public Hearing
City Council

Action considered today

Step 2)
Consider Funding for Specific Projects

- Private developments
- Public improvements

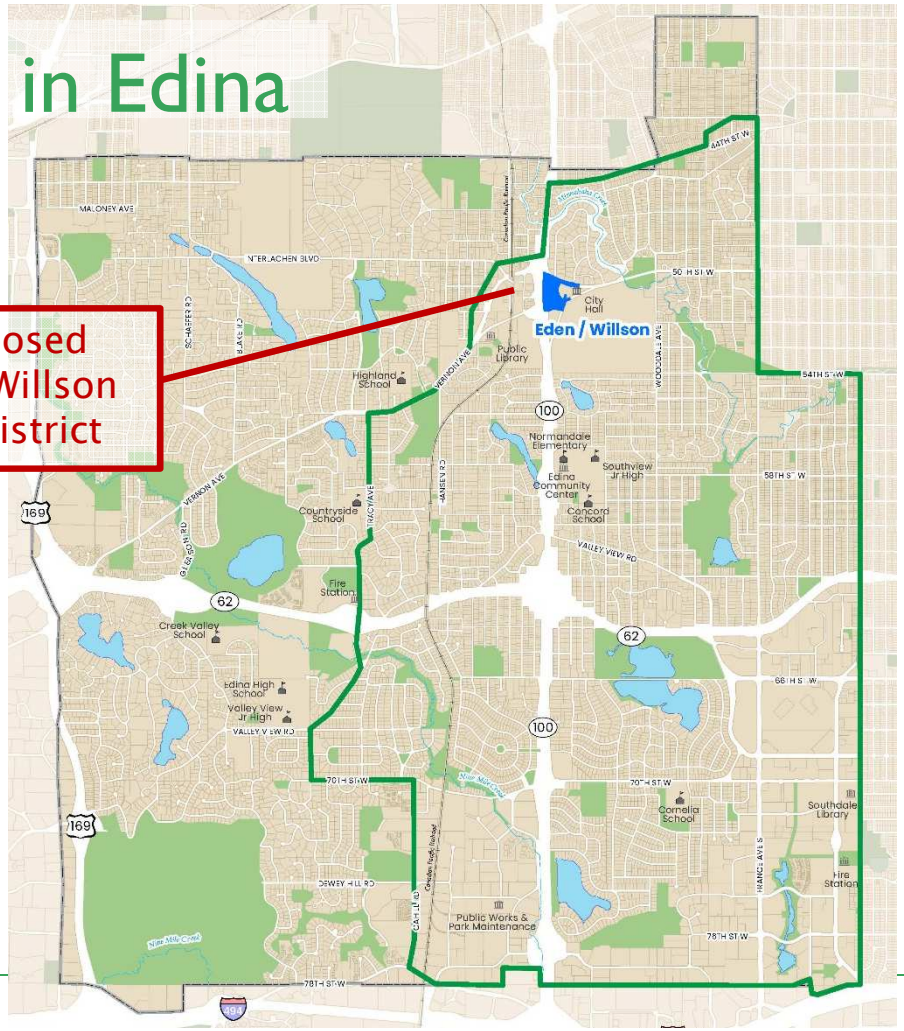
HRA Board (Oct 28 and 2023)
City Council (Nov 3 and 2023)

Action considered in future

Step 3)
Monitoring & Compliance

- 4-year knock down
- 5-year construction
- Annual reporting
- De-certification

TIF in Edina



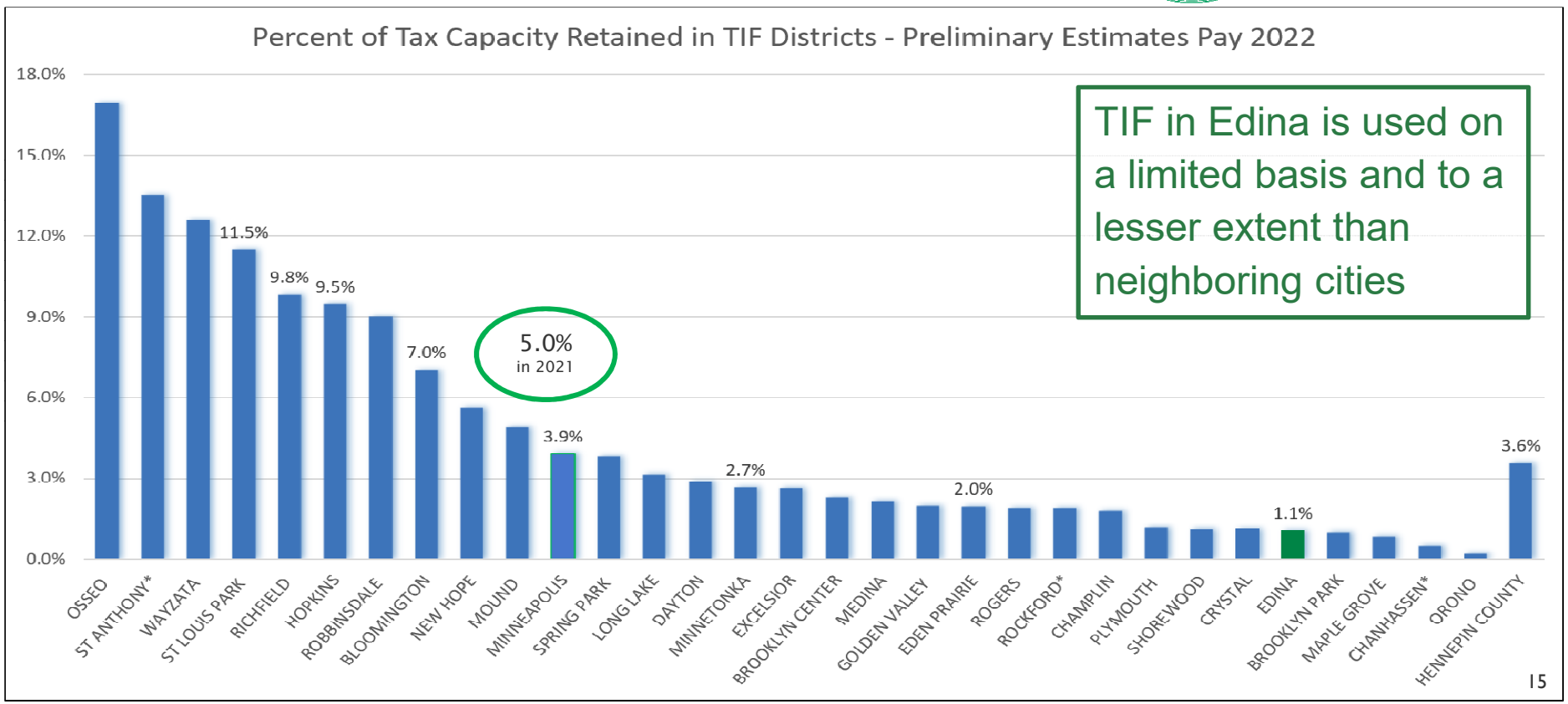
The CITY of EDINA

Edina has used TIF financing since the 1970s and currently has 9 active TIF Districts:

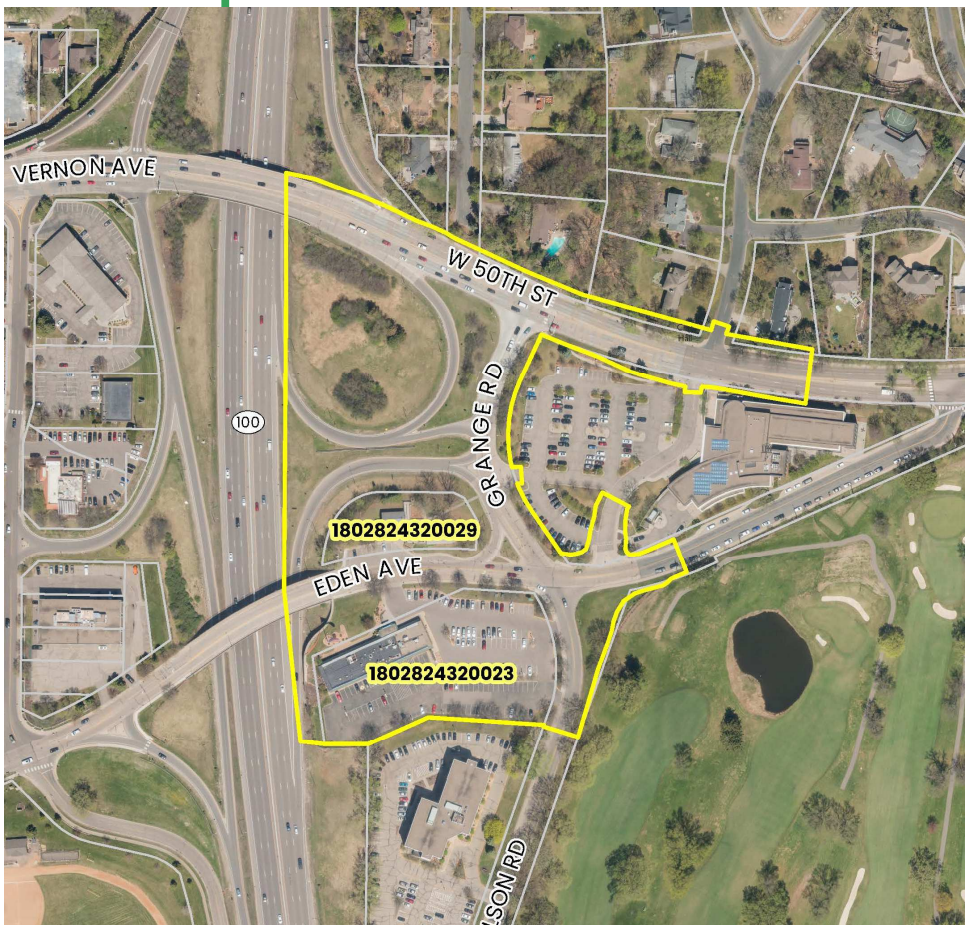
- 4040 W. 70th
- 44th & France 2
- 50th & France 2
- 66 West
- 76th Street
- Amundson
- Grandview 2
- Pentagon Park
- Southdale 2

TIF in Edina

The CITY of EDINA



Proposed TIF Plan



The CITY of EDINA

- 2 parcels & adjacent roadways
- "Redevelopment" District
- 25 year term

- Original Tax Capacity = $60,842
- Projected Tax Capacity = $691,772
  - Used to establish maximum budget

11 x growth

Proposed TIF Plan – Sources and Uses

The CITY of EDINA

$22.7 million - Incremental Property Tax Estimate

- Over 26 years term
- Includes interest earnings
- Excludes base taxes to County, School, and City

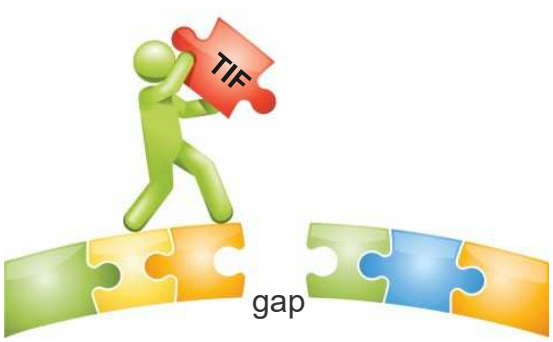
Projected Uses of Tax Increment Funds

• Acquisition	$3.0 M (11%)
• Site improvements	$750k
• Utilities	$1.5 M
• Affordable Housing	$2.06 M (9%)
• Other Improvements	$5.55 M (24%)
• Administrative	$2.06 M (9%)
• Interest	$7.8 M (34%)
• Total	$22.7 Million

Pages 8-9 of TIF Plan

Proposed TIF Plan – Findings

The CITY of EDINA



- Site qualifies as a Redevelopment TIF District
- Plans complies with the City's general plans for redevelopment (Comp. Plan)
- High development costs and restricted rental income creates a financial gap that that hinders the delivery of the proposal

In Conclusion: it is not reasonably expected that the proposed redevelopment with long-term affordable housing and public improvements will be constructed without the use of Tax Increment Financing.

The CITY of EDINA

Questions / Discussion

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: IX.A.

To: Mayor and City Council

Item Type: Report / Recommendation

From: Tom Swenson, Assistant Director Parks & Natural Resources

Item Activity:

Subject: Resolution No. 2021-80: Weed Mowing Special Assessment, Improvement No. WD-21

Action

ACTION REQUESTED:
Approve Resolution No. 2021-80 Weed Mowing Special Assessment, Improvement No. WD-21.

INTRODUCTION:
Since the public hearing, staff removed 6708 Cornelia Drive from the assessment roll. The owner bought a mower and has been mowing the property after receiving the notifications.
In the fall of 2020 and summer of 2021, the Parks & Recreation Maintenance Department cut the weeds on 12 properties. The properties and cost associated with the use of a tractor and staff time to cut the weeds is provided on the attached assessment roll. Each cost should be assessed to the property owner for the payment to the city.
According to the Edina City Code **Chapter 30 Division 2 Maintenance Standards, Sub Section 30-119 Weeds**,
"Weeds shall be regularly cut or controlled such that no individual plant shall exceed, at any time, ten inches in height or length, as measured from its base at the ground to the tip of each stalk, stem, blade or leaf. Noxious weeds, as defined by the state commissioner of agriculture, shall be eradicated."

ATTACHMENTS:

Resolution No. 2021-80: Weed Mowing Special Assessment
Assessment Roll
Staff Presentation

RESOLUTION NO. 2021-80
LEVYING SPECIAL ASSESSMENTS FOR
IMPROVEMENT NO. WD-21 WEED MOWING

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for improvements listed below:

Weed Mowing Improvement No. WD-21 – Various Properties with the City of Edina

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessments roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.

2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 6.5% per annum, on the entire special assessments from the date hereof to December 31, 2022. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

NAME OF IMPROVEMENT			NUMBER OF INSTALLMENTS
Weed Mowing	WD-21	Levy No. 21100	1 year

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid on or before Nov. 19, 2021 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made on or before Nov. 19.

4. The Clerk shall forthwith transmit a certified duplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 19th day of October, 2021

Attest:_____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of Oct. 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2021.

_____
City Clerk

2021 WEED MOWING

Weed Mowing Assessment Roll

Owner	*Property ID*	*Address*	*Hrs. Mowed*	*Date Mowed*	*Amount*	*Admin Fee*	*Total Due*
Hamid Azadegan	**30-117-21-21-0002**	**6655 2nd St. S.**	1	8/6/2021	$75/hr		$75.00
17559 Toft Cove						$30.00	$30.00
Eden Prairie, MN 55347							**$105.00**
Le Truong	**28-117-21-31-0036**	**5101 W. 49th St. (36)**	1	9/15/2020	$75/hr		$75.00
			1	5/29/2021	$75/hr		$75.00
			1	8/24/2021	$75/hr		$75.00
						$30.00	$30.00
							$255.00
Gail and George Rector	**33-117-21-33-0099**	**5224 62nd St. W. (36)**	2	7/13/2021	$75/hr		$150.00
						$30.00	$30.00
							$180.00
Diane Kuss	**31-117-21-14-0064**	**5718 Blake Rd. (36)**	1	6/30/2021	$75/hr		$75.00
						$30.00	$30.00
							$105.00
MJL Homes LLC	**07-028-24-43-0088**	**4311 Branson St.**	1	9/1/2020	$75/hr		$75.00
18624 Kalmar Trail						$30.00	$30.00
Lakeville, MN 55044							**$105.00**
Matthew & Rosina Weeres	**30-028-24-42-0010**	**6708 Cornelia Dr.**	2	8/6/2021	$75/hr		
6312 Brookview Ave.							
Edina, MN 55424	**Owner purchased mower and is in compliance**					**REMOVED FROM ROLL**	
M. Ross	**30-117-21-21-0033**	**312 Harrison Ave. (343)**	2	7/29/2021	$75/hr		$150.00
						$30.00	$30.00
							$180.00
Martha Nemesi	**04-116-21-34-0018**	**5104 Meadow Ridge (39)**	1	5/29/2021	$75/hr		$75.00
						$30.00	$30.00
							$105.00
Joanne Willmert	**04-116-21-31-0043**	**6630 Normandale Rd. (39)**	1	6/21/2021	$75/hr		$75.00
						$30.00	$30.00
							$105.00
Midwest Props & R/E LLC	**30-117-21-14-0048**	**6316 Waterman Ave**	**7**	7/15/2021	$75/hr		$525.00
14824 Hampshire Ave. S.						$30.00	$30.00
Savage, MN 55378							**$555.00**

2021 WEED MOWING

Weed Mowing Assessment Roll

Five One Four LLC	**04-116-21-24-0037**	**6440 Wilryan Ave (39)**	2	6/3/2021	$75/hr		$150.00
			1	7/24/2021	$75/hr		$75.00
						$30.00	$30.00
							$255.00
Don & Jana Holder	**19-028-24-14-0046**	**5712 Woodland Lane**	1	8/23/2021	$75/hr		$75.00
P.O. Box 159						$30.00	$30.00
Rancho Sante Fe, CA 92067							**$105.00**

The CITY of EDINA

Weed Mowing Imp. No. WD-21

Resolution No. 2021-80

The CITY of EDINA

Weed Mowing Assessment

- **City Code Chapter 30 Division 2 Maintenance Standards, Sub Section 30-119 Weeds**
- Weeds shall be regularly cut or controlled such that no individual plant shall exceed, at any time, ten inches (10”) in height or length, as measured from its base at the ground to the tip of each stalk, stem, blade or leaf. Noxious weeds, as defined by the state commissioner of agriculture, shall be eradicated.

The CITY of EDINA

- When weeds exceed 10” in height, Weed Inspector attempts to first reach property owner in person, secondly by phone, lastly by certified letter.
- Owner has 10 days to comply.
- Park Maintenance staff cut weeds and property is assessed the cost of labor and equipment.
- Twelve (12) different properties in 2021 were cut by Park Maintenance staff.

The CITY of EDINA

Address	Amount
6655 2nd Street S.	$105.00
5101 W. 49th St.	$255.00
5224 62nd St. W.	$180.00
5718 Blake Rd.	$105.00
4311 Branson St.	$105.00

The CITY of EDINA

Address	Amount
*6708 Cornelia Dr.	$0.00
312 Harrison Ave.	$180.00
5104 Meadow Ridge	$105.00
6630 Normandale Rd.	$105.00
6316 Waterman Ave.	$555.00

*Owner of 6708 Cornelia Dr. has purchased a mower and is in compliance.

The CITY of EDINA

Address	Amount
6440 Wilryan Ave.	$255.00
5712 Woodland Lane	$105.00

Each property assessment includes a $30.00 administrative fee.

Request

Assess all twelve (12) properties for their assigned amount shown above and each for one-year assessments.

CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: October 19, 2021

Agenda Item #: IX.B.

To: Mayor and City Council

Item Type: Report / Recommendation

From: Tom Swenson, Assistant Director Parks & Natural Resources

Item Activity:

Subject: Resolution No. 2021-81: Tree Removal Special Assessment, Improvement No. TR-21

Action

ACTION REQUESTED:

Approve Resolution No. 2021-81 Tree Removal Special Assessment, Improvement No. TR-21

INTRODUCTION:

The attached list of properties collectively had diseased trees that were removed in accordance with City Code Chapter 30, Article IV-Shade Tree Diseases. All property owners were first given an opportunity to remove the diseased tree(s) within a three-week (21 days) period of time. If the tree(s) were not removed within the period of time, the city contracts the removal of the tree(s) and assesses the property owner. The property owners at the addresses attached chose to have the city contract the removal of their tree(s) in 2020 and 2021 and have the cost of the removal or trimming assessed to their property. This practice prevents the spread of tree diseases or is completed for safety.

The guideline used to set the length of the assessment period is:

- Under $500 – one year assessment
- $500 to under $1,000 – two year assessment
- $1,000 and up – three year assessment
- Additional years upon request

ATTACHMENTS:

Resolution No. 2021-81: Tree Removal Special Assessment

Assessment Roll

Staff Presentation

RESOLUTION NO. 2021-81
LEVYING SPECIAL ASSESSMENTS FOR
IMPROVEMENT NO. TR-21 TREE REMOVAL

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for improvements listed below:

Tree Removal Improvement No. TR-21 – Various Properties with the City of Edina

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessments roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.

2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 6.5% per annum, on the entire special assessments from the date hereof to December 31, 2022. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

NAME OF IMPROVEMENT			NUMBER OF INSTALLMENTS
Tree Removal	TR-21	Levy No. 21097	1 year
Tree Removal	TR-21	Levy No. 21098	2 years
Tree Removal	TR-21	Levy No. 21099	3 years

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before Nov. 19, 2021 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made on or before Nov. 19.

4. The Clerk shall forthwith transmit a certified duplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 19th day October, 2021

Attest:_____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of Oct. 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2021.

_____
City Clerk

2021 TREE REMOVAL
Tree Removal Assessment Roll

Owner	*Property ID*	*Address*	*No. of Trees*	*Date*	*Amount*	*Admin Fee*	*Total Due*
Wesley Marquette	**30-028-24-31-0016**	**4520 Balfanz Rd. (35)**	1 Oak Tree	5/19/2021	$800.00		
						$30.00	**$830.00**
MJ & JA Stanchfield	**07-116-21-11-0005**	**6212 Braeburn Circle (39)**	1 Elm Tree	7/1/2020	$2,365.55		
			1 Oak Tree	2/23/2021	$1,075.25		
			Stump Grinding	4/11/2021	$215.05		
						$30.00	**$3,685.85**
Dennis Chornenky	**28-117-21-21-0052**	**5225 Brookside Ct.**	2 Stem Poplar	2/1/2021	$1,200.00		
						$30.00	**$1,230.00**
Michael & Lesley Flaherty	**29-117-21-11-0004**	**17 Circle W.**	1 Elm Tree/grinding	7/28/2021	$2,250.00		
						$30.00	**$2,280.00**
Thomas & Torrey Asp	**05-116-21-42-0001**	**6601 Hillside Lane (39)**	1 Willow Tree	7/9/2021	$2,000.00		
			Stump Grinding		$1,150.00		
						$30.00	**$3,180.00**
William Geiger	**06-116-21-43-0019**	**6924 Valley View Rd. (39)**	1 tree	7/15/2021	$150.00		
			2 hours trimming			**$30.00**	**$180.00**
Vicki & David Thomson	**19-028-24-13-0010**	**7 Woodland Rd. (24)**	1 Oak Tree	6/14/2021	$12,000.00		
						$30.00	**$12,030.00**

The CITY of EDINA

Tree Removal Imp. No. TR-21

Resolution No. 2021-81

The CITY of EDINA

Tree Removal Imp. #TR-21
Resolution No. 2021-81

- Under City Code Chapter 30, Article IV, Division 2, Section 30-200, The tree inspector finds and controls the spread of diseased trees.
- Under City Code Chapter 24, Article II, Section 24-22 (8), Trees must be clear of vegetative growth to a height of 16' above the curb or edge of street pavement and sidewalks must be clear to a height of 8'.

The CITY of EDINA

- City Forester identifies diseased, improper clearance and public safety trees & notifies homeowner by registered mail (21 days to comply).
- Homeowners have the option to remove & dispose of these tree(s) on their own.
- Seven (7) different properties chose to have the City contract removal or trimming of their trees (9 trees total) in 2021
- City Forester secures quotes from private contractors.
- Cost per tree varies greatly depending on size of tree and its location.
- City staff does not remove diseased trees from private property.

The CITY of EDINA

ASSESSMENT YEARS GUIDELINE

- Under $500 = one year assessment.
- $500 to under $1,000 = two year assessment.
- $1,000 and up = three year assessment.
- Additional years upon request.

The CITY of EDINA

ADDRESS	TREES	COST	ASSESSMENT
4520 Balfanz Rd.	1	$830.00	2 years
6212 Braeburn Circle	2	$3,685.85	3 years
5225 Brookside Ct.	2	$1,230.00	3 years
17 Circle West	1	$2,280.00	3 years
6601 Hillside Lane	1	$3,180.00	3 years
6924 Valley View Rd.	1	$180.00	1 year
7 Woodland Rd.	1	$12,030.00	3 years

Each property assessment includes a $30.00 administrative fee.

The CITY of EDINA

Request

- Assess the seven (7) properties as stated for their assigned assessment and for the number of years stated.

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: IX.C.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Tom Swenson, Assistant Director of Parks and Natural Resources

Item Activity:

Subject: Resolution No. 2021-82: Grandview Business District Special Assessment, Improvement G-21

Action

ACTION REQUESTED:
Approve Resolution No. 2021-82 Grandview Business District Special Assessment, Improvement No. G-21.

INTRODUCTION:
Attached you will find a Resolution, Analysis of Assessment, Final Assessment Roll, and Certificate of Mailing including the Notice of Public hearing, and other supporting documentation for each proposed assessment. All properties were notified per Minnesota State Statute-Chapter 429 for special assessments. Staff included in the Notice of Public Hearing an invoice for each assessment.

The Grandview Business District maintenance assessment changed from $0.00617 per square foot in 2020 to $0.0010013 in 2021. As of this writing, no comments have been submitted or called in.

ATTACHMENTS:

Resolution No. 2021-82 Grandview Business District Special
Analysis of Assessment
Assessment Roll
Certificate of Mailing
Notice of Public Hearing
Staff Presentation

RESOLUTION NO. 2021-82
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

Grandview Square Business District – Improvement No. G-21

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.

2. The special assessment shall be payable in one installment, together with interest at a rate of 6.5% per annum, on the entire special assessments from the date hereof to December 31, 2022.

NAME OF IMPROVEMENT		INSTALLMENT
Grandview Square Business District	Levy No. 21102	1

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 19, 2021 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 19, 2021.

4. The Clerk shall forthwith transmit a certified supplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 19th day of October, 2021.

ATTEST: _____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 2021.

_____
City Clerk

CITY OF EDINA - ANALYSIS OF ASSESSMENT

FOR: **MAINTENANCE IMPROVEMENT NO. G-21**

LOCATION: **GRANDVIEW BUSINESS DISTRICT**

CONTRACTOR:

PAYROLL	$248.90
EMPLOYER'S SHARE OF PERA	$18.70
EMPLOYERS SHARE OF SOCIAL SECURITY & WORK COMP	$19.70
EMPLOYERS SHARE OF MEDICAL INSURANCE	$57.55
CONTRACTUAL SERVICES:	$0.00
LAWN IRRIGATION - CITY OF EDINA UTILITIES	$120.86
GENERAL SUPPLIES	$0.00
TOTAL COST	$465.71

ASSESSABLE UNITS: 465,101 SQUARE FEET

ASSESSABLE COST: 0.0010013 PER SQUARE FOOT

LENGTH OF ASSESSME 1 YEAR

PID	TAXPAYER	ADDRESS 1	CITY	STATE	ZIP	ASSESSMENT
28-117-21-31-0004	Holiday Stationstores #217	P O Box 1224	Bloomington,	MN	55440	3.56
28-117-21-31-0007	Ken Johnson Properties LLC	8608 Lakeview Rd	Bloomington,	MN	55438	3.88
28-117-21-31-0010	PALIA LLC c/o Nancy Grazzini-Olson	1600 W. 82nd Street #100	Bloomington,	MN	55431	35.24
28-117-21-31-0027	Orion Investments Edina III, LLC	4530 77th Street West # 365	Edina,	MN	55435	5.29
28-117-21-31-0033	TIMCIN Properties LLP	9110 225th St W	Lakeville,	MN	55044	10.56
28-117-21-31-0043	Children's HeartLink	5075 Arcadia Av	Edina,	MN	55436	3.71
28-117-21-31-0046	Washburn McReavy c/o Dawn	2301 Dupont Ave South	Minneapolis,	MN	55421	20.36
28-117-21-31-0064	Grandview 2012 LLC c/o Jerry's Enterprises Inc	5101 Vernon Ave	Edina,	MN	55436	116.66
28-117-21-31-0065	Asset Accumulation Corp	2909 Bryant Ave S. #300	Minneapolis,	MN	55408	19.11
28-117-21-31-0067	CSM Corporation	500 Washington Av, Ste 3000	Minneapolis,	MN	55415	25.33
28-117-21-32-0014	Wells Fargo Bank c/o Deloitte Tax LLP	P. O. Box 2609	Carlsbad,	CA	92018	8.68
28-117-21-33-0004	JKCC LLC	6744 Penn Ave. S.	Richfield,	MN	55423	1.00
28-117-21-33-0017	EWR Edina Mob L LLC Attn: Jon E Strinden	51 Broadway N. #600	Fargo,	ND	58102	9.90
28-117-21-34-0002	Church of Our Lady of Grace	5071 Eden Avenue	Edina,	MN	55436	5.22
28-117-21-34-0163	CRP/TCC AA II EDINA LLC c/oTrammell Crow Chic Devel	700 Commerce Dr. #455	Oak Brook,	IL	60523	26.42
28-117-21-34-0016	Realty Income Props 3 LLC Attn: Portfolio Mgmt	11995 El Camino Real	San Diego,	CA	92130	2.74
28-117-21-34-0024	EWR Edina Mob L LLC Attn: Jon E Strinden	51 Broadway N. #600	Fargo,	ND	58102	6.14
28-117-21-34-0025	ILEX Group Inc.	5101 Vernon Av	Edina,	MN	55436	2.32
28-117-21-33-0048	County of Hennepin Attn: Real Estate Manager	701 4TH AVE S SUITE 400	Minneapolis,	MN	55415	20.03
28-117-21-33-0047	City of Edina- Finance	4801 W. 50th	Edina,	MN	55424	20.03
28-117-21-34-0040	Grandview LLC	5003 Bruce Avenue	Edina,	MN	55424	116.13
28-117-21-31-0049	City of Edina	4801 W. 50th	Edina,	MN	55424	3.40

465.71

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following date September 15, 2021, acting on behalf of said City, I deposited in the United States mail copies of the attached Notice of Public Hearing for Grandview Business District, Improvement and Maintenance No. G-21 (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date 14 days prior to the date of the hearing.

WITNESS my hand and the seal of said City this 15th day of September, 2021.

Edina City Clerk

NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT

IMPROVEMENT NO. G-21

Property Identification No. 28-117-21-31-0004
Holiday Stationstores #217
P O Box 1224
Bloomington, MN 55440

The Edina City Council will meet at **7 p.m., Tuesday, Oct. 5, 2021,** at City Hall, 4801 W. 50th St., Edina, MN, to approve and adopt the listed special assessments against the described property, which is part of the Grandview Square Business District:

IMPROVEMENT AND MAINTENANCE NO. G-21: Grandview Square Business District

The total amount of the proposed special assessment is $465.71. The proposed assessment roll is on file and is available by emailing the City Clerk at sallison@edinamn.gov. The special assessment to this property for improvement and maintenance is $3.56.

No invoices will be mailed. This is the only notice you will receive regarding payment.

PAYMENT
Following the assessment hearing, the owner of any property assessed may pay the whole of the assessment, without interest, to the City, on or before November 19, 2021. Make check payable to the City of Edina and mail to the Assessing Office, 4801 W. 50th Street, Edina, MN 55424. If not prepaid by that date, the proposed assessment will be payable together with real estate taxes payable in 2022 with interest on the entire assessment at the rate of 6.5% per annum from October 19, 2021 to December 31, 2022. Partial prepayment of the assessment with a minimum of 25 percent, has been authorized by ordinance.

APPEAL
Any owner may appeal the assessment to the District Court pursuant to Minnesota Statutes 429.081, by serving notice of the appeal upon the Mayor or Clerk of the City of Edina within thirty (30) days after adoption of the assessment by the City Council, and by filing such notice with the District Court within ten (10) days after service upon the Mayor or Clerk. However, no appeal may be taken as to an assessment unless a written objection signed by the affected property owner is filed with the Clerk of the City of Edina prior to the hearing. Email notice of appeal to the City Clerk at sallison@edinamn.gov.

BY ORDER OF THE EDINA CITY COUNCIL

September 21, 2021

Sharon Allison
City Clerk

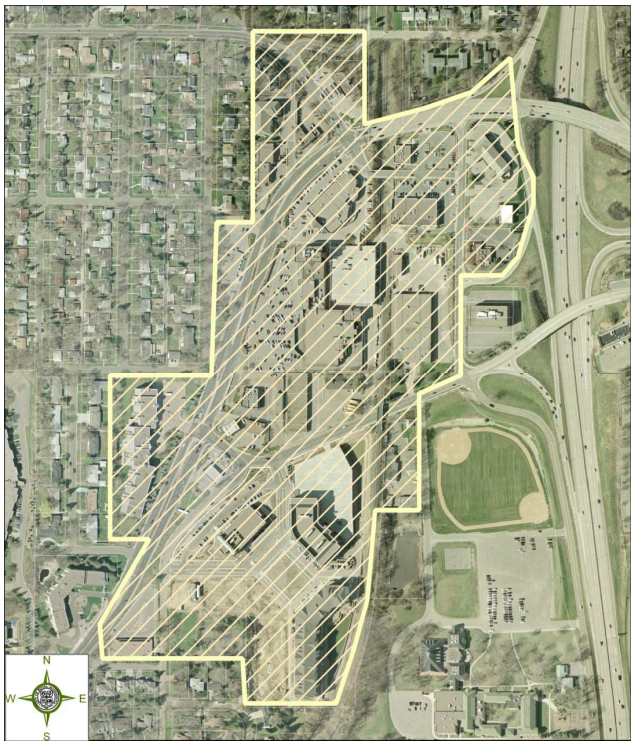
The CITY of EDINA

Grandview Maintenance Imp. No. G-21

Resolution No. 2021-82

The CITY of EDINA

Grandview Maintenance Area



The CITY of EDINA

Assessment Costs

- Assessable Square Footage = 465,101 Square Feet
- Assessable Costs = $465.71
- Proposed Assessment = $0.001 per Square Foot

The CITY of EDINA

Assessment History

YEAR	COST	SQ FTG	ASSESSMENT
1999	$14,012.20	364,043	$0.04
2000	$10,676.27	364,043	$0.03
2001	$17,628.38	311,344	$0.06
2002	$13,490.16	461,701	$0.03
2003	$25,279.88	461,701	$0.05
2004	$29,387.28	461,701	$0.06
2005	$27,262.28	461,701	$0.06
2006	$15,515.26	461,701	$0.03
2007	$20,927.68	461,701	$0.05
2008	$12,670.05	465,101	$0.03
2009	$31,585.46	465,101	$0.07
2010	$23,622.32	465,101	$0.05
2011	$14,909.22	465,101	$0.03
2012	$6,692.29	465,101	$0.01
2013	$6,905.52	465,101	$0.01
2014	$7,583.54	465,101	$0.02
2015	$5,534.86	465,101	$0.01
2016	$10,561.91	465,101	$0.02
2017	$3,687.78	465,101	$0.01
2018	$1,835.24	465,101	0.004
2019	$887.51	465,101	0.0019
2020	$2,871.48	465,101	0.0062
2021	$465.71	465,101	0.0010

The CITY of EDINA

Assessment

PID	TAXPAYER	ADDRESS 1	CITY	STATE	ZIP	ASSESSMENT
28-117-21-31-0004	Holiday Stationstores #217	P O Box 1224	Bloomington,	MN	55440	3.56
28-117-21-31-0007	Ken Johnson Properties LLC	8608 Lakeview Rd	Bloomington,	MN	55438	3.88
28-117-21-31-0010	PALIA LLC c/o Nancy Grazzini-Olson	1600 W. 82nd Street #100	Bloomington,	MN	55431	35.24
28-117-21-31-0027	Orion Investments Edina III, LLC	4530 77th Street West # 365	Edina,	MN	55435	5.29
28-117-21-31-0033	TIMCIN Properties LLP	9110 225th St W	Lakeville,	MN	55044	10.56
28-117-21-31-0043	Children's HeartLink	5075 Arcadia Av	Edina,	MN	55436	3.71
28-117-21-31-0046	Washburn McReavy c/o Dawn	2301 Dupont Ave South	Minneapolis,	MN	55421	20.36
28-117-21-31-0064	Grandview 2012 LLC c/o Jerry's Enterprises Inc	5101 Vernon Ave	Edina,	MN	55436	116.66
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28-117-21-31-0067	CSM Corporation	500 Washington Av, Ste 3000	Minneapolis,	MN	55415	25.33
28-117-21-32-0014	Wells Fargo Bank c/o Deloitte Tax LLP	P. O. Box 2609	Carlsbad,	CA	92018	8.68
28-117-21-33-0004	JKCC LLC	6744 Penn Ave. S.	Richfield,	MN	55423	1.00
28-117-21-33-0017	EWR Edina Mob L LLC Attn: Jon E Strinden	51 Broadway N. #600	Fargo,	ND	58102	9.90
28-117-21-34-0002	Church of Our Lady of Grace	5071 Eden Avenue	Edina,	MN	55436	5.22
28-117-21-34-0163	CRP/TCC AA II EDINA LLC c/oTrammell Crow Chic Devel	700 Commerce Dr. #455	Oak Brook,	IL	60523	26.42
28-117-21-34-0016	Realty Income Props 3 LLC Attn: Portfolio Mgmt	11995 El Camino Real	San Diego,	CA	92130	2.74
28-117-21-34-0024	EWR Edina Mob L LLC Attn: Jon E Strinden	51 Broadway N. #600	Fargo,	ND	58102	6.14
28-117-21-34-0025	ILEX Group Inc.	5101 Vernon Av	Edina,	MN	55436	2.32
28-117-21-33-0048	County of Hennepin Attn: Real Estate Manager	701 4TH AVE S SUITE 400	Minneapolis,	MN	55415	20.03
28-117-21-33-0047	City of Edina- Finance	4801 W. 50th	Edina,	MN	55424	20.03
28-117-21-34-0040	Grandview LLC	5003 Bruce Avenue	Edina,	MN	55424	116.13
28-117-21-31-0049	City of Edina	4801 W. 50th	Edina,	MN	55424	3.40
						465.71

The CITY of EDINA

Request

- Assess all properties identified above for their assigned amounts shown.

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: IX.D.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Jessica V. Wilson, Water Resources Coordinator

Item Activity:
Action

Subject: Resolution No. 2021-83: Aquatic Vegetation Special Assessment, Improvement No. AQ-21

ACTION REQUESTED:
Approve Resolution No. 2021-83 Aquatic Vegetation Special Assessment, Improvement No. AQ-21.

INTRODUCTION:
NO COMMENTS were received during the public hearing.

See staff report and presentation.

ATTACHMENTS:

Staff Report: Resolution No. 2021-83 Aquatic Vegetation Special Assessment
Resolution No. 2021-83 Aquatic Vegetation Special Assessment
Assessment Roll
Certificate of Mailing
Staff Presentation

STAFF REPORT

Date: October 5, 2021

To: Mayor and City Council

From: Jessica V. Wilson, Water Resources Coordinator

Subject: PUBLIC HEARING: Resolution No. 2021-83 Aquatic Vegetation Special Assessment, Improvement No. AQ-21

Information / Background:

The City manages contracts for aeration and aquatic vegetation management services in Arrowhead Lake, Indianhead Lake, Lake Nancy, and Minnehaha Creek Mill Pond as requested by groups that are eligible for the service according to section 15.2.2.4 Lake and Pond Management of the 2018 Comprehensive Water Resources Management Plan. These groups agree to pay for the services by special assessment.

There was a change to the assessment period last year. Prior to the change, the assessment period would cover a full year of services from July 16th through July 15th. For the 2020 assessment last year, a change was made to move to the calendar year. As a result, the 2020 assessment was only for a half year, the latter part of 2019. This year's assessment (2021) covers a full year of services from January 1, 2020 through December 31, 2020.

This illustration helps describe the assessment period change;

- 2018 assessment period: July 16, 2017 – July 15, 2018.
- 2019 assessment period: July 16, 2018 – July 15, 2019.
- 2020 assessment period: July 16, 2019 – December 31, 2019.
- 2021 assessment period: January 1, 2020 – December 31, 2020.

The reason for this change is to simplify the assessment preparation process. It allows for all invoices to be received well in advance of assessment preparation and provides a clearer summary of the services rendered in a single season versus two half seasons from separate years. This change puts more time, approximately half a year, between when services are rendered and when they are special assessed.

Arrowhead Lake services include a summer growing season aquatic herbicide to control submerged plants and algae, lake dye, and aeration (including electrical service). Annual permits from the MN Department of Natural Resources (DNR) are included. Indianhead Lake services are similar, except for control of summer growing season submerged plants. Instead, the Indianhead Lake Association has opted to encourage native aquatic plants which improves fish habitat, reduces phosphorus that cause algae blooms, and can keep invasive aquatic plants from taking over.

Lake Nancy services include an aquatic herbicide to control summer growing season submerged plants and algae. The assessment also includes the cost for a permit from the MN DNR.

Minnehaha Creek Mill Pond services include mechanical removal of aquatic vegetation.

All waterbodies are eligible for City-funded algae treatments and have been credited accordingly.

Property IDs and price per REU are shown in the assessment roll.

Each of the waterbodies is assessed a $30.00 administrative fee which is shared among the property owners. Each assessment also includes the cost for staff time to coordinate the services. Staff proposes a one-year assessment period for each special assessment, per the City's Special Assessments Policy.

Staff recommends continuing the public hearing until October 11th and considering adopting Special Assessment Resolution No. 2021-83, Improvement AQ-21 on October 19th.

RESOLUTION NO. 2021-83
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

Aquatic Vegetation Improvement – Improvement No. AQ-21

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.

2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 6.5% per annum, on the entire special assessments from the date hereof to December 31, 2022. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

NAME OF IMPROVEMENT		NUMBER OF INSTALLMENTS
Aquatic Vegetation Improvement	Levy No. 21103	1

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 19 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 19, 2021.

4. The Clerk shall forthwith transmit a certified supplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 19th day of October, 2021.

ATTEST:_____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

ENGINEERING DEPARTMENT
7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

_____
City Clerk

PID	Amount	Lake Name	Address 1	Address 2
06-116-21-24-0039	$ 306.11	Arrowhead Lake	6322 Mcintyre Pt	Edina, MN 55439
06-116-21-24-0038	$ 306.11	Arrowhead Lake	6311 Mcintyre Pt	Edina, MN 55439
06-116-21-24-0035	$ 306.11	Arrowhead Lake	6432 Timber Ridge	Edina, MN 55439
06-116-21-24-0034	$ 306.11	Arrowhead Lake	6604 Indian Hills Rd	Edina, MN 55439
06-116-21-24-0031	$ 306.11	Arrowhead Lake	6516 Indian Hills Rd	Edina, MN 55439
06-116-21-24-0030	$ 306.11	Arrowhead Lake	6512 Indian Hills Rd	Edina, MN 55439
06-116-21-24-0026	$ 306.11	Arrowhead Lake	6431 Timber Ridge	Edina, MN 55439
06-116-21-24-0025	$ 306.11	Arrowhead Lake	6436 Timber Ridge	Edina, MN 55439
06-116-21-24-0009	$ 306.11	Arrowhead Lake	6520 Indian Hills Rd	Edina, MN 55439
06-116-21-24-0006	$ 306.11	Arrowhead Lake	6612 Indian Hills Rd	Edina, MN 55439
06-116-21-24-0001	$ 306.11	Arrowhead Lake	6616 Indian Hills Cir	Edina, MN 55439
06-116-21-23-0062	$ 306.11	Arrowhead Lake	6800 Indian Hills Rd	Edina, MN 55439
06-116-21-23-0061	$ 306.11	Arrowhead Lake	6804 Indian Hills Rd	Edina, MN 55439
06-116-21-23-0060	$ 306.11	Arrowhead Lake	6429 Margarets La	Edina, MN 55439
06-116-21-23-0056	$ 306.11	Arrowhead Lake	6712 Arrowhead Pass	Edina, MN 55439
06-116-21-23-0029	$ 306.11	Arrowhead Lake	6708 Arrowhead Pass	Edina, MN 55439
06-116-21-23-0025	$ 306.11	Arrowhead Lake	6720 Indian Hills Rd	Edina, MN 55439
06-116-21-23-0023	$ 306.11	Arrowhead Lake	6728 Indian Hills Rd	Edina, MN 55439
06-116-21-23-0015	$ 306.11	Arrowhead Lake	6437 Margarets La	Edina, MN 55439
06-116-21-23-0014	$ 306.11	Arrowhead Lake	6433 Margarets La	Edina, MN 55439
06-116-21-23-0012	$ 306.11	Arrowhead Lake	6808 Margarets La	Edina, MN 55439
06-116-21-23-0008	$ 306.11	Arrowhead Lake	6700 Indian Hills Rd	Edina, MN 55439
06-116-21-22-0057	$ 306.11	Arrowhead Lake	6443 Mccauley Ter	Edina, MN 55439
06-116-21-22-0056	$ 306.11	Arrowhead Lake	6320 Post La	Edina, MN 55439
06-116-21-22-0021	$ 306.11	Arrowhead Lake	6312 Post La	Edina, MN 55439
06-116-21-22-0020	$ 306.11	Arrowhead Lake	6316 Post La	Edina, MN 55439
06-116-21-22-0017	$ 306.11	Arrowhead Lake	6411 Mccauley Cir	Edina, MN 55439
06-116-21-22-0016	$ 306.11	Arrowhead Lake	6416 Mccauley Cir	Edina, MN 55439
06-116-21-22-0014	$ 306.11	Arrowhead Lake	6409 Mccauley Cir	Edina, MN 55439
06-116-21-22-0013	$ 306.11	Arrowhead Lake	6405 Mccauley Cir	Edina, MN 55439
06-116-21-22-0012	$ 306.11	Arrowhead Lake	6401 Mccauley Cir	Edina, MN 55439
06-116-21-21-0116	$ 306.11	Arrowhead Lake	6310 Mcintyre Pt	Edina, MN 55439
06-116-21-21-0115	$ 306.11	Arrowhead Lake	6314 Mcintyre Pt	Edina, MN 55439
06-116-21-21-0114	$ 306.11	Arrowhead Lake	6318 Mcintyre Pt	Edina, MN 55439
06-116-21-21-0069	$ 306.11	Arrowhead Lake	6328 Timber Tr	Edina, MN 55439
06-116-21-21-0068	$ 306.11	Arrowhead Lake	6327 Timber Tr	Edina, MN 55439
06-116-21-43-0053	$ 202.32	Indianhead Lake	6820 Cheyenne Cir	Edina, MN 55439
06-116-21-43-0049	$ 202.32	Indianhead Lake	6926 Valley View Rd	Edina, MN 55439
06-116-21-43-0035	$ 202.32	Indianhead Lake	6817 Dakota Tr	Edina, MN 55439
06-116-21-43-0034	$ 202.32	Indianhead Lake	6813 Dakota Tr	Edina, MN 55439
06-116-21-43-0033	$ 202.32	Indianhead Lake	6809 Dakota Tr	Edina, MN 55439
06-116-21-43-0032	$ 202.32	Indianhead Lake	6805 Dakota Tr	Edina, MN 55439
06-116-21-43-0030	$ 202.32	Indianhead Lake	6801 Dakota Tr	Edina, MN 55439
06-116-21-43-0018	$ 202.32	Indianhead Lake	6920 Valley View Rd	Edina, MN 55439
06-116-21-43-0011	$ 202.32	Indianhead Lake	6800 Cheyenne Tr	Edina, MN 55439
06-116-21-43-0010	$ 202.32	Indianhead Lake	6804 Cheyenne Tr	Edina, MN 55439

PID	Amount	Lake Name	Address 1	Address 2
06-116-21-43-0009	$ 202.32	Indianhead Lake	6808 Cheyenne Tr	Edina, MN 55439
06-116-21-43-0008	$ 202.32	Indianhead Lake	6812 Cheyenne Cir	Edina, MN 55439
06-116-21-43-0007	$ 202.32	Indianhead Lake	6816 Cheyenne Cir	Edina, MN 55439
06-116-21-43-0006	$ 202.32	Indianhead Lake	6940 Valley View Rd	Edina, MN 55439
06-116-21-43-0005	$ 202.32	Indianhead Lake	6936 Valley View Rd	Edina, MN 55439
06-116-21-43-0004	$ 202.32	Indianhead Lake	6932 Valley View Rd	Edina, MN 55439
06-116-21-43-0003	$ 202.32	Indianhead Lake	6928 Valley View Rd	Edina, MN 55439
06-116-21-42-0042	$ 202.32	Indianhead Lake	6704 Cheyenne Tr	Edina, MN 55439
06-116-21-42-0035	$ 202.32	Indianhead Lake	6624 Cheyenne Tr	Edina, MN 55439
06-116-21-42-0034	$ 202.32	Indianhead Lake	6708 Cheyenne Tr	Edina, MN 55439
06-116-21-42-0027	$ 202.32	Indianhead Lake	6700 Cheyenne Tr	Edina, MN 55439
06-116-21-42-0025	$ 202.32	Indianhead Lake	6620 Cheyenne Tr	Edina, MN 55439
06-116-21-42-0024	$ 202.32	Indianhead Lake	6401 Indian Hills Rd	Edina, MN 55439
06-116-21-42-0023	$ 202.32	Indianhead Lake	6405 Indian Hills Rd	Edina, MN 55439
06-116-21-42-0022	$ 202.32	Indianhead Lake	6409 Indian Hills Rd	Edina, MN 55439
06-116-21-42-0019	$ 202.32	Indianhead Lake	6621 Dakota Tr	Edina, MN 55439
06-116-21-42-0018	$ 202.32	Indianhead Lake	6625 Dakota Tr	Edina, MN 55439
06-116-21-42-0017	$ 202.32	Indianhead Lake	6629 Dakota Tr	Edina, MN 55439
06-116-21-34-0060	$ 202.32	Indianhead Lake	6909 Dakota Tr	Edina, MN 55439
06-116-21-34-0059	$ 202.32	Indianhead Lake	6905 Dakota Tr	Edina, MN 55439
06-116-21-34-0058	$ 202.32	Indianhead Lake	6901 Dakota Tr	Edina, MN 55439
06-116-21-31-0003	$ 202.32	Indianhead Lake	6613 Dakota Tr	Edina, MN 55439
06-116-21-31-0002	$ 202.32	Indianhead Lake	6617 Dakota Tr	Edina, MN 55439
30-028-24-21-0106	$ 91.86	Lake Nancy	4509 Nancy La	Edina, MN 55424
30-028-24-21-0105	$ 91.86	Lake Nancy	4505 Nancy La	Edina, MN 55424
30-028-24-21-0069	$ 91.86	Lake Nancy	6321 St Johns Ave	Edina, MN 55424
30-028-24-21-0068	$ 91.86	Lake Nancy	6317 St Johns Ave	Edina, MN 55424
30-028-24-21-0067	$ 91.86	Lake Nancy	6313 St Johns Ave	Edina, MN 55424
30-028-24-21-0066	$ 91.86	Lake Nancy	6309 St Johns Ave	Edina, MN 55424
30-028-24-21-0065	$ 91.86	Lake Nancy	6305 St Johns Ave	Edina, MN 55424
30-028-24-21-0031	$ 91.86	Lake Nancy	4500 64Th St W	Edina, MN 55424
30-028-24-21-0030	$ 91.86	Lake Nancy	4504 64Th St W	Edina, MN 55424
30-028-24-21-0028	$ 91.86	Lake Nancy	6333 Millers La	Edina, MN 55424
30-028-24-21-0027	$ 91.86	Lake Nancy	6329 Millers La	Edina, MN 55424
30-028-24-21-0023	$ 91.86	Lake Nancy	6324 Millers La	Edina, MN 55424
30-028-24-21-0022	$ 91.86	Lake Nancy	4521 Garrison La	Edina, MN 55424
30-028-24-21-0020	$ 91.86	Lake Nancy	4517 Garrison La	Edina, MN 55424
30-028-24-21-0019	$ 91.86	Lake Nancy	4513 Garrison La	Edina, MN 55424
30-028-24-21-0018	$ 91.86	Lake Nancy	4509 Garrison La	Edina, MN 55424
30-028-24-21-0017	$ 91.86	Lake Nancy	4505 Garrison La	Edina, MN 55424
30-028-24-21-0016	$ 91.86	Lake Nancy	4501 Garrison La	Edina, MN 55424
30-028-24-21-0015	$ 91.86	Lake Nancy	4500 Nancy La	Edina, MN 55424
30-028-24-21-0010	$ 91.86	Lake Nancy	4501 Nancy La	Edina, MN 55424
18-028-24-23-0003	$ 122.22	Mill Pond 1/3	4800 Woodhill Way	Edina, MN 55424
18-028-24-23-0002	$ 122.22	Mill Pond 1/3	4808 Sunnyslope Rd E	Edina, MN 55424
18-028-24-22-0082	$ 122.22	Mill Pond 1/3	4804 Sunnyslope Rd E	Edina, MN 55424

PID	Amount	Lake Name	Address 1	Address 2
18-028-24-22-0081	$ 122.22	Mill Pond 1/3	4800 Sunnyslope Rd E	Edina, MN 55424
18-028-24-21-0040	$ 122.22	Mill Pond 1/3	4513 Browndale Ave	Edina, MN 55424
18-028-24-21-0039	$ 122.22	Mill Pond 1/3	4511 Browndale Ave	Edina, MN 55424
18-028-24-21-0038	$ 122.22	Mill Pond 1/3	4509 Browndale Ave	Edina, MN 55424
18-028-24-21-0037	$ 122.22	Mill Pond 1/3	4507 Browndale Ave	Edina, MN 55424
18-028-24-23-0045	$ 244.44	Mill Pond 2/3	4832 Sunnyslope Rd W	Edina, MN 55424
18-028-24-23-0044	$ 244.44	Mill Pond 2/3	4828 Sunnyslope Rd W	Edina, MN 55424
18-028-24-23-0043	$ 244.44	Mill Pond 2/3	4824 Sunnyslope Rd W	Edina, MN 55424
18-028-24-23-0042	$ 244.44	Mill Pond 2/3	4820 Sunnyslope Rd W	Edina, MN 55424
18-028-24-22-0091	$ 244.44	Mill Pond 2/3	4812 Sunnyslope Rd W	Edina, MN 55424
18-028-24-22-0090	$ 244.44	Mill Pond 2/3	4808 Sunnyslope Rd W	Edina, MN 55424
18-028-24-22-0089	$ 244.44	Mill Pond 2/3	4804 Sunnyslope Rd W	Edina, MN 55424
18-028-24-22-0078	$ 244.44	Mill Pond 2/3	4911 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0077	$ 244.44	Mill Pond 2/3	4909 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0076	$ 244.44	Mill Pond 2/3	4907 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0075	$ 244.44	Mill Pond 2/3	4905 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0074	$ 244.44	Mill Pond 2/3	4903 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0073	$ 244.44	Mill Pond 2/3	4901 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0072	$ 244.44	Mill Pond 2/3	4807 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0071	$ 244.44	Mill Pond 2/3	4805 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0070	$ 244.44	Mill Pond 2/3	4801 Sunnyside Rd	Edina, MN 55424
18-028-24-31-0002	$ 370.37	Mill Pond 3/3	4933 Sunnyslope Rd E	Edina, MN 55424
18-028-24-24-0085	$ 370.37	Mill Pond 3/3	4640 Edgebrook Pl	Edina, MN 55424
18-028-24-24-0084	$ 370.37	Mill Pond 3/3	4638 Edgebrook Pl	Edina, MN 55424
18-028-24-24-0083	$ 370.37	Mill Pond 3/3	4634 Edgebrook Pl	Edina, MN 55424
18-028-24-24-0082	$ 370.37	Mill Pond 3/3	4630 Edgebrook Pl	Edina, MN 55424
18-028-24-24-0081	$ 370.37	Mill Pond 3/3	4626 Edgebrook Pl	Edina, MN 55424
18-028-24-24-0077	$ 370.37	Mill Pond 3/3	4612 Edgebrook Pl	Edina, MN 55424
18-028-24-24-0076	$ 370.37	Mill Pond 3/3	4610 Browndale Ave	Edina, MN 55424
18-028-24-24-0075	$ 370.37	Mill Pond 3/3	4604 Browndale Ave	Edina, MN 55424
18-028-24-24-0074	$ 370.37	Mill Pond 3/3	4602 Browndale Ave	Edina, MN 55424
18-028-24-24-0073	$ 370.37	Mill Pond 3/3	4600 Browndale Ave	Edina, MN 55424
18-028-24-23-0060	$ 370.37	Mill Pond 3/3	4929 Sunnyslope Rd E	Edina, MN 55424
18-028-24-23-0059	$ 370.37	Mill Pond 3/3	4925 Sunnyslope Rd E	Edina, MN 55424
18-028-24-23-0058	$ 370.37	Mill Pond 3/3	4622 Edgebrook Pl	Edina, MN 55424
18-028-24-23-0057	$ 370.37	Mill Pond 3/3	4618 Edgebrook Pl	Edina, MN 55424
18-028-24-23-0056	$ 370.37	Mill Pond 3/3	4614 Edgebrook Pl	Edina, MN 55424
18-028-24-23-0055	$ 370.37	Mill Pond 3/3	4520 Browndale Ave	Edina, MN 55424
18-028-24-23-0052	$ 370.37	Mill Pond 3/3	4907 Sunnyslope Rd E	Edina, MN 55424
18-028-24-23-0051	$ 370.37	Mill Pond 3/3	4905 Sunnyslope Rd E	Edina, MN 55424
18-028-24-23-0023	$ 370.37	Mill Pond 3/3	4921 Sunnyslope Rd E	Edina, MN 55424
18-028-24-23-0022	$ 370.37	Mill Pond 3/3	4917 Sunnyslope Rd E	Edina, MN 55424
18-028-24-23-0021	$ 370.37	Mill Pond 3/3	4913 Sunnyslope Rd E	Edina, MN 55424
18-028-24-23-0020	$ 370.37	Mill Pond 3/3	4909 Sunnyslope Rd E	Edina, MN 55424
18-028-24-23-0019	$ 370.37	Mill Pond 3/3	4901 Sunnyslope Rd E	Edina, MN 55424
18-028-24-22-0093	$ 370.37	Mill Pond 3/3	4506 Browndale Ave	Edina, MN 55424

PID	Amount	Lake Name	Address 1	Address 2
18-028-24-22-0088	$ 370.37	Mill Pond 3/3	4800 Sunnyslope Rd W	Edina, MN 55424
18-028-24-22-0087	$ 370.37	Mill Pond 3/3	4801 Sunnyslope Rd E	Edina, MN 55424
18-028-24-22-0085	$ 370.37	Mill Pond 3/3	4805 Sunnyslope Rd E	Edina, MN 55424
18-028-24-22-0079	$ 370.37	Mill Pond 3/3	4518 Browndale Ave	Edina, MN 55424
18-028-24-22-0069	$ 370.37	Mill Pond 3/3	4707 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0068	$ 370.37	Mill Pond 3/3	4705 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0067	$ 370.37	Mill Pond 3/3	4703 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0066	$ 370.37	Mill Pond 3/3	4701 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0065	$ 370.37	Mill Pond 3/3	4605 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0064	$ 370.37	Mill Pond 3/3	4603 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0063	$ 370.37	Mill Pond 3/3	4601 Sunnyside Rd	Edina, MN 55424
18-028-24-22-0060	$ 370.37	Mill Pond 3/3	4504 Browndale Ave	Edina, MN 55424

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following dates **September 17, 2021,** acting on behalf of said City, I deposited in the United States mail copies of the attached **Notice of Public Hearing for Aquatic Vegetation (Arrowhead Lake, Indianhead Lake, Lake Nancy, and Mill Pond)** (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date **18 days** prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

NAME ADDRESS

WITNESS my hand and the seal of said City this 17th day of Sept. 2021.

_____
Sharon Allison, City Clerk

PID	Lake	Number	Street	Address 1	Address 2
611621230056	Arrowhead Lake	6712	Arrowhead Pass	6712 Arrowhead Pass	Edina, MN 55439
611621230029	Arrowhead Lake	6708	Arrowhead Pass	6708 Arrowhead Pass	Edina, MN 55439
611621240001	Arrowhead Lake	6616	Indian Hills Cir	6616 Indian Hills Cir	Edina, MN 55439
611621240031	Arrowhead Lake	6516	Indian Hills Rd	6516 Indian Hills Rd	Edina, MN 55439
611621240009	Arrowhead Lake	6520	Indian Hills Rd	6520 Indian Hills Rd	Edina, MN 55439
611621230023	Arrowhead Lake	6728	Indian Hills Rd	6728 Indian Hills Rd	Edina, MN 55439
611621230062	Arrowhead Lake	6800	Indian Hills Rd	6800 Indian Hills Rd	Edina, MN 55439
611621230061	Arrowhead Lake	6804	Indian Hills Rd	6804 Indian Hills Rd	Edina, MN 55439
611621240034	Arrowhead Lake	6604	Indian Hills Rd	6604 Indian Hills Rd	Edina, MN 55439
611621240030	Arrowhead Lake	6512	Indian Hills Rd	6512 Indian Hills Rd	Edina, MN 55439
611621240006	Arrowhead Lake	6612	Indian Hills Rd	6612 Indian Hills Rd	Edina, MN 55439
611621230025	Arrowhead Lake	6720	Indian Hills Rd	6720 Indian Hills Rd	Edina, MN 55439
611621230008	Arrowhead Lake	6700	Indian Hills Rd	6700 Indian Hills Rd	Edina, MN 55439
611621230012	Arrowhead Lake	6808	Margarets La	6808 Margarets La	Edina, MN 55439
611621230060	Arrowhead Lake	6429	Margarets La	6429 Margarets La	Edina, MN 55439
611621230015	Arrowhead Lake	6437	Margarets La	6437 Margarets La	Edina, MN 55439
611621230014	Arrowhead Lake	6433	Margarets La	6433 Margarets La	Edina, MN 55439
611621220017	Arrowhead Lake	6411	Mccauley Cir	6411 Mccauley Cir	Edina, MN 55439
611621220016	Arrowhead Lake	6416	Mccauley Cir	6416 Mccauley Cir	Edina, MN 55439
611621220012	Arrowhead Lake	6401	Mccauley Cir	6401 Mccauley Cir	Edina, MN 55439
611621220014	Arrowhead Lake	6409	Mccauley Cir	6409 Mccauley Cir	Edina, MN 55439
611621220013	Arrowhead Lake	6405	Mccauley Cir	6405 Mccauley Cir	Edina, MN 55439
611621220057	Arrowhead Lake	6443	Mccauley Ter	6443 Mccauley Ter	Edina, MN 55439
611621210114	Arrowhead Lake	6318	Mcintyre Pt	6318 Mcintyre Pt	Edina, MN 55439
611621240038	Arrowhead Lake	6311	Mcintyre Pt	6311 Mcintyre Pt	Edina, MN 55439
611621210115	Arrowhead Lake	6314	Mcintyre Pt	6314 Mcintyre Pt	Edina, MN 55439
611621210116	Arrowhead Lake	6310	Mcintyre Pt	6310 Mcintyre Pt	Edina, MN 55439
611621240039	Arrowhead Lake	6322	Mcintyre Pt	6322 Mcintyre Pt	Edina, MN 55439
611621220021	Arrowhead Lake	6312	Post La	6312 Post La	Edina, MN 55439
611621220056	Arrowhead Lake	6320	Post La	6320 Post La	Edina, MN 55439
611621220020	Arrowhead Lake	6316	Post La	6316 Post La	Edina, MN 55439
611621240035	Arrowhead Lake	6432	Timber Ridge	6432 Timber Ridge	Edina, MN 55439
611621240026	Arrowhead Lake	6431	Timber Ridge	6431 Timber Ridge	Edina, MN 55439
611621240025	Arrowhead Lake	6436	Timber Ridge	6436 Timber Ridge	Edina, MN 55439
611621210069	Arrowhead Lake	6328	Timber Tr	6328 Timber Tr	Edina, MN 55439
611621210068	Arrowhead Lake	6327	Timber Tr	6327 Timber Tr	Edina, MN 55439

Notice of Public Hearing on Proposed Special Assessment

The Edina City Council will meet at **7 p.m. Tuesday, October 5, 2021,** to conduct a public hearing to consider approving and adopting the listed special assessment against the described property, which is riparian to Arrowhead Lake:

Current Owner
6712 Arrowhead Pass
Edina, MN 55439

Property ID 611621230056
Arrowhead Lake
IMPROVEMENT NO. AQ-21: Aquatic Vegetation

The total amount of services rendered in 2020 was $11,019.96. The total amount of the proposed special assessment to this property for the improvement is **$306.11**. The proposed assessment roll is on file and is available by emailing the City Clerk at sallison@EdinaMN.gov.

No invoices will be mailed. This is the only notice you will receive regarding payment.

PAYMENT
Following the assessment hearing, the owner of any property assessed may pay the whole of the assessment, without interest, to the City, on or before November 19, 2021. Make check payable to the City of Edina and mail to Assessing Office, 4801 W. 50th Street, Edina, MN 55424. If not prepaid by that date, the proposed assessment will be payable together with real estate taxes payable in 2022 with interest on the entire assessment at the rate of 6.5% per annum from October 19, 2021 to December 31, 2022. Partial prepayment of the assessment with a minimum of 25 percent of the total assessment, has been authorized by ordinance.

APPEAL
Any owner may appeal the assessment to the District Court pursuant to Minnesota Statutes 429.081, by serving notice of the appeal upon the Mayor or Clerk of the City of Edina within thirty (30) days after adoption of the assessment by the City Council, and by filing such notice with the District Court within ten (10) days after service upon the Mayor or Clerk. However, no appeal may be taken as to an assessment unless a written objection signed by the affected property owner is filed with the Clerk of the City of Edina prior to the hearing. Email notice of appeal to the City Clerk at sallison@EdinaMN.gov.

QUESTIONS
Questions about the aquatic vegetation services can be directed to Jessica Wilson, Water Resources Coordinator, at jwilson@EdinaMN.gov or 952-826-0445.

BY ORDER OF THE EDINA CITY COUNCIL
September 16, 2021
Sharon Allison
City Clerk

PID	Lake	Number	Street	Address 1	Address 2
611621420023	Indianhead Lake	6405	Indian Hills Rd	6405 Indian Hills Rd	Edina, MN 55439
611621420034	Indianhead Lake	6708	Cheyenne Tr	6708 Cheyenne Tr	Edina, MN 55439
611621430010	Indianhead Lake	6804	Cheyenne Tr	6804 Cheyenne Tr	Edina, MN 55439
611621420018	Indianhead Lake	6625	Dakota Tr	6625 Dakota Tr	Edina, MN 55439
611621430053	Indianhead Lake	6820	Cheyenne Cir	6820 Cheyenne Cir	Edina, MN 55439
611621340060	Indianhead Lake	6909	Dakota Tr	6909 Dakota Tr	Edina, MN 55439
611621430033	Indianhead Lake	6809	Dakota Tr	6809 Dakota Tr	Edina, MN 55439
611621310002	Indianhead Lake	6617	Dakota Tr	6617 Dakota Tr	Edina, MN 55439
611621420024	Indianhead Lake	6401	Indian Hills Rd	6401 Indian Hills Rd	Edina, MN 55439
611621420022	Indianhead Lake	6409	Indian Hills Rd	6409 Indian Hills Rd	Edina, MN 55439
611621310003	Indianhead Lake	6613	Dakota Tr	6613 Dakota Tr	Edina, MN 55439
611621340059	Indianhead Lake	6905	Dakota Tr	6905 Dakota Tr	Edina, MN 55439
611621430005	Indianhead Lake	6936	Valley View Rd	6936 Valley View Rd	Edina, MN 55439
611621420019	Indianhead Lake	6621	Dakota Tr	6621 Dakota Tr	Edina, MN 55439
611621430004	Indianhead Lake	6932	Valley View Rd	6932 Valley View Rd	Edina, MN 55439
611621430011	Indianhead Lake	6800	Cheyenne Tr	6800 Cheyenne Tr	Edina, MN 55439
611621420017	Indianhead Lake	6629	Dakota Tr	6629 Dakota Tr	Edina, MN 55439
611621430032	Indianhead Lake	6805	Dakota Tr	6805 Dakota Tr	Edina, MN 55439
611621430008	Indianhead Lake	6812	Cheyenne Cir	6812 Cheyenne Cir	Edina, MN 55439
611621430049	Indianhead Lake	6926	Valley View Rd	6926 Valley View Rd	Edina, MN 55439
611621430009	Indianhead Lake	6808	Cheyenne Tr	6808 Cheyenne Tr	Edina, MN 55439
611621420035	Indianhead Lake	6624	Cheyenne Tr	6624 Cheyenne Tr	Edina, MN 55439
611621430006	Indianhead Lake	6940	Valley View Rd	6940 Valley View Rd	Edina, MN 55439
611621430035	Indianhead Lake	6817	Dakota Tr	6817 Dakota Tr	Edina, MN 55439
611621340058	Indianhead Lake	6901	Dakota Tr	6901 Dakota Tr	Edina, MN 55439
611621420042	Indianhead Lake	6704	Cheyenne Tr	6704 Cheyenne Tr	Edina, MN 55439
611621420025	Indianhead Lake	6620	Cheyenne Tr	6620 Cheyenne Tr	Edina, MN 55439
611621420027	Indianhead Lake	6700	Cheyenne Tr	6700 Cheyenne Tr	Edina, MN 55439
611621430030	Indianhead Lake	6801	Dakota Tr	6801 Dakota Tr	Edina, MN 55439
611621430007	Indianhead Lake	6816	Cheyenne Cir	6816 Cheyenne Cir	Edina, MN 55439
611621430003	Indianhead Lake	6928	Valley View Rd	6928 Valley View Rd	Edina, MN 55439
611621430034	Indianhead Lake	6813	Dakota Tr	6813 Dakota Tr	Edina, MN 55439
611621430018	Indianhead Lake	6920	Valley View Rd	6920 Valley View Rd	Edina, MN 55439

Notice of Public Hearing on Proposed Special Assessment

The Edina City Council will meet at **7 p.m. Tuesday, October 5, 2021,** to conduct a public hearing to consider approving and adopting the listed special assessment against the described property, which is riparian to Indianhead Lake:

Current Owner
6405 Indian Hills Rd
Edina, MN 55439

Property ID 611621420023
Indianhead Lake
IMPROVEMENT NO. AQ-21: Aquatic Vegetation

The total amount of services rendered in 2020 was $6,676.56. The total amount of the proposed special assessment to this property for the improvement is **$202.32**. The proposed assessment roll is on file and is available by emailing the City Clerk at sallison@EdinaMN.gov.

No invoices will be mailed. This is the only notice you will receive regarding payment.

PAYMENT
Following the assessment hearing, the owner of any property assessed may pay the whole of the assessment, without interest, to the City, on or before November 19, 2021. Make check payable to the City of Edina and mail to Assessing Office, 4801 W. 50th Street, Edina, MN 55424. If not prepaid by that date, the proposed assessment will be payable together with real estate taxes payable in 2022 with interest on the entire assessment at the rate of 6.5% per annum from October 19, 2021 to December 31, 2022. Partial prepayment of the assessment with a minimum of 25 percent of the total assessment, has been authorized by ordinance.

APPEAL
Any owner may appeal the assessment to the District Court pursuant to Minnesota Statutes 429.081, by serving notice of the appeal upon the Mayor or Clerk of the City of Edina within thirty (30) days after adoption of the assessment by the City Council, and by filing such notice with the District Court within ten (10) days after service upon the Mayor or Clerk. However, no appeal may be taken as to an assessment unless a written objection signed by the affected property owner is filed with the Clerk of the City of Edina prior to the hearing. Email notice of appeal to the City Clerk at sallison@EdinaMN.gov.

QUESTIONS
Questions about the aquatic vegetation services can be directed to Jessica Wilson, Water Resources Coordinator, at jwilson@EdinaMN.gov or 952-826-0445.

BY ORDER OF THE EDINA CITY COUNCIL
September 16, 2021
Sharon Allison
City Clerk

PID	Lake	Number	Street	Address 1	Address 2
1802824230003	Mill Pond 1/3	4800	Woodhill Way	4800 Woodhill Way	Edina, MN 55424
1802824220082	Mill Pond 1/3	4804	Sunnyslope Rd E	4804 Sunnyslope Rd E	Edina, MN 55424
1802824210038	Mill Pond 1/3	4509	Browndale Ave	4509 Browndale Ave	Edina, MN 55424
1802824220081	Mill Pond 1/3	4800	Sunnyslope Rd E	4800 Sunnyslope Rd E	Edina, MN 55424
1802824210040	Mill Pond 1/3	4513	Browndale Ave	4513 Browndale Ave	Edina, MN 55424
1802824210037	Mill Pond 1/3	4507	Browndale Ave	4507 Browndale Ave	Edina, MN 55424
1802824230002	Mill Pond 1/3	4808	Sunnyslope Rd E	4808 Sunnyslope Rd E	Edina, MN 55424
1802824210039	Mill Pond 1/3	4511	Browndale Ave	4511 Browndale Ave	Edina, MN 55424

Notice of Public Hearing on Proposed Special Assessment

The Edina City Council will meet at **7 p.m. Tuesday, October 5, 2021,** to conduct a public hearing to consider approving and adopting the listed special assessment against the described property, which is riparian to Mill Pond:

Current Owner
4800 Woodhill Way
Edina, MN 55424

Property ID 1802824230003
Mill Pond 1/3
IMPROVEMENT NO. AQ-21: Aquatic Vegetation

The total amount of services rendered in 2020 was $18,592.49. The total amount of the proposed special assessment to this property for the improvement is **$122.22**. The proposed assessment roll is on file and is available by emailing the City Clerk at sallison@EdinaMN.gov.

No invoices will be mailed. This is the only notice you will receive regarding payment.

PAYMENT
Following the assessment hearing, the owner of any property assessed may pay the whole of the assessment, without interest, to the City, on or before November 19, 2021. Make check payable to the City of Edina and mail to Assessing Office, 4801 W. 50th Street, Edina, MN 55424. If not prepaid by that date, the proposed assessment will be payable together with real estate taxes payable in 2022 with interest on the entire assessment at the rate of 6.5% per annum from October 19, 2021 to December 31, 2022. Partial prepayment of the assessment with a minimum of 25 percent of the total assessment, has been authorized by ordinance.

APPEAL
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QUESTIONS
Questions about the aquatic vegetation services can be directed to Jessica Wilson, Water Resources Coordinator, at jwilson@EdinaMN.gov or 952-826-0445.

BY ORDER OF THE EDINA CITY COUNCIL
September 16, 2021
Sharon Allison
City Clerk

PID	Lake	Number	Street	Address 1	Address 2
1802824220073	Mill Pond 2/3	4901	Sunnyside Rd	4901 Sunnyside Rd	Edina, MN 55424
1802824220076	Mill Pond 2/3	4907	Sunnyside Rd	4907 Sunnyside Rd	Edina, MN 55424
1802824220074	Mill Pond 2/3	4903	Sunnyside Rd	4903 Sunnyside Rd	Edina, MN 55424
1802824220071	Mill Pond 2/3	4805	Sunnyside Rd	4805 Sunnyside Rd	Edina, MN 55424
1802824220089	Mill Pond 2/3	4804	Sunnyslope Rd W	4804 Sunnyslope Rd W	Edina, MN 55424
1802824230045	Mill Pond 2/3	4832	Sunnyslope Rd W	4832 Sunnyslope Rd W	Edina, MN 55424
1802824230043	Mill Pond 2/3	4824	Sunnyslope Rd W	4824 Sunnyslope Rd W	Edina, MN 55424
1802824220091	Mill Pond 2/3	4812	Sunnyslope Rd W	4812 Sunnyslope Rd W	Edina, MN 55424
1802824220090	Mill Pond 2/3	4808	Sunnyslope Rd W	4808 Sunnyslope Rd W	Edina, MN 55424
1802824220072	Mill Pond 2/3	4807	Sunnyside Rd	4807 Sunnyside Rd	Edina, MN 55424
1802824220078	Mill Pond 2/3	4911	Sunnyside Rd	4911 Sunnyside Rd	Edina, MN 55424
1802824220077	Mill Pond 2/3	4909	Sunnyside Rd	4909 Sunnyside Rd	Edina, MN 55424
1802824230042	Mill Pond 2/3	4820	Sunnyslope Rd W	4820 Sunnyslope Rd W	Edina, MN 55424
1802824220075	Mill Pond 2/3	4905	Sunnyside Rd	4905 Sunnyside Rd	Edina, MN 55424
1802824230044	Mill Pond 2/3	4828	Sunnyslope Rd W	4828 Sunnyslope Rd W	Edina, MN 55424
1802824220070	Mill Pond 2/3	4801	Sunnyside Rd	4801 Sunnyside Rd	Edina, MN 55424

Notice of Public Hearing on Proposed Special Assessment

The Edina City Council will meet at **7 p.m. Tuesday, October 5, 2021,** to conduct a public hearing to consider approving and adopting the listed special assessment against the described property, which is riparian to Mill Pond:

Current Owner
4901 Sunnyside Rd
Edina, MN 55424

Property ID 1802824220073
Mill Pond 2/3
IMPROVEMENT NO. AQ-21: Aquatic Vegetation

The total amount of services rendered in 2020 was $18,592.49. The total amount of the proposed special assessment to this property for the improvement is **$244.44**. The proposed assessment roll is on file and is available by emailing the City Clerk at sallison@EdinaMN.gov.

No invoices will be mailed. This is the only notice you will receive regarding payment.

PAYMENT
Following the assessment hearing, the owner of any property assessed may pay the whole of the assessment, without interest, to the City, on or before November 19, 2021. Make check payable to the City of Edina and mail to Assessing Office, 4801 W. 50th Street, Edina, MN 55424. If not prepaid by that date, the proposed assessment will be payable together with real estate taxes payable in 2022 with interest on the entire assessment at the rate of 6.5% per annum from October 19, 2021 to December 31, 2022. Partial prepayment of the assessment with a minimum of 25 percent of the total assessment, has been authorized by ordinance.

APPEAL
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QUESTIONS
Questions about the aquatic vegetation services can be directed to Jessica Wilson, Water Resources Coordinator, at jwilson@EdinaMN.gov or 952-826-0445.

BY ORDER OF THE EDINA CITY COUNCIL
September 16, 2021
Sharon Allison
City Clerk

PID	Lake	Number	Street	Address 1	Address 2
1802824220066	Mill Pond 3/3	4701	Sunnyside Rd	4701 Sunnyside Rd	Edina, MN 55424
1802824230055	Mill Pond 3/3	4520	Browndale Ave	4520 Browndale Ave	Edina, MN 55424
1802824240073	Mill Pond 3/3	4600	Browndale Ave	4600 Browndale Ave	Edina, MN 55424
1802824220063	Mill Pond 3/3	4601	Sunnyside Rd	4601 Sunnyside Rd	Edina, MN 55424
1802824240076	Mill Pond 3/3	4610	Browndale Ave	4610 Browndale Ave	Edina, MN 55424
1802824230058	Mill Pond 3/3	4622	Edgebrook Pl	4622 Edgebrook Pl	Edina, MN 55424
1802824220088	Mill Pond 3/3	4800	Sunnyslope Rd W	4800 Sunnyslope Rd W	Edina, MN 55424
1802824220085	Mill Pond 3/3	4805	Sunnyslope Rd E	4805 Sunnyslope Rd E	Edina, MN 55424
1802824230020	Mill Pond 3/3	4909	Sunnyslope Rd E	4909 Sunnyslope Rd E	Edina, MN 55424
1802824240074	Mill Pond 3/3	4602	Browndale Ave	4602 Browndale Ave	Edina, MN 55424
1802824240077	Mill Pond 3/3	4612	Edgebrook Pl	4612 Edgebrook Pl	Edina, MN 55424
1802824220067	Mill Pond 3/3	4703	Sunnyside Rd	4703 Sunnyside Rd	Edina, MN 55424
1802824230059	Mill Pond 3/3	4925	Sunnyslope Rd E	4925 Sunnyslope Rd E	Edina, MN 55424
1802824230056	Mill Pond 3/3	4614	Edgebrook Pl	4614 Edgebrook Pl	Edina, MN 55424
1802824230021	Mill Pond 3/3	4913	Sunnyslope Rd E	4913 Sunnyslope Rd E	Edina, MN 55424
1802824240083	Mill Pond 3/3	4634	Edgebrook Pl	4634 Edgebrook Pl	Edina, MN 55424
1802824230057	Mill Pond 3/3	4618	Edgebrook Pl	4618 Edgebrook Pl	Edina, MN 55424
1802824240085	Mill Pond 3/3	4640	Edgebrook Pl	4640 Edgebrook Pl	Edina, MN 55424
1802824230052	Mill Pond 3/3	4907	Sunnyslope Rd E	4907 Sunnyslope Rd E	Edina, MN 55424
1802824240075	Mill Pond 3/3	4604	Browndale Ave	4604 Browndale Ave	Edina, MN 55424
1802824220065	Mill Pond 3/3	4605	Sunnyside Rd	4605 Sunnyside Rd	Edina, MN 55424
1802824220068	Mill Pond 3/3	4705	Sunnyside Rd	4705 Sunnyside Rd	Edina, MN 55424
1802824220060	Mill Pond 3/3	4504	Browndale Ave	4504 Browndale Ave	Edina, MN 55424
1802824220064	Mill Pond 3/3	4603	Sunnyside Rd	4603 Sunnyside Rd	Edina, MN 55424
1802824220087	Mill Pond 3/3	4801	Sunnyslope Rd E	4801 Sunnyslope Rd E	Edina, MN 55424
1802824310002	Mill Pond 3/3	4933	Sunnyslope Rd E	4933 Sunnyslope Rd E	Edina, MN 55424
1802824240084	Mill Pond 3/3	4638	Edgebrook Pl	4638 Edgebrook Pl	Edina, MN 55424
1802824230019	Mill Pond 3/3	4901	Sunnyslope Rd E	4901 Sunnyslope Rd E	Edina, MN 55424
1802824230060	Mill Pond 3/3	4929	Sunnyslope Rd E	4929 Sunnyslope Rd E	Edina, MN 55424
1802824220069	Mill Pond 3/3	4707	Sunnyside Rd	4707 Sunnyside Rd	Edina, MN 55424
1802824230051	Mill Pond 3/3	4905	Sunnyslope Rd E	4905 Sunnyslope Rd E	Edina, MN 55424
1802824240081	Mill Pond 3/3	4626	Edgebrook Pl	4626 Edgebrook Pl	Edina, MN 55424
1802824220079	Mill Pond 3/3	4518	Browndale Ave	4518 Browndale Ave	Edina, MN 55424
1802824230022	Mill Pond 3/3	4917	Sunnyslope Rd E	4917 Sunnyslope Rd E	Edina, MN 55424
1802824230023	Mill Pond 3/3	4921	Sunnyslope Rd E	4921 Sunnyslope Rd E	Edina, MN 55424
1802824240082	Mill Pond 3/3	4630	Edgebrook Pl	4630 Edgebrook Pl	Edina, MN 55424
1802824220093	Mill Pond 3/3	4506	Browndale Ave	4506 Browndale Ave	Edina, MN 55424

Notice of Public Hearing on Proposed Special Assessment

The Edina City Council will meet at **7 p.m. Tuesday, October 5, 2021,** to conduct a public hearing to consider approving and adopting the listed special assessment against the described property, which is riparian to Mill Pond:

Current Owner
4701 Sunnyside Rd
Edina, MN 55424

Property ID 1802824220066
Mill Pond 3/3
IMPROVEMENT NO. AQ-21: Aquatic Vegetation

The total amount of services rendered in 2020 was $18,592.49. The total amount of the proposed special assessment to this property for the improvement is **$370.37**. The proposed assessment roll is on file and is available by emailing the City Clerk at sallison@EdinaMN.gov.

No invoices will be mailed. This is the only notice you will receive regarding payment.

PAYMENT
Following the assessment hearing, the owner of any property assessed may pay the whole of the assessment, without interest, to the City, on or before November 19, 2021. Make check payable to the City of Edina and mail to Assessing Office, 4801 W. 50th Street, Edina, MN 55424. If not prepaid by that date, the proposed assessment will be payable together with real estate taxes payable in 2022 with interest on the entire assessment at the rate of 6.5% per annum from October 19, 2021 to December 31, 2022. Partial prepayment of the assessment with a minimum of 25 percent of the total assessment, has been authorized by ordinance.

APPEAL
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QUESTIONS
Questions about the aquatic vegetation services can be directed to Jessica Wilson, Water Resources Coordinator, at jwilson@EdinaMN.gov or 952-826-0445.

BY ORDER OF THE EDINA CITY COUNCIL
September 16, 2021
Sharon Allison
City Clerk

PID	Lake	Number	Street	Address 1	Address 2
3002824210105	Lake Nancy	4505	Nancy La	4505 Nancy La	Edina, MN 55424
3002824210067	Lake Nancy	6313	St Johns Ave	6313 St Johns Av	Edina, MN 55424
3002824210106	Lake Nancy	4509	Nancy La	4509 Nancy La	Edina, MN 55424
3002824210020	Lake Nancy	4517	Garrison La	4517 Garrison La	Edina, MN 55424
3002824210031	Lake Nancy	4500	64Th St W	4500 64Th St W	Edina, MN 55424
3002824210016	Lake Nancy	4501	Garrison La	4501 Garrison La	Edina, MN 55424
3002824210019	Lake Nancy	4513	Garrison La	4513 Garrison La	Edina, MN 55424
3002824210018	Lake Nancy	4509	Garrison La	4509 Garrison La	Edina, MN 55424
3002824210068	Lake Nancy	6317	St Johns Ave	6317 St Johns Av	Edina, MN 55424
3002824210015	Lake Nancy	4500	Nancy La	4500 Nancy La	Edina, MN 55424
3002824210027	Lake Nancy	6329	Millers La	6329 Millers La	Edina, MN 55424
3002824210023	Lake Nancy	6324	Millers La	6324 Millers La	Edina, MN 55424
3002824210022	Lake Nancy	4521	Garrison La	4521 Garrison La	Edina, MN 55424
3002824210030	Lake Nancy	4504	64Th St W	4504 64Th St W	Edina, MN 55424
3002824210066	Lake Nancy	6309	St Johns Ave	6309 St Johns Av	Edina, MN 55424
3002824210017	Lake Nancy	4505	Garrison La	4505 Garrison La	Edina, MN 55424
3002824210069	Lake Nancy	6321	St Johns Ave	6321 St Johns Av	Edina, MN 55424
3002824210065	Lake Nancy	6305	St Johns Ave	6305 St Johns Av	Edina, MN 55424
3002824210010	Lake Nancy	4501	Nancy La	4501 Nancy La	Edina, MN 55424
3002824210028	Lake Nancy	6333	Millers La	6333 Millers La	Edina, MN 55424

Notice of Public Hearing on Proposed Special Assessment

The Edina City Council will meet at **7 p.m. Tuesday, October 5, 2021,** to conduct a public hearing to consider approving and adopting the listed special assessment against the described property, which is riparian to Lake Nancy:

Current Owner
4505 Nancy La
Edina, MN 55424

Property ID 3002824210105
Lake Nancy
IMPROVEMENT NO. AQ-21: Aquatic Vegetation

The total amount of services rendered in 2020 was $1,837.20. The total amount of the proposed special assessment to this property for the improvement is **$91.86**. The proposed assessment roll is on file and is available by emailing the City Clerk at sallison@EdinaMN.gov.

No invoices will be mailed. This is the only notice you will receive regarding payment.

PAYMENT
Following the assessment hearing, the owner of any property assessed may pay the whole of the assessment, without interest, to the City, on or before November 19, 2021. Make check payable to the City of Edina and mail to Assessing Office, 4801 W. 50th Street, Edina, MN 55424. If not prepaid by that date, the proposed assessment will be payable together with real estate taxes payable in 2022 with interest on the entire assessment at the rate of 6.5% per annum from October 19, 2021 to December 31, 2022. Partial prepayment of the assessment with a minimum of 25 percent of the total assessment, has been authorized by ordinance.

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QUESTIONS
Questions about the aquatic vegetation services can be directed to Jessica Wilson, Water Resources Coordinator, at jwilson@EdinaMN.gov or 952-826-0445.

BY ORDER OF THE EDINA CITY COUNCIL
September 16, 2021
Sharon Allison
City Clerk

The CITY of EDINA

Aquatic Vegetation Improvement No. AQ-21
Resolution No. 2021-83

October 5, 2021

Action and Discussion

The CITY of EDINA

- Action on public hearing for annual special assessment for aquatic vegetation management services.
- Discussion on Mill Pond services – policy and harvester access

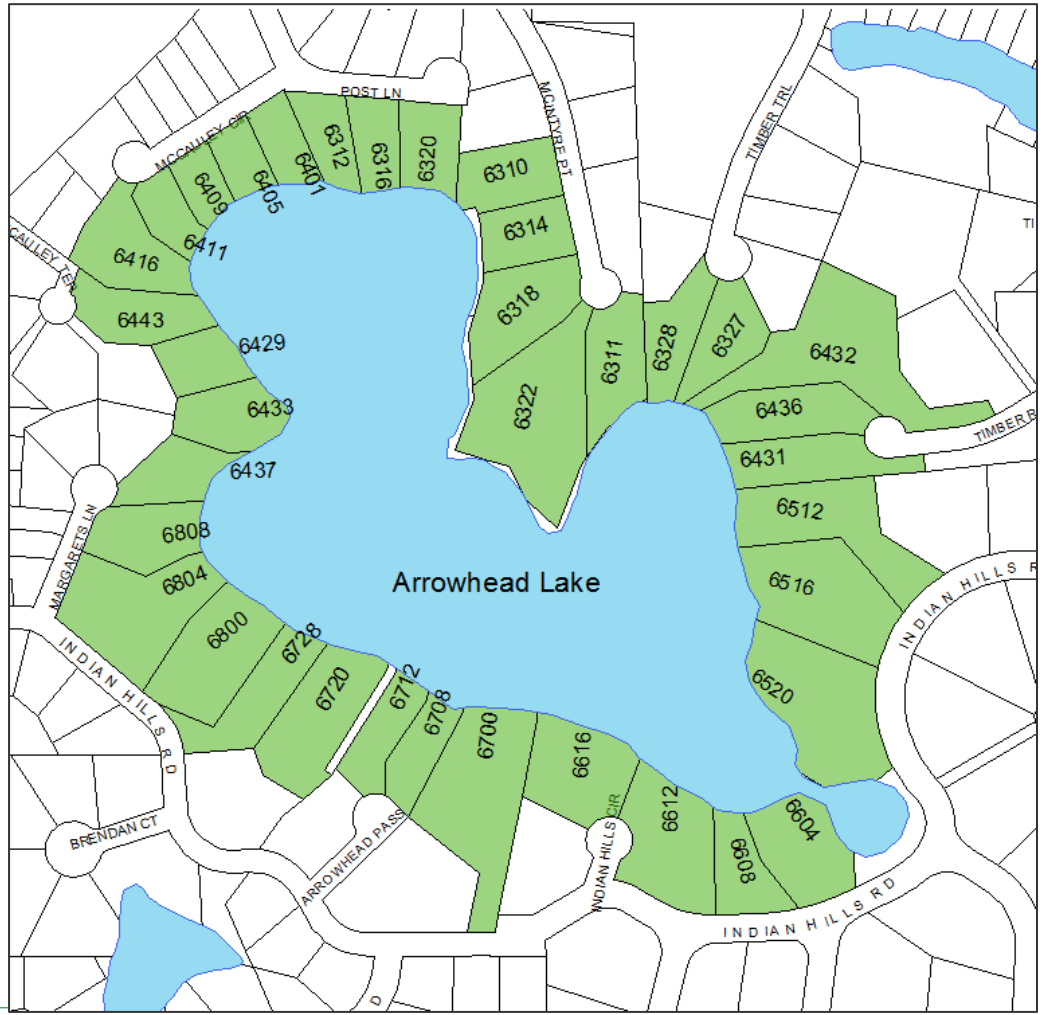
Aquatic Vegetation Management

The CITY of EDINA

- City-coordinated aquatic vegetation management service.
- This is a service requested by homeowners. It is not required by the City or MN Department of Natural Resources.
- Aquatic vegetation management is guided by section 15.2.2.4 Lake and Pond Management of the Comprehensive Water Resources Management Plan. Per the policy, the City pays for algae treatments in eligible waterbodies.

Arrowhead Lake Assessment - 2021
for services rendered Jan 1 - Dec 31, 2020

Electrical Service (Xcel Energy)	**$**	**953.54**
Aeration (Natural Reflections, LLC)		
Operation and maintenance	**$**	**2,479.50**
Cabinet relocation	**$**	**1,920.00**
Aquatic Vegetation		
Vegetation and Algae Control, first 2020	$	2,015.08
Vegetation and Algae Control, second 2020	$	2,015.08
Lake Dye Treatment	$	844.00
DNR Permitting costs	$	1,276.00
Less City Share	$	(1,020.00)
Subtotal	**$**	**5,130.16**
DNR Aeration Permit Fee	**DNR waived**	
Aeration public notice in Sun Current	**$**	**33.08**
Administrative Cost	**$**	**503.76**
Total Cost	**$**	**11,020.04**
PROPOSED GRAND TOTAL ASSESSMENT	**$**	**11,019.96**
different from total cost due to per unit rounding		
PROPOSED ASSESSMENT (per unit)	**$**	**306.11**

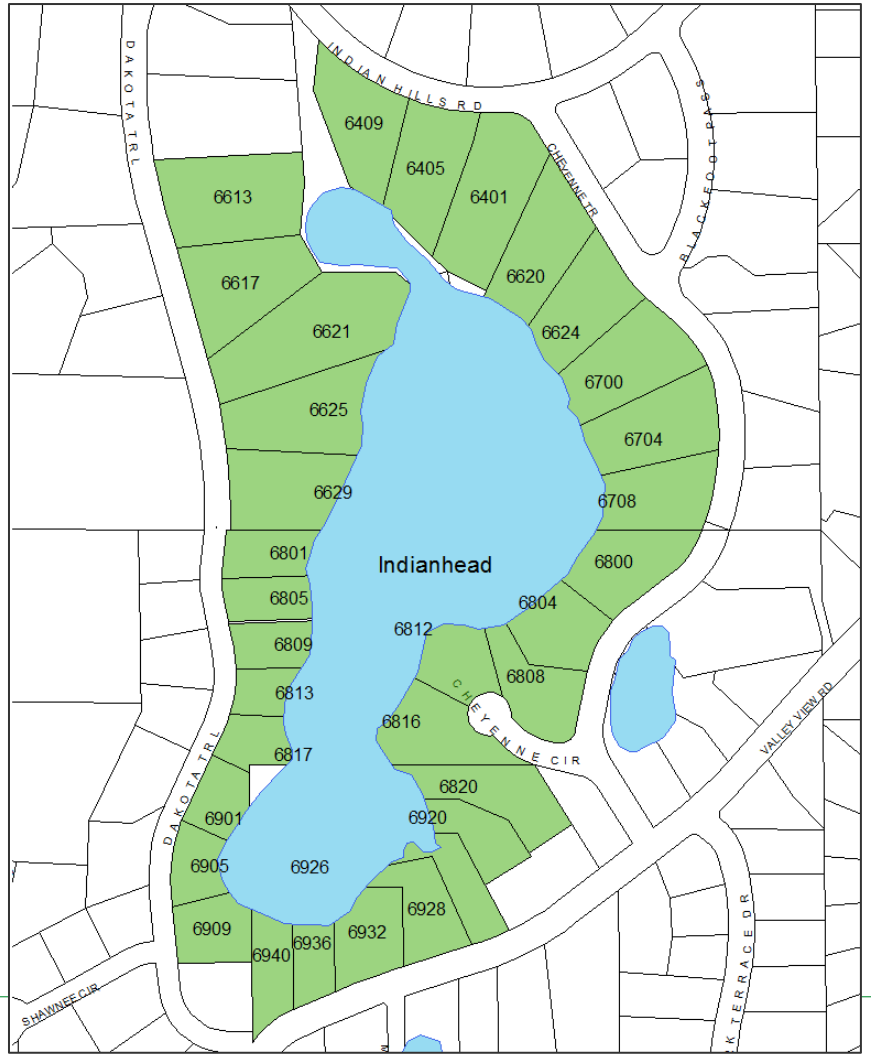


Arrowhead Lake Association incorporated September 2015.

Indianhead Lake Assessment - 2021 for services rendered Jan 1 - Dec 31, 2020		
Electrical Service (Xcel Energy)	**$**	**1,687.65**
Aeration (Natural Reflections, LLC)		
Operation and maintenance	**$**	**3,177.50**
Aquatic Vegetation		
Algae Control	-	
Lake Dye Treatment	$	579.00
Subtotal	**$**	**579.00**
DNR Aeration Permit Fee	**$**	**250.00**
DNR Water Use Fee (2019 flood control)	**$**	**140.00**
DNR Water Use Fee (level maint permit)	**$**	**140.00**
Aeration public notice in Sun Current	**$**	**33.07**
Administrative Cost	**$**	**669.40**
Total Cost	**$**	**6,676.62**
PROPOSED GRAND TOTAL ASSESSMENT different from total cost due to per unit rounding	**$**	**6,676.56**
PROPOSED ASSESSMENT (per unit)	**$**	**202.32**

33 assessable units.

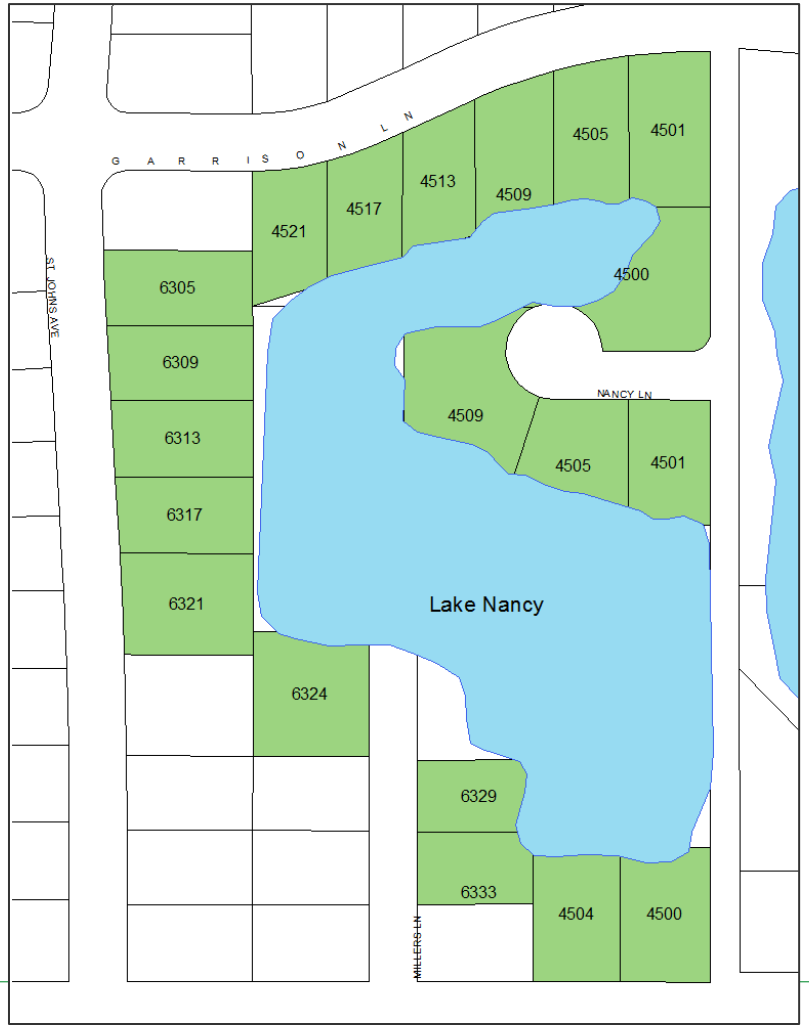
The Indianhead Lake Association incorporated in May 2016.



Lake Nancy Assessment - 2021

for services rendered Jan 1 - Dec 31, 2020

Aquatic Vegetation		
Vegetation and Algae Control, first 2020		$ 644.23
Vegetation and Algae Control, second 2020		$ 644.23
DNR Permitting costs		$ 809.00
	Less City Share	$ (510.00)
	Subtotal	**$ 1,587.46**
Administrative Cost		**$ 249.80**
Total Cost		**$ 1,837.26**
PROPOSED GRAND TOTAL ASSESSMENT		**$ 1,837.20**
different from total cost due to per unit rounding		
PROPOSED ASSESSMENT (per unit)		**$ 91.86**



20 assessable units.

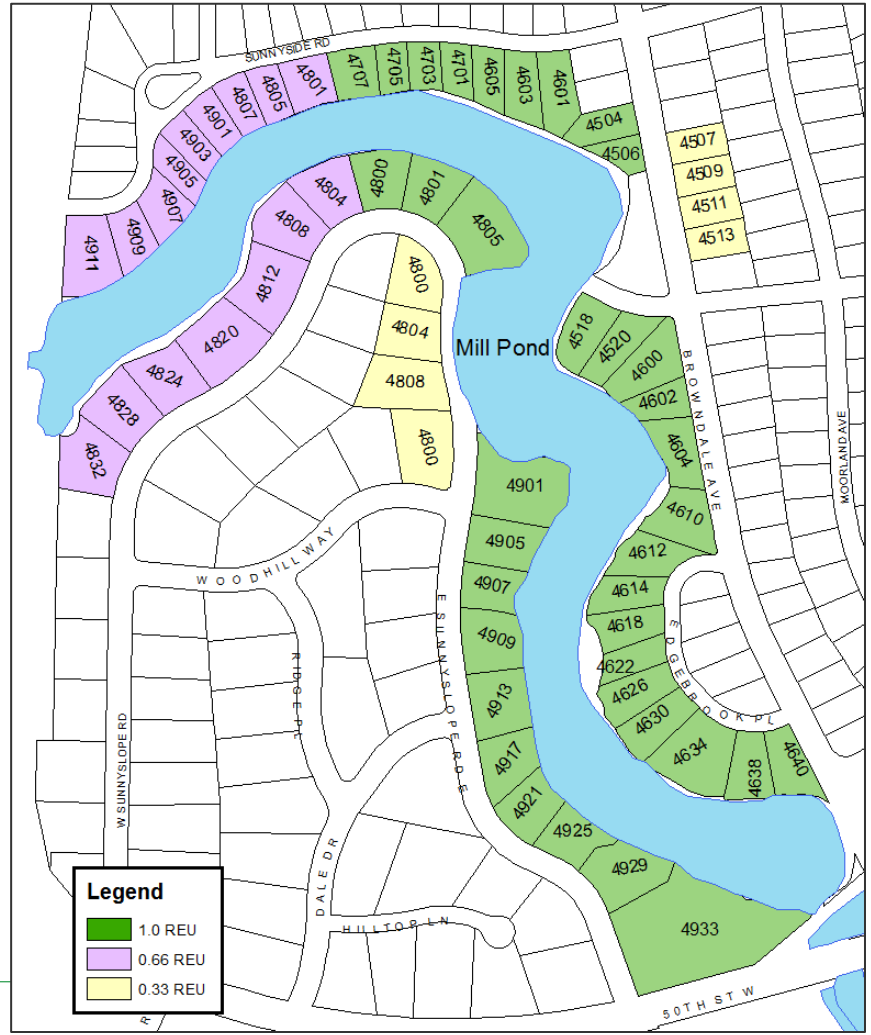
The Lake Nancy Lake Association incorporated in February 2016.

Mill Pond Assessment - 2021

for services rendered Jan 1 - Dec 31, 2020

Aquatic Vegetation		
Mechanical harvesting first cutting 2020	$	6,443.00
Mechanical harvesting second cutting 2020	$	6,443.00
Mechanical harvesting third cutting 2020	$	6,443.00
Less City Share	$	(1,428.00)
Subtotal	**$**	**17,901.00**
DNR Permit Fee	**$**	**47.00**
Administrative Cost	**$**	**644.53**
Total Cost	**$**	**18,592.53**
PROPOSED GRAND TOTAL ASSESSMENT	**$**	**18,592.49**
different from total cost due to per unit rounding		
PROPOSED ASSESSMENT (per unit)	**$**	**370.37**

37 properties at 1.0 REU to be assessed $370.37 each
16 properties at 0.66 REU to be assessed $244.44 each
8 properties at 0.33 REU to be assessed $122.22 each



Staff Recommendation

- Continue public hearing until October 11th.
- Consider adopting Special Assessment Resolution No. 2021-83, Improvement AQ-21 on October 19th.

The CITY of EDINA

Arrowhead Lake

36 at 1.0 REU = $306.11 each

Indianhead Lake

33 at 1.0 REU = $202.32 each

Lake Nancy

20 at 1.0 REU = $91.86 each

Mill Pond

37 at 1.0 REU = $370.37 each

16 at 0.66 REU = $244.44 each

8 at 0.33 REU = $122.22 each

One-year assessment.

Mill Pond – policy and harvester access discussion

The CITY of EDINA

- Mill Pond does not have a formalized association. Mill Pond was not originally included in the 2015 Lakes & Ponds policy amendment to the Comprehensive Water Resources Management Plan (CWRMP) which required an incorporated association in order to eligible for services. This policy gap was corrected in the 2018 CWRMP.
- Access ramp at Browndale Park is in poor condition and need of replacement. The access must be repaired for coordination of harvesting to continue.
- Staff recommendation
- Reach out to Mill Pond assessed property owners via direct mail in October 2021.
- Continue service under status quo through 2023 season.
- For services to continue beyond 2023, require
  1. Forming an association consistent with the CWRMP lake and pond management policy and,
  2. Approving replacement of the harvester access ramp, agreeing to pay 50% of the cost with the City covering the other 50%.

Staff Recommendation

- Continue public hearing until October 11th.
- Consider adopting Special Assessment Resolution No. 2021-83, Improvement AQ-21 on October 19th.

<u>Arrowhead Lake</u>

36 at 1.0 REU = $306.11 each

<u>Indianhead Lake</u>

33 at 1.0 REU = $202.32 each

<u>Lake Nancy</u>

20 at 1.0 REU = $91.86 each

<u>Mill Pond</u>

37 at 1.0 REU = $370.37 each

16 at 0.66 REU = $244.44 each

8 at 0.33 REU = $122.22 each

One-year assessment.

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: IX.E.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Derik Otten, Facility Manager

Item Activity:
Action

Subject: Resolution No. 2021-84: 50th & France Business District Special Assessment, Improvement No. M-21

ACTION REQUESTED:
Approve Resolution No. 2021-84 50th & France Business District Special Assessment, Improvement No. M-21.

INTRODUCTION:
NO COMMENTS were received during the public hearing.

The city provides service to the 50th & France Business District. These services include general maintenance and upkeep performed by city employees and management of contracts for other repairs as needed. Services include waste and litter removal, snow and ice management, and upkeep to city owned spaces throughout the district.

Attached you will find a Resolution, Analysis of Assessment, Final Assessment Roll, and Certificate of Mailing including the Notice of Public Hearing, and other supporting documentation for each proposed assessment. All properties were notified per Minnesota State Statute – Chapter 429 for special assessments. Staff included in the Notice of Public Hearing an invoice for each assessment.

The 50th & France Business District maintenance assessment changed from $0.81503 per square foot in 2020 to $0.98472 per square foot in 2021. The increase can be attributed to additional maintenance requirements of the Nolan Mains Complex and COVID precautions. As of this writing no comments have been submitted or called in.

ATTACHMENTS:

Resolution No. 2021-84: 50th & France Business District Special Assessment

Assessment Roll

Certificate of Mailing

Staff Presentation

RESOLUTION NO. 2021-84
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

50th and France Business District – Improvement No. M-21

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.

2. The special assessment shall be payable in one installment, together with interest at a rate of 6.5% per annum, on the entire special assessments from the date hereof to December 31, 2021.

NAME OF IMPROVEMENT		INSTALLMENT
50th and France Business District	Levy No. 21101	1

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 19, 2021 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 19, 2021.

4. The Clerk shall forthwith transmit a certified supplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 19th day of October 2021.

ATTEST: _____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021 and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

_____
City Clerk

PID	TAXPAYER	ADDRESS 1	CITY	STATE	ZIP	**Value**
18-028-24-14-0016	WILLIAM C KNAPP	5000 WESTOWN PKWAY #400	WEST DES MOINES,	IA	50266	$7,409.64
18-028-24-14-0024	49.5 LLC-G.Mikan	5021 Vernon Ave #252	EDINA,	MN	55410	$3,679.32
18-028-24-14-0108	Edina Properties, Inc. C/o Jenni	4100 W. 50th Street	EDINA,	MN	55425	$2,441.96
18-028-24-14-0135	FRANK HOLDINGS LLC	5223 EDINA INDUSTRIAL BLVD	EDINA,	MN	55439	$10,464.36
18-028-24-14-0134	Benefit Design Assoc.,LLC	4924 France Ave. So.	EDINA,	MN	55410	$2,097.79
18-028-24-14-0136	4936 France Avenue LLC	5353 Wayzata Blvd. #650	Minneapolis,	MN	55416	$4,443.23
18-028-24-14-0118	OMG PROPERTIES LLC	4930 FRANCE AVE S	EDINA,	MN	55410	$4,158.25
18-028-24-14-0020	FRANCE AVE PARTNERSHIP c/o	8100 12TH AVE S #200	BLOOMINGTON,	MN	55425	$5,935.54
18-028-24-14-0021	FRANCE AVE PARTNERSHIP c/o	8100 12TH AVE S #200	BLOOMINGTON,	MN	55425	$10,374.22
18-028-24-14-0022	EDINA PROPERTIES INC	4100 50TH ST W, #2100	EDINA,	MN	55424	$28,654.30
18-028-24-14-0122	Buhl Carillon LLC Attn: Peter De	5100 Eden Ave Ste. 317	EDINA,	MN	55436	$12,810.71
18-028-24-14-0121	JSG COMPANY LLP	5850 OPUS PKWAY, SUITE 108	MINNETONKA,	MN	55343	$11,800.06
18-028-24-14-0126	L.A. Real Estate Group ETAL	4100 50TH ST W, #2100	EDINA,	MN	55424	$73,081.16
18-028-24-14-0046	First Building Corp. c/o U S Bank	2800 E. LAKE ST.	MINNEAPOLIS,	MN	55406	$19,320.78
18-028-24-14-0045	First Building Corp. c/o U S Bank	2800 E. LAKE ST.	MINNEAPOLIS,	MN	55406	$3,051.99
18-028-24-41-0144	Edina Market Street LLC	5100 Eden Avenue	Edina,	MN	55436	$4,790.13
18-028-24-41-0145	Edina Market Street LLC	5100 Eden Avenue	Edina,	MN	55436	$4,494.22
18-028-24-14-0142	Edina Market Street LLC	5100 Eden Avenue	Edina,	MN	55436	$25,351.01
18-028-24-41-0178	Lund Real Estate Holdings LLC	4100 50TH ST W #2100	EDINA,	MN	55424	$16,756.81
18-028-24-41-0182	A K LARSON FAMILY LLC	3939 50TH ST W #200	EDINA,	MN	55424	$36,133.13
18-028-24-41-0050	50th Street Plaza LLC Attn: Past	5320 W. 23rd Street #205	St. Louis Park,	MN	55416	$10,767.56
18-028-24-41-0049	50th Street Plaza LLC Attn: Past	5320 W. 23rd Street #205	St. Louis Park,	MN	55416	$22,516.63
18-028-24-41-0052	JSG COMPANY LLP	5850 OPUS PKWAY, SUITE 108	MINNETONKA,	MN	55343	$29,522.04
18-028-24-41-0383	5000 FRANCE COMPANY	5850 OPUS PARKWAY, #108	MINNETONKA,	MN	55343	$20,243.11
18-028-24-41-0055	FRANCE AT 50TH LLC	7800 METRO PKWY #300	BLOOMINGTON,	MN	55425	$14,903.04
18-028-24-41-0066	5036 FRANCE PROP.LLC Attn: F	5036 FRANCE AVE S	EDINA,	MN	55410	$6,744.06
18-028-24-41-0237	5050 France Ave. LLC Attn:E.Ge	3948 Market Street	EDINA,	MN	55424	$12,111.45
18-028-24-41-0181	CITY OF EDINA Edina Liqu	4801 50TH ST W	EDINA,	MN	55424	$7,804.77

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following date, September 20, 2021**,** acting on behalf of said City, I deposited in the United States mail copies of the attached Notice of Public Hearing for the 50th & France Business District, Improvement and Maintenance No. M-20 (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date 14 days prior to the date of the hearing.

WITNESS my hand and the seal of said City this 20th day of September 2021.

Edina City Clerk

PID	LAST NAME	ADDRESS1	CITY	STATE	ZIP
18-028-24-14-0016	WILLIAM C KNAPP	5000 WESTOWN PKWAY #400	WEST DES MOINES,	IA	50266
18-028-24-14-0024	49.5 LLC-G.Mikan	5021 Vernon Ave #252	EDINA,	MN	55410
18-028-24-14-0108	Edina Properties, Inc. C/o Jennifer	4100 W. 50th Street	EDINA,	MN	55425
18-028-24-14-0135	FRANK HOLDINGS LLC	5223 EDINA INDUSTRIAL BLVD	EDINA,	MN	55439
18-028-24-14-0134	Benefit Design Assoc.,LLC	4924 France Ave. So.	EDINA,	MN	55410
18-028-24-14-0136	4936 France Avenue LLC	5353 Wayzata Blvd. #650	Minneapolis,	MN	55416
18-028-24-14-0118	OMG PROPERTIES LLC	4930 FRANCE AVE S	EDINA,	MN	55410
18-028-24-14-0020	FRANCE AVE PARTNERSHIP c/o K(	8100 12TH AVE S #200	BLOOMINGTON,	MN	55425
18-028-24-14-0021	FRANCE AVE PARTNERSHIP c/o K(	8100 12TH AVE S #200	BLOOMINGTON,	MN	55425
18-028-24-14-0022	EDINA PROPERTIES INC	4100 50TH ST W, #2100	EDINA,	MN	55424
18-028-24-14-0122	Buhl Carillon LLC Attn: Peter Deno	5100 Eden Ave Ste. 317	EDINA,	MN	55436
18-028-24-14-0121	JSG COMPANY LLP	5850 OPUS PKWAY, SUITE 108	MINNETONKA,	MN	55343
18-028-24-14-0126	L.A. Real Estate Group ETAL	4100 50TH ST W, #2100	EDINA,	MN	55424
18-028-24-14-0046	First Building Corp. c/o U S Bank N	2800 E. LAKE ST.	MINNEAPOLIS,	MN	55406
18-028-24-14-0045	First Building Corp. c/o U S Bank N	2800 E. LAKE ST.	MINNEAPOLIS,	MN	55406
18-028-24-14-0144	Edina Market Street LLC	5100 Eden Avenue	Edina,	MN	55436
18-028-24-14-0145	Edina Market Street LLC	5100 Eden Avenue	Edina,	MN	55436
18-028-24-14-0142	Edina Market Street LLC	5100 Eden Avenue	Edina,	MN	55436
18-028-24-41-0178	Lund Real Estate Holdings LLC	4100 50TH ST W #2100	EDINA,	MN	55424
18-028-24-41-0182	A K LARSON FAMILY LLC	3939 50TH ST W #200	EDINA,	MN	55424
18-028-24-41-0050	50th Street Plaza LLC Attn: Paster	5320 W. 23rd Street #205	St. Louis Park,	MN	55416
18-028-24-41-0049	50th Street Plaza LLC Attn: Paster	5320 W. 23rd Street #205	St. Louis Park,	MN	55416
18-028-24-41-0052	JSG COMPANY LLP	5850 OPUS PKWAY, SUITE 108	MINNETONKA,	MN	55343
18-028-24-41-0383	5000 FRANCE COMPANY	5850 OPUS PARKWAY, #108	MINNETONKA,	MN	55343
18-028-24-41-0055	FRANCE AT 50TH LLC	7800 METRO PKWY #300	BLOOMINGTON,	MN	55425
18-028-24-41-0066	5036 FRANCE PROP.LLC Attn: Rya	5036 FRANCE AVE S	EDINA,	MN	55410
18-028-24-41-0237	5050 France Ave. LLC Attn:E.Geral	3948 Market Street	EDINA,	MN	55424
18-028-24-41-0181	CITY OF EDINA Edina Liquor	4801 50TH ST W	EDINA,	MN	55424

NOTICE OF PUBLIC HEARING
ON PROPOSED SPECIAL ASSESSMENT
IMPROVEMENT NO. M-21

18-028-24-14-0016
WILLIAM C KNAPP
5000 WESTOWN PKWAY #400
WEST DES MOINES, IA 50266

The Edina City Council will meet at **7 p.m. Tuesday Oct. 5th, 2021,** to approve and adopt the listed special assessments against the described property, which is part of the 50th and France Business District area:

IMPROVEMENT AND MAINTENANCE NO. M-21: 50th and France

The total amount of the proposed special assessment is $411,861.27 The proposed assessment roll is on file and is available by emailing the City Clerk at sallison@edinamn.gov. The special assessment to this property for improvement and maintenance is $7,409.64

No invoices will be mailed. This is the only notice you will receive regarding payment.

PAYMENT
Following the assessment hearing, the owner of any property assessed may pay the whole of the assessment, without interest, to the City, on or before November 19, 2021. Make check payable to the City of Edina and mail to the Assessing Office, 4801 W. 50th Street, Edina, MN 55424. If not prepaid by that date, the proposed assessment will be payable together with real estate taxes payable in 2022 with interest on the entire assessment at the rate of 6.5% per annum from October 19, 2021 to December 31, 2022. Partial prepayment of the assessment with a minimum of 25 percent, has been authorized by ordinance.

APPEAL
Any owner may appeal the assessment to the District Court pursuant to Minnesota Statutes 429.081, by serving notice of the appeal upon the Mayor or Clerk of the City of Edina within thirty (30) days after adoption of the assessment by the City Council, and by filing such notice with the District Court within ten (10) days after service upon the Mayor or Clerk. However, no appeal may be taken as to an assessment unless a written objection signed by the affected property owner is filed with the Clerk of the City of Edina prior to the hearing. Email notice of appeal to the City Clerk at
sallison@edinamn.gov.

BY ORDER OF THE EDINA CITY COUNCIL

September 20, 2020

Sharon Allison
City Clerk

The CITY of EDINA

FINAL ASSESSMENT HEARINGS

50th Street & France Avenue Business District

2020 Maintenance Improvement

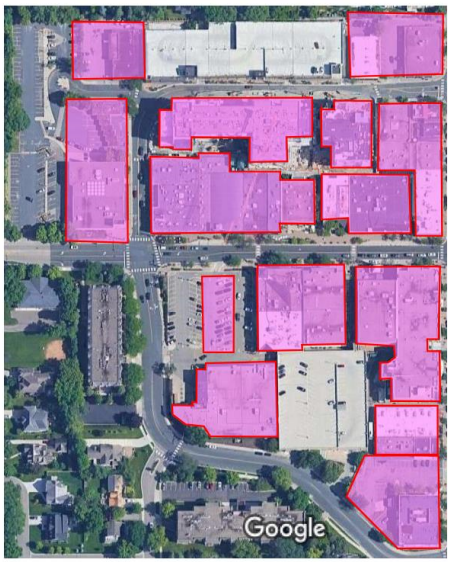
NO. M-21

October 5, 2021

Location Map:

The CITY of EDINA

Shaded Areas:
Private Business Footprint



Assessment Costs: M-21

The CITY of EDINA

Assessable Costs : $411,861.27

Assessable Sq. Footage: 452,347 SF

Proposed Assessment: $0.98472/Sq. Ft.

*2020 Assessable Costs $345,983.53

*2020 Assessable Sq. Footage: 424,504 SF

Increase attributed to Nolan Mains Development & COVID Precautions

Assessment History

The CITY of EDINA

M-21 History				
M-History				
YEAR	COST	SQ FTG	ASSESSMENT	
1998	83,966.28	324,294	0.2588	
1999	96,027.85	339,561	0.2828	
2000	88,474.55	339,561	0.2606	
2001	80,375.37	339,561	0.2367	
2002	109,795.67	339,561	0.3233	
2003	126,049.98	339,561	0.3712	
2004	148,423.25	339,561	0.4371	
2005	149,257.31	339,561	0.4396	
2006	167,140.62	339,561	0.4922	
2007	159,859.98	339,561	0.4708	
2008	203,504.44	355,953	0.5717	
2009	309,747.20	355,953	0.8702	
2010	278,552.76	355,953	0.7826	
2011	220,793.77	355,953	0.6203	
2012	245,832.69	355,953	0.6906	
2013	243,749.31	355,953	0.6848	
2014	245,285.14	416,768	0.5885	*
2015	239,147.49	416,768	0.5738	
2016	249,666.54	416,768	0.5990	
2017	307,507.12	416,768	0.7378	
2018	290,622.75	416,768	0.6973	
2019	277,882.57	424,504	0.6546	
2020	345,983.53	424,504	0.8150	
2021	411,861.27	452,347	0.9847	**
* Methodology change per City Council direction on June 3, 2014				
** Nolan Mains Complex added in 2019-first assessable year 2021				

Recommendation:

The CITY of EDINA

CONTINUE PH UNTIL OCT. 11
CONSIDER APPROVAL ON OCT. 19

APPROVE SPECIAL ASSESSMENT
RESOLUTION NO. 2021-84
IMPROVEMENT NO. M-21

The CITY of EDINA

Questions?

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: IX.F.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Chad A. Millner, P.E., Director of Engineering

Item Activity:
Action

Subject: Resolution No. 2021-85: West 58th Street Neighborhood Roadway Reconstruction Special Assessment, Improvement No. BA-456

ACTION REQUESTED:
Approve Resolution No. 2021-85 West 58th Street Neighborhood Roadway Reconstruction Special Assessment, Improvement No. BA-456.

INTRODUCTION:
NO COMMENTS were received during the public hearing.

A project area map is attached showing all the streets that were reconstructed.

One objection was received from 5733 Beard Avenue. The owner has been notified of the next steps in the process if they wish to continue to object.

ATTACHMENTS:

Resolution No. 2021-85: West 58th Street Special Assessment
Assessment Roll
Certificate of Mailing
Project Area Map
West 58th St Post Construction Survey Results
Staff Presentation

RESOLUTION NO. 2021-85
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

West 58th Street Neighborhood Roadway Reconstruction – Improvement No. BA-456

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.

2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 2.55% per annum, on the entire special assessments from the date hereof to December 31, 2022. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

NAME OF IMPROVEMENT		NUMBER OF INSTALLMENTS
West 58th Street	Levy No. 21105	15

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 19 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 19, 2021.

4. The Clerk shall forthwith transmit a certified supplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 19th day of October, 2021.

ATTEST:_____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

ENGINEERING DEPARTMENT
7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

_____
City Clerk

W 58TH STREET RECONSTRUCTION
IMPROVEMENT NO. BA- 456
FINAL ASSESSMENT

PID	Owner	House No	Street	Assessable REU	Utility Upgrade	Roadway	Assessable Amount
20-028-24-24-0088	ERIK & DEBORAH STRAND REV TR	5732	ABBOTT AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-24-0071	MARCUS SCHMIDT	5733	ABBOTT AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-31-0071	LEIGH H MYERS	5800	ABBOTT AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-31-0070	KYLE K WARDIN & K L NELSON	5801	ABBOTT AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-24-0089	LISA POPE	5733	BEARD AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-23-0025	AMY DUNLAP & BRETT DUNLAP	5736	BEARD AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-32-0001	CATHRYN ORR & JAMES SARSET	5800	BEARD AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-31-0093	BENJAMIN HAROLD GRANNON & KATHERINE JEAN YOUN	5801	BEARD AVE	0.5	$0	$4,826.65	$4,826.65
19-028-24-42-0010	JESSICA D KINGSTON	5801	BROOKVIEW AVE	0	$7,790	$0	$7,790.00
20-028-24-23-0026	H PARKHURST JR/E PARKHURST	5733	CHOWEN AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-23-0009	LESLIE N RUTH	5736	CHOWEN AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-32-0066	STEPHEN J SMITLEY	5800	CHOWEN AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-32-0006	STACY MCGRATH & SEAN MCGRATH	5801	CHOWEN AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-23-0048	STEVEN & KAREN GROEN	5736	DREW AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-23-0010	JANE E PROSCH-JENSEN	5737	DREW AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-32-0072	KATHERINE E RICHARDS	5800	DREW AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-32-0065	G J BOROWIAK & E B BOROWIAK	5801	DREW AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-23-0122	JOHN P HUPP & ERIN R HUPP	5737	EWING AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-23-0014	COREY HICKNER-JOHNSON & DEREK JOHNSON	5744	EWING AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-32-0134	BENJAMIN & ANN TOZER	5800	EWING AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-32-0067	JAMES & PAMELA MOSSEY	5801	EWING AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-23-0015	DAVID & ROSA LITTEKEN	5733	FRANCE AVE	0.5	$0	$4,826.65	$4,826.65
19-028-24-14-0006	ELIN N OHLSSON	5740	FRANCE AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-32-0133	ANDREW & ELENA HAWKINS	5801	FRANCE AVE	0.5	$0	$4,826.65	$4,826.65
19-028-24-14-0075	Z E SYCHEV & Y V SYCHEV	4200	PHILBROOK LA	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0107	D ENGELKE/M ENGELKE REVOC TR	4201	PHILBROOK LA	0.5	$0	$4,826.65	$4,826.65
19-028-24-41-0008	CHASE BAUERNFEIND	3901	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-41-0007	S M PRUDENT & E C PRUDENT	3905	W 58TH ST	1	$0	$9,653.29	$9,653.29
19-028-24-41-0006	RONALD ZIMMER & SHAMA AGTEY	3909	W 58TH ST	1	$0	$9,653.29	$9,653.29
19-028-24-14-0007	S M GABBARD & A B GABBARD	3912	W 58TH ST	1	$0	$9,653.29	$9,653.29
19-028-24-41-0005	CHRISTOPHER KRUG	3913	W 58TH ST	1	$0	$9,653.29	$9,653.29
19-028-24-14-0076	D T TOUSIGNANT/MOLLY E HAGEN	3916	W 58TH ST	1	$0	$9,653.29	$9,653.29
19-028-24-41-0004	KIMBERLY J SCHAAK MELIN	3917	W 58TH ST	1	$0	$9,653.29	$9,653.29
19-028-24-14-0077	STEPHEN REESE & SARAH LEHMAN	3920	W 58TH ST	1	$0	$9,653.29	$9,653.29
19-028-24-41-0003	C DAVIS/K HOFMEISTER DAVIS	3921	W 58TH ST	1	$7,405.00	$9,653.29	$17,058.29
19-028-24-14-0078	A J JARMUZ & J H JARMUZ	3924	W 58TH ST	1	$7,065.00	$9,653.29	$16,718.29
19-028-24-14-0079	D W JEPSON & L P JEPSON	3928	W 58TH ST	1	$0	$9,653.29	$9,653.29
19-028-24-14-0080	R PETERSON & B A PETERSON	3932	W 58TH ST	1	$0	$9,653.29	$9,653.29
19-028-24-14-0081	KENT E OACHS ET AL	3936	W 58TH ST	1	$0	$9,653.29	$9,653.29
19-028-24-13-0106	MARC T & KATIE M IWANIN	4304	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0105	SCOTT BEST	4308	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0104	DEANNE E PROBST	4312	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0103	GERARDO J FIGARELLA ET AL	4316	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0102	L WOLFMAN & M HIRSCHBERG	4320	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0101	M J THOMPSON & L W THOMPSON	4324	W 58TH ST	0.5	$0	$4,826.65	$4,826.65

W 58TH STREET RECONSTRUCTION
IMPROVEMENT NO. BA- 456
FINAL ASSESSMENT

19-028-24-13-0100	M & B LUSKIN	4328	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0099	C K GARDNER & KYLE GARDNER	4400	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0098	DIANE K LINDGREN	4404	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0097	RANDY HOLST & SUSAN G NISSEN	4408	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0096	JUDD A MACKINNON ET AL	4412	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0095	PETE THIEL	4416	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0094	LOIS A NEWELL	4420	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0093	JONATHAN & KRISTINA RICE	4424	W 58TH ST	0.5	$0	$4,826.65	$4,826.65
19-028-24-13-0092	DARREN R TIBBITS	4428	W 58TH ST	0.16	$0	$1,544.53	$1,544.53
19-028-24-42-0073	W HENN AFFORDBL HSG LND TRST	5801	WOODDALE AVE	0.25	$0	$2,413.32	$2,413.32
20-028-24-24-0015	P DOI & L RAMBERG-DOI	5740	XERXES AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-31-0001	ALICIA JOHNSON	5800	XERXES AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-24-0038	RYAN & JORDEN CAVANAUGH	5740	YORK AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-24-0016	D T WURST & A J HALVERSON	5741	YORK AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-31-0023	J K JOHNSON & A JOHNSON	5800	YORK AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-31-0022	MICHELLE WAGENER	5801	YORK AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-24-0070	S E BJELLAND & F REYES	5736	ZENITH AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-24-0039	JANE C HANSEN	5741	ZENITH AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-31-0047	ANDREW ARASHIBA & E ARASHIBA	5800	ZENITH AVE	0.5	$0	$4,826.65	$4,826.65
20-028-24-31-0046	BRADLEY KEITH LOHRDING	5801	ZENITH AVE	0.5	$0	$4,826.65	$4,826.65

Total Project Cost $ 361,129.65 Total REU 37.41

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following dates **September 17, 2021,** acting on behalf of said City, I deposited in the United States mail copies of the attached **Notice of Public Hearing for West 58th Street Neighborhood Roadway Reconstruction, Improvement Nos. BA-456** (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date **18 days** prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

NAME ADDRESS

WITNESS my hand and the seal of said City this 17th day of Sept. 2021.

_____
Sharon Allison, City Clerk

20-028-24-24-0088
ERIK & DEBORAH STRAND
5732 ABBOTT AVE S
EDINA, MN 55410

20-028-24-24-0071
MARCUS SCHMIDT
5733 ABBOTT AVE S
EDINA, MN 55410

20-028-24-31-0071
LEIGH H MYERS
5800 ABBOTT AVE S
EDINA, MN 55410

20-028-24-31-0070
KYLE K WARDIN & K L NELSON
5801 ABBOTT AVE S
EDINA, MN 55410

20-028-24-24-0089
LISA POPE
5733 BEARD AVE S
EDINA, MN 55410

20-028-24-23-0025
AMY DUNLAP & BRETT DUNLAP
5736 BEARD AVE S
EDINA, MN 55410

20-028-24-32-0001
CATHRYN ORR & JAMES SARSET
4306 PLEASANT AVE
MINNEAPOLIS, MN 55409

20-028-24-31-0093
BENJAMIN H GRANNON & KATHERINE J YOUNG GRANNON
5801 BEARD AVE S
EDINA, MN 55410

19-028-24-42-0010
JESSICA D KINGSTON
5801 BROOKVIEW AVE
EDINA, MN 55424

20-028-24-23-0026
H PARKHURST JR/E PARKHURST
5733 CHOWEN AVE S
EDINA, MN 55410

20-028-24-23-0009
LESLIE N RUTH
5736 CHOWEN AVE S
EDINA, MN 55410

20-028-24-32-0066
STEPHEN J SMITLEY
5800 CHOWEN AVE S
EDINA, MN 55410

20-028-24-32-0006
STACY MCGRATH & SEAN MCGRATH
5801 CHOWEN AVE S
EDINA, MN 55410

20-028-24-23-0048
STEVEN & KAREN GROEN
5736 DREW AVE S
EDINA, MN 55410

20-028-24-23-0010
JANE E PROSCH-JENSEN
5737 DREW AVE S
EDINA, MN 55410

20-028-24-32-0072
KATHERINE E RICHARDS
5800 DREW AVE S
EDINA, MN 55410

20-028-24-32-0065
GAVIN & ERIN BOROWIAK
5801 DREW AVE S
EDINA, MN 55410

20-028-24-23-0122
JOHN P HUPP & ERIN R HUPP
5737 EWING AVE S
EDINA, MN 55410

20-028-24-23-0014
COREY HICKNER JOHNSON & DEREK JOHNSON
5744 EWING AVE S
EDINA, MN 55410

20-028-24-32-0134
BENJAMIN & ANNE TOZER
5800 EWING AVE S
EDINA, MN 55410

20-028-24-32-0067
JAMES & PAMELA MOSSEY
5801 EWING AVE S
EDINA, MN 55410

20-028-24-23-0015
DAVID & ROSA LITTEKEN
5733 FRANCE AVE S
EDINA, MN 55410

19-028-24-14-0006
ELIN N OHLSSON
5740 FRANCE AVE S
EDINA, MN 55410

20-028-24-32-0133
ANDREW & ELENA HAWKINS
5801 FRANCE AVE S
EDINA, MN 55410

19-028-24-14-0075
ZOI & YEVGENIY SYCHEV
4200 PHILBROOK LA
EDINA, MN 55424

19-028-24-13-0107
DOUGLAS & MARY ENGELKE
4201 PHILBROOK LA
EDINA, MN 55424

19-028-24-41-0008
CHASE BAUERNFEIND
3901 W 58TH ST
EDINA, MN 55424

19-028-24-41-0007
SONY M PRUDENT
3905 W 58TH ST
EDINA, MN 55424

19-028-24-41-0006
RONALD ZIMMER & SHAMA AGTEY
3909 W 58TH ST
EDINA, MN 55424

19-028-24-14-0007
SEAN & ADRIANA GABBARD
3912 W 58TH ST
EDINA, MN 55424

19-028-24-41-0005
CHRISTOPHER KRUG
3913 W 58TH ST
EDINA, MN 55424

19-028-24-14-0076
D T TOUSIGNANT/MOLLY E HAGEN
3916 W 58TH ST
EDINA, MN 55424

19-028-24-41-0004
KIMBERLY SCHAAK MELIN
3917 W 58TH ST
EDINA, MN 55424

19-028-24-14-0077
STEPHEN REESE & SARAH LEHMAN
3920 W 58TH ST
EDINA, MN 55424

19-028-24-41-0003
C DAVIS/K HOFMEISTER DAVIS
3921 W 58TH ST
EDINA, MN 55424

19-028-24-14-0078
ANDREW & JANELLE JARMUZ
3924 W 58TH ST
EDINA, MN 55424

19-028-24-14-0079
DAVID JEPSON
3928 W 58TH ST
EDINA, MN 55424

19-028-24-14-0080
RICH & ANNE PETERSON
3932 W 58TH ST
EDINA, MN 55424

19-028-24-14-0081
KENT & SUSAN OACHS
3936 W 58TH ST
EDINA, MN 55424

19-028-24-13-0106
MARC T & KATIE M IWANIN
4304 W 58TH ST
EDINA, MN 55424

19-028-24-13-0105
SCOTT BEST
4308 W 58TH ST
EDINA, MN 55424

19-028-24-13-0104
DEANNE E PROBST
4312 W 58TH ST
EDINA, MN 55424

19-028-24-13-0103
GERARDO J FIGARELLA ET AL
4316 W 58TH ST
EDINA, MN 55424

19-028-24-13-0102
L WOLFMAN & M HIRSCHBERG
4320 W 58TH ST
EDINA, MN 55424

19-028-24-13-0101
MARTIN J THOMPSON
4324 W 58TH ST
EDINA, MN 55424

19-028-24-13-0100
MITCHELL & BARBARA LUSKIN
4328 W 58TH ST
EDINA, MN 55424

19-028-24-13-0099
CEZANNE & KYLE GARDNER
4400 W 58TH ST
EDINA, MN 55424

19-028-24-13-0098
DIANE K LINDGREN
4404 W 58TH ST
EDINA, MN 55424

19-028-24-13-0097
RANDY HOLST & SUSAN G NISSEN
4408 W 58TH ST
EDINA, MN 55424

19-028-24-13-0096
JUDD A MACKINNON ET AL
4412 W 58TH ST
EDINA, MN 55424

19-028-24-13-0095
PETE THIEL
1101 WEST MINERAL AVE, #101
LITTLETON, CO 80120

19-028-24-13-0094
LOIS A NEWELL
4420 W 58TH ST
EDINA, MN 55424

19-028-24-13-0093
JONATHAN & KRISTINA RICE
4424 W 58TH ST
EDINA, MN 55424

19-028-24-13-0092
DARREN R TIBBITS
4428 W 58TH ST
EDINA, MN 55424

19-028-24-42-0073
W HENN AFFORDBL HSG LND TRST
5101 THIMSEN AVE, #202
MINNETONKA, MN 55345

20-028-24-24-0015
P DOI & L RAMBERG-DOI
5740 XERXES AVE
EDINA, MN 55410

20-028-24-31-0001
ALICIA JOHNSON
5800 XERXES AVE
EDINA, MN 55410

20-028-24-24-0038
RYAN & JORDEN CAVANAUGH
5740 YORK AVE
EDINA, MN 55410

20-028-24-24-0016
DANIEL WURST & APRIL HALVERSON
5741 YORK AVE
EDINA, MN 55410

20-028-24-31-0023
JEFFREY & ASHLEY JOHNSON
5800 YORK AVE
EDINA, MN 55410

20-028-24-31-0022
MICHELLE WAGENER
5537 BROOKVIEW AVE
EDINA, MN 55424

20-028-24-24-0070
S E BJELLAND & F REYES
5736 ZENITH AVE S
EDINA, MN 55410

20-028-24-24-0039
JANE C HANSEN
5741 ZENITH AVE S
EDINA, MN 55410

20-028-24-31-0047
ANDREW ARASHIBA & E ARASHIBA
5800 ZENITH AVE S
EDINA, MN 55410

20-028-24-31-0046
BRADLEY KEITH LOHRDING
5801 ZENITH AVE S
EDINA, MN 55410

NOTICE OF PUBLIC HEARING
ON PROPOSED SPECIAL ASSESSMENT
IMPROVEMENT NO. BA-456

The Edina City Council will meet at 7 p.m. Tue., Oct. 5, 2021, to approve and adopt the listed special assessments against the described property, which is part of the West 58th Street Neighborhood Roadway Reconstruction:

Property Identification No. 20-028-24-24-0088

The special assessment to this property for roadway reconstruction is **$4,826.65** and the special assessment for utility upgrades is **$0**. The total amount of the proposed special assessment for the project is **$361,129.65**. The proposed assessment roll is on file and is available by emailing the City Clerk at sallison@EdinaMN.gov.

No invoices will be mailed. This is the only notice you will receive regarding payment.

Payment Options

The proposed assessment is payable in equal annual principal installments extending over a period of 15 years at the rate of 2.55 percent.

Should the City Council adopt the assessment roll at the Oct. 5 meeting, you may pay the assessment in one of these ways:

1. Pay the whole of the assessment without interest payable to the City of Edina and mail check to the Assessing Office, 4801 West 50th Street, Edina, MN 55424 on or before Nov. 19, 2021.

2. Pay a minimum of 25 percent of the assessment payable to the City of Edina and mail check to the Assessing Office, 4801 West 50th Street, Edina, MN 55424 on or before Nov. 19, 2021. The remaining balance will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2022, with interest on the remaining assessment at the rate of 2.55 percent per annum from Oct. 19, 2021 to Dec. 31, 2022.

3. Pay the assessment with your real estate taxes. If the special assessment is not paid in the Assessing Office by Nov. 19, 2021, it will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2022, with interest on the entire assessment at the rate of 2.55 percent per annum from Oct. 19, 2021 to Dec. 31, 2022.

Deferment

The City Council may, at its discretion, defer the payment of assessments for a homestead property owned by a person age 65 or older, one retired by virtue of a permanent and total disability, or a member of the National Guard or other reserves ordered to active military service for whom it would be a hardship to make payments. Deferment applications must be filed with the Assessor's Office by Nov. 15, 2021. Contact Jamie Ericksen at 952-826-0424 or JEricksen@EdinaMN.gov to learn the procedures to apply for deferment and make arrangements to file your application by calling.

Below is an example of your annual payment over 15 years (principal plus interest). Payments are amortized using a level annual payment schedule.

Sample Total Assessment	Sample Annual Payment (Principal + Interest)
$4,826.65	$393.70
$9,653.29	$787.40

Objection and/or Appeal to the Assessment

1. If you wish to **object to the amount of your assessment**, email a signed, written objection to the City Clerk, sallison@EdinaMN.gov, before the assessment public hearing.
2. Per Minn. Stat. § 429.081, you may **appeal the amount of your assessment** to district court by serving notice of the appeal to the Mayor or the City Clerk within 30 days after the assessment amount is adopted at the assessment public hearing and file the same notice with the district court within 10 days after the notice was served to the Mayor or the City Clerk. Email notice of appeal to the City Clerk at sallison@EdinaMN.gov.

To comment on the special assessment, you may:

- Write to City of Edina, Engineering Department, 7450 Metro Blvd, Edina, MN 55439.
- Email to mail@EdinaMN.gov, attention City Council and Engineering.
- Attend the Oct 5th City Council Meeting, watch the public hearing online or on Edina TV and call in to offer comments, leave a voicemail in advance or submit your comments online. Ways to participate are included in this mailing.

If you have questions regarding the project, please call the Engineering Department at 952-826-0371. If you have questions about paying your assessment, please call the Assessing Division at 952-826-0365.

September 15, 2021
Sharon Allison
City Clerk

Cut the bottom section and mail in with your payment if paying on or before Nov. 19, 2021:

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

PAYMENT PROCEDURE

- If paying on or before Nov. 19, 2021, please cut and return this stub with your payment.
- Make check payable to the City of Edina.
- Mail payment: City of Edina , Assessing Division, 4801 West 50th Street, Edina, MN55424.

PID	Impr. No.	Pay this total amount by Nov. 19, 2021, to avoid future interest charges.	If not paid on or before Nov. 19, 2021, the assessment will be placed on your property taxes at 2.55 percent annual interest rate, spread out over 15 years.
20-028-24-24-0088	BA-456	**$4,826.65**	

Amount Enclosed:_____ Name:_____

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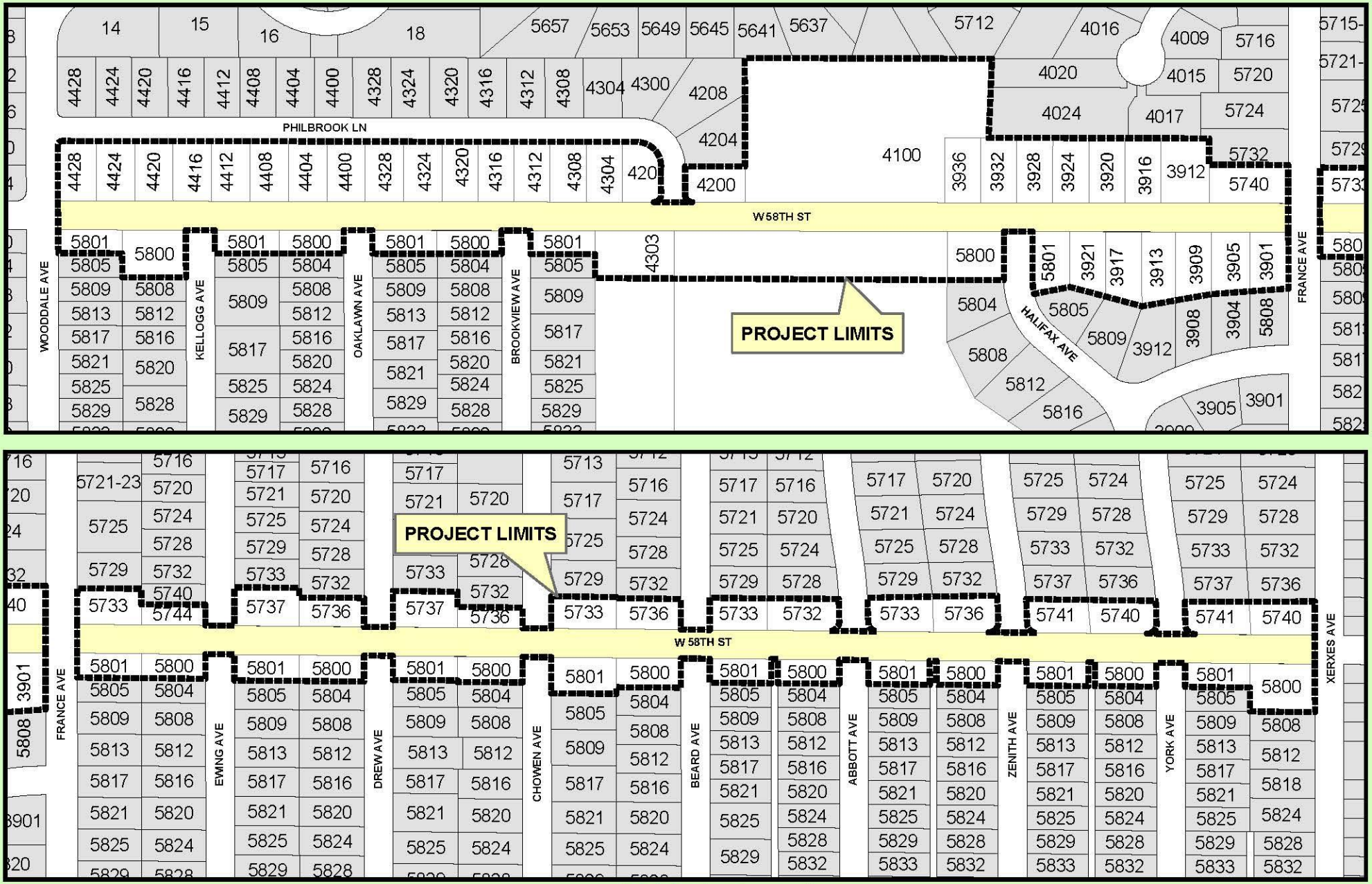


2020 Project Area
West 58th Street
Roadway Reconstruction
Improvement No. BA-456

Engineering Dept
May 2018

Survey Responses

30 January 2019 - 20 September 2021

Project Feedback Form

Better Together Edina

Project: West 58th Street Reconstruction

BANG THE TABLE engagementHQ

VISITORS					
28					
CONTRIBUTORS			RESPONSES		
17			17		
17 Registered	0 Unverified	0 Anonymous	17 Registered	0 Unverified	0 Anonymous

Respondent No: 1
Login: Registered

Responded At: Jul 02, 2021 13:53:09 pm
Last Seen: Jul 02, 2021 20:48:21 pm

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Somewhat effective
Mailed Correspondences	Somewhat effective
City of Edina Website	Somewhat effective

Q2. **Suggestions for improvements to communication prior to construction**

Pay more attention to preferences of neighborhood groups

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Somewhat effective
Better Together Updates	Somewhat effective
Door Hanger Notices	Somewhat effective
Text Messages (Emergency Notices Only)	N/A

Q4. **Suggestions for improvements to communication during construction**

not answered

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** Yes

Q6. **Suggestions for improvement on communicating how projects are funded**

not answered

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Somewhat effective

Q8. **Suggestions for improvements on understanding construction related issues**

not answered

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s)	Yes
Driveway access	Yes
Roadway access	Yes
Parking	Yes

Q10. **Suggestions for improvements on construction notices**

not answered

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

not answered

Q12. **Is there anything related to the project we should stop doing?**

not answered

Q13. **Is there anything related to the project we should keep doing?**

not answered

Q14. **Do you have any general comments related to the project?**

The landscaping is horrible. Seeding in late October after growing season. Some ineffective reseeding in late May. Watering started weeks after seeding and planting and the spray blew the mulch off of the boulevard plantings.

Respondent No: 2
Login: Registered

Responded At: Jul 03, 2021 17:20:26 pm
Last Seen: Jul 04, 2021 00:17:28 am

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Effective
Mailed Correspondences	Effective
City of Edina Website	Effective

Q2. **Suggestions for improvements to communication prior to construction**

I think the communication on the project was pretty good.

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Effective
Better Together Updates	Effective
Door Hanger Notices	Effective
Text Messages (Emergency Notices Only)	Effective

Q4. **Suggestions for improvements to communication during construction**

not answered

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** No

Q6. **Suggestions for improvement on communicating how projects are funded**

not answered

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Effective

Q8. **Suggestions for improvements on understanding construction related issues**

not answered

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s)	Yes
Driveway access	Yes
Roadway access	Yes
Parking	Yes

Q10. **Suggestions for improvements on construction notices**

not answered

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

not answered

Q12. **Is there anything related to the project we should stop doing?**

not answered

Q13. **Is there anything related to the project we should keep doing?**

not answered

Q14. **Do you have any general comments related to the project?**

The only problem with the project, in my mind, is the final step of getting the lawn repaired. It's really just a bunch of weeds with some grass thrown in. Otherwise, I like the project results and think you look did a good job trying to balance the concerns of all.

Respondent No: 3
Login: Registered

Responded At: Jul 03, 2021 17:34:57 pm
Last Seen: Jul 04, 2021 00:24:04 am

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Somewhat effective
Mailed Correspondences	Not at all effective
City of Edina Website	Effective

Q2. **Suggestions for improvements to communication prior to construction**

not answered

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Somewhat effective
Better Together Updates	Not at all effective
Door Hanger Notices	Somewhat effective
Text Messages (Emergency Notices Only)	N/A

Q4. **Suggestions for improvements to communication during construction**

I believe we received a door hanger notice advising the water would be shut off for the day less than 24 hours before the shut off. More advance notice would have been useful.

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** No

Q6. **Suggestions for improvement on communicating how projects are funded**

not answered

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. N/A

Q8. **Suggestions for improvements on understanding construction related issues**

not answered

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s) No

Q10. **Suggestions for improvements on construction notices**

not answered

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

not answered

Q12. **Is there anything related to the project we should stop doing?**

not answered

Q13. **Is there anything related to the project we should keep doing?**

not answered

Q14. **Do you have any general comments related to the project?**

We were very disappointed in the final design choice. It's inconsistent with 54th St and 60th St. A clearly designated bike bath separate from the pedestrian walkway would have made more sense. The city has done a poor job restoring our yard/lawn after digging it up. Also, the city has not done a good job with the landscaping on the boulevard side. It is inconsistent (some flowers, some grass) and has not been particularly well-maintained.

Respondent No: 4
Login: Registered

Responded At: Jul 04, 2021 08:01:41 am
Last Seen: Jul 04, 2021 14:55:38 pm

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Not at all effective
Mailed Correspondences	Somewhat effective
City of Edina Website	Somewhat effective

Q2. **Suggestions for improvements to communication prior to construction**

not answered

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Somewhat effective
Door Hanger Notices	Somewhat effective
Text Messages (Emergency Notices Only)	N/A

Q4. **Suggestions for improvements to communication during construction**

not answered

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** Yes

Q6. **Suggestions for improvement on communicating how projects are funded**

not answered

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response.	Not at all effective

Q8. **Suggestions for improvements on understanding construction related issues**

not answered

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s)	Yes
Driveway access	Yes
Roadway access	Yes
Parking	Yes

Q10. **Suggestions for improvements on construction notices**

not answered

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

not answered

Q12. **Is there anything related to the project we should stop doing?**

not answered

Q13. **Is there anything related to the project we should keep doing?**

not answered

Q14. **Do you have any general comments related to the project?**

not answered

Respondent No: 5
Login: Registered

Responded At: Jul 04, 2021 14:29:45 pm
Last Seen: Jul 04, 2021 19:55:51 pm

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Effective
Mailed Correspondences	Effective
City of Edina Website	Somewhat effective

Q2. **Suggestions for improvements to communication prior to construction**

I am dissatisfied with end result. I had no idea that the wall outside of my home would be so massive. Landscaping is still a nightmare. You are NOT done!

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Effective
Better Together Updates	Effective
Door Hanger Notices	Effective
Text Messages (Emergency Notices Only)	Effective

Q4. **Suggestions for improvements to communication during construction**

Crews were good. I have a disabled adult in my home. They made sure I could get in and out of my home with my husband. I also was out there every morning making sure they knew what we needed.

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** No

Q6. **Suggestions for improvement on communicating how projects are funded**

That really didn't register for me giving our circumstances, caring for my husband.

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Very Effective

Q8. **Suggestions for improvements on understanding construction related issues**

They were really good.

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s)	Yes
Driveway access	Yes
Roadway access	Yes
Parking	Yes

Q10. **Suggestions for improvements on construction notices**

All good.

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

Absolutely, our biggest issue is landscaping. There was a big step missed between the construction digging and landscaping the yard. Post construction, the corner hill was not brought to a similar state, realizing we lost approximately 6 feet of yard. The Contractor should have put more similar dirt back to create the hill base, then lightly compress it. At that time, it would have been ready for top soil. Corners were cut. Overall, the whole yard along 58th should have been grated to match the original contour of property. Currently, the land is lumpy and will be difficult to mow in future. Grass is spotty and full of weeds ... more to be done in future considering current hot weather conditions.

Q12. **Is there anything related to the project we should stop doing?**

No

Q13. **Is there anything related to the project we should keep doing?**

Watering for now. Its helping to establish street plants, ex Day Lilies. That was unexpected. Thanks.

Q14. **Do you have any general comments related to the project?**

Please hire people to landscaping project who enjoy doing the work. The guy who is out there is ornery and inappropriate.

Respondent No: 6
Login: Registered

Responded At: Jul 04, 2021 17:35:12 pm
Last Seen: Jul 05, 2021 00:27:57 am

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Not at all effective
Mailed Correspondences	Somewhat effective
City of Edina Website	Somewhat effective

Q2. **Suggestions for improvements to communication prior to construction**

It was admirable to attempt to get community input but the process was disorganized and it felt that it was merely designed to let residents vent and the city could then decide which voices they believed represented the community. A formal vote or survey would have been more honest.

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Somewhat effective
Better Together Updates	Somewhat effective
Door Hanger Notices	Somewhat effective
Text Messages (Emergency Notices Only)	N/A

Q4. **Suggestions for improvements to communication during construction**

It would have been helpful to have more regular information about time tables and expected dates for work to be done.

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** Yes

Q6. **Suggestions for improvement on communicating how projects are funded**

not answered

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Somewhat effective

Q8. **Suggestions for improvements on understanding construction related issues**

At times it felt as if we were being told what we wanted to hear rather than what was really going to happen. Honesty is appreciated even if it is not what we want to hear.

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s)	Yes

Q10. **Suggestions for improvements on construction notices**

notices on doors need to be placed more than a few hours before the event or they may be missed, especially if we are entering the house by another entrance. Texts or emails might have been more effective.

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

not answered

Q12. **Is there anything related to the project we should stop doing?**

not answered

Q13. **Is there anything related to the project we should keep doing?**

not answered

Q14. **Do you have any general comments related to the project?**

not answered

Respondent No: 7
Login: Registered

Responded At: Jul 05, 2021 06:58:49 am
Last Seen: Jul 05, 2021 13:52:44 pm

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Effective
Mailed Correspondences	Effective
City of Edina Website	Effective

Q2. **Suggestions for improvements to communication prior to construction**

Better communication to houses on corners and their impact with other projects. It was very difficult to find information specific to our impact and cost across two projecst.

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Effective
Better Together Updates	Very Effective
Door Hanger Notices	Somewhat effective
Text Messages (Emergency Notices Only)	N/A

Q4. **Suggestions for improvements to communication during construction**

Door hangers did not give us enough time. Once the date on the hanger had already passed.

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** Yes

Q6. **Suggestions for improvement on communicating how projects are funded**

See comment about houses on corners.

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Somewhat effective

Q8. **Suggestions for improvements on understanding construction related issues**

I felt that Chad Milnar did not use much empathy when it came to dealing with residents. For some lots, this was a HUGE impact to their yards. Empathy and compassion are critical to having these conversations. People need to be heard, negotiated with, and then build the trust by doing what you say your are going to do. Plenty of examples of this. After he left the project, the next person did a good job of listening and accommodating residents, yet all that detail did not get handed over to Edinah. We had to rebuild with her again.

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s) Yes

Q10. **Suggestions for improvements on construction notices**

not answered

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

not answered

Q12. **Is there anything related to the project we should stop doing?**

not answered

Q13. **Is there anything related to the project we should keep doing?**

not answered

Q14. **Do you have any general comments related to the project?**

not answered

Respondent No: 8
Login: Registered

Responded At: Jul 05, 2021 14:10:52 pm
Last Seen: Jul 05, 2021 21:07:20 pm

Q1. **How effective was the communication you received prior to construction?**

City Meetings	N/A
Mailed Correspondences	Somewhat effective
City of Edina Website	Somewhat effective

Q2. **Suggestions for improvements to communication prior to construction**

not answered

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Somewhat effective
Better Together Updates	Effective
Door Hanger Notices	Effective
Text Messages (Emergency Notices Only)	N/A

Q4. **Suggestions for improvements to communication during construction**

not answered

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** Yes

Q6. **Suggestions for improvement on communicating how projects are funded**

not answered

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Effective

Q8. **Suggestions for improvements on understanding construction related issues**

not answered

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s)	Yes
Driveway access	Yes
Roadway access	Yes
Parking	Yes

Q10. **Suggestions for improvements on construction notices**

not answered

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

not answered

Q12. **Is there anything related to the project we should stop doing?**

not answered

Q13. **Is there anything related to the project we should keep doing?**

not answered

Q14. **Do you have any general comments related to the project?**

There are still road work signs, cones, left over misc items on the intersection. In addition, seed was laid to late and did not have time to establish before the heat

Respondent No: 9
Login: Registered

Responded At: Jul 05, 2021 15:52:05 pm
Last Seen: Jul 05, 2021 22:42:07 pm

Q1. **How effective was the communication you received prior to construction?**

City Meetings	N/A
Mailed Correspondences	N/A
City of Edina Website	N/A

Q2. **Suggestions for improvements to communication prior to construction**

not answered

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Not at all effective
Better Together Updates	Not at all effective
Door Hanger Notices	N/A
Text Messages (Emergency Notices Only)	N/A

Q4. **Suggestions for improvements to communication during construction**

We moved in near the end of February, so we didn't have a lot of time to receive communication about the project, but I didn't receive anything via mail regarding work and all of the information I've received about the landscaping has been proactively sought on my own.

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** No

Q6. **Suggestions for improvement on communicating how projects are funded**

not answered

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Not at all effective

Q8. **Suggestions for improvements on understanding construction related issues**

I can't get any information about when things will take place. The answer is always that it's on the contractor's list or the contractor is aware. There has to be a timeline and timeframe for when certain aspects - like weeding and reseeding - will take place. I wish this could be communicated more specifically to residents.

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Q10. **Suggestions for improvements on construction notices**

not answered

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

Again, the weeding and seeding process has been frustrating, and the lack of clarity on when action will take place is not acceptable.

Q12. **Is there anything related to the project we should stop doing?**

not answered

Q13. **Is there anything related to the project we should keep doing?**

not answered

Q14. **Do you have any general comments related to the project?**

not answered

Respondent No: 10
Login: Registered

Responded At: Jul 06, 2021 18:27:54 pm
Last Seen: Jul 07, 2021 01:21:05 am

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Somewhat effective
Mailed Correspondences	Somewhat effective
City of Edina Website	Somewhat effective

Q2. **Suggestions for improvements to communication prior to construction**

Communications were not sufficiently parcel specific.

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Somewhat effective
Better Together Updates	Somewhat effective
Door Hanger Notices	Effective
Text Messages (Emergency Notices Only)	Very Effective

Q4. **Suggestions for improvements to communication during construction**

Text worked well. Initially did not do a good job of fielding and responding to communications. Communications improved later.

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** Yes

Q6. **Suggestions for improvement on communicating how projects are funded**

not answered

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Somewhat effective

Q8. **Suggestions for improvements on understanding construction related issues**

not answered

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s)	Yes
Driveway access	Yes
Roadway access	Yes
Parking	Yes

Q10. **Suggestions for improvements on construction notices**

not answered

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

Special assessment policy unfairly treats all parcels the same when it should treat differently situated parcels differently.

Q12. **Is there anything related to the project we should stop doing?**

Currently my lawn is full of weeds and the reconstruct has been inadequate wrt lawn restoration.

Q13. **Is there anything related to the project we should keep doing?**

Tree replacement policy is kind and a good policy.

Q14. **Do you have any general comments related to the project?**

not answered

Respondent No: 11
Login: Registered

Responded At: Jul 15, 2021 16:43:51 pm
Last Seen: Jul 15, 2021 23:32:40 pm

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Not at all effective
Mailed Correspondences	Not at all effective
City of Edina Website	Somewhat effective

Q2. **Suggestions for improvements to communication prior to construction**

Honestly…call us, send an email, drop a letter. Any or all of the above.

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Somewhat effective
Better Together Updates	Not at all effective
Door Hanger Notices	Somewhat effective
Text Messages (Emergency Notices Only)	Not at all effective

Q4. **Suggestions for improvements to communication during construction**

Same as above - make the effort to reach out to neighbors - residents - because you know it's the right thing to do - not because it's something to check off the task list for the day. Call, email, leave a door hanger, text, knock on our doors.

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** No

Q6. **Suggestions for improvement on communicating how projects are funded**

There are weeds from the 58th Street project growing in residents's yards - up and down 58th Street - growing taller each day and no one from the city in sight to deal with them. ? What is the plan? Is funding an issue? This project should not be marked 'completed' until the weeds are dealt with and it's actually completed.

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Not at all effective

Q8. **Suggestions for improvements on understanding construction related issues**

There are weeds from the 58th Street project growing in residents's yards - up and down 58th Street - growing taller each day and no one from the city in sight to deal with them. ? What is the plan? Is funding an issue? This project should not be marked 'completed' until the weeds are dealt with and it's actually completed.

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s)	Yes
Driveway access	No
Roadway access	No
Parking	No

Q10. **Suggestions for improvements on construction notices**

There are weeds from the 58th Street project growing in residents's yards - up and down 58th Street - growing taller each day and no one from the city in sight to deal with them. ? What is the plan? Is funding an issue? This project should not be marked 'completed' until the weeds are dealt with and it's actually completed.

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

There are weeds from the 58th Street project growing in residents's yards - up and down 58th Street - growing taller each day and no one from the city in sight to deal with them. ? What is the plan? Is funding an ? This project should not be marked 'completed' until the weeds are dealt with and it's actually completed.

Q12. **Is there anything related to the project we should stop doing?**

There are weeds from the 58th Street project growing in residents's yards - up and down 58th Street - growing taller each day and no one from the city in sight to deal with them. ? What is the plan? Is funding an ? This project should not be marked 'completed' until the weeds are dealt with and it's actually completed.

Q13. **Is there anything related to the project we should keep doing?**

not answered

Q14. **Do you have any general comments related to the project?**

There are weeds from the 58th Street project growing in residents's yards - up and down 58th Street - growing taller each day and no one from the city in sight to deal with them. ? What is the plan? Is funding an ? This project should not be marked 'completed' until the weeds are dealt with and it's actually completed.

Respondent No: 12
Login: Registered

Responded At: Jul 17, 2021 09:09:16 am
Last Seen: Jul 17, 2021 15:57:50 pm

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Somewhat effective
Mailed Correspondences	Somewhat effective
City of Edina Website	N/A

Q2. **Suggestions for improvements to communication prior to construction**

Neighborhood meetings

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Somewhat effective
Better Together Updates	Somewhat effective
Door Hanger Notices	Not at all effective
Text Messages (Emergency Notices Only)	N/A

Q4. **Suggestions for improvements to communication during construction**

More mailed correspondence

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** Yes

Q6. **Suggestions for improvement on communicating how projects are funded**

not answered

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Somewhat effective

Q8. **Suggestions for improvements on understanding construction related issues**

We complained about how the steps from the sidewalk were not put in straight. They came back and redid the steps but they still aren't straight.

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s)	Yes
Driveway access	Yes
Roadway access	Yes
Parking	Yes

Q10. **Suggestions for improvements on construction notices**

Meet with each resident to find out what they would like to get the project completed successfully.

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

I don't understand the various heights of the retaining wall that was installed. I don't know why the retaining wall stopped where it it did.

Q12. **Is there anything related to the project we should stop doing?**

not answered

Q13. **Is there anything related to the project we should keep doing?**

Keep after the landscaping company to take care of all the weeds that I see growing.

Q14. **Do you have any general comments related to the project?**

It seems the landscaping company that was employed used young kids as employees. I'm not sure they knew what they were doing. The retaining walls are not straight, there are weeds growing instead of grass. I would have liked to be informed of the location of the retaining wall before it was put in place. Is one set of sidewalks to be used for bicycles and the other side for walking? If so, what indicates this is the case?

Respondent No: 13
Login: Registered

Responded At: Jul 19, 2021 22:34:57 pm
Last Seen: Jul 20, 2021 05:16:09 am

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Somewhat effective
Mailed Correspondences	Somewhat effective
City of Edina Website	Somewhat effective

Q2. **Suggestions for improvements to communication prior to construction**

Send communications directly to email

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Somewhat effective
Better Together Updates	Somewhat effective
Door Hanger Notices	Somewhat effective
Text Messages (Emergency Notices Only)	Not at all effective

Q4. **Suggestions for improvements to communication during construction**

not answered

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** No

Q6. **Suggestions for improvement on communicating how projects are funded**

not answered

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Somewhat effective

Q8. **Suggestions for improvements on understanding construction related issues**

not answered

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Q10. **Suggestions for improvements on construction notices**

I honestly don't remember the notices from last summer.

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

Get a different landscaping company. This one has done a terrible job.

Q12. **Is there anything related to the project we should stop doing?**

not answered

Q13. **Is there anything related to the project we should keep doing?**

not answered

Q14. **Do you have any general comments related to the project?**

1) The “bike path” is not used by adult bikers; they all use the street.

Respondent No: 14
Login: Registered

Responded At: Jul 22, 2021 07:47:34 am
Last Seen: Jul 22, 2021 14:44:55 pm

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Somewhat effective
Mailed Correspondences	Effective
City of Edina Website	Effective

Q2. **Suggestions for improvements to communication prior to construction**

not answered

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Effective
Better Together Updates	Effective
Door Hanger Notices	Effective
Text Messages (Emergency Notices Only)	N/A

Q4. **Suggestions for improvements to communication during construction**

not answered

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** Yes

Q6. **Suggestions for improvement on communicating how projects are funded**

not answered

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. N/A

Q8. **Suggestions for improvements on understanding construction related issues**

not answered

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s)	Yes
Driveway access	No
Roadway access	No
Parking	Yes

Q10. **Suggestions for improvements on construction notices**

not answered

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

not answered

Q12. **Is there anything related to the project we should stop doing?**

Stop letting the non elected engineering department cram through designs and decisions that tax paying residents do not support. They should work collaboratively with residents and not force residents to circumvent them and work through city council.

Q13. **Is there anything related to the project we should keep doing?**

not answered

Q14. **Do you have any general comments related to the project?**

not answered

Respondent No: 15
Login: Registered

Responded At: Jul 27, 2021 19:49:12 pm
Last Seen: Jul 28, 2021 02:17:49 am

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Not at all effective
Mailed Correspondences	Somewhat effective
City of Edina Website	Not at all effective

Q2. **Suggestions for improvements to communication prior to construction**

The mailed correspondence was most effective. It would be more so if it was accurate

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Effective
Better Together Updates	Not at all effective
Door Hanger Notices	Somewhat effective
Text Messages (Emergency Notices Only)	Effective

Q4. **Suggestions for improvements to communication during construction**

The City failed miserably in communicating especially with residents that live in the construction zone.

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** No

Q6. **Suggestions for improvement on communicating how projects are funded**

State it in a mailed correspondence.

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Not at all effective

Q8. **Suggestions for improvements on understanding construction related issues**

Have a more honest and reliable representative from the city communicate. Maybe someone who cares about the home owners? Chad Milner clearly wasn't caring of residents. Derek was much better. Jacob Harrington was the BEST.

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s)	Yes
Driveway access	No
Roadway access	No
Parking	No

Q10. **Suggestions for improvements on construction notices**

I was told by the workers themselves. I'm glad I was home. They were thoughtful to knock on my door.

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

Please do not use the cheapest bid. I work in the construction industry and it was obvious that this was a cheaply run project. The workers themselves were by and far great. They worked extremely hard but only could do what they were told to do. I had massive piles of old road, cement and construction debris in my yard for over 2 mos. Mice etc began to build nests because it was there for so long. This is unacceptable.

Q12. **Is there anything related to the project we should stop doing?**

There was a lame attempt at listening to residents. I was obvious that the City had no intention on listening to it's residents. My property was extremely impacted from this project (more so than most) which was acknowledged by Chad Milner. He then followed up that the City couldn't do anything about it and that if they wanted to, they could impact my yard more than they were doing. Also,

Q13. **Is there anything related to the project we should keep doing?**

Hire more people like Jacob Harrington. Actually hire people who care about the residents, what they are going through and who have a little compassion. Jacob has all these qualities. He was really the only person who assisted me in any meaningful way.

Q14. **Do you have any general comments related to the project?**

Please be honest when you plan a project. It became clear that the City had no intention on listening to it's residents. Also, no where was it discussed that a sidewalk would go on both sides of the street. Finally, you should have a follow up assessment done. Right now the street is so narrow that speeding cars feel like they are going mach 10 down W 58th St. I feel that no where was it discussed as an option of directing cars to 60th and bikers/pedestrians directed to W 58th. 60th St is already more appropriate for car traffic. Why wasn't this ever discussed? Also, why were questionnaires sent to people who don't even live in this area? I have a friend who lives on Penn and 59th and why was she filling out a questionnaire on which design option I would have to live with? I also feel that people whose property are impacted by this project should 1. have more say in what happens and shouldn't be left to suffer the cost, mess and fall out of such a horribly run situation. Frankly, my property was significantly negatively impacted... my yard is still in a state of disrepair and now I have a speedway 12 feet from my door! Why didn't anyone think to speak to me personally knowing that this project would impact my property more so than others? I moved to Edina being told how great the City is. Sadly, I haven't experienced this. What happened on the 58th St project would never happen in the Country Hills or Indian Hills areas.

Respondent No: 16
Login: Registered

Responded At: Jul 27, 2021 19:57:12 pm
Last Seen: Jul 28, 2021 02:47:52 am

Q1. **How effective was the communication you received prior to construction?**

City Meetings	N/A
Mailed Correspondences	N/A
City of Edina Website	N/A

Q2. **Suggestions for improvements to communication prior to construction**

not answered

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	N/A
Better Together Updates	N/A
Door Hanger Notices	N/A
Text Messages (Emergency Notices Only)	N/A

Q4. **Suggestions for improvements to communication during construction**

New homeowner, didn't receive any communication. Should find way to include new homeowners in comunications

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** No

Q6. **Suggestions for improvement on communicating how projects are funded**

Share details of assessments in taxes

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. N/A

Q8. **Suggestions for improvements on understanding construction related issues**

Again, new homeowner, was not communicated with when work was happening, didn't know that certain plants had been selected, or what after care consisted of

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Q10. **Suggestions for improvements on construction notices**

Creating an email distribution list you can sign up for to get better notice would be helpful.

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

Take into account how the changes may impact traffic. A stop light was added on 58th and France, which has brought many more cars into the neighborhood driving very fast with lots of small children on the sidewalks. We need more stop signs to make traffic slow down

Q12. **Is there anything related to the project we should stop doing?**

Mulch in the plants was not a great addition. There is mulch all over the sidewalks, and it's a big pain for homeowners to keep the sidewalks clean.

Q13. **Is there anything related to the project we should keep doing?**

Really appreciate the water trucks for plants and grass.

Q14. **Do you have any general comments related to the project?**

We need to take into account how the changes have impacted traffic. A stop light was added on 58th and France, which has brought many more cars into the neighborhood driving very fast with lots of small children on the sidewalks. We need more stop signs to make traffic slow down. In addition, there is next to no grass growing in seeding that was put down, just weeds. We appreciate the watering trucks, but they are just watering weeds. We need additional seeding or turf put down.

Respondent No: 17
Login: Registered

Responded At: Jul 28, 2021 13:19:27 pm
Last Seen: Sep 02, 2021 12:39:18 pm

Q1. **How effective was the communication you received prior to construction?**

City Meetings	Somewhat effective
Mailed Correspondences	Effective
City of Edina Website	Effective

Q2. **Suggestions for improvements to communication prior to construction**

Scheduling conflicts prohibited us from attending the city meetings. Mail correspondence left us with questions. the website became our go to for communication.

Q3. **How effective was the communication you received during construction?**

Mailed Correspondences	Somewhat effective
Better Together Updates	Effective
Door Hanger Notices	Effective
Text Messages (Emergency Notices Only)	Effective

Q4. **Suggestions for improvements to communication during construction**

We relied on flagging down the construction crew or project manager to determine what would be happening at each step.

Q5. **Did you understand the project was funded by City Utility Funds in addition to Special Assessments?** Yes

Q6. **Suggestions for improvement on communicating how projects are funded**

Still not clear on final impact of City funds on our assessment?

Q7. **During construction how effective was the project team in understanding your specific construction related issue?**

Please select a response. Very Effective

Q8. **Suggestions for improvements on understanding construction related issues**

Solicit feedback from homeowners during the project.

Q9. **During Construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:**

Water Shut-off(s)	Yes
Driveway access	Yes
Roadway access	Yes
Parking	Yes

Q10. **Suggestions for improvements on construction notices**

Face to face, Email and text messages were most effective for us.

Q11. **Do you have any other suggestions for improvements to the neighborhood reconstruction process?**

Landscaping needs to be addressed. We were told it would be completed more timely than it was. The final product has left us with abundant weeds that now threaten our established weed free lawn. Understand this is being addressed.

Q12. **Is there anything related to the project we should stop doing?**

Find a different landscape company. It appeared they were burdened by the work and lacked enthusiasm/urgency in getting it done.

Q13. **Is there anything related to the project we should keep doing?**

Continue to use Park construction.

Q14. **Do you have any general comments related to the project?**

It's good to see that the amount of standing water and sand at the intersection of 58th and Philbrook Ln has been resolved. Would like to see the street sweeper a little more frequently.

The CITY of EDINA

FINAL ASSESSMENT HEARING

2020 Neighborhood Street Reconstruction Project

58th Street

Improvement No. BA-456

October 5, 2021

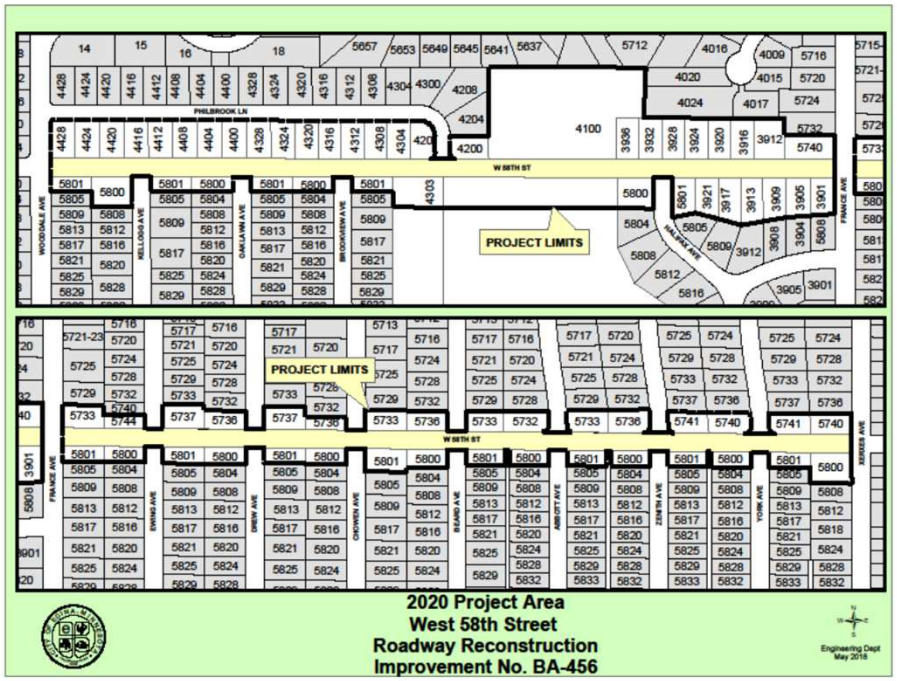
Location Map:

The CITY of EDINA

Objections

5733 Beard Ave

Notes: Public Engagement Process, France Ave Traffic Signal, Turf Establishment



Post Construction Survey Results

The CITY of EDINA

Number of Respondents

Neighborhood	Response Rate
West 58th Street	23%

17 Respondents
73 Surveys Sent

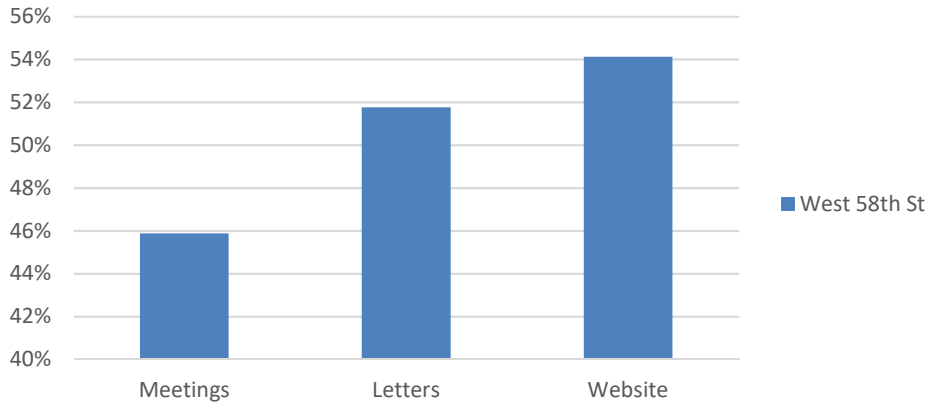
Response Rate

Year	Response Rate
2014	46%
2015	26%
2016	29%
2017	14%
2018	15%
2019	8%
2020	**23%**

How effective was the communication you received prior to construction?

The CITY of EDINA

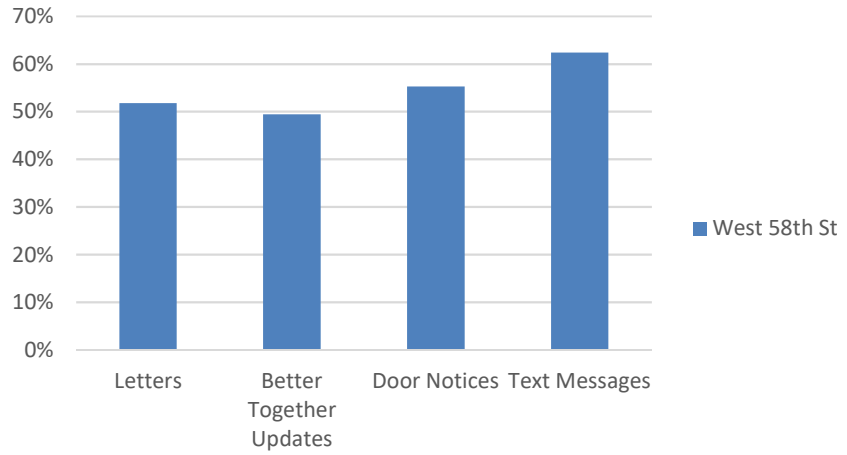
2020	2019	2018	2017	2016	2015
46%	63%	70%	68%	69%	61%
52%	74%	79%	82%	81%	70%
54%	63%	52%	70%	67%	61%



How effective was the communication you received during construction?

The CITY of EDINA

2020	2019	2018	2017	2016	2015
52%	70%	75%	76%	77%	61%
49%	65%	63%	81%	77%	63%
55%	64%	53%	63%	65%	53%
62%*	58%*	70%	72%	63%	62%

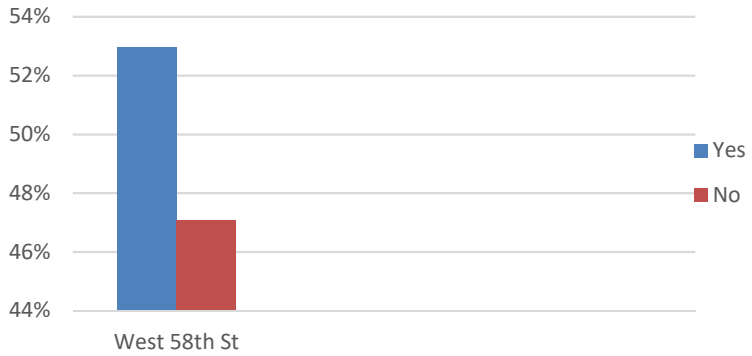


*New in 2019

Did you understand the project was funded by City Utility Funds in addition to Special Assessments?

The CITY of EDINA

	2020*	2019*	2017	2016	2015	2014
Yes	53%	85%	55%	59%	62%	55%
No	47%	15%	45%	41%	38%	31%

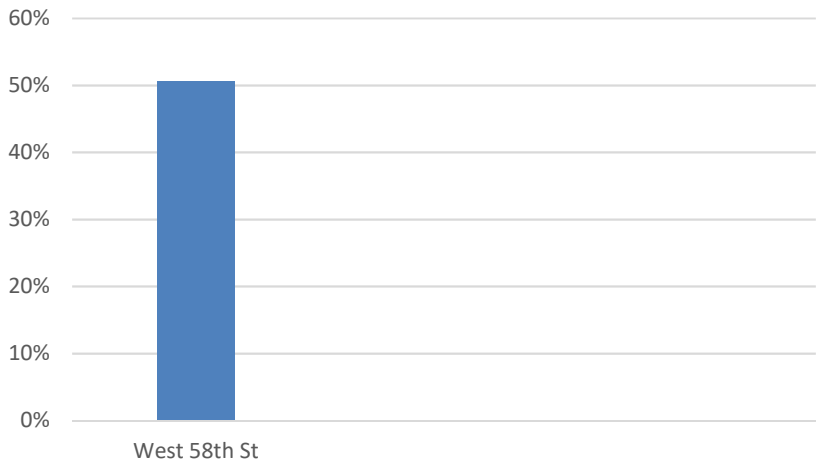


*Question reworded in 2019

During construction, how effective was the project team in understanding your specific construction related issue?

The CITY of EDINA

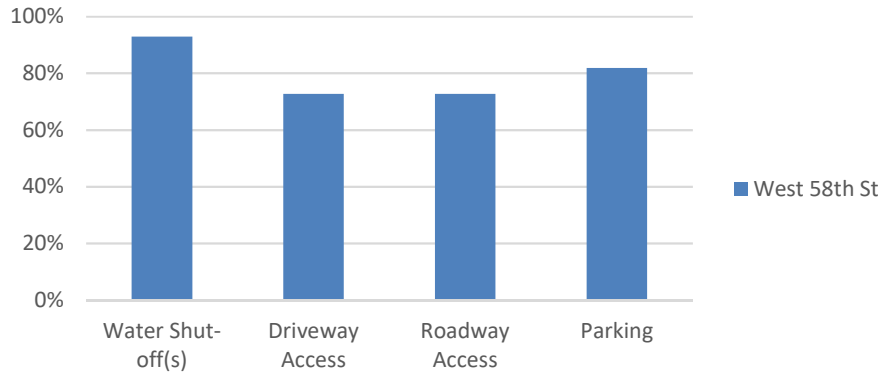
Very effective to Somewhat effective					
2020	2019	2018	2017	2016	2015
51%	66%	69%	75%	74%	59%



During construction, aside from unexpected conditions such as weather-related delays, did the project team provide you with enough notice for:

The CITY of EDINA

	2020	2019	2018	2017	2016
Water Shut-off(s)	93%	72%	88%	81%	80%
Driveway Access	73%	62%	73%	81%	85%
Roadway Access	73%	53%	83%	87%	80%
Parking	82%	54%	81%	90%	89%



Do you have any suggestions for improvements on construction notices?

The CITY of EDINA

More advanced notice. Crews were good. More information about time tables and expected dates. Text worked well. Make the effort to reach out. More mailed coorespondence. Find a way to include new homeowners.

Do you have any suggestions for improvements to the neighborhood reconstruction process?

The CITY of EDINA

Landscaping unacceptable. Special assessment unfairly treats all parcels the same. Get a different landscaping company. Please do not use the cheapest bid. Take into account how the changes may impact traffic.

Is there anything related to the project we should stop doing?

The CITY of EDINA

No. Work collaboratively with residents. Mulch in the plants was a poor decision. Find a different landscape company.

Is there anything related to the project we should keep doing?

The CITY of EDINA

Watering. Tree replacement policy is kind. Keep after landscaping company to take care of all the weeds. Hire people that care about residents.

Do you have any general comments related to the project?

The CITY of EDINA

Landscaping is horrible. Disappointed in final design choice. Hire people to do landscaping who enjoy doing the work. Seed was laid to late and didn't establish. The bike path is not used by adult bikers. Be honest when you plan a project. Wish there were more sidewalks. Street sweeper should run more frequently.

Assessment Notes

The CITY of EDINA

1. France Ave Traffic Signal
   - No costs assessed for re-work
2. Turf Establishment
   - Late fall 2020 planting
   - 2021 summer drought conditions
   - Hired a new contractor to correct situation – minimal work now – most work spring 2022
   - No costs assessed for re-work
3. Future Turf Considerations
   - Reviewing Specifications, Contractor Meeting, Qualification based Contract

Costs: BA-456

The CITY of EDINA

Item	Amount
Street (53%)	$ 3,300,000
Storm Sewer	$ 1,300,000
Sanitary	$ 320,000
Water Main	$ 1,140,000
PACS	$ 178,400

CIP Estimate $4,500,000
Eng Report $6,110,000
Final Contract $6,200,000

Assessment Costs: BA-456

The CITY of EDINA

Street – Assessable Portion: $361,129.65

$9,653.29 per Residential Equivalent Unit ($9,900.00 estimate)

2.5% Decrease

Recommendation:

The CITY of EDINA

CONTINUE PH UNTIL OCT. 11

CONSIDER APPROVAL ON OCT. 19

RESOLUTION NO. 2021-85

IMPROVEMENT NO. BA-456

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: IX.G.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Alisha McAndrews, Finance Director

Item Activity:
Action

Subject: Resolution No. 2021-86: Certification of Delinquent Utilities No. DU-21

ACTION REQUESTED:
Approve Resolution No. 2021-86 authorizing certification of Delinquent Utilities No. DU-21.

INTRODUCTION:
NO COMMENTS were received during the public hearing.

Adopt Resolution No. 2021-86 to certify the delinquent utility accounts for collection with 2022 real estate taxes. See attached Staff Report.

ATTACHMENTS:

Resolution 2021-86: Certification of Delinquent Utilities

Staff Report

Staff Presentation Certification of Delinquent Utilities

List of Delinquent Accounts

RESOLUTION NO. 2021-86
RESOLUTION AUTHORIZING THE CERTIFICATION OF DELINQUENT UTILITY CHARGES TO THE HENNEPIN COUNTY AUDITOR

WHEREAS, the Edina City Code section 28-52 through section 28-57 allows for the certification of delinquent utility charges (water, sanitary sewer, storm sewer, and recycling) to the County Auditor for collection pursuant to the provision of MN Statute 444.075.

WHEREAS, the Finance Department has prepared a list of delinquent utility charges together with the legal description of the premises served, the official copy of which is on file with the City Clerk and attached to this resolution.

WHEREAS, all parties have been notified by mail of the certification.

NOW, THEREFORE, BE IT RESOLVED that the City Clerk shall transmit a certified duplicate copy of this resolution and the list of delinquent accounts to the County Auditor to be extended on the proper tax list of the County, and such delinquent accounts shall be collected and paid over the same manner as other municipal taxes with interest from the date of this resolution at the rate of 6.5 percent (6.5%) per annum and including a $35.00 administrative penalty pursuant to the provisions of MN Statute 444.075. The description of the certification is:

	NAME OF CERTIFICATION		INSTALLMENTS
Delinquent Utilities	DU-20	Levy No. 21104	1 Year

Passed and adopted by the City Council on October 19, 2021.

ATTEST: _____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this_____day of_____, 20____

_____
City Clerk

STAFF REPORT

Date: October 19, 2021

To: Mayor and City Council

From: Andrea Rich, Assistant Finance Director

Subject: PUBLIC HEARING: Certification of Delinquent Utilities Charges No. DU-20, Resolution No. 2021-86

Information / Background:

Minnesota Statute 444.075 allows Cities to "charge a charge again the owner, lessee, occupant or all of them and may provide and covenant for certifying unpaid charges to the county auditor with taxes against the property served for collection as other taxes are collected". City of Edina City Code section 28-52 through section 28-57 allow for the certification of water, sanitary sewer, storm sewer, and recycling delinquent accounts. The City of Edina has certified unpaid utility bills to the county for collections for many years. Hennepin County requires council resolution prior to certification.

Utility accounts with balances over $50 and delinquent one month or longer were notified in writing of the pending certification and the time and date of the hearing in a letter dated September 14, 2021. Customers who have not paid by October 19, 2021 will be charged a $35 administrative fee to cover the additional costs associated with the certification process. Customers will continue to have the opportunity to pay their overdue balances through November 19, 2021. After November 19, payments for the certified portion of customer bills are no longer accepted by the City and certification balances as of the end of business that day are certified to Hennepin County. Delinquent utility amounts certified to Hennepin County will also include an interest rate of 6.5%, per City policy.

As of September 14, 2021, 756 properties were sent notices for a total of $518,279. In 2020, the final certification included 372 properties for a total of $275,490. The delinquent utility list attached includes those properties that remain on the 2021 certification list as of Tuesday, October 12, 2021. There are a total of 426 properties with a delinquent amount of $340,560 on this list. Staff expects the final total certified to the County on November 20 will be less.

To respect the privacy of delinquent customers, the attached list omits the names of property owners.

The CITY of EDINA

Certification of Delinquent Utility Bills

October 19, 2021

Utility Certification Process

The CITY of EDINA

- Utility accounts with balances over $50 and delinquent 30 days or longer were notified in writing of the pending certification and the date of this hearing.
- A $35.00 administrative fee will be added to delinquent accounts after October 19th.
- Customers will continue to have the opportunity to pay the overdue balances until November 19th.

Utility Certification Process

The CITY of EDINA

- The delinquent list will be attached to resolution 2021-86 (at the October 19th City Council meeting) and sent to the County for certification.
- Certified amounts will pay an interest rate of 6.5%.
- All are one year assessments.

Utility Certification History

The CITY of EDINA

	2016	2017	2018	2019	2020	2021	
Sept. Notices							
# Properties	787	1,031	731	1,092	1,222	756	
$ Amount	$ 407,090	$ 453,930	$ 354,047	$ 542,875	$ 635,945	$ 518,279	
Oct. Public Hearing							
# Properties	464	428	542	519	432	602	
$ Amount	$ 291,457	$ 281,104	$ 296,593	$ 331,706	$ 302,528	$ 441,981	
Nov. Certification							
# Properties	329	288	334	332	372	426	*
$ Amount	$ 227,354	$ 225,131	$ 231,122	$ 251,670	$ 275,490	$ 340,560	

*City will continue to take payment through 11/19

Utility Certification Actions

The CITY of EDINA

- Public Hearing was held October 5th
- Staff recommends adoption of Resolution 2021-86 certifying this year's delinquent utility bills to the County Auditor for collection with the 2022 property taxes.

Customer #	Account #	Service Address	Town/City	Account Status	Collection Status	Certification Balance
00077510	0113400016	7401 YORK AVE S	EDINA	Active	First Notice	$ 27,316.26
00126326	0170000056	7725 WASHINGTON AVE	EDINA	Active	First Notice	$ 9,630.69
00106478	0343508001	7017 AMUNDSON AVE	EDINA	Active	First Notice	$ 9,055.06
00077361	0343509000	7070 AMUNDSON AVE	EDINA	Active	First Notice	$ 6,931.94
00089896	0343511015	7100 AMUNDSON AVE	EDINA	Active	First Notice	$ 5,392.83
00120751	0160523000	5701 PARKWOOD LN	EDINA	Active	First Notice	$ 5,084.96
00125065	0350017019	7711 COMPUTER AVE	EDINA	Active	First Notice	$ 4,597.49
00077969	0120576000	6005 ASHCROFT AVE	EDINA	Active	First Notice	$ 4,000.31
00108561	0331013004	6813 CRESTON RD	EDINA	Active	First Notice	$ 3,704.58
00126337	0170000065	7777 WASHINGTON AVE	EDINA	Active	First Notice	$ 3,400.98
00100631	0335022415	7561 FRANCE AVE S	EDINA	Active	First Notice	$ 3,066.08
00089894	0343507002	7001 CAHILL RD	EDINA	Active	First Notice	$ 2,697.40
00122953	0158008008	7201 SHANNON DR	EDINA	Active	First Notice	$ 2,689.85
00100631	0335022406	7561 FRANCE AVE S	EDINA	Active	First Notice	$ 2,387.07
00121323	0331737214	7321 GLOUCHESTER DR	EDINA	Active	First Notice	$ 2,363.32
00099160	0110851007	5701 ABBOTT AVE S	EDINA	Active	First Notice	$ 2,362.30
00101466	0165016307	6731 APACHE RD	EDINA	Active	First Notice	$ 2,213.96
00125973	0120699002	6016 CONCORD AVE	EDINA	Active	First Notice	$ 2,133.61
00126179	0113306002	3650 HAZELTON RD	EDINA	Active	First Notice	$ 2,043.38
00114443	0330935001	6841 OAKLAWN AVE	EDINA	Active	First Notice	$ 1,927.49
00104694	0120894005	6121 PARNELL AVE	EDINA	Active	First Notice	$ 1,900.76
00089788	0342729006	5804 AMY DR	EDINA	Active	First Notice	$ 1,728.55
00086576	0330132002	6223 HALIFAX AVE	EDINA	Active	First Notice	$ 1,713.11
00120682	0200702007	4928 SUNNYSLOPE RD E	EDINA	Active	First Notice	$ 1,712.01
00080091	0160561450	5401 MALIBU DR	EDINA	Active	First Notice	$ 1,622.04
00095924	0340336005	5324 62ND ST W	EDINA	Active	First Notice	$ 1,605.59
00103822	0158054001	5920 DEWEY HILL RD	EDINA	Active	First Notice	$ 1,581.97
00077151	0163227003	6433 MARGARETS LN	EDINA	Active	First Notice	$ 1,573.25
00123002	0332249008	4405 ELLSWORTH DR	EDINA	Active	First Notice	$ 1,564.66
00095391	0153718000	6212 BRAEBURN CIR	EDINA	Active	First Notice	$ 1,556.82
00122749	0200447007	4622 MOORLAND AVE	EDINA	Active	First Notice	$ 1,513.71
00108871	0340144007	6000 TINGDALE AVE	EDINA	Active	First Notice	$ 1,510.48
00100517	0202139006	4532 56TH ST W	EDINA	Active	First Notice	$ 1,486.09
00081394	0167007000	6921 MCCAULEY TRL S	EDINA	Active	First Notice	$ 1,457.74
00124791	0110899001	5908 ZENITH AVE S	EDINA	Active	First Notice	$ 1,452.48
00097848	0202992002	5300 HOLLYWOOD RD	EDINA	Active	First Notice	$ 1,438.29
00120735	0203517024	5433 VERNON AVE	EDINA	Active	First Notice	$ 1,421.06
00090021	0345070120	7713 GLASGOW DR	EDINA	Active	First Notice	$ 1,419.20
00092776	0332175006	4405 CLAREMORE DR	EDINA	Active	First Notice	$ 1,355.73
00113658	0340840004	6312 MILDRED AVE	EDINA	Active	First Notice	$ 1,323.37
00114550	0341803016	5825 GROVE ST	EDINA	Active	First Notice	$ 1,318.96
00107387	0203761009	5208 WINDSOR AVE	EDINA	Active	First Notice	$ 1,317.13
00111752	0111860004	6221 EWING AVE S	EDINA	Active	First Notice	$ 1,289.81
00114639	0110559002	6000 CHOWEN AVE S	EDINA	Active	First Notice	$ 1,278.88
00085857	0305587004	414 VAN BUREN AVE	EDINA	Active	First Notice	$ 1,276.91
00127036	0160637003	6604 PARKWOOD RD	EDINA	Active	First Notice	$ 1,272.43
00118780	0331084008	6641 SOUTHCREST DR	EDINA	Active	First Notice	$ 1,266.30
00093250	0160525008	5709 PARKWOOD LN	EDINA	Active	First Notice	$ 1,241.79
00126403	0111157006	6000 XERXES AVE S	EDINA	Active	First Notice	$ 1,238.67
00121631	0200362008	4608 WOODDALE AVE	EDINA	Active	First Notice	$ 1,237.44
00113127	0202224002	4601 WOODLAND RD W	EDINA	Active	First Notice	$ 1,233.32

Customer #	Account #	Service Address	Town/City	Account Status	Collection Status	Certification Balance
00118339	0120609010	5832 ASHCROFT AVE	EDINA	Active	First Notice	$ 1,232.68
00080463	0160841005	6020 VIEW LN	EDINA	Active	First Notice	$ 1,213.50
00117703	0341982000	5320 MADDOX LN	EDINA	Active	First Notice	$ 1,213.46
00105815	0153417004	5609 MCGUIRE RD	EDINA	Active	First Notice	$ 1,213.24
00115847	0305498002	6601 BELMORE LN	EDINA	Active	First Notice	$ 1,204.09
00077214	0111655003	6120 YORK AVE S	EDINA	Active	First Notice	$ 1,188.07
00118975	0203332009	5032 BEDFORD AVE	EDINA	Active	First Notice	$ 1,177.79
00126373	0162552037	6313 POST LN	EDINA	Active	First Notice	$ 1,172.55
00121277	0202767014	5227 BROOKSIDE CT	EDINA	Finalled	First Notice	$ 1,172.40
00122922	0111771011	6212 EWING AVE S	EDINA	Active	First Notice	$ 1,171.98
00098604	0343044002	6100 SHERMAN CIR	EDINA	Active	First Notice	$ 1,141.49
00097114	0200559001	4218 SUNNYSIDE RD	EDINA	Active	First Notice	$ 1,133.95
00117543	0120667000	5825 CONCORD AVE	EDINA	Active	First Notice	$ 1,114.54
00085464	0304913002	5516 DUNDEE RD	EDINA	Active	First Notice	$ 1,074.86
00107000	0110180009	6111 HALIFAX AVE	EDINA	Active	First Notice	$ 1,057.69
00120940	0110187002	6013 HALIFAX AVE	EDINA	Active	First Notice	$ 1,055.17
00084753	0290601000	4009 LYNN AVE	EDINA	Active	First Notice	$ 1,049.53
00085339	0341319004	5125 DUGGAN PLAZA	EDINA	Active	First Notice	$ 1,041.63
00126896	0203769001	5109 WINDSOR AVE	EDINA	Active	No Collection Activity	$ 1,033.66
00124940	0331027008	6908 CRESTON RD	EDINA	Active	First Notice	$ 1,032.40
00088700	0341134007	5232 DUGGAN PLAZA	EDINA	Active	First Notice	$ 1,023.06
00084030	0203795009	5032 KENT AVE	EDINA	Active	First Notice	$ 1,021.57
MPLS	MPLS	6132 XERXES AVE S	EDINA	Active	First Notice	$ 1,020.98
00124306	0307512000	5752 DUNCAN LN	EDINA	Active	First Notice	$ 1,019.51
00124386	0120487008	5929 ST JOHNS AVE	EDINA	Active	First Notice	$ 1,019.35
00076349	0110537009	5728 CHOWEN AVE S	EDINA	Active	First Notice	$ 1,018.99
00102384	0340529002	6513 WILRYAN AVE	EDINA	Active	First Notice	$ 1,015.89
00114134	0304164008	5616 DALE AVE	EDINA	Active	First Notice	$ 1,015.37
00100760	0332729007	4820 ASPASIA LN	EDINA	Active	First Notice	$ 1,004.07
00125329	0110301003	6113 FRANCE AVE S	EDINA	Active	First Notice	$ 999.73
00099401	0304013001	5825 EASTVIEW DR	EDINA	Active	First Notice	$ 998.78
00124724	0110083007	95 WOODLAND CIR	EDINA	Active	No Collection Activity	$ 995.79
00102908	0160862900	6012 KILLARNEY LN	EDINA	Active	First Notice	$ 995.60
00093431	0165040003	6717 SAMUEL RD	EDINA	Active	First Notice	$ 970.61
00113025	0152653009	5509 HILLSIDE CT	EDINA	Active	First Notice	$ 969.62
00078149	0120774000	6305 VIRGINIA AVE	EDINA	Active	First Notice	$ 965.62
00119440	0203839007	5228 56TH ST W	EDINA	Active	First Notice	$ 956.98
00112624	0290182089	4238 FRANCE AVE S	EDINA	Active	First Notice	$ 951.78
00109667	0120714003	6213 CONCORD AVE	EDINA	Active	First Notice	$ 947.13
00106180	0202281002	4733 SCHOOL RD	EDINA	Active	First Notice	$ 946.51
00115818	0160560013	4950 MALIBU DR	EDINA	Active	First Notice	$ 944.07
00076717	0110924019	6109 ZENITH AVE S	EDINA	Active	First Notice	$ 943.24
00097537	0111424003	5429 HALIFAX LN	EDINA	Active	First Notice	$ 938.31
00118021	0201270007	14 WOODLAND RD	EDINA	Active	First Notice	$ 930.72
00110428	0290385002	4246 LYNN AVE	EDINA	Active	First Notice	$ 928.84
00096924	0153788005	6937 MARK TERRACE CIR	EDINA	Active	First Notice	$ 928.52
00113192	0200658001	4836 SUNNYSLOPE RD W	EDINA	Active	First Notice	$ 926.76
00116555	0340884001	6355 WARREN AVE	EDINA	Active	First Notice	$ 919.44
00091856	0331262002	4740 70TH ST W	EDINA	Active	First Notice	$ 918.12
00078298	0121025005	6332 RYAN AVE	EDINA	Active	First Notice	$ 916.01
00123312	0341356008	5117 TIFTON DR	EDINA	Active	First Notice	$ 914.20

Customer #	Account #	Service Address	Town/City	Account Status	Collection Status	Certification Balance
00125266	0342551045	6338 RED FOX LN	EDINA	Active	First Notice	$ 912.16
00104202	0340521000	6429 WILRYAN AVE	EDINA	Active	First Notice	$ 908.18
00084768	0305826005	409 WASHINGTON AVE	EDINA	Active	First Notice	$ 902.17
00115273	0342550144	6200 SANDPIPER CT	EDINA	Active	First Notice	$ 893.45
00106154	0159091068	7703 TANGLEWOOD CT	EDINA	Active	First Notice	$ 891.82
00112964	0201441001	5016 ARDEN AVE	EDINA	Active	First Notice	$ 889.20
00118399	0340129006	5008 CLOVER RIDGE	EDINA	Active	First Notice	$ 875.44
00113430	0153465005	5708 70TH ST W	EDINA	Active	First Notice	$ 874.99
00116024	0167001015	7023 MCCAULEY TRL	EDINA	Active	First Notice	$ 872.00
00113167	0200119004	4521 BRUCE AVE	EDINA	Active	First Notice	$ 871.78
00120397	0160647387	6617 BISCAYNE BLVD	EDINA	Active	First Notice	$ 867.42
00121547	0157923280	5555 VILLAGE DR	EDINA	Active	First Notice	$ 863.55
00087613	0332131009	4509 ANDOVER RD	EDINA	Active	First Notice	$ 863.30
00121139	0340248002	5308 61ST ST W	EDINA	Active	First Notice	$ 858.70
00076480	0110682002	5917 BEARD AVE S	EDINA	Active	First Notice	$ 856.31
00114448	0330711001	6949 SOUTHDALE RD	EDINA	Active	First Notice	$ 853.68
00109278	0157508041	7112 FLEETWOOD DR	EDINA	Active	First Notice	$ 850.47
00126171	0152727001	6716 GALWAY DR	EDINA	Active	First Notice	$ 848.19
00094241	0304233005	5117 BENTON AVE	EDINA	Active	First Notice	$ 845.41
00121552	0341687008	5604 WARDEN AVE	EDINA	Finalled	First Notice	$ 836.57
00083971	0203727002	5400 RICHMOND LN	EDINA	Active	First Notice	$ 835.42
00118905	0342666001	5348 WHITING AVE	EDINA	Active	First Notice	$ 834.42
00103030	0120447007	5944 FAIRFAX AVE	EDINA	Active	First Notice	$ 832.92
SLP	SLP	4390 COOLIDGE AVE	EDINA	Active	NA	$ 832.61
00106012	0152640005	5616 HILLSIDE CT	EDINA	Active	First Notice	$ 829.64
00119738	0304175005	5809 HANSEN RD	EDINA	Active	First Notice	$ 826.30
00112763	0110363008	5912 EWING AVE S	EDINA	Active	First Notice	$ 825.00
00125771	0120226004	6112 OAKLAWN AVE	EDINA	Active	First Notice	$ 824.99
00106841	0305354014	6216 BELMORE LN	EDINA	Active	First Notice	$ 823.43
00080650	0161237005	6024 WALNUT DR	EDINA	Active	First Notice	$ 819.29
00119753	0341171001	5237 MEADOW RIDGE	EDINA	Active	First Notice	$ 815.45
00126443	0153729007	7104 GLEASON RD	EDINA	Active	First Notice	$ 814.30
00118485	0340857004	5221 62ND ST W	EDINA	Active	First Notice	$ 814.09
00076795	0111016007	5840 YORK AVE S	EDINA	Active	First Notice	$ 813.88
00082436	0201061000	5236 OAKLAWN AVE	EDINA	Active	First Notice	$ 813.16
00123606	0120200004	5900 OAKLAWN AVE	EDINA	Active	First Notice	$ 805.92
00078153	0120827007	6508 WEST SHORE DR	EDINA	Active	No Collection Activity	$ 802.64
00082554	0201173005	7 WOODLAND RD	EDINA	Active	First Notice	$ 800.00
00122773	0160328007	6624 LONDONDERRY DR	EDINA	Active	First Notice	$ 793.15
00097697	0111635008	6105 YORK AVE S	EDINA	Active	First Notice	$ 791.51
00097995	0305529005	312 HARRISON AVE	EDINA	Active	First Notice	$ 787.39
00093017	0203245005	5129 WILLIAM AVE	EDINA	Active	First Notice	$ 786.23
00124439	0158044004	7302 CLAREDON DR	EDINA	Active	First Notice	$ 785.55
00114525	0202281039	4721 SCHOOL RD	EDINA	Active	First Notice	$ 784.76
00120898	0340555009	6400 WILRYAN AVE	EDINA	Active	First Notice	$ 783.42
00093615	0305398003	404 BLAKE RD S	EDINA	Active	First Notice	$ 782.39
00109717	0160551005	5600 PARKWOOD LN	EDINA	Finalled	First Notice	$ 777.69
00083324	0202368008	4902 LAKEVIEW DR	EDINA	Active	First Notice	$ 777.03
SLP	SLP	4380 COOLIDGE AVE	EDINA	Active	NA	$ 775.12
00111190	0305533009	322 HARRISON AVE	EDINA	Active	First Notice	$ 774.12
00109797	0111001004	3201 60TH ST W	EDINA	Active	First Notice	$ 771.58

Customer #	Account #	Service Address	Town/City	Account Status	Collection Status	Certification Balance
00123646	0305684006	425 MADISON AVE S	EDINA	Active	First Notice	$ 768.83
00121192	0201562004	3913 48TH ST W	EDINA	Active	First Notice	$ 766.18
00112321	0121097017	6528 SHERWOOD RD	EDINA	Active	First Notice	$ 761.09
00101939	0110252002	6024 FRANCE AVE S	EDINA	Active	First Notice	$ 760.77
00089482	0342354008	5817 TRACY AVE	EDINA	Active	First Notice	$ 757.72
00104926	0158980108	7736 PONDWOOD DR	EDINA	Active	First Notice	$ 750.81
00102003	0342227012	5912 CRESCENT DR	EDINA	Active	First Notice	$ 749.69
00087962	0332774001	4900 HIBISCUS AVE	EDINA	Active	First Notice	$ 747.77
00116689	0305699009	315 MADISON AVE	EDINA	Active	First Notice	$ 745.71
00122679	0162558068	6414 MCCAULEY CIR	EDINA	Active	First Notice	$ 737.96
00088832	0341348018	5124 TIFTON DR	EDINA	Active	First Notice	$ 735.89
00121206	0203325008	5321 INTERLACHEN BLVD	EDINA	Active	First Notice	$ 735.27
00123317	0330320004	6300 BROOKVIEW AVE	EDINA	Active	First Notice	$ 735.25
00119301	0111411008	5440 FRANCE AVE S	EDINA	Active	First Notice	$ 734.19
00107926	0305532000	320 HARRISON AVE	EDINA	Active	First Notice	$ 733.18
00102496	0306572009	5224 EVANSWOOD LN	EDINA	Active	First Notice	$ 730.30
00123993	0110685009	5905 BEARD AVE S	EDINA	Active	First Notice	$ 726.50
00080953	0162558102	6447 MCCAULEY TER	EDINA	Active	First Notice	$ 723.74
00079204	0153767000	6913 GLEASON CIR	EDINA	Active	First Notice	$ 723.74
00126747	0203458007	5224 INTERLACHEN BLVD	EDINA	Active	First Notice	$ 723.29
00117670	0203283008	5128 WILLIAM AVE	EDINA	Active	First Notice	$ 700.46
00085966	0305729003	425 JEFFERSON AVE	EDINA	Active	First Notice	$ 700.25
00088895	0341418004	5108 70TH ST W	EDINA	Active	First Notice	$ 700.25
00088301	0340345004	5224 62ND ST W	EDINA	Active	First Notice	$ 700.25
00093057	0330761000	6901 DAWSON LN	EDINA	Active	First Notice	$ 700.25
00119670	0342218004	5412 BENTON AVE	EDINA	Active	First Notice	$ 692.67
00105016	0202846028	5101 49TH ST W	EDINA	Active	First Notice	$ 686.28
00104429	0200651008	5200 WILLSON RD	EDINA	Active	First Notice	$ 685.91
00125840	0110694008	5817 BEARD AVE S	EDINA	Active	First Notice	$ 684.85
00121910	0331737296	7326 CORNELIA DR	EDINA	Active	First Notice	$ 674.72
00117193	0290617002	4113 MONTEREY AVE	EDINA	Active	First Notice	$ 672.99
00126618	0202766033	4501 BROOKSIDE TER	EDINA	Active	First Notice	$ 672.56
00120783	0120237001	6129 KELLOGG AVE	EDINA	Active	First Notice	$ 666.61
00121279	0332735009	4805 ASPASIA LN	EDINA	Active	First Notice	$ 666.31
00126554	0110020058	5621 WOODCREST DR	EDINA	Active	First Notice	$ 664.81
00125620	0200518001	4805 SUNNYSIDE RD	EDINA	Active	No Collection Activity	$ 663.44
00122335	0201344009	5320 KELLOGG AVE	EDINA	Active	First Notice	$ 651.64
00123438	0201518009	4708 TOWNES RD	EDINA	Active	First Notice	$ 646.99
00104014	0305519007	311 HARRISON AVE	EDINA	Active	First Notice	$ 641.53
00123718	0120351001	5909 WOODDALE AVE	EDINA	Active	First Notice	$ 640.49
00125277	0111419000	5521 HALIFAX LN	EDINA	Active	First Notice	$ 635.10
00103040	0202535006	5120 44TH ST W	EDINA	Active	First Notice	$ 626.54
00099690	0110223008	3909 GRIMES LN	EDINA	Active	First Notice	$ 622.13
00099553	0111388007	3713 54TH ST W	EDINA	Active	First Notice	$ 610.31
00108238	0340735002	6400 ROLF AVE	EDINA	Active	First Notice	$ 599.63
00121577	0160562011	5501 MALIBU DR	EDINA	Active	First Notice	$ 599.53
00118677	0203542005	5240 EDENMOOR ST	EDINA	Active	First Notice	$ 596.87
00110566	0340204004	6116 BIRCHCREST DR	EDINA	Active	First Notice	$ 591.08
00121337	0160855017	5903 KILLARNEY LN	EDINA	Active	First Notice	$ 590.98
00126805	0120414006	5841 FAIRFAX AVE	EDINA	Finalled	No Collection Activity	$ 586.68
00121982	0200922010	5336 HALIFAX AVE	EDINA	Active	First Notice	$ 578.98

Customer #	Account #	Service Address	Town/City	Account Status	Collection Status	Certification Balance
00126696	0120145002	6133 OAKLAWN AVE	EDINA	Active	First Notice	$ 571.31
00122170	0340474016	6332 JOSEPHINE AVE	EDINA	Active	First Notice	$ 562.91
00077188	0111622003	6132 XERXES AVE S	EDINA	Active	First Notice	$ 562.18
00122758	0110218005	5913 GRIMES AVE	EDINA	Active	First Notice	$ 559.49
00127208	0290156009	4209 MORNINGSIDE RD	EDINA	Active	First Notice	$ 557.54
00126673	0304860005	5308 DUNDEE RD	EDINA	Active	First Notice	$ 554.27
00081098	0163413007	6600 MOHAWK TRL	EDINA	Active	First Notice	$ 543.43
00124874	0290523005	4208 OAKDALE AVE	EDINA	Active	No Collection Activity	$ 539.62
00126818	0341185005	5204 MEADOW RIDGE	EDINA	Active	First Notice	$ 534.47
00077970	0120577009	6001 ASHCROFT AVE	EDINA	Active	First Notice	$ 532.42
00087948	0332761006	4909 TRILLIUM LN	EDINA	Active	First Notice	$ 531.99
00106980	0203733004	5025 RICHMOND DR	EDINA	Active	First Notice	$ 531.29
00126763	0110835008	5829 ABBOTT AVE S	EDINA	Active	First Notice	$ 512.56
00117117	0290379000	4234 LYNN AVE	EDINA	Active	First Notice	$ 511.71
00116267	0305025022	29 CIRCLE WEST	EDINA	Active	First Notice	$ 505.93
00127176	0160562583	5045 PARK TER	EDINA	Active	First Notice	$ 503.14
00125852	0341946005	6112 HANSEN RD	EDINA	Active	First Notice	$ 501.67
00114195	0340772006	6305 MILDRED AVE	EDINA	Active	First Notice	$ 494.55
00115809	0200937004	5220 HALIFAX AVE	EDINA	Active	First Notice	$ 491.54
00124270	0202297004	4812 SCHOOL RD	EDINA	Active	First Notice	$ 489.73
00120936	0202070007	4509 LAKEVIEW DR	EDINA	Active	First Notice	$ 489.22
00081730	0111862002	6213 EWING AVE S	EDINA	Active	First Notice	$ 478.02
00112127	0340864005	5220 MADDOX LN	EDINA	Active	First Notice	$ 472.90
00126410	0202249003	5713 CONCORD AVE	EDINA	Active	First Notice	$ 471.87
00087647	0332166007	4441 CLAREMORE DR	EDINA	Active	First Notice	$ 470.64
00127028	0290490004	4400 CURVE AVE	EDINA	Active	First Notice	$ 468.00
SLP	SLP	4002 MONTEREY AVE S	EDINA	Active	NA	$ 463.27
00127077	0110577000	6017 CHOWEN AVE S	EDINA	Active	First Notice	$ 458.67
00126656	0111207006	5544 XERXES AVE S	EDINA	Active	First Notice	$ 456.05
00122277	0340692003	6353 ROLF AVE	EDINA	Active	First Notice	$ 455.84
00115088	0160755018	5718 BLAKE RD S	EDINA	Active	First Notice	$ 455.07
00124890	0163613005	6212 ST ALBANS CIR	EDINA	Active	No Collection Activity	$ 451.04
00122838	0305024005	20 CIRCLE WEST	EDINA	Active	First Notice	$ 448.21
00126986	0304577009	5320 AYRSHIRE BLVD	EDINA	Active	First Notice	$ 447.95
00125207	0113668004	7400 XERXES AVE S	EDINA	Active	First Notice	$ 446.78
00109954	0160324001	6608 LONDONDERRY DR	EDINA	Active	First Notice	$ 446.69
00123728	0158980000	7604 DELANEY BLVD	EDINA	Active	First Notice	$ 445.62
00111902	0305742006	317 JEFFERSON AVE	EDINA	Active	First Notice	$ 442.80
00084608	0290463007	4003 SUNNYSIDE RD	EDINA	Active	First Notice	$ 442.79
00119629	0111026005	5800 YORK AVE S	EDINA	Active	First Notice	$ 440.09
00127238	0202065004	4607 LAKEVIEW DR	EDINA	Active	First Notice	$ 432.11
00123332	0202153007	4519 56TH ST W	EDINA	Active	First Notice	$ 431.94
00123501	0112940007	6729 YORK AVE S	EDINA	Active	First Notice	$ 429.46
00125730	0153733001	6212 LOCH MOOR DR	EDINA	Active	First Notice	$ 420.00
00125947	0306422001	6009 PINE GROVE RD	EDINA	Active	No Collection Activity	$ 418.77
00127046	0120638006	6116 ASHCROFT AVE	EDINA	Active	First Notice	$ 418.77
00126729	0304281006	5904 BERNARD PL	EDINA	Active	First Notice	$ 415.93
00119144	0200839003	4940 FRANCE AVE S	EDINA	Active	First Notice	$ 414.08
00095153	0110230009	5801 HALIFAX AVE	EDINA	Active	First Notice	$ 410.41
00110357	0201318001	5608 KELLOGG AVE	EDINA	Active	First Notice	$ 408.58
00082315	0200929004	5308 HALIFAX AVE	EDINA	Active	First Notice	$ 407.91

Customer #	Account #	Service Address	Town/City	Account Status	Collection Status	Certification Balance
00094972	0111002003	3205 60TH ST W	EDINA	Active	First Notice	$ 407.53
00077944	0120551009	6201 ASHCROFT LN	EDINA	Active	First Notice	$ 401.36
00123268	0200719008	4901 SUNNYSLOPE RD E	EDINA	Active	First Notice	$ 400.00
00112116	0153071001	5617 68TH ST W	EDINA	Active	First Notice	$ 385.44
00124087	0201101002	5525 OAKLAWN AVE	EDINA	Active	No Collection Activity	$ 384.13
00076276	0110445000	5836 DREW AVE S	EDINA	Active	First Notice	$ 382.74
00126704	0110936006	5917 ZENITH AVE S	EDINA	Active	First Notice	$ 378.78
00118796	0166010016	7145 VALLEY VIEW RD	EDINA	Active	First Notice	$ 377.49
00077339	0112051001	6400 XERXES AVE S	EDINA	Active	First Notice	$ 377.45
RCHFLD	RCHFLD	7400 XERXES AVE S	EDINA	NA	NA	$ 375.52
00083777	0203325035	5333 INTERLACHEN BLVD	EDINA	Active	First Notice	$ 374.41
00116024	0167001006	7021 MCCAULEY TRL	EDINA	Active	First Notice	$ 374.35
00082900	0201545006	3922 49TH ST W	EDINA	Active	First Notice	$ 369.25
00120847	0203292007	5217 GRANDVIEW LN	EDINA	Active	First Notice	$ 368.79
00084975	0304161001	5609 DALE AVE	EDINA	Active	First Notice	$ 366.08
00117461	0120905002	6317 PARNELL AVE	EDINA	Active	First Notice	$ 365.95
00078189	0120865000	4808 60TH ST W	EDINA	Active	First Notice	$ 362.05
SLP	SLP	4401 44TH ST W	EDINA	Active	NA	$ 361.97
00085220	0304558002	5253 LOCHLOY DR	EDINA	Active	First Notice	$ 361.20
00124072	0153513007	5900 CHAPEL DR	EDINA	Active	First Notice	$ 360.43
00121854	0340372000	5104 62ND ST W	EDINA	Active	First Notice	$ 359.51
00126828	0110946004	5825 ZENITH AVE S	EDINA	Active	First Notice	$ 357.68
00077907	0202309000	5606 CONCORD AVE	EDINA	Active	First Notice	$ 357.35
00125022	0290556005	4012 INGLEWOOD AVE	EDINA	Active	First Notice	$ 352.00
00113238	0201175003	10 WOODLAND RD	EDINA	Active	First Notice	$ 350.27
00115854	0200394000	4504 EDINA BLVD	EDINA	Active	First Notice	$ 345.78
00122311	0290629008	4006 LYNN AVE	EDINA	Active	First Notice	$ 342.09
00112862	0203805007	5029 KENT AVE	EDINA	Active	First Notice	$ 338.27
00094625	0203897006	5033 NORMANDALE CT	EDINA	Active	First Notice	$ 336.54
00122343	0200666001	4804 SUNNYSLOPE RD W	EDINA	Active	First Notice	$ 335.07
00122769	0160648126	6419 STAUDER CIR	EDINA	Active	First Notice	$ 333.12
00127527	0290200005	4224 SCOTT TER	EDINA	Active	No Collection Activity	$ 328.93
00125757	0202043001	4501 GOLF TER	EDINA	Active	No Collection Activity	$ 326.28
00127486	0200380006	4603 EDINA BLVD	EDINA	Active	No Collection Activity	$ 326.00
00123142	0159090176	5840 LONG BRAKE TRL	EDINA	Active	First Notice	$ 317.82
SLP	SLP	4905 44TH ST W	EDINA	Active	NA	$ 316.31
00112960	0200776008	7 BRIDGE LN	EDINA	Active	First Notice	$ 312.73
00101971	0157515015	7011 LEE VALLEY CIR	EDINA	Active	First Notice	$ 309.30
00115091	0201156006	5420 PARK PL	EDINA	Active	First Notice	$ 309.14
00122850	0153752267	6998 TUPA DR	EDINA	Active	First Notice	$ 308.79
00122494	0167003013	7015 MCCAULEY TRL	EDINA	Active	First Notice	$ 299.72
00123767	0200654005	4912 SUNNYSLOPE RD W	EDINA	Active	First Notice	$ 298.69
00107876	0290012003	4306 BRANSON ST	EDINA	Active	First Notice	$ 288.50
00083988	0203750002	5036 WINDSOR AVE	EDINA	Active	First Notice	$ 288.07
00076926	0111196009	5628 XERXES AVE S	EDINA	Active	First Notice	$ 287.90
00127112	0342765001	5808 OLINGER RD	EDINA	Active	No Collection Activity	$ 287.13
00112473	0299029005	4351 BROOKSIDE AVE	EDINA	Active	First Notice	$ 279.56
00094198	0201475019	4630 FRANCE AVE S	EDINA	Active	First Notice	$ 279.56
00122891	0290514000	4401 LITTEL ST	EDINA	Active	First Notice	$ 279.33
00122522	0200295000	4602 DREXEL AVE	EDINA	Active	First Notice	$ 277.40
00124351	0110020147	5657 WOODCREST DR	EDINA	Active	No Collection Activity	$ 277.29

Customer #	Account #	Service Address	Town/City	Account Status	Collection Status	Certification Balance
00082453	0201080007	5331 OAKLAWN AVE	EDINA	Active	First Notice	$ 269.69
00117999	0110794007	6028 ABBOTT AVE S	EDINA	Active	First Notice	$ 269.17
00127272	0111015008	5844 YORK AVE S	EDINA	Active	First Notice	$ 265.07
00126385	0110072000	5708 WOODLAND LN	EDINA	Active	First Notice	$ 258.13
00125807	0111319001	3604 55TH ST W	EDINA	Active	No Collection Activity	$ 254.74
00097824	0341213001	5161 DANENS DR	EDINA	Active	First Notice	$ 252.03
00122237	0120250003	6021 KELLOGG AVE	EDINA	Active	First Notice	$ 251.21
00117552	0332503009	4805 70TH ST W	EDINA	Active	First Notice	$ 248.73
00125122	0290141007	4405 MORNINGSIDE RD	EDINA	Active	No Collection Activity	$ 246.81
00122854	0331737205	7319 GLOUCHESTER DR	EDINA	Active	First Notice	$ 243.97
00083385	0202683006	4436 VANDERVORK AVE	EDINA	Active	First Notice	$ 243.93
00122175	0342743008	5905 AMY DR	EDINA	Active	First Notice	$ 240.70
00126742	0120421007	5813 FAIRFAX AVE	EDINA	Active	No Collection Activity	$ 240.31
00124664	0160855008	5901 KILLARNEY LN	EDINA	Active	First Notice	$ 240.31
00126626	0342068014	6121 RIDGEWAY RD	EDINA	Active	First Notice	$ 238.64
00126707	0110782001	5928 ABBOTT AVE S	EDINA	Active	First Notice	$ 237.21
00127301	0202132003	4620 56TH ST W	EDINA	Active	First Notice	$ 236.35
00112050	0202780008	5004 MOORE AVE	EDINA	Active	First Notice	$ 233.61
00120547	0162435003	6029 KAYMAR DR	EDINA	Active	First Notice	$ 230.00
00097822	0332167006	4437 CLAREMORE DR	EDINA	Active	First Notice	$ 229.48
00125741	0342639005	5345 WHITING AVE	EDINA	Active	First Notice	$ 227.71
00123818	0153079003	6804 HILLSIDE LN	EDINA	Active	First Notice	$ 227.71
00113865	0202320005	5609 ST ANDREWS AVE	EDINA	Active	First Notice	$ 226.77
00120361	0120386000	5940 WOODDALE AVE	EDINA	Active	First Notice	$ 225.56
00120523	0200842008	4924 FRANCE AVE S	EDINA	Active	First Notice	$ 223.37
00085695	0305387006	321 BLAKE RD S	EDINA	Active	First Notice	$ 223.36
00115929	0157506007	7020 LANHAM LN	EDINA	Active	First Notice	$ 223.18
00123314	0203248002	5117 WILLIAM AVE	EDINA	Active	No Collection Activity	$ 222.51
00103433	0203767003	5117 WINDSOR AVE	EDINA	Active	First Notice	$ 222.51
00122865	0304627009	5508 MERRITT CIR	EDINA	Active	First Notice	$ 222.29
00103623	0191000454	7620 XERXES AVE S	EDINA	Active	First Notice	$ 221.75
00122189	0152707005	6700 HILLSIDE LN	EDINA	Active	First Notice	$ 221.41
00119484	0203375016	5131 OXFORD AVE	EDINA	Active	First Notice	$ 220.43
00117488	0305822009	417 WASHINGTON AVE S	EDINA	Active	First Notice	$ 216.88
00124918	0201549011	3942 49TH ST W	EDINA	Finalled	No Collection Activity	$ 212.99
00116091	0201130007	5433 BROOKVIEW AVE	EDINA	Active	First Notice	$ 212.19
00125017	0153528000	6008 ERIN TER	EDINA	Active	First Notice	$ 210.00
00113204	0330087016	6232 FRANCE AVE S	EDINA	Active	First Notice	$ 209.70
00121956	0202786002	4602 CASCADE LN	EDINA	Active	First Notice	$ 207.03
00083474	0202825005	5104 MILLPOND PL	EDINA	Active	First Notice	$ 207.03
00078353	0121218002	6329 ASHCROFT LN	EDINA	Active	First Notice	$ 204.28
SLP	SLP	4805 44TH ST W	EDINA	Active	NA	$ 203.58
00127090	0330923005	6809 POINT DR	EDINA	Active	First Notice	$ 202.29
00127296	0201663002	5313 MINNEHAHA BLVD	EDINA	Active	First Notice	$ 201.91
00096219	0305016005	4 SPUR RD	EDINA	Active	First Notice	$ 201.57
00110578	0341140009	5208 DUGGAN PLAZA	EDINA	Active	First Notice	$ 201.57
00111014	0290174007	4217 SCOTT TER	EDINA	Active	First Notice	$ 201.51
00107155	0201523002	4812 TOWNES RD	EDINA	Active	First Notice	$ 200.13
00126264	0203284007	5132 WILLIAM AVE	EDINA	Active	No Collection Activity	$ 199.29
00104735	0305700006	313 MADISON AVE S	EDINA	Active	First Notice	$ 196.15
00094030	0306178007	4909 PRESCOTT CIR	EDINA	Active	First Notice	$ 196.15

Customer #	Account #	Service Address	Town/City	Account Status	Collection Status	Certification Balance
00096921	0152701001	6721 HILLSIDE LN	EDINA	Active	First Notice	$ 196.15
00119484	0203375007	5129 OXFORD AVE	EDINA	Active	First Notice	$ 196.01
00105775	0341208008	5141 DANENS DR	EDINA	Active	First Notice	$ 194.58
00127008	0202258001	5721 ST JOHNS AVE	EDINA	Active	First Notice	$ 192.51
00126458	0120322007	4425 VALLEY VIEW RD	EDINA	Active	First Notice	$ 191.98
00095909	0151709167	6627 LIMERICK DR	EDINA	Active	First Notice	$ 191.03
00125378	0110583002	5929 CHOWEN AVE S	EDINA	Active	No Collection Activity	$ 190.73
00113427	0202917004	5201 48TH ST W	EDINA	Active	First Notice	$ 190.36
00127078	0202860001	5013 EDINBROOK LN	EDINA	Active	No Collection Activity	$ 188.96
00124563	0335035018	4451 76TH ST W	EDINA	Finalled	First Notice	$ 188.32
00114875	0340462001	6428 JOSEPHINE AVE	EDINA	Active	First Notice	$ 188.02
00126980	0203261004	5013 WILLIAM AVE	EDINA	Active	No Collection Activity	$ 187.87
00125201	0201087000	5409 OAKLAWN AVE	EDINA	Active	No Collection Activity	$ 186.39
00085868	0305597011	411 JACKSON AVE	EDINA	Active	First Notice	$ 185.31
00123832	0201302009	4416 58TH ST W	EDINA	Active	First Notice	$ 181.23
00126538	0203247003	5121 WILLIAM AVE	EDINA	Active	No Collection Activity	$ 181.23
00082921	0201561005	4001 48TH ST W	EDINA	Active	First Notice	$ 178.65
00110376	0202040004	4507 GOLF TER	EDINA	Active	First Notice	$ 177.37
00126710	0340400006	5025 VALLEY VIEW RD	EDINA	Active	First Notice	$ 174.48
00127256	0110654006	5928 BEARD AVE S	EDINA	Active	First Notice	$ 173.79
00126362	0305197006	5920 INTERLACHEN BLVD	EDINA	Active	First Notice	$ 170.28
00125563	0331300006	6800 BRITTANY RD	EDINA	Active	First Notice	$ 170.28
00124365	0159091237	7737 TANGLEWOOD CT	EDINA	Active	No Collection Activity	$ 169.31
00123909	0120234013	4412 VALLEY VIEW RD	EDINA	Active	First Notice	$ 169.29
00106602	0342640002	5337 WHITING AVE	EDINA	Active	First Notice	$ 169.14
00118620	0165025002	6725 WEST TRL	EDINA	Active	First Notice	$ 164.87
00127376	0161224000	5920 WALNUT DR	EDINA	Active	First Notice	$ 157.69
00127269	0290285003	4109 42ND ST W	EDINA	Active	First Notice	$ 156.05
00127372	0110664004	6017 BEARD AVE S	EDINA	Active	First Notice	$ 153.33
RCHFLD	RCHFLD	7620 XERXES AVE S	EDINA	NA	NA	$ 151.08
00126372	0193000094	6120 KELLOGG AVE UNIT #201	EDINA	Active	First Notice	$ 150.92
00125431	0201592008	5112 FRANCE AVE S	EDINA	Active	First Notice	$ 149.73
00126602	0330842003	6708 CORNELIA DR	EDINA	Active	First Notice	$ 149.33
00123552	0342103002	6117 TRACY AVE	EDINA	Active	First Notice	$ 147.98
00098696	0299033045	4390 COOLIDGE AVE	EDINA	Active	First Notice	$ 143.60
00111941	0340741004	6332 ROLF AVE	EDINA	Active	First Notice	$ 141.49
00126534	0120463024	4512 VALLEY VIEW RD	EDINA	Active	First Notice	$ 137.76
00082936	0201580020	4812 FRANCE AVE S	EDINA	Active	First Notice	$ 136.81
00119336	0111194001	5704 XERXES AVE S	EDINA	Active	First Notice	$ 136.80
00086994	0330978009	6908 WOODDALE AVE	EDINA	Active	First Notice	$ 136.49
00085248	0304583010	5508 GOYA LN	EDINA	Finalled	First Notice	$ 134.86
00127298	0340337004	5320 62ND ST W	EDINA	Active	First Notice	$ 133.63
00082725	0201358002	5200 KELLOGG AVE	EDINA	Finalled	First Notice	$ 130.55
00119496	0342035005	6208 CRESCENT DR	EDINA	Finalled	First Notice	$ 129.55
00127409	0340547000	6440 WILRYAN AVE	EDINA	Active	First Notice	$ 112.22
00120981	0111746004	6317 FRANCE AVE S	EDINA	Active	First Notice	$ 110.12
SLP	SLP	4005 NATCHEZ AVE S	EDINA	Finalled	NA	$ 108.80
00126531	0342551081	6312 RED FOX LN	EDINA	Active	First Notice	$ 108.10
00126387	0331625004	7012 LYNMAR LN	EDINA	Active	First Notice	$ 102.27
00127379	0202319008	5611 ST ANDREWS AVE	EDINA	Active	First Notice	$ 102.03
00125487	0290181026	4104 FRANCE AVE S	EDINA	Active	No Collection Activity	$ 100.00

Customer #	Account #	Service Address	Town/City	Account Status	Collection Status	Certification Balance
00127445	0202973005	4525 VANDERVORK AVE	EDINA	Active	No Collection Activity	$ 87.63
00098747	0342041007	6117 WESTRIDGE BLVD	EDINA	Active	First Notice	$ 84.22
00127230	0120177003	5841 OAKLAWN AVE	EDINA	Active	First Notice	$ 80.50
00086470	0306900226	4942 LINCOLN DR	EDINA	Finalled	First Notice	$ 80.24
00124563	0335035009	4451 76TH ST W	EDINA	Active	First Notice	$ 79.25
00127611	0290259005	4248 ALDEN DR	EDINA	Active	No Collection Activity	$ 78.45
00110733	0342753005	5920 SUN RD	EDINA	Active	First Notice	$ 76.21
00124855	0340471000	6352 JOSEPHINE AVE	EDINA	Active	First Notice	$ 70.82
00113341	0210008002	4381 MACKEY AVE	EDINA	Active		$ 65.20
00120624	0110854004	5629 ABBOTT AVE S	EDINA	Active	First Notice	$ 63.59
00127524	0201358002	5200 KELLOGG AVE	EDINA	Active	No Collection Activity	$ 63.29
00127338	0201397005	5533 KELLOGG AVE	EDINA	Active	First Notice	$ 62.62
00127595	0152728000	6712 GALWAY DR	EDINA	Active	First Notice	$ 61.73
00125843	0120320009	6142 KELLOGG AVE	EDINA	Active	First Notice	$ 60.46
00127616	0201502007	4701 TOWNES RD	EDINA	Active	No Collection Activity	$ 58.81
00127383	0290057009	4311 BRANSON ST	EDINA	Active	First Notice	$ 57.77
00125968	0191000101	7675 WOODVIEW CT	EDINA	Active	First Notice	$ 57.23
00127728	0202911000	4512 BROOKSIDE AVE	EDINA	Active	No Collection Activity	$ 52.02
						$ 340,559.67

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: IX.H.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Cary Teague, Community Development Director

Item Activity:
Action

Subject: Resolution No. 2021-88: Preliminary Rezoning & Preliminary Development Plan with Multiple Variances for City Homes at 4630 France Avenue

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ACTION REQUESTED:
Adopt Resolution No. 2021-88 approving the Preliminary Rezoning and lot size and side yard setback variances and denying the rear yard setback and building coverage variances per the Planning Commission recommendation.

INTRODUCTION:
On September 22, 2021, the Planning Commission recommended approval of the request per staff recommendation, which included denial of the rear yard setback and the building coverage variance. Vote 8 Ayes and 0 Nays.

The City Council is asked to consider a re-development proposal to tear down the existing single-family home and build two villa style homes at 4630 France Avenue. A shared driveway off France Avenue would provide access for both homes. (See proposed plans and narrative.)

The property to the north has a 4-unit townhome development zoned PRD-2, Planned Residential Development -2. The property to the south is a single-family home zoned R-1, Single Dwelling Unit District. Further south are duplexes zoned R-2, Double Dwelling Unit District.

To accommodate the request the following is requested:

- A Rezoning from R-1, Single-Dwelling Unit District to PRD-2 Planned Residential District 2.
- Preliminary Plat.
- Side yard setback variances from 20 feet to 7 feet and 15 feet.
- Rear yard setback variance from 35 feet to 25 feet.
- Building coverage variance from 25% to 26.3%.
- Lot size variance from 7,300 square feet to 5,016 square feet.

ATTACHMENTS:

Better Together Report 10-11-21 Noon

Staff Report and Memos to Planning Commission, Sept 22

Resolution No. 2021-88 (denial)

Resolution No. 2021-88 (approval)

Proposed Plans and Narrative

Site Location, Zoning and Street View

Comprehensive Land Use Plan

Staff Presentation

Potential Building Pads for Construction of a Code Compliant single-family home

Revised Engineering Memo - October 12, 2021

Revised Site Plan Submitted to the Council on October 5 (back lot home shifted to the south)

Turning Radius Comparison - Villa Home vs. Duplex

Survey Responses

30 January 2019 - 11 October 2021

Public Hearing Comments-4630 France Ave. S.

Better Together Edina

Project: Public Hearing: Proposal by City Homes to tear down the existing single-family home and build two villa type homes at 4630 France Avenue

BANG THE TABLE engagementHQ

VISITORS					
28					
CONTRIBUTORS			RESPONSES		
17			19		
1 Registered	0 Unverified	16 Anonymous	1 Registered	0 Unverified	18 Anonymous

Respondent No: 1
Login: Anonymous
Email: n/a

Responded At: Sep 13, 2021 10:38:54 am
Last Seen: Sep 13, 2021 10:38:54 am
IP Address: n/a

Q1. **First and Last Name** Katharine Winston

Q2. **Address** 4634 FRANCE AVE S

Q3. **Comment**

STUCCO on the exterior for a better blend between the old on the South side (1929 home) and newer on the North side (townhouses)

Respondent No: 2
Login: Anonymous
Email: n/a

Responded At: Sep 16, 2021 09:12:49 am
Last Seen: Sep 16, 2021 09:12:49 am
IP Address: n/a

Q1. **First and Last Name** Laura J. Westlund

Q2. **Address** 4626 France Avenue South, Edina, MN 55410

Q3. **Comment**

Comments for Edina Planning Commission meeting, September 22, 2021, regarding sketch plan proposal for development and rezoning at 4630 France Avenue South I strongly urge members of Edina's Planning Commission and City Council to visit the site of 4630 France Avenue South in person in order to appreciate the impact of the construction of proposed Villa Home 1 on this neighborhood and adjacent residents on France Avenue and Meadow Road. The construction of a second home on this property is incongruent with the White Oaks neighborhood, and the area between France Avenue South and Meadow Road, and 46th and 47th Streets, is an extraordinary, unique landscape in our urban environment, characterized by dense vegetation and a remarkable array of wildlife; the block is extremely private and dominated by natural beauty. The affect of the rezoning proposal and the construction of Villa Home 1 on current residents of the neighborhood cannot be fully understood by viewing the property online or by driving by on France Avenue. Laura Westlund 4626 France Avenue South, Edina

Respondent No: 3
Login: Anonymous
Email: n/a

Responded At: Sep 21, 2021 15:12:09 pm
Last Seen: Sep 21, 2021 15:12:09 pm
IP Address: n/a

Q1. **First and Last Name** Scott Fischmann

Q2. **Address** 4613 Meadow Rd., Edina, MN

Q3. **Comment**

We are on the east side and down the hill from this lot and we would, of course, prefer that there would be no change to the existing setbacks and no variance given to allow them to set it back further towards the rear lot line. Looking at the drawings, this thing with the gable looming over us is going to be really high. Putting it any closer to that rear lot line, or getting a variance to do so, is going to result in something that's really going to loom over our home. Our home sits at the bottom of the hill and this would be at the top of the hill. We have some real concerns about that. -Transcribed by City Staff (Voicemail received 9-16-21 at 5:19 PM)

Respondent No: 4
Login: Anonymous
Email: n/a

Responded At: Sep 22, 2021 07:53:42 am
Last Seen: Sep 22, 2021 07:53:42 am
IP Address: n/a

Q1. **First and Last Name** Heather Isaacs

Q2. **Address** 4640 France Avenue S

Q3. **Comment**

I have a feeling this project will be a done deal, but would like to submit comments anyway. I agree with the Affordable Housing Manager in that this proposal likely isn't going to be affordable given its size and that City Homes typically builds high-end housing. I am also concerned about the sizing of the houses and two 2-car garages being tightly fitted onto that lot. A more reasonable fit for the neighborhood and the lot would be a duplex like the 3 existing ones on the block. Over-under style with garages behind or tucked under. Scale down a bit to keep both homes from overshadowing the single-family home to the south where the owner has invested extensive time and money into an environmentally-friendly landscape, which will probably be affected by tall buildings blocking the sun.

Respondent No: 5
Login: Anonymous
Email: n/a

Responded At: Oct 05, 2021 11:53:11 am
Last Seen: Oct 05, 2021 11:53:11 am
IP Address: n/a

Q1. **First and Last Name** Katharine Winston

Q2. **Address** 4634 FRANCE AVE S

Q3. **Comment**

Imagine with me - you wake up tomorrow and your next door neighbor has cleared the lot and installed a 30’ watch tower for his children’s pleasure approximately 16’ from your backyard or make that 7’! YIKES! how did that happen - aren’t there established building codes that should have been applied? Yet today TWO houses are being proposed for a lot measuring 210’x48’ 12 years ago I was fortunate enough to find a house that had been on the market for 9 months. The previous owner had made wonderful enhancements to the property: re-stuccoed the house, replaced all the windows with Marvin products, remodeled the kitchen, and had even put in central air! It was mine for $319,000 (bottom of the market) The first thing I did was to hire a company to install fencing around the backyard for my rather large German shepherd. The contractor followed the law concerning fence installation - 1’ from the property line and no higher than 6’-DONE The next year I decided I needed to make the house more family friendly and more aging in place friendly. There was no room to put a bathroom on the first floor - not even a teeny, tiny one! So, again, I hired a designer who consulted with the City of Edina as to what was allowed and what permits were needed. With the length of the house only needing to be extended another 8’ , a new 2 car garage at the basement level replaced the single car garage while a family room, laundry facility, and full size bathroom were added above on the main level. The new footprint matched my neighbor’s to the south in length and did not go past my neighbor’s garage to the north. I have spent the last 9 years landscaping both the front and backyards myself. This spring I added a lovely 10’x10’ deck in the backyard - following city guidelines - so that I could enjoy the vistas and the fruits of my years of labor. MY POINT: Edina has stipulated that projects should adhere to the neighborhood guidelines, and I and my neighbors have done that. The area between 46th and 47th Streets has been designated LOW density and ATTACHED residential. As that is what has been set forth then so be it. Guidelines must not be set only to be set aside to the detriment of the established neighborhood. My neighbors and I have enjoyed many years of lovely views and wonderful sense of privacy…..We are also aware that change is a coming. We support the concept of twin homes or a duplex which would maintain the established sight lines of the backyards. It would be an unspeakable tragedy to drop a second home in that backyard.

Respondent No: 6
Login: Anonymous
Email: n/a

Responded At: Oct 09, 2021 05:19:55 am
Last Seen: Oct 09, 2021 05:19:55 am
IP Address: n/a

Q1. **First and Last Name** Susan Wahman

Q2. **Address** 4715 Meadow Road

Q3. **Comment**

Dear Honorable Mayor and City Council: Many neighbors are opposed to a redevelopment proposal that would build two separate houses on this narrow 48-foot lot. Many of us do support a plan for attached twin homes that would (1) better conform to Edina's Comprehensive Plan, and (2) lessen the significant negative impact to the properties of immediate neighbors. A twin home plan would still allow the developer to build comparably-sized homes. At the City Council public hearing on October 5, the builder's only objection to a twin home plan was the limited width of a side entry driveway to the attached garages of a twin home. We believe this can be addressed satisfactorily and is a clearly beneficial alternative to the disruption that a second home built squarely in the middle of a backyard will present to neighbors' properties. We ask that you vote against the approval of this project as it currently stands. Sincerely, Susan Wahman

Respondent No: 7
Login: Anonymous
Email: n/a

Responded At: Oct 09, 2021 06:50:35 am
Last Seen: Oct 09, 2021 06:50:35 am
IP Address: n/a

Q1. **First and Last Name** Barry Gerst

Q2. **Address** 3909 West, 48 Th Street

Q3. **Comment**

Dear Honorable Mayor and City Council: Many neighbors are opposed to a redevelopment proposal that would build two separate houses on this narrow 48-foot lot. Many of us do support a plan for attached twin homes that would (1) better conform to Edina's Comprehensive Plan, and (2) lessen the significant negative impact to the properties of immediate neighbors. A twin home plan would still allow the developer to build comparably-sized homes. At the City Council public hearing on October 5, the builder's only objection to a twin home plan was the limited width of a side entry driveway to the attached garages of a twin home. We believe this can be addressed satisfactorily and is a clearly beneficial alternative to the disruption that a second home built squarely in the middle of a backyard will present to neighbors' properties. We ask that you vote against the approval of this project as it currently stands. Sincerely, Barry Gerst

Respondent No: 8
Login: Anonymous
Email: n/a

Responded At: Oct 09, 2021 08:06:35 am
Last Seen: Oct 09, 2021 08:06:35 am
IP Address: n/a

Q1. **First and Last Name** Michelle Pauley

Q2. **Address** 9 Bridge Lane, Edina, MN 55424

Q3. **Comment**

Dear Honorable Mayor and City Council: Many neighbors are opposed to a redevelopment proposal that would build two separate houses on this narrow 48-foot lot. Many of us do support a plan for attached twin homes that would (1) better conform to Edina's Comprehensive Plan, and (2) lessen the significant negative impact to the properties of immediate neighbors. A twin home plan would still allow the developer to build comparably-sized homes. At the City Council public hearing on October 5, the builder's only objection to a twin home plan was the limited width of a side entry driveway to the attached garages of a twin home. We believe this can be addressed satisfactorily and is a clearly beneficial alternative to the disruption that a second home built squarely in the middle of a backyard will present to neighbors' properties. We ask that you vote against the approval of this project as it currently stands. Sincerely, Michelle Pauley

Respondent No: 9
Login: Anonymous
Email: n/a

Responded At: Oct 09, 2021 11:31:26 am
Last Seen: Oct 09, 2021 11:31:26 am
IP Address: n/a

Q1. **First and Last Name** Jon Pauley

Q2. **Address** 9 Bridge Lane

Q3. **Comment**

I am not in support of two separate houses with one being 3 stories behind the existing houses. it's fine to have a tandem, but it needs to fit with the neighborhood and not create a disturbance for existing homeowners. They purchased based upon the house and yards, not two houses with one completely back on the property line. I believe the builder should build within the existing zoning laws.

Respondent No: 10
Login: Anonymous
Email: n/a

Responded At: Oct 09, 2021 13:21:53 pm
Last Seen: Oct 09, 2021 13:21:53 pm
IP Address: n/a

Q1. **First and Last Name** Edward Clausman

Q2. **Address** 4544 meadow rd

Q3. **Comment**

Dear Honorable Mayor and City Council: Many neighbors are opposed to a redevelopment proposal that would build two separate houses on this narrow 48-foot lot. Many of us do support a plan for attached twin homes that would (1) better conform to Edina's Comprehensive Plan, and (2) lessen the significant negative impact to the properties of immediate neighbors. A twin home plan would still allow the developer to build comparably-sized homes. At the City Council public hearing on October 5, the builder's only objection to a twin home plan was the limited width of a side entry driveway to the attached garages of a twin home. We believe this can be addressed satisfactorily and is a clearly beneficial alternative to the disruption that a second home built squarely in the middle of a backyard will present to neighbors' properties. We ask that you vote against the approval of this project as it currently stands.

Respondent No: 11
Login: Anonymous
Email: n/a

Responded At: Oct 09, 2021 14:11:59 pm
Last Seen: Oct 09, 2021 14:11:59 pm
IP Address: n/a

Q1. **First and Last Name** Maureen and Dan Smith

Q2. **Address** 4820 Townes Road, Edina MN 55424

Q3. **Comment**

Dear Honorable Mayor and City Council: Many neighbors are opposed to a redevelopment proposal that would build two separate houses on this narrow 48-foot lot. Many of us do support a plan for attached twin homes that would (1) better conform to Edina's Comprehensive Plan, and (2) lessen the significant negative impact to the properties of immediate neighbors. A twin home plan would still allow the developer to build comparably-sized homes. At the City Council public hearing on October 5, the builder's only objection to a twin home plan was the limited width of a side entry driveway to the attached garages of a twin home. We believe this can be addressed satisfactorily and is a clearly beneficial alternative to the disruption that a second home built squarely in the middle of a backyard will present to neighbors' properties. We ask that you vote against the approval of this project as it currently stands. Sincerely, Dan and Maureen Smith 4820 Townes Road Edina, MN 55424

Respondent No: 12
Login: Anonymous
Email: n/a

Responded At: Oct 09, 2021 14:50:58 pm
Last Seen: Oct 09, 2021 14:50:58 pm
IP Address: n/a

Q1. **First and Last Name** MARK VELDMAN

Q2. **Address** 4600 meadow rd

Q3. **Comment**

Dear Honorable Mayor and City Council: Many neighbors are opposed to a redevelopment proposal that would build two separate houses on this narrow 48-foot lot. Many of us do support a plan for attached twin homes that would (1) better conform to Edina's Comprehensive Plan, and (2) lessen the significant negative impact to the properties of immediate neighbors. A twin home plan would still allow the developer to build comparably-sized homes. We ask that you vote against the approval of this project as it currently stands.

Respondent No: 13
Login: Anonymous
Email: n/a

Responded At: Oct 10, 2021 06:35:59 am
Last Seen: Oct 10, 2021 06:35:59 am
IP Address: n/a

Q1. **First and Last Name** — Linda Lewis

Q2. **Address** — 4825 Townes Rd

Q3. **Comment**

I agree with twin home plan.

Respondent No: 14
Login: Anonymous
Email: n/a

Responded At: Oct 10, 2021 15:06:29 pm
Last Seen: Oct 10, 2021 15:06:29 pm
IP Address: n/a

Q1. **First and Last Name** Karin Wille and Mike Casserly

Q2. **Address** 4701 Meadow Road

Q3. **Comment**

Dear Honorable Mayor and City Council: Many neighbors are opposed to a redevelopment proposal that would build two separate houses on this narrow 48-foot lot. Many of us do support a plan for attached twin homes that would (1) better conform to Edina's Comprehensive Plan, and (2) lessen the significant negative impact to the properties of immediate neighbors. A twin home plan would still allow the developer to build comparably-sized homes. At the City Council public hearing on October 5, the builder's only objection to a twin home plan was the limited width of a side entry driveway to the attached garages of a twin home. We believe this can be addressed satisfactorily and is a clearly beneficial alternative to the disruption that a second home built squarely in the middle of a backyard will present to neighbors' properties. We ask that you vote against the approval of this project as it currently stands. Sincerely, Karin Wille and Mike Casserly

Respondent No: 15
Login: Lynne Stanley
Email: lynne.e.stanley@gmail.com

Responded At: Oct 10, 2021 16:56:46 pm
Last Seen: Oct 10, 2021 23:00:03 pm
IP Address: 68.46.58.42

Q1. **First and Last Name** Lynne Stanley

Q2. **Address** 4107 West 48th Street, Edina, MN 55424

Q3. **Comment**

To the Honorable Mayor and City Council, I appreciated the opportunity to watch the October 5, 2021, simultaneous broadcast of the public hearing held on this matter. Although not directly affected by the proposed redevelopment, I certainly view it as at variance with the general character of this neighborhood. It clearly would directly and significantly compromise the homes and properties surrounding it. It would be more consistent with Edina's Comprehensive Plan to require that any twin homes built at 4630 France be attached, as are the twin homes on France Avenue not far north of that property. In addition, attached twin homes would greatly lessen the negative impacts on the closet neighbors. Many of the closest neighbors to the site are supportive of twin homes being built at 4630 France so long as they are attached. Attached twin homes at that location would also be consistent with the attached twin homes on West 49th Street that are already present within the larger neighborhood. The only objection the builder voiced to an attached twin homes model related to driveway size constraints. That should be a solvable issue. If the builder believes it is not, the builder should be required to provide reasonable and persuasive evidence demonstrating that is the case. Please vote against the approval of this project as it presently stands.

Respondent No: 16
Login: Anonymous
Email: n/a

Responded At: Oct 10, 2021 17:22:37 pm
Last Seen: Oct 10, 2021 17:22:37 pm
IP Address: n/a

Q1. **First and Last Name** Nimnuan Wannasri

Q2. **Address** 4613 Meadow Rd.

Q3. **Comment**

I live on Meadow Rd. in the house directly to the west and behind 4630 France. Unless the planned backyard house is shifted towards the front of the lot to form a twin home, it will completely ruin the sightlines from the backyards, backyard decks, and rear windows of the twin home to the north belonging to Laura Westlund and the home to the south belonging to Katharine Winston. Our own home's elevation is about 20 feet lower than where the west villa home would sit, down a steep hill from its rear lot line. From our rear window wall or backyard deck, we would be looking up and out at the west villa's three levels (its lower basement level being largely exposed because of the slope of the lot). Adding the 20 foot difference in lot elevation to over 30 feet of roof height means we will be looking up at a roof gable over 50 feet higher than our backyard deck. If several council members were ever able to swing by for a few minutes to visit our backyards, they might better appreciate the impact on the neighborhood properties. We understand the need to develop the property profitably and the trend to multifamily housing, which we are not opposed to. We would simply like to see the two villas merged into attached twin homes; they could have the same square footages and garage sizes as the originally-planned villa homes, but their rear setback would be more in line with the existing twin homes across the north lot line. This would greatly reduce the damage to the neighbors' properties. Thank you. -- Nimnuan Wannasri, 4613 Meadow Rd.

Respondent No: 17
Login: Anonymous
Email: n/a

Responded At: Oct 11, 2021 07:05:23 am
Last Seen: Oct 11, 2021 07:05:23 am
IP Address: n/a

Q1. **First and Last Name** Heather Isaacs

Q2. **Address** 4640 France Avenue S

Q3. **Comment**

Dear Honorable Mayor and City Council: Many neighbors are opposed to a redevelopment proposal that would build two separate houses on this narrow 48-foot lot. Many of us do support a plan for attached twin homes that would (1) better conform to Edina's Comprehensive Plan, and (2) lessen the significant negative impact to the properties of immediate neighbors. A twin home plan would still allow the developer to build comparably-sized homes. At the City Council public hearing on October 5, the builder's only objection to a twin home plan was the limited width of a side entry driveway to the attached garages of a twin home. We believe this can be addressed satisfactorily and is a clearly beneficial alternative to the disruption that a second home built squarely in the middle of a backyard will present to neighbors' properties. We ask that you vote against the approval of this project as it currently stands. Sincerely, Heather Isaacs

Respondent No: 18
Login: Anonymous
Email: n/a

Responded At: Oct 11, 2021 08:54:46 am
Last Seen: Oct 11, 2021 08:54:46 am
IP Address: n/a

Q1. **First and Last Name** Jan Monson

Q2. **Address** 3945 West 49th St

Q3. **Comment**

Dear Honorable Mayor and City Council: My hope is that you will make a decision that will benefit the existing neighbors rather than the developers. Seems like increased density is the goal of many of the City Councils, past & present. The neighbors are not opposed to a duplex and my hope is that you will be more empathetic to the neighbor's concerns over the developer's proposal to build two separate houses. Which type of development would you favor next door to you? Many neighbors are opposed to a redevelopment proposal that would build two separate houses on this narrow 48-foot lot. Many of us do support a plan for attached twin homes that would (1) better conform to Edina's Comprehensive Plan, and (2) lessen the significant negative impact to the properties of immediate neighbors. A twin home plan would still allow the developer to build comparably-sized homes. At the City Council public hearing on October 5, the builder's only objection to a twin home plan was the limited width of a side entry driveway to the attached garages of a twin home. We believe this can be addressed satisfactorily and is a clearly beneficial alternative to the disruption that a second home built squarely in the middle of a backyard will present to neighbors' properties. We ask that you vote against the approval of this project as it currently stands. Sincerely, Jan Monson

Respondent No: 19
Login: Anonymous
Email: n/a

Responded At: Oct 11, 2021 10:05:41 am
Last Seen: Oct 11, 2021 10:05:41 am
IP Address: n/a

Q1. **First and Last Name** Laura Westlund

Q2. **Address** 4626 France Avenue South, Edina, MN 55410

Q3. **Comment**

The proposed west villa of the two single-family homes in the sketch proposal plan for the new development of 4630 France Avenue South is inappropriate for this lot. The house extends significantly further west than any other dwelling on the 4600 block of France Avenue South and disrupts the established backyard area that runs between France Avenue South and Meadow Road for this entire block. The arguments made by the Planning Commission and the City of Edina to connect this proposal to Edina's Comprehensive Plan are weak; these two single-family homes with elevators endeavor to "accommodate housing needs of Edina's changing population" by allowing seniors in our community to age in place, but the proposed development for 4630 France does not align with other "Trends and Challenges" in the Housing section of Edina's Comprehensive Plan, namely, "Mitigating effects of new developments on existing neighborhoods," "Maintaining community character," and "Accommodating affordability in a high property value community." The argument presented at the City Council meeting on October 5 that a twin home cannot be built on this property because of issues with the driveways and turnaround space for the two homes is also weak, and there is no hardship that requires a side yard variance from the city standard of 20 feet to 7 feet: the two proposed single-family homes, especially the west villa and its location on the lot, are simply inappropriate for the lot and the context of this 4600 block on France.

Delivered via email on Monday, October 11, 2021 for inclusion the City Council Public Hearing record concerning the City Homes Proposal at 4630 France Avenue South.

Mayor and City Council,

I am writing in opposition to the City Homes proposed redevelopment of 4630 France Avenue South ("the City Homes@4630 proposal"), and I call on the City Council to vote against the current proposal. It appears that the City of Edina ("Edina") is attempting to mislead the public on behalf of development interests by putting forward false, misleading, incomplete, and ambiguous data.

The City's support for the proposal, and the problematic data, are disturbing, and suggest deeper problems related to Edina's planning and development functions.

The proposal appears to actually constitute an R-1 subdivision to construct two single-family detached homes on the lot, which is an unreasonable use of the lot. The proposed redevelopment would serve to severely disrupt the neighborhood character. This disruption would include setting a new precedent by severely reducing R-1 lot size from the required minimum of 9,000 square feet, down to 5,016 square feet. This disruption would also include setting a new precedent by reducing the front street setback by roughly 17 feet, and possibly more, about a 36% reduction, without even disclosing the setback reduction to the public during the public hearing process. It was not discussed until after I exposed the scheme in my testimony at the City Council Public Hearing.

The unscrupulous attempt by Edina, to covertly reduce the front street setbacks is part of a pattern that includes the Southdale Design Experience Guidelines, a recent redevelopment proposal at 4040 West 70th Street, and the codification of, and an attempt to further codify unscrupulous schemes into the zoning code.

The focus of this letter is on various data from the October 5, 2021 City Council Public Hearing for the City Homes@4630 proposal.

I. Cary Teague's Staff Report (Attachment 2 on the Coversheet for the City Council Public Hearing).

A. Ambiguous statement comparing the City Homes@4630 proposal to the White Oaks Townhomes is later followed by explicitly stated falsehoods.

The White Oaks Townhomes contain two groupings. Each grouping containing two *attached* dwellings, for a total of four dwellings. The City Homes@4630 proposal is for two detached dwellings.

The following statement is ambiguous as to exactly what configurations the proposed project shares with the WOTs.

See Page 2 under the heading "Rezoning", Item (1), Para. 3, Sentence 1:

> *"The proposed project consists of two single-family detached dwellings in a configuration like the townhome development to the north."*

In later pages, in a discussion of Minnesota Statutes and Variances, Cary repeatedly and falsely equates the City Homes@4630 proposal with the White Oaks Townhomes, and falsely describes the White Oaks Townhomes as "detached".

Page 5, Item 1), Para.2, Sentence 3:

> *"The proposed two lot development is the same as the 4-lot development to the north."*

Page 5, Item 1), Para.4, Sentence 1:

> *"The proposed development is reasonable compared to the existing 4-lot detached single dwelling unit development to the north."*

Page 5, Item 1), Para.2, Sentence 3:

> *"The proposed homes would be located similar on the site than the single family detached homes to the north that are also accessed by a shared driveway."*

These false statements are repeated on Page 6, in support of proposed variances, under the heading: *"Are the proposed variances reasonable?",* and on Page 7 in the Staff Recommendations section.

B. Misrepresentative comparison of lots and lot sizes.

1. Cary misrepresented the comparative lot square footage per dwelling unit by omitting the White Oaks Townhomes common area.

Under the heading "Rezoning" in the "Supporting Information" section, Cary states:

> *"The proposed project consists of two single-family detached dwellings in a configuration like the townhome development to the north. The proposed density is the same as the development to the north. The average lot size is 4,388 square feet in size to the north, which is smaller than the proposed two lots. (Proposed lots are 5,016 square feet in size.)"*
>
> Page 2, "Rezoning", Number (1), Paragraph 3.

With these measurements, Cary implies that the City Homes@4630 proposal is on larger lots than the White Oaks Townhomes. But that is a false and misleading comparison because Cary failed to include

the 2,887 square-foot commons area at the White Oaks Townhomes. When the commons area is properly included, the opposite is true. The average lot size of each of the four White Oaks Townhomes is 5,121 square feet, exceeding the 5,016 square feet of the City Homes@4630 proposal by 105 square feet.

In spite of these facts, Cary goes on to straddle the fence and ambiguously imply that the City Homes@4630 proposal has larger lots than the White Oaks Townhomes, for example:

> *"The proposal is consistent with the lot sizes to the north, (slightly larger) and provides a buffer from the single-family homes to the west to France Avenue."*
> Staff Report, Page 3, Number (2), Para. 2, Sentence 2.

The commons area for the White Oaks Townhomes is outlined in blue in the screenshot below from the Hennepin County Property Database:

2. Cary falsely understated the effective housing unit density (dwelling units per acre) of the City Homes@4630 proposal.

In the Comprehensive Plan, the White Oaks Townhomes are guided for 4 to 8 dwelling units per acre ("du/acre").

In the Supporting Information section on Page 3 of his Staff Report (under the paragraph heading "Planning"), Cary reports that the City Homes@4630 proposal is guided in the Comprehensive Plan for 4 to 8 du/acre, and that the proposed density "is the same as the development to the north" (Page 3, Rezoning, Item (1), Para. 3, Sentence 2). That is false.

In fact, neither the White Oaks Townhomes, nor the City Homes@4630 proposal are large enough to accommodate a density of 8 du/acre. But the White Oaks Townhomes contain slightly more acreage, resulting in an effective density at the White Oaks Townhomes that is slightly less than what the City Homes@4630 proposal would be.

The effective density of the White Oak Townhomes (all 5 lots combined), is 8.51 du/acre. The City Homes@4630 proposal would *exceed* that with an effective density of 8.68 du/acre. So, the City Homes@4630 proposal calling for two *detached* homes (instead of attached) serves to exacerbate the problem stemming from the fact that it starts with less supporting acreage per dwelling unit than the White Oaks Townhomes

II. False imagery concerning front street setbacks are contained in Cary's Slideshow presentation (Attachment 11 on the Coversheet for the City Council's Public Hearing).

A. The White Oaks Townhomes are falsely portrayed with a smaller front street setback.

See screenshot below from Slideshow Page 2. In this map image, the 4630 France lot is highlighted in pink. 4630 France and the five singles and duplexes to the south of it all share a uniform front street setback. The White Oaks Townhomes are the two elongated structures immediately north of 4630. The White Oaks Townhomes are falsely shown projecting out closer to France Avenue than the homes to the south. The false imagery is repeated on Slideshow Page 4.

In fact, the City Homes@4630 proposal would be the only structure on the entire 4600 block that would not maintain the setbacks on the block, which are roughly 47 feet, and in some cases more. The City Homes@4630 proposal would be detrimental to the neighborhood, by altering the front street setbacks and serving to disrupt the neighborhood character.

B. Interestingly, the City's online zoning map does not portray the erroneous imagery (see the comparative screenshot below).

C. In fact, the White Oaks Townhomes maintained the neighborhood setbacks, even with the PRD-2 zoning.

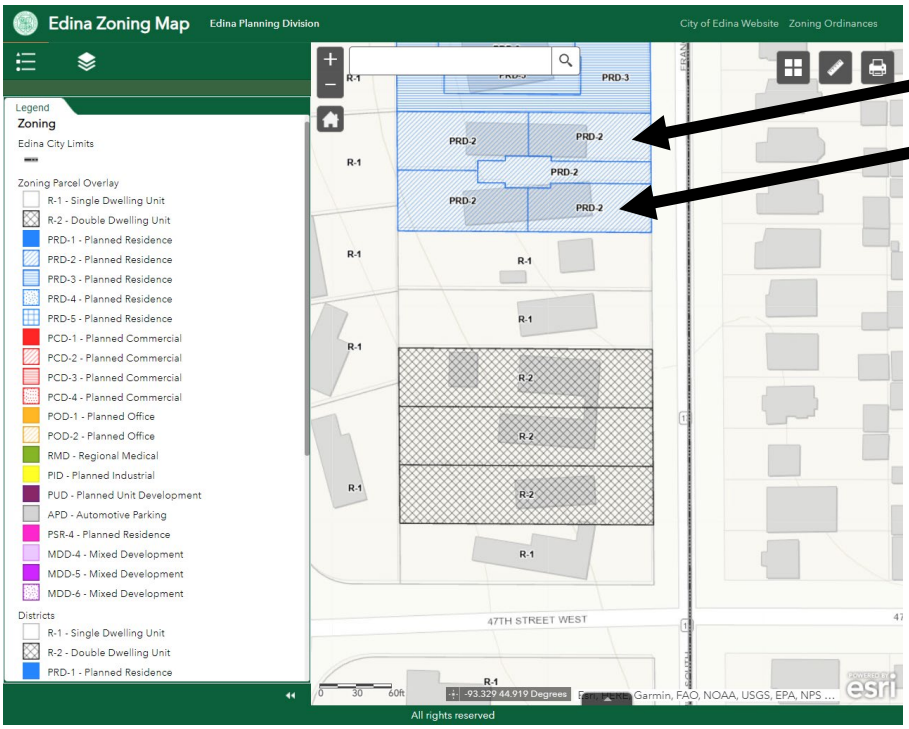
Even though the White Oaks Townhomes are zoned PRD-2, they maintained the front street setback of all six homes to the south, which is roughly 47 feet.

Slideshow Page 2:

Front street setbacks falsely portray the White Oaks Townhomes much closer to France Avenue than homes to the south.

Contrast to Edina's Online Zoning Map

https://edinagis.maps.arcgis.com/apps/webappviewer/index.html?id=6e8c334f8bd04c39ba8741f20e55afe5:



Front street setbacks at the White Oaks Townhomes shown in line with homes to south.

D. Hennepin County aerial photo documents the White Oaks Townhomes front street setbacks.

Even though the White Oaks Townhomes are zoned PRD-2, they maintained the front street setback of all six homes to the south, which is roughly 47 feet.

The screenshot below is a 2009 record in the Hennepin County Property Database. The lighting and image quality were particularly good in 2009 for viewing this area. The blue highlighting identifies the 4630 property.

In this aerial view, you can see that the front street setbacks on the White Oaks Townhomes maintained the setbacks of the singles or doubles to the south on the 4600 block of France Avenue South. The brown rectangles of the White Oaks Townhomes are the upper-level roof of the units, and are an accurate reflection of the front of the building.

For clarification, the townhomes are attached in an east-west orientation, and the lower roof, under which the units are joined, is a muted grey.

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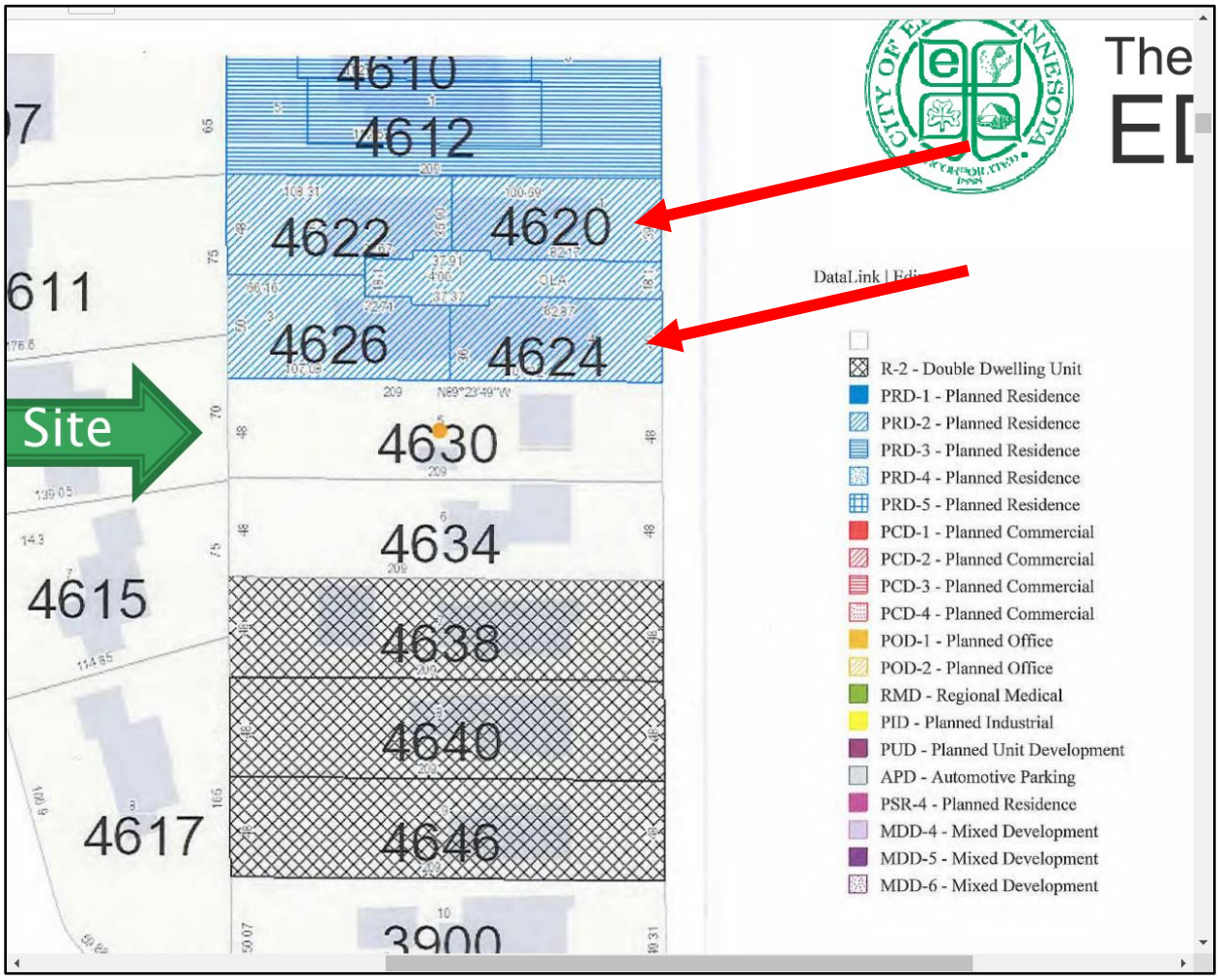
E. Cary's slideshow presentation. Page 4 repeats the false front street setback data that was shown on Page 2.

See screenshot below. The falsely reduced front street setbacks are seen again on the lots labeled 4620 and 4624.



III. Developer misrepresentation or misstatement was not corrected by Cary.

A. In testimony.

In responding to Council questions concerning the development potential at 4630 France, Jeff Ziebarth of Perkins & Wills stated that if a single-family home were to be built, that "this could be nearly a 5,000 square-foot house".

Link@ 1.08.37 https://youtu.be/AnAcgY6-bek?t=4117

It appears to me that this was an erroneous assertion, and I hope you will verify what is correct. In reading the R-1 zoning code, Sec. 36-438 (1) a., it states that for "Lots 9,000 square feet or greater in area. Building coverage shall be not more than 25 percent for all buildings and structures. 25% of 10,032 would be 2,508 square feet, not 5,000 square feet.

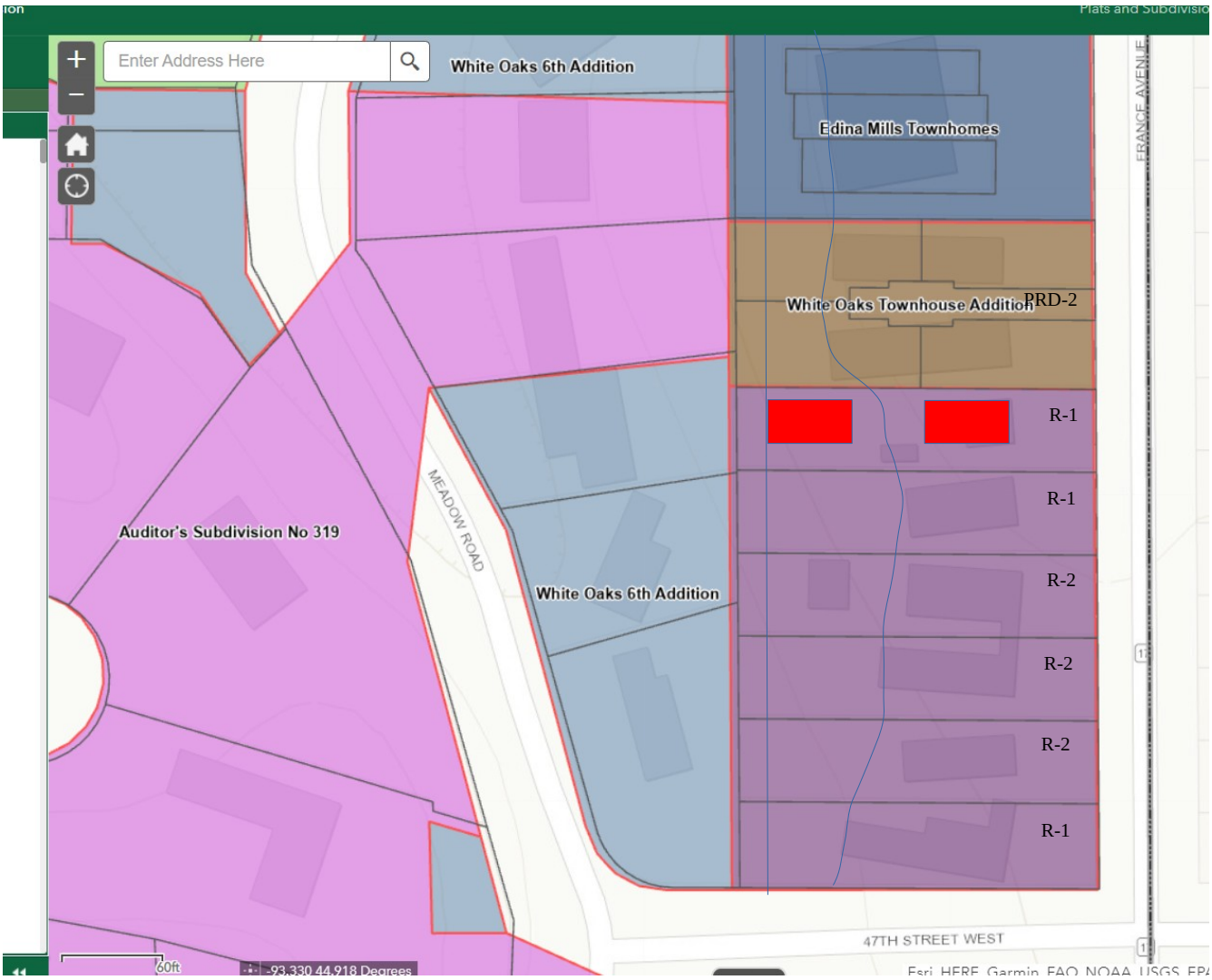
A. In print. Example is from Attachment 5 of the Council's Coversheet for the Public Hearing.

In the developer's submittal, Page 1, Para. 2, the R-1 homes are represented as "outliers" in "this stretch of France Avenue". That is not true. There are 3 duplexes, 3 single-family homes, and 2 sets of townhomes. The single-family homes are not outliers.

These are just some examples of problems. I hope that the City Council will wish to make decisions fully informed with accurate data. I hope this letter serves to help in that regard. I hope you will not approve the current proposal.

Sincerely,

Roberta Castellano
4854 France Ave S



By Simply Homes 4630 France Avenue Edina, Minnesota by Simply Homes The new development would propose the construction of two (2) villa type homes to be built on the 4630 France Avenue lot/parcel. The existing home on site is vacant, listed as a teardown and been on the market for many months. In this specific setting, we believe there is a market for smaller single family detached homes as a viable option to a town home setting or condominium. There are several townhome developments nearby this location (one directly north and adjacent this site). The specifics of the new homes include the following: • Approximately 2,400 SF of living space (each unit) • 2 car garage • 3 Bedroom, 4 Bath including Recreation Room (or 4th Bedroom) and Home Office • 2 ½ story construction (slab on grade), ground level floor depressed (verify grading) to reduce overall height • Architectural style would be urban cottage • Exterior materials to include (several study options and combinations): Board and batten siding, vertical siding in combination with stained (or painted) wood siding and shingle or metal roofs. Planning variances and rezoning request would include the following: • Re-zoning to enable 2 units on this lot/parcel • Proposed Rear Yard Setback reduced to 20’ – 0” versus 25’ – 0” required • Assumes Side Yard Setbacks of 7’- 0” (verify requirement) • Assume 35’ – 0” Front Yard Setback (verify requirement) • Lot Coverage: Proposed building and hardscape at 33% of lot area, not including reduction for pervious paving (verify requirement)

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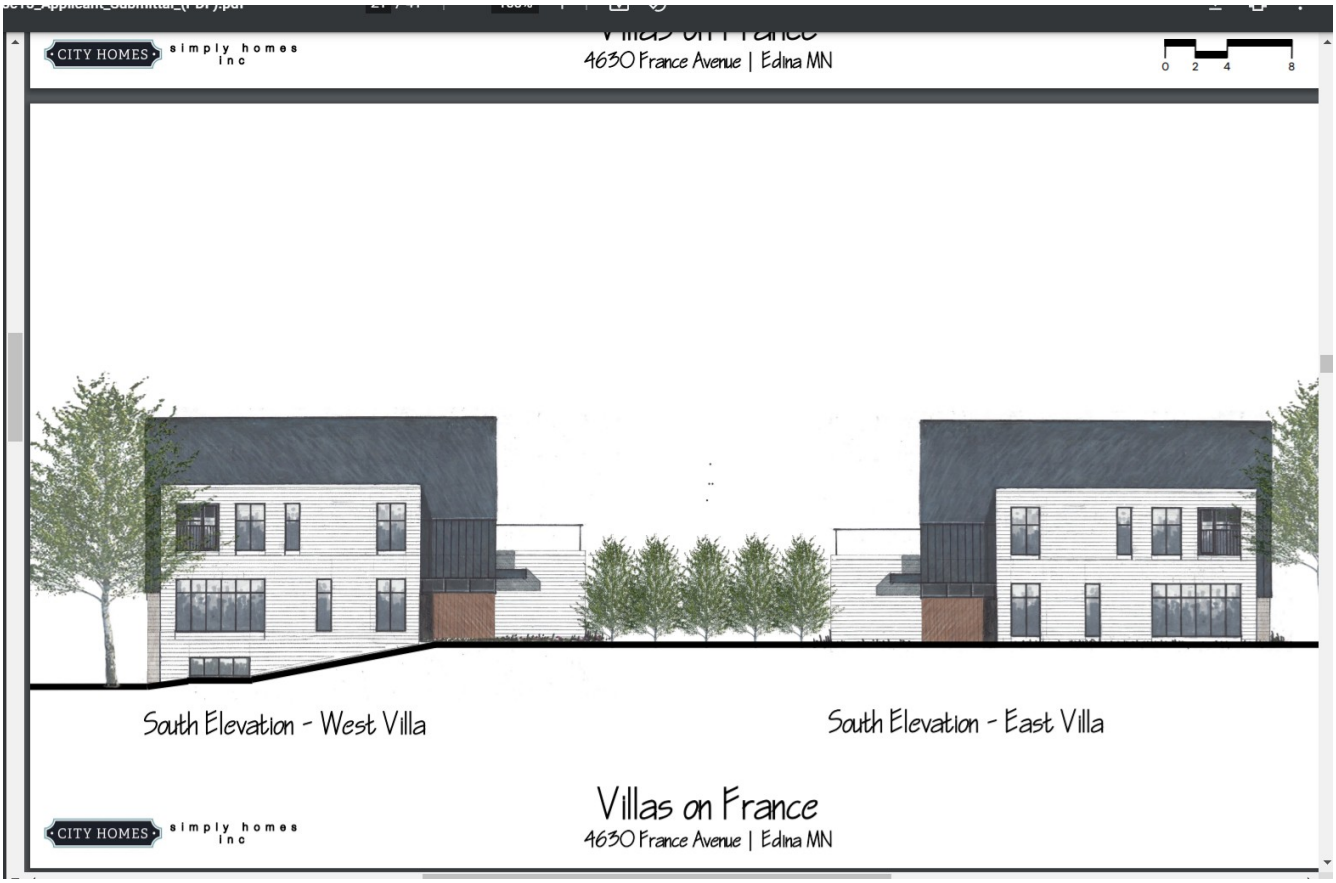

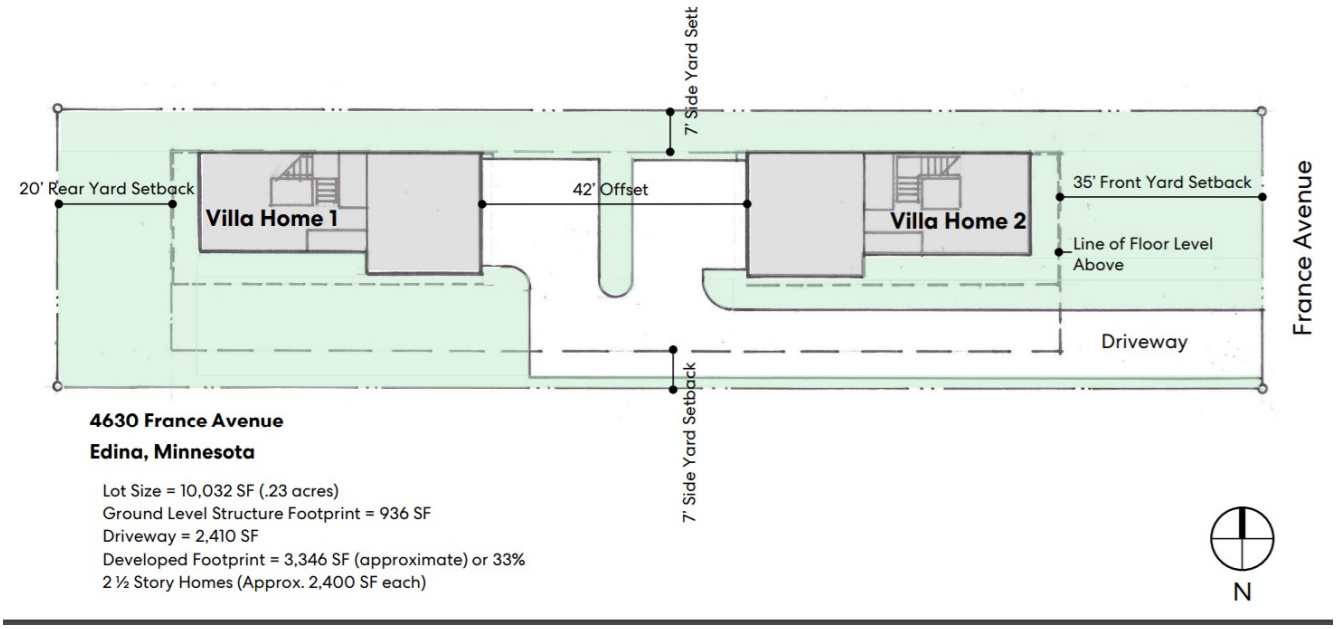

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STAFF REPORT

Date: September 22, 2021

To: Planning Commission

From: Cary Teague, Community Development Director

Subject: Preliminary Rezoning & Preliminary Development Plan with Variances for City Homes at 4630 France Avenue.

Information / Background:

The Planning Commission is asked to consider a re-development proposal to tear down the existing single-family home and build two villa style homes at 4630 France Avenue. A shared driveway off France Avenue would provide access for both homes. (See proposed plans and narrative.)

The property to the north contains a 4-unit townhome development zoned PRD-2, Planned Residential Development -2. The property to the south is a single-family home zoned R-1, Single Dwelling Unit District. Further south are duplexes zoned R-2, Double Dwelling Unit District. (See attached zoning map.)

To accommodate the request the following is required:

- A Rezoning from R-1, Single-Dwelling Unit District to PRD-2 Planned Residential District 2.
- Preliminary Plat.
- Side yard setback variances from 20 feet to 7 feet and 15 feet.
- Rear yard setback variance from 35 feet to 25 feet.
- Building coverage variance from 25% to 26.3%.
- Lot size variance from 7,300 square feet to 5,016 square feet.

SUPPORTING INFORMATION

Surrounding Land Uses

Northerly:	A 4-unit single dwelling unit attached residential development; zoned PRD-2, Planned Residential District and guided Low Density Attached Residential.
Easterly:	France Avenue and the City of Minneapolis.
Southerly:	Single-family home, zoned R-1, and guided Low Density Attached Residential.
Westerly:	Single-family homes, zoned R-1, and guided Low Density Residential.

Existing Site Features

The subject property is 10,032 acres in size and contains a single-family home.

Planning

Guide Plan designation:	LDAR, Low Density Residential Attached Residential (4-8 units per acre).
Zoning:	R-1, Single Dwelling Unit District

Rezoning

Per Section 36-213 of the Zoning Ordinance "the commission may recommend approval by the council based upon, but not limited to, the following factors:"

(1) Is consistent with the comprehensive plan;

The subject property is guided low density residential attached, which is described as "two-family and attached dwellings of low densities and moderate heights. This category recognizes the historical role of these housing types as transitional districts between single-family residential areas and major thoroughfares or commercial districts. May include single-family detached dwellings." "Introduction of more contemporary housing types, such as low- density townhouses, may be an appropriate replacement for two- family dwellings in some locations, provided that adequate transitions to and buffering of adjacent dwellings can be achieved." The density allowed within this district is 4 - 8 residential dwelling units per acre.

The proposed project consists of two single-family detached dwellings in a configuration like the townhome development to the north. The proposed density is the same as the development to the north. The average lot size is 4,388 square feet in size to the north, which is smaller than the proposed two lots. (Proposed lots are 5,016 square feet in size.)

(2) Will not be detrimental to properties surrounding the tract;

The project would not be detrimental to surrounding properties. The proposal is consistent with the lot sizes to the north, (slightly larger) and provides a buffer from the single-family homes to the west to France Avenue. The land use configuration is as described in the Comprehensive Plan "This category (Low Density Attached Residential) recognizes the historical role of these housing types as transitional districts between single-family residential areas and major thoroughfares or commercial districts."

(3) Will not result in an overly intensive land use;

With the reduction of the size of the homes provided to reduce the number of variances requested (rear yard setback variance and building coverage) the development would not result in an overly intensive land use. The density is consistent with the Comprehensive Plan and the lot sizes are consistent with the lot sizes to the north and similarly zoned property.

(4) Will not result in undue traffic congestion or traffic hazards;

The addition of one single-family home would not result in an undue traffic congestion or hazards on France Avenue.

(5) Conforms to the provisions of this section and other applicable provisions of this Code; and

There are several variances requested with this project. Staff is not in support of all of the variances as proposed. The size of the homes should be reduced to eliminate the building coverage variance and the rear yard setback variance. The other variances are reasonable due to the small lot size and narrow lot width.

(6) Provides a proper relationship between the proposed improvements, existing structures, open space and natural features.

The proposed lot configuration and building location is similar to the development to the north. (See attached aerial photograph of the area.) There would be a 17-foot distance between the duplex to the north and the proposed home, and a 19-foot distance between the proposed home and the single-family home to the south. Within the City's single-family residential areas with 50-foot-wide lots (Country Club and much of east Edina) the separation between single-family homes is often 10 feet. Therefore, staff believes the relationship between structures is reasonable.

Grading/Drainage/Utilities

The city engineer has reviewed the proposed plans and has recommended some changes. These changes would be required at the time of building permit. (See attached.) Any approvals of this project would be subject to review and approval of the Minnehaha Creek Watershed District, as they are the City's review authority over the grading of the site.

Sustainability

The applicant has provided the sustainability questionnaire. (See attached.) Additionally, the City's sustainability coordinator has reviewed the plans and provided comments and recommendations in the engineering memo. (See attached engineering memo.) These shall be made conditions of approval.

Park Dedication

Park dedication for one new lot would be required to be paid at the time of building permit in the amount of $5,000.

COMPLIANCE TABLE

	City Standard (PRD-2)	Proposed
Structure Setbacks Front – France Avenue Side – North Side – South Rear – West	 30 feet 20 feet 20 feet 35 feet	 30 feet ***7 feet**** ***15 feet**** ***25 feet****
Height	2-1/2 stories and 30 feet	2-1/2 stories and 30 feet
Density	Lot area per unit - 7,300 s.f.	***5,016 s.f.****
Building Coverage	25%	***26%****

Variance Required

Variances – Setbacks & Building Size

This section considers the following variances: Side yard setback variances from 20 feet to 7 feet and 15 feet; rear yard setback variance from 35 feet to 25 feet; building coverage variance from 25% to 26.3%; lot size variance from 7,300 square feet to 5,016 square feet.

Per the Zoning Ordinance, a variance should not be granted unless it is found that the enforcement of the ordinance would cause practical difficulties in complying with the zoning ordinance and that the use is reasonable. As demonstrated below, staff believes the proposal does meet the variance standards, when applying the three conditions:

Minnesota Statues and Edina Ordinances require that the following conditions must be satisfied affirmatively. The Proposed Variance will:

1) ***Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.***

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable. "Practical difficulties" may include functional and aesthetic concerns.

Staff believes the proposed variances mentioned above are reasonable if the proposed building sizes are reduced. The practical difficulty is caused by the small size of the lot and narrow width. The proposed two lot development is the same as the 4-lot development to the north. Staff believes it is reasonable to development the subject lot in the same manner.

Staff recommends reducing the size of the buildings to meet the rear yard setback to maintain code compliant separation with the single-family development to the west and meet the building coverage requirement of 25%.

The proposed development is reasonable compared to the existing 4-lot detached single-dwelling unit development to the north. The proposed lot sizes are slightly larger than the existing lots to the north. The average lot size of the development to the north is 4,388 square feet in size, smaller than the proposed two lots. Proposed lots are 5,016 square feet in size.

2) ***There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?***

Yes. The circumstance of this single-dwelling unit lot being guided as low density attached residential in the Comprehensive Plan and located adjacent to a PRD-2 zoning district is unique to the property and not common to the vast majority of the R-1 zoning district lots.

3) ***Will the variance alter the essential character of the neighborhood?***

No. The variance would not alter the essential character of the district. The proposed homes would be located similar on the site than the single family detached homes to the north that are also accessed by a shared driveway.

PRIMARY ISSUES/STAFF RECOMMENDATION

Primary Issues

- **Is the proposed Rezoning reasonable?**

Yes. Staff does support the revised rezoning of the site, for the following reasons:

1. The proposed Rezoning is consistent with the adjacent 4-lot development to the north which has the same PRD-2 Zoning Designation.

2. The proposed lots are similar in size to the 4-lot development to the north. The average lot size of the development to the north is 4,388 square feet in size, smaller than the proposed two lots. Proposed lots are 5,016 square feet in size.

3. The relationship and spacing between adjacent structures is reasonable. There would be a 17-foot distance between the duplex to the north and the proposed home, and a 19-foot distance between the proposed home and the single-family home to the south. Within the City's single-family residential areas with 50-foot-wide lots (Country Club and much of east Edina) the separation between single-family homes is often 10 feet.

4. The proposed rezoning is consistent with the Comprehensive Plan.

5. The proposal meets the criteria for considering rezoning in Section 36-213 of the Zoning Ordinance as outlined on page 5-6 of this staff report.

- **Are the proposed variances reasonable?**

Yes. Staff does support the side yard setback variances and the lot size variances for the following reasons:

1. The practical difficulty is caused by the small size of the lot and narrow width. The proposed two lot development is the same as the 4-lot development to the north. Staff believes it is reasonable to development the subject lot in the same manner.

2. The requested rear yard setback and building coverage setbacks are not reasonable due to the large structure sizes. The size of the structures could be reduced and shifted to meet the rear yard setback and 25% building coverage requirement. The 35-foot rear yard setback provides a code compliant setback to the adjacent R-1 property to the west.

3. The proposed development is reasonable compared to the existing 4-lot detached single-dwelling unit development to the north. The proposed lot sizes are slightly larger than the existing lots to the north. The average lot size of the development to the north is 4,388 square feet in size, smaller than the proposed two lots. Proposed lots are 5,016 square feet in size.

4. The circumstance of this single-dwelling unit lot being guided as low density attached residential in the Comprehensive Plan and located adjacent to a PRD-2 zoning district is unique to the property and not common to the vast majority of the R-1 zoning district lots.

5. The variance would not alter the essential character of the district. The proposed homes would be located similar on the site than the located of the single family detached homes to the north that are also accessed by a shared driveway.

Staff Recommendation

Options for Consideration & Recommendation

A case can be made for approval and denial of this project. Below are options for the planning commission and city council to consider for approval and denial:

Approval

A. Recommend the City Council approve the request for Preliminary Rezoning from R-1 to PRD-2, Preliminary Plat, Side yard setback variances from 20 feet to 7 and 15 feet, and a lot size variance from 7,300 square feet to 5,016 square feet. Approval is based on the following findings:

1. The practical difficulty is caused by the small size of the lot and narrow width. The proposed two lot development is the same as the 4-lot development to the north. Staff believes it is reasonable to development the subject lot in the same manner.

2. The requested rear yard setback and building coverage setbacks are not reasonable due to the large structure sizes. The size of the structures could be reduced and shifted to meet the rear yard setback and 25% building coverage requirement. The 35-foot rear yard setback provides a code compliant setback to the adjacent R-1 property to the west.

3. The proposed development is reasonable compared to the existing 4-lot attached residential development to the north. The proposed lot sizes are slightly larger than the existing lots to the north. The average lot size of the development to the north is 4,388 square feet in size, smaller than the proposed two lots. Proposed lots are 5,016 square feet in size.

4. There would be a 17-foot distance between the duplex to the north and the proposed home, and a 19-foot distance between the proposed home and the single-family home to the south. Within the City's single-family residential areas with 50-foot-wide lots (Country Club and much of east Edina) the separation between single-family homes is often 10 feet. Therefore, staff believes the relationship between structures is reasonable.

5. The circumstance of this single-dwelling unit lot being guided as low density attached residential in the Comprehensive Plan and located adjacent to a PRD-2 zoning district is unique to the property and not common to the vast majority of the R-1 zoning district lots.

6. The variances would not alter the essential character of the district. The proposed homes would be located similar on the site than the located of the single family detached homes to the north that are also accessed by a shared driveway.

7. The proposal meets the criteria for considering rezoning in Section 36-213 of the Zoning Ordinance as outlined on page 5-6 of this staff report.

B. Recommend the City Council deny the proposed rear yard setback variance and building coverage variance. Denial is based on the following findings:

1. There are no practical difficulties associated with these requests.

2. The proposed structures could be reduced in size to meet the rear yard setback requirement and building coverage requirement.

Approval is subject to the following Conditions:

1. The Final Plans and Final Plat must be adjusted to meet the following:

   a. The rear yard setback for the structure on Lot 2 must meet the required setback of 35 feet.
   b. The overall building coverage may not exceed 25%.
   c. The front yard setback shall be no closer than 30 feet to the lot line on France Avenue.
   d. All revisions required in the engineering memo dated September 14, 2021
   e. The Final Plat must include a 10-foot easement along France Avenue for Pedestrians and future sidewalk improvements.

2. Submittal of a construction management plan subject to review and approval of city staff prior to issuance of a building permit. No dumpsters or construction material shall be stored in the street.

3. Hours of construction must be consistent with City Code.

4. Park Dedication of $5,000 due at the time of building permit.

5. Compliance with the conditions required in the engineering memo dated September 14, 2021.

6. A shared driveway and maintenance agreement/easement must be established over the share driveway. The easement must be filed prior to issuance of a certificate of occupancy for the first structure.

7. A separate water and sewer service and permit are required for each unit.

8. A 13-D Fire Sprinkler System is required in each home. Provide the required size of the domestic water for each unit to ensure complies for the fire sprinkler system.

Denial

Recommend the City Council deny the request for Preliminary Rezoning from R-1 to PRD-2, Preliminary Plat, side yard setback variances from 20 feet to 7 and 15 feet, rear yard setback variance from 35 to 25 feet, and a lot size variance from 7,300 square feet to 5,016 square feet. Approval is based on the following findings:
Denial is based on the following findings:

1. The proposed density is not reasonable for the site.

2. The proposal does not meet the criteria for considering rezoning in Section 36-213 of the Zoning Ordinance.

3. The proposed variances do not meet the findings for a variance.

4. The proposed development is too large for the site.

Staff Recommendation

Staff recommends approval of the request subject to the findings and conditions listed above, and denial of the rear yard setback variance and building coverage variance.

Deadline for a City decision: December 7, 2021

TO: Cary Teague, Community Development Director

FROM: Stephanie Hawkinson, Affordable Housing Development Manager

DATE: August 30, 2021

RE: Proposed Villas on France

The proposed Villas on France development entails demolishing a single family house at 4630 France Avenue and replacing with two single family houses. The rationale is that the property is too costly for a single family teardown, and there is a demand for houses for empty nesters who want to downsize.

Comments in support of proposal:

- The Housing Strategy Task Force recommended upzoning, or increasing density, along transit corridors.

As the proposed development is not small (each unit would be 2,800 square feet; 3 bedrooms and 3 baths and 2 car garages) and the sale prices is unknown, but anticipated to be market rate for the area, it is unlikely to help the City in reaching the affordable housing goals.

DATE: 9/14/2021

TO: 4630 France Ave, City Homes and Simply Homes

CC: Cary Teague – Community Development Director

FROM: Chad Millner, PE, Director of Engineering

RE: **4630 France Ave – Development Review**

The Engineering Department has reviewed the subject property for pedestrian facilities, utility connections, grading, flood risk, and storm water. Plans reviewed included an existing survey, preliminary play, and stormwater management plan dated July and August 2021.

	Review Comment	Required For
General		
1.	Deliver as-build records of public and private utility infrastructure post construction.	Certificate of Occupancy
Survey		
2.	An existing and proposed site condition survey is required.	Grading/Building Permit
2.1	Show all existing and proposed public and private easements.	Grading/Building Permit
Living Streets		
3.	Design sidewalks to meet ADA requirements.	Grading/Building Permit
4.	Saw cut concrete sidewalk joints on public sidewalks.	Grading/Building Permit
5.	Public sidewalk to match existing.	Grading/Building Permit
Traffic and Street		
6.	Review fire access requirements with fire department. Fire truck turning template attached.	Grading/Building Permit
7.	Hennepin County Access Permit required for entrance reconstruction.	Building Permit
8.	Road patching shall conform to Hennepin County standards.	Certificate of Occupancy
9.	Provide 10' easement along eastern side of property for future sidewalk improvements. Staff recommends minimal trees, plantings or other landscaping items within the easement.	Grading/Building Permit
Sanitary and Water Utilities		
10.	Served by City of Minneapolis. City of Minneapolis utility permits required.	Grading/Building Permit

11.	Domestic water shall be sized by the developer's engineer.	Grading/Building Permit
12.	Domestic sanitary shall be sized by the developer's engineer.	Grading/Building Permit
13.	A SAC determination will be required by the Metropolitan Council. The SAC determination will be used by the City to calculate sewer and water connection charges	Grading/Building Permit
14.	A well may be located onsite. MDH to provide documentation as available. A licensed well contractor may be required to search the site for a well. Wells not in use must be sealed by a licensed well contractor per MN Rules, Chapter 4725.	Certificate of Occupancy
Storm Water Utility		
15.	Site drains to landlocked basins (MHN_65 and 66), a structural flooding issue (MHN_66), and private property (MHN_65). Demonstrate no increase in peak flood elevations for 1% annual chance flood event (NOAA Atlas 14, 100-year), volume control (1.1"x new contributing impervious), and rate control to private property (NOAA Atlas 14, 10-year). Provide existing and proposed hydrocad to confirm.	Grading/Building Permit
16.	The Minnesota Stormwater Manual recommends the 10' as the minimum distance between an infiltration practice (rain garden 2) and a structure's foundation. Revise.	Grading/Building Permit
17.	Rain garden #2's overflow creates a new concentration of drainage that will affect downstream structures. Revise design to eliminate new concentration of drainage.	Grading/Building Permit
18.	Mitigation is distributed unevenly between the two sites. Revise to proportionally distribute mitigation per site. Recommend engineered pervious driveway with drains to direct overflow to street.	Grading/Building Permit
19.	Indicate the rain garden responsibility maintenance.	Grading/Building Permit
20.	Proposed lowest floors (904.93') are above the required FEMA 1% annual chance 875.5' with more than 2' of freeboard.	General Comment
21.	Provide geotechnical report with soil borings.	Grading/Building Permit
22.	Provide hydraulic and hydrologic report meeting watershed and state construction site permit requirements.	Grading/Building Permit
23.	Submit watershed district permit and copies of private maintenance agreement in favor of watershed.	Grading/Building Permit

Grading Erosion and Sediment Control		
24.	A SWPPP consistent with the State General Construction Site Stormwater Permit is required.	Grading/Building Permit
Constructability and Safety		
25.	Construction staging, traffic control, and pedestrian access plans will be required.	Grading/Building Permit
26.	Retaining walls over 4-ft in height require design by a structural engineer. Hydrostatic pressure from nearby rain gardens shall be accounted for.	Grading/Building Permit
Other Agency Coordination		
27.	Hennepin County, City of Minneapolis, MDH, MPCA and MCES permits required as needed.	Grading/Building Permit
28.	Minnehaha Creek Watershed District permit is required.	Grading/Building Permit
Sustainability		
29.	Staff recommends considering EV charging infrastructure for residents.	General Comment
30.	The Metropolitan Council's Extreme Heat map shows that during an extreme heat event (when air temperatures are 90 or above), this area of Edina can be 4 degrees F hotter than surrounding areas. Green roofs reduce the urban heat island effect, reducing amount of greenhouse gas emissions trapped in the atmosphere and energy needs to cool a building. Staff recommends adding a green roof or garden to reduce this urban heat island effect and energy costs to cool the building.	General Comment
31.	The University of Minnesota's Solar Suitability map rates this property as "good" for solar roof installations with a grade of 83 out of 100. Staff recommends considering rooftop solar panels to maximize benefits of renewable energy.	General Comment
32.	Please complete marked “yes” items from Sustainable Design Questionnaire as described below: - utilize Xcel Energy’s Energy Design Assistance and/or Centerpoint Energy’s Builder and Developer programs for this development - appliances and equipment be Energy Star or EPA WaterSense certified - Rely on HERS rating system for energy design and construction strategies - Protect existing healthy trees	General Comment

	- Provide shade trees, native and pollinator-friendly landscaping - outdoor landscaping watering system include a water sensor to automatically reduce watering in wet conditions - site features included to make the use of public transit convenient and simple? Examples include sheltered waiting areas, paved sidewalks and clear site lines	

STAFF REPORT

Date: September 16, 2021

To: Cary Teague, Community Development Director

From: David Fisher, Chief Building Official

Subject: 4630 France Ave – Villas on France

Information / Background:

Two separate single-family dwellings in a villa.

- This would be an R-3 building using the International Residential Code.
- A separate water and sewer service and permit are required for each unit.
- I would recommend a 13-D Fire Sprinkler System in in each home. Provide the required size of the domestic water for each unit to ensure complies for the fire sprinkler system.
- New address numbers will be required.
- Recommend escrow is provided with the demo and new building permits to assure City standards are met for code compliance.

RESOLUTION NO. 2021-88

DENYING PRELIMINARY REZONING FROM R-1, SINGLE-DWELLING UNIT DISTRICT TO PRD-2 PLANNED RESIDENTIAL DISTRICT, PRELIMINARY PLAT, SIDE YARD SETBACK VARIANCE FROM 20 FEET TO 7 FEET AND 15 FEET, LOT SIZE VARIANCE FROM 7,300 SF TO 5,016 SF, REAR YARD SETBACK VARINACE FROM 35 FEET TO 25 FEET AND THE BUILIDNG COVERAGE VARIANCE FROM 25% TO 26% AT 4630 FRANCE AVENUE

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

1.01 City Homes is proposing to tear down the existing single-family home and build two villa style homes at 4630 France Avenue. A shared driveway off France Avenue would provide access for both homes.

1.02 The property is legally described as follows:

Lot 005, Auditor's Subdivision No. 172, Hennepin County Minnesota.

1.03 The property to the north contains a 4-unit townhome development zoned PRD-2, Planned Residential Development -2. The property to the south is a single-family home zoned R-1, Single Dwelling Unit District. Further south are duplexes zoned R-2, Double Dwelling Unit District.

1.04 To accommodate the request the following is request:

- A Rezoning from R-1, Single-Dwelling Unit District to PRD-2 Planned Residential District 2.
- Preliminary Plat.
- Side yard setback variances from 20 feet to 7 feet and 15 feet.
- Rear yard setback variance from 35 feet to 25 feet.
- Building coverage variance from 25% to 26.3%.
- Lot size variance from 7,300 square feet to 5,016 square feet.

1.05 On September 22, 2021, the Planning Commission held a public hearing and recommended approval of the Rezoning, Preliminary Plat, the Side Yard Setback Variances, and the Lot Size Variance. The Commission further recommended denial of the rear yard setback variance and building coverage variance. Vote: 8 Ayes and 0 Nays.

1.06 On October 5, 2021 the City Council held a public hearing and considered the request.

Section 2. FINDINGS

2.01 Denial is based on the following findings:

1. The proposal does not meet the criteria for considering rezoning to PRD-2 in Section 36-213 of the Zoning Ordinance.

2. The proposed variances do not meet the findings for a variance. The proposed structures are too large for the site.

3. The proposed development is too large for the site and don't fit with the character of the neighborhood in relationship with adjacent structures.

4. A duplex located closer to France Avenue would be more appropriate for the site, than constructing a housing behind a house.

Section 3. DENIAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, denies the Preliminary Rezoning from R-1, Single-Dwelling Unit District to PRD-2 Planned Residential District, Preliminary Plat, side yard setback variance from 20 feet to 7 and 15 feet, lot size variance from 7,300 SF TO 5,016 SF, rear yard setback variance and building coverage variance at 4630 France Avenue, based on the findings above.

Adopted by the City Council of the City of Edina, Minnesota, on October 19, 2021.

ATTEST:_____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2021.

_____
Sharon Allison, City Clerk

RESOLUTION NO. 2021-88

APPROVING PRELIMINARY REZONING FROM R-1, SINGLE-DWELLING UNIT DISTRICT TO PRD-2 PLANNED RESIDENTIAL DISTRICT, PRELIMINARY PLAT, SIDE YARD SETBACK VARIANCE FROM 20 FEET TO 7 FEET AND 15 FEET, LOT SIZE VARIANCE FROM 7,300 SF TO 5,016 SF AND DENIAL OF THE REAR YARD SETBACK VARINACE FROM 35 FEET TO 25 FEET AND THE BUILIDNG COVERAGE VARIANCE FROM 25% TO 26% AT 4630 FRANCE AVENUE

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

1.01 City Homes is proposing to tear down the existing single-family home and build two villa style homes at 4630 France Avenue. A shared driveway off France Avenue would provide access for both homes.

1.02 The property is legally described as follows:

Lot 005, Auditor's Subdivision No. 172, Hennepin County Minnesota.

1.03 The property to the north contains a 4-unit townhome development zoned PRD-2, Planned Residential Development -2. The property to the south is a single-family home zoned R-1, Single Dwelling Unit District. Further south are duplexes zoned R-2, Double Dwelling Unit District.

1.04 To accommodate the request the following is request:

- A Rezoning from R-1, Single-Dwelling Unit District to PRD-2 Planned Residential District 2.
- Preliminary Plat.
- Side yard setback variances from 20 feet to 7 feet and 15 feet.
- Rear yard setback variance from 35 feet to 25 feet.
- Building coverage variance from 25% to 26.3%.
- Lot size variance from 7,300 square feet to 5,016 square feet.

1.05 On September 22, 2021, the Planning Commission held a public hearing and recommended approval of the Rezoning, Preliminary Plat, the Side Yard Setback Variances, and the Lot Size Variance. The Commission further recommended denial of the rear yard setback variance and building coverage variance. Vote: 8 Ayes and 0 Nays.

1.06 On October 5, 2021 the City Council held a public hearing and considered the request.

Section 2. FINDINGS

2.01 Approval of the Staff and Planning Commission recommendation (including the variance denials) is based on the following findings:

1. The practical difficulty is caused by the small size of the lot and narrow width. The proposed two lot development is the same as the 4-lot development to the north. Staff believes it is reasonable to development the subject lot in the same manner.

2. The requested rear yard setback and building coverage setbacks are not reasonable due to the large structure sizes. The size of the structures could be reduced and shifted to meet the rear yard setback and 25% building coverage requirement. The 35-foot rear yard setback provides a code compliant setback to the adjacent R-1 property to the west.

3. The proposed development is reasonable compared to the existing 4-lot attached residential development to the north. The proposed lot sizes are slightly larger than the existing lots to the north. The average lot size of the development to the north is 4,388 square feet in size, smaller than the proposed two lots. Proposed lots are 5,016 square feet in size.

4. There would be a 17-foot distance between the duplex to the north and the proposed home, and a 19-foot distance between the proposed home and the single-family home to the south. Within the City's single-family residential areas with 50-foot-wide lots (Country Club and much of east Edina) the separation between single-family homes is often 10 feet. Therefore, staff believes the relationship between structures is reasonable.

5. The circumstance of this single-dwelling unit lot being guided as low density attached residential in the Comprehensive Plan and located adjacent to a PRD-2 zoning district is unique to the property and not common to the vast majority of the R-1 zoning district lots.

6. The variances would not alter the essential character of the district. The proposed homes would be located similar on the site than the located of the single family detached homes to the north that are also accessed by a shared driveway.

7. The proposal meets the criteria for considering rezoning in Section 36-213 of the Zoning Ordinance as outlined on page 5-6 of this staff report.

Section 3. APPROVAL & DENIAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Preliminary Rezoning from R-1, Single-Dwelling Unit District to PRD-2 Planned Residential District, Preliminary Plat, side yard setback variance from 20 feet to 7 and 15 feet, lot size variance from 7,300 SF TO 5,016 SF; and denial of the rear yard setback variance and building coverage variance at 4630 France Avenue, subject to the following conditions:

1. The Final Plans and Final Plat must be adjusted to meet the following:

a. The rear yard setback for the structure on Lot 2 must meet the required setback of 35 feet.
b. The overall building coverage may not exceed 25%.
c. The front yard setback shall be no closer than 30 feet to the lot line on France Avenue.
d. All revisions required in the engineering memo dated October 12, 2021.
e. The Final Plat must include a 10-foot easement along France Avenue for Pedestrians and future sidewalk improvements.

2. Submittal of a construction management plan, including a tree protection plan subject to review and approval of city staff prior to issuance of a building permit. No dumpsters or construction material shall be stored in the street.

3. Hours of construction must be consistent with City Code.

4. Park Dedication of $5,000 due at the time of building permit.

5. A shared driveway and maintenance agreement/easement must be established over the share driveway. The easement must be filed prior to issuance of a certificate of occupancy for the first structure.

6. A separate water and sewer service and permit are required for each unit.

Adopted by the City Council of the City of Edina, Minnesota, on October 19, 2021.

ATTEST:_____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2021.

_____
Sharon Allison, City Clerk

4630 France Avenue • Edina, Minnesota

Villas on France

August 23, 2021

By City Homes + Simply Homes

Intended Use and Proposal Request

The ***Villas on France*** new development proposes the construction of two (2) villa type homes to be built on the 4630 France Avenue parcel. The existing home on site is vacant, listed as a teardown and been on the market for over a year, suggesting the renovation or demolition and construction of a new traditional single-family home has not been seen as a viable option.

The property to the north contains a 4-unit townhome development zoned PRD-2, Planned Residential Development -2. The property to the south is a single-family home zoned R-1, Single Dwelling Unit District. Further south are duplexes zoned R-2, Double Dwelling Unit District. This immediate context suggest single-family homes are the outlier within this stretch of France Avenue.

We commit to work with you the City and the neighborhood to develop a project that adheres to the city's guidelines and ordinance while being respectful to the neighborhood concerns. City Homes has significant experience within the city completing successful project in this manner.

We believe a villa style home is an ideal alternative to either a duplex, townhome, or other nearby condominiums. It is our goal to provide an aging population and empty-nester, their needs to downsize yet having a desire for a small yard. These homes present readily accessible attached garages; lawns for outdoor activity, presenting a more efficient and higher quality of single-family home alternative (homeowners do not share and common walls or floors). The homes share a common auto courtyard. Each villa home is planned for an elevator to accommodate an aging population.

The specifics of the new homes include the following:

- Approximately 2,800 SF of living space (each unit)
- 2 car garage (attached)
- Future elevators
- 3 Bedroom, 3 Bath including Home Office and Roof Deck
- 1 ½ story construction with a partial basement
- Architectural style is proposed to be more transitional urban contemporary

Company and Similar Experience

The Villas on France are being co-developed by City Homes (located in Edina) and Simply Homes (located in Wayzata)

City Homes is a woman owned business construction and development company that has focused on high end residential development, primarily in the city of Edina and western suburbs. Founded in 2013, City Homes has strong trade relationships providing the highest quality service, trust, timeliness, pricing, and warranty. City Homes is focused on building homes that fit within the neighborhood context and constructed at a price people can afford.

Similar projects include:

Sidell Trail - City Homes first completed development in the beautiful Morningside neighborhood of Edina. Starting with just one home positioned on a three-acre lot, City Homes developed this property into a cul-de-sac with seven tree-lined lots. This prized community was built to assimilate the surrounding neighborhood and present the original Sidell family name by calling it Sidell Trail.

Blake Circle – a new development in Edina by City Homes off Blake Road, featuring custom luxury home sites in a highly sought-after cul-de-sac community. This five-lot development presents fabulous opportunities to design and build your dream home. Three of the lots have been purchased and construction underway or completed. The remaining two lots have been reserved, with construction to begin shortly.

Edina Flats – a new development in Edina by City Homes located at the corner of Kellogg Avenue and Valley View Drive. This four-story condominium complex features two-, three- and four-bedroom homes with attached two car garages. Each unit has a private entry lobby and elevator serving upper floors. The boutique condo development consists of 15 total units within four separate buildings. The condos range from 1,600 SF, 2-Bed, 2-Bath to 2,500 SF 3-Bed, 3-Bath in the price range of $700K to $1.3M. Each building contains an elevator and dedicated 2 garage stalls. One model unit remains on the market.

Simply Homes is an architectural design and development company that focuses on high end residential design and development, primarily in the western suburbs. Founded in 2005, Simply Homes seeks out opportunities requiring creative and forward-thinking design solutions that are cost efficient and beautifully crafted.

Similar projects include:

197 Oak Street – This current project, located in Excelsior, is being co-developed by Simply Homes. This original single family home site has been subdivided into two villa sites. These modest sized homes are targeting empty nester families seeking one-level living environments. One of the homes is under contract, with a fall construction start, the other home site remains on the market.

45|55 Lilah Lane – This project, located in the shoreline city of Tonka Bay was designed and developed by Simply homes in 2018-19. Originally a single-family home site, the 1+ acre, beautiful city park facing lot, located on a dead-end street within the city, was subdivided into two ½ acre lots. The original home was expanded, completely renovated, and transformed. The new parcel was sold, and a brand new, single-family custom home constructed. The project included the extension of city sewer, water, and the city road. The project was completed in 2019.

2903|2909 Westwood – Completed in 2016, this project, located in the beautiful village of Minnetonka Beach on the shores of Lake Minnetonka, demolished two dilapidated older homes. Simply Homes developed and designed two new custom homes on adjoining sites, creating a unique two-family home setting with a common driveway and shared 3-car garage.

Proposed Site and Existing Buildings

Villas on France

4630 France Avenue | Edina MN

CITY HOMES simply homes inc

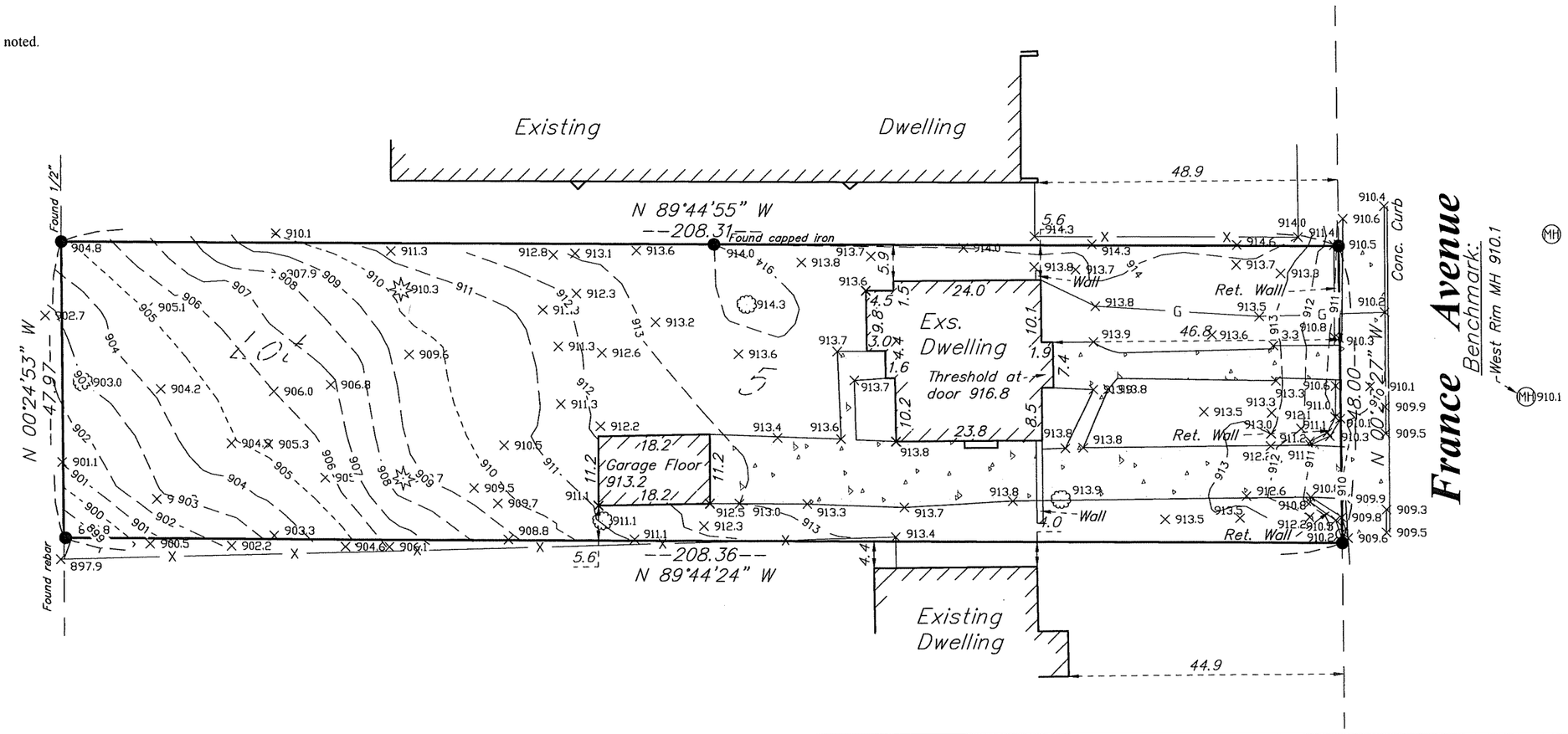
LEGAL DESCRIPTION:
Lot 5, AUDITOR'S SUBDIVISION NO. 172, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.



LEGEND

- = CATCH BASIN
- GM = GAS METER
- = FIRE HYDRANT
- = POWER POLE
- MH = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- W = WELL
- = GATE VALVE
- = LIGHT POLE
- = TREE
- —X—X— = FENCE LINE
- —S— = SANITARY SEWER LINE
- —W— = WATER LINE
- —G— = GAS LINE
- —ST— = STORM DRAIN LINE
- —E— = OVERHEAD UTILITY LINE
- = CONCRETE SURFACE

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE

SCALE - 1" = 10'
0 10 20

CLIENT NAME / JOB ADDRESS

JEFF ZEIBARTH

4630 FRANCE AVENUE
EDINA, MN

Advance
Surveying & Engineering, Co.
17917 Highway 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom
42379
LICENSE NO.
JULY 19, 2021
DATE

DATE SURVEYED: JULY 19, 2021

DATE DRAFTED: JULY 19, 2021

SHEET TITLE
EXISTING CONDITIONS SURVEY

DRAWING NUMBER
211392 TB

SHEET SIZE *22 X 34*

SHEET NO.
S1

SHEET 1 OF 1

LEGAL DESCRIPTION:
Lot 5, AUDITOR'S SUBDIVISION NO. 172, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

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2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
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5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
7. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN

- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 50 feet from the street into the site and shall be underlain with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking or flow of sediments onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unprotected exit from the site.
- Contractor shall install inlet protection on all existing storm sewer inlets in accordance with the city standard details. Inlet protection shall also be provided on all proposed storm sewer inlets immediately following construction of the inlet. Inlet protection must be installed in a manner that will not impound water for extended periods of time or in a manner that presents a hazard to vehicular or pedestrian traffic.

DURING CONSTRUCTION:

- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall in accordance with Minnesota Pollution Control Agency requirements.
- A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
- Concrete truck washout shall be in the plastic lined ditch and dispose of washings as solid waste.
- Sediment control devices shall be regularly inspected and after major rainfall events and shall be cleaned and repaired as necessary to provide downstream protection.
- Streets and other public ways shall be inspected daily and if litter or soils has been deposited it shall promptly be removed.
- If necessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance areas.
- Moisture shall be applied to disturbed areas to control dust as needed.
- Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.
- If it becomes necessary to pump the excavation during construction, pump discharge shall be into the stockpile areas so that the double silt fence around these areas can filter the water before it leaves the site.
- Temporary erosion control shall be installed no later than 14 days after the site is first disturbed and shall consist of broadcast seeding with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins and additional silt fencing as deemed necessary to control erosion.

SITE WORK COMPLETION:

- When final grading has been completed but before placement of seed or sod an "as built" survey shall be done per City of Edina requirements to insure that grading was properly done.
- When any remedial grading has been completed, sod or seeding shall be completed including any erosion control blankets for steep areas.
- When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.
- Contractor shall maintain positive drainage of a minimum 2% slope away from proposed building.

EXISTING HARDCOVER - LOT 1	
HOUSE	682 Sq. Ft.
GARAGE	100 Sq. Ft.
DRIVEWAY	977 Sq. Ft.
WALKS	335 Sq. Ft.
TOTAL EXISTING HARDCOVER	2,094 Sq. Ft.
AREA OF LOT	5,363 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	39.0%

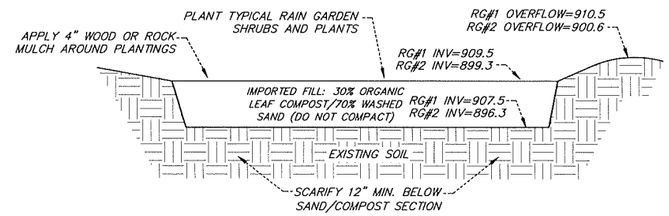
EXISTING HARDCOVER - LOT 2	
GARAGE	104 Sq. Ft.
TOTAL EXISTING HARDCOVER	104 Sq. Ft.
AREA OF LOT	4,633 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	2.2%

PROPOSED HARDCOVER - LOT 2	
HOUSE	1,320 Sq. Ft.
DRIVEWAY	722 Sq. Ft.
WALK	92 Sq. Ft.
TOTAL PROPOSED HARDCOVER	2,134 Sq. Ft.
AREA OF LOT	4,633 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	46.1%

PROPOSED BUILDING COVERAGE - LOT 2	
HOUSE	1,320 Sq. Ft.
TOTAL PROPOSED COVERAGE	1,320 Sq. Ft.
AREA OF LOT	4,633 Sq. Ft.
PERCENTAGE OF COVERAGE TO LOT	28.5%

PROPOSED HARDCOVER - LOT 1	
HOUSE	1,320 Sq. Ft.
DRIVEWAY	1,786 Sq. Ft.
WALK	92 Sq. Ft.
TOTAL PROPOSED HARDCOVER	3,198 Sq. Ft.
AREA OF LOT	5,363 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	59.6%

PROPOSED BUILDING COVERAGE - LOT 1	
HOUSE	1,320 Sq. Ft.
TOTAL PROPOSED COVERAGE	1,320 Sq. Ft.
AREA OF LOT	5,363 Sq. Ft.
PERCENTAGE OF COVERAGE TO LOT	24.6%

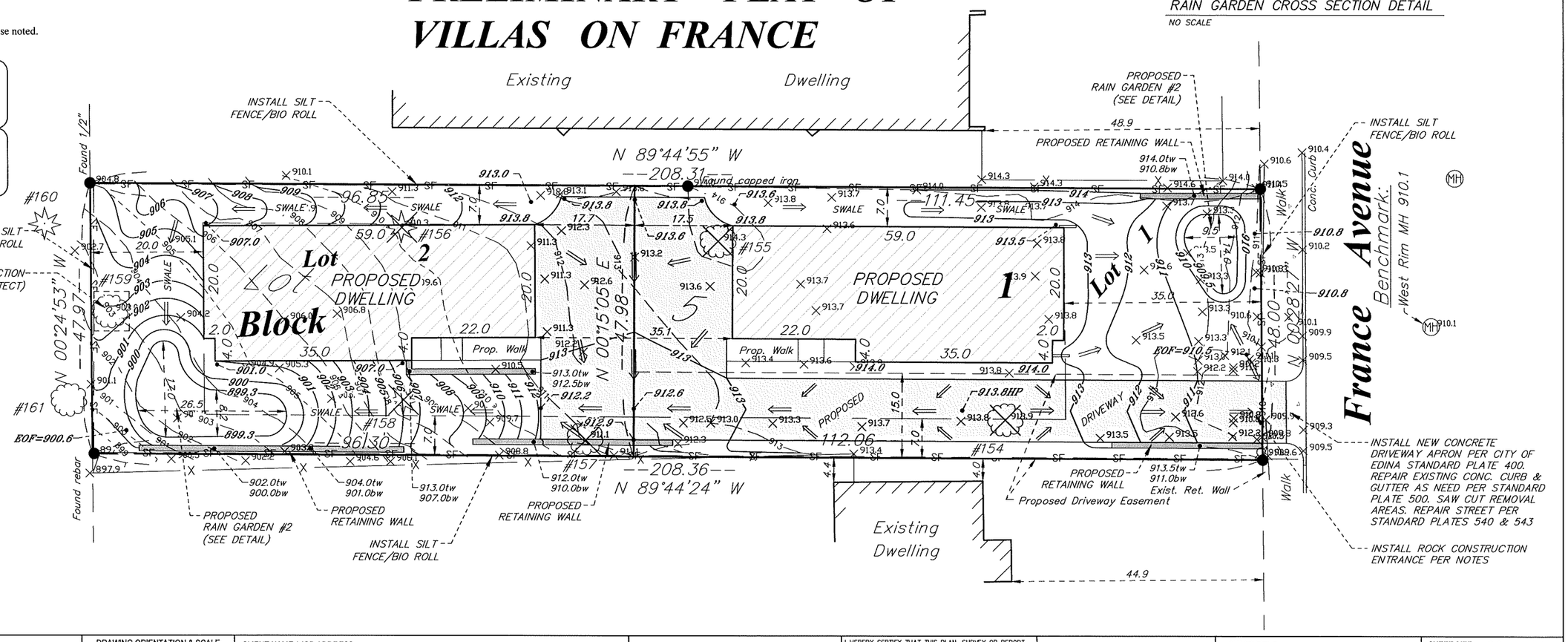


RAIN GARDEN CROSS SECTION DETAIL
NO SCALE

PRELIMINARY PLAT OF VILLAS ON FRANCE

PROPOSED ELEVATIONS – LOT 1
FIRST FLOOR (SUB-FLOOR) = 915.00
TOP OF FOUNDATION = 914.50
BASEMENT FLOOR = 904.93
GARAGE FLOOR = 914.00

PROPOSED ELEVATIONS – LOT 2
FIRST FLOOR (SUB-FLOOR) = 915.00
TOP OF FOUNDATION = 914.50
BASEMENT FLOOR = 904.93
GARAGE FLOOR = 914.00



LEGEND

- CATCH BASIN
- GM = GAS METER
- FIRE HYDRANT
- POWER POLE
- MH = MANHOLE
- TELEPHONE PED.
- ELEC. TRANSFORMER
- W = WELL
- GATE VALVE
- LIGHT POLE
- TREE
- X—X = FENCE LINE
- S = SANITARY SEWER LINE
- W = WATER LINE
- G = GAS LINE
- ST = STORM DRAIN LINE
- E = OVERHEAD UTILITY LINE
- CONCRETE SURFACE

DATE	REVISION DESCRIPTION
8/5/21	CONVERT TO A PRELIMINARY PLAT

DRAWING ORIENTATION & SCALE
SCALE - 1" = 10'
0 10 20

CLIENT NAME / JOB ADDRESS
JEFF ZEIBARTH
4630 FRANCE AVENUE
EDINA, MN

Advance
Surveying & Engineering, Co.
17917 Highway 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Thomas M. Bloom
42379
LICENSE NO.
AUGUST 18, 2021
DATE

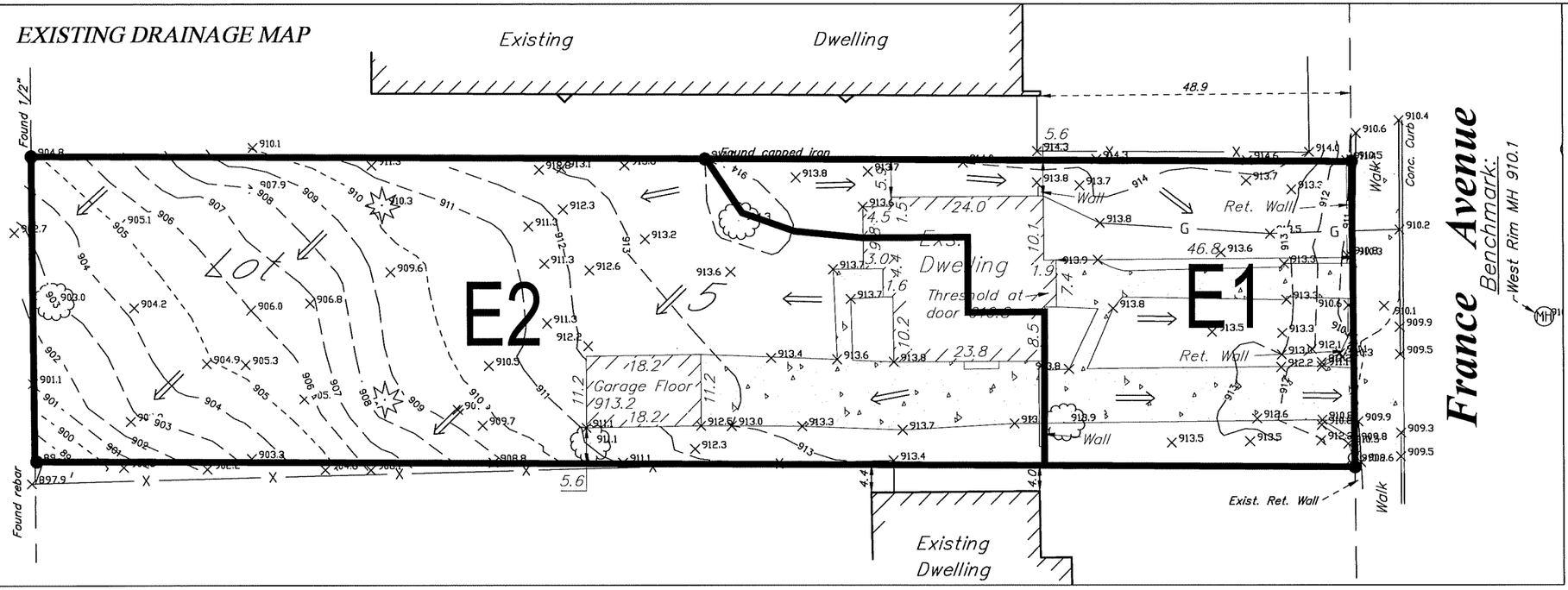
DATE SURVEYED: JULY 19, 2021
DATE DRAFTED: AUGUST 18, 2021

SHEET TITLE
PRELIMINARY PLAT

DRAWING NUMBER
211392 PRELIM PLAT

SHEET SIZE 22 X 34
SHEET NO.
S1
SHEET 1 OF 2

EXISTING DRAINAGE MAP



STORMWATER REQUIREMENTS

1. VOLUME CONTROL – ONSITE RETENTION OF MIDS 1.1-INCH STORM EVENT OVER PROPOSED IMPERVIOUS SURFACES.

   EAST
   EXISTING IMPERVIOUS AREA = 1,019 SQUARE FEET
   PROPOSED IMPERVIOUS AREA = 1,907 SQUARE FEET
   REQUIRED VOLUME TO RETAIN = 888 X (1.1/12) = 81.4 CUBIC FEET
   VOLUME OF RETENTION PROVIDED (RAIN GARDEN) = 267 CUBIC FEET

   WEST
   EXISTING IMPERVIOUS AREA = 1,193 SQUARE FEET
   PROPOSED IMPERVIOUS AREA = 3,425 SQUARE FEET
   REQUIRED VOLUME TO RETAIN = 2,232 X (1.1/12) = 204.6 CUBIC FEET
   VOLUME OF RETENTION PROVIDED (RAIN GARDEN) = 811 CUBIC FEET

2. RATE CONTROL – NO NET INCREASE IN RUNOFF RATE FROM EXISTING TO PROPOSED SITE CONDITIONS FOR THE ATLAS 14, 10 & 100-YEAR STORM EVENTS. REFER TO STORMWATER RUNOFF RATE SUMMARY TABLE.

3. NO INCREASE IN STORMWATER RUNOFF VOLUME FOR THE ATLAS 14, 100-YEAR STORM EVENT. REFER TO STORMWATER RUNOFF VOLUME SUMMARY TABLE.

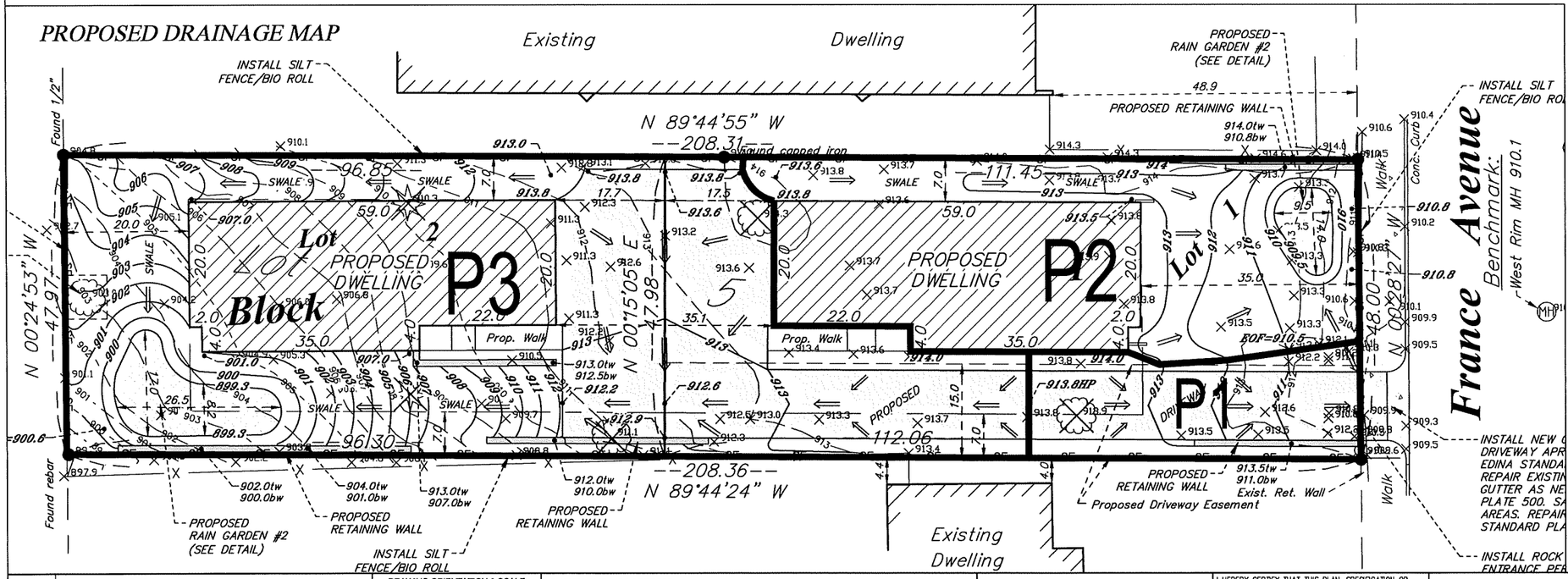
STORMWATER RUNOFF RATE SUMMARY (EAST)

STORM EVENT	EXISTING DISCHARGE EAST (CFS)	PROPOSED DISCHARGE EAST (CFS)
10-YEAR	0.09	0.09
100-YEAR	0.33	0.27

STORMWATER RUNOFF RATE SUMMARY (WEST)

STORM EVENT	EXISTING DISCHARGE WEST (CFS)	PROPOSED DISCHARGE WEST (CFS)
10-YEAR	0.05	0.00
100-YEAR	0.41	0.37

PROPOSED DRAINAGE MAP



STORMWATER RUNOFF VOLUME SUMMARY (EAST)

STORM EVENT	EXISTING VOLUME EAST (CF)	PROPOSED VOLUME EAST (CF)
100-YEAR	740.5	740.5

STORMWATER RUNOFF VOLUME SUMMARY (WEST)

STORM EVENT	EXISTING VOLUME WEST (CF)	PROPOSED VOLUME WEST (CF)
100-YEAR	1,089.0	871.2

*NOTES:
1. RESULTS ARE DERIVED FROM HYDROCAD MODELING SOFTWARE UTILIZING ATLAS 14 STORM DATA.
2. TYPE A SOILS PER WEB SOILS SURVEY.
3. RESULTS CONFIRM THAT THE RATE & VOLUME CONTROL REQUIREMENTS HAVE BEEN MET.

LEGEND

EXISTING CONTOUR	910
EXISTING SPOT ELEVATION	X 910.5
PROPOSED CONTOUR	910
DRAINAGE ARROW - FLOW	⇒
SILT FENCE/BIO ROLL	SF
EXISTING DRAINAGE AREA ID	E1
PROPOSED DRAINAGE AREA ID	P1

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE

SCALE - 1" = 10'
0 10 20

CLIENT NAME / JOB ADDRESS

JEFF ZEIBARTH

4630 FRANCE AVENUE
EDINA, MN

Advance
Surveying & Engineering, Co.
17917 Highway 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Joshua S. Rinke
52716
LICENSE NO.
AUGUST 18, 2021
DATE

DATE SURVEYED: JULY 19, 2021

DATE DRAFTED: AUGUST 18, 2021

SHEET TITLE
PRELIMINARY PLAT (STORMWATER MGMT.)

DRAWING NUMBER
211392 PRELIM PLAT

SHEET SIZE 22 X 34

SHEET NO.
S2
SHEET 2 OF 2

North Facade Typical
- Shrubs in bark or stone bed w/ mixed deciduous & evergreens

Screen Wall of Upright Evergreen Hedge

Proposed Rain Garden or equal for Storm Water Management

Stone Retaining Wall

West Villa Home

Auto Court

East Villa Home

Lawn

Lawn

Concrete Driveway

Screen Wall of Upright Evergreen Hedge

France Avenue

Existing Trees (overstory and understory

Proposed Rain Garden or equal for Storm Water Management

Perennial Bed South and West Facade

Stone Retaining Wall

Mulch or Stone Bed

Ornamental Grasses @ Entries Typical

Perennial Bed South and East Facade

Stone Retaining Wall

Site | Landscape Concept Plan

0 5 10 20

Villas on France

4630 France Avenue | Edina MN

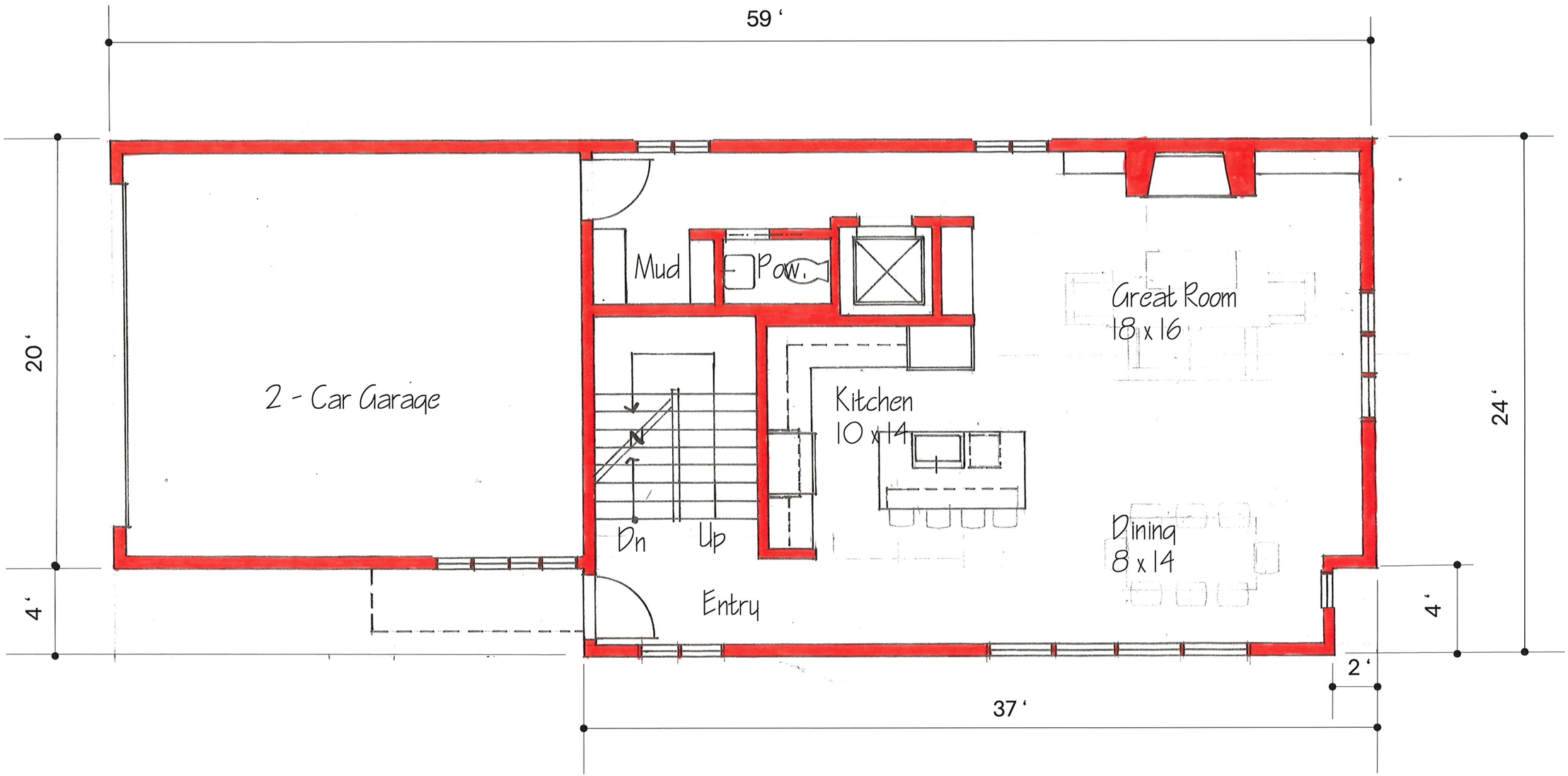
CITY HOMES simply homes inc

Conceptual Sketch (final rendering in progress)

Villas on France

4630 France Avenue | Edina MN

CITY HOMES simply homes inc



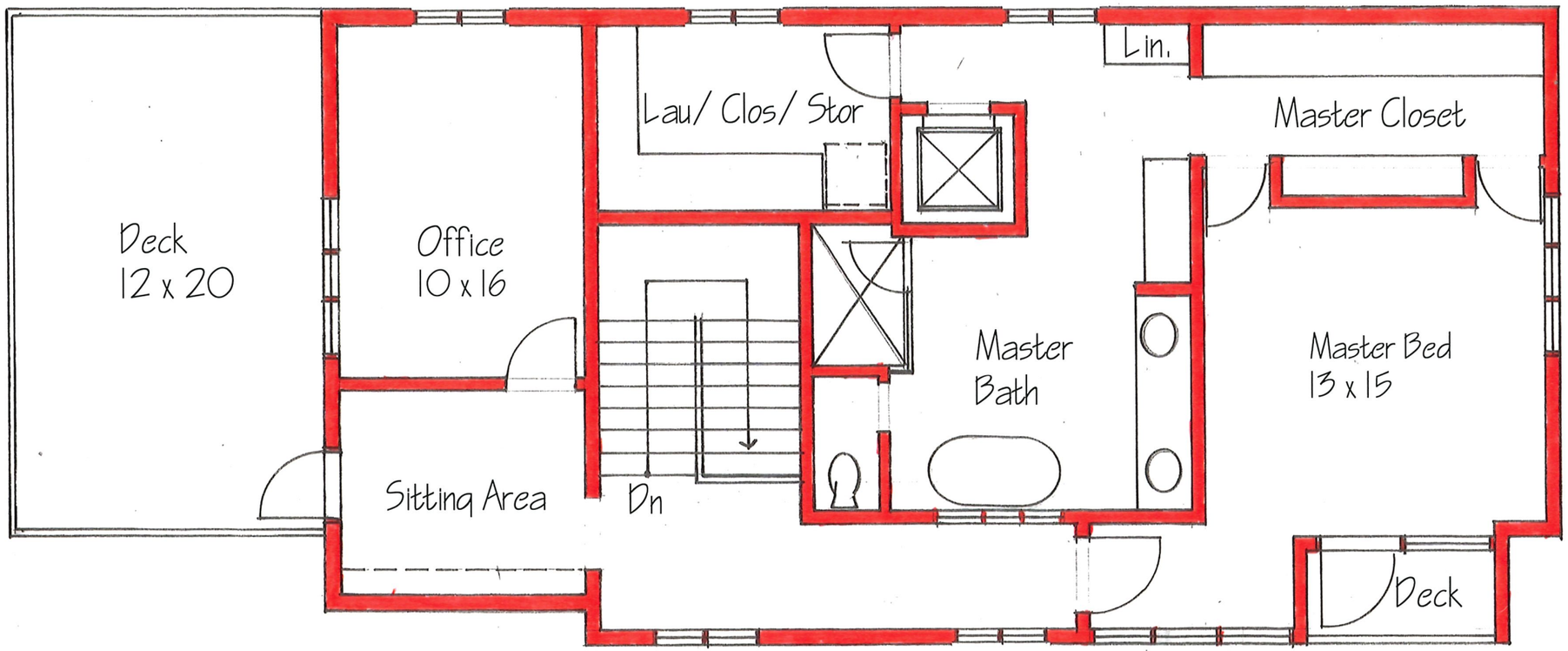
Main Level - West Villa
880 SF

Villas on France

4630 France Avenue | Edina MN

CITY HOMES simply homes inc

0 2 4 8



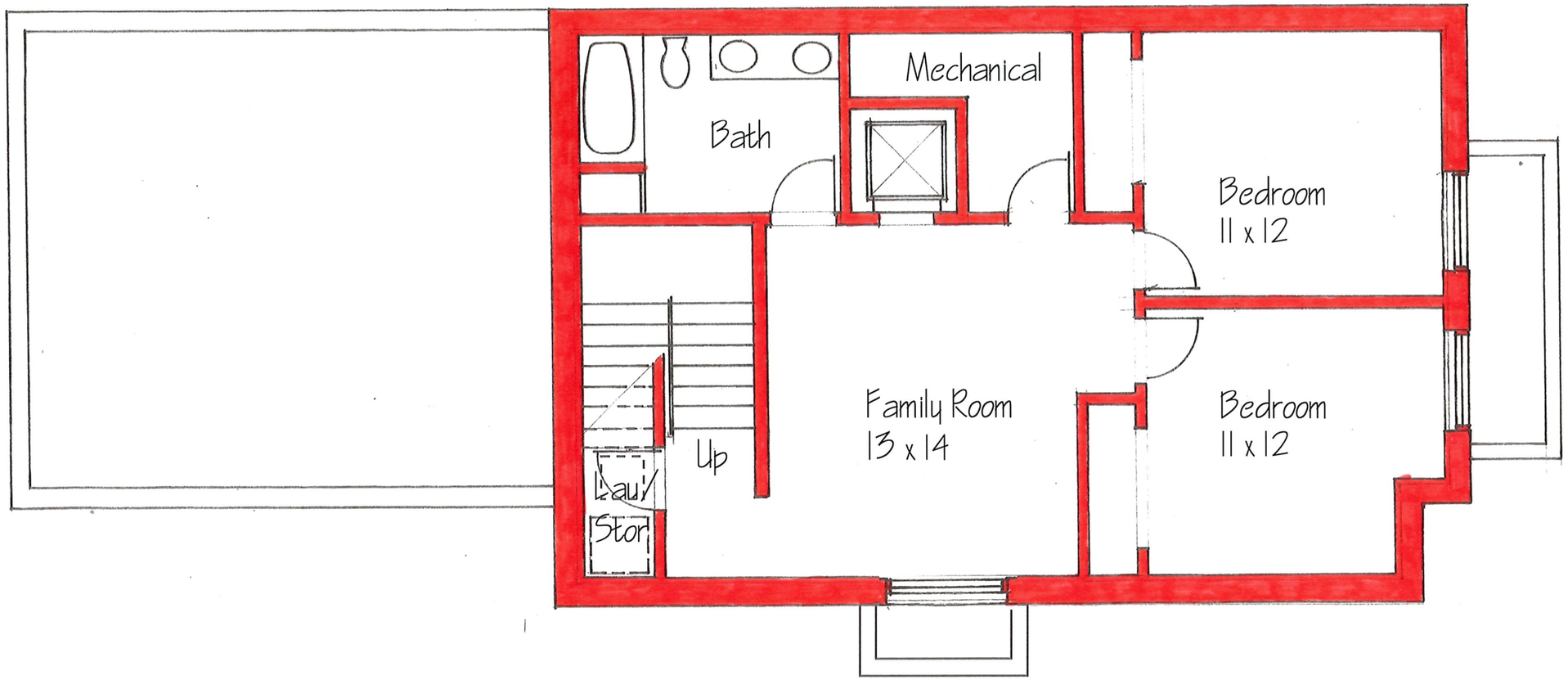
Upper Level - West Villa
1128 SF

CITY HOMES simply homes inc

Villas on France

4630 France Avenue | Edina MN

0 2 4 8



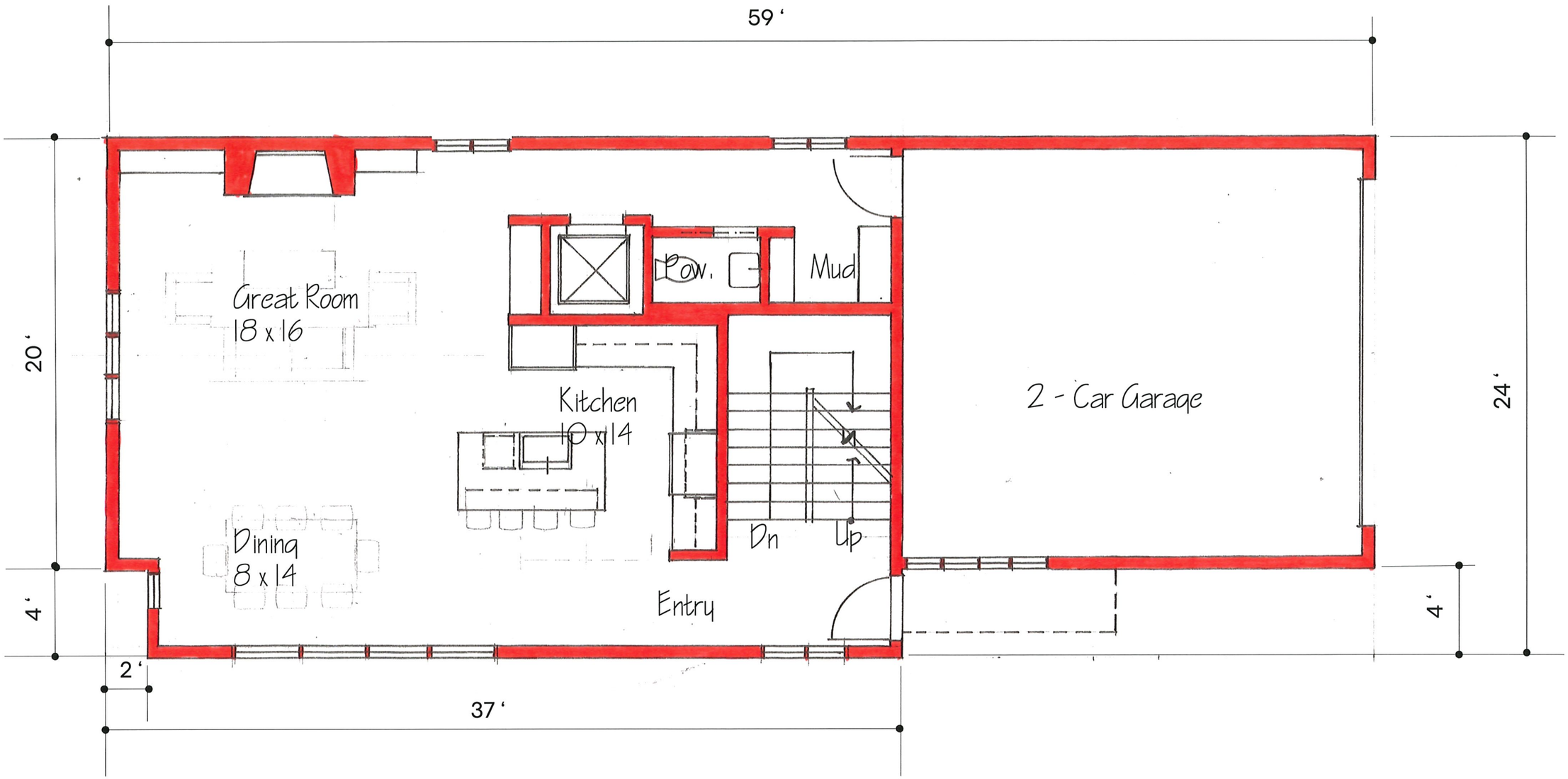
Lower Level - West Villa
880 SF

CITY HOMES simply homes inc

Villas on France

4630 France Avenue | Edina MN

0 2 4 8



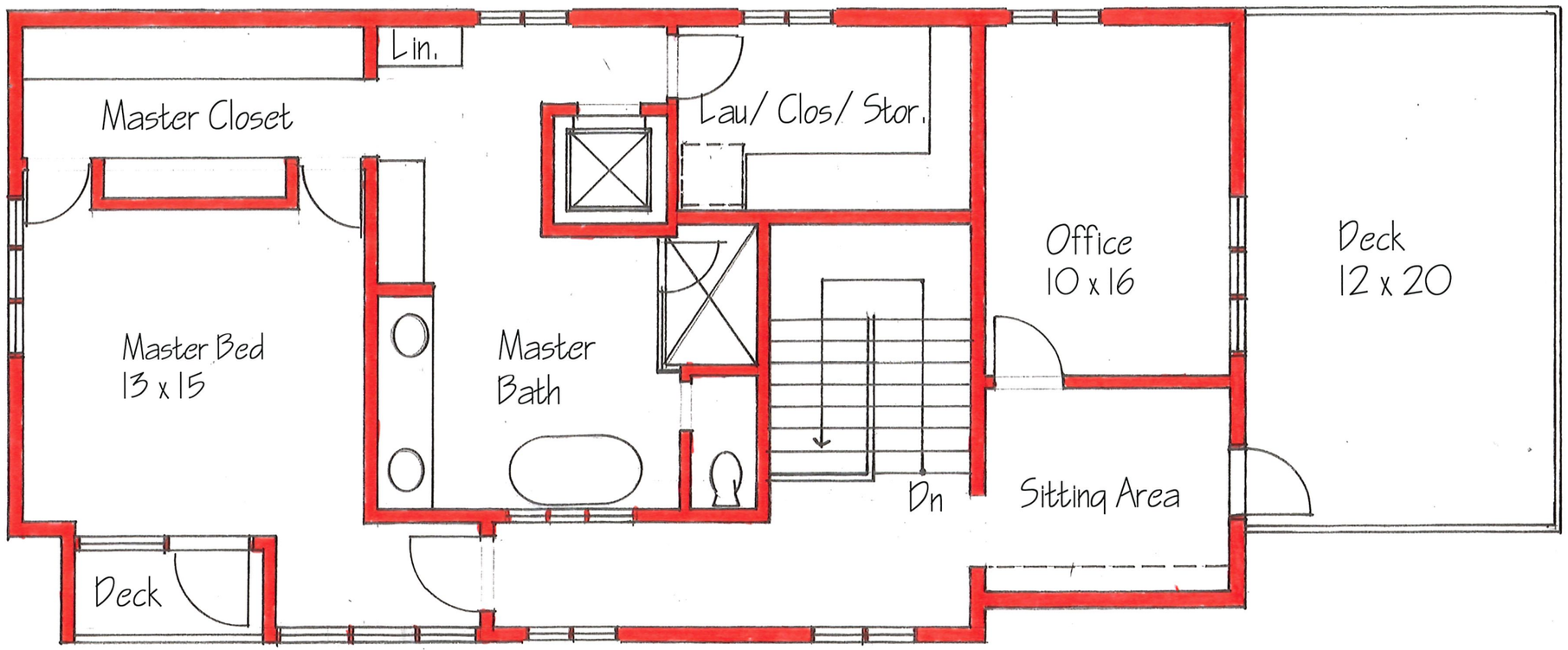
Main Level Plan - West Villa
880 SF

CITY HOMES simply homes inc

Villas on France

4630 France Avenue | Edina MN

0 2 4 8



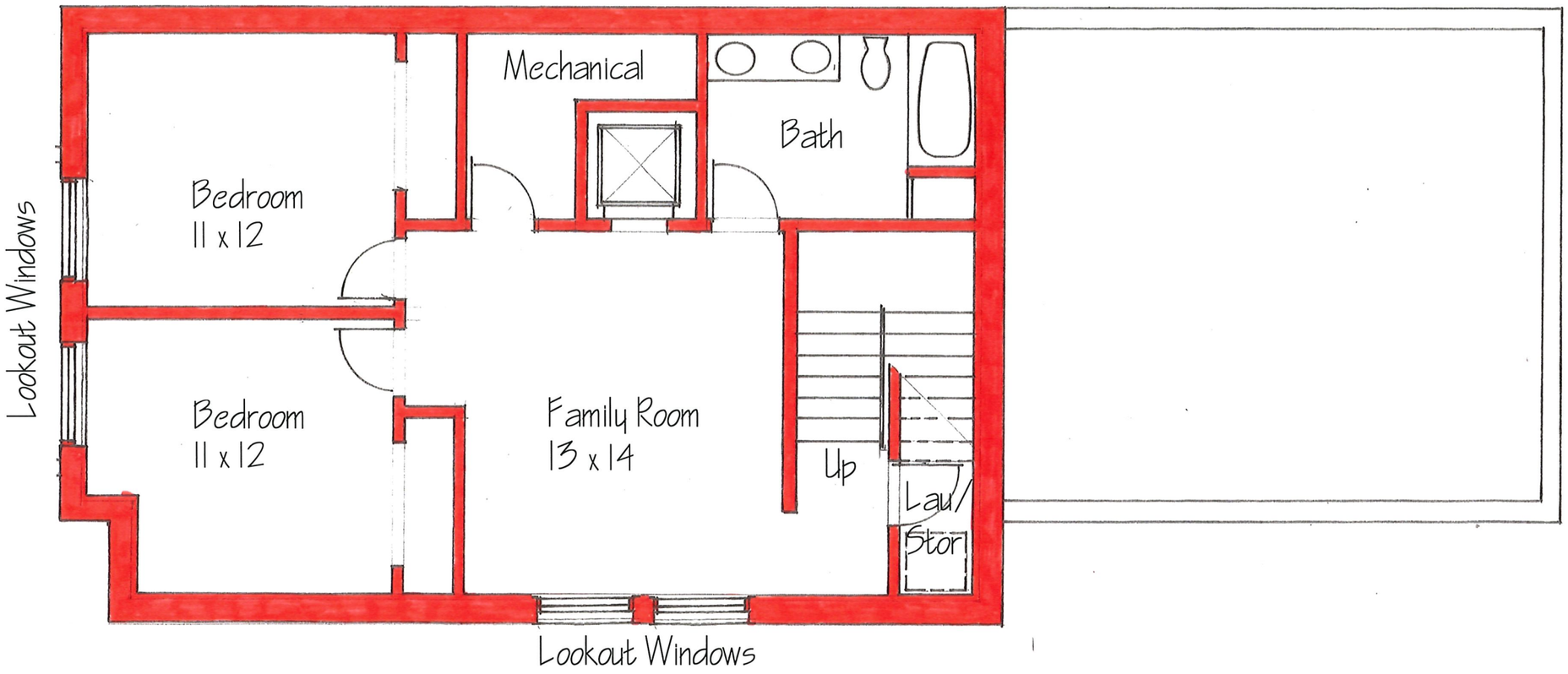
Upper Level - West Villa
1128 SF

Villas on France

4630 France Avenue | Edina MN

CITY HOMES simply homes inc

0 2 4 8



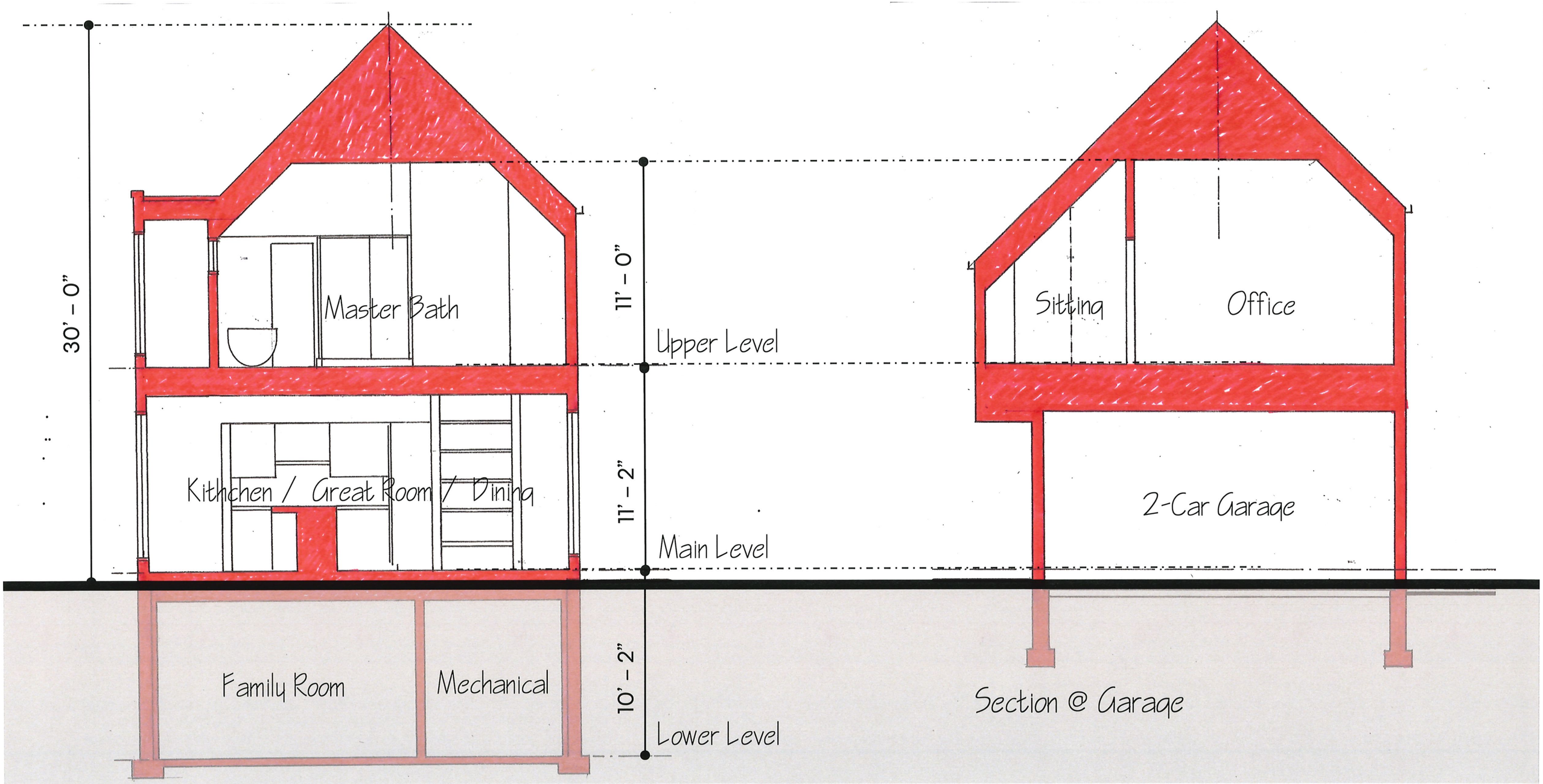
Lower Level - West Villa
880 SF

Villas on France

4630 France Avenue | Edina MN

CITY HOMES simply homes inc

0 2 4 8



Section @ Great Room

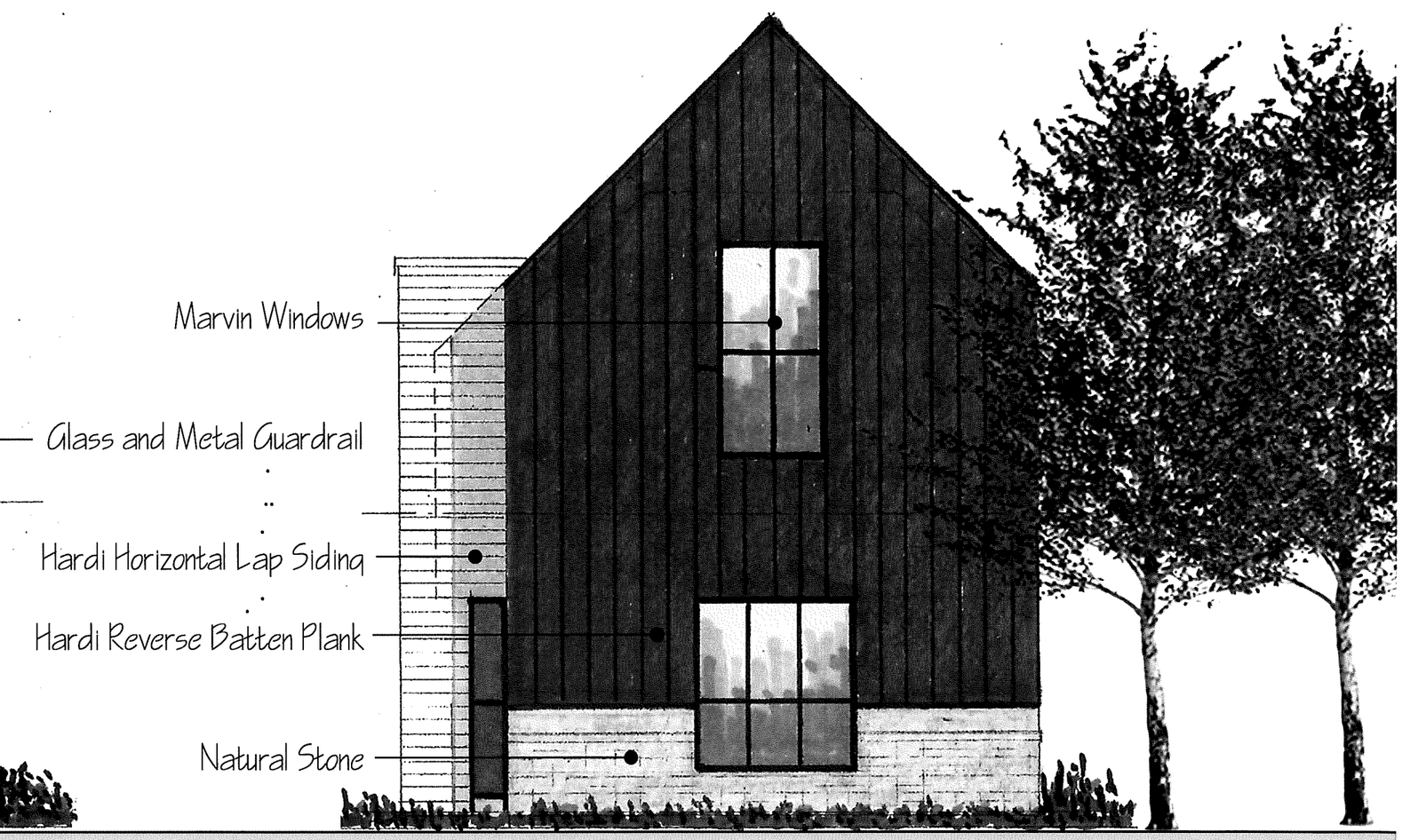
Section @ Garage

Villas on France

4630 France Avenue | Edina MN

0 2 4 8

West Elevation - East Villa (West Similar)



East Elevation - East Villa (West Similar)

CITY HOMES simply homes inc

Villas on France

4630 France Avenue | Edina MN

0 2 4 8

South Elevation - East Villa (West Similar)

CITY HOMES simply homes inc

Villas on France

4630 France Avenue | Edina MN

0 2 4 8

North Elevation - East Villa (West Similar)

CITY HOMES simply homes inc

Villas on France

4630 France Avenue | Edina MN

0 2 4 8

South Elevation - West Villa

South Elevation - East Villa

Villas on France

4630 France Avenue | Edina MN

CITY HOMES simply homes inc

France Avenue Context

Villas on France

4630 France Avenue | Edina MN

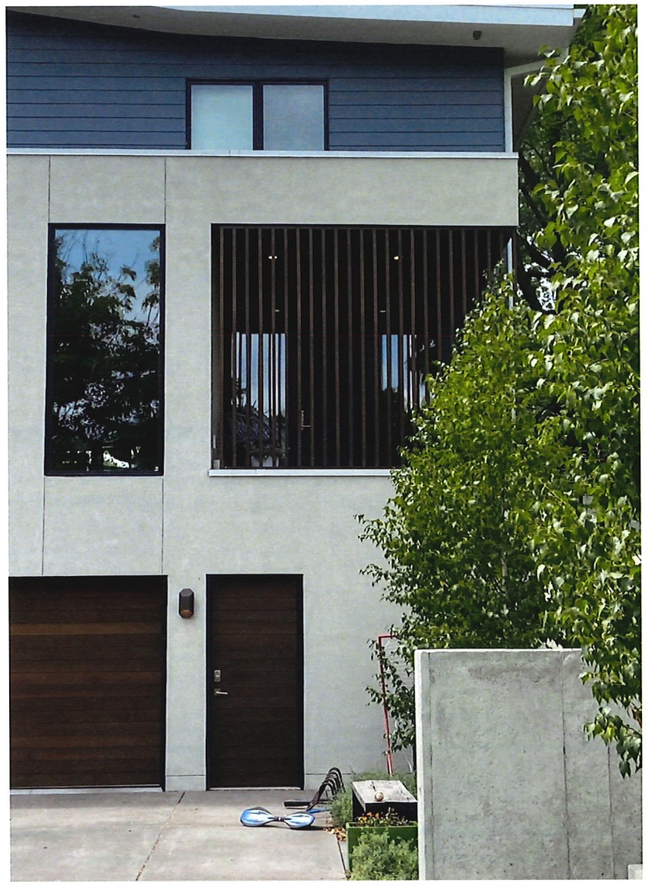
CITY HOMES simply homes inc

Context and Design within the area

CITY HOMES simply homes inc

Villas on France

4630 France Avenue | Edina MN

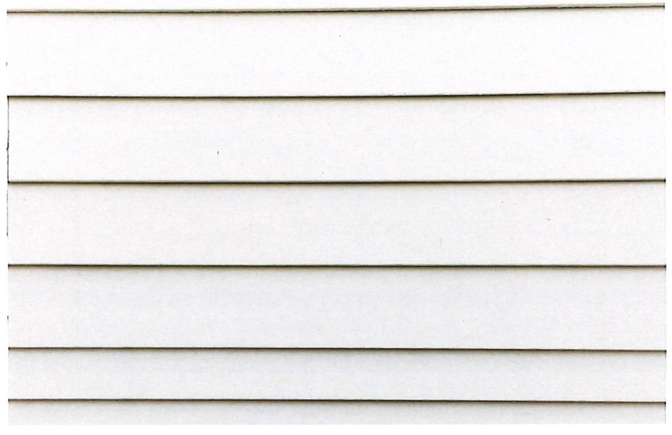


Context and Design within the area

CITY HOMES simply homes inc

Villas on France

4630 France Avenue | Edina MN



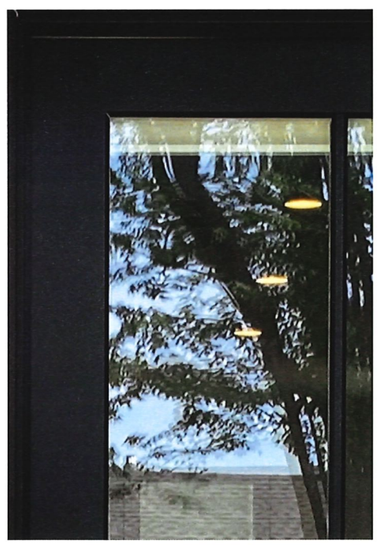
4 inch Hardi-Board Horizontal Lap Siding

Reverse Batten Hardi Plank Vertical Siding

Natural Stone (Chilton Limestone or similar)

Hardi-Board Panels w/
reveal Joints (alternate)

Black Clad Marvin Windows



Natural Wood (Stained) Vertical T&G Siding (Entry)

Materiality

CITY HOMES simply homes inc

Villas on France

4630 France Avenue | Edina MN

Site Location

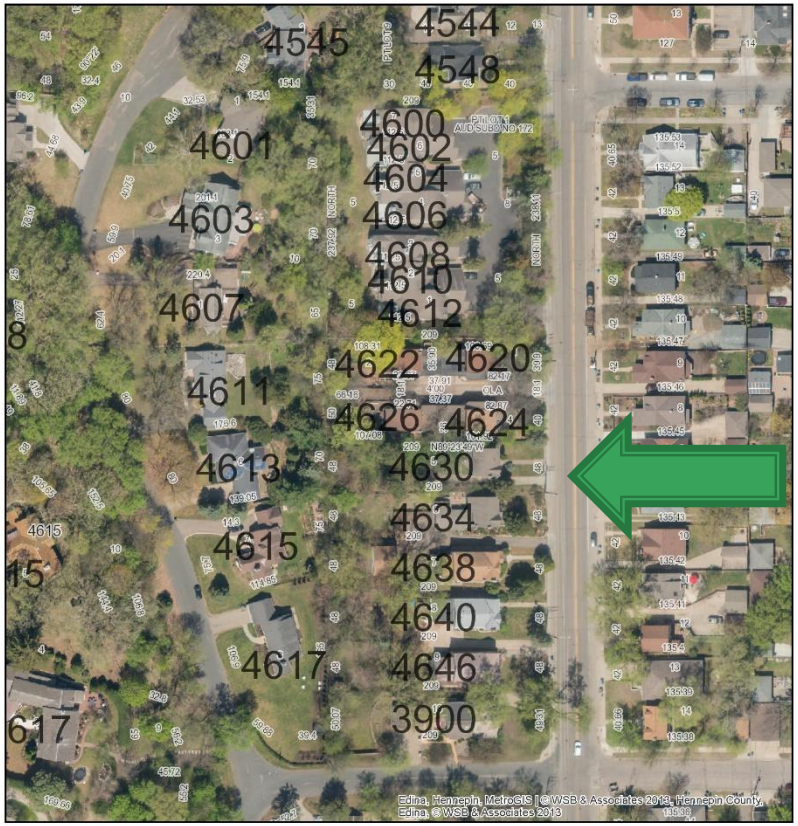
1 in = 188 ft

The CITY of EDINA

N
W E
S

April 9, 2021

Site Location



1 in = 94 ft

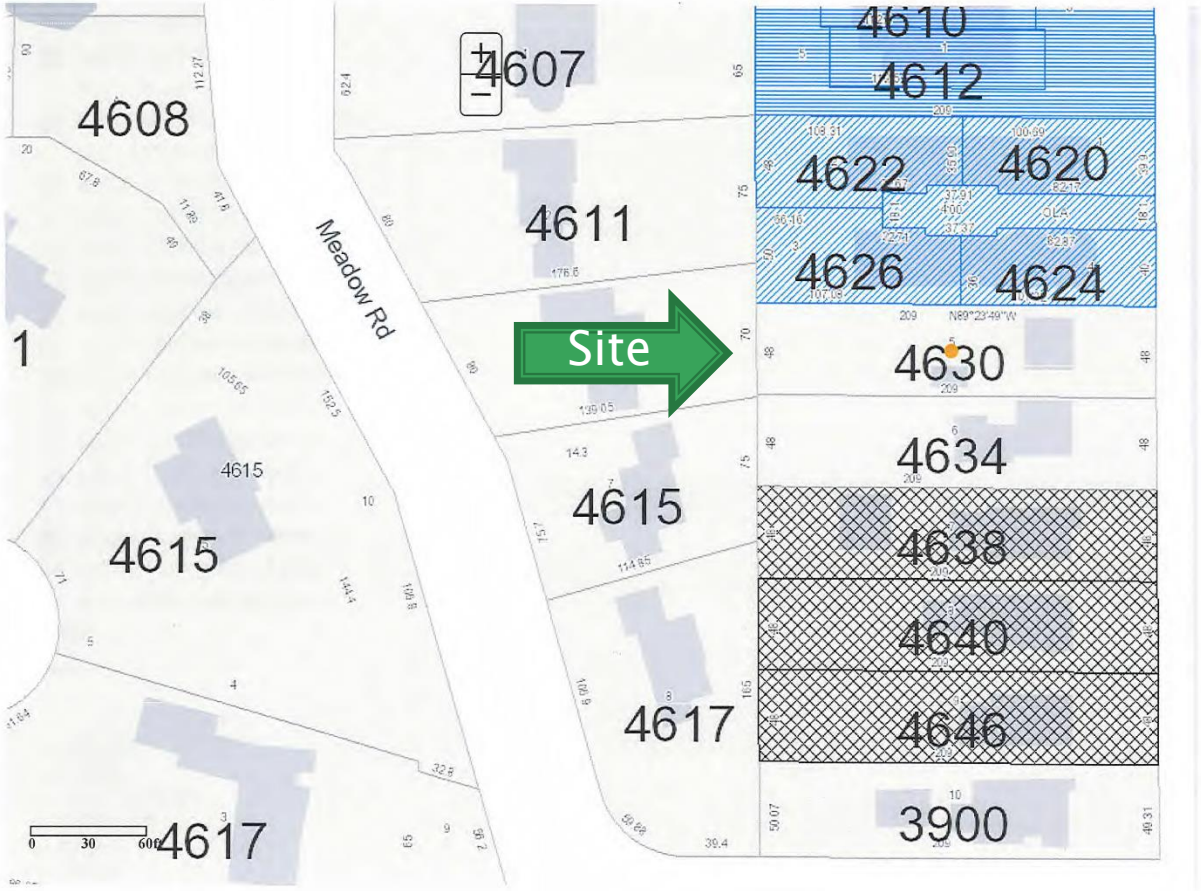
Addresses

The CITY of EDINA

N
W E
S

April 9, 2021

The CITY of EDINA



DataLink | Edina

- R-2 - Double Dwelling Unit
- PRD-1 - Planned Residence
- PRD-2 - Planned Residence
- PRD-3 - Planned Residence
- PRD-4 - Planned Residence
- PRD-5 - Planned Residence
- PCD-1 - Planned Commercial
- PCD-2 - Planned Commercial
- PCD-3 - Planned Commercial
- PCD-4 - Planned Commercial
- POD-1 - Planned Office
- POD-2 - Planned Office
- RMD - Regional Medical
- PID - Planned Industrial
- PUD - Planned Unit Development
- APD - Automotive Parking
- PSR-4 - Planned Residence
- MDD-4 - Mixed Development
- MDD-5 - Mixed Development
- MDD-6 - Mixed Development

Google Maps 4630 France Ave S

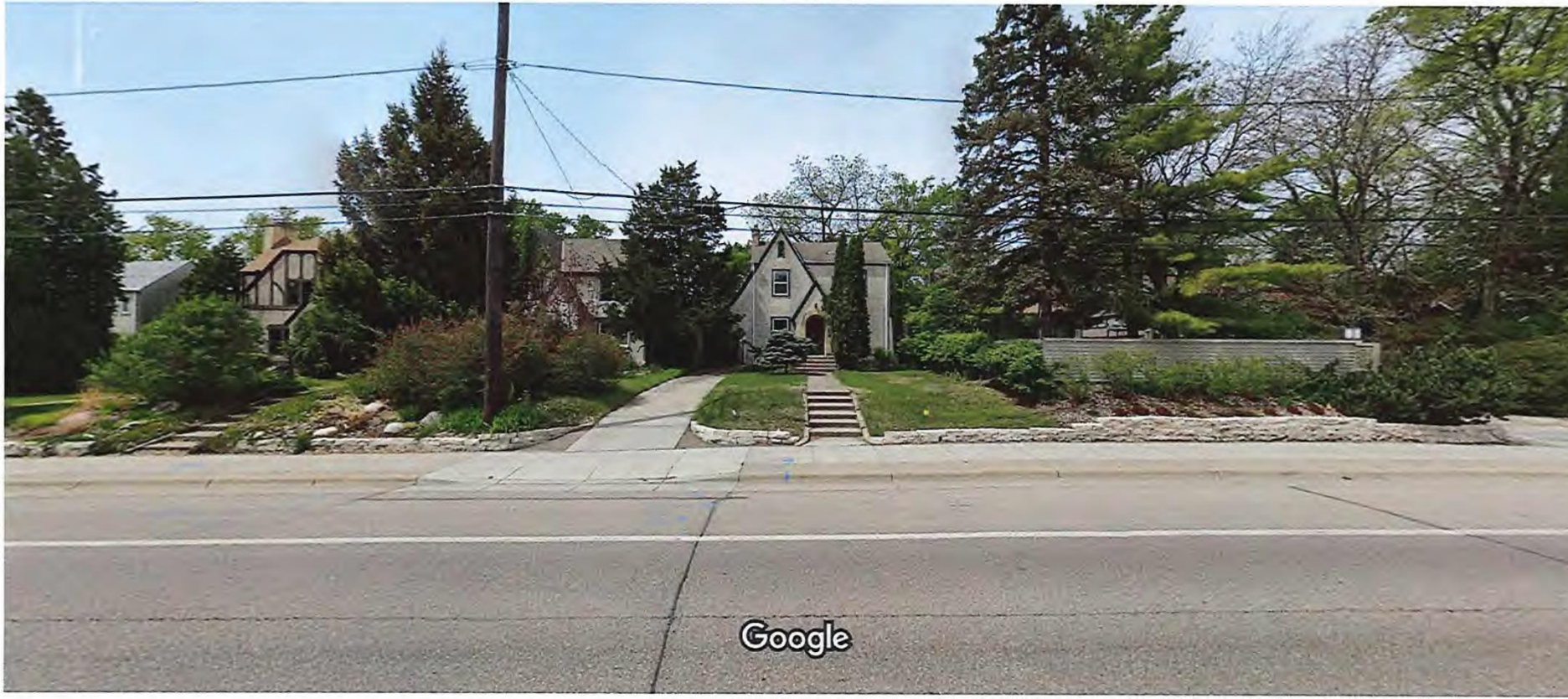
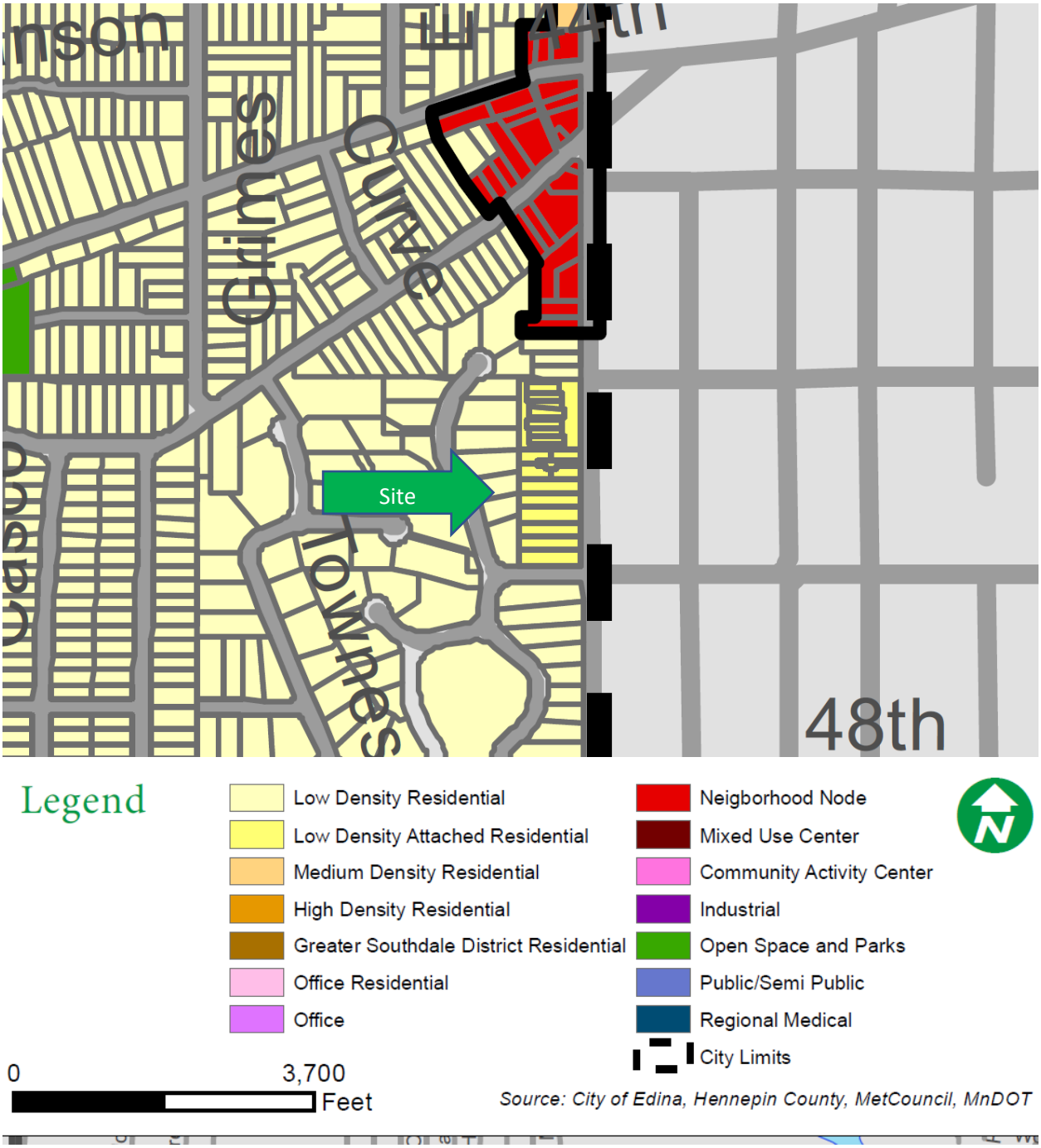


Image capture: May 2019 © 2021 Google

Google Maps 4624 France Ave S

Image capture: May 2019 © 2021 Goog

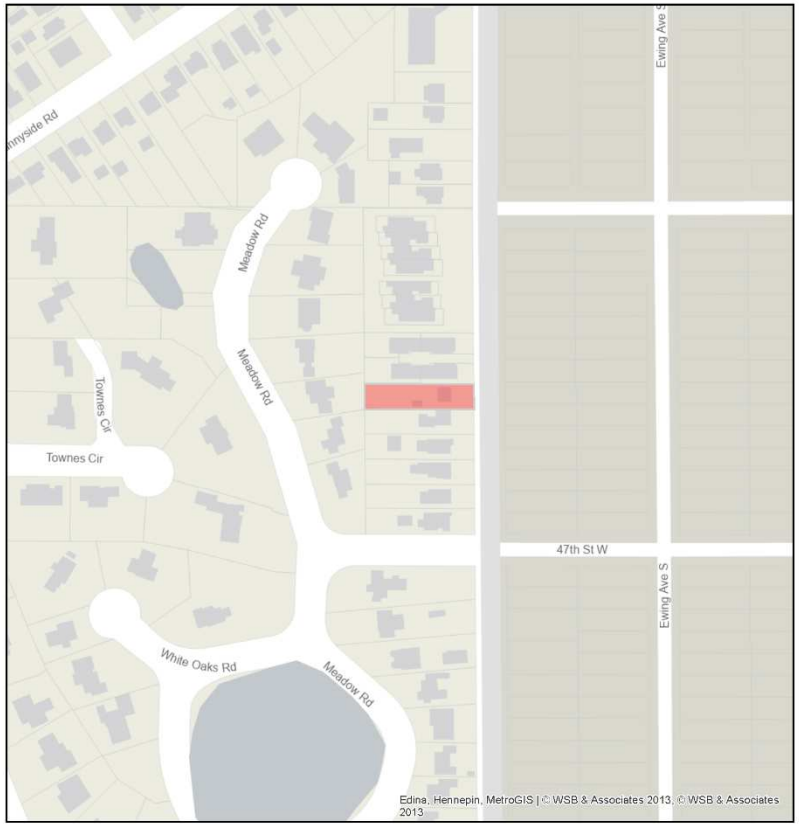


Comprehensive Land Use Plan

The CITY of EDINA

Preliminary Rezoning & Preliminary Development Plan with Variances for City Homes at 4630 France Avenue.

Site Location



1 in = 188 ft

The CITY of EDINA

April 9, 2021

Site Location

1 in = 94 ft

Addresses

The CITY of EDINA

April 9, 2021

The CITY of EDINA

DataLink | Edina

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The CITY of EDINA

Comprehensive Land Use Plan

Google Maps 4630 France Ave S

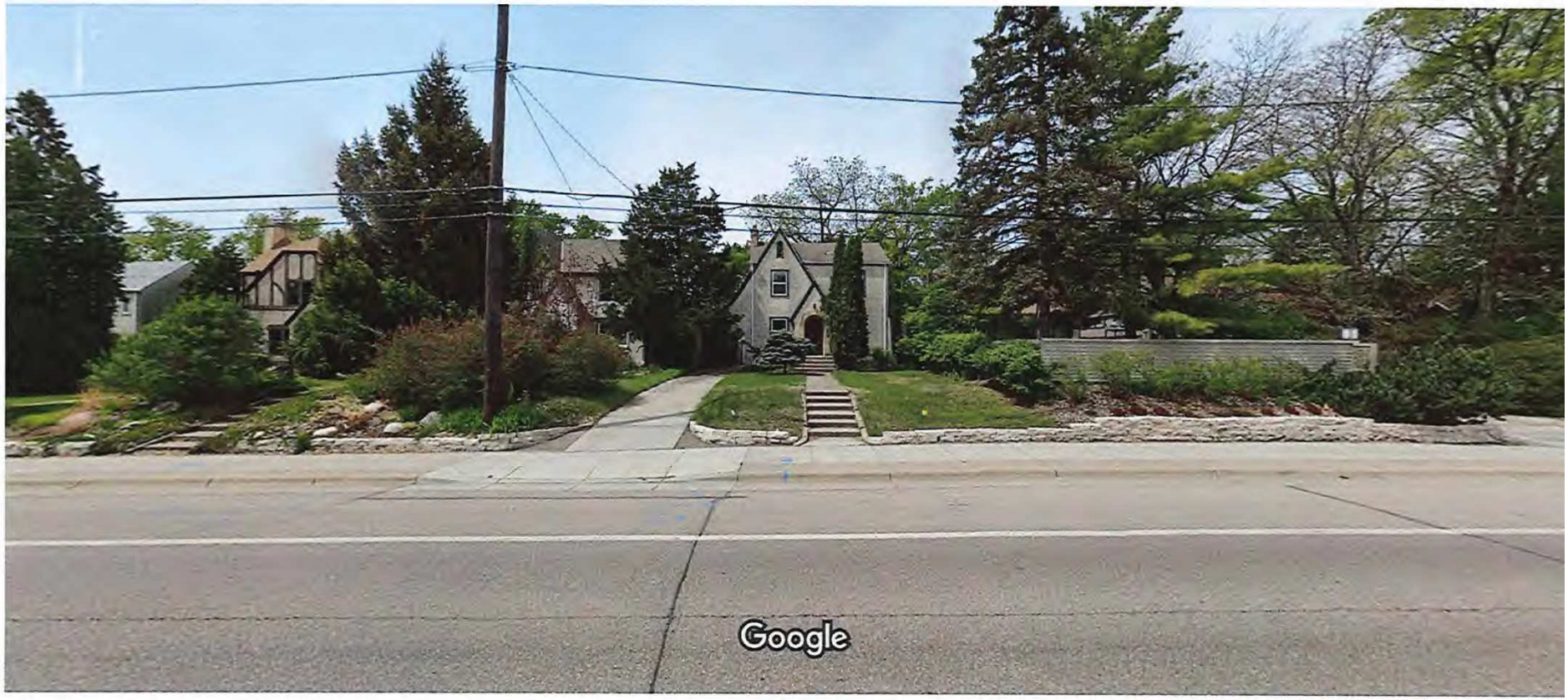


Image capture: May 2019 © 2021 Google

Google Maps 4624 France Ave S

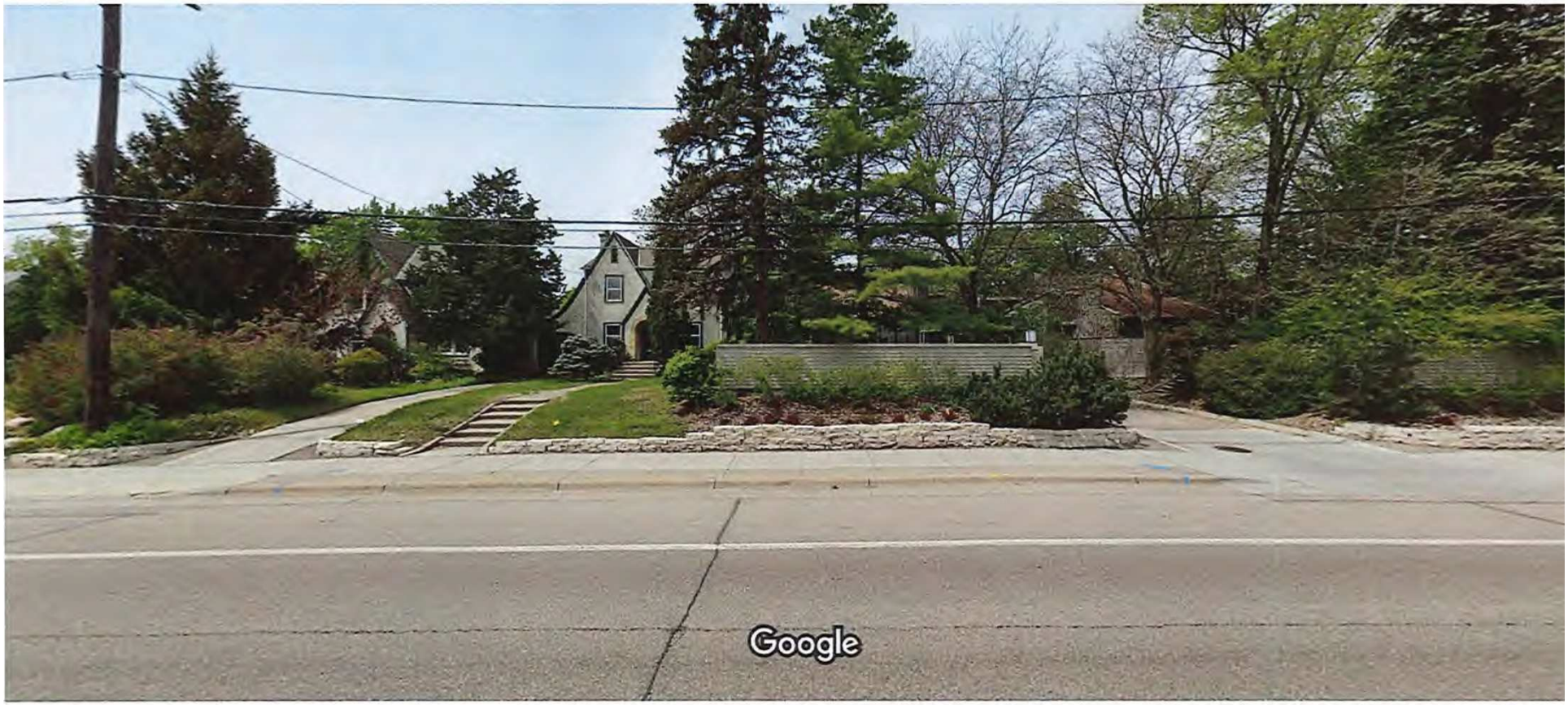
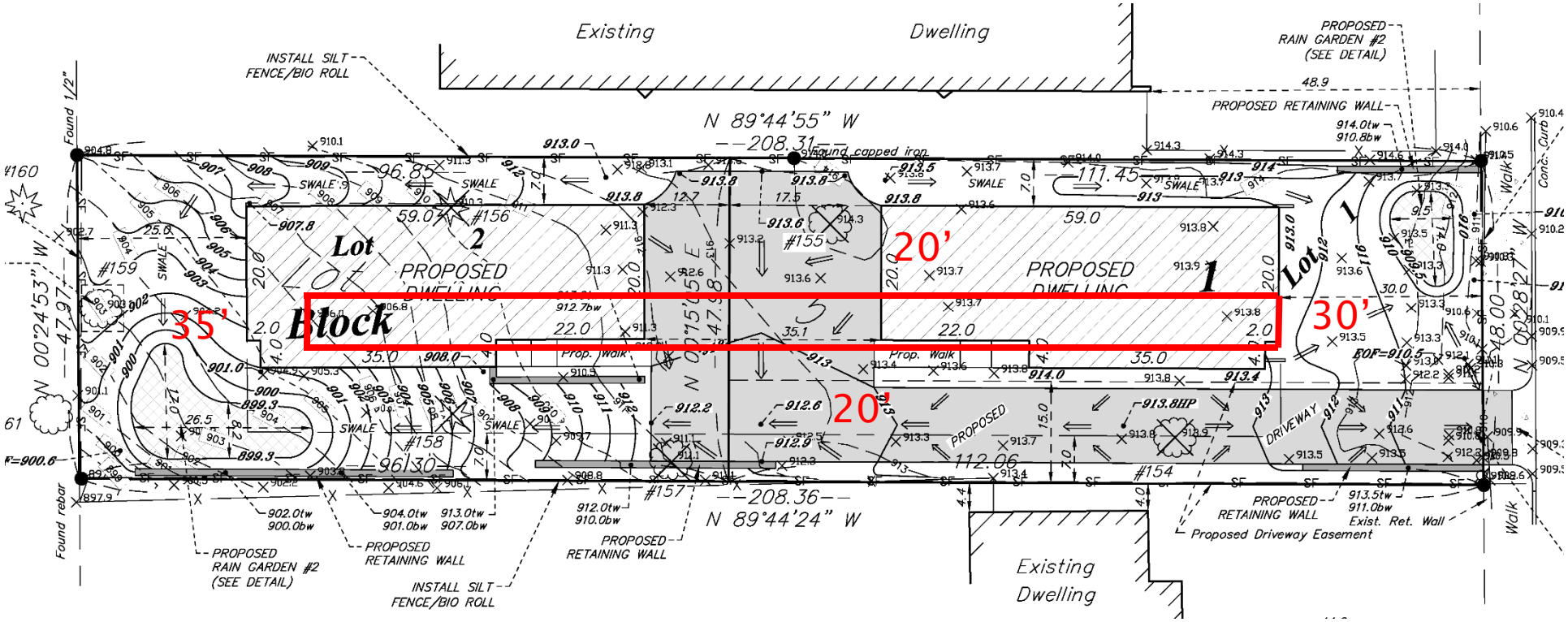


Image capture: May 2019 © 2021 Goog

Applicant Request

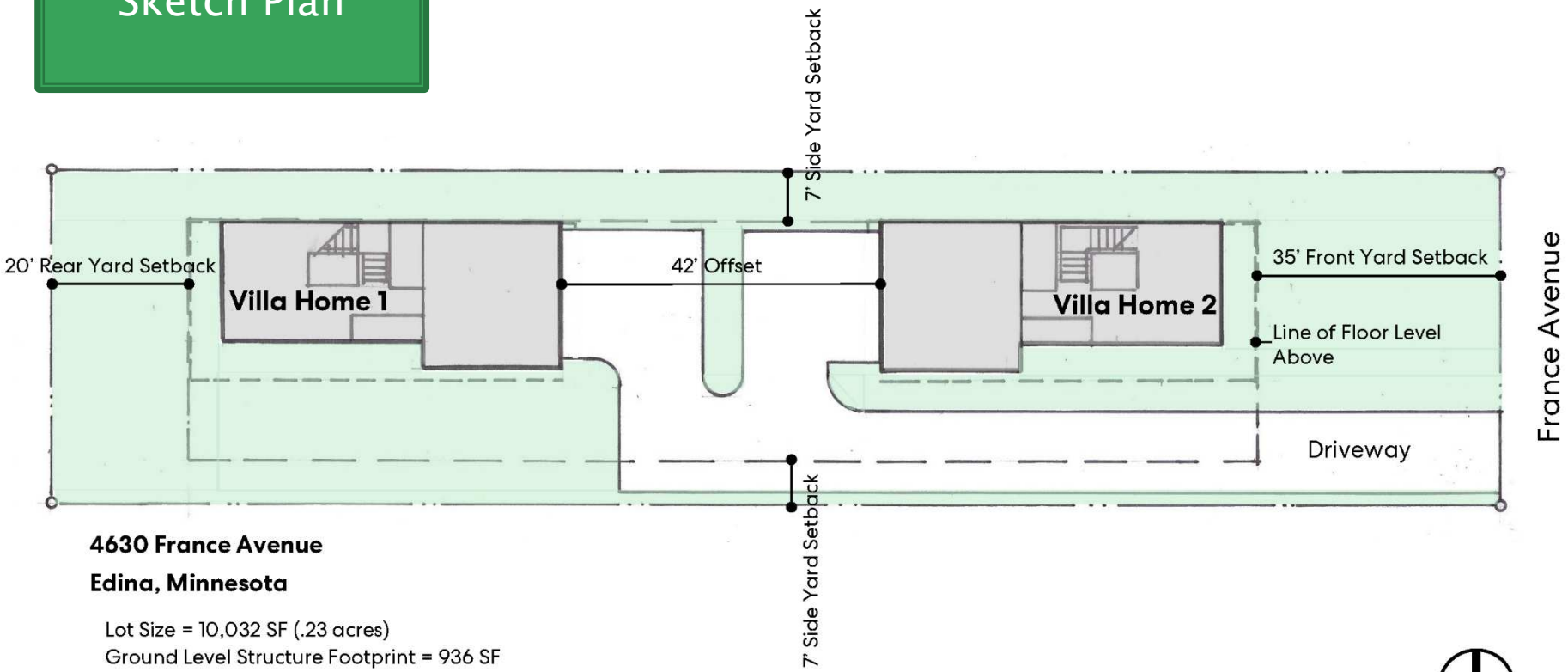
The CITY of EDINA

- A Rezoning from R-1, Single-Dwelling Unit District to PRD-2 Planned Residential District 2.
- Preliminary Plat.
- Side yard setback variances from 20 feet to 7 feet and 15 feet.
- Rear yard setback variance from 35 feet to 25 feet.
- Building coverage variance from 25% to 26.3%.
- Lot size variance from 7,300 square feet to 5,016 square feet.



Required Setbacks

Sketch Plan



4630 France Avenue

Edina, Minnesota

Lot Size = 10,032 SF (.23 acres)
Ground Level Structure Footprint = 936 SF
Driveway = 2,410 SF
Developed Footprint = 3,346 SF (approximate) or 33%
2 ½ Story Homes (Approx. 2,400 SF each)

N

Primary Issues

The CITY of EDINA

- Is the proposed Rezoning reasonable?
- Are the proposed variances reasonable?

Primary Issue

The CITY of EDINA

- Is the proposed Rezoning reasonable?

Yes. Staff does support the revised rezoning of the site, for the following reasons:

1. The proposed Rezoning is consistent with the adjacent 4-lot development to the north which has the same PRD-2 Zoning Designation.

2. The proposed lots are similar in size to the 4-lot development to the north. The average lot size of the development to the north is 4,388 square feet in size, smaller than the proposed two lots. Proposed lots are 5,016 square feet in size.

The CITY of EDINA

DataLink | Edina

- R-2 - Double Dwelling Unit
- PRD-1 - Planned Residence
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- PSR-4 - Planned Residence
- MDD-4 - Mixed Development
- MDD-5 - Mixed Development
- MDD-6 - Mixed Development

Primary Issue

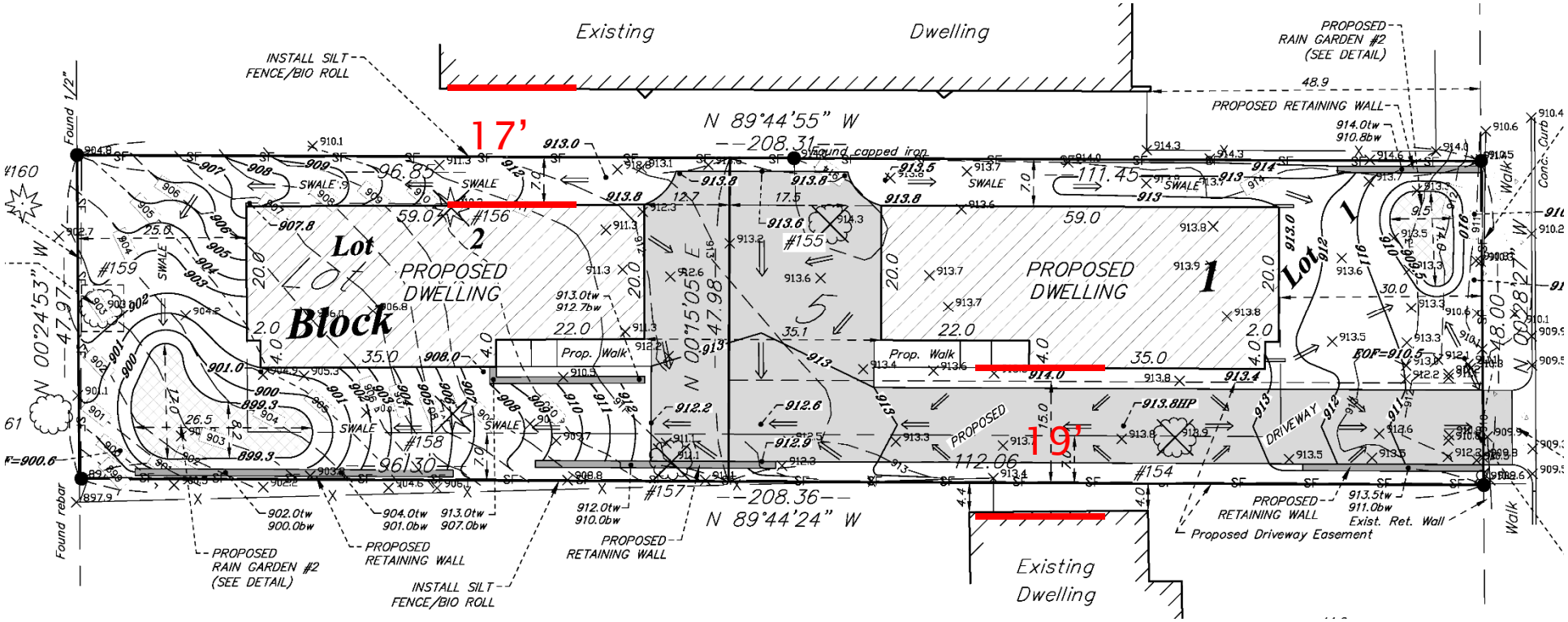
The CITY of EDINA

- Is the proposed Rezoning reasonable?

3. The relationship and spacing between adjacent structures is reasonable. There would be a 17-foot distance between the duplex to the north and the proposed home, and a 19-foot distance between the proposed home and the single-family home to the south. Within the City's single-family residential areas with 50-foot-wide lots (Country Club and much of east Edina) the separation between single-family homes is often 10 feet.

4. The proposed rezoning is consistent with the Comprehensive Plan.

5. The proposal meets the criteria for considering rezoning in Section 36-213 of the Zoning Ordinance as outlined on page 5-6 of this staff report.



Building Separation

The CITY of EDINA

Comprehensive Land Use Plan

Primary Issues

The CITY of EDINA

- Are the proposed variances reasonable?

Primary Issues

The CITY of EDINA

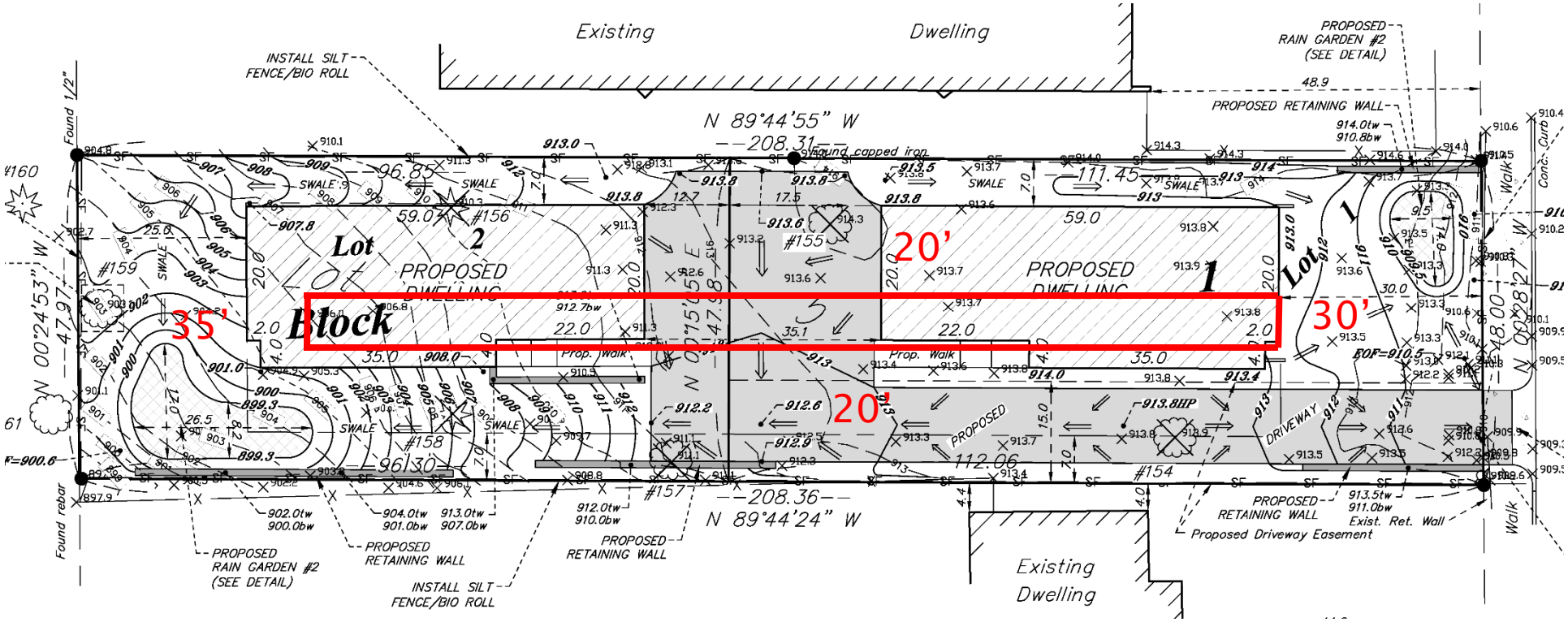
Are the proposed variances reasonable?

Yes. Staff does support the side yard setback variances and the lot size variances for the following reasons:

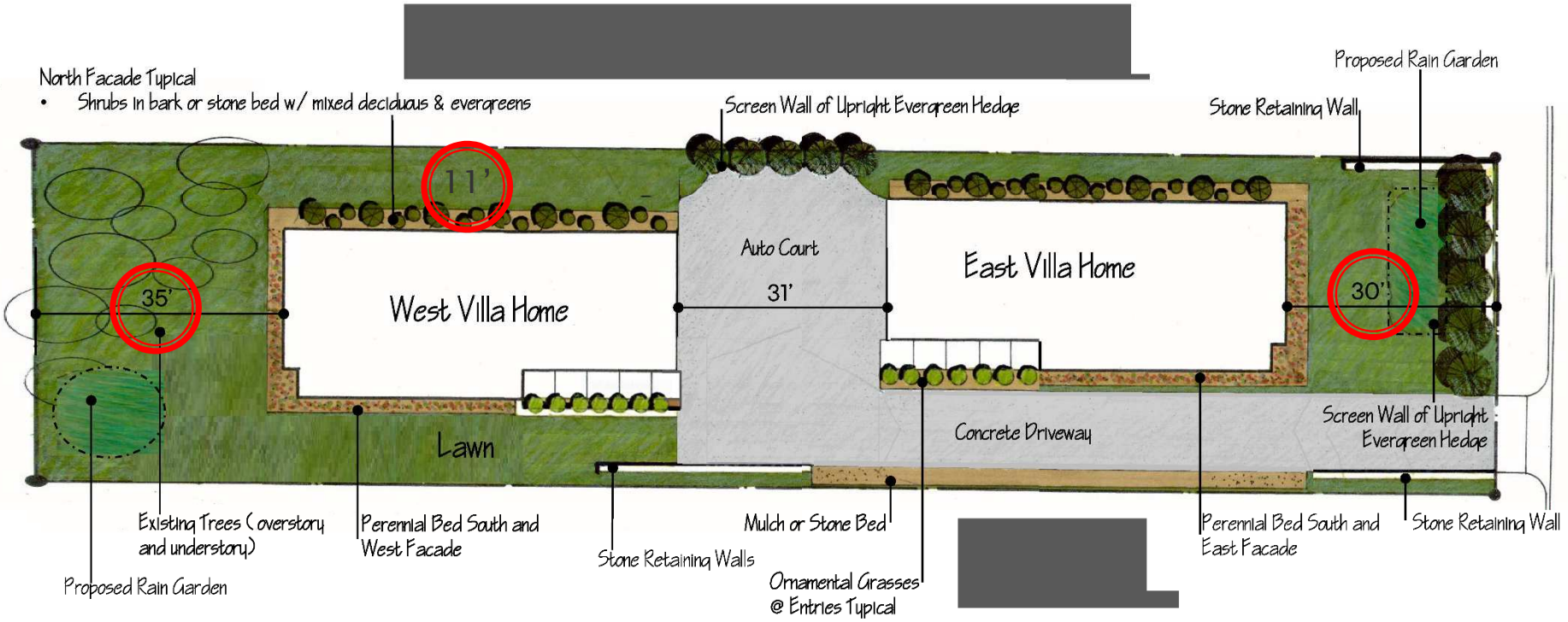
1. The practical difficulty is caused by the small size of the lot and narrow width. The proposed two lot development is the same as the 4-lot development to the north. Staff believes it is reasonable to development the subject lot in the same manner.

2. The requested rear yard setback and building coverage setbacks are not reasonable due to the large structure sizes. The size of the structures could be reduced and shifted to meet the rear yard setback and 25% building coverage requirement. The 35-foot rear yard setback provides a code compliant setback to the adjacent R-1 property to the west.

3. The proposed development is reasonable compared to the existing 4-lot detached single-dwelling unit development to the north. The proposed lot sizes are slightly larger than the existing lots to the north. The average lot size of the development to the north is 4,388 square feet in size, smaller than the proposed two lots. Proposed lots are 5,016 square feet in size.



Required Setbacks



Site | Landscape Concept Plan: 35 Ft. Rear Setback Oct.5,2021

0 5 10 20

Villas on France

4630 France Avenue | Edina MN

CITY HOMES simply homes inc

Primary Issues

The CITY of EDINA

- Are the proposed variances reasonable?

4. The circumstance of this single-dwelling unit lot being guided as low density attached residential in the Comprehensive Plan and located adjacent to a PRD-2 zoning district is unique to the property and not common to the vast majority of the R-1 zoning district lots.

5. The variance would not alter the essential character of the district. The proposed homes would be located similar on the site than the located of the single family detached homes to the north that are also accessed by a shared driveway.

Better Together

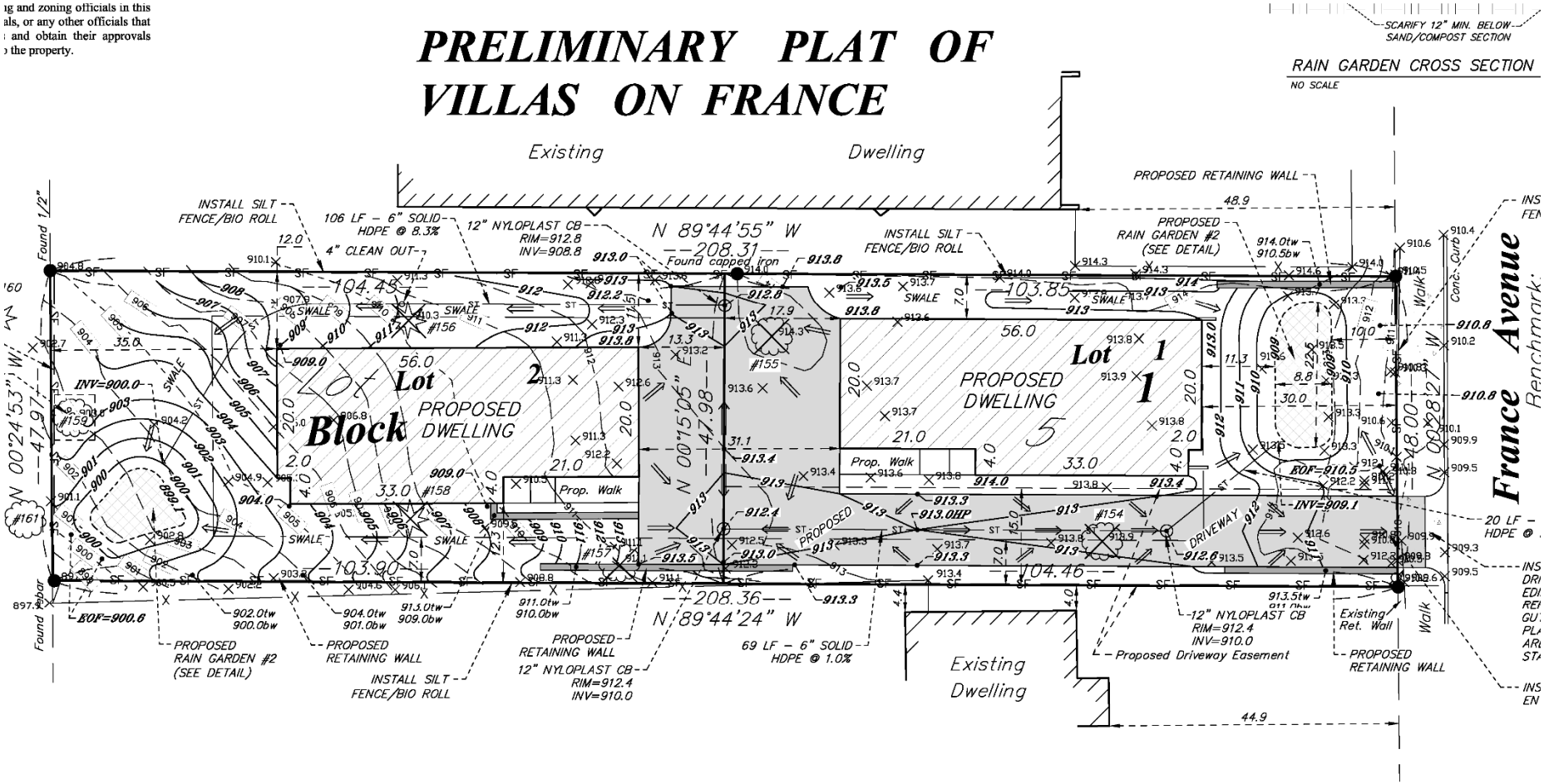
The CITY of EDINA

Recommendation

The CITY of EDINA

ıg and zoning officials in this
als, or any other officials that
: and obtain their approvals
› the property.

PRELIMINARY PLAT OF VILLAS ON FRANCE



SCARIFY 12" MIN. BELOW SAND/COMPOST SECTION

RAIN GARDEN CROSS SECTION

NO SCALE

DRAWING ORIENTATION & SCALE

SCALE - 1" = 10'

CLIENT NAME / JOB ADDRESS

JEFF ZEIBARTH

4630 FRANCE AVENUE
EDINA, MN

Advance
Surveying & Engineering, Co.

17917 Highway 7
Minnetonka, Minnesota 55345

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom

42379

LICENSE NO.

DATE SURVEYED: JULY 19, 2021

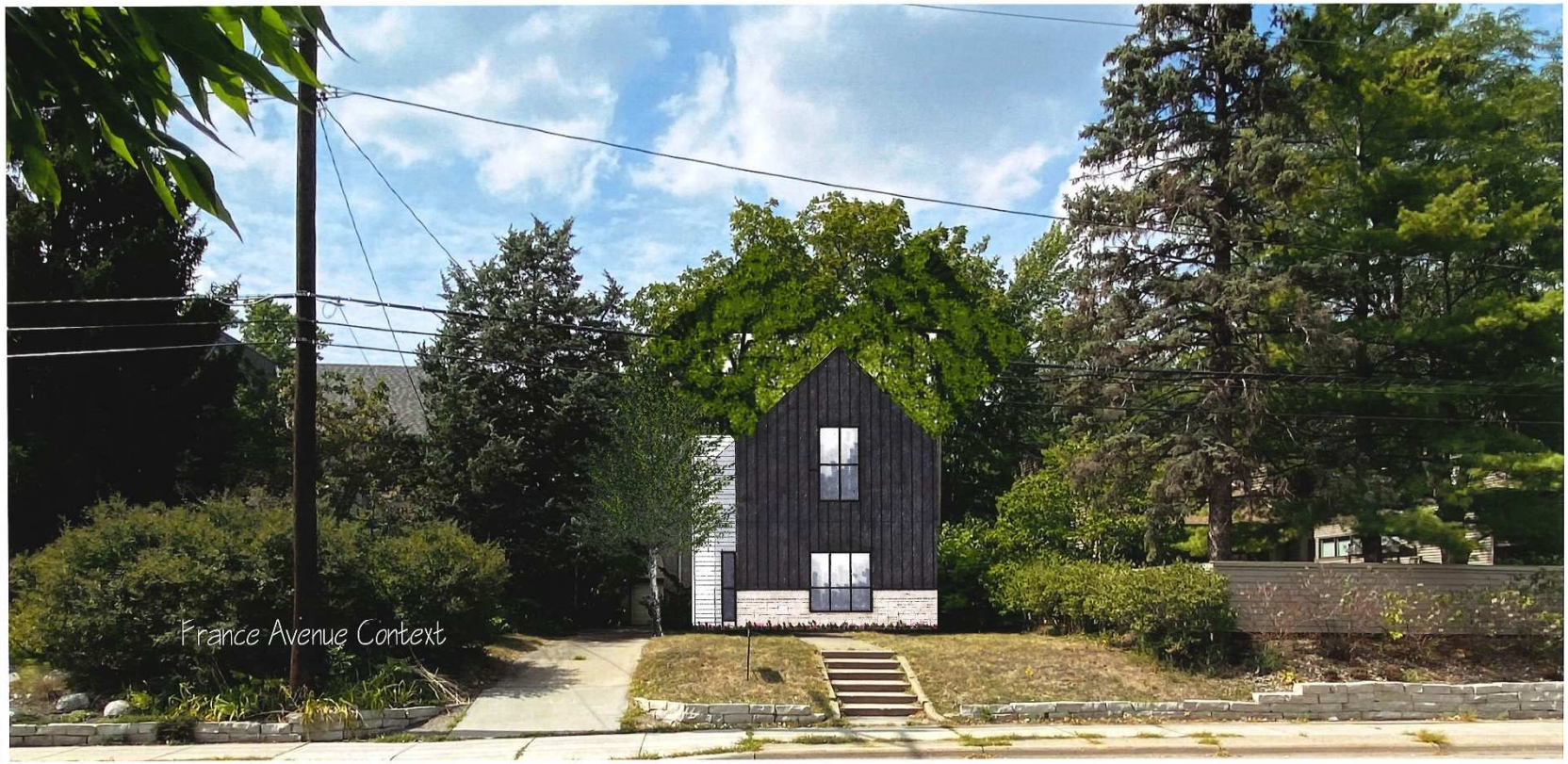
DATE DRAFTED: AUGUST 18, 2021

SHEET TITLE

PRELIMINARY PLA

DRAWING NUMBER

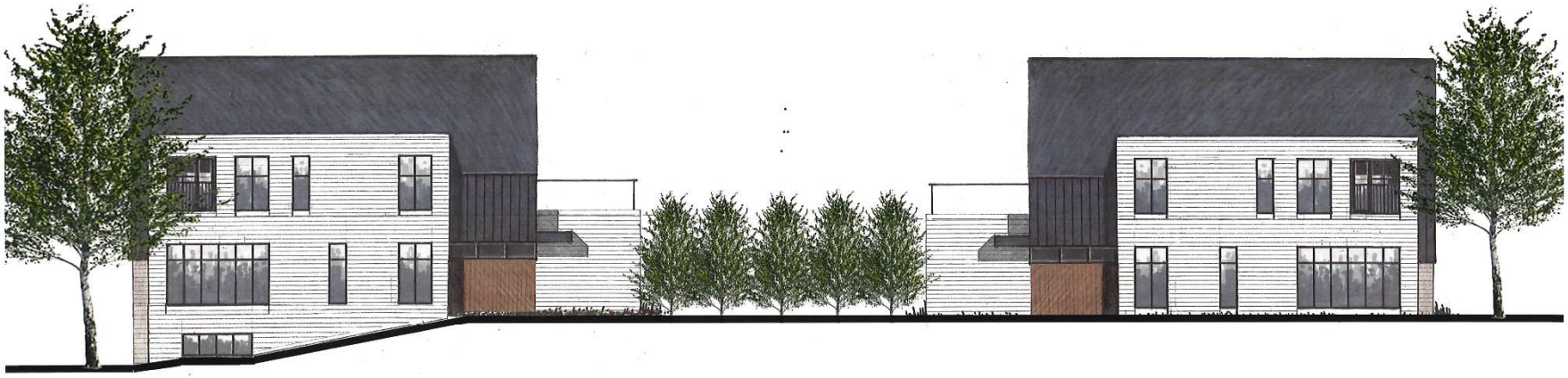
211392 PRELIM



Villas on France

4630 France Avenue | Edina MN

CITY HOMES simply homes inc



South Elevation - West Villa

South Elevation - East Villa

Villas on France

4630 France Avenue | Edina MN

CITY HOMES simply homes inc

North Elevation - East Villa (West Similar)

CITY HOMES simply homes inc

Villas on France

4630 France Avenue | Edina MN

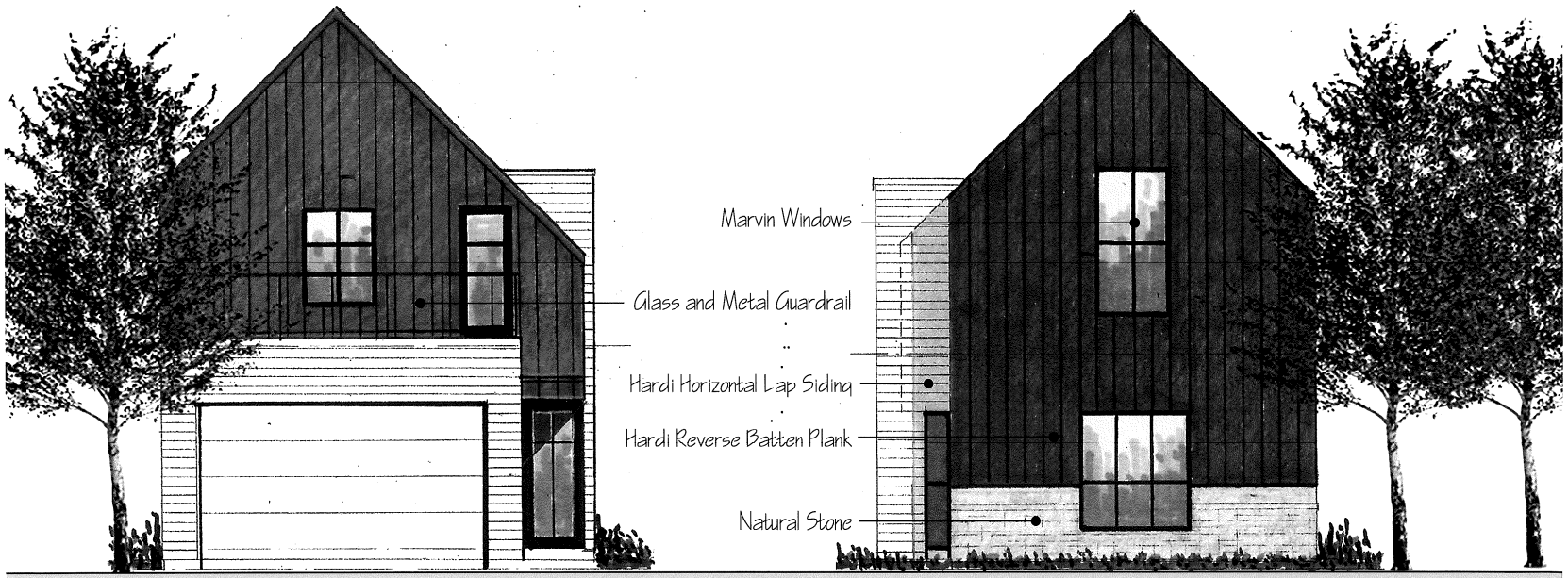
0 2 4 8

CITY HOMES simply homes inc

Villas on France

4630 France Avenue | Edina MN

0 2 4 8



West Elevation - East Villa (West Similar)

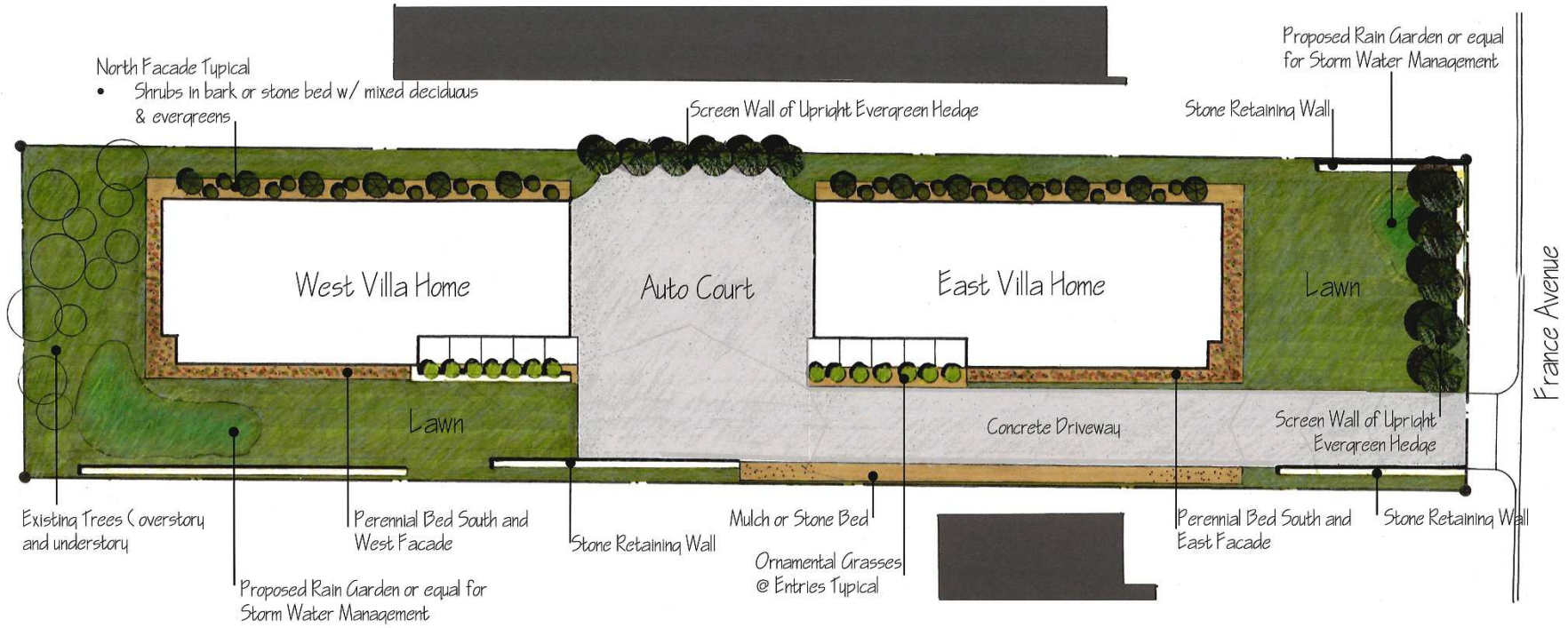
East Elevation - East Villa (West Similar)

CITY HOMES simply homes inc

Villas on France

4630 France Avenue | Edina MN

0 2 4 8



Site | Landscape Concept Plan

0 5 10 20

Villas on France

4630 France Avenue | Edina MN

CITY HOMES simply homes inc

Ed

LEGAL DESCRIPTION:
Lot 5, AUDITOR'S SUBDIVISION NO. 172, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:
1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
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5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
7. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes iron survey marker, set, unless otherwise noted.

GRADING & EROSION CONTROL NOTES:
BEFORE DEMOLITION AND GRADING BEGIN
- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 50 feet from the street into the site and shall be underlain with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking or flow of sediment onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unprotected exit from the site.
- Contractor shall install inlet protection on all existing storm sewer inlets in accordance with the city standard details. Inlet protection shall also be provided on all proposed storm sewer inlets immediately following construction of the inlet. Inlet protection must be installed in a manner that will not impound water for extended periods of time or in a manner that presents a hazard to vehicular or pedestrian traffic.

DURING CONSTRUCTION:
- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 25-111 at 100 lbs/acre followed by covering with spray mulch.
- A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall in accordance with Minnesota Pollution Control Agency requirements.
- A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
- Concrete truck washout shall be in the plastic lined ditch and dispose of washings as solid waste.
- Sediment control devices shall be regularly inspected and after major rainfall events and shall be cleaned and repaired as necessary to provide downstream protection.
- Streets and other public ways shall be inspected daily and if litter or soils has been deposited it shall promptly be removed.
- If necessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance areas.
- Moisture shall be applied to disturbed areas to control dust as needed.
- Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.
- If it becomes necessary to pump the excavation during construction, pump discharge shall be into the stockpile areas so that the erodible silt fence around these areas can filter the water before it leaves the site.
- Temporary erosion control shall be installed no later than 14 days after the site is first disturbed and shall consist of broadcast seeding with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lbs/acre followed by covering with spray mulch.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins and additional silt fencing as deemed necessary to control erosion.

SITE WORK COMPLETION:
- When final grading has been completed but before placement of seed or sod an "as built" survey shall be done per City of Edina requirements to insure that grading was properly done.
- When any remedial grading has been completed, seed or sending shall be completed including any erosion control blankets for steep areas.
- When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.
- Contractor shall maintain positive drainage of a minimum 2% slope away from proposed building.

EXISTING HARDCOVER - LOT 1	
HOUSE	682 Sq. Ft.
GARAGE	100 Sq. Ft.
DRIVEWAY	977 Sq. Ft.
WALKS	335 Sq. Ft.
TOTAL EXISTING HARDCOVER	2,094 Sq. Ft.
AREA OF LOT	5,363 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	39.0%

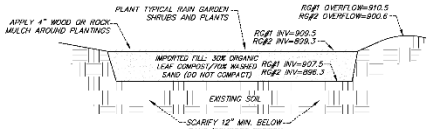
EXISTING HARDCOVER - LOT 2	
GARAGE	104 Sq. Ft.
TOTAL EXISTING HARDCOVER	104 Sq. Ft.
AREA OF LOT	4,633 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	2.2%

PROPOSED HARDCOVER - LOT 2	
HOUSE	1,320 Sq. Ft.
DRIVEWAY	507 Sq. Ft.
WALK	92 Sq. Ft.
TOTAL PROPOSED HARDCOVER	1,919 Sq. Ft.
AREA OF LOT	4,633 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	41.4%

PROPOSED BUILDING COVERAGE - LOT 2	
HOUSE	1,320 Sq. Ft.
TOTAL PROPOSED COVERAGE	1,320 Sq. Ft.
AREA OF LOT	4,633 Sq. Ft.
PERCENTAGE OF COVERAGE TO LOT	28.5%

PROPOSED HARDCOVER - LOT 1	
HOUSE	1,320 Sq. Ft.
DRIVEWAY	1,928 Sq. Ft.
WALK	82 Sq. Ft.
TOTAL PROPOSED HARDCOVER	3,340 Sq. Ft.
AREA OF LOT	5,363 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	62.3%

PROPOSED BUILDING COVERAGE - LOT 1	
HOUSE	1,320 Sq. Ft.
TOTAL PROPOSED COVERAGE	1,320 Sq. Ft.
AREA OF LOT	5,363 Sq. Ft.
PERCENTAGE OF COVERAGE TO LOT	24.6%

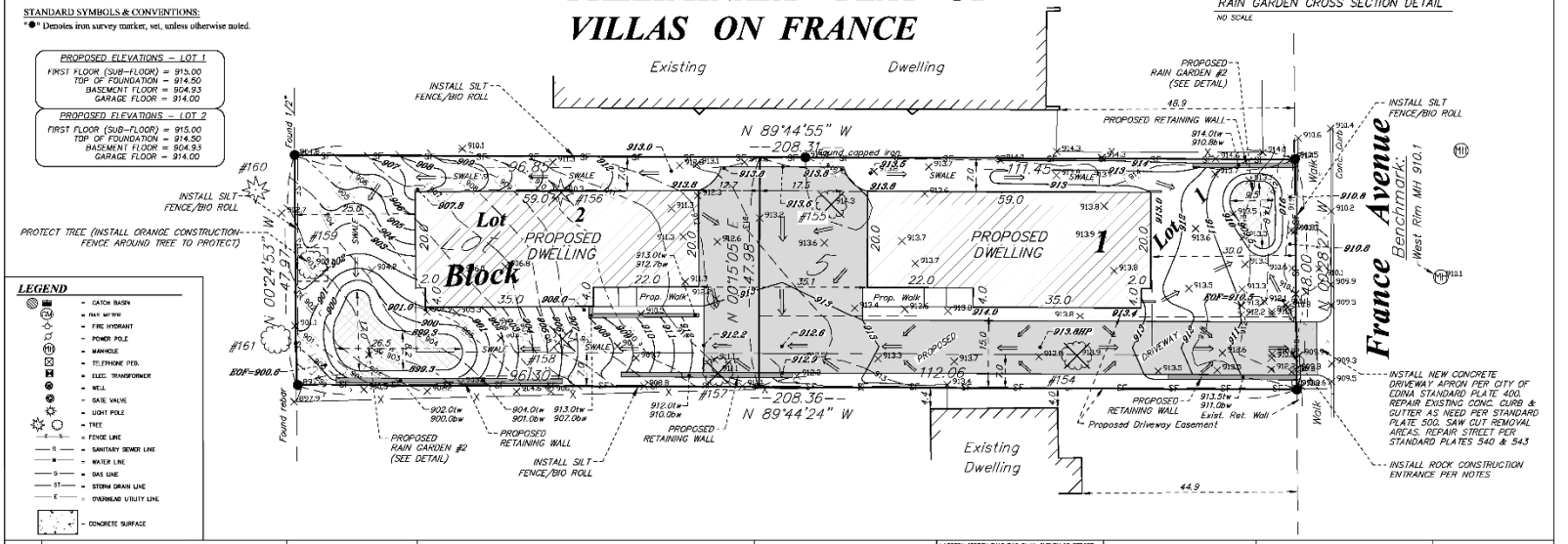


RAIN GARDEN CROSS SECTION DETAIL
NO SCALE

PRELIMINARY PLAT OF VILLAS ON FRANCE

PROPOSED ELEVATIONS – LOT 1
FIRST FLOOR (SUB-FLOOR) = 915.00
TOP OF FOUNDATION = 914.50
BASEMENT FLOOR = 904.93
GARAGE FLOOR = 914.00

PROPOSED ELEVATIONS – LOT 2
FIRST FLOOR (SUB-FLOOR) = 915.00
TOP OF FOUNDATION = 914.50
BASEMENT FLOOR = 904.93
GARAGE FLOOR = 914.00



LEGEND
- CATCH BASIN
- FIRE HYDRANT
- POWER POLE
- MANHOLE
- TELEPHONE PED.
- ELEC. TRANSFORMER
- WELL
- GATE VALVE
- LIGHT POLE
- TREE
- FENCE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- CONCRETE SURFACE

DATE	REVISION DESCRIPTION
8/5/21	CONVERT TO A PRELIMINARY PLAT
9/2/21	MOVED HOMES 5' EAST

DRAWING ORIENTATION & SCALE
SCALE 1" = 10'
0 10 20

CLIENT NAME / JOB ADDRESS
JEFF ZEIBARTH
4630 FRANCE AVENUE
EDINA, MN

Advance
Surveying & Engineering, Co.
17917 Highway 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsurv.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Thomas N. Bloom
42375
LICENSE NO.
AUGUST 18, 2021
DATE

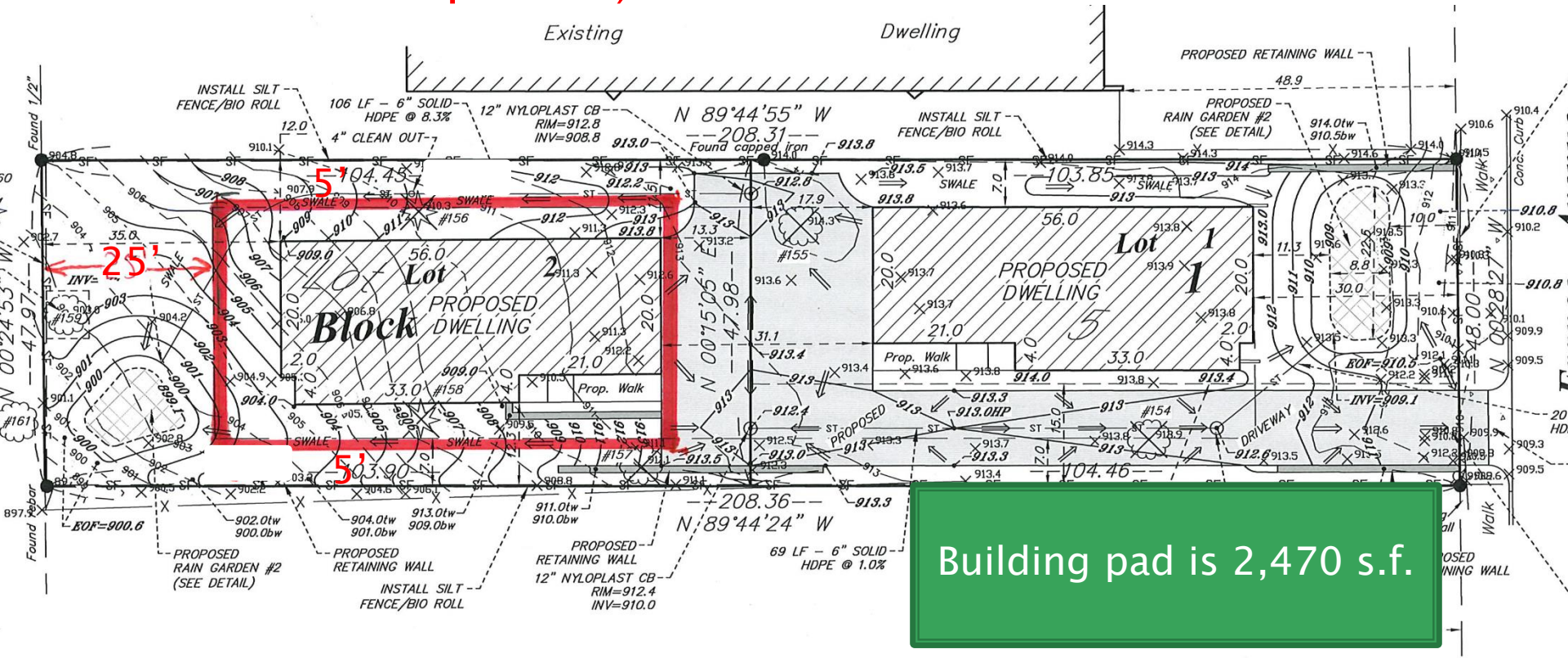
DATE SURVEYED: JULY 19, 2021
DATE DRAFTED: AUGUST 18, 2021

SHEET TITLE
PRELIMINARY PLAT
DRAWING NUMBER
211392 PRELIM PLAT

SHEET SIZE 22 X 34
SHEET NO.
S1
SHEET 1 OF 2

An R-1, Code Compliant Maximum Sized Building Pad – (Setting home as far away from France Avenue as possible)

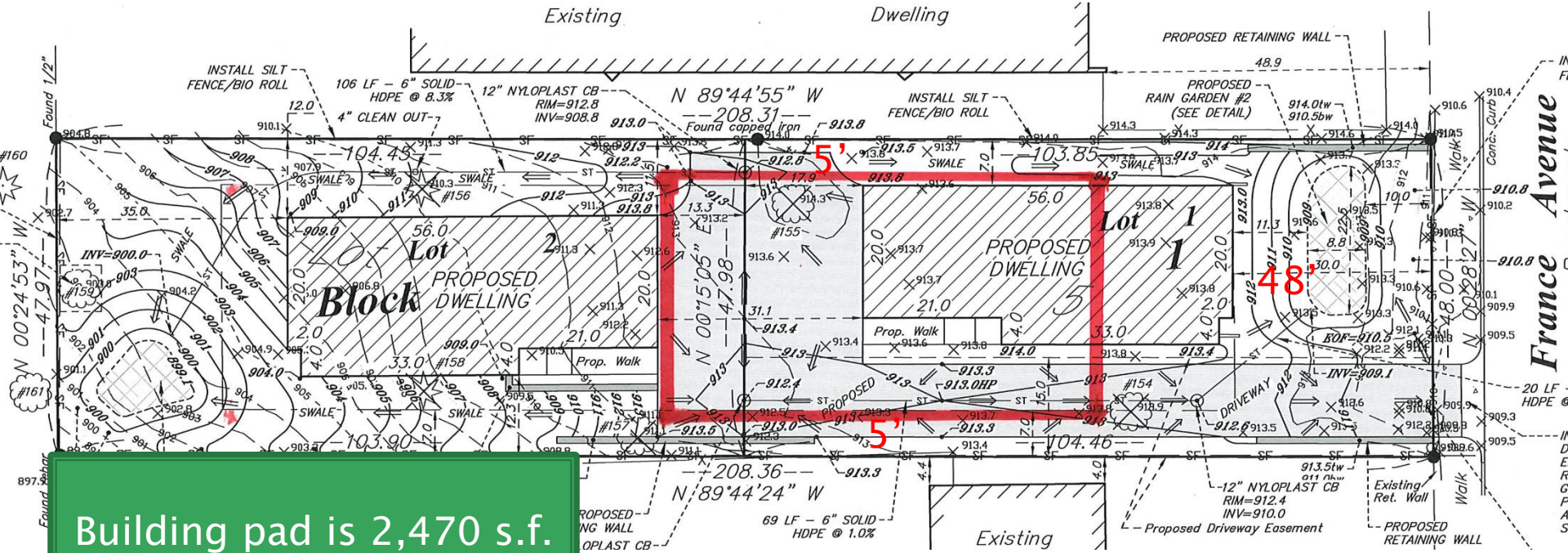
The CITY of EDINA



Building pad is 2,470 s.f.

An R-1, Code Compliant Maximum Sized Building Pad – (Setting home as close to France Avenue as possible)

The CITY of EDINA



Building pad is 2,470 s.f.

DATE: 10/12/2021

TO: 4630 France Ave, City Homes and Simply Homes

CC: Cary Teague – Community Development Director

FROM: Chad Millner, PE, Director of Engineering

RE: **4630 France Ave – Development Review, Revision 1**

The Engineering Department has reviewed the subject property for pedestrian facilities, utility connections, grading, flood risk, and storm water. Plans reviewed included an existing survey, preliminary plat, and stormwater management plan revised 10/4/21.

	Review Comment	Required For
General		
1.	Deliver as-build records of public and private utility infrastructure post construction.	Certificate of Occupancy
Survey		
2.	An existing and proposed site condition survey is required.	Grading/Building Permit
2.1	Show all existing and proposed public and private easements.	Grading/Building Permit
Living Streets		
3.	Design sidewalks to meet ADA requirements.	Grading/Building Permit
4.	Saw cut concrete sidewalk joints on public sidewalks.	Grading/Building Permit
5.	Public sidewalk to match existing.	Grading/Building Permit
Traffic and Street		
6.	Review fire access requirements with fire department. Fire truck turning template attached.	Grading/Building Permit
7.	Hennepin County Access Permit required for entrance reconstruction.	Building Permit
8.	Road patching shall conform to Hennepin County standards.	Certificate of Occupancy
9.	Provide 10' easement along eastern side of property for future sidewalk improvements. Limit trees, plantings and landscaping items within the easement. Rain garden shall not encroach.	Grading/Building Permit
Sanitary and Water Utilities		
10.	Served by City of Minneapolis. City of Minneapolis utility permits required.	Grading/Building Permit

11.	Domestic water shall be sized by the developer's engineer.	Grading/Building Permit
12.	Domestic sanitary shall be sized by the developer's engineer.	Grading/Building Permit
13.	A SAC determination will be required by the Metropolitan Council. The SAC determination will be used by the City to calculate sewer and water connection charges	Grading/Building Permit
14.	A well may be located onsite. MDH to provide documentation as available. A licensed well contractor may be required to search the site for a well. Wells not in use must be sealed by a licensed well contractor per MN Rules, Chapter 4725.	Certificate of Occupancy
Storm Water Utility		
15.	Site drains to landlocked basins (MHN_65 and 66), a structural flooding issue (MHN_66), and private property (MHN_65). Demonstrate no increase in peak flood elevations for 1% annual chance flood event (NOAA Atlas 14, 100-year), volume control (1.1"x new contributing impervious), and rate control to private property (NOAA Atlas 14, 10-year). Provide revised existing and proposed hydrocad to confirm.	Grading/Building Permit
16.	The Minnesota Stormwater Manual recommends 10' as the minimum distance between an infiltration practice and a structure's foundation. Eastern rain garden within 10' based on EOF elevation. Revise.	Grading/Building Permit
17.	Western rain garden's overflow creates a new concentration of drainage that will affect downstream structures. Revise design to eliminate new concentration of drainage.	Grading/Building Permit
18.	Mitigation is distributed unevenly between the two sites. Revise to proportionally distribute mitigation per site. Split stormwater management per lot. Recommend engineered pervious driveway with drains to direct overflow to street.	Grading/Building Permit
19.	Indicate the rain garden responsibility maintenance.	Grading/Building Permit
20.	Proposed lowest floors (904.93') are above the required FEMA 1% annual chance 875.5' with more than 2' of freeboard.	General Comment
21.	Provide geotechnical report with soil borings.	Grading/Building Permit
22.	Provide hydraulic and hydrologic report meeting watershed and state construction site permit requirements.	Grading/Building Permit
23.	Submit watershed district permit and copies of private maintenance agreement in favor of watershed.	Grading/Building Permit

Grading Erosion and Sediment Control		
24.	A SWPPP consistent with the State General Construction Site Stormwater Permit is required.	Grading/Building Permit
Constructability and Safety		
25.	Construction staging, traffic control, and pedestrian access plans will be required.	Grading/Building Permit
26.	Retaining walls over 4-ft in height require design by a structural engineer. Hydrostatic pressure from nearby rain gardens shall be accounted for.	Grading/Building Permit
Other Agency Coordination		
27.	Hennepin County, City of Minneapolis, MDH, MPCA and MCES permits required as needed.	Grading/Building Permit
28.	Minnehaha Creek Watershed District permit is required.	Grading/Building Permit
Sustainability		
29.	Staff recommends considering EV charging infrastructure for residents.	General Comment
30.	The Metropolitan Council's Extreme Heat map shows that during an extreme heat event (when air temperatures are 90 or above), this area of Edina can be 4 degrees F hotter than surrounding areas. Green roofs reduce the urban heat island effect, reducing amount of greenhouse gas emissions trapped in the atmosphere and energy needs to cool a building. Staff recommends adding a green roof or garden to reduce this urban heat island effect and energy costs to cool the building.	General Comment
31.	The University of Minnesota's Solar Suitability map rates this property as "good" for solar roof installations with a grade of 83 out of 100. Staff recommends considering rooftop solar panels to maximize benefits of renewable energy.	General Comment
32.	Please complete marked “yes” items from Sustainable Design Questionnaire as described below: - utilize Xcel Energy’s Energy Design Assistance and/or Centerpoint Energy’s Builder and Developer programs for this development - appliances and equipment be Energy Star or EPA WaterSense certified - Rely on HERS rating system for energy design and construction strategies - Protect existing healthy trees	General Comment

	- Provide shade trees, native and pollinator-friendly landscaping - outdoor landscaping watering system include a water sensor to automatically reduce watering in wet conditions - site features included to make the use of public transit convenient and simple? Examples include sheltered waiting areas, paved sidewalks and clear site lines	

LEGAL DESCRIPTION:
Lot 5, AUDITOR'S SUBDIVISION NO. 172, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

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STANDARD SYMBOLS & CONVENTIONS:

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PROPOSED ELEVATIONS – LOT 1
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TOP OF FOUNDATION = 914.50
BASEMENT FLOOR = 904.93
GARAGE FLOOR = 914.00

PROPOSED ELEVATIONS – LOT 2
FIRST FLOOR (SUB-FLOOR) = 915.00
TOP OF FOUNDATION = 914.50
BASEMENT FLOOR = 904.93
GARAGE FLOOR = 914.00

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN

- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 50 feet from the street into the site and shall be underlain with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking or flow of sediments onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unprotected exit from the site.
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DURING CONSTRUCTION:

- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
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- Moisture shall be applied to disturbed areas to control dust as needed.
- Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.
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SITE WORK COMPLETION:

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- When any remedial grading has been completed, sod or seeding shall be completed including any erosion control blankets for steep areas.
- When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.
- Contractor shall maintain positive drainage of a minimum 2% slope away from proposed building.

EXISTING HARDCOVER - LOT 1	
HOUSE	682 Sq. Ft.
GARAGE	14 Sq. Ft.
DRIVEWAY	977 Sq. Ft.
WALKS	335 Sq. Ft.
TOTAL EXISTING HARDCOVER	2,008 Sq. Ft.
AREA OF LOT	4,998 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	40.2%

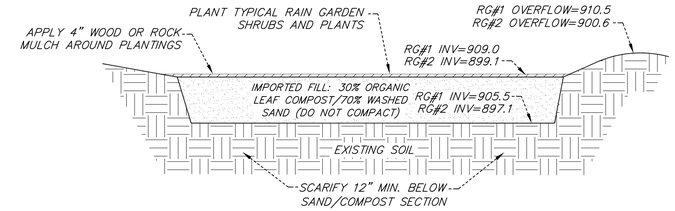
EXISTING HARDCOVER - LOT 2	
GARAGE	189 Sq. Ft.
TOTAL EXISTING HARDCOVER	189 Sq. Ft.
AREA OF LOT	4,998 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	3.8%

PROPOSED HARDCOVER - LOT 2	
HOUSE	1,252 Sq. Ft.
DRIVEWAY	526 Sq. Ft.
WALK	84 Sq. Ft.
TOTAL PROPOSED HARDCOVER	1,862 Sq. Ft.
AREA OF LOT	4,998 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	37.3%

PROPOSED BUILDING COVERAGE - LOT 2	
HOUSE	1,252 Sq. Ft.
TOTAL PROPOSED COVERAGE	1,252 Sq. Ft.
AREA OF LOT	4,998 Sq. Ft.
PERCENTAGE OF COVERAGE TO LOT	25.0%

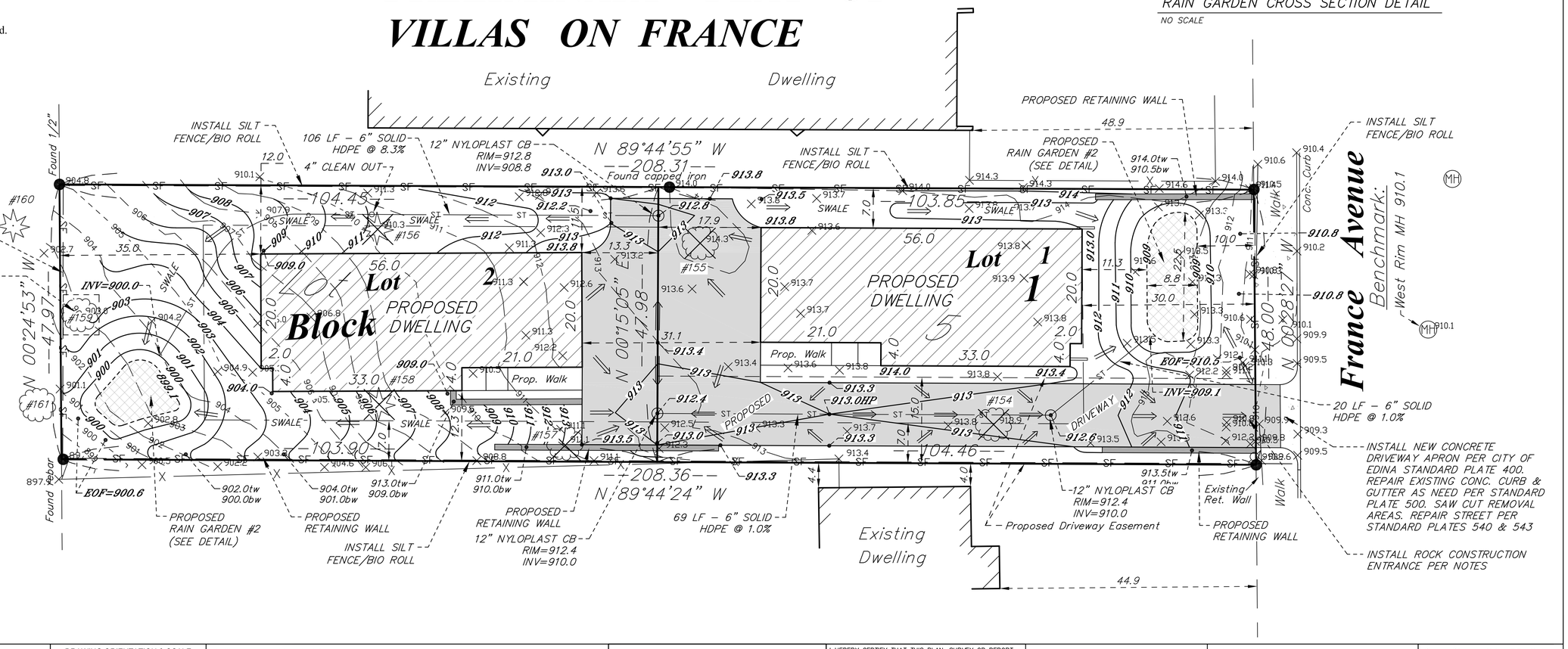
PROPOSED HARDCOVER - LOT 1	
HOUSE	1,252 Sq. Ft.
DRIVEWAY	1,705 Sq. Ft.
WALK	84 Sq. Ft.
TOTAL PROPOSED HARDCOVER	3,041 Sq. Ft.
AREA OF LOT	4,998 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	60.8%

PROPOSED BUILDING COVERAGE - LOT 1	
HOUSE	1,252 Sq. Ft.
TOTAL PROPOSED COVERAGE	1,252 Sq. Ft.
AREA OF LOT	4,998 Sq. Ft.
PERCENTAGE OF COVERAGE TO LOT	25.0%



RAIN GARDEN CROSS SECTION DETAIL
NO SCALE

PRELIMINARY PLAT OF VILLAS ON FRANCE



LEGEND

- CATCH BASIN
- GM = GAS METER
- FIRE HYDRANT
- POWER POLE
- MH = MANHOLE
- TELEPHONE PED.
- ELEC. TRANSFORMER
- W = WELL
- GATE VALVE
- LIGHT POLE
- TREE
- X–X = FENCE LINE
- S = SANITARY SEWER LINE
- W = WATER LINE
- G = GAS LINE
- ST = STORM DRAIN LINE
- E = OVERHEAD UTILITY LINE
- CONCRETE SURFACE

DATE	REVISION DESCRIPTION
8/5/21	CONVERT TO A PRELIMINARY PLAT
9/2/21	MOVED HOMES 5' EAST
10/4/21	PER CITY COMMENTS

DRAWING ORIENTATION & SCALE
SCALE - 1" = 10'
0 10 20

CLIENT NAME / JOB ADDRESS
JEFF ZEIBARTH
4630 FRANCE AVENUE
EDINA, MN

Advance
Surveying & Engineering, Co.
17917 Highway 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

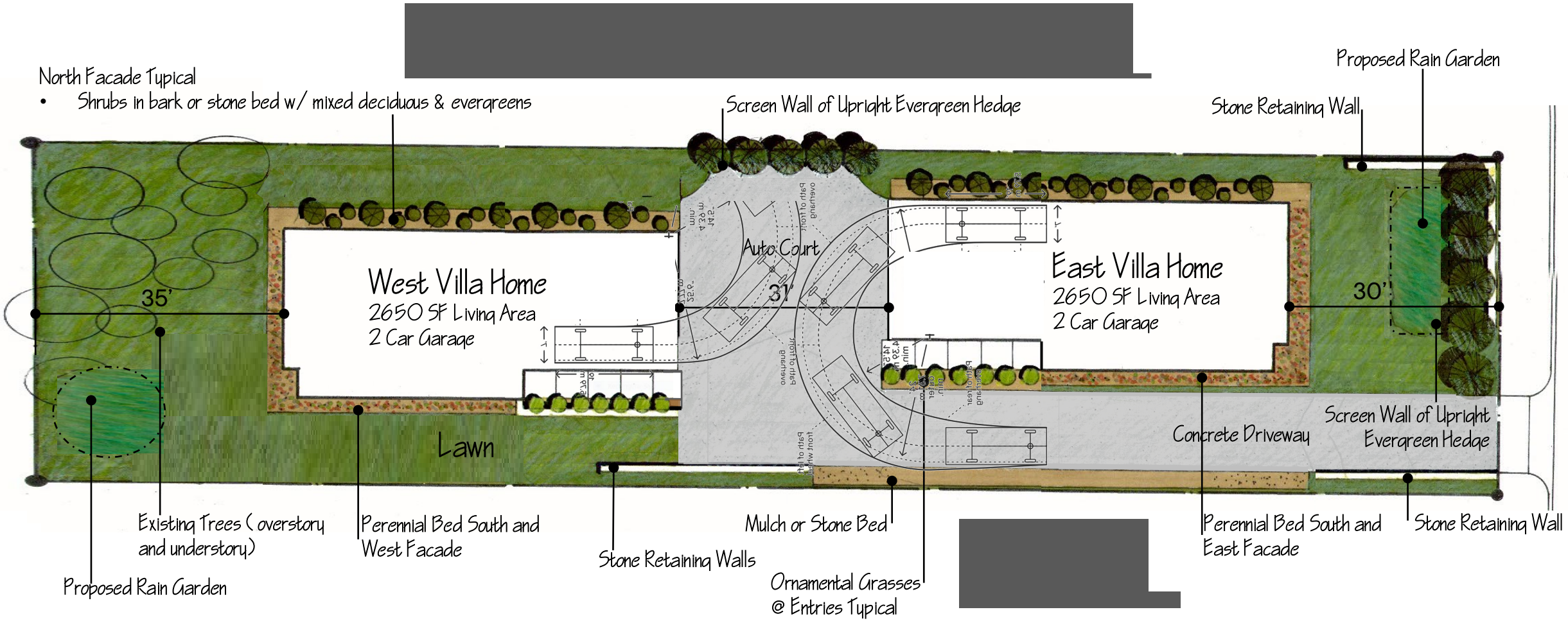
I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Thomas M. Bloom
42379
LICENSE NO.
AUGUST 18, 2021
DATE

DATE SURVEYED: JULY 19, 2021
DATE DRAFTED: AUGUST 18, 2021

SHEET TITLE
PRELIMINARY PLAT

DRAWING NUMBER
211392 PRELIM PLAT

SHEET SIZE 22 X 34
SHEET NO.
S1
SHEET 1 OF 2



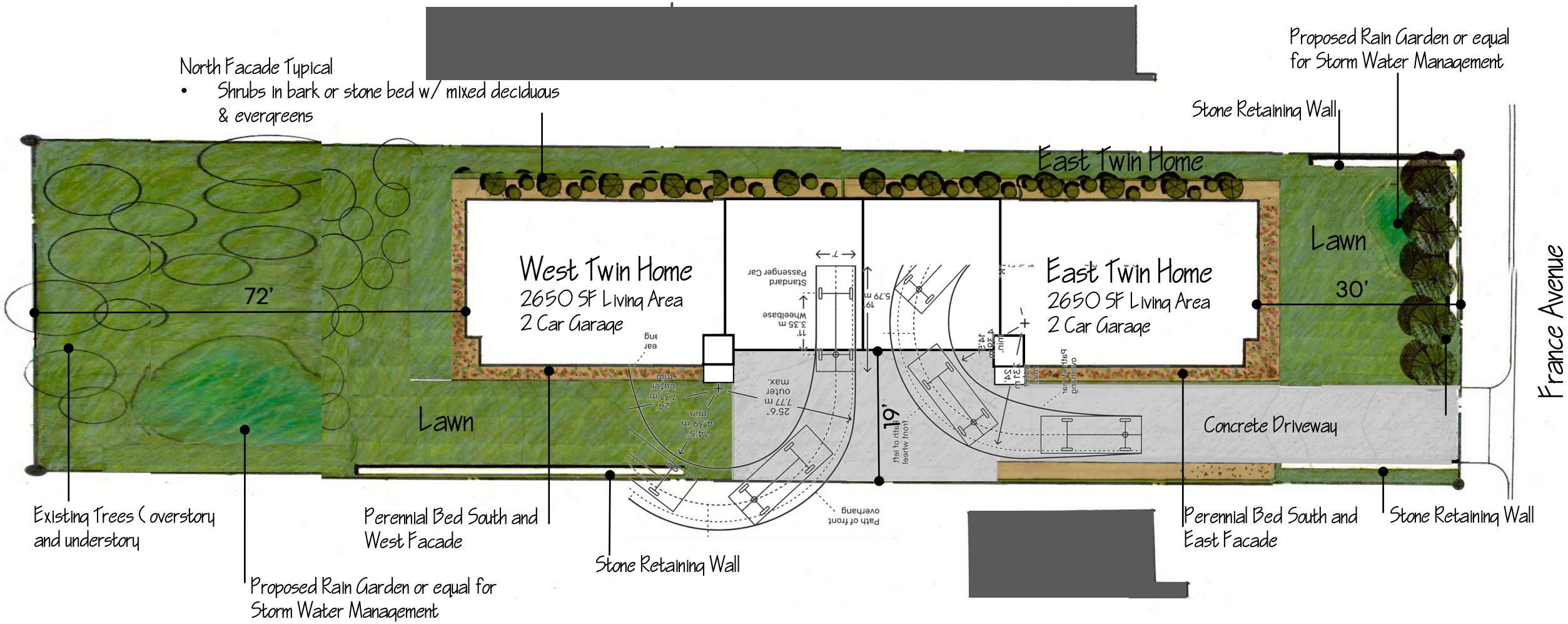
Site | Landscape Concept Plan: Villa Home Oct.14, 2021

0 5 10 20

Villas on France

4630 France Avenue | Edina MN

CITY HOMES simply homes inc



Site | Landscape Concept Plan: Twin Home Oct.14, 2021

0 5 10 20

Villas on France

4630 France Avenue | Edina MN

CITY HOMES simply homes inc

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: IX.I.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Cary Teague, Community Development Director

Item Activity:
Action

Subject: Resolution No. 2021-89: Site Plan Review with Variances at 6500 Barrie Road

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ACTION REQUESTED:
Adopt resolution No. 2021-89 approving the Site Plan with Variances per the Planning Commission recommendation.

INTRODUCTION:
On September 22, 2021, the Planning Commission recommended approval of the requests and added the following conditions: Relocate or reconfigure the entrance on the corner of 65th and Barrie to be more prominent; extend the sidewalk on 65th to the lot line; and Increase the parking variance to accommodate a second drive entrance on Barrie Road rather than one on 65th Street. Vote: 7 Ayes and 1 Nay.

The applicant has revised their plans to accommodate recommendations of the planning commission. (See attached revised narrative and plans.)

The City Council is asked to consider a re-development proposal to tear down the existing 16,032 square foot medical office building and build a new 3-story, 24,000 square foot medical office and surgery center. (See applicant narrative and plans.)

The site is currently zoned POD-1, Planned Office District, and guided Regional Medical District. The height overlay district allows up to 12 stories. The site is very small (30,492 square feet), and narrow (100 feet wide) for a medical office site. Given the required setbacks on the site, a variance would be likely for any new structure.

To accommodate the request the following is required:

- Site Plan Review.
- Front Street (65th) Setback Variance from 30 feet to 18 feet on the north lot line (measured from the front

of the building to the curb). Side Yard Setback Variance from 20 feet to 10 feet.

- Building Coverage Variance from 30% to 45%.
- Floor Area Ratio (FAR) Variance from 50% to 80%.
- Parking Stall Variance from 120 stalls to 72 stalls.

ATTACHMENTS:

Better Together Report 10-11-21 Noon

Planning Commission Staff Report and Staff Memos

Resolution No. 2021-89

Site Location, Zoning, & Comp. Plan

Applicant Narrative

Revised Parking Plan

Traffic and Parking Study

Proposed Plans 1 of 3

Proposed Plans 2 of 3

Proposed Plans 3 of 3

Review comments from AFO (Mic Johnson)

Revised Plan - Per the Planning Commission Recommendations

Revised Narrative - Addressing the Planning Commission Recommendations

Staff Presentation

Survey Responses

30 January 2019 - 11 October 2021

Public Hearing Comments-6500 Barrie Rd.

Better Together Edina

Project: Public Hearing: Bhatti G.I. Consultant, P.A. is proposing to tear down the existing 16,032 square foot medical office building at 6500 Barrie Road, and build a new 3-story, 24,000 square foot medical office and surgery center.

VISITORS

3

CONTRIBUTORS			RESPONSES		
2			2		
0	0	2	0	0	2
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Respondent No: 1
Login: Anonymous
Email: n/a

Responded At: Sep 19, 2021 05:55:36 am
Last Seen: Sep 19, 2021 05:55:36 am
IP Address: n/a

Q1. **First and Last Name** Eric Snyder

Q2. **Address** 6305 Colony Way. Edina, MN

Q3. **Comment**

It appears that at least four trees will be removed along W 65th St. The drawing shows at least three replacement trees. However, the distance between the sidewalk and trees appear very small. 1. Is that distance enough to allow the replacement trees room to grow and prosper? 2. Are the replacement trees included as a requirement for the setback variance? My feedback is that there should be equal or similar replacement trees with equal long term viability as the current trees as a condition of approving the variance. I am otherwise pleased with the building design.

Respondent No: 2
Login: Anonymous
Email: n/a

Responded At: Sep 29, 2021 03:24:18 am
Last Seen: Sep 29, 2021 03:24:18 am
IP Address: n/a

Q1. **First and Last Name** — Joseph B. Cassidy, III

Q2. **Address** — 6481 Barrie Rd

Q3. **Comment**

My only concern would be on a traffic aspect, as there is a moderate degree of traffic already, especially during the morning and evening rush hours. Most of the traffic at these times would be traveling to and from the hospital and existing clinics already present. I need to know how this would be handled.

STAFF REPORT

Date: September 22, 2021

To: Planning Commission

From: Cary Teague, Community Development Director

Subject: Site Plan Review with Variances – 6500 Barrie Road.

Information / Background:

The Planning Commission is asked to consider and make recommendation to the City Council on a proposal to tear down the existing 16,032 square foot medical office building and build a new 3-story, 24,000 square foot medical office and surgery center. (See applicant narrative and plans.)

The site is currently zoned POD-1, Planned Office District, and guided Regional Medical District. The height overlay district allows up to 12 stories. (See attached location, zoning, comp. plan and height overlay zone.) The site is very small (30,492 square feet), and narrow (100 feet wide) for a medical office site. Given the required setbacks on the site, a variance would be likely for any new structure. The table on the following page demonstrates proposed setbacks.

To accommodate the request the following is required:

- Site Plan Review.
- Front Street (65th) Setback Variance from 30 feet to 18 feet on the north lot line (measured from the front of the building to the curb).
- Side Yard Setback Variance from 20 feet to 10 feet.
- Building Coverage Variance from 30% to 45%.
- Floor Area Ratio (FAR) Variance from 50% to 80%.
- Parking Stall Variance from 120 stalls to 73 stalls.

Surrounding Land Uses

Northerly: The Colony, three story condominiums; zoned PRD-4, Planned Residential District and guided Regional Medical

Easterly: Single-story office and medical office; zoned POD-1, Planned Office District and guided Regional Medical

Southerly:	Four-story medical office building; zoned POD-1, Planned Office District and guided Regional Medical
Westerly:	Large surface parking lot for medical office; zoned POD-1, Planned Office District and guided Regional Medical

Existing Site Features

The subject property is 30,286 square feet in size and contains a medical office building with parking under the building.

Planning

Guide Plan designation:	RM, Regional Medical
Zoning:	POD-1, Planned Office District

Site Access

The primary access to the site would be off Barrie Road, and a new access provided off 65th Street West.

Parking

As mentioned above, a parking space variance is requested to accommodate the required number of parking spaces for the site. Based on the square footage of the facility 120 parking spaces are required for the entire site. (Under the proposed parking ordinance revisions, 80 stalls would be required.) The proposed plans demonstrate 73 parking stalls. (Plans were revised to add three stalls.)

Wenck Associates completed a parking study for the use. (See attached study.) The study concludes that there would be adequate parking.

Traffic

Wenck Associates also completed a traffic study for the use. (See attached study.) The study concludes that the existing roadways would support the project.

Per City requirements, a Tier 2 Travel Demand Management (TDM) plan is required for this project. TDM strategies for this site include:

- Providing maps that show the area bus routes, bus schedules, and bicycle and pedestrian facilities.
- Providing information on starting and joining commuter programs.
- Providing bicycle parking spaces for employees.
- Offering a pre-paid Metro Transit Go-To Card to all employees during orientation.

The TDM plan strategies should be implemented at the time the project is complete and fully operational. The overall cost of the strategies is estimated at $1,000.

Landscaping

The existing landscaping exceeds the City's requirements. Based on the perimeter of the site, 19 over story trees and a full complement of understory trees and shrubs are required. The site contains 20 proposed over story trees around the site & a full complement of understory trees and shrubs.

Building Materials

The proposed building would be made primarily of brick, glass and metal panel. (See attached building plans.)

Signage

Any proposed signage must meet the City's sign ordinance, and not to exceed 86 square feet total and no individual sign larger than 50 square feet. Setback must be 20 feet back from the street.

The following table demonstrates compliance with POD-1 Zoning:

COMPLIANCE TABLE

	City Standard (POD-1)	Proposed
Structure Setbacks Front – 65th Street	30 feet to the curb	***18 feet to the curb**** (10 feet to lot line)
Front – Barrie Road	30 feet to the curb	35 feet (25 feet to lot line)
Side – West	20 feet	***10 feet****
Rear – South	20 feet	50 feet
Height	12 stories and 144 feet	3 stories and 40 feet
Floor Area Ratio (FAR)	.50% (.53 existing)	***.80 s.f.****
Building Coverage	30% (28% existing)	***45%***
Parking	1 stall per 200 s.f. plus one space per physician = 120 stalls *(1 per 300 s.f. proposed Ord) = 80 stalls*	***73 stalls****

Variance Required

Variance – Parking Stalls

Per the Zoning Ordinance, a variance should not be granted unless it is found that the enforcement of the ordinance would cause practical difficulties in complying with the zoning ordinance and that the use is reasonable. As demonstrated below, staff believes the proposal does meet the variance standards, when applying the three conditions:

Minnesota Statues and Edina Ordinances require that the following conditions must be satisfied affirmatively. The Proposed Variance will:

1) ***Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.***

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable. "Practical difficulties" may include functional and aesthetic concerns.

Staff believes the proposed parking stall variance is reasonable. A parking study was conducted by Wenck Associates that demonstrates that the use would be supported by the 73 parking stalls that are proposed. The plans originally called for 70 stalls. As a result of the parking study, the parking area was revised to accommodate the three stalls that were short.

2) ***There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?***

Yes. The site is unique in terms of its size and shape. The city is in the process of amending the zoning ordinance in regard to the number of parking spaces required for medical uses. Under the proposed ordinance, the proposal would only be short parked by 7 spaces. The parking study has demonstrated that the 73 spaces would be adequate to accommodate the proposed use.

3) ***Will the variance alter the essential character of the neighborhood?***

No. The variance would not alter the essential character of the district. There are a variety of building sizes and height in this neighborhood, and there are a variety of ways the uses are parked including surface lots and ramps. The reduction in parking would not be noticed in the neighborhood.

Variances – Setbacks & Building Size

This section considers the following variances: front street setback variance from 30 feet to 18 feet (measured from building to curb); side yard setback variance from 20 feet to 10 feet; building coverage variance from 30% to 45%; floor area ratio (FAR) variance from 50% to 80%.

Per the Zoning Ordinance, a variance should not be granted unless it is found that the enforcement of the ordinance would cause practical difficulties in complying with the zoning ordinance and that the use is reasonable. As demonstrated below, staff believes the proposal does meet the variance standards, when applying the three conditions:

Minnesota Statues and Edina Ordinances require that the following conditions must be satisfied affirmatively. The Proposed Variance will:

1) ***Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.***

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable. "Practical difficulties" may include functional and aesthetic concerns.

Staff believes the proposed variances mentioned above are reasonable. The practical difficulty is caused by the small size of the lot and narrow width. The proposed building is slightly larger than the existing building on the site. Given the property values in this area, the proposed building is reasonably sized, and far below the maximum height allowed for the site.

2) ***There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?***

Yes. This lot is the narrowest in the district. The lot to the south that is the same size is held in common ownership with the larger property to the west. The circumstance of the small lot size and narrow width are not common in this area and zoning district. These circumstances were not created by the applicant.

3) ***Will the variance alter the essential character of the neighborhood?***

No. The variance would not alter the essential character of the district. There are a variety of building sizes and height in this neighborhood. The building would still be one of the small structures in the area. There is a large surface parking lot to the south and to the west, which would make the building appear to be located on a larger lot.

PRIMARY ISSUE/STAFF RECOMMENDATION

Primary Issue

- **Is the proposal reasonable to justify the proposed variances?**

  Yes. Staff does support the site plan and the requested variances on the site for the following reasons:

  1. The Wenck parking study demonstrates there would be adequate parking to support the project.

  2. The proposed setback, building coverage and floor area ratio variances are reasonable. The practical difficulty is caused by the small size of the lot and narrow width.

  3. The proposed building is slightly larger than the existing building on the site. Given the property values in this area, the proposed building is reasonably sized, and far below the maximum height allowed for the site.

  4. This lot is the narrowest in the district. The lot to the south that is the same width is held in common ownership with the larger property to the west. Therefore, the circumstance of the small lot size and narrow width are not common in this area and zoning district. These circumstances were not created by the applicant.

  5. The variance would not alter the essential character of the district. There are a variety of building sizes and height in this neighborhood. The building would still be one of the smallest structures in the area. There is a large surface parking lot to the south and to the west, which would make the building appear to be located on a larger lot.

  6. The proposed sidewalk would be an improvement to the area where there are currently no sidewalks. This sidewalk would allow residents to the north to walk to Southdale and surrounding area more safely.

Staff Recommendation

Recommend that the City Council approve the Site Plan with Variances at 6500 Barrie Road.

Approval is based on the following findings:

1. Wenck conducted a parking and traffic impact study. The study concluded that the existing roadway system would support the proposed project. No improvements are necessary to the adjacent roadway. Additionally, the proposed 73 parking spaces provided would adequately serve the development.

2. The building is reasonably sized given the context of the immediate area and neighborhood.

3. The practical difficulty is due to the narrow lot width and small area of the lot.

4. The project would improve pedestrian movement in the area with the construction of the boulevard style sidewalks.

5. The proposed building is slightly larger than the existing building on the site. Given the property values in this area, the proposed building is reasonably sized, and far below the maximum height allowed for the site.
6. Consider the recommendations of Mic Johnson, Architecture Field Office in the review memo dated September 16, 2021.

Approval of the Site Plan is subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:

    - Site plan dated August 20, 2021.
    - Grading plan dated August 20, 2021.
    - Building elevations dated August 20, 2021.
    - Landscape plans dated August 20, 2021.
    - Utility plans dated August 20, 2021
    - Building materials plans dated August 20, 2021.

2. If required, submit a copy of the Minnehaha Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.

3. Per City requirements, a Tier 2 Travel Demand Management (TDM) plan is required for this project. TDM strategies for this site include:

    - Providing maps that show the area bus routes, bus schedules, and bicycle and pedestrian facilities.
    - Providing information on starting and joining commuter programs.
    - Providing bicycle parking spaces for employees.
    - Offering a pre-paid Metro Transit Go-To Card to all employees during orientation.

    The TDM plan strategies should be implemented at the time the project is complete and fully operational.

4. Public sidewalk to be minimum 5 feet in width with a 5-foot boulevard extended to property line on both 65th Street and Barrie Road. Sidewalks to be maintained by the property owner, including snow plowing.

5. Provide 6 bicycle parking stalls (minimum) on site (5% of the required parking per City Code). These stalls should be in convenient, well-lit locations within 50' of a public entrance to the building. Rack style and spacing should follow the recommendations of the Association of Pedestrian and Bicycle Professionals (APBP).

6. Compliance with the conditions required in the engineering memo dated September 14, 2021, including the items marked "yes" in the sustainability questionnaire.

7. Compliance with the building official's memo dated September 16, 2021.

8. Any proposed signage must meet the City's sign ordinance.

Deadline for a city decision: December 7, 2021

STAFF REPORT

Date: September 16, 2021

To: Cary Teague, Community Development Director

From: David Fisher, Chief Building Official

Subject: 6500 Barrie Rd – 2 stories of parking and 2 stories of office

Information / Background:

New 2 stories of parking and 2 stories of office

- This would be an S-1 parking and R-2 residential apartment building using the 2020 Minnesota State Building Code & Fire Code.
- Provide a complete Build Code analysis with plans when submitting for the building permit.
- An NFPA 13 Fire Sprinkler System is required.
- Verify fire hydrant location by the main entry.
- Verify Fire Department access.
- Verify there is adequate assessable parking.
- Verify noise ordinance is complying and is understood.
  Working Hours:
  Monday – Friday 7 A.M. to 7 P.M. Saturdays – 9A.M. to 5 P.M.
  Sundays and Holidays – No Work Allowed
- Recommend a meeting with staff for 30, 60 and 90 percent before submitting for building permit.

DATE: **9/14/2021**

TO: 6500 Barrie Rd , Owner and Development Team

CC: Cary Teague – Community Development Director

FROM: Chad Millner, PE, Director of Engineering

RE: **6500 Barrie Rd – Development Review**

The Engineering Department has reviewed the subject property for pedestrian facilities, utility connections, grading, flood risk, and storm water. Plans reviewed included civil, landscape, and survey drawings dated August 2021.

	Review Comment	Required For
General		
1.	Deliver as-build records of public and private utility infrastructure post construction.	Certificate of Occupancy
2.	Indicate the location for snow storage and removal plan for garage access locations. Snow may not be stored in the public ROW.	General Comment
Survey		
3.	An existing and proposed site condition survey is required.	Grading/Building Permit
3.1	Show all existing and proposed public and private easements.	Grading/Building Permit
Living Streets		
4.	Design sidewalks to meet ADA requirements.	Grading/Building Permit
5.	Saw cut concrete sidewalk joints on public sidewalks.	Grading/Building Permit
6.	Public sidewalk to be minimum 5' in width with a 5' boulevard extended to property line on both 65th Street and Barrie Road. Sidewalks to be maintained by the property owner, including snow plowing.	Grading/Building Permit
7.	Provide 6 bicycle parking stalls (minimum) on site (5% of the required parking per City Code). These stalls should be in convenient, well-lit locations within 50' of a public entrance to the building. Rack style and spacing should follow the recommendations of the Association of Pedestrian and Bicycle Professionals (APBP).	Grading/Building Permit
8.	Engage Metro Transit regarding the southbound bus stop for Express Route 578 on Barrie Road north of the project site. If	General Comment

	desired by Metro Transit, consider relocating the stop onto this site and provide enhanced amenities like a bench or shelter.	
Traffic and Street		
9.	Review fire access requirements with fire department. Fire truck turning template attached. Size and distance from street may not require onsite fire access.	Grading/Building Permit
10.	Provide traffic study and implement City-approved recommendations.	Grading/Building Permit
11.	Driveway Entrance permit required for entrance relocation and curb and gutter work. Proposing to remove three and install two. Note, 50' minimum separation between driveway entrance and intersection return.	Building Permit
12.	Add reference to standard plate 415 on sheet C5.0. Note, maximum width for two-way entrances is 30'. Revise north entrance width; currently shown at 42' wide.	Grading/Building Permit
13.	Damage to Barrie Rd shall be repaired per standard plates 540 and 545. Street reconstruction is scheduled for 2023. 65th St W was milled and overlaid in 2011 and shall be repaired.	Certificate of Occupancy
14.	Proposing to remove City light pole at NW corner. Work with electrical supervisor on replacement requirements.	Grading/Building Permit
15.	Traffic study recommends keeping the northeast corner of the site free of obstructions such as signs, trees or other landscaping to maintain clear sight lines for vehicles. All proposed trees, vegetation, signage and other items adjacent to the intersections and driveway accesses should maintain a clear view as defined in Section 26-190 of City Code.	Grading/Building Permit
16.	Implement strategies (3 minimum) identified in Tier 2 Travel Demand Management Plan; 1. Provide maps that show the area bus routes, bus schedules, and bicycle and pedestrian facilities. 2. Provide information on starting and joining commuter programs. 3. Provide bicycle parking spaces for employees. 4. Offer a pre-paid Metro Transit Go-To Card to all employees during orientation. Other strategies recommended by staff include; 1. Provide indoor bike parking/lockers for employees. 2. Provide maps and information on the City's CloverRide circulator bus.	Certificate of Occupancy

	3. Designate parking stalls for car sharing services (i.e. HourCar, Zipcar).	
Sanitary and Water Utilities		
17.	Verify fire demand and hydrant locations.	Grading/Building Permit
18.	Domestic water shall be sized by the developer's engineer.	Grading/Building Permit
19.	Domestic sanitary shall be sized by the developer's engineer.	Grading/Building Permit
20.	Apply for a sewer and water connection permit with Public Works.	Prior to Starting Utility Work
20.1	Meter required for building service line and combined lines. No meter required for fire only service line.	Grading/Building Permit
20.2	Public Works to determine acceptable installation methods.	Grading/Building Permit
21.	Disconnected sanitary and water services to be capped at main.	
22.	A SAC determination will be required by the Metropolitan Council. The SAC determination will be used by the City to calculate sewer and water connection charges	Grading/Building Permit
23.	Single connection from main for fire and domestic, split after main connection.	Grading/Building Permit
24.	Watermain installed 1961. Structure built 1971. A well is likely not located onsite. Contact MDH and the City of Edina should one be discovered during the project.	
Storm Water Utility		
25.	Provide geotechnical report with soil borings.	Grading/Building Permit
26.	A local 1% annual chance flood plain (883.5') is located just west of the property. Lowest opening is required at no less than 885.5'. Indicate the lowest opening elevation. Per grading plan sheet C3.0, below grade parking entrances appear to be less than the required lowest opening elevation.	Grading/Building Permit
27.	Construction of below-grade parking garages in local flood is permitted, provided the structure (including the parking garage) is flood proofed to two feet above 883.5' in accordance with the following design standards: a. Together with associated utility and sanitary facilities, the structure must be designed so that below two feet above 883.5' the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.	Grading/Building Permit

	b. A Floodproofing Certificate and Inspection and Maintenance Plan must be provided by a registered professional engineer or architect. c. A floodproofing design that entails human intervention, such as the installation of flood gates or flood shields, will require a Flood Emergency Operation Plan.	
28.	Provide hydraulic and hydrologic report meeting watershed and state construction site permit requirements.	Grading/Building Permit
29.	Total site impervious reduced from existing to proposed condition. Provide drainage area maps and calculations to confirm impervious draining to private is also reduced.	Grading/Building Permit
30.	Submit watershed district permit and copies of private maintenance agreement in favor of watershed as required.	Grading/Building Permit
Grading Erosion and Sediment Control		
31.	A SWPPP consistent with the State General Construction Site Stormwater Permit is required.	Grading/Building Permit
Constructability and Safety		
32.	Construction staging, traffic control, and pedestrian access plans will be required. Note, no parking along Barrie Rd and 65th St W. Apply for lane/road closure permits with Public Works as needed.	Grading/Building Permit
33.	Retaining walls over 4-ft in height require design by a structural engineer.	Grading/Building Permit
Other Agency Coordination		
34.	MDH, MPCA and MCES permits required as needed.	Grading/Building Permit
35.	Minnehaha Creek Watershed District permit is required.	Grading/Building Permit
36.	Coordinate relocation of private utility pedestals for proposed sidewalk.	
Sustainability		
37.	Staff recommends installing EV chargers for a minimum of 5% of proposed parking (4 stalls) in addition to wiring 10% (7 stalls) for EV conversion in the future.	General Comment
38.	The Metropolitan Council's Extreme Heat map shows that during an extreme heat event (when air temperatures are 90 or above), this area of Edina can be 4-9 degrees F hotter than surrounding areas. Green roofs reduce the urban heat island effect, reducing	General Comment

	amount of greenhouse gas emissions trapped in the atmosphere and energy needs to cool a building. Staff recommends adding a green roof or garden to reduce this urban heat island effect and energy costs to cool the building.	
39.	The University of Minnesota's Solar Suitability map rates this property as "good" for solar roof installations with a grade of 83 out of 100. Staff recommends considering rooftop solar panels to maximize benefits of renewable energy.	General Comment
40.	Please complete marked "yes" items from Sustainable Design Questionnaire as described below: - utilize Xcel Energy's Energy Design Assistance and/or Centerpoint Energy's Builder and Developer programs for this development - all appliances and equipment be Energy Star or EPA WaterSense certified - shade trees be provided along roadways, drives and surface parking areas beyond those required by code - native plantings be used in the landscaping - landscaping include pollinator-friendly varieties - scrap and excess construction materials being separated and recycled - outdoor landscaping watering system include a water sensor to automatically reduce watering in wet conditions - workers provided with separate recycling dumpsters and training in proper use - recycling service provided on site - future users of the building be provided with education and training regarding proper recycling practices - site features included to make the use of public transit convenient and simple	General Comment

RESOLUTION NO. 2021-89

APPROVING A SITE PLAN REVIEW WITH VARIANCES AT 6500 BARRIE ROAD FOR CONSTRUCTION OF A NEW MEDICAL OFFICE AND SURGERY CENTER

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

1.01 The applicant is proposing tear down the existing 16,032 square foot medical office building and build a new 3-story, 24,000 square foot medical office and surgery center.

1.02 The site is currently zoned POD-1, Planned Office District, and guided Regional Medical District. The height overlay district allows up to 12 stories. The site is very small (30,492 square feet), and narrow (100 feet wide) for a medical office site. Given the required setbacks on the site, a variance would be likely for any new structure.

1.03 To accommodate the request the following is required:

- Site Plan Review.
- Front Street (65th) Setback Variance from 30 feet to 18 feet on the north lot line (measured from the front of the building to the curb).
- Side Yard Setback Variance from 20 feet to 10 feet.
- Building Coverage Variance from 30% to 45%.
- Floor Area Ratio (FAR) Variance from 50% to 80%.
- Parking Stall Variance from 120 stalls to 73 stalls.

1.04 The property is legally described as follows:

Lot 5, Block 4, Southdale Acres Addition, Hennepin County, Minn.

1.05 On September 22, 2021 after published and mailed notice in accordance with Minnesota Statutes and the City Code, the Planning Commission held a public hearing, at which time all persons desiring to be heard concerning this application were given the opportunity to speak thereon. Motion to approve with conditions passed. Vote: 7 Ayes and 1 Nays.

1.06 The applicant revised the proposed plans to meet the additional recommendations of the Planning Commission including relocated the main entrance, extending the sidewalk on 65th Street and eliminating the drive entrance on 65th Street.

1.07 On October 5, the City Council held a public hearing and considered the request.

Section 2. FINDINGS

2.01 Approval is based on the following findings:

1. Wenck conducted a parking and traffic impact study. The study concluded that the existing roadway system would support the proposed project. No improvements are necessary to the adjacent roadway. Additionally, the proposed 73 parking spaces provided would adequately serve the development.

2. The building is reasonably sized given the context of the immediate area and neighborhood.

3. The practical difficulty is due to the narrow lot width and small area of the lot.

4. The project would improve pedestrian movement in the area with the construction of the boulevard style sidewalks.

5. The proposed building is slightly larger than the existing building on the site. Given the property values in this area, the proposed building is reasonably sized, and far below the maximum height allowed for the site.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Site Plan and the requested Variances based on the findings above and subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:

    - Site plan dated August 20, 2021.
    - Grading plan dated August 20, 2021.
    - Building elevations dated August 20, 2021.
    - Landscape plans dated August 20, 2021.
    - Utility plans dated August 20, 2021.
    - Building materials plans dated August 20, 2021.
    - The revised plans presented to the City Council on October 5, 2021.

2. If required, submit a copy of the Minnehaha Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.

3. Per City requirements, a Tier 2 Travel Demand Management (TDM) plan is required for this project. TDM strategies for this site include:

    - Providing maps that show the area bus routes, bus schedules, and bicycle and pedestrian facilities.
    - Providing information on starting and joining commuter programs.
    - Providing bicycle parking spaces for employees.
    - Offering a pre-paid Metro Transit Go-To Card to all employees during orientation.

The TDM plan strategies should be implemented at the time the project is complete and fully operational.

4. Public sidewalk to be minimum 5 feet in width with a 5-foot boulevard extended to property line on both 65th Street and Barrie Road. Sidewalks to be maintained by the property owner, including snow plowing.

5. Provide 6 bicycle parking stalls (minimum) on site (5% of the required parking per City Code). These stalls should be in convenient, well-lit locations within 50' of a public entrance to the building. Rack style and spacing should follow the recommendations of the Association of Pedestrian and Bicycle Professionals (APBP).

6. Compliance with the conditions required in the engineering memo dated September 14, 2021, including the items marked "yes" in the sustainability questionnaire.

7. Compliance with the building official's memo dated September 16, 2021.

8. Any proposed signage must meet the City's sign ordinance.

9. Consider the recommendations of Mic Johnson, Architecture Field Office in the review memo dated September 16, 2021.

10. Relocate or add and reconfigure the exterior pedestrian entrance to be more prominent on the corner of 65th and Barrie.

11. Improve the pedestrian experience by extending the sidewalk to the property line on 65th Street.

12. Increase the parking variance to accommodate the second drive entrance on Barrie Road rather than one on 65th Street.

Adopted by the City Council of the City of Edina, Minnesota, on October 19, 2021.

ATTEST:_____ _____
Sharon Allison, City Clerk James B. Hovland, Mayor

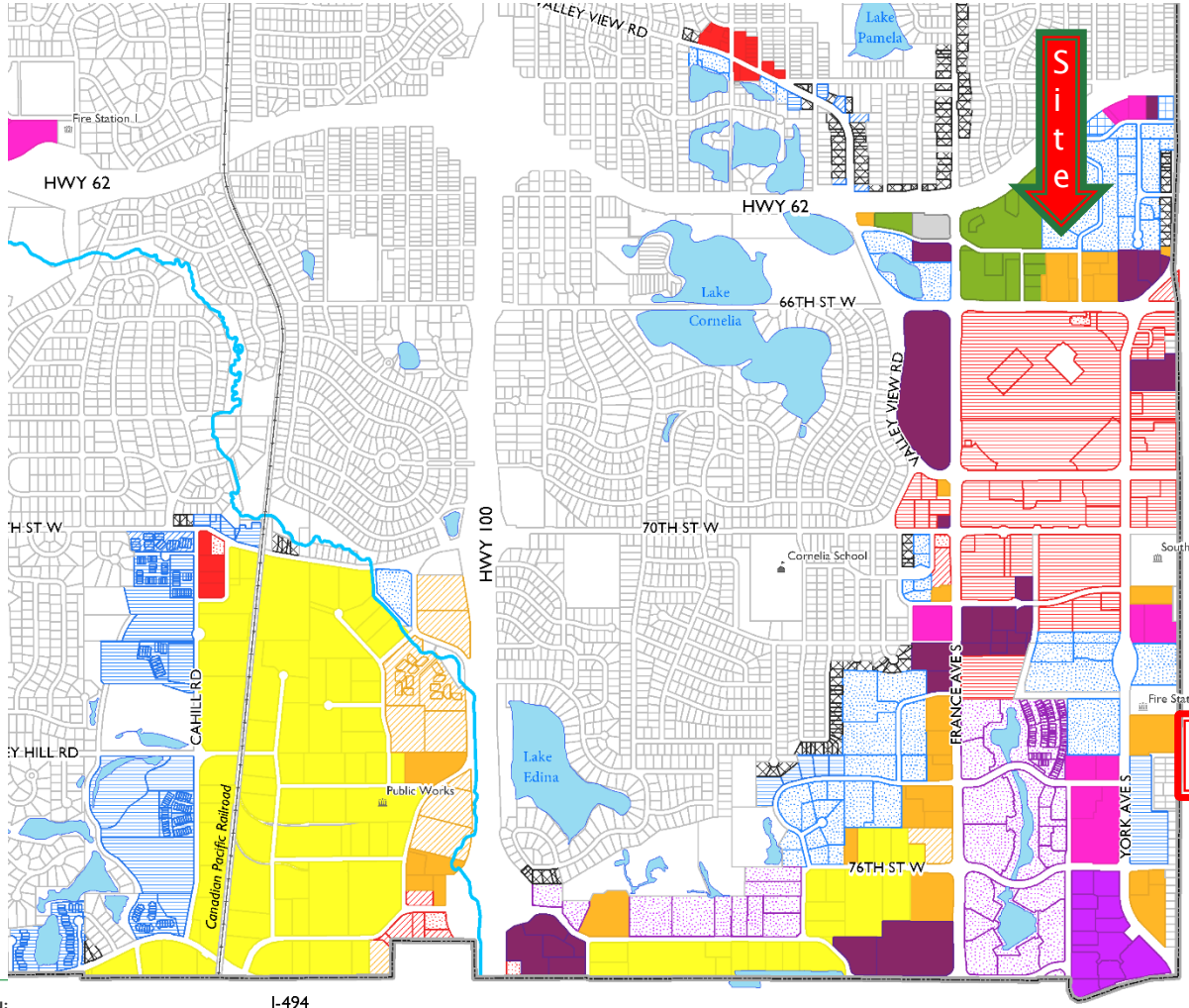
STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 19, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2021.

_____
Sharon Allison, City Clerk



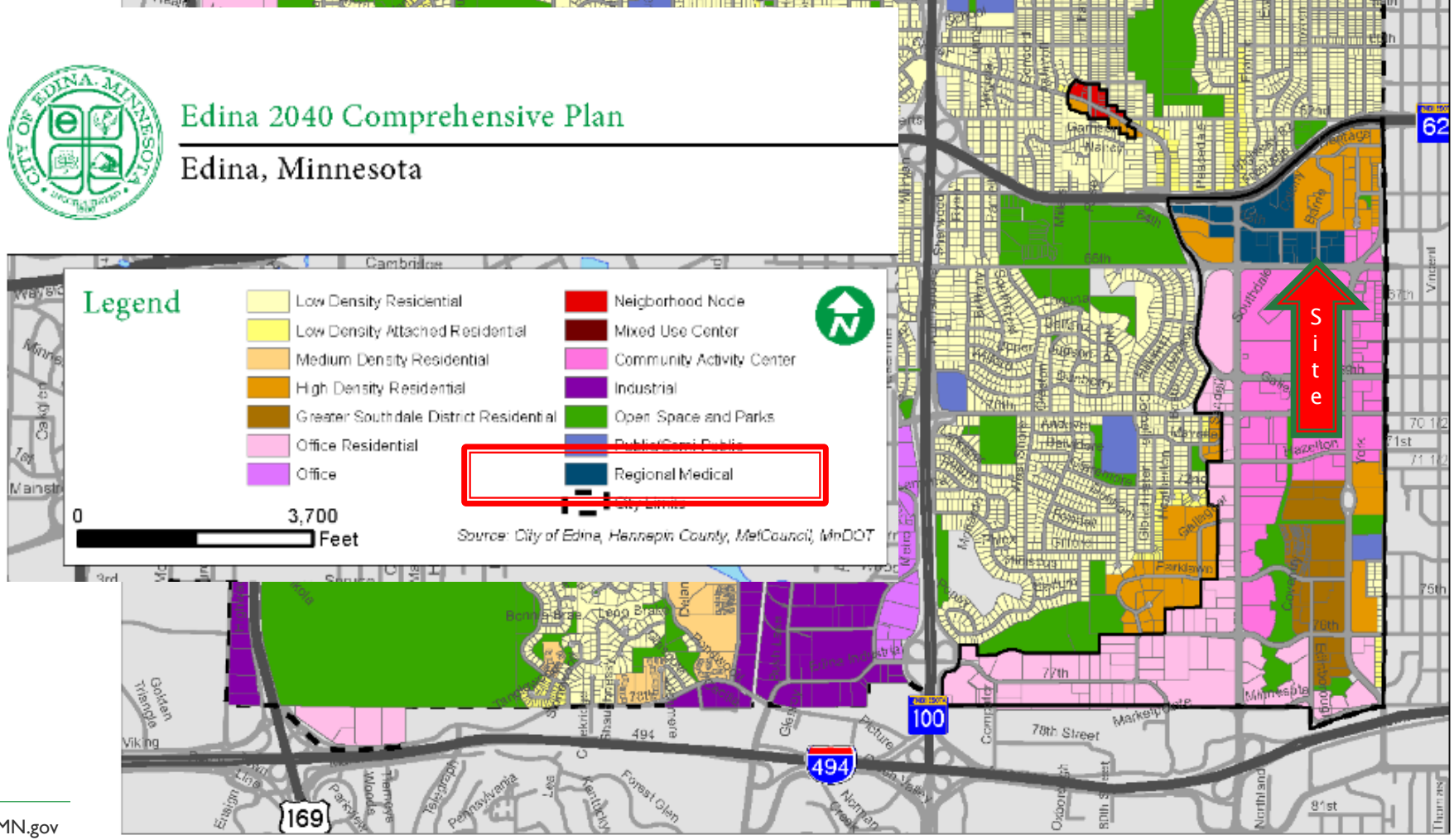
Zoning Map

Legend

- R-1 - Single Dwelling Unit
- R-2 - Double Dwelling Unit
- PRD-1 - Planned Residence
- PRD-2 - Planned Residence
- PRD-3 - Planned Residence
- PRD-4 - Planned Residence
- PRD-5 - Planned Residence
- PCD-1 - Planned Commercial
- PCD-2 - Planned Commercial
- PCD-3 - Planned Commercial
- PCD-4 - Planned Commercial
- POD-1 - Planned Office
- POD-2 - Planned Office
- RMD - Regional Medical
- PID - Planned Industrial
- PUD - Planned Unit Development
- APD - Automotive Parking

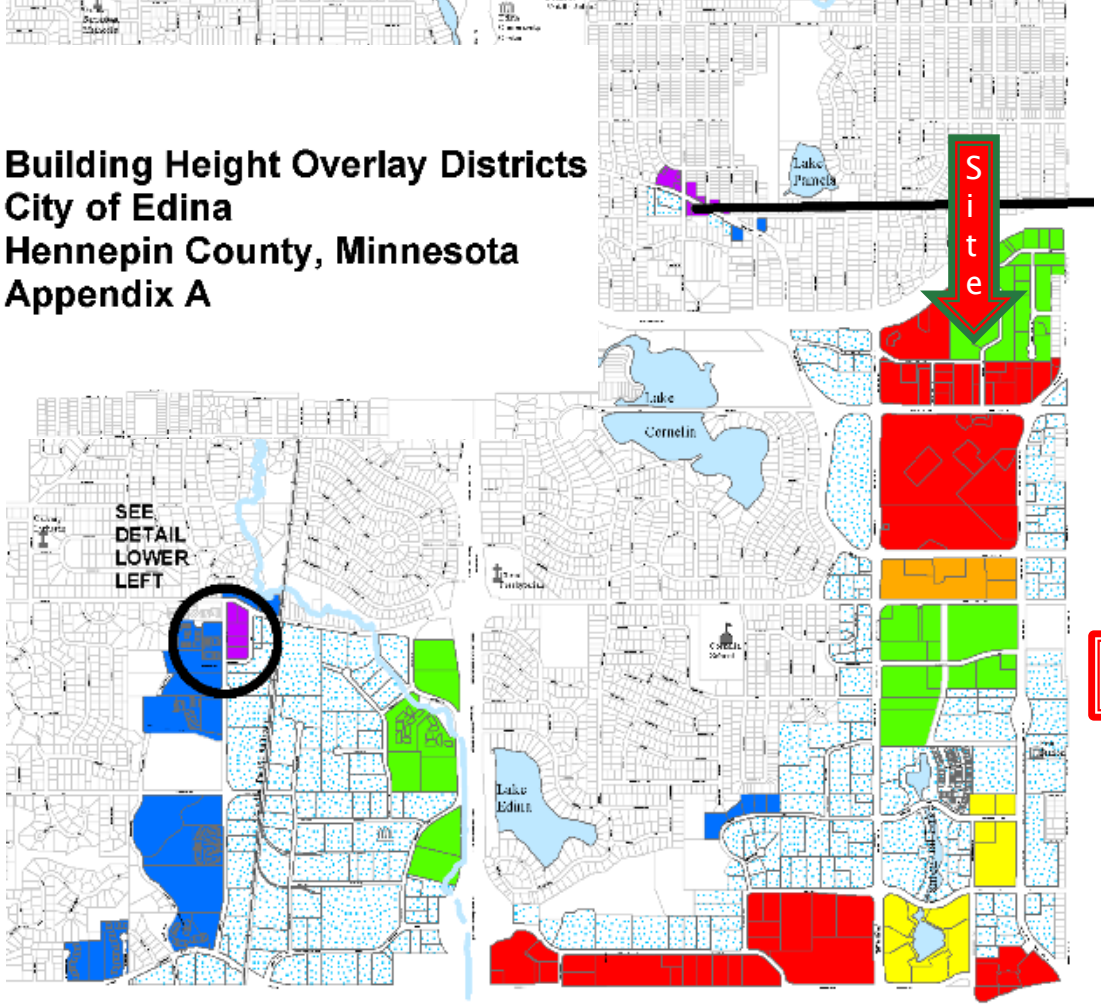
Edina 2040 Comprehensive Plan

Edina, Minnesota



Building Height Overlay Districts
City of Edina
Hennepin County, Minnesota
Appendix A

The CITY of EDINA



Legend

HOD-2	Building height shall be determined by required setbacks, but shall not exceed 2 stories or 24 feet, whichever is less.
HOD-3	Building height shall be determined by required setbacks, but shall not exceed 3 stories or 36 feet, whichever is less.
HOD-4	Building height shall be determined by required setbacks, but shall not exceed 4 stories or 48 feet, whichever is less.
HOD-8	Building height shall be determined by required setbacks, but shall not exceed 8 stories or 96 feet, whichever is less.
HOD-9	Building height shall be determined by required setbacks, but shall not exceed 9 stories or 108 feet, whichever is less.
HOD-10	Building height shall be determined by required setbacks,
HOD-12	Building height shall be determined by required setbacks, but shall not exceed 12 stories or 144 feet, whichever is less.

City Buildings

Private School

Public School

N W E S

Planning Dept
December, 2013

08/20/2021

Cary Teague
Community Development Director, City of Edina
4801 W. 50th Street
Edina, MN 55424

RE: **Site Plan Submittal - Project Narrative**

PROJECT: **Bhatti G.I. Consultant, P.A. Medical Office Building and Surgery Center**
6500 Barrie Road, Edina, MN 55435

Project Team:

Developer
MSP Commercial
1215 Town Centre Drive
Eagan, MN 55123
Contact: Alex Young, President
Phone: (651) 287-8891
Email: ayoung@MSPCommercial.net

Design Team / Architecture
Pope Architects, Inc.
1295 Bandana Boulevard N. Suite 200
St. Paul, MN 55108-2735
Contact: Don Rolf, AIA, Senior Project Manager
Phone: (651) 789-1628
Email: drolf@popearch.com

Property Owner
Bhatti G.I. Consultants, P.A.
1447 White Oak Drive
Chaska, MN 55318
Contact: Dr. Ahsan Bhatti
Phone: 952-361-3800

The intended use of this property is to remove the existing outdated structure and provide a new Class A type medical office building within the existing POD 1 zoning district. The proposed site layout will increase the overall greenspace and provides a generous amount of landscape. The project also introduces a pedestrian sidewalk along Barrie Road and 65th Street to improve pedestrian circulation and safety. The building aesthetics will comprise of finish materials as outlined in the city ordinance for this zoned district.

We are asking for your approval of this project that would allow Bhatti G.I. Consultants, P.A. to offer healthcare services to the communities within the city of Edina.

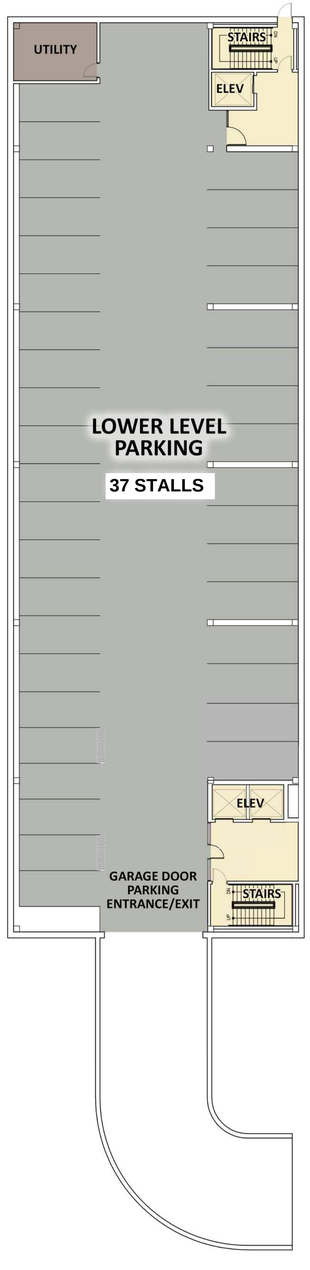
Pope Architects, founded in 1974, is an architecture and interior design firm of creative professionals together shaping environments that enhance lives. The firm has a diverse practice encompassing work in Senior Living, Multi-Family Housing, Workplace, Industrial, Healthcare, Education, Worship and Community markets.

Similar Projects:
Summit Orthopedics Surgery Centers and Clinics:
- Lakeville, MN
- Woodbury, MN
- Eagan, MN

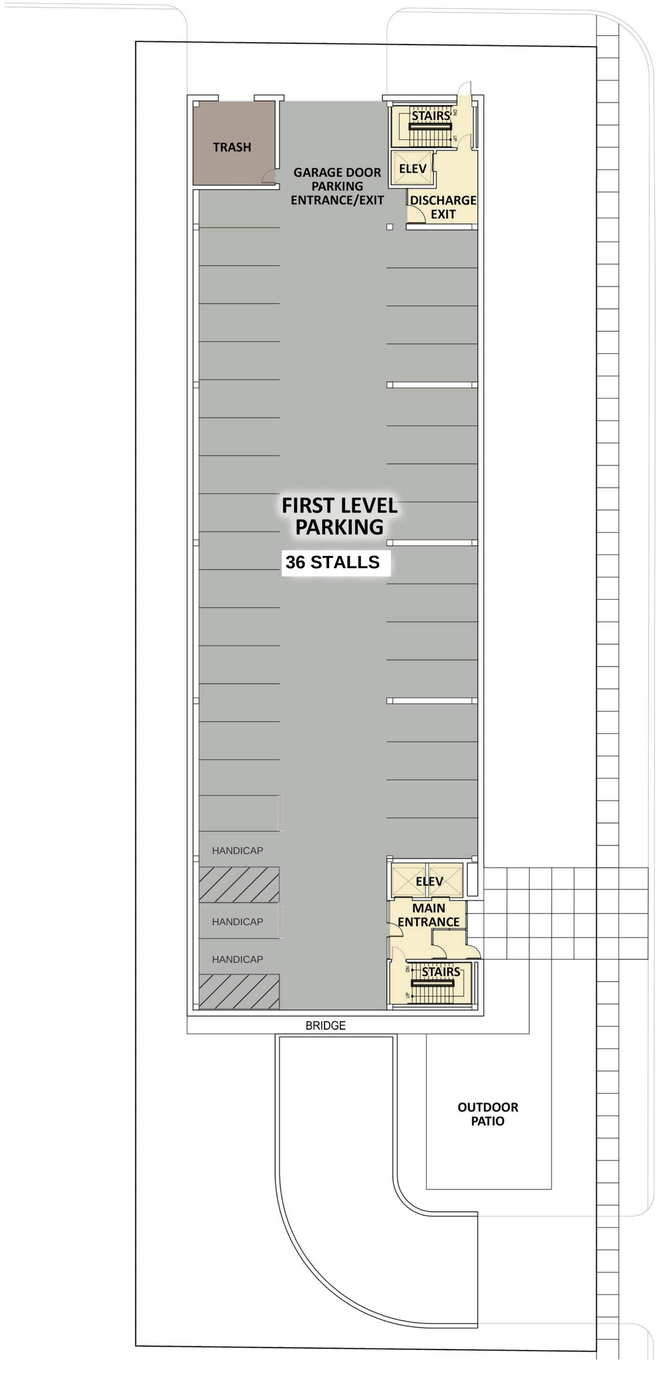
Mercy Specialty Center, Coon Rapids, MN
Aris Clinic, Woodbury, MN
VA Clinic, Shakopee, MN

Please contact me through email or 612-209-3042 with any comments or questions. I look forward to hearing from you.

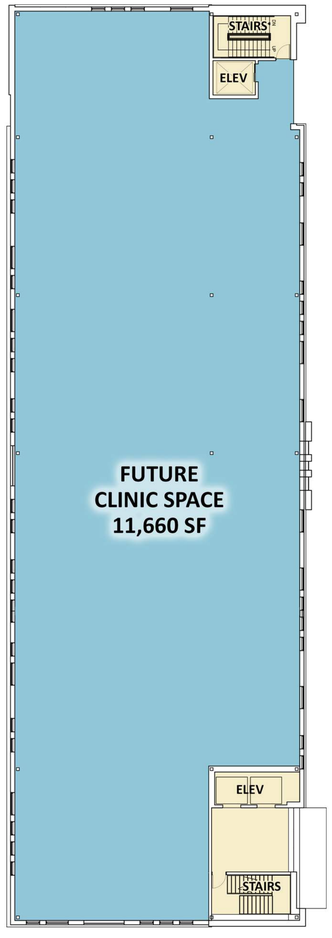
Don Rolf, AIA, GGP
Senior Project Manager



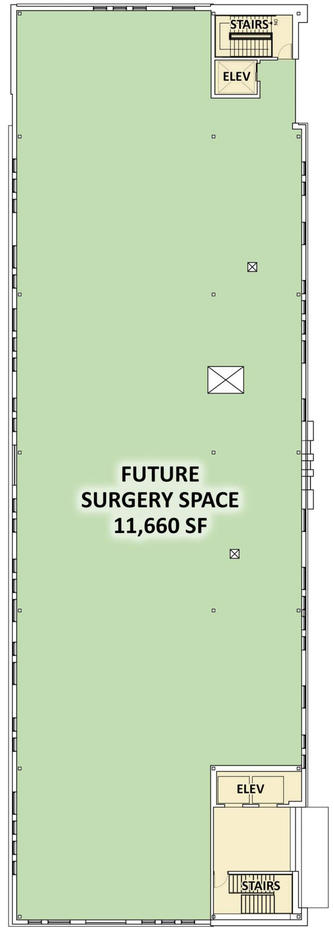
LOWER LEVEL PARKING PLAN



LEVEL 1 PARKING PLAN



LEVEL 2 PLAN



LEVEL 3 PLAN

Bhatti GI
CONSULTANTS, P.A.

M S P
COMMERCIAL

BHATTI G.I. CONSULTANTS, P.A. MEDICAL OFFICE BUILDING & SURGERY CENTER

6500 BARRIE ROAD, EDINA, MN

CITY OF EDINA
SITE PLAN SUBMITTAL
AUGUST 20, 2021

POPE
ARCHITECTS

Civil
Site
GROUP

1”=16’

04

FLOOR PLANS

File #227704227
September 15, 2021

Traffic and Parking Study for 6500 Barrie Road in Edina, MN

Prepared for:
City of Edina

4801 W. 50th Street
Edina, MN 55424

Prepared by:

Stantec Consulting Services Inc.
1800 Pioneer Creek Center
Maple Plain, MN 55359
Phone: 7963-479-4200
Fax: 763-479-4242

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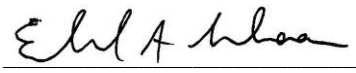
I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



DATE: September 15, 2021

Edward F. Terhaar
License No. 24441

WENCK now part of Stantec

1.0 Executive Summary

The purpose of this Traffic and Parking Study is to evaluate the impacts of a proposed new medical office building located at 6500 Barrie Road in Edina, MN. The project site is located in the southwest quadrant of the Barrie Road/W. 65th Street intersection. The proposed project location is currently occupied by a medical office building and parking lot.

This study examined weekday a.m. and p.m. peak hour traffic impacts of the proposed development at the following intersections:

- W. 66th Street/Barrie Road
- W. 65th Street/Barrie Road
- France Avenue/W. 65th Street
- France Avenue/W. 66th Street
- York Avenue/W. 66th Street
- W. 65th Street/proposed access
- Barrie Road/proposed access

The proposed project will involve removal of the existing building and constructing a new 23,320 square foot medical office building. The project includes 73 underground parking stalls. As shown in the site plan, one access point is provided on W. 65th Street and one on Barrie Road. The project is expected to be completed by the end of 2022.

The conclusions drawn from the information and analyses presented in this report are as follows:

- The proposed development is expected to generate 20 net trips during the a.m. peak hour, 26 net trips during the p.m. peak hour, and 254 net trips daily.

- The proposed project is expected to have minimal impact on the surrounding roadway system during the a.m. and p.m. peak hours. No improvements are needed at the subject intersections to accommodate the proposed project.

- Traffic volume data collected in 2018 for previous studies in this area was used whenever possible to avoid traffic volume reductions that have occurred due to the COVID-19 pandemic impacts. However, some intersections included in the study did not have previous data and therefore new data was collected. This data was carefully reviewed and adjusted using data from nearby intersections to account for pandemic related traffic volume reductions. This process resulted in reasonable estimates for the weekday peak hours that would occur under non-pandemic conditions.

- Future plans for this area include adding sidewalk on both Barrie Road and 65th Street near the project site. Sidewalk is also planned for the south side of 66th Street to connect to existing sidewalk to the east and west. Plans also include a shared use path on France Avenue north of 69th Street, a standard bike lane on 66th Street, and a buffered bike lane on York Avenue. The proposed project will benefit from the existing and proposed sidewalk and bicycle facilities in this area.

- In order to maintain clear sight lines for vehicles exiting onto W. 65th Street at the proposed access locations, it is recommended that the area north and east of the northeast corner of the building is free of obstructions such as signs, trees, or other landscaping.

- The proposed project includes sidewalk on the west side of Barrie Road and the south side of 65th Street to the access drive. The site plan also shows an outdoor patio near the Barrie Road access.

- The project includes 73 underground parking spaces. The peak parking demand using ITE data is 73 spaces, which equals the proposed parking supply.

- The current Edina City code requires 120 parking spaces. The proposed draft parking ordinance that is in front of the City Council requires 80 parking stalls.

- Per City requirements, a Tier 2 Travel Demand Management (TDM) plan is required for this project. TDM strategies for this site include:

    - Providing maps that show the area bus routes, bus schedules, and bicycle and pedestrian facilities.
    - Providing information on starting and joining commuter programs.
    - Providing bicycle parking spaces for employees.
    - Offering a pre-paid Metro Transit Go-To Card to all employees during orientation.

    The TDM plan strategies should be implemented at the time the project is complete and fully operational. The overall cost of the strategies is estimated at $1,000.

2.0 Purpose and Background

The purpose of this Traffic and Parking Study is to evaluate the impacts of a proposed new medical office building located at 6500 Barrie Road in Edina, MN. The project site is located in the southwest quadrant of the Barrie Road/W. 65th Street intersection. The proposed project location is currently occupied by a medical office building and parking lot. The project location is shown in **Figure 1**.

This study examined weekday a.m. and p.m. peak hour traffic impacts of the proposed development at the following intersections:

- W. 66th Street/Barrie Road
- W. 65th Street/Barrie Road
- France Avenue/W. 65th Street
- France Avenue/W. 66th Street
- York Avenue/W. 66th Street
- W. 65th Street/proposed access
- Barrie Road/proposed access

Proposed Development Characteristics

The proposed project will involve removal of the existing building and constructing a new 23,320 square foot medical office building. The project includes 73 underground parking stalls. As shown in the site plan, one access point is provided on W. 65th Street and one on Barrie Road.

The project is expected to be completed by the end of 2022. The current site plan is shown in **Figure 2**.

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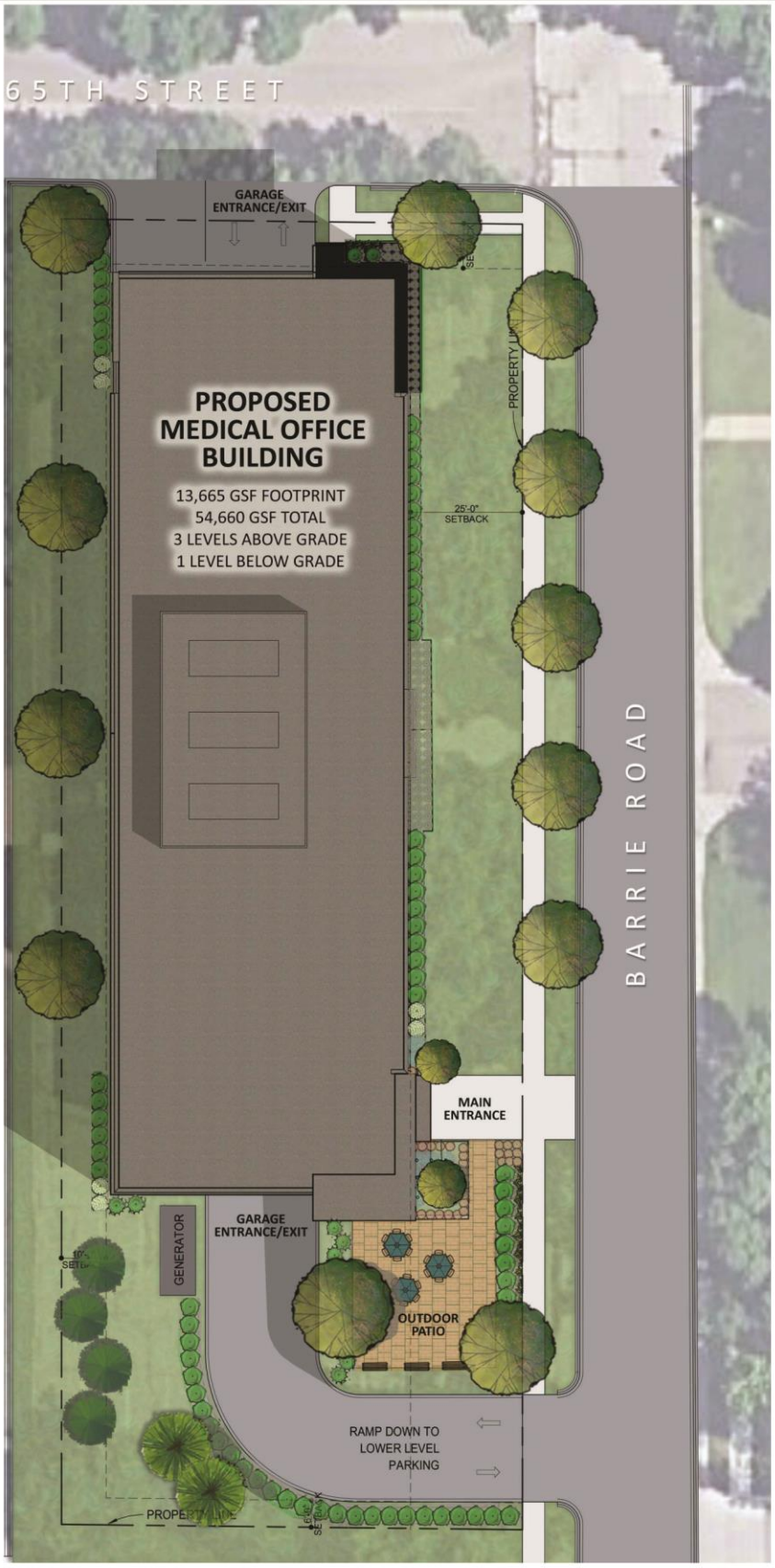
TRAFFIC AND PARKING STUDY FOR
6500 BARRIE ROAD
IN EDINA, MN

FIGURE 1

PROJECT LOCATION



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TRAFFIC AND PARKING STUDY FOR
6500 BARRIE ROAD
IN EDINA, MN

FIGURE 2

SITE PLAN

3.0 Existing Conditions

The proposed site is currently occupied by a medical office building with 16,032 square feet of office space. The site is bounded by W. 65th Street on the north, Barrie Road on the east, and commercial uses on the west and south.

Near the site location, both Barrie Road and W. 65th Street are two-lane roadways. To the west of the site, France Avenue is a six-lane divided roadway with turn lanes and signal control at major intersections. To the south of the site, 66th Street is a four-lane divided roadway. The speed limit on streets in the study area is 30 miles per hour.

Existing conditions at the proposed project location are shown in **Figure 3** and described below.

France Avenue/W. 65th Street

This four-way intersection is controlled with a traffic signal. The eastbound approach provides one left turn lane and one through/right turn lane. The westbound approach provides one left turn/through/right turn lane. The northbound and southbound approaches provide one left turn lane, two through lanes, and one through/right turn lane.

France Avenue/W. 66th Street

This four-way intersection is controlled with a traffic signal. The eastbound approach provides one left turn lane, two through lanes, and one right turn lane. The westbound approach provides two left turn lanes, two through lanes, and one right turn lane. The northbound approach provides one left turn lane, three through lanes, and one right turn lane. The southbound approach provides one left turn lane, two through lanes, and one through/right turn lane.

W. 65th Street/Barrie Road

This four-way intersection is controlled with stop signs on the eastbound and westbound approaches. All approaches provide one left turn/through/right turn lane.

W. 66th Street/Barrie Road

This three-way intersection is controlled with a stop sign on the southbound approach. The eastbound approach provides on left turn lane and two through lanes. The westbound approach provides two through lanes and one through/right turn lane. This is a three-quarter access intersection with southbound through and left turn movements prohibited.

York Avenue/W. 66th Street

This four-way intersection is controlled with a traffic signal. The eastbound and westbound approaches provide two left turn lanes, two through lanes, and one channelized right turn lane. The northbound approach provides two left turn lanes, two through lanes, and one right turn lane. The southbound approach provides one left turn lane, two through lanes, and one right turn lane.

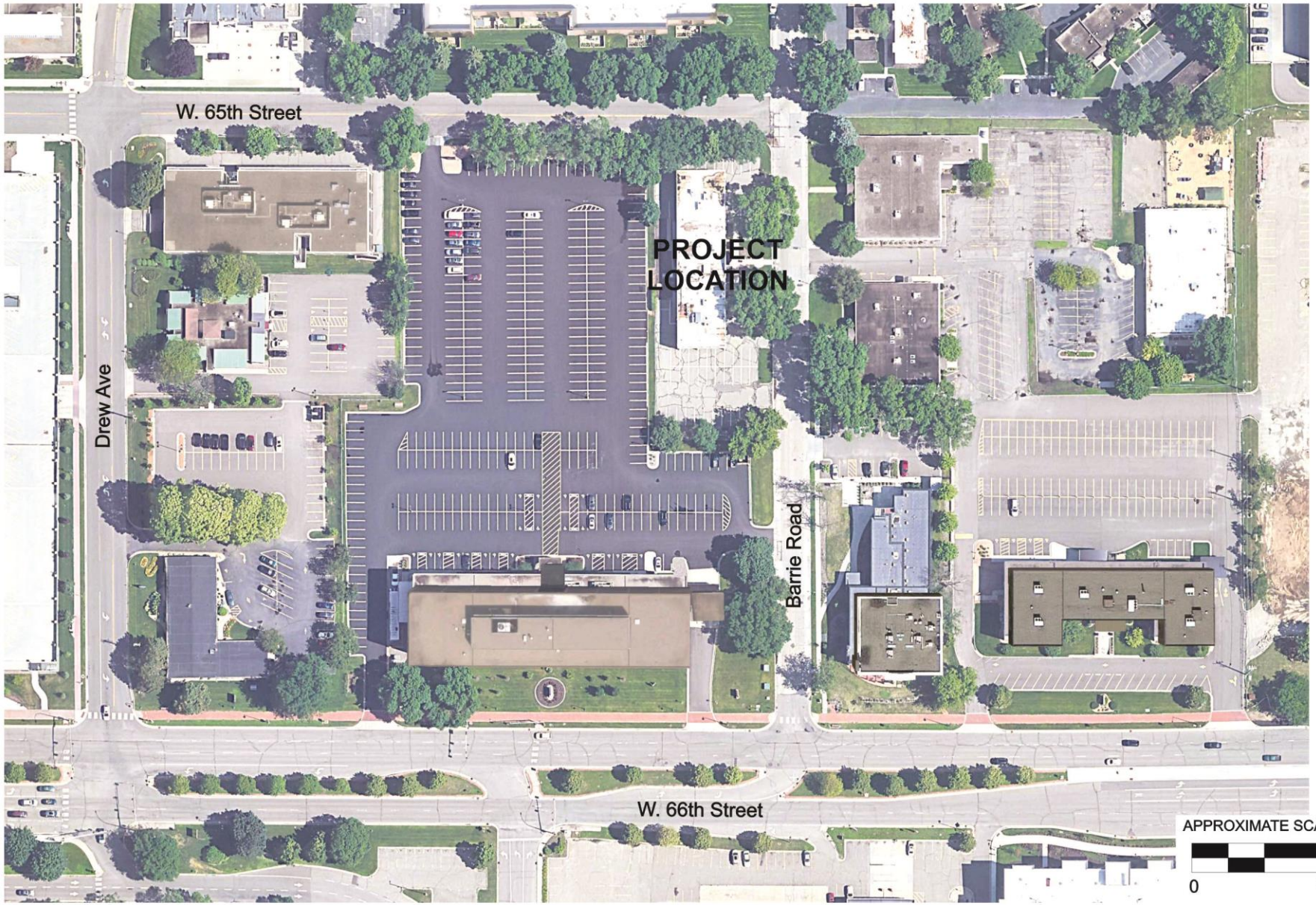
Traffic Volume Data

Existing turn movement data previously collected for other studies in the area was obtained for the following intersections:

- France Avenue/W. 65th Street
- France Avenue/W. 66th Street
- York Avenue/W. 66th Street

Turn movement data for the following intersections was collected during the weekday a.m. (7:00 - 9:00 a.m.) and p.m. (4:00 - 6:00 p.m.) peak periods in August 2021:

- W. 66th Street/Barrie Road
- W. 65th Street/Barrie Road



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STUDY FOR
6500 BARRIE ROAD
IN EDINA, MN

FIGURE 3

EXISTING CONDITIONS

4.0 Traffic Forecasts

Traffic Forecast Scenarios

To adequately address the impacts of the proposed project, forecasts and analyses were completed for the year 2023. Specifically, weekday a.m. and p.m. peak hour traffic forecasts were completed for the following scenarios:

- *2021 Existing*. Existing volumes were determined through traffic counts at the subject intersections. The existing volume information includes trips generated by the uses near the project site.

- *2023 No-Build*. Existing volumes at the subject intersections were increased by 0.5 percent per year to determine 2023 No-Build volumes. The 0.5 percent per year growth rate was calculated based on both recent growth experienced near the site and projected growth due to additional development in the area.

- *2023 Build*. Trips generated by the proposed development were added to the 2023 No-Build volumes to determine 2023 Build volumes.

Estimation of Existing Volumes Due to COVID-19 Impacts

The impacts of COVID-19 have resulted in significant reductions in traffic volumes due to changes in work and travel habits. Traffic volume data collected for studies completed prior to the pandemic was used to adjust the existing counts, resulting in reasonable estimates for the weekday peak hours that would occur under non-pandemic conditions. These volumes were used for the traffic forecasts presented in this report.

Trip Generation for Proposed Project

Weekday a.m. and p.m. peak hour trip generation for the proposed development were calculated based on data presented in the tenth edition of Trip Generation, published by the Institute of Transportation Engineers (ITE). The resultant trip generation estimates are shown in **Table 4-1**.

Table 4-1
Trip Generation for Proposed Project and Existing Uses

Land Use	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Proposed use								
Medical Office Building	23,320 SF	51	14	65	23	58	81	812
Existing use to be removed								
Medical Office Building	16,032 SF	35	10	45	15	40	55	558
Total net trips		**16**	**4**	**20**	**8**	**18**	**26**	**254**

SF=square feet

As shown, the project generates 20 net trips during the a.m. peak hour, 26 net trips during the p.m. peak hour, and 254 net trips daily.

Trip Distribution Percentages

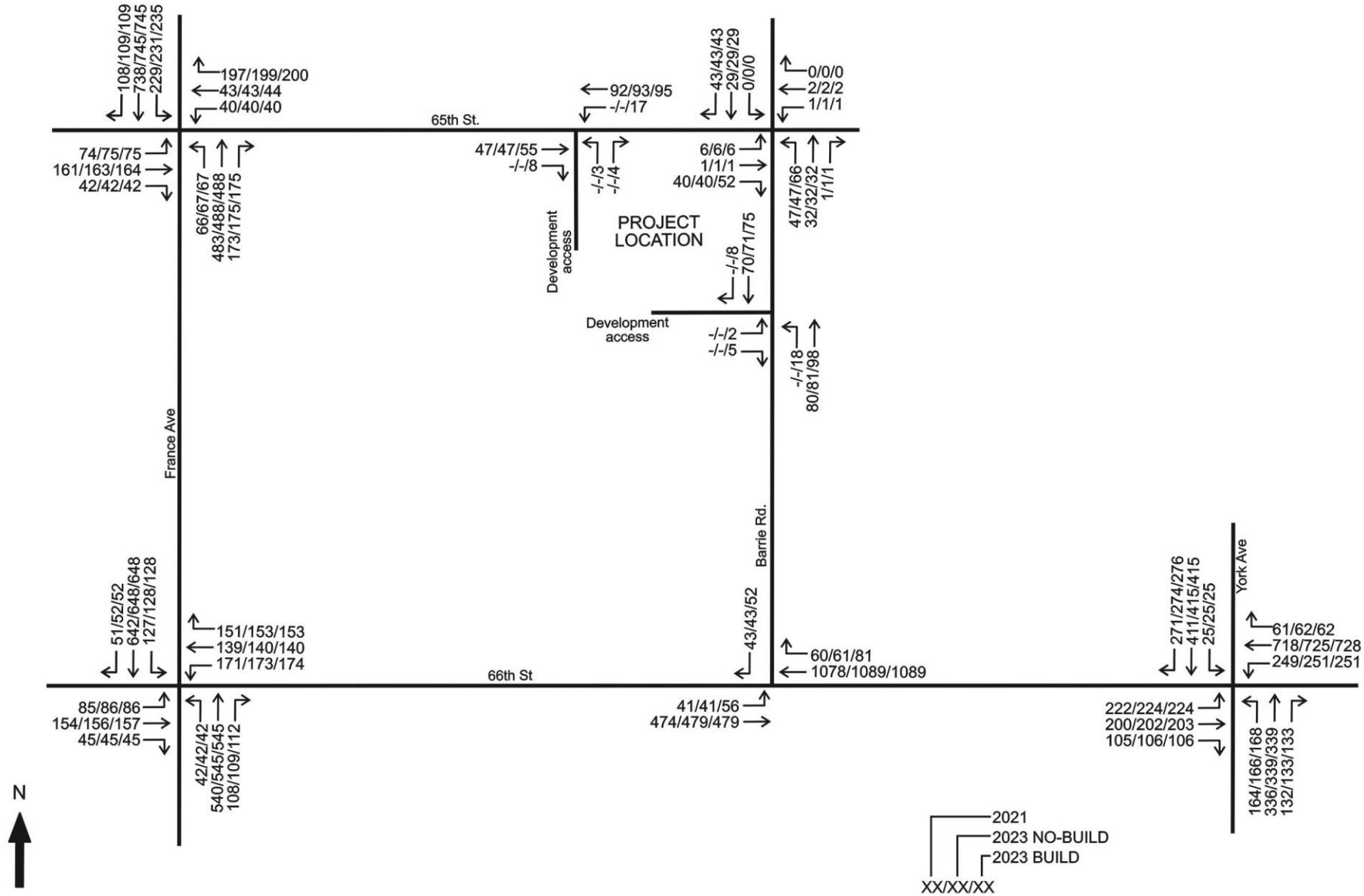
Trip distribution percentages for the subject development trips were established based on the nearby roadway network, existing and expected future traffic patterns, and location of the subject development in relation to major attractions and population concentrations.

The distribution percentages for trips generated by the proposed development are as follows:

- 25 percent to/from the north on France Avenue
- 20 percent to/from the south on France Avenue
- 20 percent to/from the east on 66th Street
- 10 percent to/from the west on 66th Street
- 5 percent to/from the west on 65th Street
- 10 percent to/from the north on York Avenue
- 10 percent to/from the south on York Avenue

Traffic Volumes

Development trips were assigned to the surrounding roadway network using the preceding trip distribution percentages. Traffic volumes were established for all the forecasting scenarios described earlier during the weekday a.m. and p.m. peak hours. The resultant traffic volumes are presented in **Figures 4 and 5.**



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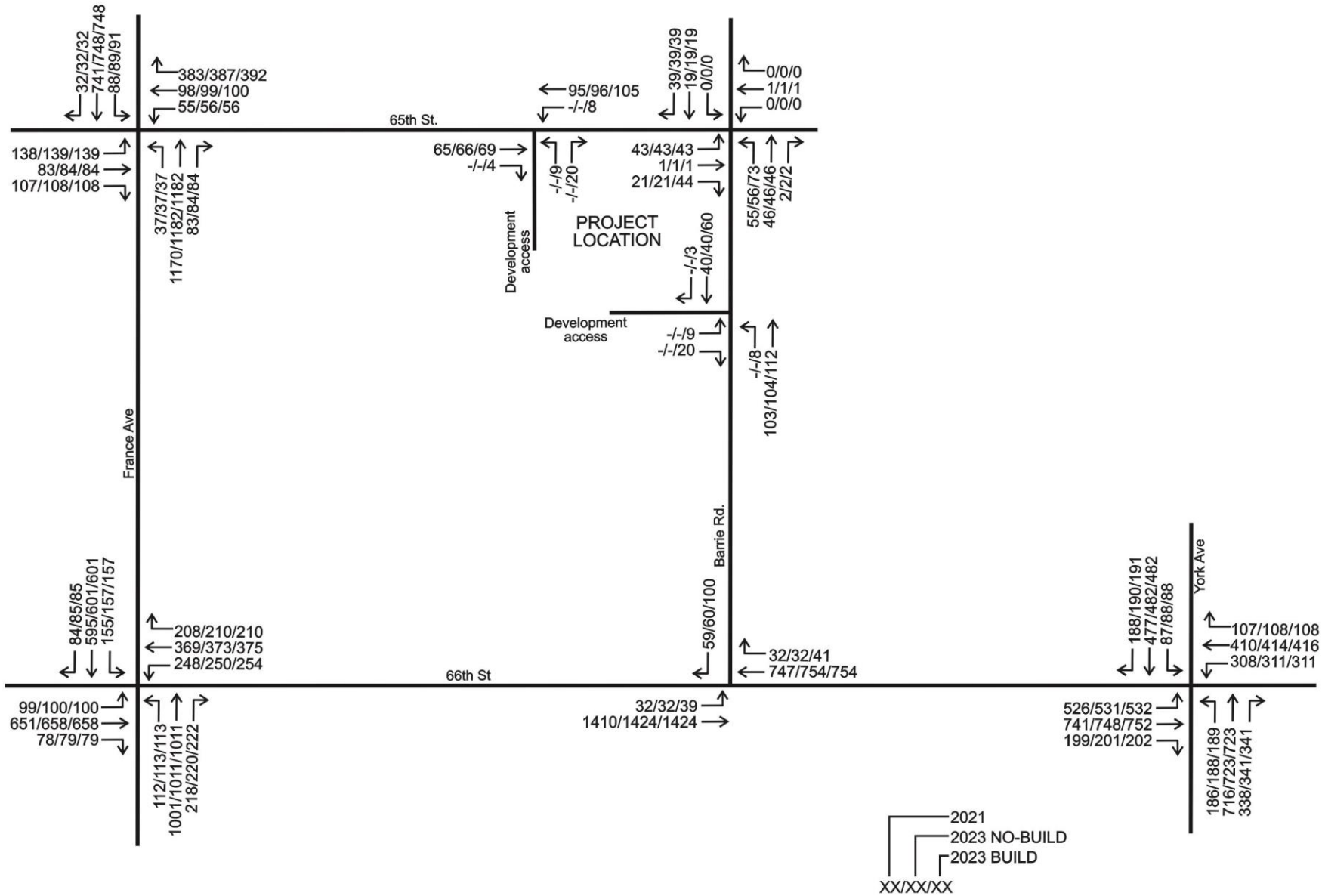
TRAFFIC AND PARKING
STUDY FOR
6500 BARRIE ROAD
IN EDINA, MN

FIGURE 4

WEEKDAY AM PEAK HOUR TRAFFIC VOLUMES



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TRAFFIC AND PARKING
STUDY FOR
6500 BARRIE ROAD
IN EDINA, MN

FIGURE 5

WEEKDAY PM PEAK HOUR TRAFFIC VOLUMES

5.0 Traffic Analysis

Intersection Level of Service Analysis

Traffic analyses were completed for the subject intersections for all scenarios described earlier during the weekday a.m. and p.m. peak hours using Synchro software. Initial analysis was completed using existing geometrics and intersection control.

Capacity analysis results are presented in terms of level of service (LOS), which is defined in terms of traffic delay at the intersection. LOS ranges from A to F. LOS A represents the best intersection operation, with little delay for each vehicle using the intersection. LOS F represents the worst intersection operation with excessive delay. The following is a detailed description of the conditions described by each LOS designation:

- Level of service A corresponds to a free flow condition with motorists virtually unaffected by the intersection control mechanism. For a signalized or an unsignalized intersection, the average delay per vehicle would be approximately 10 seconds or less.

- Level of service B represents stable flow with a high degree of freedom, but with some influence from the intersection control device and the traffic volumes. For a signalized intersection, the average delay ranges from 10 to 20 seconds. An unsignalized intersection would have delays ranging from 10 to 15 seconds for this level.

- Level of service C depicts a restricted flow which remains stable, but with significant influence from the intersection control device and the traffic volumes. The general level of comfort and convenience changes noticeably at this level. The delay ranges from 20 to 35 seconds for a signalized intersection and from 15 to 25 seconds for an unsignalized intersection at this level.

- Level of service D corresponds to high-density flow in which speed and freedom are significantly restricted. Though traffic flow remains stable, reductions in comfort and convenience are experienced. The control delay for this level is 35 to 55 seconds for a signalized intersection and 25 to 35 seconds for an unsignalized intersection.

- Level of service E represents unstable flow of traffic at or near the capacity of the intersection with poor levels of comfort and convenience. The delay ranges from 55 to 80 seconds for a signalized intersection and from 35 to 50 seconds for an unsignalized intersection at this level.

- Level of service F represents forced flow in which the volume of traffic approaching the intersection exceeds the volume that can be served. Characteristics often experienced include long queues, stop-and-go waves, poor travel times, low comfort and convenience, and increased accident exposure. Delays over 80 seconds for a signalized intersection and over 50 seconds for an unsignalized intersection correspond to this level of service.

The LOS results for the study intersections are shown in **Figures 5 and 6** and are discussed below.

France Avenue/W. 65th Street (traffic signal control)

During the a.m. peak hour under 2021, 2023 No-Build, and 2023 Build conditions, all movements operate at LOS C or better. The overall intersection operates at LOS B for all scenarios.

During the p.m. peak hour under 2021, 2023 No-Build, and 2023 Build conditions, all movements operate at LOS C or better. The overall intersection operates at LOS B for all scenarios.

France Avenue/W. 66th Street (traffic signal control)

During the a.m. peak hour under 2021, 2023 No-Build, and 2023 Build conditions, all movements operate at LOS D or better. The overall intersection operates at LOS C for all scenarios.

During the p.m. peak hour under 2021, 2023 No-Build, and 2023 Build conditions, all movements operate at LOS D or better. The overall intersection operates at LOS C for all scenarios.

W. 65th Street/Barrie Road (minor street stop control)

During the a.m. peak hour under 2021, 2023 No-Build, and 2023 Build conditions, all movements operate at LOS B or better. The overall intersection operates at LOS A for all scenarios.

During the p.m. peak hour under 2021, 2023 No-Build, and 2023 Build conditions, all movements operate at LOS B or better. The overall intersection operates at LOS A for all scenarios.

W. 66th Street/Barrie Road (minor street stop control)

During the a.m. peak hour under 2021, 2023 No-Build, and 2023 Build conditions, all movements operate at LOS C or better. The overall intersection operates at LOS A for all scenarios.

During the p.m. peak hour under 2021, 2023 No-Build, and 2023 Build conditions, all movements operate at LOS B or better. The overall intersection operates at LOS A for all scenarios.

York Avenue/W. 66th Street (traffic signal control)

During the a.m. peak hour under 2021, 2023 No-Build, and 2023 Build conditions, all movements operate at LOS D or better. The overall intersection operates at LOS C for all scenarios.

During the p.m. peak hour under 2021, 2023 No-Build, and 2023 Build conditions, all movements operate at LOS D or better. The overall intersection operates at LOS C for all scenarios.

W. 65th Street/development access (minor street stop control)

During the a.m. peak hour under 2023 Build conditions, all movements operate at LOS A. The overall intersection operates at LOS A for all scenarios.

During the p.m. peak hour under 2023 Build conditions, all movements at LOS A. The overall intersection operates at LOS A for all scenarios.

Barrie Road/development access (minor street stop control)

During the a.m. peak hour under 2023 Build conditions, all movements operate at LOS A. The overall intersection operates at LOS A for all scenarios.

During the p.m. peak hour under 2023 Build conditions, all movements at LOS A. The overall intersection operates at LOS A for all scenarios.

Overall Traffic Impact

The proposed project is expected to have minimal impact on the surrounding roadway system during the a.m. and p.m. peak hours. No improvements are needed at the subject intersections to accommodate the proposed project.

Proposed Access Locations

The project includes an access on W. 65th Street located approximately 60 feet west of Barrie Road and an access on Barrie Road located approximately 270 south of W. 65th Street. As described above, both access points are expected to operate at acceptable levels of service during the weekday a.m. and p.m. peak periods.

In order to maintain clear sight lines for vehicles exiting onto W. 65th Street at the proposed access locations, it is recommended that the area north and east of the northeast corner of the building is free of obstructions such as signs, trees, or other landscaping.

Bicycle and Pedestrian Facilities

Under existing conditions, sidewalk is provided on both sides of France Avenue and York Avenue. Sidewalk is provided on the north side of 66th Street. Sidewalk is not provided on 65th Street or Barrie Road near the project site. All signalized intersections in the study have crosswalks across all or a portion of the approaches. Bicycles are allowed on all the surrounding streets.

Future plans for this area include adding sidewalk on both Barrie Road and 65th Street near the project site. Sidewalk is also planned for the south side of 66th Street to connect to existing sidewalk to the east and west. Plans also include a shared use path on France Avenue north of 69th Street, a standard bike lane on 66th Street, and a buffered bike lane on York Avenue. The proposed project will benefit from the existing and proposed sidewalk and bicycle facilities in this area.

The proposed project includes sidewalk on the west side of Barrie Road and the south side of 65th Street to the access point. The site plan also shows an outdoor patio near the Barrie Road access.

Transit Facilities

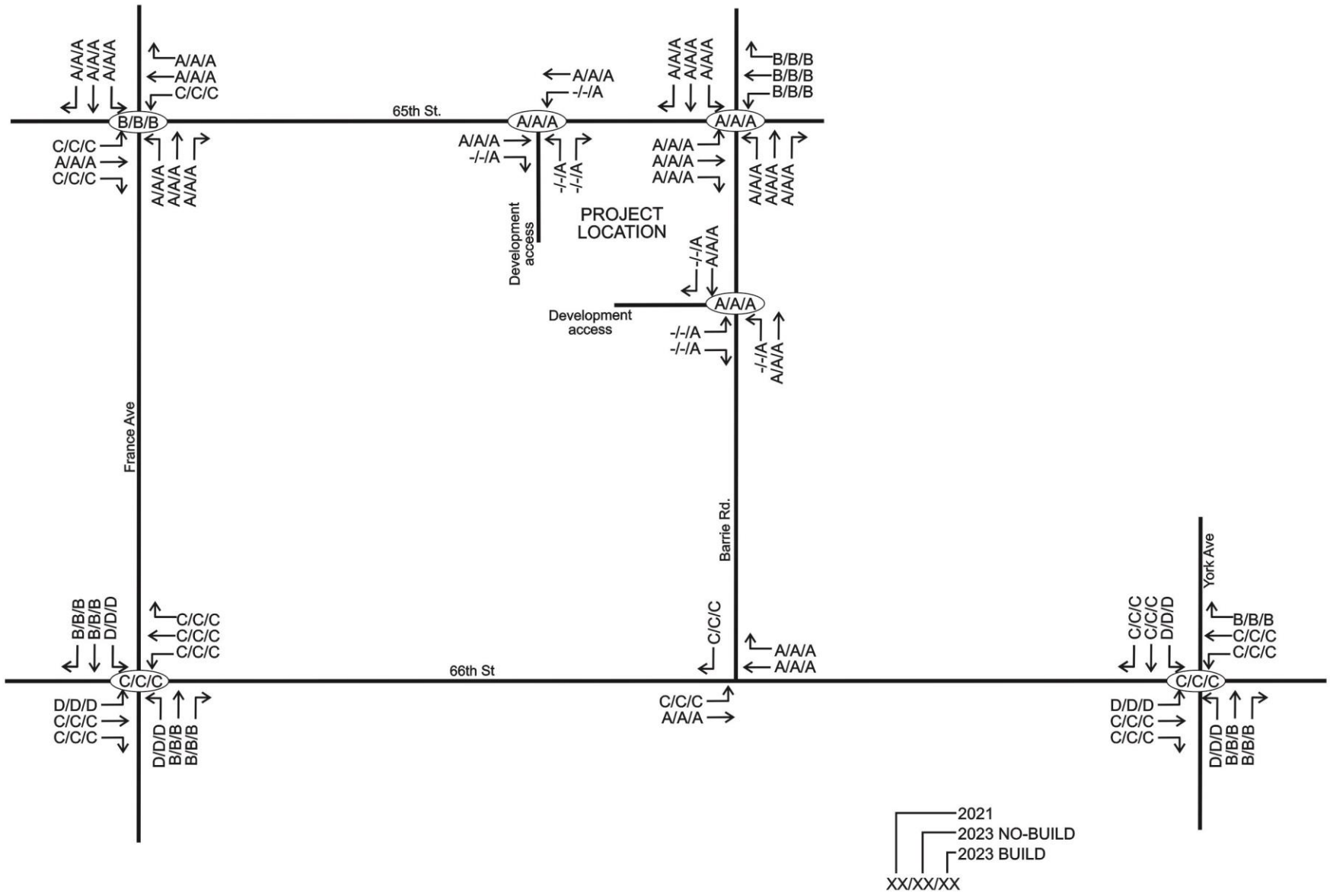
The subject site presently is served by the Metro Transit bus routes 6, 515, 578, and 579. Bus stops exist on Barrie Road at 65th Street, on 66th Street, and on York Avenue.

Travel Demand Management Plan (TDM)

Per City requirements, a Tier 2 Travel Demand Management (TDM) plan is required for this project. The goal of the TDM plan is to reduce vehicular trips during peak hours and carbon emissions from vehicles. TDM strategies for this site include:

- Providing maps that show the area bus routes, bus schedules, and bicycle and pedestrian facilities.
- Providing information on starting and joining commuter programs.
- Providing bicycle parking spaces for employees.
- Offering a pre-paid Metro Transit Go-To Card to all employees during orientation.

The TDM plan strategies should be implemented at the time the project is complete and fully operational. The overall cost of the strategies is estimated at $1,000.

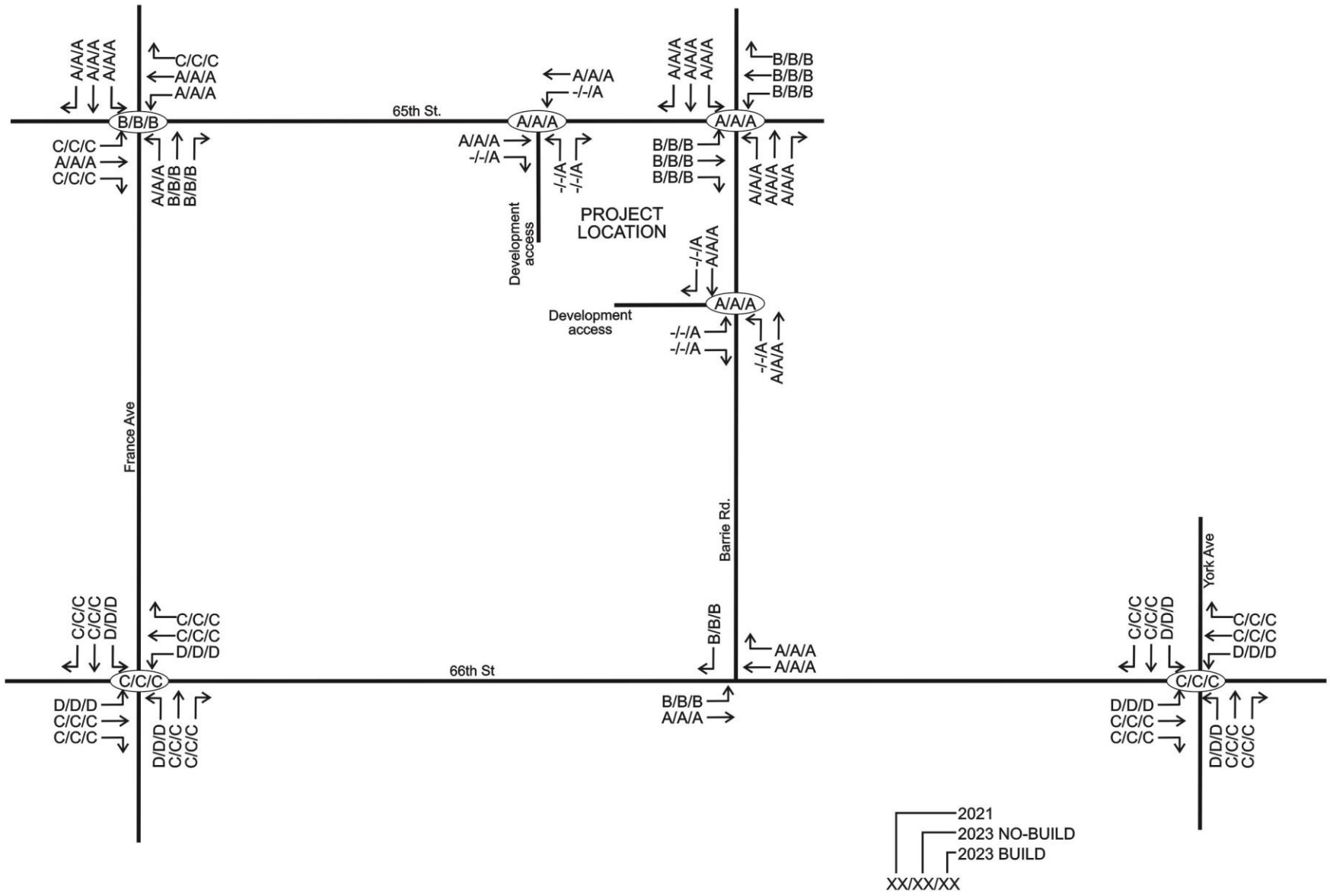


WENCK
now part of
Stantec

TRAFFIC AND PARKING
STUDY FOR
6500 BARRIE ROAD
IN EDINA, MN

FIGURE 6

WEEKDAY AM PEAK HOUR LOS RESULTS



WENCK
now part of
Stantec

TRAFFIC AND PARKING
STUDY FOR
6500 BARRIE ROAD
IN EDINA, MN

FIGURE 7

WEEKDAY PM PEAK HOUR LOS RESULTS

6.0 Parking Analysis

As described earlier, the project includes 73 underground parking stalls. The proposed amount of parking was compared to industry standards to determine adequacy.

Parking data from the Institute of Transportation Engineers (ITE) was used to determine the expected parking demand for the proposed land uses. Data provided in the ITE publication *Parking Generation*, 5th Edition, indicates the various proposed uses peak at different times during the day. The ITE data was adjusted to account for the expected modal split for the site.

Based on the ITE data, the peak weekday parking demand for the overall site 73 spaces. The total of 73 spaces provided equals peak parking demand.

The current Edina City code requires 120 parking spaces. The proposed draft parking ordinance that is in from of the City Council requires 80 parking stalls.

7.0 Conclusions and Recommendations

The conclusions drawn from the information and analyses presented in this report are as follows:

- The proposed development is expected to generate 20 net trips during the a.m. peak hour, 26 net trips during the p.m. peak hour, and 254 net trips daily.

- The proposed project is expected to have minimal impact on the surrounding roadway system during the a.m. and p.m. peak hours. No improvements are needed at the subject intersections to accommodate the proposed project.

- Traffic volume data collected in 2018 for previous studies in this area was used whenever possible to avoid traffic volume reductions that have occurred due to the COVID-19 pandemic impacts. However, some intersections included in the study did not have previous data and therefore new data was collected. This data was carefully reviewed and adjusted using data from nearby intersections to account for pandemic related traffic volume reductions. This process resulted in reasonable estimates for the weekday peak hours that would occur under non-pandemic conditions.

- Future plans for this area include adding sidewalk on both Barrie Road and 65th Street near the project site. Sidewalk is also planned for the south side of 66th Street to connect to existing sidewalk to the east and west. Plans also include a shared use path on France Avenue north of 69th Street, a standard bike lane on 66th Street, and a buffered bike lane on York Avenue. The proposed project will benefit from the existing and proposed sidewalk and bicycle facilities in this area.

- In order to maintain clear sight lines for vehicles exiting onto W. 65th Street at the proposed access locations, it is recommended that the area north and east of the northeast corner of the building is free of obstructions such as signs, trees, or other landscaping.

- The proposed project includes sidewalk on the west side of Barrie Road and the south side of 65th Street to the access drive. The site plan also shows an outdoor patio near the Barrie Road access.

- The project includes 73 underground parking spaces. The peak parking demand using ITE data is 73 spaces, which equals the proposed parking supply.

- The current Edina City code requires 120 parking spaces. The proposed draft parking ordinance that is in front of the City Council requires 80 parking stalls.

- Per City requirements, a Tier 2 Travel Demand Management (TDM) plan is required for this project. TDM strategies for this site include:

    - Providing maps that show the area bus routes, bus schedules, and bicycle and pedestrian facilities.
    - Providing information on starting and joining commuter programs.
    - Providing bicycle parking spaces for employees.

- Offering a pre-paid Metro Transit Go-To Card to all employees during orientation.

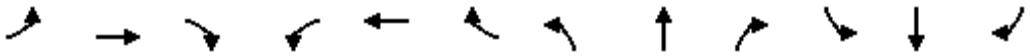
The TDM plan strategies should be implemented at the time the project is complete and fully operational. The overall cost of the strategies is estimated at $1,000.

8.0 Appendix

- Level of Service Worksheets

HCM 6th Signalized Intersection Summary
6: France Ave & 65th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	74	161	42	40	43	197	66	483	173	229	738	108
Future Volume (veh/h)	74	161	42	40	43	197	66	483	173	229	738	108
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	80	175	46	43	47	0	72	525	0	249	802	117
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	294	242	64	112	97		498	2784		703	2640	383
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.00	0.05	0.55	0.00	0.09	0.59	0.59
Sat Flow, veh/h	1359	1428	375	219	573	1585	1781	5274	0	1781	4504	653
Grp Volume(v), veh/h	80	0	221	90	0	0	72	525	0	249	605	314
Grp Sat Flow(s),veh/h/ln	1359	0	1803	792	0	1585	1781	1702	0	1781	1702	1753
Q Serve(g_s), s	0.0	0.0	8.2	1.5	0.0	0.0	1.2	3.7	0.0	4.1	6.3	6.4
Cycle Q Clear(g_c), s	4.7	0.0	8.2	9.7	0.0	0.0	1.2	3.7	0.0	4.1	6.3	6.4
Prop In Lane	1.00		0.21	0.48		1.00	1.00		0.00	1.00		0.37
Lane Grp Cap(c), veh/h	294	0	306	210	0		498	2784		703	1995	1027
V/C Ratio(X)	0.27	0.00	0.72	0.43	0.00		0.14	0.19		0.35	0.30	0.31
Avail Cap(c_a), veh/h	553	0	649	485	0		642	2784		1126	1995	1027
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	26.4	0.0	27.8	27.4	0.0	0.0	6.0	8.2	0.0	5.3	7.4	7.4
Incr Delay (d2), s/veh	0.5	0.0	3.2	1.4	0.0	0.0	0.1	0.2	0.0	0.3	0.4	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	0.0	3.7	1.5	0.0	0.0	0.4	1.2	0.0	1.2	2.0	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.8	0.0	31.0	28.8	0.0	0.0	6.2	8.3	0.0	5.7	7.8	8.2
LnGrp LOS	C	A	C	C	A		A	A		A	A	A
Approach Vol, veh/h		301			90	A		597	A		1168	
Approach Delay, s/veh		29.9			28.8			8.1			7.4	
Approach LOS		C			C			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	11.2	43.1		16.5	8.3	46.0		16.5				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	23.5	27.5		25.5	9.5	41.5		25.5				
Max Q Clear Time (g_c+I1), s	6.1	5.7		10.2	3.2	8.4		11.7				
Green Ext Time (p_c), s	0.7	3.6		1.3	0.1	7.2		0.3				

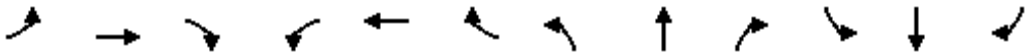
Intersection Summary	
HCM 6th Ctrl Delay	11.6
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
5: France Ave & 66th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	85	154	45	171	139	151	42	540	108	127	642	51
Future Volume (veh/h)	85	154	45	171	139	151	42	540	108	127	642	51
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	92	167	49	186	151	164	46	587	117	138	698	55
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	120	455	203	288	512	228	76	2157	670	179	2317	182
Arrive On Green	0.07	0.13	0.13	0.08	0.14	0.14	0.04	0.42	0.42	0.10	0.48	0.48
Sat Flow, veh/h	1781	3554	1585	3456	3554	1585	1781	5106	1585	1781	4828	378
Grp Volume(v), veh/h	92	167	49	186	151	164	46	587	117	138	491	262
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1728	1777	1585	1781	1702	1585	1781	1702	1802
Q Serve(g_s), s	3.4	2.9	1.9	3.5	2.6	6.7	1.7	5.1	3.1	5.1	5.9	6.0
Cycle Q Clear(g_c), s	3.4	2.9	1.9	3.5	2.6	6.7	1.7	5.1	3.1	5.1	5.9	6.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.21
Lane Grp Cap(c), veh/h	120	455	203	288	512	228	76	2157	670	179	1634	865
V/C Ratio(X)	0.77	0.37	0.24	0.65	0.29	0.72	0.60	0.27	0.17	0.77	0.30	0.30
Avail Cap(c_a), veh/h	329	1076	480	587	1023	456	197	2157	670	434	1634	865
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.1	27.0	26.6	30.1	25.9	27.7	31.8	12.8	12.2	29.7	10.7	10.7
Incr Delay (d2), s/veh	9.8	0.5	0.6	2.4	0.3	4.2	7.5	0.3	0.6	6.9	0.5	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	1.2	0.7	1.5	1.1	2.7	0.9	1.8	1.1	2.4	2.1	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	40.8	27.5	27.2	32.5	26.2	31.9	39.3	13.1	12.8	36.6	11.2	11.6
LnGrp LOS	D	C	C	C	C	C	D	B	B	D	B	B
Approach Vol, veh/h		308			501			750			891	
Approach Delay, s/veh		31.4			30.4			14.6			15.2	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.3	33.1	10.1	13.2	7.4	37.0	9.1	14.3
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	16.5	23.5	11.5	20.5	7.5	32.5	12.5	19.5
Max Q Clear Time (g_c+I1), s	7.1	7.1	5.5	4.9	3.7	8.0	5.4	8.7
Green Ext Time (p_c), s	0.2	4.1	0.3	1.0	0.0	5.2	0.1	1.1

Intersection Summary	
HCM 6th Ctrl Delay	20.2
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	6	1	40	1	2	0	47	32	1	0	29	43
Future Vol, veh/h	6	1	40	1	2	0	47	32	1	0	29	43
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	1	43	1	2	0	51	35	1	0	32	47

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	195	194	56	216	217	36	79	0	0	36	0	0
Stage 1	56	56	-	138	138	-	-	-	-	-	-	-
Stage 2	139	138	-	78	79	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	764	701	1011	740	681	1037	1519	-	-	1575	-	-
Stage 1	956	848	-	865	782	-	-	-	-	-	-	-
Stage 2	864	782	-	931	829	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	743	677	1011	689	658	1037	1519	-	-	1575	-	-
Mov Cap-2 Maneuver	743	677	-	689	658	-	-	-	-	-	-	-
Stage 1	923	848	-	836	755	-	-	-	-	-	-	-
Stage 2	832	755	-	890	829	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9	10.4	4.4	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1519	-	-	957	668	1575	-	-
HCM Lane V/C Ratio	0.034	-	-	0.053	0.005	-	-	-
HCM Control Delay (s)	7.5	0	-	9	10.4	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0	0	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	41	474	1078	60	0	43
Future Vol, veh/h	41	474	1078	60	0	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	45	515	1172	65	0	47

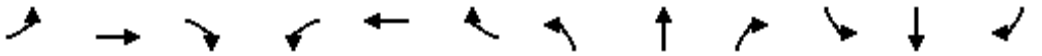
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1237	0	-	0	-	619
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	-	-	3.92
Pot Cap-1 Maneuver	300	-	-	-	0	370
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	300	-	-	-	-	370
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	1.5	0	16.1
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	300	-	-	-	370
HCM Lane V/C Ratio	0.149	-	-	-	0.126
HCM Control Delay (s)	19.1	-	-	-	16.1
HCM Lane LOS	C	-	-	-	C
HCM 95th %tile Q(veh)	0.5	-	-	-	0.4

HCM 6th Signalized Intersection Summary
11: York Avenue & 66th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	222	200	105	249	718	61	164	336	132	25	411	271
Future Volume (veh/h)	222	200	105	249	718	61	164	336	132	25	411	271
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	241	217	0	271	780	66	178	365	143	27	447	295
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	339	991		373	1025	457	268	1216	542	51	1042	465
Arrive On Green	0.10	0.28	0.00	0.11	0.29	0.29	0.08	0.34	0.34	0.03	0.29	0.29
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	241	217	0	271	780	66	178	365	143	27	447	295
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1781	1777	1585
Q Serve(g_s), s	5.0	3.5	0.0	5.6	14.9	2.3	3.7	5.6	4.8	1.1	7.6	12.0
Cycle Q Clear(g_c), s	5.0	3.5	0.0	5.6	14.9	2.3	3.7	5.6	4.8	1.1	7.6	12.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	339	991		373	1025	457	268	1216	542	51	1042	465
V/C Ratio(X)	0.71	0.22		0.73	0.76	0.14	0.66	0.30	0.26	0.53	0.43	0.63
Avail Cap(c_a), veh/h	535	1364		582	1412	630	442	1216	542	134	1042	465
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.5	20.6	0.0	32.1	24.1	19.6	33.3	17.9	17.7	35.6	21.2	22.8
Incr Delay (d2), s/veh	2.7	0.1	0.0	2.7	1.6	0.1	2.8	0.6	1.2	8.2	1.3	6.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	1.4	0.0	2.4	6.1	0.8	1.6	2.3	1.9	0.6	3.2	5.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.2	20.7	0.0	34.8	25.7	19.8	36.1	18.5	18.9	43.7	22.5	29.2
LnGrp LOS	D	C		C	C	B	D	B	B	D	C	C
Approach Vol, veh/h		458	A		1117			686			769	
Approach Delay, s/veh		28.3			27.6			23.2			25.8	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.6	29.9	12.5	25.2	10.3	26.3	11.8	25.9
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.6	25.4	12.5	28.5	9.5	21.5	11.5	29.5
Max Q Clear Time (g_c+I1), s	3.1	7.6	7.6	5.5	5.7	14.0	7.0	16.9
Green Ext Time (p_c), s	0.0	2.7	0.4	1.3	0.2	2.4	0.3	4.6

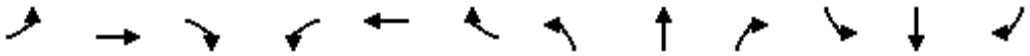
Intersection Summary	
HCM 6th Ctrl Delay	26.2
HCM 6th LOS	C

Notes

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
6: France Ave & 65th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	75	163	42	40	43	199	67	488	175	231	745	109
Future Volume (veh/h)	75	163	42	40	43	199	67	488	175	231	745	109
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	82	177	46	43	47	0	73	530	0	251	810	118
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	295	244	64	112	97		495	2777		700	2636	382
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.00	0.05	0.54	0.00	0.10	0.59	0.59
Sat Flow, veh/h	1359	1431	372	218	569	1585	1781	5274	0	1781	4505	652
Grp Volume(v), veh/h	82	0	223	90	0	0	73	530	0	251	611	317
Grp Sat Flow(s),veh/h/ln	1359	0	1803	786	0	1585	1781	1702	0	1781	1702	1753
Q Serve(g_s), s	0.0	0.0	8.3	1.5	0.0	0.0	1.2	3.7	0.0	4.1	6.4	6.5
Cycle Q Clear(g_c), s	4.8	0.0	8.3	9.8	0.0	0.0	1.2	3.7	0.0	4.1	6.4	6.5
Prop In Lane	1.00		0.21	0.48		1.00	1.00		0.00	1.00		0.37
Lane Grp Cap(c), veh/h	295	0	308	209	0		495	2777		700	1992	1026
V/C Ratio(X)	0.28	0.00	0.72	0.43	0.00		0.15	0.19		0.36	0.31	0.31
Avail Cap(c_a), veh/h	551	0	648	482	0		638	2777		1121	1992	1026
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	26.4	0.0	27.8	27.5	0.0	0.0	6.1	8.2	0.0	5.4	7.4	7.5
Incr Delay (d2), s/veh	0.5	0.0	3.2	1.4	0.0	0.0	0.1	0.2	0.0	0.3	0.4	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	0.0	3.7	1.5	0.0	0.0	0.4	1.2	0.0	1.2	2.1	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.9	0.0	31.1	28.8	0.0	0.0	6.2	8.4	0.0	5.7	7.8	8.2
LnGrp LOS	C	A	C	C	A		A	A		A	A	A
Approach Vol, veh/h		305			90	A		603	A		1179	
Approach Delay, s/veh		29.9			28.8			8.1			7.5	
Approach LOS		C			C			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	11.2	43.1		16.6	8.3	46.0		16.6				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	23.5	27.5		25.5	9.5	41.5		25.5				
Max Q Clear Time (g_c+I1), s	6.1	5.7		10.3	3.2	8.5		11.8				
Green Ext Time (p_c), s	0.7	3.6		1.3	0.1	7.3		0.3				

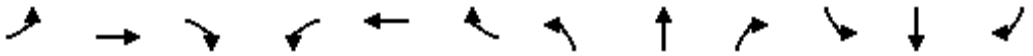
Intersection Summary	
HCM 6th Ctrl Delay	11.7
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
5: France Ave & 66th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	86	156	45	173	140	153	42	545	109	128	648	52
Future Volume (veh/h)	86	156	45	173	140	153	42	545	109	128	648	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	93	170	49	188	152	166	46	592	118	139	704	57
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	121	460	205	290	516	230	76	2148	667	180	2306	186
Arrive On Green	0.07	0.13	0.13	0.08	0.15	0.15	0.04	0.42	0.42	0.10	0.48	0.48
Sat Flow, veh/h	1781	3554	1585	3456	3554	1585	1781	5106	1585	1781	4817	388
Grp Volume(v), veh/h	93	170	49	188	152	166	46	592	118	139	496	265
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1728	1777	1585	1781	1702	1585	1781	1702	1801
Q Serve(g_s), s	3.5	3.0	1.9	3.6	2.6	6.8	1.7	5.2	3.2	5.2	6.0	6.1
Cycle Q Clear(g_c), s	3.5	3.0	1.9	3.6	2.6	6.8	1.7	5.2	3.2	5.2	6.0	6.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.22
Lane Grp Cap(c), veh/h	121	460	205	290	516	230	76	2148	667	180	1630	862
V/C Ratio(X)	0.77	0.37	0.24	0.65	0.29	0.72	0.60	0.28	0.18	0.77	0.30	0.31
Avail Cap(c_a), veh/h	328	1073	479	585	1021	455	197	2148	667	433	1630	862
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.1	27.0	26.5	30.1	25.9	27.7	31.9	12.9	12.3	29.8	10.8	10.8
Incr Delay (d2), s/veh	9.7	0.5	0.6	2.4	0.3	4.2	7.5	0.3	0.6	6.9	0.5	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	1.2	0.7	1.5	1.1	2.7	0.9	1.9	1.1	2.5	2.1	2.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	40.8	27.5	27.1	32.6	26.2	31.9	39.4	13.2	12.9	36.7	11.3	11.7
LnGrp LOS	D	C	C	C	C	C	D	B	B	D	B	B
Approach Vol, veh/h		312			506			756			900	
Approach Delay, s/veh		31.4			30.4			14.8			15.3	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.3	33.1	10.2	13.3	7.4	37.0	9.1	14.4
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	16.5	23.5	11.5	20.5	7.5	32.5	12.5	19.5
Max Q Clear Time (g_c+I1), s	7.2	7.2	5.6	5.0	3.7	8.1	5.5	8.8
Green Ext Time (p_c), s	0.2	4.1	0.3	1.0	0.0	5.3	0.1	1.1

Intersection Summary	
HCM 6th Ctrl Delay	20.3
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	1	40	1	2	0	47	32	1	0	29	43
Future Vol, veh/h	6	1	40	1	2	0	47	32	1	0	29	43
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	1	43	1	2	0	51	35	1	0	32	47

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	195	194	56	216	217	36	79	0	0	36	0	0
Stage 1	56	56	-	138	138	-	-	-	-	-	-	-
Stage 2	139	138	-	78	79	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	764	701	1011	740	681	1037	1519	-	-	1575	-	-
Stage 1	956	848	-	865	782	-	-	-	-	-	-	-
Stage 2	864	782	-	931	829	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	743	677	1011	689	658	1037	1519	-	-	1575	-	-
Mov Cap-2 Maneuver	743	677	-	689	658	-	-	-	-	-	-	-
Stage 1	923	848	-	836	755	-	-	-	-	-	-	-
Stage 2	832	755	-	890	829	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9	10.4	4.4	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1519	-	-	957	668	1575	-	-
HCM Lane V/C Ratio	0.034	-	-	0.053	0.005	-	-	-
HCM Control Delay (s)	7.5	0	-	9	10.4	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0	0	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	41	479	1089	61	0	43
Future Vol, veh/h	41	479	1089	61	0	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	45	521	1184	66	0	47

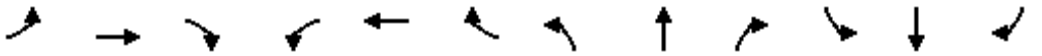
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1250	0	-	0	-	625
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	-	-	3.92
Pot Cap-1 Maneuver	296	-	-	-	0	367
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	296	-	-	-	-	367
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	1.5	0	16.2
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	296	-	-	-	367
HCM Lane V/C Ratio	0.151	-	-	-	0.127
HCM Control Delay (s)	19.3	-	-	-	16.2
HCM Lane LOS	C	-	-	-	C
HCM 95th %tile Q(veh)	0.5	-	-	-	0.4

HCM 6th Signalized Intersection Summary
11: York Avenue & 66th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	224	202	106	251	725	62	166	339	133	25	415	274
Future Volume (veh/h)	224	202	106	251	725	62	166	339	133	25	415	274
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	243	220	0	273	788	67	180	368	145	27	451	298
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	341	998		374	1032	460	270	1211	540	51	1036	462
Arrive On Green	0.10	0.28	0.00	0.11	0.29	0.29	0.08	0.34	0.34	0.03	0.29	0.29
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	243	220	0	273	788	67	180	368	145	27	451	298
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1781	1777	1585
Q Serve(g_s), s	5.1	3.5	0.0	5.7	15.1	2.3	3.8	5.7	4.9	1.1	7.7	12.2
Cycle Q Clear(g_c), s	5.1	3.5	0.0	5.7	15.1	2.3	3.8	5.7	4.9	1.1	7.7	12.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	341	998		374	1032	460	270	1211	540	51	1036	462
V/C Ratio(X)	0.71	0.22		0.73	0.76	0.15	0.67	0.30	0.27	0.53	0.44	0.65
Avail Cap(c_a), veh/h	533	1359		579	1406	627	440	1211	540	134	1036	462
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.6	20.6	0.0	32.2	24.1	19.6	33.4	18.1	17.8	35.7	21.4	23.0
Incr Delay (d2), s/veh	2.8	0.1	0.0	2.7	1.7	0.1	2.8	0.6	1.2	8.2	1.3	6.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	1.4	0.0	2.5	6.2	0.8	1.6	2.3	1.9	0.6	3.2	5.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.3	20.7	0.0	34.9	25.8	19.7	36.3	18.7	19.1	43.9	22.8	29.8
LnGrp LOS	D	C		C	C	B	D	B	B	D	C	C
Approach Vol, veh/h		463	A		1128			693			776	
Approach Delay, s/veh		28.4			27.7			23.3			26.2	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.6	29.9	12.6	25.4	10.3	26.2	11.9	26.1
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.6	25.4	12.5	28.5	9.5	21.5	11.5	29.5
Max Q Clear Time (g_c+I1), s	3.1	7.7	7.7	5.5	5.8	14.2	7.1	17.1
Green Ext Time (p_c), s	0.0	2.7	0.4	1.3	0.2	2.4	0.3	4.6

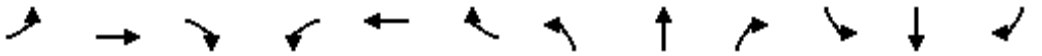
Intersection Summary	
HCM 6th Ctrl Delay	26.4
HCM 6th LOS	C

Notes

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
6: France Ave & 65th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	75	164	42	40	44	200	67	488	175	235	745	109
Future Volume (veh/h)	75	164	42	40	44	200	67	488	175	235	745	109
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	82	178	46	43	48	0	73	530	0	255	810	118
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	294	245	63	111	99		494	2769		700	2634	381
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.00	0.05	0.54	0.00	0.10	0.58	0.58
Sat Flow, veh/h	1357	1433	370	215	576	1585	1781	5274	0	1781	4505	652
Grp Volume(v), veh/h	82	0	224	91	0	0	73	530	0	255	611	317
Grp Sat Flow(s),veh/h/ln	1357	0	1804	791	0	1585	1781	1702	0	1781	1702	1753
Q Serve(g_s), s	0.0	0.0	8.3	1.5	0.0	0.0	1.2	3.8	0.0	4.2	6.4	6.5
Cycle Q Clear(g_c), s	4.9	0.0	8.3	9.8	0.0	0.0	1.2	3.8	0.0	4.2	6.4	6.5
Prop In Lane	1.00		0.21	0.47		1.00	1.00		0.00	1.00		0.37
Lane Grp Cap(c), veh/h	294	0	309	210	0		494	2769		700	1991	1025
V/C Ratio(X)	0.28	0.00	0.73	0.43	0.00		0.15	0.19		0.36	0.31	0.31
Avail Cap(c_a), veh/h	549	0	648	483	0		637	2769		1119	1991	1025
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	26.4	0.0	27.8	27.4	0.0	0.0	6.1	8.3	0.0	5.4	7.5	7.5
Incr Delay (d2), s/veh	0.5	0.0	3.2	1.4	0.0	0.0	0.1	0.2	0.0	0.3	0.4	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	0.0	3.7	1.5	0.0	0.0	0.4	1.2	0.0	1.3	2.1	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.9	0.0	31.1	28.8	0.0	0.0	6.3	8.4	0.0	5.7	7.9	8.3
LnGrp LOS	C	A	C	C	A		A	A		A	A	A
Approach Vol, veh/h		306			91	A		603	A		1183	
Approach Delay, s/veh		30.0			28.8			8.2			7.5	
Approach LOS		C			C			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	11.3	43.0		16.7	8.3	46.0		16.7				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	23.5	27.5		25.5	9.5	41.5		25.5				
Max Q Clear Time (g_c+I1), s	6.2	5.8		10.3	3.2	8.5		11.8				
Green Ext Time (p_c), s	0.7	3.6		1.3	0.1	7.3		0.3				

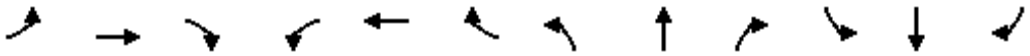
Intersection Summary		
HCM 6th Ctrl Delay		11.7
HCM 6th LOS		B

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
5: France Ave & 66th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	86	157	45	174	140	153	42	545	112	128	648	52
Future Volume (veh/h)	86	157	45	174	140	153	42	545	112	128	648	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	93	171	49	189	152	166	46	592	122	139	704	57
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	121	459	205	291	516	230	76	2148	667	180	2306	186
Arrive On Green	0.07	0.13	0.13	0.08	0.15	0.15	0.04	0.42	0.42	0.10	0.48	0.48
Sat Flow, veh/h	1781	3554	1585	3456	3554	1585	1781	5106	1585	1781	4817	388
Grp Volume(v), veh/h	93	171	49	189	152	166	46	592	122	139	496	265
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1728	1777	1585	1781	1702	1585	1781	1702	1801
Q Serve(g_s), s	3.5	3.0	1.9	3.6	2.6	6.8	1.7	5.2	3.3	5.2	6.0	6.1
Cycle Q Clear(g_c), s	3.5	3.0	1.9	3.6	2.6	6.8	1.7	5.2	3.3	5.2	6.0	6.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.22
Lane Grp Cap(c), veh/h	121	459	205	291	516	230	76	2148	667	180	1630	862
V/C Ratio(X)	0.77	0.37	0.24	0.65	0.29	0.72	0.60	0.28	0.18	0.77	0.30	0.31
Avail Cap(c_a), veh/h	328	1073	479	585	1021	455	197	2148	667	433	1630	862
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.1	27.0	26.6	30.1	25.9	27.7	31.9	12.9	12.3	29.8	10.8	10.8
Incr Delay (d2), s/veh	9.7	0.5	0.6	2.4	0.3	4.2	7.5	0.3	0.6	6.9	0.5	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	1.2	0.7	1.5	1.1	2.7	0.9	1.9	1.2	2.5	2.1	2.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	40.8	27.5	27.2	32.5	26.2	31.9	39.4	13.2	12.9	36.7	11.3	11.7
LnGrp LOS	D	C	C	C	C	C	D	B	B	D	B	B
Approach Vol, veh/h		313			507			760			900	
Approach Delay, s/veh		31.4			30.4			14.8			15.3	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.3	33.1	10.2	13.3	7.4	37.0	9.1	14.4
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	16.5	23.5	11.5	20.5	7.5	32.5	12.5	19.5
Max Q Clear Time (g_c+I1), s	7.2	7.2	5.6	5.0	3.7	8.1	5.5	8.8
Green Ext Time (p_c), s	0.2	4.1	0.3	1.0	0.0	5.3	0.1	1.1

Intersection Summary	
HCM 6th Ctrl Delay	20.3
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	4.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	1	52	1	2	0	66	32	1	0	29	43
Future Vol, veh/h	6	1	52	1	2	0	66	32	1	0	29	43
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	1	57	1	2	0	72	35	1	0	32	47

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	237	236	56	265	259	36	79	0	0	36	0	0
Stage 1	56	56	-	180	180	-	-	-	-	-	-	-
Stage 2	181	180	-	85	79	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	717	665	1011	688	645	1037	1519	-	-	1575	-	-
Stage 1	956	848	-	822	750	-	-	-	-	-	-	-
Stage 2	821	750	-	923	829	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	689	633	1011	625	614	1037	1519	-	-	1575	-	-
Mov Cap-2 Maneuver	689	633	-	625	614	-	-	-	-	-	-	-
Stage 1	910	848	-	783	714	-	-	-	-	-	-	-
Stage 2	779	714	-	870	829	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9	10.9	5	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1519	-	-	956	618	1575	-	-
HCM Lane V/C Ratio	0.047	-	-	0.067	0.005	-	-	-
HCM Control Delay (s)	7.5	0	-	9	10.9	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0	0	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	56	479	1089	68	0	52
Future Vol, veh/h	56	479	1089	68	0	52
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	61	521	1184	74	0	57

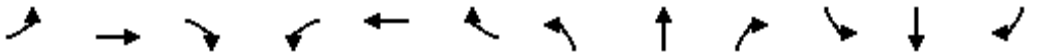
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1258	0	-	0	-	629
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	-	-	3.92
Pot Cap-1 Maneuver	293	-	-	-	0	364
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	293	-	-	-	-	364
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	2.1	0	16.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	293	-	-	-	364
HCM Lane V/C Ratio	0.208	-	-	-	0.155
HCM Control Delay (s)	20.5	-	-	-	16.7
HCM Lane LOS	C	-	-	-	C
HCM 95th %tile Q(veh)	0.8	-	-	-	0.5

HCM 6th Signalized Intersection Summary
11: York Avenue & 66th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	224	203	106	251	728	62	168	339	133	25	415	276
Future Volume (veh/h)	224	203	106	251	728	62	168	339	133	25	415	276
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	243	221	0	273	791	67	183	368	145	27	451	300
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	341	1000		374	1034	461	273	1209	539	51	1031	460
Arrive On Green	0.10	0.28	0.00	0.11	0.29	0.29	0.08	0.34	0.34	0.03	0.29	0.29
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	243	221	0	273	791	67	183	368	145	27	451	300
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1781	1777	1585
Q Serve(g_s), s	5.1	3.6	0.0	5.7	15.1	2.3	3.8	5.7	5.0	1.1	7.7	12.4
Cycle Q Clear(g_c), s	5.1	3.6	0.0	5.7	15.1	2.3	3.8	5.7	5.0	1.1	7.7	12.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	341	1000		374	1034	461	273	1209	539	51	1031	460
V/C Ratio(X)	0.71	0.22		0.73	0.76	0.15	0.67	0.30	0.27	0.53	0.44	0.65
Avail Cap(c_a), veh/h	532	1357		579	1405	627	440	1209	539	134	1031	460
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.6	20.5	0.0	32.2	24.1	19.6	33.4	18.1	17.9	35.7	21.5	23.2
Incr Delay (d2), s/veh	2.8	0.1	0.0	2.7	1.8	0.1	2.8	0.6	1.2	8.2	1.4	7.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	1.4	0.0	2.5	6.3	0.8	1.7	2.3	1.9	0.6	3.2	5.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.4	20.7	0.0	35.0	25.9	19.7	36.3	18.8	19.1	43.9	22.9	30.2
LnGrp LOS	D	C		C	C	B	D	B	B	D	C	C
Approach Vol, veh/h		464	A		1131			696			778	
Approach Delay, s/veh		28.4			27.7			23.4			26.5	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.6	29.9	12.6	25.5	10.4	26.1	11.9	26.2
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.6	25.4	12.5	28.5	9.5	21.5	11.5	29.5
Max Q Clear Time (g_c+I1), s	3.1	7.7	7.7	5.6	5.8	14.4	7.1	17.1
Green Ext Time (p_c), s	0.0	2.7	0.4	1.3	0.2	2.4	0.3	4.6

Intersection Summary	
HCM 6th Ctrl Delay	26.5
HCM 6th LOS	C

Notes

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	55	8	17	95	3	4
Future Vol, veh/h	55	8	17	95	3	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	60	9	18	103	3	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	69	0	204	65
Stage 1	-	-	-	-	65	-
Stage 2	-	-	-	-	139	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1532	-	784	999
Stage 1	-	-	-	-	958	-
Stage 2	-	-	-	-	888	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1532	-	775	999
Mov Cap-2 Maneuver	-	-	-	-	775	-
Stage 1	-	-	-	-	958	-
Stage 2	-	-	-	-	877	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.1	9.1
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	889	-	-	1532	-
HCM Lane V/C Ratio	0.009	-	-	0.012	-
HCM Control Delay (s)	9.1	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	5	18	98	75	8
Future Vol, veh/h	2	5	18	98	75	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	5	20	107	82	9

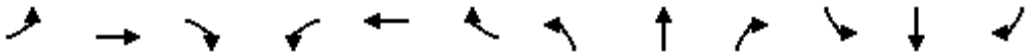
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	234	87	91	0	-	0
Stage 1	87	-	-	-	-	-
Stage 2	147	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	754	971	1504	-	-	-
Stage 1	936	-	-	-	-	-
Stage 2	880	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	743	971	1504	-	-	-
Mov Cap-2 Maneuver	743	-	-	-	-	-
Stage 1	923	-	-	-	-	-
Stage 2	880	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	1.2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1504	-	893	-	-
HCM Lane V/C Ratio	0.013	-	0.009	-	-
HCM Control Delay (s)	7.4	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

HCM 6th Signalized Intersection Summary
6: France Ave & 65th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	138	83	107	55	98	383	37	1170	83	88	741	32
Future Volume (veh/h)	138	83	107	55	98	383	37	1170	83	88	741	32
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	150	90	116	60	107	0	40	1272	0	96	805	35
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	314	153	198	125	187		484	2744		380	2807	122
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.00	0.04	0.54	0.00	0.06	0.56	0.56
Sat Flow, veh/h	1287	742	956	260	907	1585	1781	5274	0	1781	5018	218
Grp Volume(v), veh/h	150	0	206	167	0	0	40	1272	0	96	545	295
Grp Sat Flow(s),veh/h/ln	1287	0	1698	1167	0	1585	1781	1702	0	1781	1702	1831
Q Serve(g_s), s	0.1	0.0	7.6	3.0	0.0	0.0	0.7	10.6	0.0	1.6	5.8	5.8
Cycle Q Clear(g_c), s	10.6	0.0	7.6	10.6	0.0	0.0	0.7	10.6	0.0	1.6	5.8	5.8
Prop In Lane	1.00		0.56	0.36		1.00	1.00		0.00	1.00		0.12
Lane Grp Cap(c), veh/h	314	0	351	312	0		484	2744		380	1905	1025
V/C Ratio(X)	0.48	0.00	0.59	0.54	0.00		0.08	0.46		0.25	0.29	0.29
Avail Cap(c_a), veh/h	653	0	798	718	0		552	2744		508	1905	1025
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	26.0	0.0	24.8	25.5	0.0	0.0	6.5	9.9	0.0	6.9	8.0	8.0
Incr Delay (d2), s/veh	1.1	0.0	1.6	1.4	0.0	0.0	0.1	0.6	0.0	0.3	0.4	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	3.0	2.6	0.0	0.0	0.2	3.5	0.0	0.5	1.9	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.1	0.0	26.3	26.9	0.0	0.0	6.6	10.4	0.0	7.3	8.4	8.7
LnGrp LOS	C	A	C	C	A		A	B		A	A	A
Approach Vol, veh/h		356			167	A		1312	A		936	
Approach Delay, s/veh		26.7			26.9			10.3			8.4	
Approach LOS		C			C			B			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.7	41.7		18.8	7.2	43.2		18.8				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	9.2	34.8		32.5	5.3	38.7		32.5				
Max Q Clear Time (g_c+I1), s	3.6	12.6		12.6	2.7	7.8		12.6				
Green Ext Time (p_c), s	0.1	9.9		1.7	0.0	6.3		0.9				

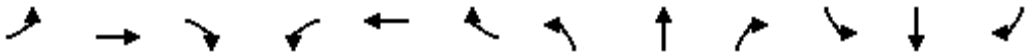
Intersection Summary			
HCM 6th Ctrl Delay		12.8	
HCM 6th LOS		B	

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
5: France Ave & 66th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	99	651	78	248	369	208	112	1001	218	155	595	84
Future Volume (veh/h)	99	651	78	248	369	208	112	1001	218	155	595	84
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	108	708	85	270	401	226	122	1088	237	168	647	91
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	139	860	384	357	950	424	156	1612	501	207	1561	217
Arrive On Green	0.08	0.24	0.24	0.10	0.27	0.27	0.09	0.32	0.32	0.12	0.34	0.34
Sat Flow, veh/h	1781	3554	1585	3456	3554	1585	1781	5106	1585	1781	4531	630
Grp Volume(v), veh/h	108	708	85	270	401	226	122	1088	237	168	484	254
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1728	1777	1585	1781	1702	1585	1781	1702	1757
Q Serve(g_s), s	4.8	15.2	3.5	6.1	7.5	9.8	5.4	15.0	9.7	7.4	8.8	8.9
Cycle Q Clear(g_c), s	4.8	15.2	3.5	6.1	7.5	9.8	5.4	15.0	9.7	7.4	8.8	8.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.36
Lane Grp Cap(c), veh/h	139	860	384	357	950	424	156	1612	501	207	1173	605
V/C Ratio(X)	0.78	0.82	0.22	0.76	0.42	0.53	0.78	0.67	0.47	0.81	0.41	0.42
Avail Cap(c_a), veh/h	265	990	442	449	950	424	280	1612	501	298	1173	605
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.5	29.0	24.5	35.2	24.4	25.3	36.1	24.0	22.2	34.8	20.2	20.3
Incr Delay (d2), s/veh	9.0	5.1	0.3	5.6	0.3	1.3	8.4	2.3	3.2	10.6	1.1	2.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	6.8	1.3	2.8	3.1	3.7	2.7	6.1	3.9	3.8	3.5	3.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	45.6	34.0	24.8	40.8	24.7	26.6	44.5	26.3	25.4	45.5	21.3	22.4
LnGrp LOS	D	C	C	D	C	C	D	C	C	D	C	C
Approach Vol, veh/h		901			897			1447			906	
Approach Delay, s/veh		34.5			30.0			27.7			26.1	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.9	30.0	12.8	24.0	11.6	32.3	10.8	26.1
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	13.5	25.5	10.5	22.5	12.7	26.3	12.0	21.0
Max Q Clear Time (g_c+I1), s	9.4	17.0	8.1	17.2	7.4	10.9	6.8	11.8
Green Ext Time (p_c), s	0.2	5.1	0.2	2.3	0.1	4.3	0.1	2.4

Intersection Summary	
HCM 6th Ctrl Delay	29.3
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	43	1	21	0	1	0	55	46	2	0	19	39
Future Vol, veh/h	43	1	21	0	1	0	55	46	2	0	19	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	47	1	23	0	1	0	60	50	2	0	21	42

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	214	214	42	225	234	51	63	0	0	52	0	0
Stage 1	42	42	-	171	171	-	-	-	-	-	-	-
Stage 2	172	172	-	54	63	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	743	684	1029	730	666	1017	1540	-	-	1554	-	-
Stage 1	972	860	-	831	757	-	-	-	-	-	-	-
Stage 2	830	756	-	958	842	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	719	657	1029	691	639	1017	1540	-	-	1554	-	-
Mov Cap-2 Maneuver	719	657	-	691	639	-	-	-	-	-	-	-
Stage 1	933	860	-	798	727	-	-	-	-	-	-	-
Stage 2	796	726	-	936	842	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10	10.6	4	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1540	-	-	795	639	1554	-	-
HCM Lane V/C Ratio	0.039	-	-	0.089	0.002	-	-	-
HCM Control Delay (s)	7.4	0	-	10	10.6	0	-	-
HCM Lane LOS	A	A	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0	0	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	32	1410	747	32	0	59
Future Vol, veh/h	32	1410	747	32	0	59
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	35	1533	812	35	0	64

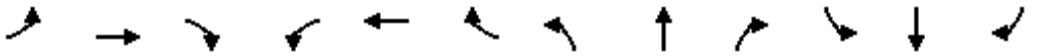
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	847	0	-	0	-	424
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	-	-	3.92
Pot Cap-1 Maneuver	464	-	-	-	0	495
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	464	-	-	-	-	495
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	13.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	464	-	-	-	495
HCM Lane V/C Ratio	0.075	-	-	-	0.13
HCM Control Delay (s)	13.4	-	-	-	13.4
HCM Lane LOS	B	-	-	-	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.4

HCM 6th Signalized Intersection Summary
11: York Avenue & 66th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	526	741	199	308	410	107	186	716	338	87	477	188
Future Volume (veh/h)	526	741	199	308	410	107	186	716	338	87	477	188
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	572	805	0	335	446	116	202	778	367	95	518	204
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	677	970		420	706	315	287	1128	503	122	1076	480
Arrive On Green	0.20	0.27	0.00	0.12	0.20	0.20	0.08	0.32	0.32	0.07	0.30	0.30
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	572	805	0	335	446	116	202	778	367	95	518	204
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1781	1777	1585
Q Serve(g_s), s	13.1	17.4	0.0	7.7	9.4	5.2	4.7	15.7	16.8	4.3	9.7	8.4
Cycle Q Clear(g_c), s	13.1	17.4	0.0	7.7	9.4	5.2	4.7	15.7	16.8	4.3	9.7	8.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	677	970		420	706	315	287	1128	503	122	1076	480
V/C Ratio(X)	0.85	0.83		0.80	0.63	0.37	0.70	0.69	0.73	0.78	0.48	0.42
Avail Cap(c_a), veh/h	823	1128		485	781	348	422	1128	503	185	1076	480
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.7	28.0	0.0	35.0	30.1	28.4	36.6	24.4	24.8	37.5	23.3	22.8
Incr Delay (d2), s/veh	6.9	4.7	0.0	8.0	1.4	0.7	3.2	3.5	9.0	11.1	1.5	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.9	7.7	0.0	3.6	4.1	2.0	2.1	6.8	7.3	2.2	4.2	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	38.6	32.7	0.0	43.0	31.5	29.1	39.8	27.9	33.8	48.7	24.8	25.6
LnGrp LOS	D	C		D	C	C	D	C	C	D	C	C
Approach Vol, veh/h		1377	A		897			1347			817	
Approach Delay, s/veh		35.2			35.5			31.3			27.8	
Approach LOS		D			D			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.1	30.5	14.5	26.9	11.3	29.3	20.5	20.8
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	8.5	26.0	11.5	26.0	10.0	24.5	19.5	18.0
Max Q Clear Time (g_c+I1), s	6.3	18.8	9.7	19.4	6.7	11.7	15.1	11.4
Green Ext Time (p_c), s	0.0	3.8	0.2	2.9	0.2	3.4	1.0	1.8

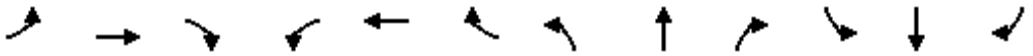
Intersection Summary	
HCM 6th Ctrl Delay	32.7
HCM 6th LOS	C

Notes

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
6: France Ave & 65th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	139	84	108	56	99	387	37	1182	84	89	748	32
Future Volume (veh/h)	139	84	108	56	99	387	37	1182	84	89	748	32
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	151	91	117	61	108	0	40	1285	0	97	813	35
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	315	155	199	125	188		480	2735		376	2800	120
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.00	0.04	0.54	0.00	0.06	0.56	0.56
Sat Flow, veh/h	1286	743	955	262	900	1585	1781	5274	0	1781	5020	216
Grp Volume(v), veh/h	151	0	208	169	0	0	40	1285	0	97	551	297
Grp Sat Flow(s),veh/h/ln	1286	0	1698	1162	0	1585	1781	1702	0	1781	1702	1832
Q Serve(g_s), s	0.1	0.0	7.7	3.1	0.0	0.0	0.7	10.8	0.0	1.6	5.9	5.9
Cycle Q Clear(g_c), s	10.8	0.0	7.7	10.8	0.0	0.0	0.7	10.8	0.0	1.6	5.9	5.9
Prop In Lane	1.00		0.56	0.36		1.00	1.00		0.00	1.00		0.12
Lane Grp Cap(c), veh/h	315	0	355	313	0		480	2735		376	1899	1022
V/C Ratio(X)	0.48	0.00	0.59	0.54	0.00		0.08	0.47		0.26	0.29	0.29
Avail Cap(c_a), veh/h	649	0	796	713	0		547	2735		511	1899	1022
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	26.0	0.0	24.7	25.5	0.0	0.0	6.6	10.0	0.0	7.1	8.1	8.1
Incr Delay (d2), s/veh	1.1	0.0	1.5	1.4	0.0	0.0	0.1	0.6	0.0	0.4	0.4	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	3.1	2.7	0.0	0.0	0.2	3.6	0.0	0.5	2.0	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.1	0.0	26.3	27.0	0.0	0.0	6.7	10.6	0.0	7.4	8.5	8.8
LnGrp LOS	C	A	C	C	A		A	B		A	A	A
Approach Vol, veh/h		359			169	A		1325	A		945	
Approach Delay, s/veh		26.6			27.0			10.5			8.5	
Approach LOS		C			C			B			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.7	41.7		19.0	7.2	43.2		19.0				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	9.5	34.5		32.5	5.3	38.7		32.5				
Max Q Clear Time (g_c+I1), s	3.6	12.8		12.8	2.7	7.9		12.8				
Green Ext Time (p_c), s	0.1	9.9		1.7	0.0	6.4		0.9				

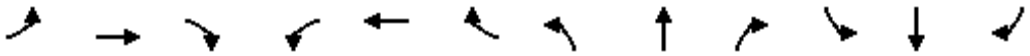
Intersection Summary	
HCM 6th Ctrl Delay	12.9
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
5: France Ave & 66th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	658	79	250	373	210	113	1011	220	157	601	85
Future Volume (veh/h)	100	658	79	250	373	210	113	1011	220	157	601	85
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	109	715	86	272	405	228	123	1099	239	171	653	92
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	140	863	385	358	953	425	157	1603	498	210	1557	217
Arrive On Green	0.08	0.24	0.24	0.10	0.27	0.27	0.09	0.31	0.31	0.12	0.34	0.34
Sat Flow, veh/h	1781	3554	1585	3456	3554	1585	1781	5106	1585	1781	4530	631
Grp Volume(v), veh/h	109	715	86	272	405	228	123	1099	239	171	489	256
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1728	1777	1585	1781	1702	1585	1781	1702	1757
Q Serve(g_s), s	4.9	15.5	3.5	6.2	7.6	10.0	5.5	15.3	9.9	7.6	8.9	9.1
Cycle Q Clear(g_c), s	4.9	15.5	3.5	6.2	7.6	10.0	5.5	15.3	9.9	7.6	8.9	9.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.36
Lane Grp Cap(c), veh/h	140	863	385	358	953	425	157	1603	498	210	1170	604
V/C Ratio(X)	0.78	0.83	0.22	0.76	0.43	0.54	0.79	0.69	0.48	0.82	0.42	0.42
Avail Cap(c_a), veh/h	265	985	439	447	953	425	281	1603	498	296	1170	604
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.7	29.1	24.6	35.4	24.5	25.4	36.3	24.3	22.5	35.0	20.4	20.5
Incr Delay (d2), s/veh	9.0	5.4	0.3	5.8	0.3	1.3	8.4	2.4	3.3	11.3	1.1	2.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	7.0	1.3	2.8	3.2	3.8	2.7	6.2	4.0	3.9	3.6	3.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	45.7	34.5	24.9	41.2	24.9	26.7	44.6	26.8	25.8	46.3	21.5	22.6
LnGrp LOS	D	C	C	D	C	C	D	C	C	D	C	C
Approach Vol, veh/h		910			905			1461			916	
Approach Delay, s/veh		34.9			30.2			28.1			26.4	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.1	30.0	12.9	24.2	11.6	32.4	10.9	26.3
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	13.5	25.5	10.5	22.5	12.8	26.2	12.1	20.9
Max Q Clear Time (g_c+I1), s	9.6	17.3	8.2	17.5	7.5	11.1	6.9	12.0
Green Ext Time (p_c), s	0.2	5.0	0.2	2.2	0.1	4.3	0.1	2.3

Intersection Summary	
HCM 6th Ctrl Delay	29.7
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	43	1	21	0	1	0	56	46	2	0	19	39
Future Vol, veh/h	43	1	21	0	1	0	56	46	2	0	19	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	47	1	23	0	1	0	61	50	2	0	21	42

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	216	216	42	227	236	51	63	0	0	52	0	0
Stage 1	42	42	-	173	173	-	-	-	-	-	-	-
Stage 2	174	174	-	54	63	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	740	682	1029	728	665	1017	1540	-	-	1554	-	-
Stage 1	972	860	-	829	756	-	-	-	-	-	-	-
Stage 2	828	755	-	958	842	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	716	654	1029	689	638	1017	1540	-	-	1554	-	-
Mov Cap-2 Maneuver	716	654	-	689	638	-	-	-	-	-	-	-
Stage 1	932	860	-	795	725	-	-	-	-	-	-	-
Stage 2	793	724	-	936	842	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10	10.7	4	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1540	-	-	793	638	1554	-	-
HCM Lane V/C Ratio	0.04	-	-	0.089	0.002	-	-	-
HCM Control Delay (s)	7.4	0	-	10	10.7	0	-	-
HCM Lane LOS	A	A	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0	0	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	32	1424	754	32	0	60
Future Vol, veh/h	32	1424	754	32	0	60
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	35	1548	820	35	0	65

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	855	0	-	0	-	428
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	-	-	3.92
Pot Cap-1 Maneuver	460	-	-	-	0	492
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	460	-	-	-	-	492
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	13.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	460	-	-	-	492
HCM Lane V/C Ratio	0.076	-	-	-	0.133
HCM Control Delay (s)	13.5	-	-	-	13.4
HCM Lane LOS	B	-	-	-	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.5

HCM 6th Signalized Intersection Summary
11: York Avenue & 66th Street

09/15/2021

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	531	748	201	311	414	108	188	723	341	88	482	190
Future Volume (veh/h)	531	748	201	311	414	108	188	723	341	88	482	190
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	577	813	0	338	450	117	204	786	371	96	524	207
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	677	967		421	703	314	287	1144	510	123	1093	488
Arrive On Green	0.20	0.27	0.00	0.12	0.20	0.20	0.08	0.32	0.32	0.07	0.31	0.31
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	577	813	0	338	450	117	204	786	371	96	524	207
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1781	1777	1585
Q Serve(g_s), s	13.5	18.0	0.0	8.0	9.7	5.3	4.8	16.1	17.3	4.4	10.0	8.7
Cycle Q Clear(g_c), s	13.5	18.0	0.0	8.0	9.7	5.3	4.8	16.1	17.3	4.4	10.0	8.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	677	967		421	703	314	287	1144	510	123	1093	488
V/C Ratio(X)	0.85	0.84		0.80	0.64	0.37	0.71	0.69	0.73	0.78	0.48	0.42
Avail Cap(c_a), veh/h	806	1101		480	765	341	418	1144	510	162	1093	488
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.4	28.7	0.0	35.7	30.8	29.0	37.3	24.7	25.1	38.3	23.5	23.0
Incr Delay (d2), s/veh	7.6	5.4	0.0	8.6	1.6	0.7	3.2	3.4	8.8	16.3	1.5	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.2	8.1	0.0	3.8	4.2	2.0	2.1	7.0	7.5	2.5	4.3	3.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	40.0	34.1	0.0	44.3	32.4	29.8	40.6	28.1	33.9	54.6	25.0	25.7
LnGrp LOS	D	C		D	C	C	D	C	C	D	C	C
Approach Vol, veh/h		1390	A		905			1361			827	
Approach Delay, s/veh		36.5			36.5			31.5			28.6	
Approach LOS		D			D			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.3	31.4	14.7	27.2	11.4	30.2	20.9	21.0
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	7.6	26.9	11.6	25.9	10.1	24.4	19.5	18.0
Max Q Clear Time (g_c+I1), s	6.4	19.3	10.0	20.0	6.8	12.0	15.5	11.7
Green Ext Time (p_c), s	0.0	4.0	0.2	2.7	0.2	3.4	0.9	1.8

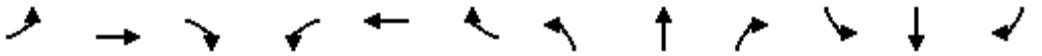
Intersection Summary	
HCM 6th Ctrl Delay	33.5
HCM 6th LOS	C

Notes

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
6: France Ave & 65th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	139	84	108	56	100	392	37	1182	84	91	748	32
Future Volume (veh/h)	139	84	108	56	100	392	37	1182	84	91	748	32
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	151	91	117	61	109	0	40	1285	0	99	813	35
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	315	155	200	125	189		479	2731		376	2799	120
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.00	0.04	0.53	0.00	0.06	0.56	0.56
Sat Flow, veh/h	1284	743	955	262	904	1585	1781	5274	0	1781	5020	216
Grp Volume(v), veh/h	151	0	208	170	0	0	40	1285	0	99	551	297
Grp Sat Flow(s),veh/h/ln	1284	0	1698	1166	0	1585	1781	1702	0	1781	1702	1832
Q Serve(g_s), s	0.1	0.0	7.7	3.1	0.0	0.0	0.7	10.9	0.0	1.6	5.9	6.0
Cycle Q Clear(g_c), s	10.9	0.0	7.7	10.8	0.0	0.0	0.7	10.9	0.0	1.6	5.9	6.0
Prop In Lane	1.00		0.56	0.36		1.00	1.00		0.00	1.00		0.12
Lane Grp Cap(c), veh/h	315	0	355	314	0		479	2731		376	1898	1021
V/C Ratio(X)	0.48	0.00	0.59	0.54	0.00		0.08	0.47		0.26	0.29	0.29
Avail Cap(c_a), veh/h	647	0	795	714	0		546	2731		510	1898	1021
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	26.0	0.0	24.7	25.5	0.0	0.0	6.6	10.0	0.0	7.1	8.1	8.1
Incr Delay (d2), s/veh	1.1	0.0	1.5	1.4	0.0	0.0	0.1	0.6	0.0	0.4	0.4	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	3.1	2.7	0.0	0.0	0.2	3.6	0.0	0.5	2.0	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.1	0.0	26.3	27.0	0.0	0.0	6.7	10.6	0.0	7.5	8.5	8.8
LnGrp LOS	C	A	C	C	A		A	B		A	A	A
Approach Vol, veh/h		359			170	A		1325	A		947	
Approach Delay, s/veh		26.6			27.0			10.5			8.5	
Approach LOS		C			C			B			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.8	41.6		19.0	7.2	43.2		19.0				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	9.5	34.5		32.5	5.3	38.7		32.5				
Max Q Clear Time (g_c+I1), s	3.6	12.9		12.9	2.7	8.0		12.8				
Green Ext Time (p_c), s	0.1	9.9		1.7	0.0	6.4		0.9				

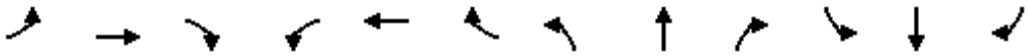
Intersection Summary			
HCM 6th Ctrl Delay		12.9	
HCM 6th LOS		B	

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
5: France Ave & 66th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	658	79	254	375	210	113	1011	222	157	601	85
Future Volume (veh/h)	100	658	79	254	375	210	113	1011	222	157	601	85
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	109	715	86	276	408	228	123	1099	241	171	653	92
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	140	863	385	362	956	426	157	1601	497	210	1555	217
Arrive On Green	0.08	0.24	0.24	0.10	0.27	0.27	0.09	0.31	0.31	0.12	0.34	0.34
Sat Flow, veh/h	1781	3554	1585	3456	3554	1585	1781	5106	1585	1781	4530	631
Grp Volume(v), veh/h	109	715	86	276	408	228	123	1099	241	171	489	256
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1728	1777	1585	1781	1702	1585	1781	1702	1757
Q Serve(g_s), s	4.9	15.5	3.5	6.3	7.7	10.0	5.5	15.3	10.0	7.6	9.0	9.1
Cycle Q Clear(g_c), s	4.9	15.5	3.5	6.3	7.7	10.0	5.5	15.3	10.0	7.6	9.0	9.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.36
Lane Grp Cap(c), veh/h	140	863	385	362	956	426	157	1601	497	210	1168	603
V/C Ratio(X)	0.78	0.83	0.22	0.76	0.43	0.53	0.79	0.69	0.48	0.82	0.42	0.42
Avail Cap(c_a), veh/h	265	983	438	446	956	426	280	1601	497	296	1168	603
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.8	29.2	24.7	35.4	24.6	25.4	36.3	24.4	22.6	35.0	20.5	20.5
Incr Delay (d2), s/veh	9.0	5.4	0.3	6.1	0.3	1.3	8.4	2.4	3.4	11.3	1.1	2.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	7.0	1.3	2.9	3.2	3.8	2.7	6.3	4.0	3.9	3.6	4.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	45.8	34.6	24.9	41.5	24.9	26.7	44.7	26.8	26.0	46.4	21.6	22.7
LnGrp LOS	D	C	C	D	C	C	D	C	C	D	C	C
Approach Vol, veh/h		910			912			1463			916	
Approach Delay, s/veh		35.0			30.4			28.2			26.5	
Approach LOS		D			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.1	30.0	13.0	24.2	11.7	32.4	10.9	26.4
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	13.5	25.5	10.5	22.5	12.8	26.2	12.1	20.9
Max Q Clear Time (g_c+I1), s	9.6	17.3	8.3	17.5	7.5	11.1	6.9	12.0
Green Ext Time (p_c), s	0.2	5.0	0.2	2.2	0.1	4.3	0.1	2.4

Intersection Summary	
HCM 6th Ctrl Delay	29.8
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	5.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	43	1	44	0	1	0	73	46	2	0	19	39
Future Vol, veh/h	43	1	44	0	1	0	73	46	2	0	19	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	47	1	48	0	1	0	79	50	2	0	21	42

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	252	252	42	276	272	51	63	0	0	52	0	0
Stage 1	42	42	-	209	209	-	-	-	-	-	-	-
Stage 2	210	210	-	67	63	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	701	651	1029	676	635	1017	1540	-	-	1554	-	-
Stage 1	972	860	-	793	729	-	-	-	-	-	-	-
Stage 2	792	728	-	943	842	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	672	616	1029	618	601	1017	1540	-	-	1554	-	-
Mov Cap-2 Maneuver	672	616	-	618	601	-	-	-	-	-	-	-
Stage 1	920	860	-	751	690	-	-	-	-	-	-	-
Stage 2	749	689	-	898	842	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10	11	4.5	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1540	-	-	812	601	1554	-	-
HCM Lane V/C Ratio	0.052	-	-	0.118	0.002	-	-	-
HCM Control Delay (s)	7.5	0	-	10	11	0	-	-
HCM Lane LOS	A	A	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.4	0	0	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	39	1424	754	36	0	100
Future Vol, veh/h	39	1424	754	36	0	100
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	42	1548	820	39	0	109

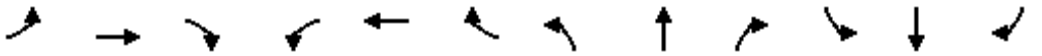
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	859	0	-	0	-	430
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	-	-	3.92
Pot Cap-1 Maneuver	458	-	-	-	0	490
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	458	-	-	-	-	490
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	14.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	458	-	-	-	490
HCM Lane V/C Ratio	0.093	-	-	-	0.222
HCM Control Delay (s)	13.7	-	-	-	14.4
HCM Lane LOS	B	-	-	-	B
HCM 95th %tile Q(veh)	0.3	-	-	-	0.8

HCM 6th Signalized Intersection Summary
11: York Avenue & 66th Street

09/15/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	532	752	202	311	416	108	189	723	341	88	482	191
Future Volume (veh/h)	532	752	202	311	416	108	189	723	341	88	482	191
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	578	817	0	338	452	117	205	786	371	96	524	208
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	678	970		420	705	314	288	1142	510	123	1091	487
Arrive On Green	0.20	0.27	0.00	0.12	0.20	0.20	0.08	0.32	0.32	0.07	0.31	0.31
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	3456	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	578	817	0	338	452	117	205	786	371	96	524	208
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1728	1777	1585	1781	1777	1585
Q Serve(g_s), s	13.5	18.2	0.0	8.0	9.8	5.3	4.8	16.1	17.4	4.4	10.0	8.8
Cycle Q Clear(g_c), s	13.5	18.2	0.0	8.0	9.8	5.3	4.8	16.1	17.4	4.4	10.0	8.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	678	970		420	705	314	288	1142	510	123	1091	487
V/C Ratio(X)	0.85	0.84		0.80	0.64	0.37	0.71	0.69	0.73	0.78	0.48	0.43
Avail Cap(c_a), veh/h	805	1100		479	764	341	417	1142	510	162	1091	487
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.5	28.7	0.0	35.8	30.8	29.0	37.4	24.7	25.2	38.3	23.6	23.1
Incr Delay (d2), s/veh	7.7	5.5	0.0	8.6	1.6	0.7	3.2	3.4	8.8	16.4	1.5	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.2	8.2	0.0	3.8	4.2	2.1	2.1	7.0	7.5	2.5	4.3	3.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	40.1	34.2	0.0	44.4	32.4	29.8	40.6	28.1	34.0	54.7	25.1	25.9
LnGrp LOS	D	C		D	C	C	D	C	C	D	C	C
Approach Vol, veh/h		1395	A		907			1362			828	
Approach Delay, s/veh		36.7			36.5			31.6			28.7	
Approach LOS		D			D			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.3	31.4	14.7	27.3	11.5	30.2	20.9	21.1
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	7.6	26.9	11.6	25.9	10.1	24.4	19.5	18.0
Max Q Clear Time (g_c+I1), s	6.4	19.4	10.0	20.2	6.8	12.0	15.5	11.8
Green Ext Time (p_c), s	0.0	3.9	0.2	2.7	0.2	3.4	0.9	1.8

Intersection Summary	
HCM 6th Ctrl Delay	33.6
HCM 6th LOS	C

Notes

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	69	4	8	105	9	20
Future Vol, veh/h	69	4	8	105	9	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	75	4	9	114	10	22

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	79	0	209	77
Stage 1	-	-	-	-	77	-
Stage 2	-	-	-	-	132	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1519	-	779	984
Stage 1	-	-	-	-	946	-
Stage 2	-	-	-	-	894	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1519	-	774	984
Mov Cap-2 Maneuver	-	-	-	-	774	-
Stage 1	-	-	-	-	946	-
Stage 2	-	-	-	-	889	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	9.1
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	908	-	-	1519	-
HCM Lane V/C Ratio	0.035	-	-	0.006	-
HCM Control Delay (s)	9.1	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	20	8	112	60	3
Future Vol, veh/h	9	20	8	112	60	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	22	9	122	65	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	207	67	68	0	-	0
Stage 1	67	-	-	-	-	-
Stage 2	140	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	781	997	1533	-	-	-
Stage 1	956	-	-	-	-	-
Stage 2	887	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	776	997	1533	-	-	-
Mov Cap-2 Maneuver	776	-	-	-	-	-
Stage 1	950	-	-	-	-	-
Stage 2	887	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	0.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1533	-	916	-	-
HCM Lane V/C Ratio	0.006	-	0.034	-	-
HCM Control Delay (s)	7.4	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

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BHATTI G.I. CONSULTANTS, P.A. MEDICAL OFFICE BUILDING & SURGERY CENTER

6500 BARRIE ROAD, EDINA, MN

CITY OF EDINA
SITE PLAN SUBMITTAL
AUGUST 20, 2021

POPE
ARCHITECTS

Civil
Site
GROUP

PROJECT TEAM

APPLICANT IS A PARTNERSHIP OF MSP COMMERCIAL AND BHATTI G.I. CONSULTANTS, P.A.

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CONTACT: ALEX YOUNG, PRESIDENT
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PROPERTY OWNER / TENANT
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CIVIL ENGINEER
CIVIL SITE GROUP
4931 W. 35TH ST, SUITE 200, ST. LOUIS PARK, MN 55416
PATRICK SARVER, LANDSCAPE ARCHITECT/PARTNER – PSARVER@CIVILSITEGROUP.COM

***NOTE: SCALE IS PRESERVED ONLY WHEN PRINTED AT 24X36.**

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01 EXISTING CONDITIONS & CONTEXT
02 CONTEXT PLAN

ARCHITECTURAL
03 ARCHITECTURAL SITE PLAN WITH DIMENSIONS
04 FLOOR PLANS
05 ELEVATION DRAWINGS
06 EXTERIOR RENDERINGS
07 EXTERIOR MATERIALS

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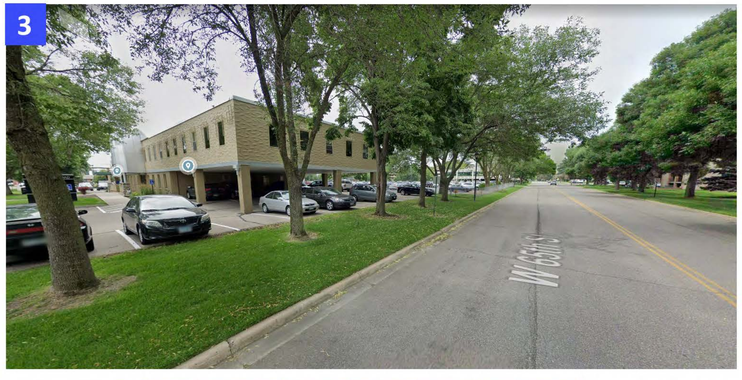
V1.0 SITE SURVEY
C1.0 REMOVALS PLAN
C2.0 SITE PLAN
C3.0 GRADING PLAN
C4.0 UTILITY PLAN
C5.0 CIVIL DETAILS
C5.1 CIVIL DETAILS
L1.0 LANDSCAPE PLAN
SW1.0 SWPPP - EXISTING CONDITIONS
SW1.1 SWPPP - PROPOSED CONDITIONS
SW1.2 SWPPP - DETAILS
SW1.3 SWPPP - NARRATIVE

00

COVER SHEET



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01

EXISTING CONDITIONS & CONTEXT

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Civil Site GROUP

NOT TO SCALE

02

CONTEXT PLAN

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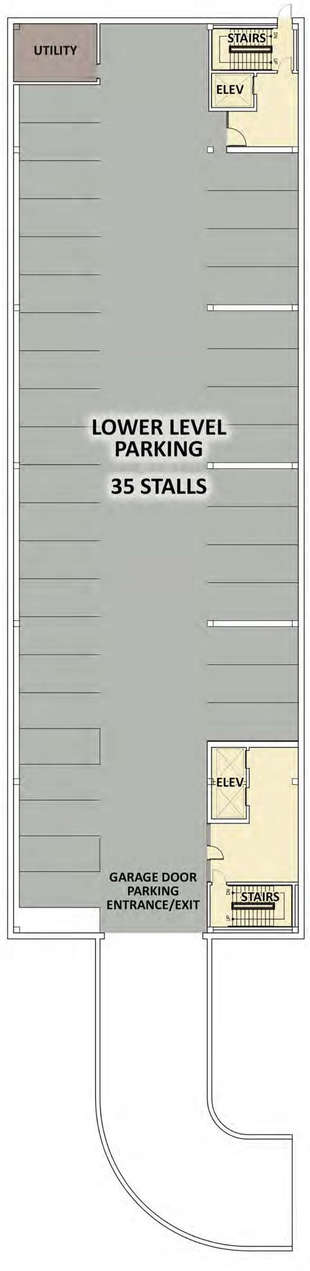
Civil Site GROUP

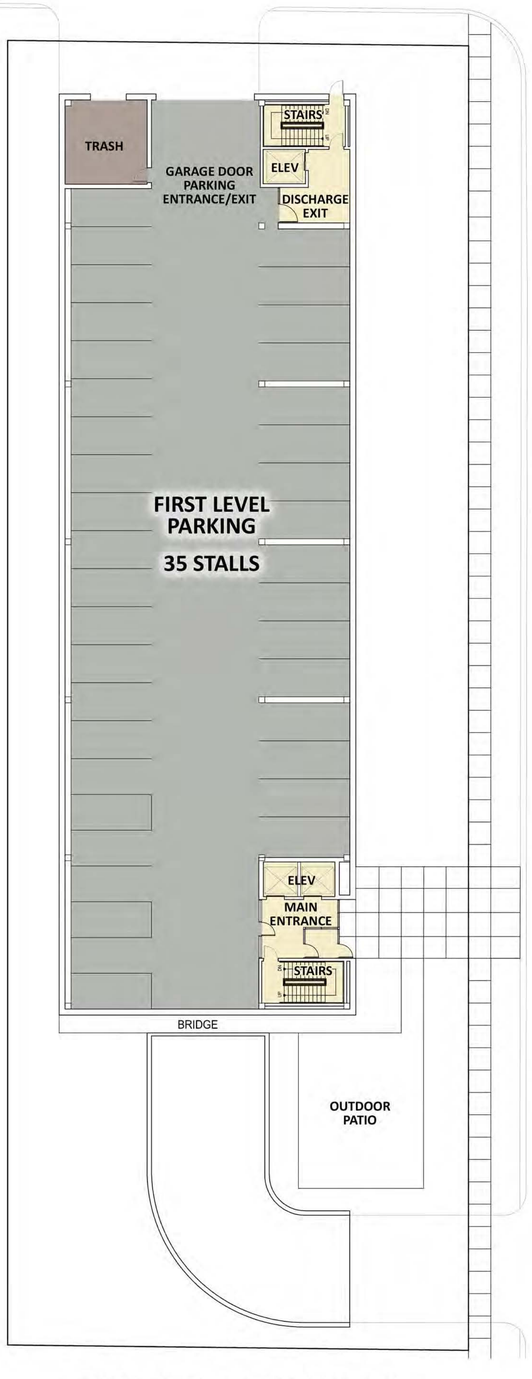
1"=16'

03

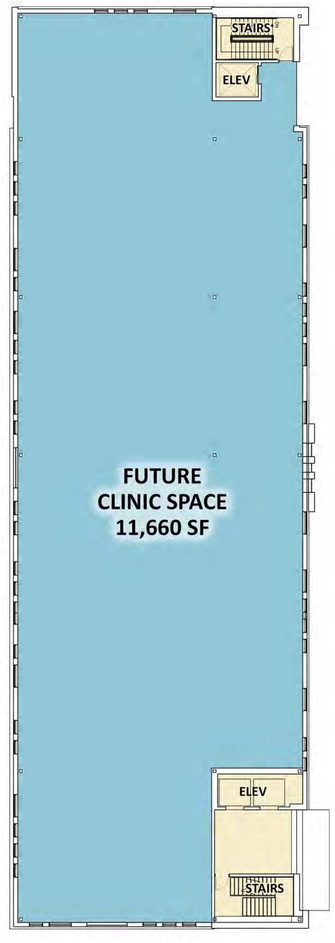
ARCHITECTURAL SITE PLAN



LOWER LEVEL PARKING PLAN



LEVEL 1 PARKING PLAN



LEVEL 2 PLAN

LEVEL 3 PLAN

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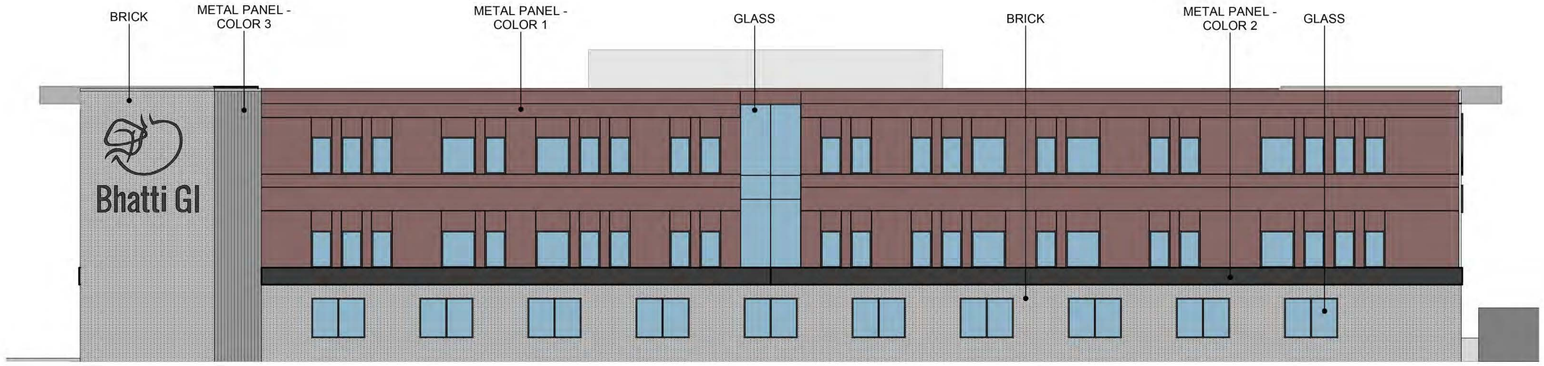
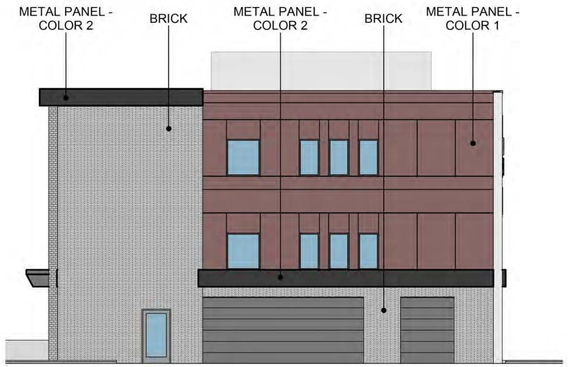
1”=16’

04

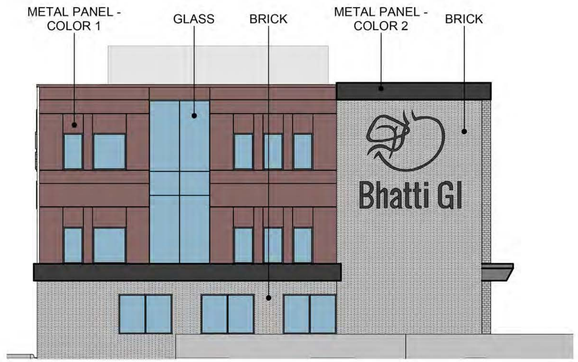
FLOOR PLANS



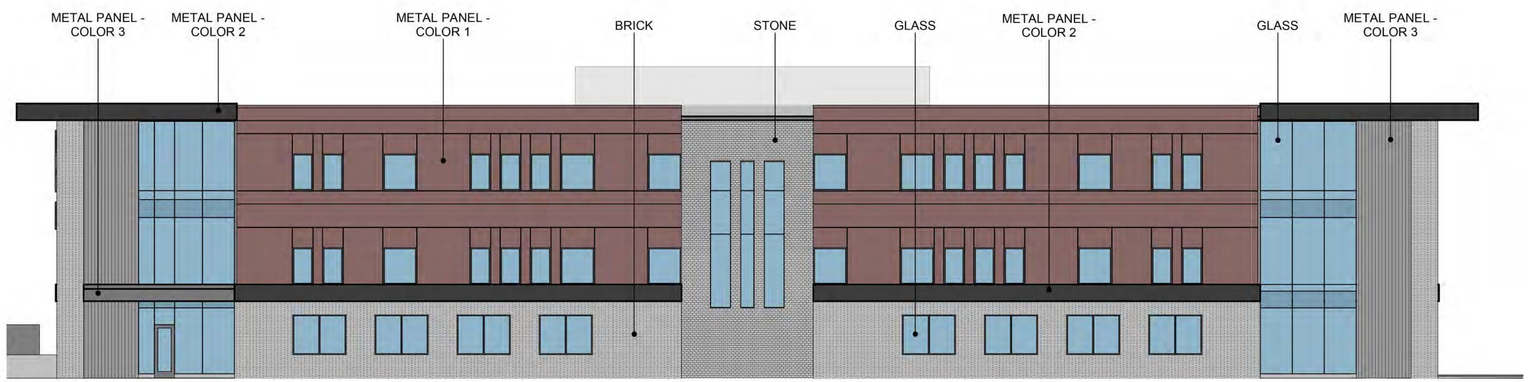
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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3/32”=1’0”

05

ELEVATIONS

SOUTHEAST PERSPECTIVE | VIEW FROM BARRIE ROAD

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06.1

RENDERINGS

NORTHWEST PERSPECTIVE | VIEW FROM W 65TH STREET

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06.2

RENDERINGS

BRICK – ROMAN SIZE

MANUFACTURED STONE

METAL PANEL – COLOR 1

METAL PANEL – COLOR 2

METAL PANEL – COLOR 3

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AUGUST 20, 2021

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07

EXTERIOR MATERIALS

BHATTI GI MEDICAL

EDINA, MINNESOTA

ISSUED FOR: CITY SUBMITTAL

SITE LOCATION MAP

SITE LOCATION

ARCHITECT:

POPE ARCHITECTS INC.
1295 BANDANA BLVD N.
ST. PAUL, MN 55108
CONTACT: DON ROLF
(651)-789-1628

DEVELOPER / PROPERTY OWNER:

BHATTI EDINA PROPERTIES, LLC
1447 WHITE OAK DRIVE
CHASKA, MN 55318
CONTACT: DR. AHSAN BHATTI, SARA BHATTI

ENGINEER / LANDSCAPE ARCHITECT:

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SUITE 200
ST LOUIS PARK, MN 55416
CONTACT: PATRICK SARVER
952-250-2000

SURVEYOR:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
CONTACT: RORY SYNSTELIEN
612-615-0060

GEOTECHNICAL ENGINEER:

TBD

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

811 Know what's **below.** **Call** before you dig.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

POPE ARCHITECTS

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
BHATTI GI MEDICAL
6500 BARRIE ROAD, EDINA, MN 55435

TERRAIN HOLDINGS LLC.
915 CASCADE DRIVE, CHASKA, MN 55318

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 08/20/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/20/21	CITY SUBMITTAL

DRAWN BY: MW, RB, PS REVIEWED BY: JD, PS
PROJECT NUMBER: 21004

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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DESCRIPTION OF PROPERTY SURVEYED

Lot 5, Block 4, Southdale Acres, EXCEPT the most Southerly 268 feet thereof, Hennepin County, Minnesota.

GENERAL SURVEY NOTES

1. Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
2. Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located on the east side of Barrie Road, as shown hereon. Elevation = 886.12.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
4. Site Address: 6500 Barrie Road, Edina, MN 55435.
5. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0364F, effective date of November 4, 2016.
6. The Gross land area is 33,160 +/- square feet or 0.761 +/- acres.

SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Stewart Title Guaranty Company, File No. 553718-S-MN-CP-KV, dated August 24, 2020. We note the following with regards to Schedule B of the herein referenced Title Commitment:
   a. Item no.'s 1-8 and 11-14 are not survey related.

   b. The following are numbered per the referenced title Commitment:
      [9]. Easements, setbacks, notes, covenants, restrictions and rights-of-way as shown on the plat of Southdale Acres recorded June 5, 1961 in Plat Book 45, Page 4.
      Sanitary sewer easement per plat as shown hereon at the north 20 feet of subject property
      [10]. Terms, provisions, easements, and conditions set forth in the Quit Claim Deed recorded June 1, 1964 as Document No. 768944.
      Public street and utility easement as shown hereon at the north 30 feet of subject property.

2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
   [A]. Bituminous parking lots, and landscape areas cross westerly property line, as shown hereon.
   [B]. Underground electric utility line appears to cross the easterly property line near the northeast and southeast portions of subject property, as shown hereon.

Linetype & Symbol Legend

ELECTRIC LINE
ELECTRIC LINE (RECORD)
FIBER/COMM. LINE
FIBER/COMM. LINE (RECORD)
GASMAIN
GASMAIN (RECORD)
OVERHEAD UTILITIES
SANITARY SEWER
SANITARY SEWER (RECORD)
STORM SEWER
STORM SEWER (RECORD)
TELEPHONE LINE
TELEPHONE LINE (RECORD)
WATERMAIN
WATERMAIN (RECORD)
CHAINLINK FENCELINE
WOODEN FENCELINE
GUARDRAIL
CONCRETE SURFACE
PAVER SURFACE
BITUMINOUS SURFACE
GRAVEL/LANDSCAPE SURFACE

AIR CONDITIONER
CABLE TV BOX
ELECTRIC MANHOLE
ELECTRIC TRANSFORMER
ELECTRICAL METER
FIBER/COMM. MANHOLE
POWER POLE
GUY WIRE
GAS METER
GAS MANHOLE
GAS VALVE
ROOF DRAIN
SEWER CLEAN OUT
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
FLARED END SECTION
TELEPHONE BOX
TELEPHONE MANHOLE
TRAFFIC SIGNAL
HYDRANT
FIRE CONNECTION
POST INDICATOR VALVE
WATER MANHOLE
WATER VALVE
WELL

UTILITY VAULT
UTILITY MANHOLE
ELECTRICAL OUTLET
HAND HOLE
BOLLARD
FLAG POLE
FUEL TANK
HANDICAP SYMBOL
LIGHT POLE
MAIL BOX
SIGN
CONIFEROUS TREE
DECIDUOUS TREE
SB SOIL BORING
FOUND IRON MONUMENT
SET IRON MONUMENT
CAST IRON MONUMENT

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

PROJECT
6500 Barrie Road
Edina, Hennepin County, Minnesota 55435

CLIENT
Pope Architects
1295 Bandana Blvd N, #200, St. Paul, MN 55108

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 8-18-2021 LICENSE NO. 44565

QA/QC

FIELD CREW	WMS/JRH
DRAWN BY	CJ
REVIEWED BY	RS
UPDATED BY	.

VICINITY MAP

REVISION SUMMARY

DATE	DESCRIPTION
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PROJECT NO.: 21004

BOUNDARY & TOPOGRAPHIC SURVEY

V1.0

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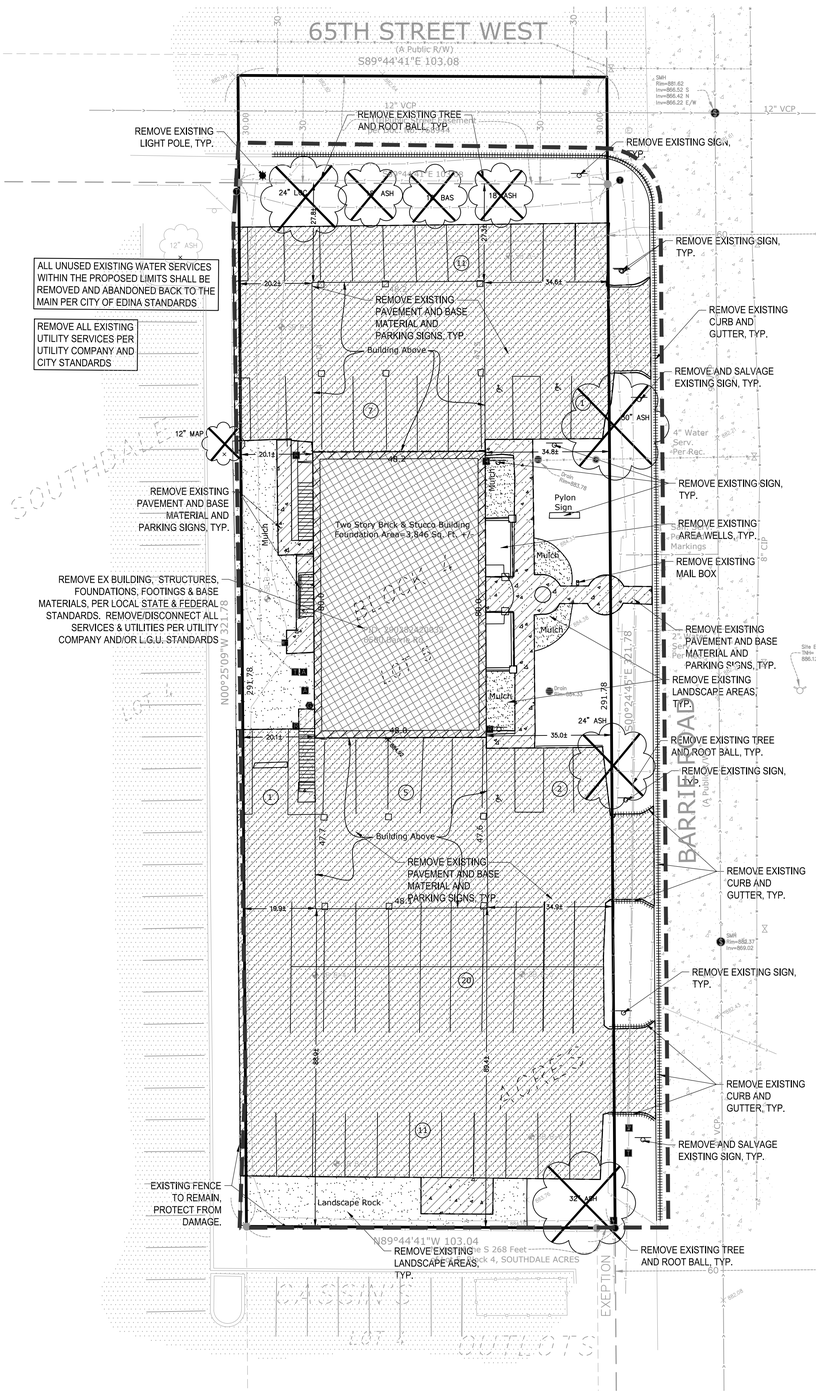
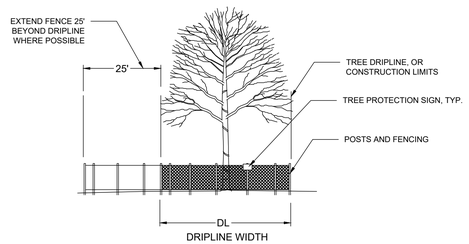


REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION
N T S

REMOVALS LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

CITY OF EDINA REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3

Know what's **below.** **Call** before you dig.

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TERRAIN HOLDINGS LLC.
915 CASCADE DRIVE, CHASKA, MN 55318

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Patrick J. Sarver
DATE 08/20/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/20/21	CITY SUBMITTAL

DRAWN BY: MW,RB,PS REVIEWED BY: JD, PS
PROJECT NUMBER: 21004

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

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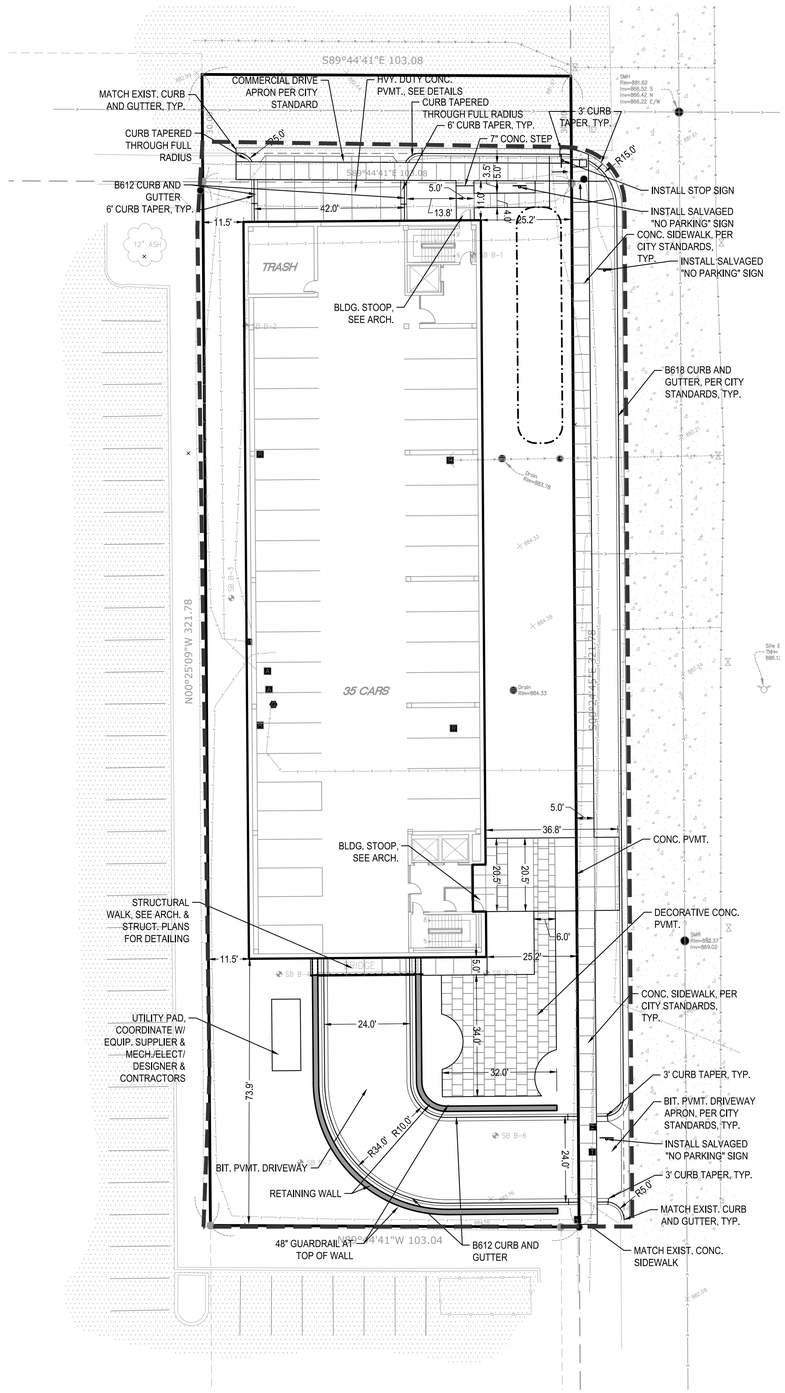

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED, SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	3,846 SF	11.6%	13,617 SF	41.1%
ALL PAVEMENTS	22,561 SF	68.0%	8,212 SF	24.8%
ALL NON-PAVEMENTS	6,753 SF	20.4%	11,331 SF	34.2%
TOTAL SITE AREA	33,160 SF	100.0%	33,160 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	26,407 SF	79.6%
PROPOSED CONDITION	21,829 SF	65.8%
DIFFERENCE (EX. VS PROP.)	-4,578 SF	-13.8%

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

CITY OF EDINA SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

OPERATIONAL NOTES:

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE IN LANDSCAPED AREAS.
TRASH REMOVAL:	TRASH BINS SHALL BE STORED INSIDE GARAGE. ACCESSED AND EMPTIED BY COMMERCIAL COMPANY ON TRASH REMOVAL DAY.
DELIVERIES:	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

Know what's below. Call before you dig.

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10'-0" 0 20'-0"

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Patrick J. Sarver
DATE 08/20/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/20/21	CITY SUBMITTAL

DRAWN BY:MW,RB,PS REVIEWED BY: JD, PS
PROJECT NUMBER: 21004

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

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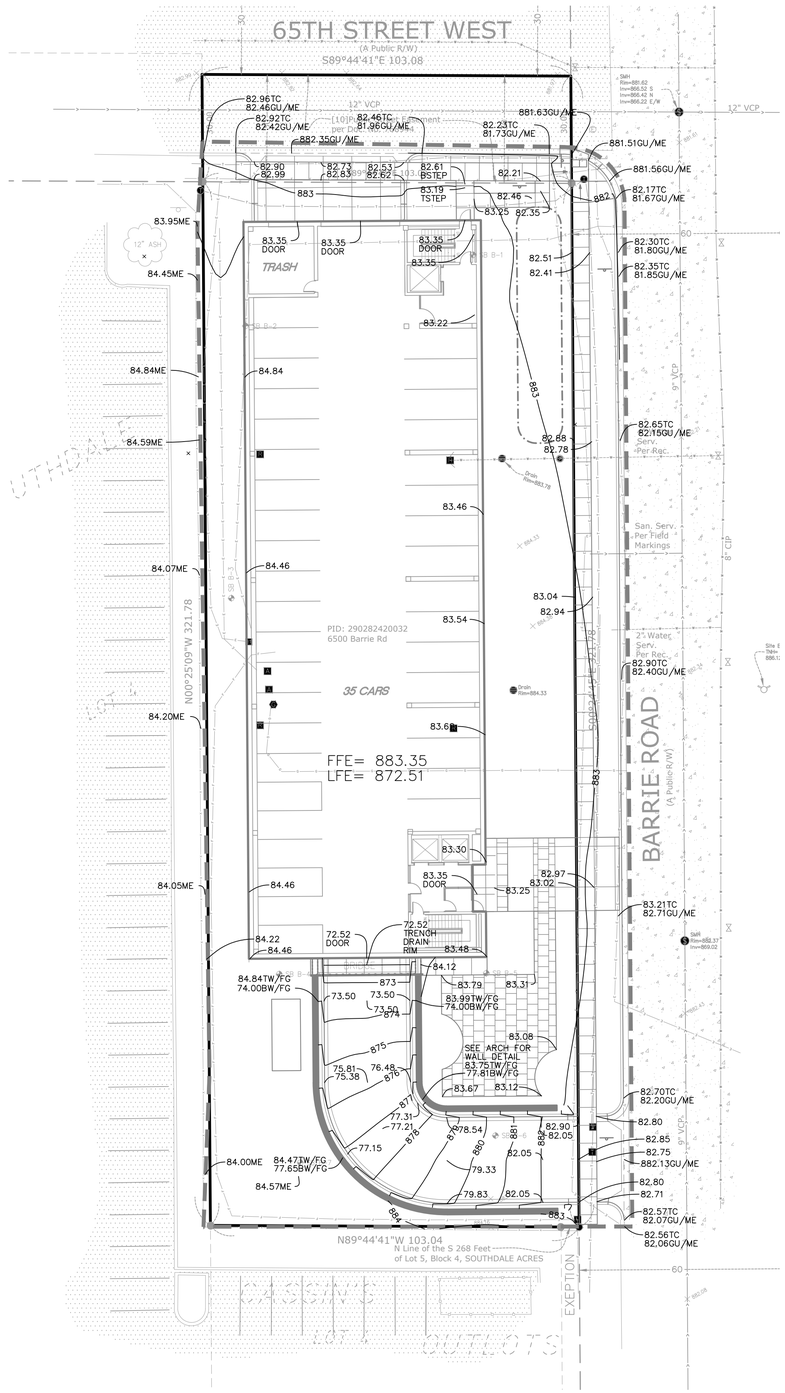

GENERAL GRADING NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
3. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
4. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
5. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
6. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
7. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
8. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
9. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
11. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
13. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
14. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
15. TOLERANCES
    - 15.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 15.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 15.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 15.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. MAINTENANCE
    - 16.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 16.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 16.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF EDINA GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
TC / TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW

Know what's **below.** **Call** before you dig.

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GRADING PLAN

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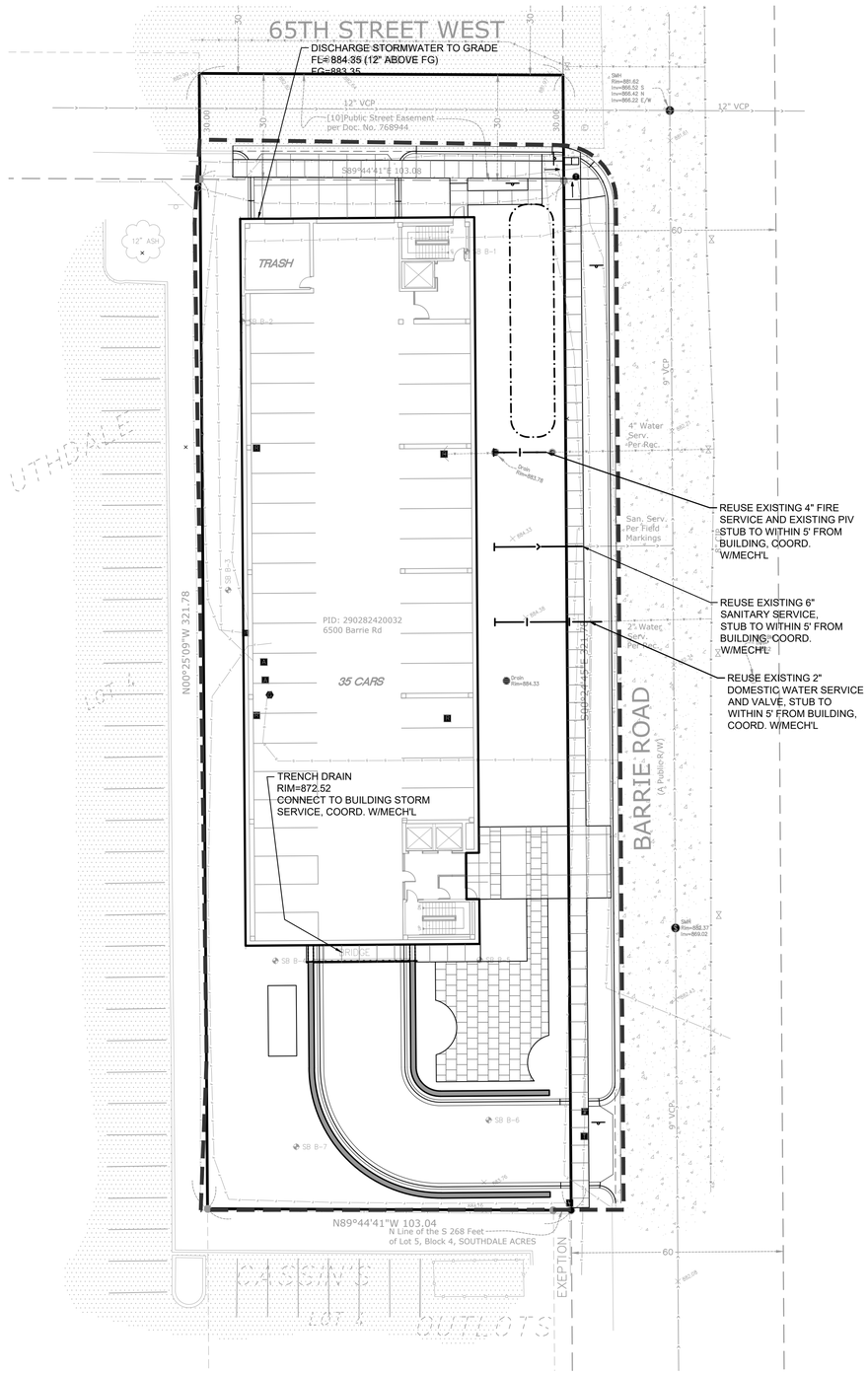

GENERAL UTILITY NOTES:

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2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. 2CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
27. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

Know what's **below.** **Call** before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

CITY OF EDINA UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
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POPE ARCHITECTS

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
BHATTI GI MEDICAL
6500 BARRIE ROAD, EDINA, MN 55435

TERRAIN HOLDINGS LLC.
915 CASCADE DRIVE, CHASKA, MN 55318

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Joseph Diederichs
DATE 08/20/21 LICENSE NO. 55988

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/20/21	CITY SUBMITTAL

DRAWN BY: MW, RB, PS REVIEWED BY: JD, PS
PROJECT NUMBER: 21004

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN

C4.0

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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
   - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
   - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
   - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
    - a. DATE AND TIME OF INSPECTIONS; AND
    - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
    - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
    - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
    - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
    - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
    - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPS DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED
- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH
- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES
- 3:1 (HORIZ/VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011
TOTAL TRAINING HOURS: 12
RE-CERTIFICATION: 2/27/2020 (8 HOURS), EXP. 5/31/2023

OWNER INFORMATION

BHATTI EDINA PROPERTIES, LLC
1447 WHITE OAK DRIVE
CHASKA, MN 55318
CONTACT: DR. AHSAN BHATTI, SARA BHATTI

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	3,846 SF	11.6%	13,617 SF	41.1%
ALL PAVEMENTS	22,561 SF	68.0%	8,212 SF	24.8%
ALL NON-PAVEMENTS	6,753 SF	20.4%	11,331 SF	34.2%
TOTAL SITE AREA	33,160 SF	100.0%	33,160 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	26,407 SF	79.6%
PROPOSED CONDITION	21,829 SF	65.8%
DIFFERENCE (EX. VS PROP.)	-4,578 SF	-13.8%

EROSION CONTROL QUANTITIES	
DISTURBED AREA	35,840 SF
SILT FENCE/BIO-ROLL	±829 LF
EROSION CONTROL BLANKET	0 SF
INLET PROTECTION DEVICES	3 EA

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT.
TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS LESS THAN 1.0 ACRES SO AN NPDES PERMIT IS NOT REQUIRED AND DOEDS NOT NEED TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING BUILDING INTO A NEW MEDICAL BUILDING. SITE AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50' NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED AS PART OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS NOT REQUIRED AS PART OF THE PROJECT BECAUSE PERMANENT STORM WATER MANAGEMENT IS NOT REQUIRED.

SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED. AN MPCA SOILS ASSESSMENT WAS COMPLETED AND IT WAS DETERMINED THAT THIS SITE IS APPROPRIATE FOR INFILTRATION.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS WITHIN ONE MILE AND DISCHARGES TO BOTH MEDICINE LAKE AND NORTHWOOD LAKE - MEDICINE LAKE AND NORTHWOOD LAKE ARE IDENTIFIED AS IMPAIRED WATER BODIES PER THE MPCA'S 303(D) IMPAIRED WATERS LIST. MEDICINE LAKE AND NORTHWOOD LAKE ARE IMPAIRED FOR NUTRIENT EUTROPHICATION BIOLOGICAL INDICATORS. BECAUSE THESE WATERS ARE LOCATED WITHIN ONE MILE OF THE SITE, BMPS AS DEFINED IN THE NPDES PERMIT ITEMS 23.9 AND 23.10 APPLY. THESE ARE AS FOLLOWS:

1. DURING CONSTRUCTION:
   A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN SECTION 14. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

CivilSite GROUP
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4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
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POPE ARCHITECTS

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
BHATTI GI MEDICAL
6500 BARRIE ROAD, EDINA, MN 55435

TERRAIN HOLDINGS LLC.
915 CASCADE DRIVE, CHASKA, MN 55318

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 08/20/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/20/21	CITY SUBMITTAL

DRAWN BY: MW,RB,PS REVIEWED BY: JD, PS
PROJECT NUMBER: 21004

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - NARRATIVE

SW1.3

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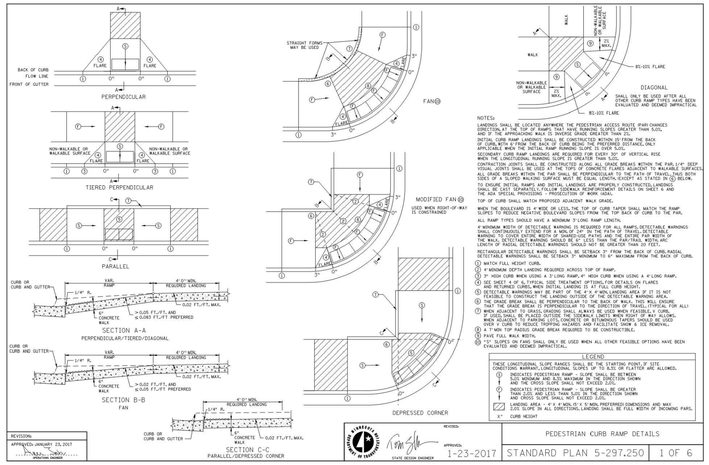

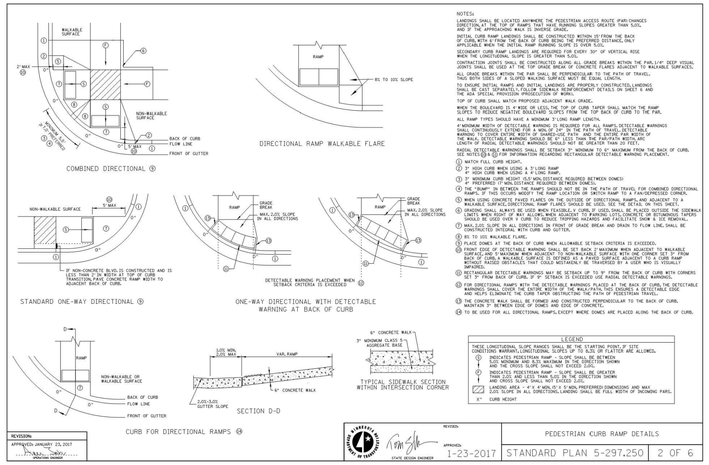

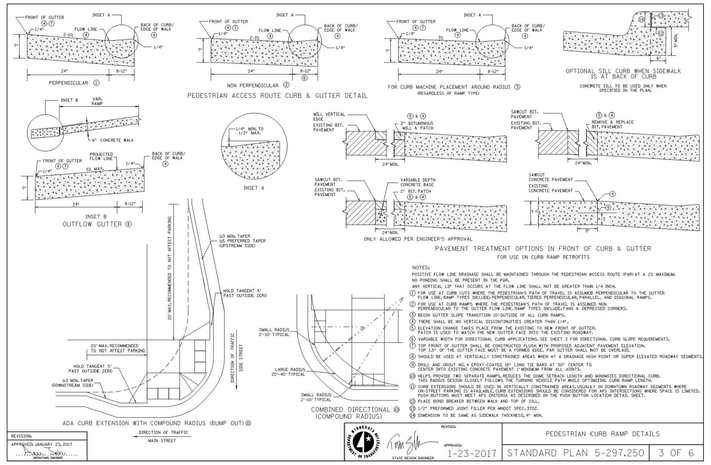

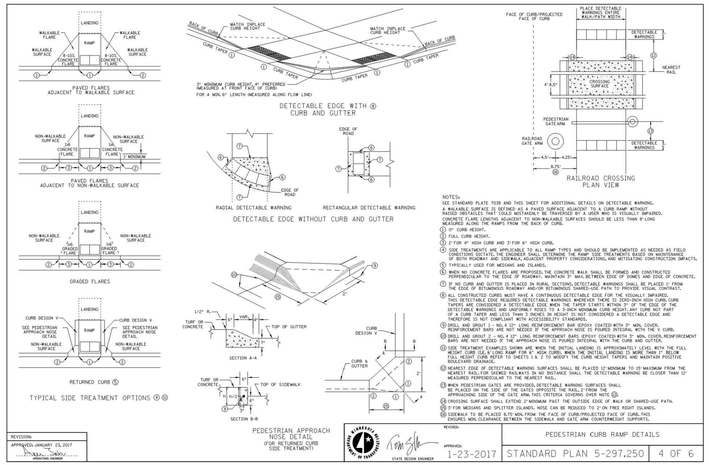

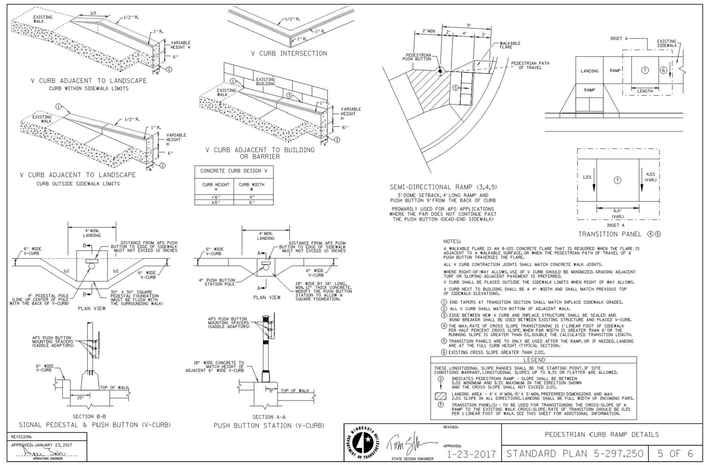

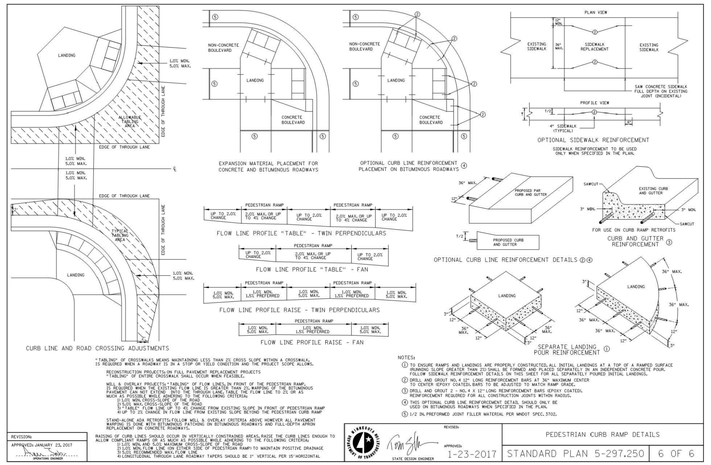

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St. Louis Park, MN 55416
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POPE ARCHITECTS

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
BHATTI GI MEDICAL
6500 BARRIE ROAD, EDINA, MN 55435

TERRAIN HOLDINGS LLC.
915 CASCADE DRIVE, CHASKA, MN 55318

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 08/20/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/20/21	CITY SUBMITTAL

DRAWN BY:MW,RB,PS REVIEWED BY: JD, PS
PROJECT NUMBER: 21004

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.1

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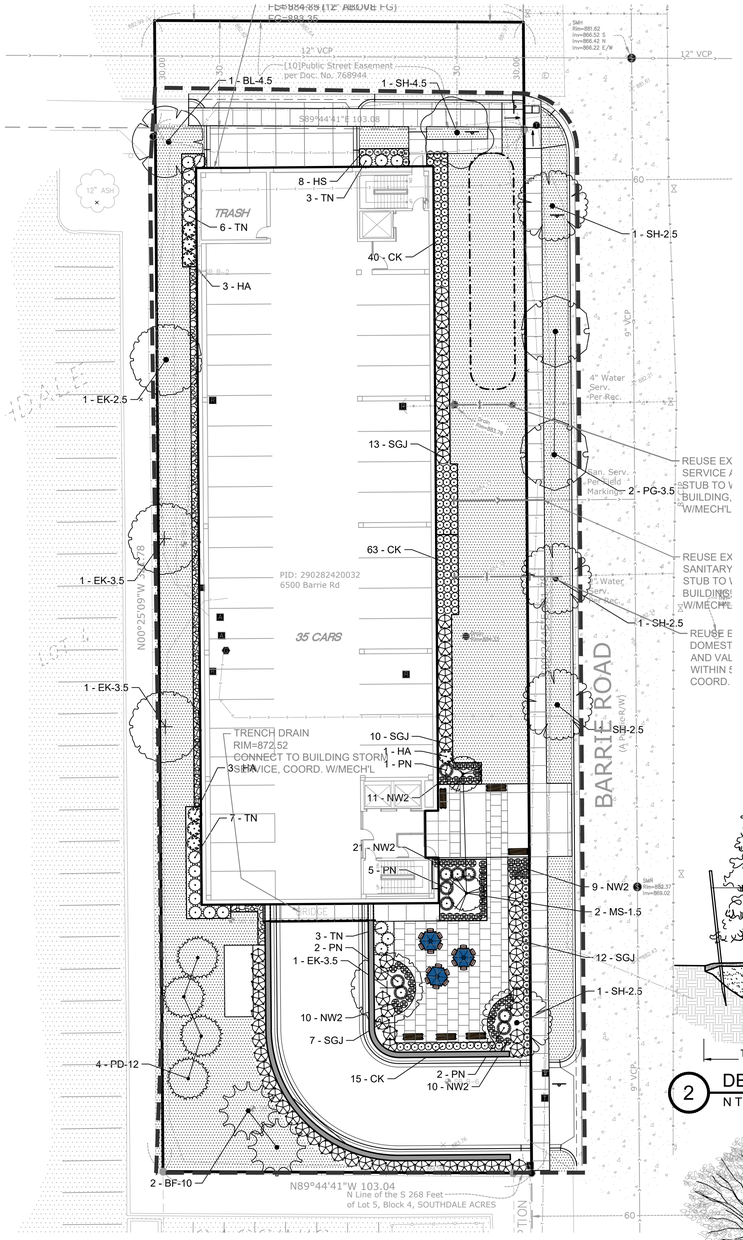


PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT
PG-3.5	2	Princeton Sentry Gingko / Ginkgo biloba `Princeton Sentry`	3.5" CAL. B&B
SH-2.5	4	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	2.5" Cal. B&B
SH-4.5	1	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	4.5" CAL. B&B
EK-2.5	1	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	2.5" Cal. B&B
EK-3.5	3	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	3.5" CAL. B&B
BL-4.5	1	Boulevard Linden / Tilia americana `Boulevard`	4.5" CAL. B&B

EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT
BF-10	2	Balsam Fir / Abies balsamea	10` B&B
PD-12	4	Black Hills Spruce / Picea glauca `Densata`	12` B&B

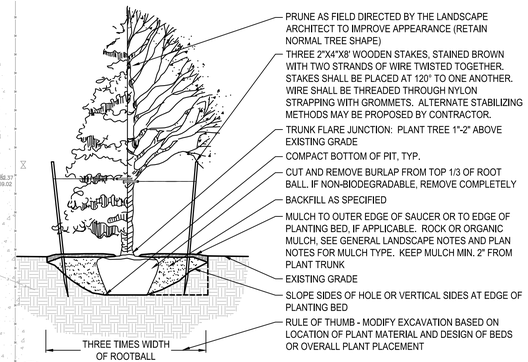
ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME	CONT
MS-1.5	2	Spring Snow Crabapple / Malus x `Spring Snow`	1.5" Cal. B&B

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
HA	7	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`	#5 CONT
SGJ	72	Sea Green Juniper / Juniperus chinensis `Sea Green`	5 gal.
PN	10	Bird`s Nest Spruce / Picea abies `Nidiformis`	#5 CONT
TN	19	Nova Japanese Yew / Taxus cuspidata `Nova`	#5 CONT

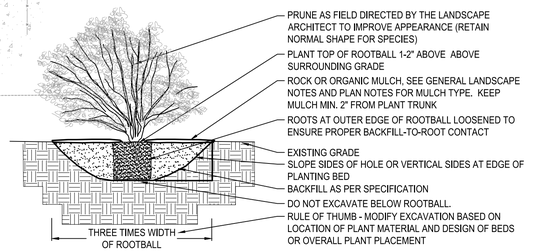
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
CK	118	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#1 CONT

PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
HS	32	Stella Supreme Daylily / Hemerocallis x `Stella Supreme`	#1 CONT
NW2	61	Walkers Low Catmint / Nepeta x faassenii `Walkers Low`	#1 CONT

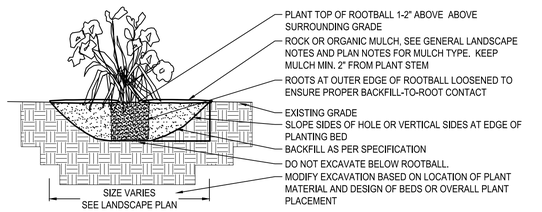
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE
	337 sf	Rock Maintanence Strip / Rock Maintanence Strip 1" River rock over filter fabric, include edging as shown & needed. See detail.	Mulch
	9,795 sf	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred	Sod



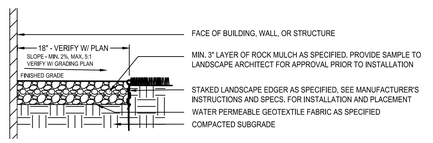
2 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



4 PERENNIAL BED PLANTING
NTS



1 AGGREGATE MAINTANENCE STRIP
NTS

LANDSCAPE NOTES:

1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CEDAR MULCH.
2. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPE TREES [1]			
LOT PERIMETER	REQUIRED TREES (DIVIDE BY 40)	PRESERVED TREES	TOTAL
790	20	1	19

			Front Building Height			
TREE CATEGORY	Deciduous (CAL. IN.)	Coniferous (HEIGHT IN FEET)	Less than 24'	24' or Greater		NUMBER OF REQUIRED TREES PER CATEGORY
Ornamental	2 or less	5 or less	5%	10% [2]		2
Complimentary	2½ or greater	6 or greater	60%	25%		5
Accent	3½ or greater	8 or greater	20%	25%		5
Primary	4½ or greater	10 or greater	10%	20%		4
Full	5½ or greater	12 or greater	5%	20%		4
					TOTAL [3]	20

[1] Sec. 36-1438. - Minimum requirements.
All open areas of a lot which are not used and improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, understory trees, shrubs, flowers and ground cover materials.
(1) Minimum number of overstory trees. The number of overstory trees on the lot or tract shall be not less than the perimeter of the lot or tract as measured in feet divided by 40.
(2) Understory trees and shrubs. In addition to the required number of overstory trees, a full complement of understory trees and shrubs shall be provided to complete a quality landscape treatment of the site.

[2] Minimum for ornamental category on buildings 24' or greater is actually 5%. 10% shown as target and to allow category break down to match proposed trees calculation. See plant schedule for actual numbers of trees in each tree category proposed.

[3] Per City, tree category requirement shall be rounded up to a full tree if a partial is calculated, therefore, this total may exceed the raw tree requirement as calculated in the "Required Landscape Trees" formula (site perimeter / 40).

LEGEND

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

Know what's **below.** **Call** before you dig.

N

1" = 20'-0"
10'-0" 0 20'-0"

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civilsitegroup.com 612-615-0060

POPE ARCHITECTS

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
BHATTI GI MEDICAL
6500 BARRIE ROAD, EDINA, MN 55435

TERRAIN HOLDINGS LLC.
915 CASCADE DRIVE, CHASKA, MN 55318

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert L. Binder
DATE 08/20/21 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/20/21	CITY SUBMITTAL

DRAWN BY:MW,RB,PS REVIEWED BY: JD, PS
PROJECT NUMBER: 21004

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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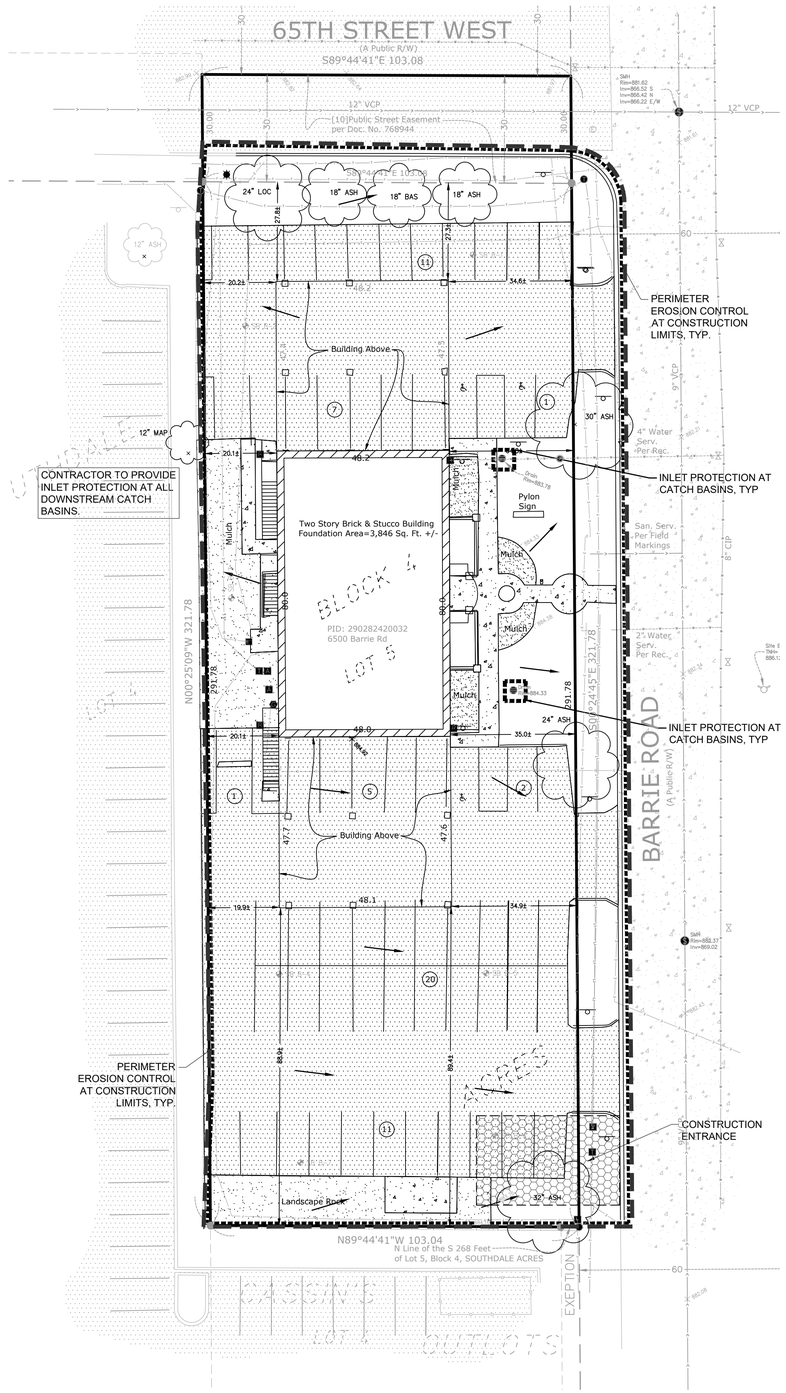

CITY OF EDINA EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.\
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL (1125)
- 1.0' CONTOUR ELEVATION INTERVAL (1137)
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

Know what's **below.** **Call** before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

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POPE ARCHITECTS

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TERRAIN HOLDINGS LLC.
915 CASCADE DRIVE, CHASKA, MN 55318

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Patrick J. Sarver
DATE 08/20/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/20/21	CITY SUBMITTAL

DRAWN BY: MW, RB, PS REVIEWED BY: JD, PS
PROJECT NUMBER: 21004

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

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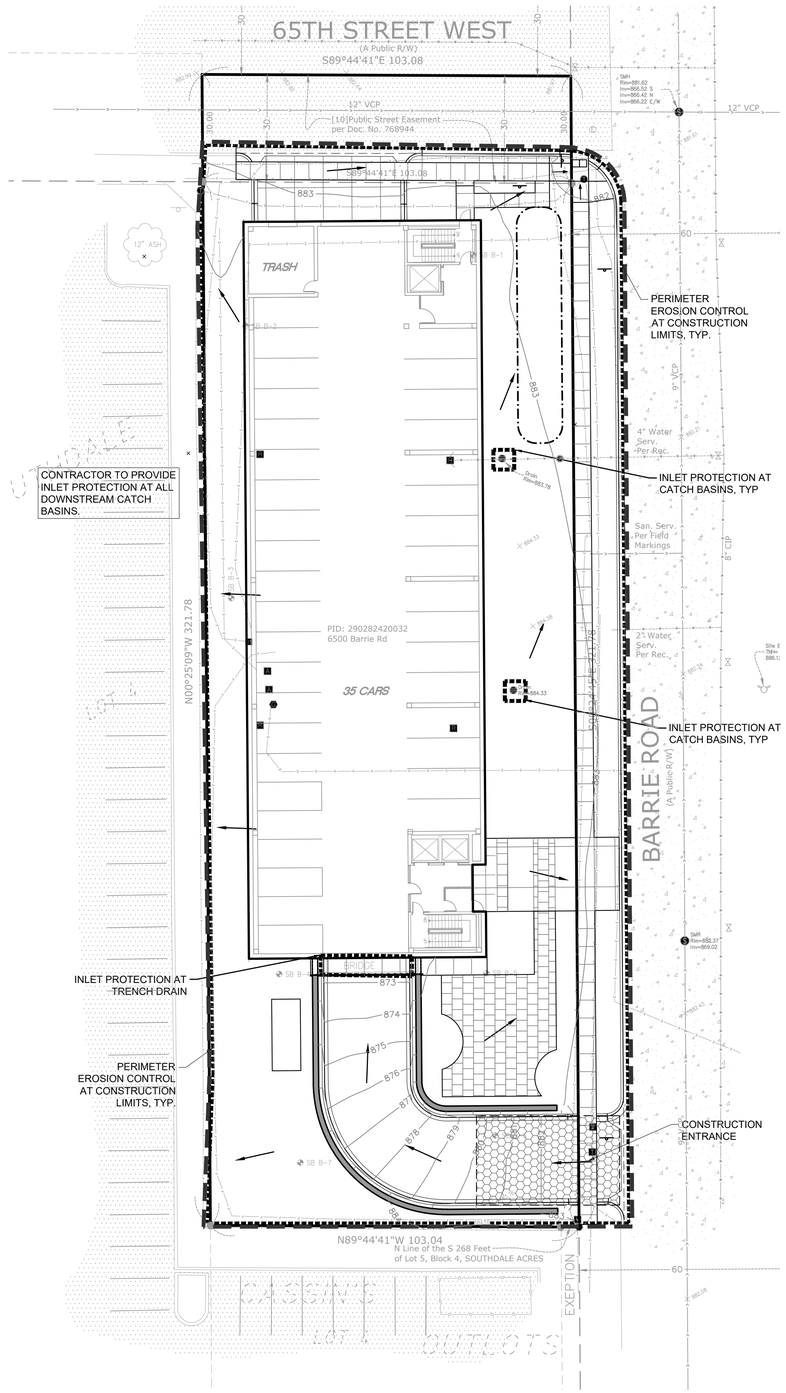

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2. THIS PROJECT IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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915 CASCADE DRIVE, CHASKA, MN 55318

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Patrick J. Sarver
DATE 08/20/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/20/21	CITY SUBMITTAL

DRAWN BY:MW,RB,PS REVIEWED BY: JD, PS
PROJECT NUMBER: 21004

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1

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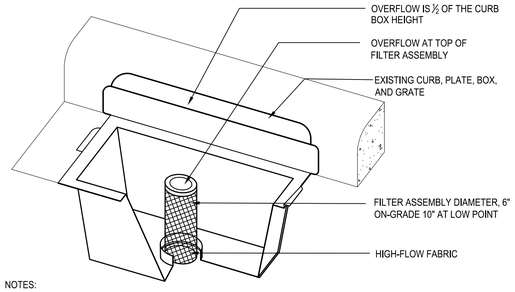
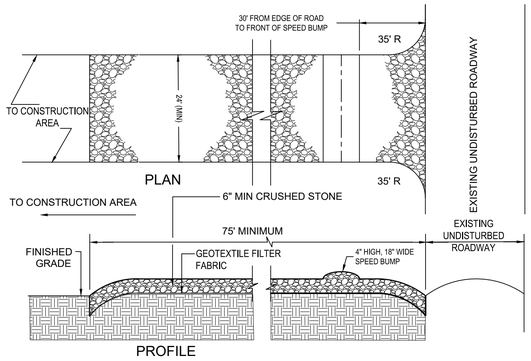


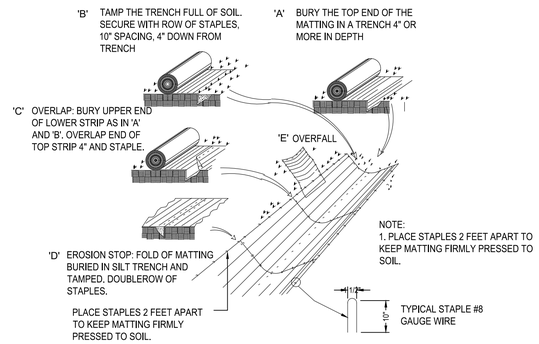
NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
3. REFERENCE APPLE VALLEY STANDARD PLATE ERO-4C.

1 CURB INLET FILTER
NTS

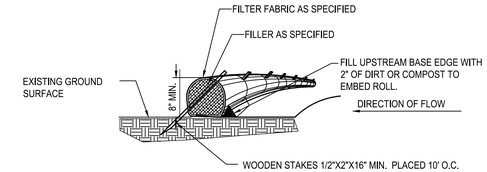


NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

2 STABILIZED CONSTRUCTION ACCESS
NTS

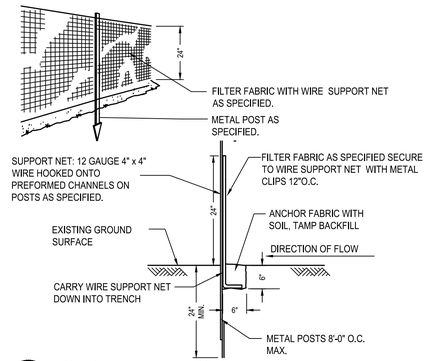


3 EROSION BLANKET
NTS



NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

4 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS



5 SEDIMENT FENCE
NTS

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POPE ARCHITECTS

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Patrick J. Sarver
DATE 08/20/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/20/21	CITY SUBMITTAL

DRAWN BY:MW,RB,PS REVIEWED BY: JD, PS
PROJECT NUMBER: 21004

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - DETAILS

SW1.2

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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
   - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
   - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
   - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
    - a. DATE AND TIME OF INSPECTIONS; AND
    - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
    - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
    - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
    - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
    - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
    - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPS DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED
- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH
- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES
- 3:1 (HORIZ/VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011
TOTAL TRAINING HOURS: 12
RE-CERTIFICATION: 2/27/2020 (8 HOURS), EXP. 5/31/2023

OWNER INFORMATION

BHATTI EDINA PROPERTIES, LLC
1447 WHITE OAK DRIVE
CHASKA, MN 55318
CONTACT: DR. AHSAN BHATTI, SARA BHATTI

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	3,846 SF	11.6%	13,617 SF	41.1%
ALL PAVEMENTS	22,561 SF	68.0%	8,212 SF	24.8%
ALL NON-PAVEMENTS	6,753 SF	20.4%	11,331 SF	34.2%
TOTAL SITE AREA	33,160 SF	100.0%	33,160 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	26,407 SF	79.6%
PROPOSED CONDITION	21,829 SF	65.8%
DIFFERENCE (EX. VS PROP.)	-4,578 SF	-13.8%

EROSION CONTROL QUANTITIES	
DISTURBED AREA	35,840 SF
SILT FENCE/BIO-ROLL	±829 LF
EROSION CONTROL BLANKET	0 SF
INLET PROTECTION DEVICES	3 EA

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT.
TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS LESS THAN 1.0 ACRES SO AN NPDES PERMIT IS NOT REQUIRED AND DOEDS NOT NEED TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING BUILDING INTO A NEW MEDICAL BUILDING. SITE AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50' NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED AS PART OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS NOT REQUIRED AS PART OF THE PROJECT BECAUSE PERMANENT STORM WATER MANAGEMENT IS NOT REQUIRED.

SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED. AN MPCA SOILS ASSESSMENT WAS COMPLETED AND IT WAS DETERMINED THAT THIS SITE IS APPROPRIATE FOR INFILTRATION.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS WITHIN ONE MILE AND DISCHARGES TO BOTH MEDICINE LAKE AND NORTHWOOD LAKE - MEDICINE LAKE AND NORTHWOOD LAKE ARE IDENTIFIED AS IMPAIRED WATER BODIES PER THE MPCA'S 303(D) IMPAIRED WATERS LIST. MEDICINE LAKE AND NORTHWOOD LAKE ARE IMPAIRED FOR NUTRIENT EUTROPHICATION BIOLOGICAL INDICATORS. BECAUSE THESE WATERS ARE LOCATED WITHIN ONE MILE OF THE SITE, BMPS AS DEFINED IN THE NPDES PERMIT ITEMS 23.9 AND 23.10 APPLY. THESE ARE AS FOLLOWS:

1. DURING CONSTRUCTION:
   A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN SECTION 14. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

POPE ARCHITECTS

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
BHATTI GI MEDICAL
6500 BARRIE ROAD, EDINA, MN 55435

TERRAIN HOLDINGS LLC.
915 CASCADE DRIVE, CHASKA, MN 55318

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 08/20/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/20/21	CITY SUBMITTAL

DRAWN BY: MW,RB,PS REVIEWED BY: JD, PS
PROJECT NUMBER: 21004

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - NARRATIVE

SW1.3

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Architecture Field Office
2200 Zane Ave N | Minneapolis, MN 55422
www.archfieldoffice.com

To	**City of Edina** Cary Teague, Community Development Director 4801 W. 50th Street Edina, MN 55424
From	Mic Johnson, FAIA
Date	September 16, 2021

Cary:

At your request, we reviewed the Sketch Plan submission for the proposed Bhatti GI development at 65th and Barrie Road based on our experience working with the Greater Southdale Work Group to craft a physical vision for how their guiding principles may translate to the built environment. The resulting vision for development in the district is to create an enhanced human experience along existing major and new connector streets, with overall experience shaped via landscape setbacks, building step backs, a hierarchy of street typologies, transparency at street level, minimizing the impact of the car, and managing storm water as an amenity. The outcome of our collaborations with the Work Group is described in the urban design chapter of the Greater Southdale District Plan and resulted in the Greater Southdale District Design Experience Guidelines.

The project proposed is located on a smaller parcel, and while it does not completely align with the Design Experience Guidelines, we believe that the proposed project does demonstrate several positive attributes, including:

- Landscaping along Barrie Road is consistent for pedestrian-oriented streets.
- Outdoor public realm space is accessible to both occupants of the building and residential neighborhood to the north.
- Parking below grade and on grade parking has been screened from view from both W 65th Street and Barrie Road.

Our specific comments on the proposed plan are as follows:

- **Building Orientation and Parking Access:** The Guideline diagrams illustrate primary intersections along 65th: at France, Drew, Barrie, York, and Xerxes, all of which reinforce 65th as a major east-west street through the Medical District. It also provides for a transition between residential and healthcare-related services. The Guidelines imagine 65th as a well-traveled pedestrian street offering connections through the Medical District and on streets like Barrie Road and Drew, connections to the Southdale Center District. This proposal does not recognize 65th and Barrie Road as a primary intersection as it locates one of the two parking entries, trash pick up, exit stair etc. along nearly the entire building face at 65th. None of these offer any benefit to the public realm experience. It is our recommendation that the main

entry currently shown on the southeast corner of the building be located at 65th and Barrie Road, thereby moving access to parking and building services such as trash to the south end of the building and the center of the block, particularly in light of the greater setback along Barrie Road allows for the greater screening of those elements than can be accomplished along 65th where the sidewalk is narrower and there are fewer opportunities for screening. In this scenario, the outdoor public space would also move closer to Barrie Road, stretching it along the east side of Barrie Road and facilitating greater public impact and identity.

The image below simply 'flips' the rendering provided in the sketch plan packet as an illustration of this concept. [Not to be intended as a final solution]

- **Material Usage.** The use of certain materials (brick and stone) are appropriate to the Medical District and are consistent with the Experience Guidelines. However, the Guidelines discourage the use of metal panel on building faces below 60' in height and facing the public realm. The current design uses metal panel as its primary building cladding above the ground floor. We would suggest metal panel could be allowed on the entire west face of the building and a portion of the south facade, with brick used on the east and north facades—which have greater impact on the public realm experience. In addition, the design uses stone as a feature element at the center of the east façade. We would encourage the use of stone in areas where it has a greater impact on the experience of pedestirans and visitors arriving at the building.

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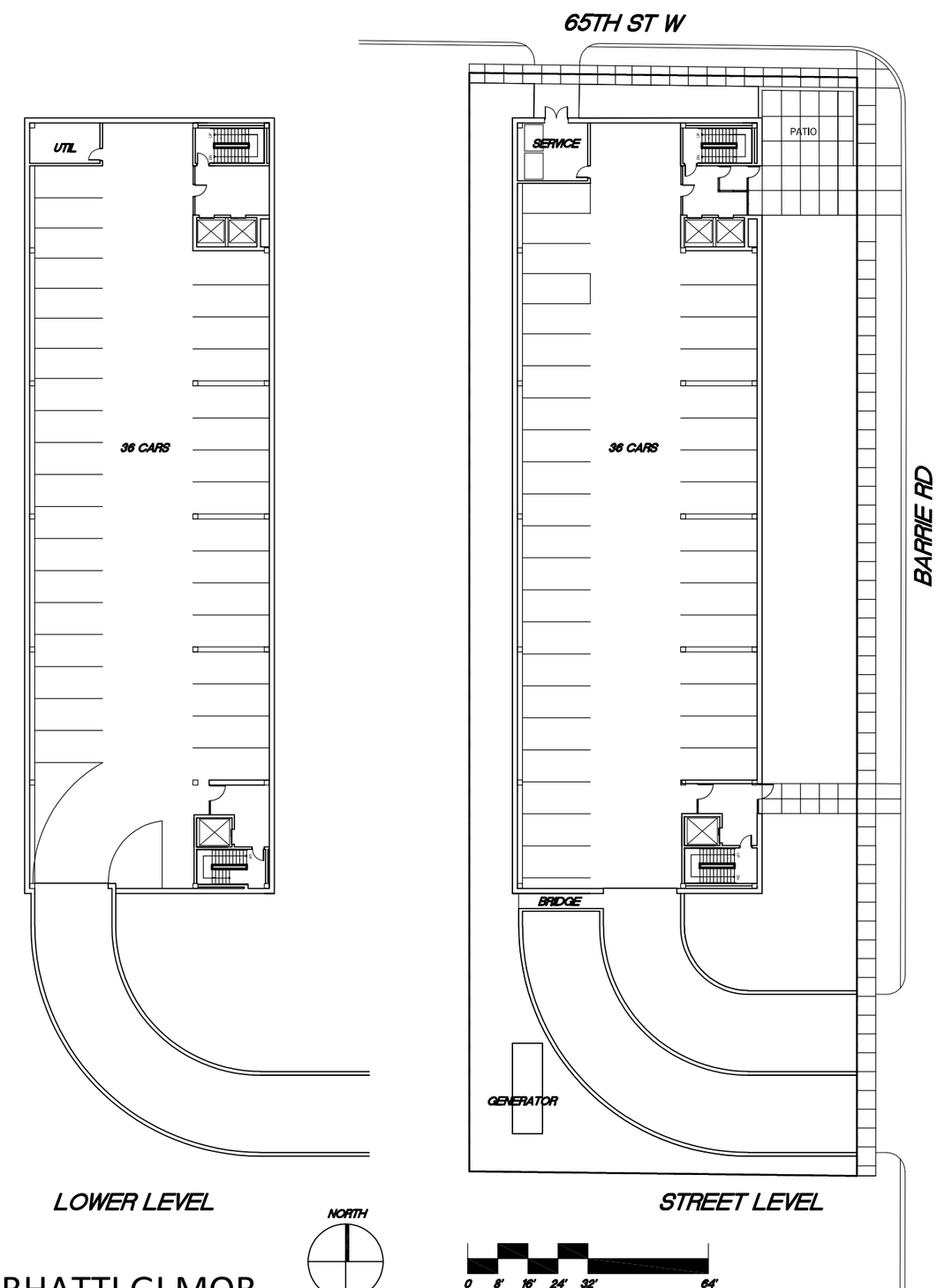
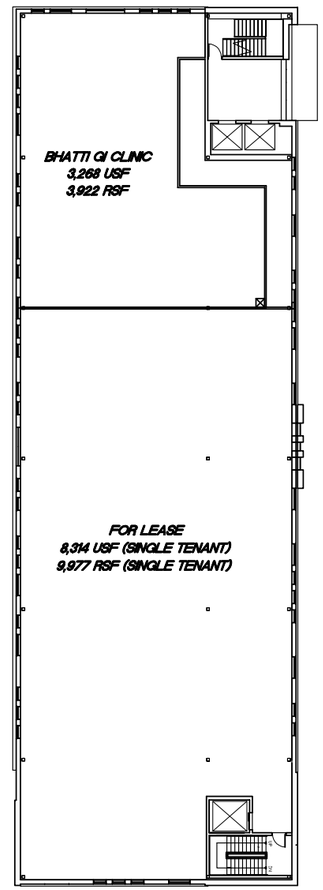
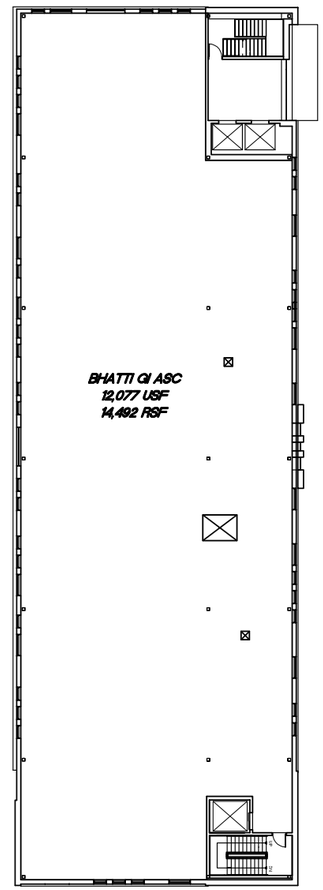
Thank you for the opportunity to review. Please let me know if you have any questions.
Mic





11,568 USABLE SQUARE FEET
13,877 RENTABLE SQUARE FEET

2nd LEVEL
(2 TENANTS)



11,998 RENTABLE SQUARE FEET
14,398 RENTABLE SQUARE FEET

3rd LEVEL
(SINGLE TENANT)

POPE ARCHITECTS

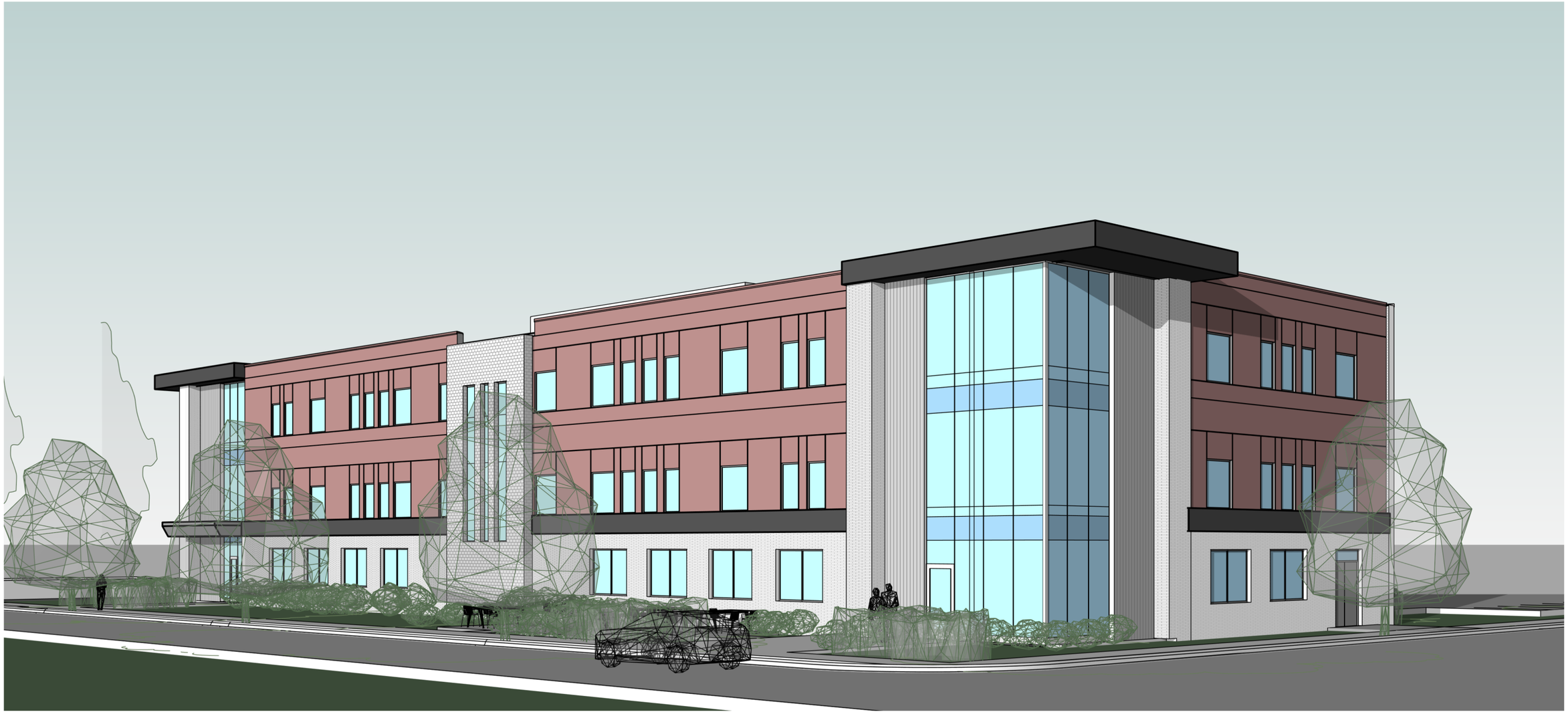
BHATTI GI MOB

EDINA, MN

09/30/21 | COMM#13177-21008

M S P COMMERCIAL

Bhatti GI CONSULTANTS, P.A.



NORTH-EAST PERSPECTIVE

POPE ARCHITECTS

BHATTI GI MOB

EDINA, MN

09/30/21 | COMM#13177-21008

M S P COMMERCIAL

Bhatti GI CONSULTANTS, P.A.

September 30, 2021

Cary Teague, AICP, Community Development Director
City of Edina
4801 W. 50th Street
Edina, MN 55424

RE: **City Council Submittal - Project Narrative**

PROJECT: **Bhatti G.I. Consultant, P.A. Medical Office Building and Surgery Center**
6500 Barrie Road, Edina, MN 55435

Project Team:

Developer
MSP Commercial
1215 Town Centre Drive
Eagan, MN 55123
Contact: Alex Young, President
Phone: (651) 287-8891
Email: ayoung@MSPCommercial.net

Design Team / Architecture
Pope Architects, Inc.
1295 Bandana Boulevard N. Suite 200
St. Paul, MN 55108-2735
Contact: Don Rolf, AIA, Senior Project Manager
Phone: (651) 789-1628
Email: drolf@popearch.com

Property Owner
Bhatti G.I. Consultants, P.A.
1447 White Oak Drive
Chaska, MN 55318
Contact: Dr. Ahsan Bhatti
Phone: 952-361-3800

Thank you for your consideration of the proposed Bhatti GI Medical Office Building and Surgery Center. The project consists of the removal of the existing outdated structure at 6500 Barrie Road and the construction of a new Class A medical office building within the existing POD 1 zoning district.

The intended use of this property is to remove the existing outdated structure and provide a new Class A type medical office building within the existing POD 1 zoning district. The proposed site layout will increase the overall greenspace and provides a generous amount of landscape. The project also introduces a pedestrian sidewalk along Barrie Road and 65th Street to improve pedestrian circulation and safety. The building aesthetics will comprise of finish materials as outlined in the city ordinance for this zoned district.

The project was presented to the Edina Planning Commission on September 22. The Planning Commission approved the plan with the following recommendations.

1. Look at options to move the parking garage entrance and trash room/pickup to the south of the building.

   We were able to move the access point for the grade-level parking to the south side of the building.

   It is possible to move the trash room to the southeast corner of the building, but the east façade is the major elevation of this long narrow building. It would also necessitate moving the south stair and elevator off of the building corner, which will make an awkward corner on the tenant floors of the building.

2. Move the main building entrance to the northeast corner of the building.

   Moving the parking access to the south side of the building allowed us to move the main building entrance to the northeast corner of the building.

3. Improve pedestrian access on the north side by extending the sidewalk the full property east to west.

   We added a sidewalk along the northern edge of the property, along 66th Street. There will be a 5' boulevard and a 5' walk, which means that the sidewalk will be located partially on the subject property.

4. Increase the parking variance to allow fewer parking stalls than required by the traffic study and zoning ordinances.

   Moving the entrance to the grade level parking to the south end of the building caused a reduction in parking of one parking space on the site. The parking study had showed a need for 73 spaces. The current plan shows 72. Because of the nature of the Bhatti's business (most patients are dropped off at the building), the owner believes that 72 spaces will still result in the presence of empty parking stalls at all times of the day.

We are respectfully asking the City Council for approval of this project, which would allow Bhatti G.I. Consultants, P.A. to offer healthcare services to the communities within the city of Edina. We appreciate your consideration.

Please contact me through email or mobile phone with any comments or questions. We look forward to hearing from you. Thank you.

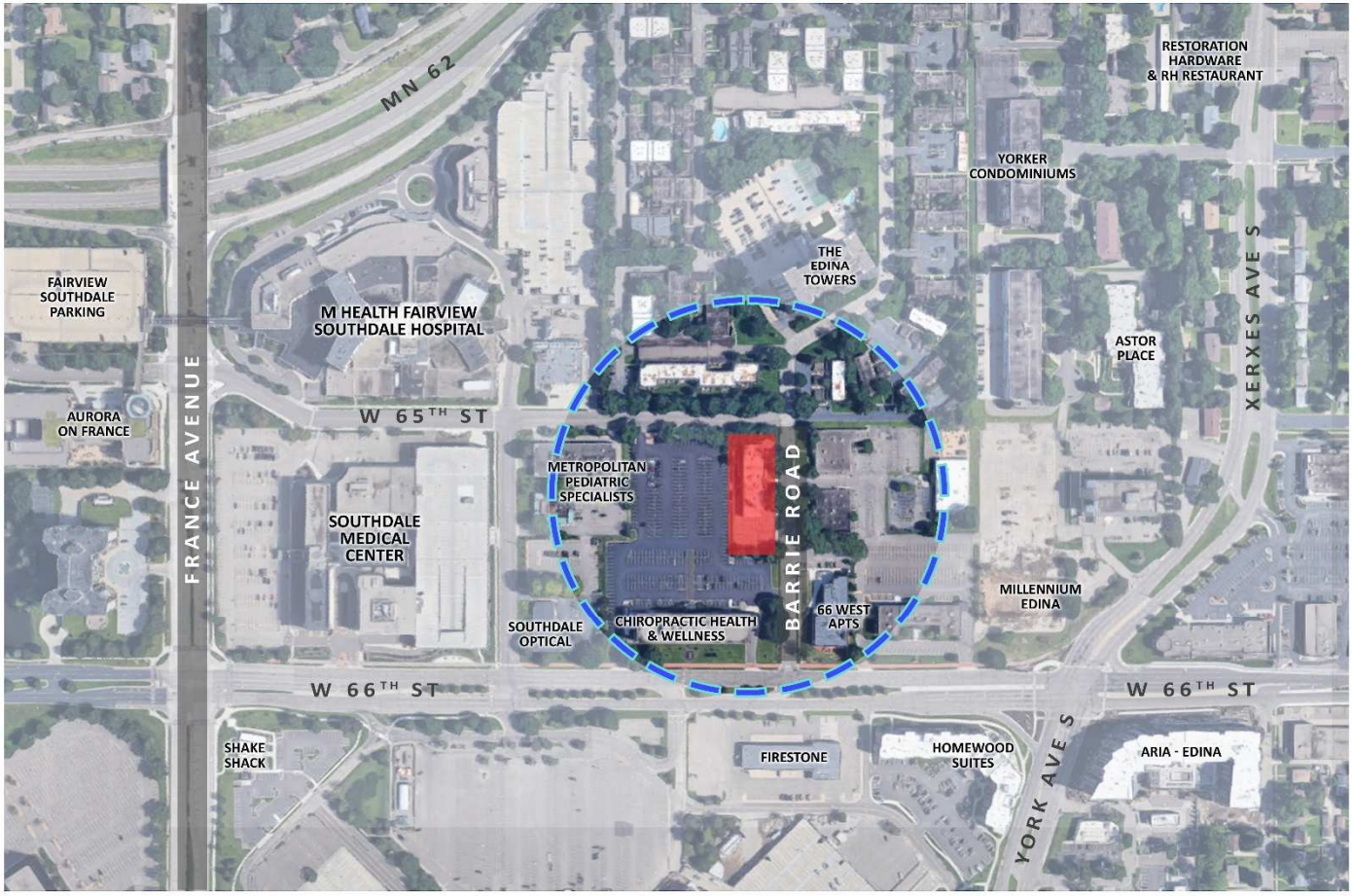
Best regards,

Don Rolf, AIA, GGP
Senior Project Manager
POPE ARCHITECTS
Direct (651) 789-1628
Mobile (612) 209-3042
drolf@popearch.com

1295 Bandana Blvd N, Suite 200, St. Paul, MN 55108-2735
(651) 642-9200 | www.popearch.com

The CITY of EDINA

Site Plan Review with Variances – 6500 Barrie Road



Bhatti GI CONSULTANTS, P.A.

M S P COMMERCIAL

BHATTI G.I. CONSULTANTS, P.A. MEDICAL OFFICE BUILDING & SURGERY CENTER

6500 BARRIE ROAD, EDINA, MN

CITY OF EDINA
SITE PLAN SUBMITTAL
AUGUST 20, 2021

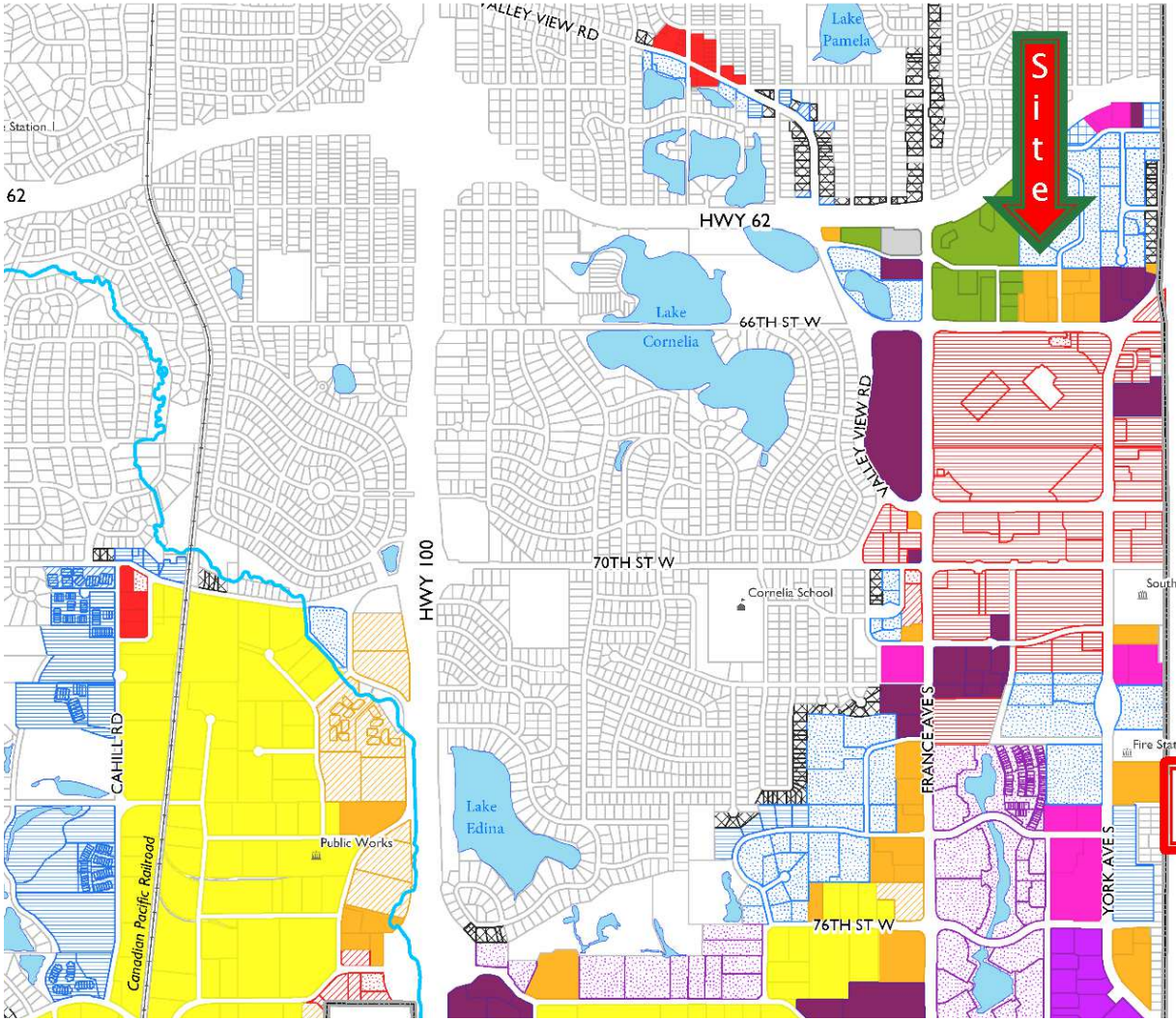
POPE ARCHITECTS

Civil Site GROUP

NOT TO SCALE

02

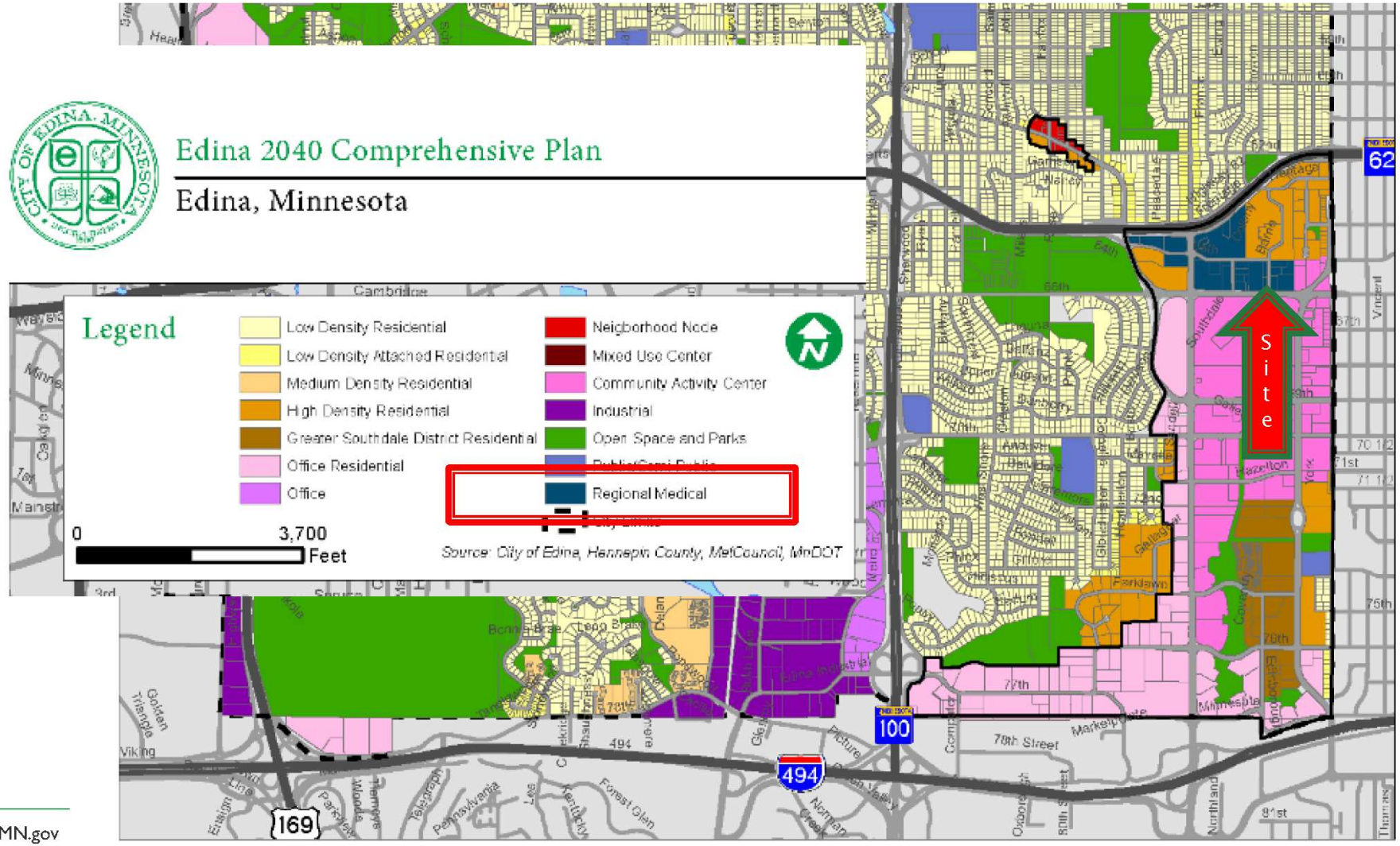
CONTEXT PLAN



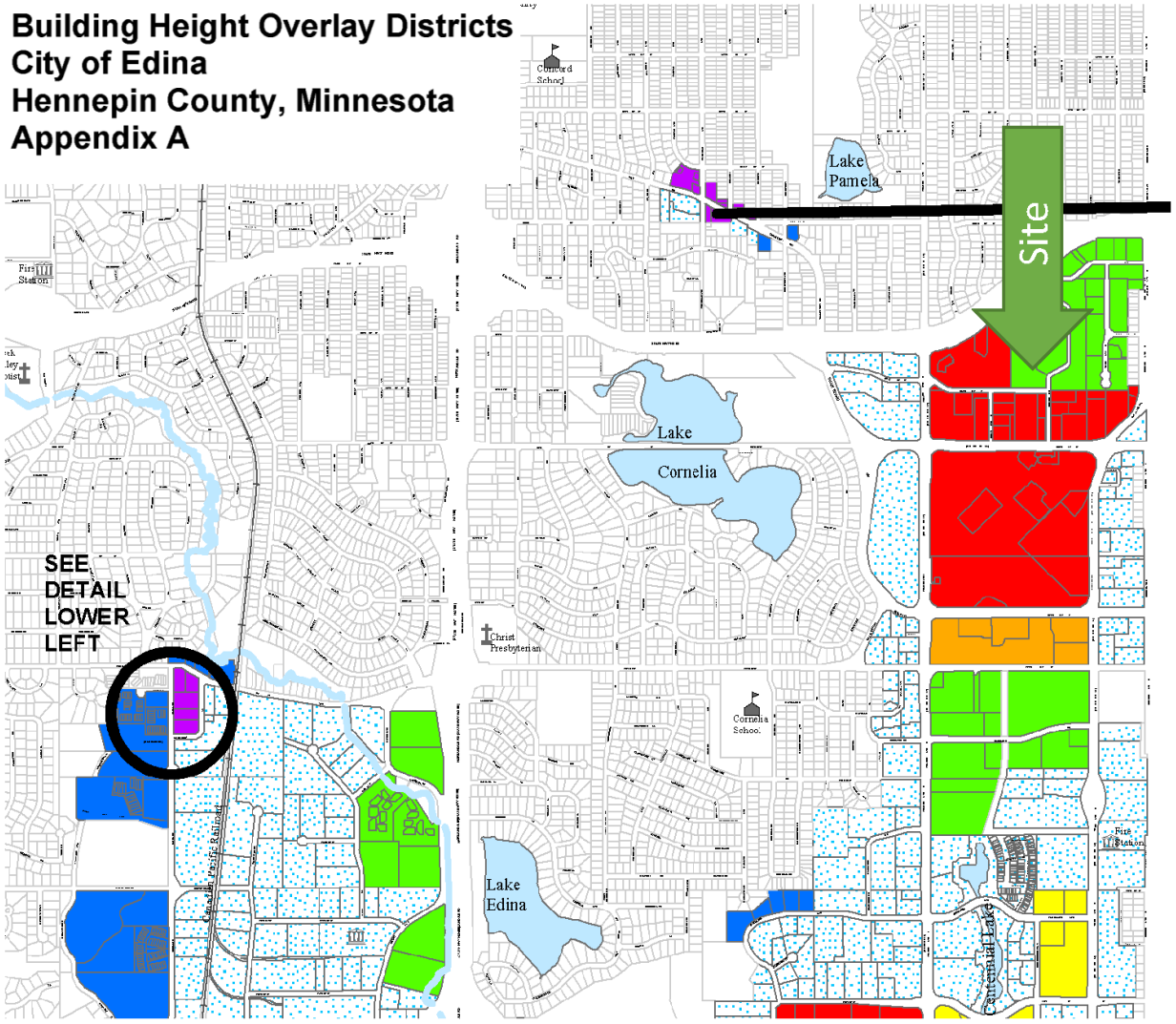
Zoning Map

Legend

- R-1 - Single Dwelling Unit
- R-2 - Double Dwelling Unit
- PRD-1 - Planned Residence
- PRD-2 - Planned Residence
- PRD-3 - Planned Residence
- PRD-4 - Planned Residence
- PRD-5 - Planned Residence
- PCD-1 - Planned Commercial
- PCD-2 - Planned Commercial
- PCD-3 - Planned Commercial
- POD-1 - Planned Office
- RMD - Regional Medical
- PID - Planned Industrial
- PUD - Planned Unit Development


Edina 2040 Comprehensive Plan
Edina, Minnesota
Legend
Low Density Residential
Low Density Attached Residential
Medium Density Residential
High Density Residential
Greener Southdale District Residential
Office Residential
Office
Neighborhood Node
Mixed Use Center
Community Activity Center
Industrial
Open Space and Parks
Regional Medical
0
3,700
Feet
Source: City of Edina, Hennepin County, MetCouncil, MnDOT
Site
494
100
169
62
78th Street

Building Height Overlay Districts
City of Edina
Hennepin County, Minnesota
Appendix A



Legend

HOD-2	Building height shall be determined by required setbacks, but shall not exceed 2 stories or 24 feet, whichever is less.
HOD-3	Building height shall be determined by required setbacks, but shall not exceed 3 stories or 36 feet, whichever is less.
HOD-4	Building height shall be determined by required setbacks, but shall not exceed 4 stories or 48 feet, whichever is less.
HOD-8	Building height shall be determined by required setbacks, but shall not exceed 8 stories or 96 feet, whichever is less.
HOD-9	Building height shall be determined by required setbacks, but shall not exceed 9 stories or 108 feet, whichever is less.
HOD-10	Building height shall be determined by required setbacks, but shall not exceed 10 stories or 120 feet, whichever is less
HOD-12	Building height shall be determined by required setbacks, but shall not exceed 12 stories or 144 feet, whichever is less

Church

City Buildings

Private School

Public School

N
W
S

Planning Dept
December, 201

Google Maps 6522 Barrie Rd

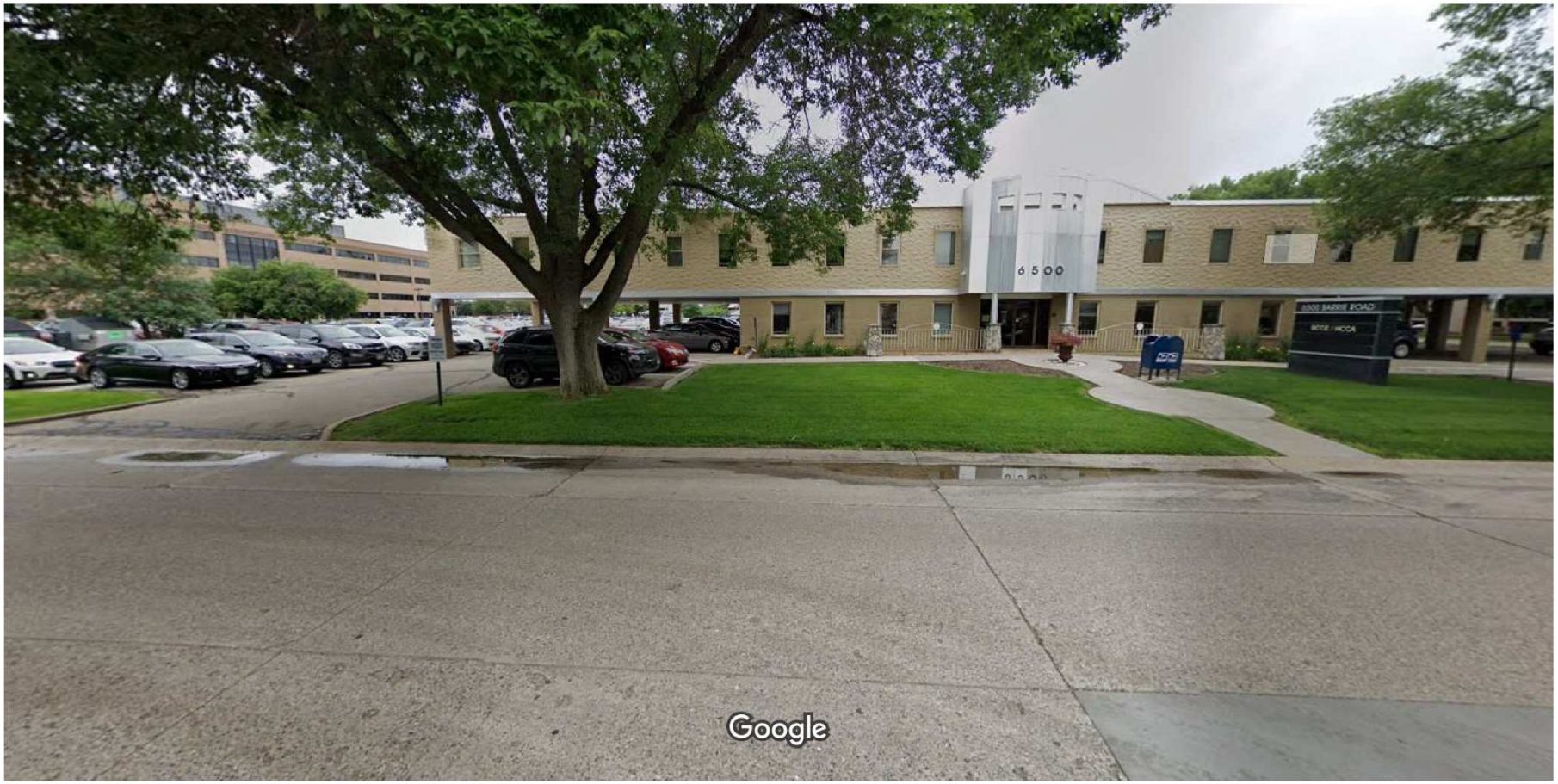


Image capture: Jul 2019 © 2021 Google

Edina, Minnesota

Image capture: Jul 2019 © 2021 Google

Edina, Minnesota

Google

SOUTHEAST PERSPECTIVE | VIEW FROM BARRIE ROAD

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6500 BARRIE ROAD, EDINA, MN

CITY OF EDINA
SITE PLAN SUBMITTAL
AUGUST 20, 2021

POPE
ARCHITECTS

Civil Site
GROUP

06.1

RENDERINGS

Applicant Request

The CITY of EDINA

- Site Plan Review.
- Front Street (65th) Setback Variance from 30 feet to 18 feet on the north lot line (measured from the front of the building to the curb).
- Side Yard Setback Variance from 20 feet to 10 feet.
- Building Coverage Variance from 30% to 45%.
- Floor Area Ratio (FAR) Variance from 50% to 80%.
- Parking Stall Variance from 120 stalls to 72 stalls.

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6500 BARRIE ROAD, EDINA, MN

CITY OF EDINA
SITE PLAN SUBMITTAL
AUGUST 20, 2021

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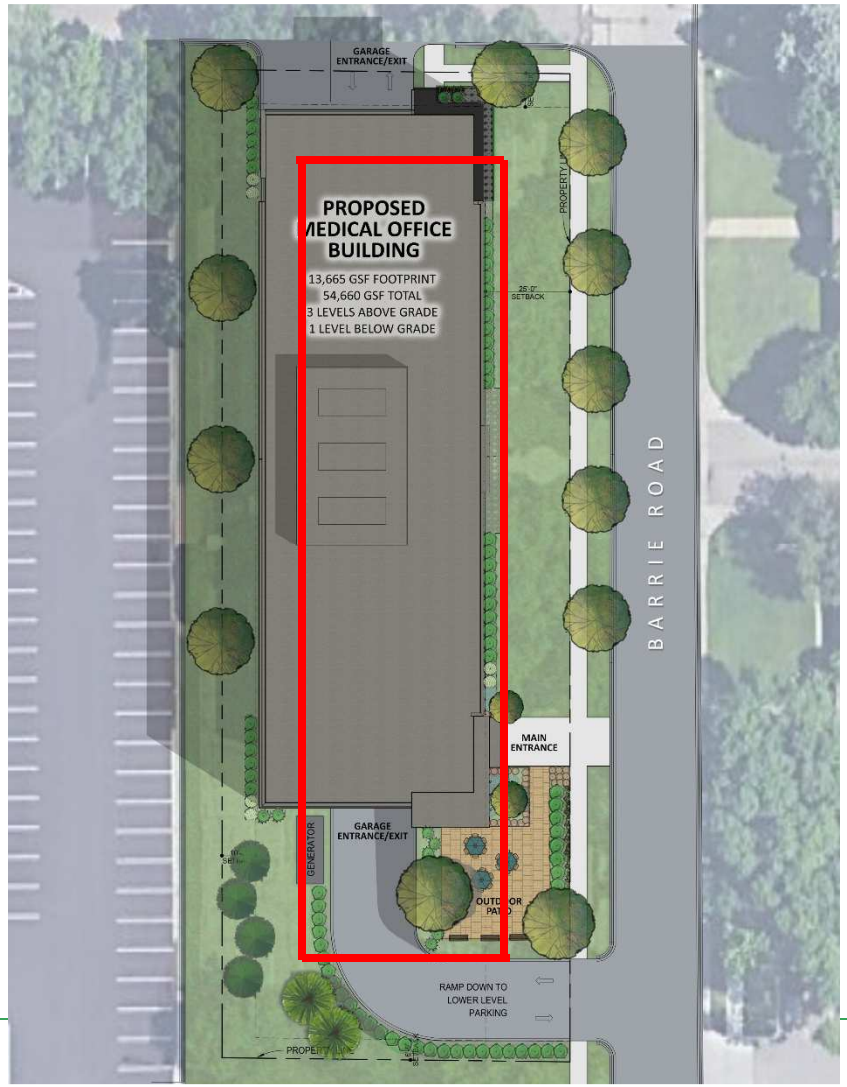
1"=16'

03

ARCHITECTURAL SITE PLAN

Edin



The CITY of EDINA

Required Setbacks

BRICK – ROMAN SIZE

MANUFACTURED STONE

METAL PANEL – COLOR 1

METAL PANEL – COLOR 2

METAL PANEL – COLOR 3

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BHATTI G.I. CONSULTANTS, P.A. MEDICAL OFFICE BUILDING & SURGERY CENTER

6500 BARRIE ROAD, EDINA, MN

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SITE PLAN SUBMITTAL
AUGUST 20, 2021

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07

EXTERIOR MATERIALS

NORTHWEST PERSPECTIVE | VIEW FROM W 65TH STREET

Primary Issue

The CITY of EDINA

- Is the proposed reasonable to justify the proposed variances?

Primary Issue

The CITY of EDINA

- Is the proposed reasonable to justify the proposed variances?

Yes. Staff does support the site plan and the requested variances on the site for the following reasons:

1. The Wenck parking study demonstrates there would be adequate parking to support the project.

2. The proposed setback, building coverage and floor area ratio variances are reasonable. The practical difficulty is caused by the small size of the lot and narrow width.

3. The proposed building is slightly larger than the existing building on the site. Given the property values in this area, the proposed building is reasonably sized, and far below the maximum height allowed for the site.

Primary Issue

The CITY of EDINA

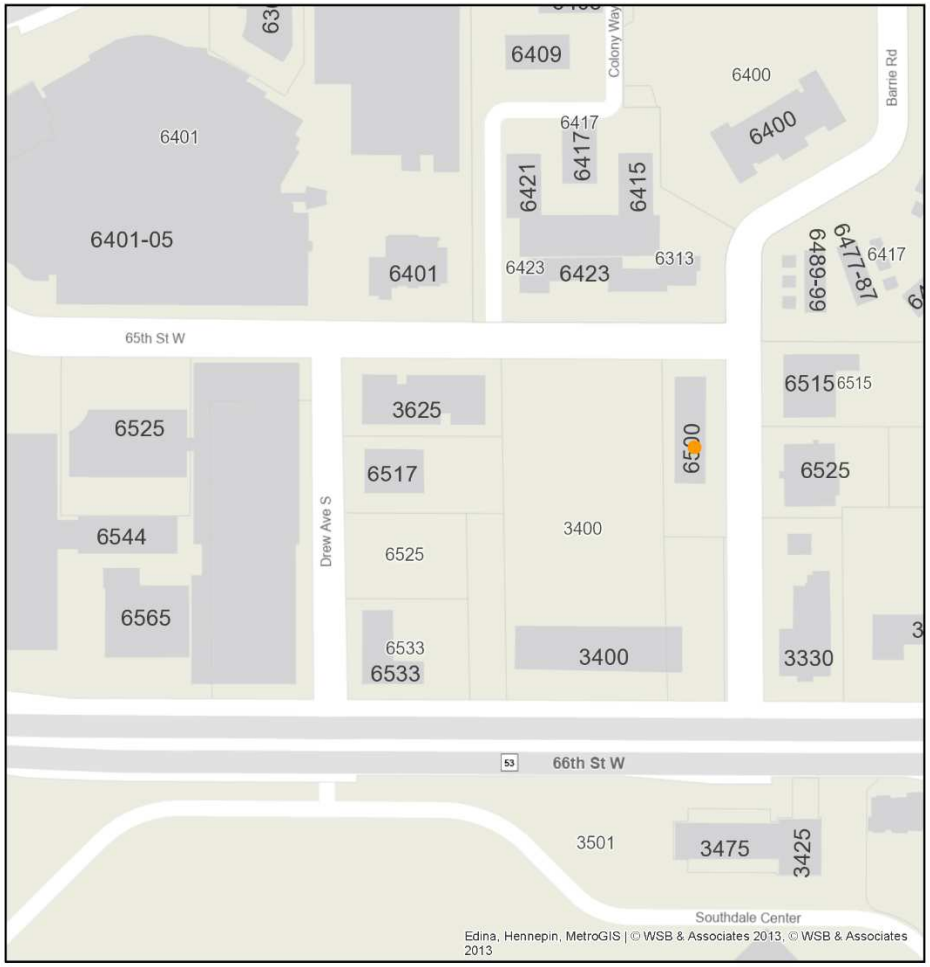
- Is the proposed reasonable to justify the proposed variances?

4. This lot is the narrowest in the district. The lot to the south that is the same width is held in common ownership with the larger property to the west. Therefore, the circumstance of the small lot size and narrow width are not common in this area and zoning district. These circumstances were not created by the applicant.

5. The variance would not alter the essential character of the district. There are a variety of building sizes and height in this neighborhood. The building would still be one of the smallest structures in the area. There is a large surface parking lot to the south and to the west, which would make the building appear to be located on a larger lot.

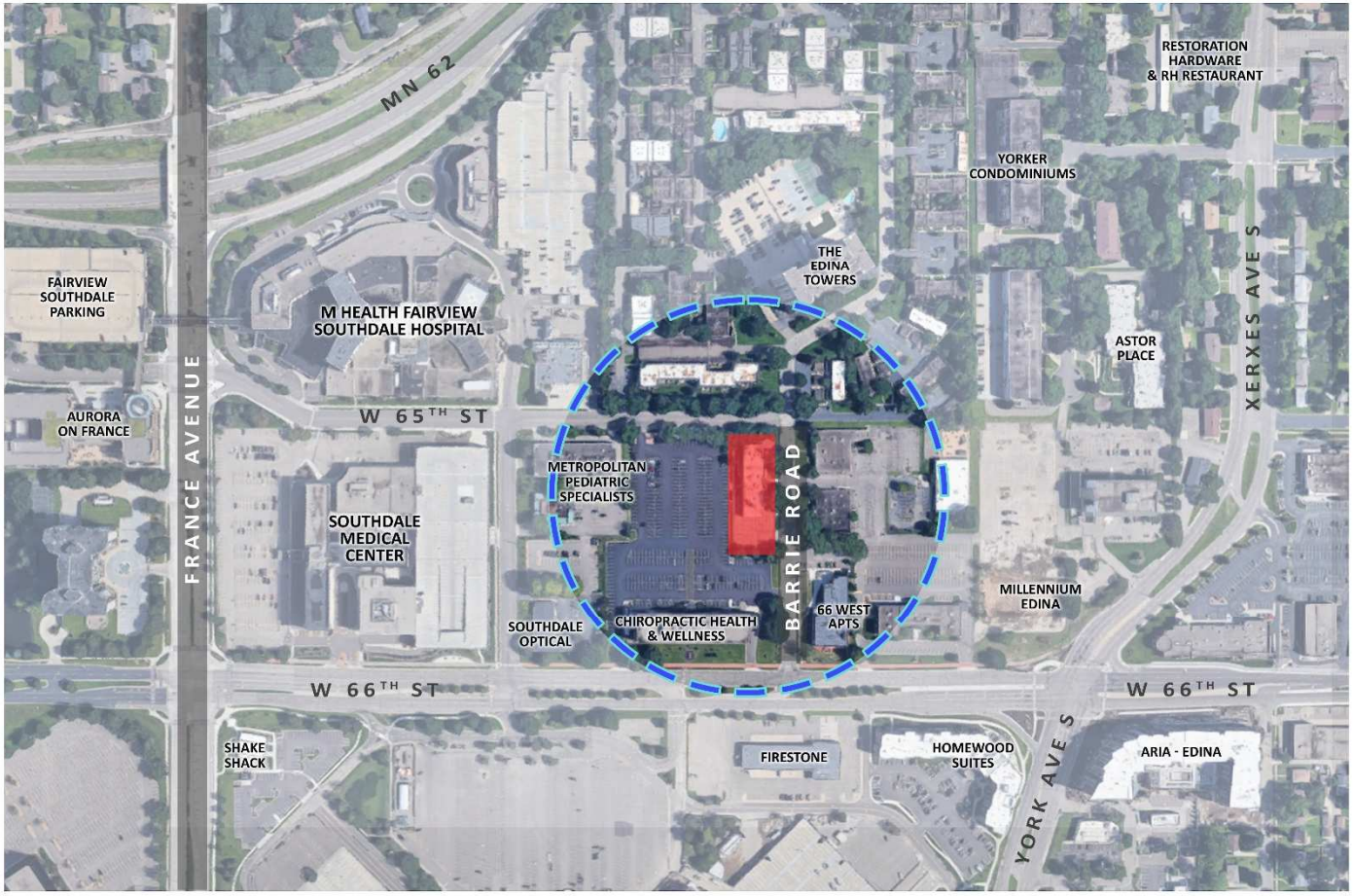
6. The proposed sidewalk would be an improvement to the area where there are currently no sidewalks. This sidewalk would allow residents to the north to walk to Southdale and surrounding area more safely.

Lot Widths



1 in = 188 ft

The CITY of EDINA



Bhatti GI CONSULTANTS, P.A.

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BHATTI G.I. CONSULTANTS, P.A. MEDICAL OFFICE BUILDING & SURGERY CENTER

6500 BARRIE ROAD, EDINA, MN

CITY OF EDINA
SITE PLAN SUBMITTAL
AUGUST 20, 2021

POPE ARCHITECTS

Civil Site GROUP

NOT TO SCALE

02

CONTEXT PLAN

The CITY of
EDINA

Bhatti GI CONSULTANTS, P.A.

M S P COMMERCIAL

BHATTI G.I. CONSULTANTS, P.A. MEDICAL OFFICE BUILDING & SURGERY CENTER

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AUGUST 20, 2021

POPE ARCHITECTS

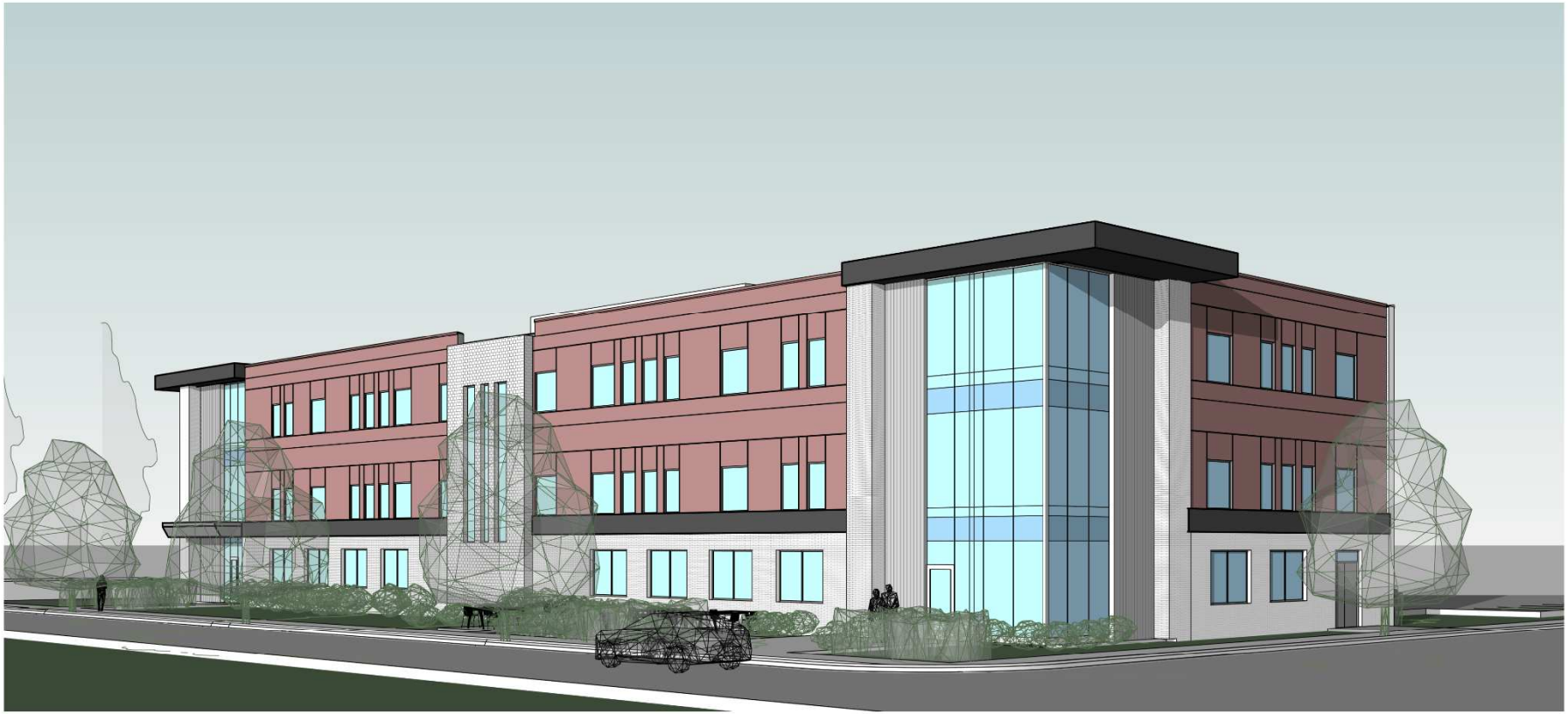
Civil Site GROUP

1"=16'

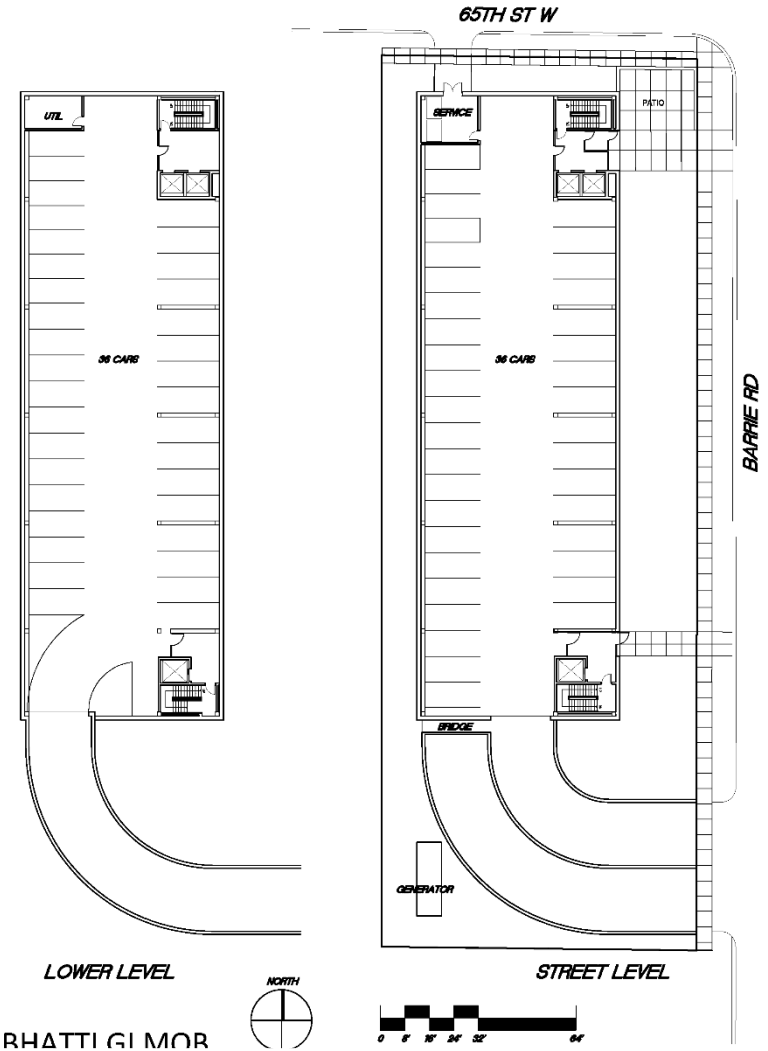
03

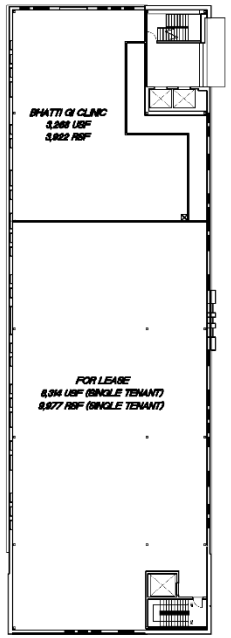
ARCHITECTURAL SITE PLAN

Edin



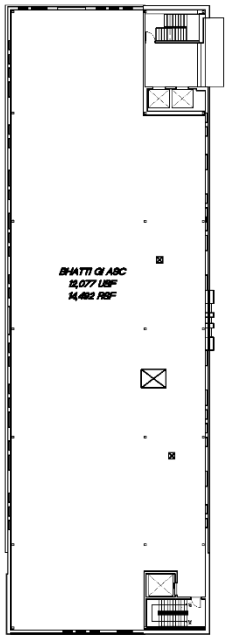
NORTH-EAST PERSPECTIVE





11,568 USABLE SQUARE FEET
13,877 RENTABLE SQUARE FEET

2nd LEVEL
(2 TENANTS)



11,998 RENTABLE SQUARE FEET
14,398 RENTABLE SQUARE FEET

3rd LEVEL
(SINGLE TENANT)

BHATTI GI MOB

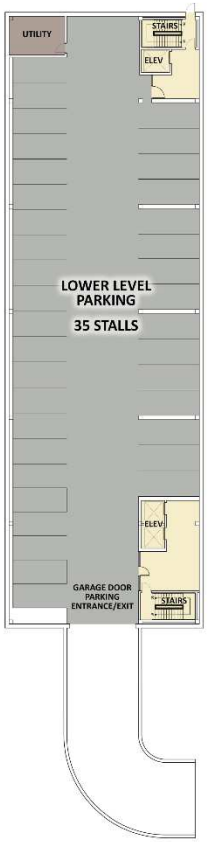
Better Together

The CITY of EDINA

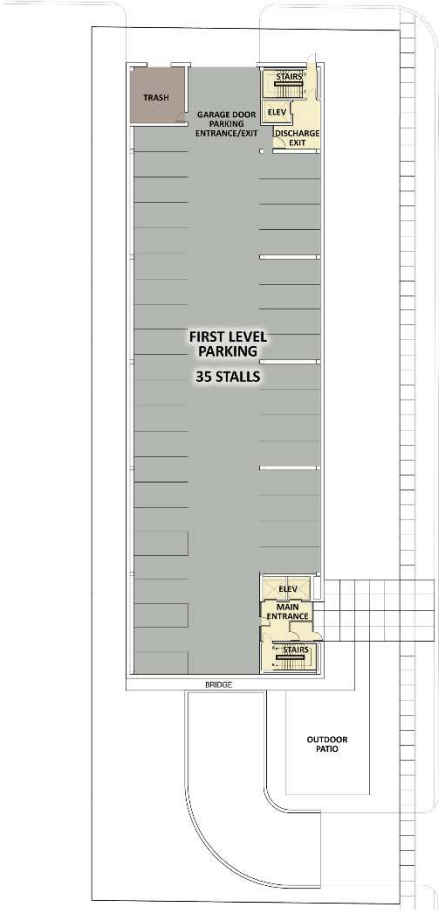
Recommendation

The CITY of EDINA

The CITY of
EDINA



LOWER LEVEL PARKING PLAN



LEVEL 1 PARKING PLAN

LEVEL 2 PLAN

LEVEL 3 PLAN

Bhatti GI
CONSULTANTS, P.A.

M S P
COMMERCIAL

BHATTI G.I. CONSULTANTS, P.A. MEDICAL OFFICE BUILDING & SURGERY CENTER

6500 BARRIE ROAD, EDINA, MN

CITY OF EDINA
SITE PLAN SUBMITTAL
AUGUST 20, 2021

POPE
ARCHITECTS

Civil
Site
GROUP

1"=16'

04

FLOOR PLANS

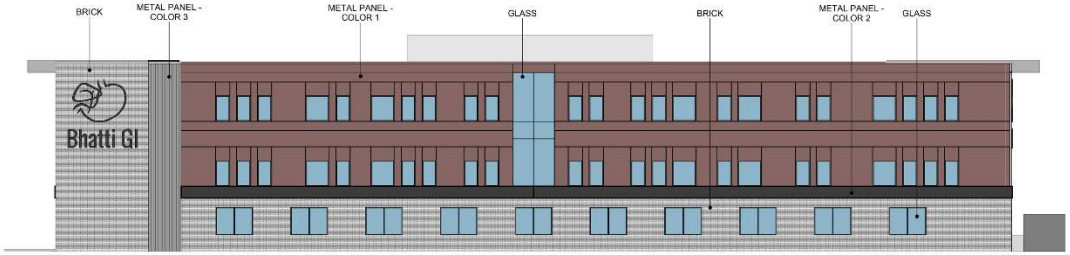
The CITY of
EDINA

SOUTH-EAST PERSPECTIVE

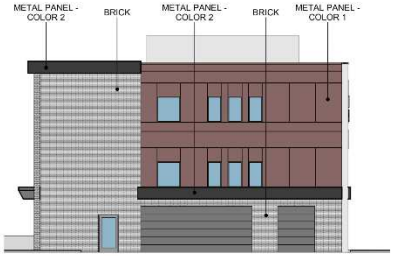
NORTH-EAST PERSPECTIVE

Sketch Plan

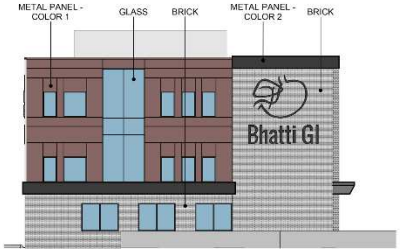
The CITY of
EDINA



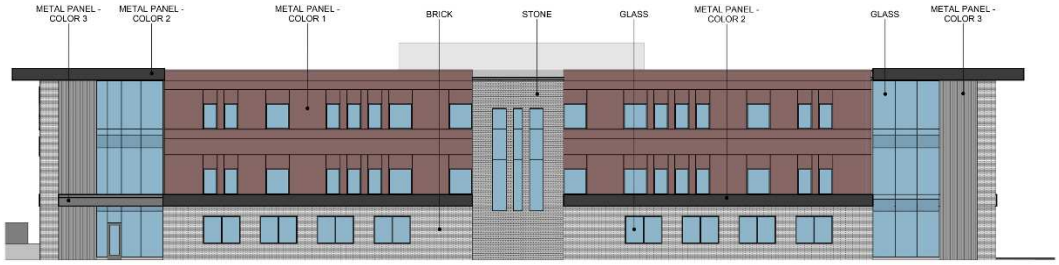
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Bhatti GI
CONSULTANTS, P.A.

M S P
COMMERCIAL

BHATTI G.I. CONSULTANTS, P.A. MEDICAL OFFICE BUILDING & SURGERY CENTER

6500 BARRIE ROAD, EDINA, MN

CITY OF EDINA
SITE PLAN SUBMITTAL
AUGUST 20, 2021

POPE
ARCHITECTS

Civil Site
GROUP

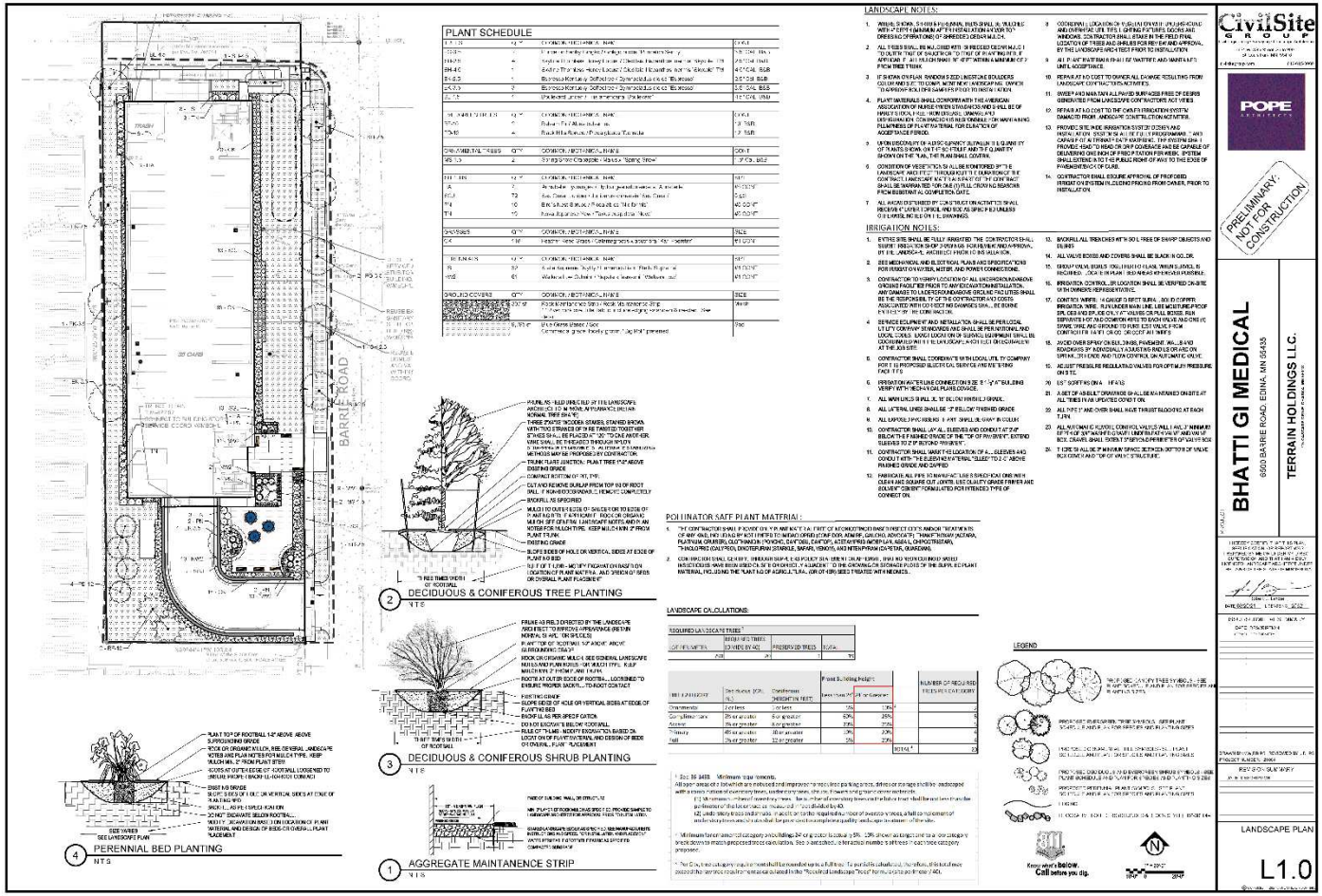
3/32"=1'0"

05

ELEVATIONS

The CITY of
EDINA

The CITY of
EDINA



The CITY of EDINA

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: IX.J.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Grace Hancock, Sustainability Coordinator

Item Activity:
Action

Subject: Ordinance No. 2021-11: Amending Chapter 20 Concerning Green To Go Packaging

---

ACTION REQUESTED:
Grant first reading to Ordinance 2021-11, amending Chapter 20 of the Edina City Code regarding Green To Go Packaging.

INTRODUCTION:
Executive Summary
In the case of Ordinance 2021-11, the role of the Sustainability Coordinator has been to support Energy & Environment Commission's (EEC) efforts to complete their 2021 Work Plan Initiative to "Review and recommend on development of to-go packaging ordinance and policy avenues. Includes an update to the 2016 study and report to incorporate the recently launched organics recycling program."

Further, the Coordinator's role includes gathering staff comments on this proposed ordinance from the Health Division, the staff division responsible for implementation of such an ordinance. Comments were also received from the Parks & Recreation Department, given their food service programs at City facilities.

This memo of support includes these staff comments, the Green To Go Packaging Ordinance recommended by the EEC, and the EEC's updated 2021 report on this subject.

Staff Comments
The City of Edina Health Division has reviewed together, and mutually agreed upon, support for the To Go Packaging ordinance. The Division supports the passing of this ordinance because it aligns with the City's recycling and better waste management goals.

The Health Division agrees this ordinance should be approved with the following minor edits made to the August 12, 2021 EEC-approved draft. These edits were approved by the EEC initiative lead, Vice Chair Horan, and have been incorporated into Appendix A: Ordinance 2021-11.

- Refer only to "ASTM standards" rather than specific numbered rules within the standards, for simple applicability in future years as numbered rules change
- Recyclable packaging: do not include duplicative list in ordinance, rather refer directly to Hennepin County

list of recyclable packaging
- Clarify that the City of Edina will follow ASTM standards and Hennepin County guidance when implementing ordinance
- Use state defined term “mobile food unit” when referring to food truck

The Parks Department supports the ordinance, and offered the following comments on the draft:
- Consider extending the “Effective Date” beyond April 1, 2022 to allow food service providers to reduce current packaging inventory

The Sustainability Coordinator agrees with the EEC proposal, incorporating these edits to the ordinance, and recommends Council approval of Ordinance 2021-11.

ATTACHMENTS:

Staff Report: Green To Go Packaging Ordinance

Ordinance 2021-11: Green To Go Packaging

EEC Advisory Communication

Staff Presentation

STAFF REPORT

Date: October 19, 2021

To: Mayor and City Council

From: Grace Hancock, Sustainability Coordinator & Jeff Brown, Community Health Administrator

Subject: Staff memo of support: Ordinance 2021-11 Green To Go Packaging

Executive Summary

In the case of Ordinance 2021-11, the role of the Sustainability Coordinator has been to support Energy & Environment Commission's (EEC) efforts to complete their 2021 Work Plan Initiative to "Review and recommend on development of to-go packaging ordinance and policy avenues. Includes an update to the 2016 study and report to incorporate the recently launched organics recycling program."

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- Recyclable packaging: do not include duplicative list in ordinance, rather refer directly to Hennepin County list of recyclable packaging

- Clarify that the City of Edina will follow ASTM standards and Hennepin County guidance when implementing ordinance
- Use state defined term "mobile food unit" when referring to food trucks

The Parks Department supports the ordinance, and offered the following comments on the draft:

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The Sustainability Coordinator agrees with the EEC proposal, incorporating these edits to the ordinance, and recommends Council approval of Ordinance 2021-11 found in Appendix A of this report.

Supporting Material

Appendix A: Ordinance 2021-11 amending Chapter 20 of Edina City Code
Appendix B: EEC 2021 Advisory Communication and Report

ORDINANCE NO. 2021-11

AN ORDINANCE AMENDING CHAPTER 20 OF THE EDINA CITY CODE CONCERNING GREEN TO GO PACKAGING

THE CITY COUNCIL OF EDINA ORDAINS:

Section 1. Chapter 20 of the Edina City Code is amended by adding Article XII to read as follows:

ARTICLE XII GREEN TO GO PACKAGING

DIVISION 1. - GENERALLY

20-636 Purpose and Objectives. The purpose and intent of this ordinance is to:

1. Promote waste reduction.
    a. Lowering the amount of greenhouse gases emitted during the incineration and landfilling of non-recyclable and compostable food and beverage packaging and non-packaging items.

    b. Assisting the City in reaching the waste reduction goals established by the State of Minnesota and Hennepin County.

2. Promote waste prevention.
    a. By encouraging the use of reusable food and beverage packaging when possible.

    b. By reducing or eliminating products that create waste such as single-use, disposable food and beverage packaging and non-packaging items that cannot be recycled or composted, and must be disposed of by incinerating or landfill.

3. Promote waste recycling by maximizing the amount of single-use food and beverage packaging and non-packaging items that can be recycled or composted.

4. Minimize contamination in organics and recycling.

20-637 Definitions. The following words shall have the meaning ascribed to them, unless the context clearly indicates a different meaning:

Certified compostable shall mean that a material or product will biodegrade without leaving a residue or any toxicity in the soil. Any compostable plastics or lined papers must meet the ASTM standards for compostable products, as certified by the Biodegradable Products Institute or other similar independent certification bodies.

Commercially compostable shall mean that certified compostable materials will biodegrade at a commercial site used to compost organic materials where the environment is carefully controlled and regulated to facilitate optimal degradation.

> Food and beverage packaging shall mean packaging used to serve food and beverage products intended for immediate consumption including cups, plates, bowls, serving trays, to-go containers, clamshells, wrappers, and lids.

Green To Go Packaging shall mean and include any of the following:

> Compostable packaging: packaging that is separable from solid waste by the generator or prior to collection for the purpose of composting. Compostable packaging must be made of unlined paper (unless lining is certified compostable), certified compostable plastic that meets ASTM standards or

other cellulose-based packaging capable of being decomposed through composting or anaerobic digestion.

Recyclable packaging: food or beverage packaging that is separable from solid waste prior to collection for the purpose of recycling. Recyclable packaging must be accepted by the local material recovery facilities (MRF) receiving and processing the materials and have existing robust recycling markets as determined by Hennepin County. This includes glass bottles, aluminum cans and plastic food and beverage packaging. Plastic food and beverage packaging that is acceptable as determined by Hennepin County.

Reusable packaging shall mean food or beverage packaging that is capable of being refilled at a retail location or returned to the distributor for reuse at least once as a container for the same food or beverage.

Food establishment shall mean a "food establishment" as defined by Edina City Code.

Mobile food unit shall mean "mobile food unit" as defined in Edina City Code.

Non-packaging food service items shall mean items that are not packaging, but are used to consume food, including straws and utensils.

Single-use shall mean an item designed and intended for a single use.

DIVISION 2. ON-SITE COLLECTION FOR RECYCLABLES AND COMPOSTABLE PACKAGING

20-638 Rules.

No person owning, operating or conducting a food establishment or any person or organization providing free food or beverage products within the City of Edina in a manner which would require a permit or license, shall do or allow to be done any of the following within the city:

Provide or possess for sale any packaging which is not green to go. Presence of food and beverage packaging other than Green to Go will be presumed as non-compliance with this ordinance

This subparagraph shall not apply to manufacturers, brokers or warehouse operators, who conduct or transact no retail food or beverage business.

To reduce contamination in recycling and organics, mobile use-food establishments and all other food establishments shall implement the following:

Single-use cups and containers that are utilized with lids shall have lids of the same category of packaging.

Recyclable packaging shall only have recyclable lids

Compostable packaging shall only have compostable lids.

Compostable cups shall be labeled to clearly indicate to the consumer that the cup is compostable. Labeling must include at least one of the following:

The words "certified compostable," "commercially compostable" or other language which meet ASTM standards. "Made from plants," "bio-based," or "biodegradable" are not acceptable alternatives on their own.

The logo of a third-party certification or testing body indicating the cup meets compostability standards, as approved by the City of Edina.

All food establishments shall implement the following in relation to non-packaging food service items:

Single-use utensils including, but not limited to, forks, spoons, and knives shall be compostable.

Single-use straws of any kind shall only be provided to consumers upon request. Front- of-house straw dispensers, which allow for customers to self-serve, meet this requirement.

A food establishment which utilizes single-use compostable and/or recyclable food packaging to serve consumers on-site shall have on-site collection for recyclable and/or compostable packaging.

A food establishment that does not utilize single-use packaging to serve consumers on-site is exempt from the requirement to have on-site collection for recyclable and/or compostable packaging.

A food establishment that does not have dine-in seating for consumers is exempt from the requirement to have on-site collection for recyclable and/or compostable packaging.

If a mobile food unit or establishment is being hosted by an entity as part of an event or regular business, the hosting entity shall provide on-site collection for recyclable and/or compostable packaging.

Containers for the on-site collection of recyclable and/or compostable packaging shall be co- located with garbage containers.

If garbage receptacles are available to consumers, then receptacles for separating recyclable and/or compostable packaging must also be made available to consumers in the same location.

If garbage receptacles are not available to consumers and are instead placed in areas for use by staff only, then receptacles for separating recyclable and/or compostable packaging are only required in those locations.

A food establishment shall arrange for the collection of recyclable and/or compostable packaging by a licensed solid waste collector for delivery to an appropriate transfer station or processing facility.

20-639 Exclusions and Exceptions. Notwithstanding any other provisions to the contrary, this ordinance shall not apply to:

Manufacturers, brokers, distributors or warehouse operators who conduct or transact no retail food or beverage business;

Food and beverage service provided through patient care at hospitals and nursing homes;

Food packaging pre-packaged by a manufacturer, producer or distributor;

Plastic films less than ten (10) mils in thickness;

Any packaging, which is not considered green to go packaging, but for which there is no commercially available alternative as determined by the City of Edina, following Hennepin County guidance. In determining whether there are commercially available alternatives, the City of Edina will consider whether

there is availability of green to go packaging for affected products. Every rule creating an exemption under this paragraph may be reviewed by The City of Edina.

20-640 Enforcement. The City shall have the duty and the authority to enforce provisions of this chapter pursuant to City Code Sec. 20-445.

20-641 Severability. If any part or provision of this ordinance or the application thereof to any person, entity, or circumstances shall be judged unconstitutional or invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application which is directly involved in the controversy in which such judgment shall have been rendered, and shall not affect or impair the validity of the remainder of this ordinance or the application thereof to other persons, entities, or circumstances.

Section 2. Effective Date. July 1, 2022

First Reading: 10/19/21
Second Reading: 11/3/2021
Published:

Attest _____ _____

Sharon Allison, City Clerk James B. Hovland, Mayor

Please publish in the Edina Sun Current on
Send two affidavits of publication
Bill to Edina City Clerk

ADVISORY COMMUNICATION

Date: October 19, 2021

To: Edina City Council

From: Energy and Environment Commission

Subject: Green To Go Packaging Ordinance

Action Requested: Review and recommend on development of to-go packaging ordinance and policy avenues. Includes an update to the 2016 study and report to incorporate the recently launched organics recycling program.

BACKGROUND

In 2017 the Metropolitan Solid Waste Management Policy Plan (The Plan) was adopted by the Minnesota Pollution Control Agency (MPCA). This plan provides the framework for managing solid waste in the metro area through 2036, and supports the goals of the Waste Management Act (WMA) hierarchy; improving public health; reducing the reliance on landfills; conserving energy and natural resources; and reducing pollution and greenhouse gas emissions. All counties in the Twin Cities Metropolitan Area (TCMA) are accountable for implementing The Plan and its goal of recycling 75 percent of waste by 2030.

According the MPCA, 63% of the waste created in Minnesota could be reduced, reused, recycled, or composted. However, if this waste is not diverted, and if the current trends continue, nearly 8 million tons of additional waste will end up in Minnesota landfills over the twenty year period of The Plan. In addition, as those landfills reach capacity, some of that waste will have to (and already is) be shipped to other states, making waste management more and more expensive for residents. Therefore, counties and cities need to find strategies to promote reuse, recycling and composting.

In the report *Reducing Wasted Food & Packaging: A Guide for Food Services and Restaurants,* written by the EPA, one of the recommended strategies to reduce wasted food and packaging is to "Use packaging that is compostable or recyclable". Zero Waste and Environmental Packaging ordinances have been enacted in surrounding communities and across the nation to deal with the problems associated with waste and single use plastics. Now, with the recently launched organics recycling program, the City of Edina has the infrastructure in place to divert both recyclable and compostable products. With the increase of food and beverage "take out" due to the pandemic, there has been a surge in single-use plastics disposal — a trend which could continue even after bars and restaurants resume "normal" activity. A packaging ordinance will help Edina reduce the waste associated with take out dinning.

ASSESSMENT

PACKAGING ORDINANCE AND POLYSYTRENE BANS

Currently, the MPCA does not have a blanket position on policies to prohibit or restrict any single-use consumer packaging products at the city, county or state level. However, over 100 cities across the United States have implemented some version of a to-go food packaging or polystyrene ban.

In the table below are some examples of cities/states that have passed legislation on to-go food packaging or polystyrene.

Polystyrene Bans/Packaging Ordinances

	Ordinance/Policy	Enacted	Rationale	Ordinance
Maine	Prohibits establishments from processing, preparing, selling or providing food or beverages in polystyrene. Prohibits use of plastic straws.	January 1, 2021 Delayed enforcement to 7/1/21	Concern for the environment as well as human health and safety.	https://legislature.maine.gov/statutes/38/title38ch15-Asec0.html
Maryland	A person may not sell or offer for sale in the state an EPS (expanded polystyrene) food service product; and a food service business or school may not sell or provide food or beverages in an EPS food service product.	July 1, 2020 Delayed enforcement to 10/1/20	It's bad for the environment to produce, and it often ends up as litter on the side of our road.	http://mgaleg.maryland.gov/mgawebsite/Laws/StatuteText?article=gen&section=9-2201&enactments=False&archived=False
Minneapolis	Requires all takeout food containers to be recyclable, reusable, returnable or compostable (rigid and expanded polystyrene are not included on the list of plastics meeting the requirement). Covered food establishments must have recycling and composting programs.	April 22, 2015	To promote reusable, refillable, recyclable or compostable food and beverage packaging.	https://library.municode.com/mn/minneapolis/codes/code_of_ordinances?nodeId=COOR_TIT10FOCO_CH204ENPRENACPA
San Diego	Prohibits all food containers made of polystyrene.	January 1, 2019	The city's goal is to achieve zero waste by 2040. The ordinance not only helps in achieving that goal but also improves water quality, reduces pollution and keeps our environment healthy.	https://www.sandiego.gov/sites/default/files/san_diego_single_use_plastic_reduction_ordinance.pdf

St. Paul	Regulation of food and beverage packaging at retail food establishments to include items that are reusable, recyclable or compostable.	April 2019 Effective January 2021 Implementation delayed while Council decides next steps	Reduce the volume of landfilled waste, to minimize the toxic by-products of incineration, to make the waste stream less damaging to the environment, to make St. Paul and the surrounding communities more environmentally sound places to live.	https://library.municode.com/mn/st._paul/codes/code_of_ordinances?nodeId=PTIILECO_TITXXIIIPUHESAWE_CH236ENPRPLPA
Fayetteville	Fayetteville City Council passed an ordinance banning the use of single use expanded polystyrene foam plates, bowls, cups, clamshells, cups, and similar products by any establishment providing prepared, ready to-eat food or drink.	July 1, 2020	The City Council has determined it is vital to our citizen's health and especially to our water supply of Beaver Lake that the amount of EPS that can escape into our environment should be reduced as much as possible.	https://www.fayetteville-ar.gov/DocumentCenter/View/19881/ORDINANCE-6250---City-Wide-EPS-Ban
Seattle	The City of Seattle requires all food service businesses to find recyclable or compostable packaging and service ware alternatives to all disposable food service items such as containers, cups, straws, utensils, and other products. This applies to all food service businesses, including restaurants, grocery stores, delis, coffee shops, food trucks, and institutional cafeterias.	January 1, 2009	The production, use and disposal of expanded polystyrene food service products and disposable food service ware have significant adverse impacts on the environment and that compostable or recyclable alternative products are available.	http://clerk.seattle.gov/search/ordinances/123307

Charleston	Operations will be required to stop using: Single-use plastic carryout bags, Non-Recyclable and Non-Compostable Disposable Food Containers and Service Ware, and polystyrene products.	January 1, 2020	This ordinance is designed to protect the engine of our economy and livability of our City so businesses, particularly those influenced by tourism, and residents can continue to enjoy what the beauty and bounty of Charleston's waterways offer for generations to come.	https://www.charleston-sc.gov/DocumentCenter/View/19987/2018-146-Environmentally-Acceptable-Packaging-and-Products-Ratified?bidId=
St. Louis Park	Encourage the use of reusable food and beverage packaging when possible; minimize the amount of single-use, disposable food and beverage packaging that must be thrown in the garbage, and thus disposed via incineration or landfilling; maximize the amount of single-use food and beverage packaging items that can be recycled or composted; and minimize contamination in organics and recycling.	January 1, 2017		https://www.stlouispark.org/home/showpublisheddocument/19969/637479741921700000

LIFECYCLE CONSIDERATIONS AND TRADE-OFFS

When creating an ordinance that would ban or regulate particular products, simply evaluating a product by its end of life disposal (recycling, composting, landfilling) is not the only criteria available to judge it from an environmental perspective. There are three possible lenses through which to look at environmental impact: **life cycle assessment, the preferred waste management methods, and overall material and waste trends.**

Life Cycle Assessment

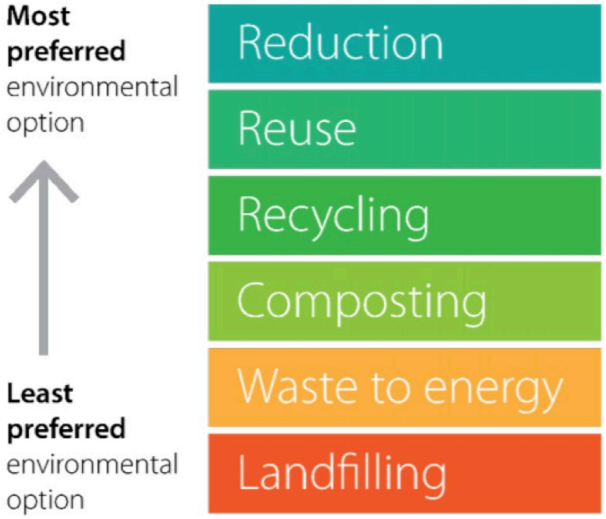
"A life cycle assessment (LCA) details all environmental impacts of a product throughout all stages of the product's life. It takes into account the amount of resources that go into the product and the emissions, waste, and pollution that result from the manufacture, distribution, use and disposal of a product. An LCA may also detail outcomes like ecosystem toxicity and human health impacts caused throughout a product's life cycle". There are potential trade-offs with any given policy. "There may be trade-offs in environmental impacts because of the relative impacts of different product materials or because of how a policy affects citizen behaviors." [1]

Preferred Waste Management

[1] https://www.pca.state.mn.us/sites/default/files/p-p2s1-06.pdf

The State has developed a Waste Hierarchy (see below). Because our current rate and use of materials is not sustainable, the Waste Management Act and The Landfill Abatement Act requires that the state's waste management system move away from incineration (waste to energy) and landfill disposal, and adopt a hierarchy for solid waste processing in order of preference: reduce, reuse, recycle, organics recycling, incineration, landfill. Incineration and landfilling being the least favorable. Therefore a product that can be reused, recycled or composted would be preferred to a product that has to be placed in the trash.

MINNESOTA'S WASTE HIERARCHY



Material and Waste Trends

Over the last three decades there has been an overall increase and investment in the use of plastics. After efforts by many organizations and states to reduce the amount of single use food packaging, the covid pandemic created a new surge in demand for these products. A continued increase in plastics use means an increase in waste creation, oil consumption, and GHG production. In 1980, 20,000 tons of plastic was recycled. That number increased to more than 3 million tons in 2015. In addition, 2015 saw 5 million tons of plastic burned and 26 million tons landfilled.[2] .

An article in Packaging Digest states, "Ready-To-Eat (RTE), Ready-To-Heat (RTH), and other grab-and-go packaging concepts are likely to increase this market into double digits from 2021 to 2025. Specific raw material types such as expanded polystyrene foam will continue to provide low-cost options for many applications, as long as states and municipalities do not have bans on this raw material".[3]

Plastic refining is a greenhouse gas intensive industry and the fastest growing. "If plastic production and use grow as currently planned, by 2030, these emissions could reach 1.34 gigatons per year—equivalent to the emissions released by more than 295 new 500-megawatt coal-fired power plants. By 2050, the cumulation of these greenhouse gas emissions from plastic could reach over 56 gigatons"[4]. "Today, about 4-8% of annual global oil consumption is associated with plastics, according to the World Economic Forum. If this reliance on plastics persists, plastics will account for 20% of oil consumption by 2050."[5]

[2] https://www.epa.gov/facts-and-figures-about-materials-waste-and-recycling/plastics-material-specific-data
[3] https://www.packagingdigest.com/food-packaging/covid-19-and-food-packaging-one-year-later
[4] https://www.ciel.org/wp-content/uploads/2019/05/Plastic-and-Climate-Executive-Summary-2019.pdf
[5] https://yaleclimateconnections.org/2019/08/how-plastics-contribute-to-climate-change/

STATUTE AND GOALS DRIVING PACKAGING ORDINANCES

A packaging ordinance in the City of Edina would support our solid waste and greenhouse gas reduction goals. The Comprehensive Plan states that Edina's goals are to reduce GHG emissions 30% by 2025 and 80% emissions reduction by 2050. The Comp Plan also commits to 75% of solid waste annually diverted from landfills by 2030. Similarly, Hennepin County has goals of recycling 75% of waste and sending zero waste to landfills by 2030.

In pursuit of those goals, Hennepin County revised its recycling ordinance on November 27, 2018.

- Businesses that generate large quantities of food waste must implement food recycling by January 1, 2020.
- Cities must offer curbside organics recycling service to residents by January 1, 2022.

MPCA Policy Plan Goals

Management Method	2020	2025	2030	2036
Recycling	51%	54%	60%	60%
Organics Recovery	12%	14%	15%	15%
Resource Recovery	35%	31%	24%	24%
Max Landfill	2%	1%	1%	1%

At the City, County and State level there are statutes and goals in place to reduce waste. Many neighboring cities have included packaging ordinances as a tool to meet these goals. Minneapolis adopted a packaging ordinance in 2015 and St. Louis Park enacted theirs in 2015. With the addition of Edina's curbside organics collection it is far easier for residents to properly dispose of compostable materials.

THE ECONOMICS OF PLASTIC

When looking at reducing waste, there are economic benefits to selecting materials that can have another life, materials that are recyclable and compostable. Understanding the materials that have another life, recyclable or compostable, and a market in Minnesota is important to factor in when selecting the materials for a packaging ordinance. The following is a brief overview of the different resins that have economic value and are sorted and collected in Minnesota MRFs:

Resin #1 — PET. PET is one of the most commonly used plastics in consumer products, and is found in most water and pop bottles, and some packaging.
Roughly 75 percent of recycled PET (Polyethylene terephthalate) bottles go to domestic markets. Although Minnesota does not have a PET reclaimer it does have companies that purchase recycled PET flakes and pellets. The out-of-state reclaimers are not at capacity for PET, therefore, any increase of PET recovered from Minnesota would be in demand at these national and regional reclamation operations.HDPE

Resin #2 — HDPE (High-Density Polyethylene). HDPE plastic is the stiff plastic used to make milk jugs, detergent and oil bottles, toys, and some plastic bags. HDPE is the most commonly recycled plastic and is considered one of the safest forms of plastic. It is a relatively simple and cost-effective process to recycle HDPE plastic for secondary use.Approximately 80% of HDPE (High-density polyethylene) stays in domestic markets. Unlike PET Minnesota does have in-state reclaimers for HDPE.
Currently Minnesota's reclaimers need to purchase HDPE from out-of-state to meet their demand of recycled HDPE. Any increase in HDPE recovery will decrease Minnesota's need to purchase out-of-state HDPE.

Resin #3 – PVC (Polyvinyl Chloride). PVC is dubbed the "poison plastic" because it contains numerous toxins which it can leach throughout its entire life cycle. Almost all products using PVC require virgin material for their construction. Products made using PVC plastic are not recyclable and are not collected by local haulers.

Resin #4– LDPE (Low-Density Polyethylene). LDPE is often found in shrink wraps, dry cleaner garment bags, squeezable bottles, and the type of plastic bags used to package bread. When recycled, LDPE plastic is used for plastic lumber, landscaping boards, garbage can liners and floor tiles. Products made using recycled LDPE are not as hard or rigid as those made using recycled HDPE plastic. Curb side haulers will not accept plastic bags or film, because it can get caught in the machinery, delaying the sorting process and damage equipment. Many retail and grocery stores as well as the Hennepin County Drop Off Sites, however, will collect and send plastic bags and film to to be recycled.

Resin#5 — PP (Polypropylene). Polypropylene plastic is tough and lightweight, and has excellent heat-resistance qualities. It serves as a barrier against moisture, grease and chemicals. PP is generally collected by most Haulers in the twin cities.

Resin#5 - BLACK PP (Polypropylene) IS NOT RECYCLABLE. The reason main reason black PP is not collected by haulers is because there is not an after market for black plastic. Black dyes and pigments in the plastic affect the quality and value. Black plastic is also difficult to sort. Plastic is sorted using an optical light sensor and a puff of air to get the plastic to the right location. Black absorbs all light and thus isn't sensed and would have to somehow be picked out by hand. This is not economically or mechanistically viable because it is very hard to tell the difference between a #5 and other black plastic containers.

Resin # 6 — PS (Polystyrene) IS NOT RECYCLABLE. Polystyrene is an inexpensive, lightweight and easily-formed plastic with a wide variety of uses. Because polystyrene is structurally weak and ultra-lightweight, it breaks up easily and is dispersed readily throughout the natural environment. Polystyrene is not accepted for curbside recycling in MN or many

other curbside programs. This is why polystyrene, in either form, expanded (styrofoam) or rigid, accounts for about 35% of US landfill material.

Resin #7— Other (BPA, Polycarbonate and LEXAN). This category was designed as a catch-all for polycarbonate (PC) and "other" plastics, so reuse and recycling protocols are not standardized within this category. Of primary concern with #7 plastics, however, is the potential for chemical leaching into food or drink products packaged in polycarbonate containers made using BPA (Bisphenol A). BPA is a xenoestrogen, a known endocrine disruptor.

Resin #7 — PLA. Confusingly, #7 can also include PLA, Polylactic Acid. Polylactic Acid is a biodegradable thermoplastic aliphatic polyester. It is made with renewable resources such as corn starch, tapioca, or sugar cane and is used in compostable products.[6]

NOT ALL GREEN PACKAGING IS CREATED EQUAL

Here are some eco-terms to know:
Bagasse — The pulp that remains after renewable and sustainable raw materials such as bamboo, reed, rice, hemp and sugarcane are processed.

Biodegradable — Solid materials that break down as a result of natural bacteria activity and disappear into the environment over a period of time.

Commercially Compostable — Solid materials that decay under controlled conditions in a commercial composting facility utilizing microorganisms, humidity and temperature. This is different than backyard or home composting, which turns organic waste such as leaves, food scraps and lawn clippings into a soil-like fertilizer.

Plastarch Material (PSM) — Resin made with various biodegradable materials and starch filler.

Polylactic Acid (PLA) — Biopolymer made from plants that can be formed into linings for paper cups and other products, such as hinged to-go containers often used for cold sandwiches and salads.

Post-consumer Recycled Content — Materials such as corrugated boxes, newspapers and bottles that have been recovered and reprocessed after initial use by consumers.
Recyclable — Materials that can be reclaimed or reprocessed into new products.

Renewable and Sustainable Resources — Naturally occurring raw materials such as bamboo, reed, rice, hemp and sugarcane that can be transplanted, harvested and replanted.

STAKE HOLDER ENGAGEMENT

Two Stakeholder meetings were held virtually; February 16 and February 18, 2021. The purpose of these meetings was to share details about the ordinance and get input from businesses that could help shape the ordinance.

February 16, 2021 2:00pm
Attendees:
Michelle Horan - Energy and Environment Commission, City of Edina
Melissa Seeley - Energy and Environment Commission, City of Edina
Grace Hancock - Sustainability Coordinator, City of Edina
Twila Singh - Organics Recycling Coordinator, City of Edina,

[6] https://learn.eartheasy.com/articles/plastics-by-the-numbers/

Solvei Wilmot - Environmental Health Specialist, City of Edina,
Mallory Anderson - Waste Prevention and Recycling Specialist, Hennepin County
David Richoz - General Manager, COV Edina
Stephen Munasinghe - Partner at Lettuce Entertain You Restaurants
Jonathan Wang
Keiko Niccolini - CMO & General Manager, rWare
Lee Renneke - City of Edina Health Inspector

Questions/Comments:
David Richoz, of COV Edina was the only participant who offered feedback. He explained that there was a large problem with restaurants getting supplies of products during the pandemic. The restaurant typically keeps 7 to 10 days worth of supplies on hand, but is stockpiling more at this time. He states that he really wants to do the right thing regarding waste management.

February 18, 2021, 10:00am
Attendees:
Michelle Horan - Edina Energy and Environment Commission
Melissa Seeley - Edina Energy and Environment Commission
Grace Hancock - City of Edina, Sustainability Coordinator
Twila Singh - City of Edina, Organics Recycling Coordinato
Solvei Wilmot - City of Edina, Environmental Health Specialist
Andre Xiong - Hennepin County
Keiko Niccolini - CMO & General Manager, rWare
Brian Baker - Vierkant
Mac Sellars - Grant Program Manager at r.Cup
Bill Chrysler, General Manager, Edina Country Club
Keiko Niccolini - CMO & General Manager, r.Ware
Anne Spaeth, CEO Long Table Hospitality and The Lynhall

Questions/Comments:
Bill Chrysler, General Manager, Edina Country Club, in response to the question about packaging inventory and the proposed time of a year between approving an ordinance and its implementation, stated "a year would be nice as we utilize a lot of logged product that we order in bulk"

Anne Spaeth stated "the start of the pandemic was very difficult. We had to go to Costco Business. Doesn't seem to be an issue now. Lynhall orders containers once per month unless it's a holiday". She also asked for, and was sent the link to Hennepin County grant opportunities.

NEXT STEPS

The growth of plastic use and pollution, and its inevitable link with climate change needs our immediate attention. We all need to begin to make behavior changes in order to tackle this reality. No plan of attack is perfect, or without pushback and consequences, however, we have to start. Every step, no matter small or large, is a step towards our goals — waste and GHG reduction, and mitigating the impacts of climate change.
By creating a preferred packaging ordinance, Edina would be leading the way in improving both Minnesota's economy and environment with the following direct and indirect affect:

- It would support Edina businesses in complying with the new recycling business legislation;
- It would increase the amount of recyclable materials being diverted from the waste stream and landfills;
- It would increase the amount of recovered materials going into the markets and Minnesota's economy.

- It could help the city and businesses vision future actions that could move us closer to zero waste, focusing on waste prevention and reduction, reuse and the potential for a circular economy.
- It would tackle social and environmental justice, since normally incinerations are located in low-income or communities of color disproportionally impacted by environmental burdens and pollution.

A packaging ordinance is one tool, the City has to address the costs and impacts of waste. Plastic production and disposal is at a point where we can no longer just recycle ourselves out of our waste problem. States, counties, cities and residents will have to make further commitments towards waste reduction by embracing new ways of "doing business". Promoting the circular economy where businesses "design out waste and keep products and materials in use and regenerate natural systems", along with encouraging citizens to move away from the "purchase-use-trash" linear model of consumerism to purchasing reusable, returnable, or fixable products are great examples of new ways of thinking that could have large impacts on our environment

The Energy and Environment Commission is asking the Edina City Council to approve of a Preferred Packaging Ordinance.

The CITY of EDINA

Green to Go Packaging Ordinance

Agenda

The CITY of EDINA

- Presentation of an Edina Green to Go Packaging Ordinance
  - Included in packet
    - Advisory Communication
    - Draft ordinance
- What is a Green to Go Packaging Ordinance?
- Who is affected?
- Why a packaging ordinance?
  - Residents
  - Businesses
  - Supports city/county goals and initiatives
  - Contamination
  - Other Cities

The CITY of EDINA

Green To Go Packaging Ordinance

A tool for the City to:

- Promote waste reduction
- Encourage recycling
- Minimize contamination in organics and recycling waste streams.

Establishments Affected by Ordinance

The CITY of EDINA

Would apply to	Would not apply to
Anyone owning, operating or conducting a food establishment or mobile food unit	Manufacturers, brokers, distributors or warehouse operators who conduct or transact no retail food or beverage business
Cafeterias, coffee shops or other food establishments within hospitals or nursing homes available for the general public	Food and beverage service provided through patient care at hospitals and nursing homes
Items a business itself prepackages prior to sale	Food packaging pre-packaged by a manufacturer, producer or distributor
Catering (would rely on event venues to institute)	Plastic films less than ten(10) mils in thickness

Why a Packaging Ordinance?

The CITY of EDINA

Residents

- Reduce plastic waste
- Reduce single use plastics
  - Straws and utensils
  - Restaurant take out containers
  - Coffee cups and lids

Why a Packaging Ordinance?

The CITY of EDINA

Business

- Being green is good business
- Policy to support what they are already doing
- Level playing field for packaging costs
- More demand, more options, decrease in pricing

Why a Packaging Ordinance?

City/County Goals and initiatives

- Recycle 75% of waste by 2030
- Reduce city wide generation of greenhouse gas emissions 30% by 2030 and 80% by 2050
- Climate Action Plan
- Green Business Recognition Program

Why a Packaging Ordinance?

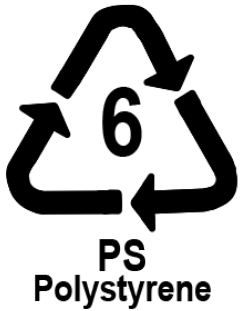
The CITY of EDINA

Contamination

1. Not All Plastic Resins Are Recyclable

Polystyrene

Rigid and Foam



- No Aftermarket
- Ends up in landfill

Black Plastic

- Cannot be sorted
- Not as marketable
- Ends up in landfill

Why a Packaging Ordinance?

Contamination

The CITY of EDINA

2. Specifying Like Materials on Like

- Compostable packaging shall only have compostable lids
- Recyclable packaging shall only have recyclable lids
- Consumer behavior of disposing packaging/cup and lid

Why a Packaging Ordinance?

The CITY of EDINA

Contamination

3. Sorting

- Provide bins for all waste streams
- Co-locate waste bins to allow proper sorting

Why a Packaging Ordinance?

The CITY of EDINA

Surrounding Cities Have Successfully Implemented Such Ordinances

- Edina business and restaurants are aware - some already doing it. Jared Olson - 50th and France Starbucks.
- Residents are aware - wondering if Edina will enact it

The CITY of EDINA

OUR ASK

The CITY of EDINA

Thank you!

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: IX.K.

To: Mayor and City Council

Item Type:
Report / Recommendation

From: Chad A. Millner, P.E., Director of Engineering

Item Activity:
Action, Discussion

Subject: Approve Revised 30% Design Layout for Morningside Flood Infrastructure Project

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ACTION REQUESTED:
Approve revised 30% design layout for the Morningside Flood Infrastructure Project.

INTRODUCTION:
Staff will report on the revised 30% design layout and public engagement for Morningside Flood Infrastructure Project. The layout was updated after the September 21, 2021 City Council meeting.

Attached is an updated staff report modified based on discussion from the September 21, 2021 Council meeting.

ATTACHMENTS:

Staff Report: Approve 30% Design
Revised 30% Design Layout
Revised CIP
Stakeholder Engagement Report
Stakeholder Engagement Report Appendix 1
Stakeholder Engagement Report Appendix 2
Stakeholder Engagement Report Appendix 3
Staff Presentation

STAFF REPORT

Date: October 19, 2021

To: Mayor and City Council

From: Chad A. Millner, P.E., Director of Engineering
Ross Bintner, P.E., Engineering Services Manager
Jessica Wilson, Water Resources Coordinator

Subject: Approve Revised 30% Design Layout for Morningside Flood Infrastructure Project

Executive Summary:

Staff collected additional feedback before and during the September 21, 2021, City Council Meeting. Residents provided input outside of the structured meeting in the entry area of City Hall. The City Council provided input during the structured meeting. Based on the feedback, staff has revised the 30% design.

The revised 30% design was modified as such.

1. Ice rink to remain in existing location. Rink lighting and boards will be improved as part of a separate contract.
2. Open skate area from ice rink to Grimes Ave unchanged and may be considered as part of a future Park's improvement project. This removed the nature play concept, pavilion structure, soil amendments, and irrigation improvements.
3. Removal of outfield fences between the new baseball/softball fields to retain multi-use field.
4. Creation of a large open space between the new baseball/softball fields by piping the swale under the fields, includes grading, soil amendments and irrigation systems.

The revised layout that maintains two multiuse fields will add approximately $500,000 in additional grading and pipe to safely transmit flood flows across the park, and under the southeast multi use field. Staff will continue to look for opportunities to value engineer the project to better align with the initial budget estimate.

Staff has posted the revised 30% design to the BetterTogetherEdina website, directly corresponded with the Morningside Neighborhood Association, and directly corresponded with the Morningside athletic group.

Staff recommends approval of the attached 30% design concept and to end this phase of public engagement to keep this flood infrastructure project on schedule.

Information / Background

This recommendation was approved at the City Council work meeting April 20, 2021, and reviewed at the September 21, 2021, Meeting. The purpose of this report is to check in a second time at the 30% design phase of the Morningside Flood Infrastructure Project on meeting commitments of the approved project goals, requirements, and resources for project design and closing the loop on formal public input on park features.

A new design consideration was included based on Council input from the September 21, 2021, meeting: To retain multiuse fields in design.

30% Recommendations

The preliminary recommendation approved at the April 20, 2021, meeting is modified and augmented as shown below with ~~strikethrough and~~ underlining. The design creates infrastructure consistent with the "Bigger" option, with the following features included in design (see Table 1 and Figure 2 of the tech memo);

1. An expanded and lowered Weber Pond, (tech memo Feature 1) including:
    a. Expansion into Weber Woods and the removal of approximately 6 acres of trees
    b. Natural resource restoration and improvement of the entire Weber Woods land area
    c. Creation of nature trails and ~~a~~ one or more bridges or floating boardwalks connecting east to west across the pond
2. An expanded and lower Lynn/Kipling inundation area (tech memo feature 4) including:
    a. Tree removal along most of the basin, with several tree stands saved
    b. A mixed wetland and pond, with aquatic and upland natural resource restoration
3. An expanded pipe and swale to provide overflow from the Lynn/Kipling inundation area and the Grimes Avenue low point (tech memo features 2 and 3) including:
    a. A box culvert along the 41st right-of-way and easement corridor between homes
        i. A box culvert along the 41st right-of-way will be used only if a 42nd Street Pipe cannot be feasibly upsized to accommodate additional flood flow.
    b. A landscaped swale ~~along the north side of the active play spaces~~ in Weber Park in an alignment and scale that minimizes impacts to provide high flow and clean water benefits, including an east to west park trail.
4. An expanded and reconfigured pipe network extending west on 42nd, south on Crocker, east on Morningside Road, south on Grimes, and west on Branson minor grade changes on Grimes and Crocker (Technical Memo features 9, 9a, and 10) and minor grade changes on 40th (part of Technical Memo feature 8) including:
    a. Expanded surface inlets to fully utilize pipe capacity in extreme events
    b. Minor changes to grades in streets and curb lines to reduce potential surface flows or flood backflow into low or landlocked areas.

The 30% design uses the strategies, design goals, considerations, and opportunities consistent with the Council approval at the April 20, 2021, with comments underlined.

1. Affirm strategy, design goals, considerations, and opportunities (also described in section 2 above).
    a. Strategy; Risk transfer with pipe, and mitigation and additional flood reduction with storage

b. Design goals:
    i. No increase in risk to any individual property (goal met)
    ii. Balance the risk and benefit of the project (goal met)
    iii. No private property will be proposed for acquisition and no floodwalls are needed as no flood stages are higher in the proposed design (goal met)
c. Include as design consideration:
    i. Consider future climate change in design (used in design to size emergency flow paths and informs balance between storage and risk-transfer with larger pipes)
    ii. Limit impact at Weber Park by focusing pond expansion in Weber Woods, using a pumped outlet to lower the outlet water elevation, and using smart infrastructure approach of predictive pumping ahead of extreme events. (Used in design to size emergency flow paths, informs balance)
    iii. Retain multiuse fields in design (new 10/19/21)
d. Take advantage of opportunity:
    i. Enhance natural areas where impacts occur (goal met)
    ii. Consider park improvements where impacts occur (goal met)
    iii. Remove or reduce potential for flood overflow into private property through minor changes in grade (goal met)
    iv. Add inlets in low areas to fully utilize pipe (goal met)
e. Tradeoffs
    i. Project will use park space in Weber Park, Weber Woods, and Lynn/Kipling inundation area (List of features from "Bigger" option described in section 5 to bring forward.) (Tradeoff made, optimized to reduce impacts)

2. Public participation has been conducted inform the public and project about park landscape aesthetics choices, consistent with the public participation plan approved by Council at the April 20, 2021, meeting and the Council "Better Together" public participation strategy.

Budget and Schedule / Next Steps

The revised CIP approved included $1.4M of professional services in 2021, ~~$9.5M~~ $10M of capital improvement in and 0.5M professional services in 2022, and $0.1M of professional services and $0.5M of capital improvement in 2023. Preliminary design work is has found minor grant funding available for flood work that could reduce capital costs, and contaminated dredge materials that require landfill that could increase capital costs. The design team is working to value engineer to reduce costs. The revised layout maintains two multiuse fields and will add cost of approximately $500,000 in additional grading and pipe to safely transmit flood flows across the park, and under the southeast multi use field.

The design team is recommending the project be delivered in three contracts. The first contract will be a tree clearing done in Winter 2021/22. The propose of this early contract is to meet goals and regulatory requirements to protect species that use trees in Spring and Summer. The park and earthwork to create flood storage will take place in a grading and utilities contract. The upstream pipe capacity work will take place as part of the 2022 Neighborhood Street Recon project.

Expected schedule

- Q3 2021 (late) Public comment period ends, 30-60% design work, regulatory permits
- Q4 2021; Regulatory permits, final design work
- Q1 2022 Award tree clearing contract
- Q2 2022 (early) Award grading/park project
- Q2 2022 (early) Award neighborhood recon project (includes majority of pipe project)
- Q2 2022 (mid) Construction Starts

Attachments (repeated from 4/20/21 approval and 9/21/21 1st 30% check in) and new or updated

Revised Layouts
Stakeholder Engagement Report
Revised CIP

Past reports to Council

September 21, 2021 Council Meeting – 30% Design Check In
April 20, 2021 Council Meeting - Staff Recommendation
March 16, 2021 Council Work Session – Preliminary Staff Recommendation
September 1, 2020 Council Work Session – Morningside Flood Infrastructure Project Update
April 21, 2020 Approve Public Participation Plan for Morningside Flood Infrastructure Project and Request for Purchase for Engineering and Engagement Services
    Public Participation Plan
April 7, 2020 Flood Risk Reduction Strategy approval
    March 5, 2019 FRRS Strategy Update
September 5, 2018 – Adoption of 2018 Comprehensive Water Resources Management Plan
April 3, 2018 – Work Session – Comprehensive Water Resources Management Plan – Implementation Discussion
January 17, 2018 – Authorize Staff to Submit Draft Comprehensive Water Resources Management Plan for Agency Review
November 21, 2017 – Work Session – Draft 2018 Comprehensive Water Resources Management Plan Presentation for Review and Comment
Water Resources Library – Historical Morningside Neighborhood Stormwater Reports
May 17, 2016 – Weber Woods Purchase Agreement

Morningside Flood Infrastructure Project

Provide your feedback for these concepts at: ***www.bettertogetheredina.org/morningside***

Lynn/Kipling Inundation Area

Revised 30% Concept Design - Weber Park, Weber Pond + Weber Woods

City of Edina 2019-2023 CIP Change Request Form

Project Name		**Project Contact**	
Project Number		**Department Head**	
Project in Prior CIP?		**Department**	

Project Description (what and where?) – include enough detail that a person who is unfamiliar with the project before reading this can understand what we are proposing.

Strategic Justification (why?) – describe why the City should do this project. Usually the City's top priorities are set by the Council in documents like Vision Edina, Comp Plan, or City Work Plan.

City of Edina 2019-2023 CIP Change Request Form

Environmental considerations – list environmental effects to consider. Are "greener" alternatives being considered?

Project Costs (how much?) and Financing (how?) - include everything. Expenditures might include construction, consultants, hardware, software, etc. Funding might include donations, state grants, special assessments, etc.

Expenditures (describe)	Already Spent	2019	2020	2021	2022	2023	Future Years	Total Project
1								
2								
3								
4								
5								
Total Expenditures								

Funding Sources: List all known funding. If there is none identified yet, specify "Construction Fund".								
1								
2								
3								
4								
5								
6								
Total Funding Sources								

Comments on costs and financing, if necessary. Are there any ongoing costs/benefits to consider?

STAFF REPORT

Date: October 19, 2021

To: Mayor and City Council

From: Jessica V. Wilson, Water Resources Coordinator

Subject: Stakeholder Engagement Report

Executive Summary

Staff revised the concept design after the September 21 to react to input about the need for continued open multi-use space and the desire to keep the permanent hockey rink in its original location. The concept design was revised to add a culvert underneath the proposed multi-use open field space that transmits low flows but could flood and transmit high flows in extreme events. The open skate and permanent rink areas will not be impacted by the project and thus are not included in the proposed project boundary in the revised concept.

The nature play and shelter/pavilion have been removed from the concept design to balance the increased costs of adding a culvert under the multi-use fields. These features could be considered for the future, not associated with this flood infrastructure project.

This phase of the project was done at the 'Consult' level of public participation. The conceptual phase that preceded it from May 2020 through April 20th, 2021 was at the 'Involve' level.

The public participation level will pivot once again at the conclusion of this phase of the project to 'Inform'. The goal will be to provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions. The promise to the public going forward is to keep them informed.

Background

Engagement for the Morningside Flood Infrastructure Project began in May 2020. The initial effort was summarized in the January 2021 engagement report. This report summarizes the Weber Park landscape design process engagement which was approved by City Council in April 2021.

At their April 2021 meeting, City Council approved the staff recommendation which;

1. Affirmed strategy, design goals, considerations and opportunities.
    a. Strategy; Risk transfer with pipe, and mitigation and additional flood reduction with storage
    b. Design goals;
        i. No increase in risk to any individual property
        ii. Balance the risk and benefit of the project
        iii. No private property will be proposed for acquisition and no floodwalls are needed as no flood stages are higher in the proposed design
    c. Include as design consideration;
        i. Consider future climate change in design
        ii. Limit impact at Weber Park by focusing pond expansion in Weber Woods, using a pumped outlet to lower the outlet water elevation, and using smart infrastructure approach of predictive pumping ahead of extreme events.
    d. Take advantage of opportunity;
        i. Enhance natural areas where impacts occur
        ii. Consider park improvements where impacts occur
        iii. Remove or reduce potential for flood overflow into private property through minor changes in grade
        iv. Add inlets in low areas to fully utilize pipe
    e. Tradeoffs
        i. Project will use park space in Weber Park, Weber Woods, and Lynn/Kipling inundation area
            1. An expanded and lowered Weber Pond, including:
                a. Expansion into Weber Woods and the removal of approximately 6 acres of trees
                b. Natural resource restoration and improvement of the entire Weber Woods land area
                c. Creation of nature trails and a bridge or floating boardwalk connecting east to west across the pond
            2. An expanded and lower Lynn/Kipling inundation area including:
                a. Tree removal along most of the basin, with several tree stands saved
                b. A mixed wetland and pond, with aquatic and upland natural resource restoration
            3. An expanded pipe and swale to provide overflow from the Lynn/Kipling inundation area including:
                a. A box culvert along the 41st right-of-way and easement corridor between homes
                b. A landscaped swale along the north side of the active play spaces in Weber Park to provide high flow and clean water benefits, including an east to west park trail.

4. An expanded and reconfigured pipe network extending west on 42nd, south on Crocker, east on Morningside Road, south on Grimes, and west on Branson minor grade changes on Grimes and Crocker and minor grade changes on 40th including:
    a. Expanded surface inlets to fully utilize pipe capacity in extreme events
    b. Minor changes to grades in streets and curb lines to reduce potential surface flows or flood backflow into low or landlocked areas.

2. Modified Capital Improvement Plan item 19-341 to include estimated design professional services costs in 2021 of $1.4M, construction professional services in 2022 of $0.5M, capital expenses of $9.5M in 2022, and $0.5M in 2023, totaling $10M in capital and $2M in professional services, in addition to the $0.25M previously allocated to engagement and concept design work.
3. Authorized City Manager to sign professional service scope of service with Barr Engineering for Morningside Flood Infrastructure Project for a cost not to exceed $1.204M.
4. Approved the public participation plan to inform the public and project about park landscape aesthetics choices.

Public Participation Plan and Process

The public participation plan reflects the direction from the Council as described in the background section. Flood risk reduction is the primary service leading the design. Changes to features and public input on it would be considered insofar as it would be in service to the primary flood protection purpose of the project.

The level of public participation for this phase of the design was 'Consult'. The goal was to obtain public feedback on analysis, alternatives and/or decisions. The promise made was to keep the public informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

Stakeholders included residents in the Morningside neighborhood, the Morningside Neighborhood Association, the Park and Recreation Commission, Avail Academy, Minnehaha Creek Watershed District, City of St Louis Park, and City of Minneapolis.

The engagement strategy included direct mail, an open house, a City Council update, and a project webpage, www.BetterTogetherEdina.org/morningside.

The Public Participation Plan as shown below was amended to include a revised concept design and subsequent City Council approval, described in more detail in the sections below.

Objective	**Staff will inform people of the project and process. This is an extension of the Morningside Flood Infrastructure Project.**	**Staff will present the 30% concept design and solicit feedback.**	**Staff will consider feedback. Staff will provide an update to City Council.**	**Staff will make a request for purchase for construction following a competitive bid process. City Council will make a decision.**	**Staff will communicate the final design to the public. Staff will archive the project and process online.**
Anticipated Outcomes	People know how and when to provide feedback.	People have access to information. People have the ability to provide their feedback.	Staff have listened to and acknowledged resident feedback. People know how feedback was used.	Staff have listened to and acknowledged resident feedback. People know how feedback was used. The staff recommendation aligns with City Council direction.	People know what decision was made. People can view the information and process on the BetterTogetherEdina webpage.
Timeline	Spring 2021	Summer 2021	Summer or Fall 2021	Spring 2022	Spring 2022

Share the Concept Design

Staff presented the initial 30% concept design through the Better Together Edina project webpage and hosted an open house on August 17th. Large poster exhibits were printed and hung at the permanent hockey rink fencing. Lawn signs were posted at the entrances to Weber Woods on the north and east sides, at the south parking lot of Weber Park, the corner of Grimes and 42nd Street, and the east and west sides of the Lynn/Kipling Inundation Area to direct people to the exhibits and project webpage. The exhibits remained posted at the park until after the September 21st City Council presentation.

Postcards were mailed in early August to all properties in the Morningside neighborhood (appendix). Approximately 40 people attended the open house. The Weber Park 30% Plan PDF was downloaded 384 times, the Lynn/Kipling Inundation Area 30% Plan PDF was downloaded 147 times, and the representative imagery examples PDF was downloaded 132 times (summary report in appendix).

We heard a range of feedback related to flood infrastructure, natural resources, Weber Park and Weber Woods.

GENERAL

- Clarify how this looks.
- Clarify the impact to specific areas.

- Talk to more people, extend the comment period.
- "Are you still accommodating how I use the park and woods?"

FLOOD INFRASTRUCTURE

- "Does the flood benefit still accrue?"
- Park swale cuts open space in two, making it smaller; keep large open space.

NATURAL RESOURCES – PARKS, WOODS, LYNN/KIPLING

- Add native plant restoration areas to park, or not?
- "Will this project be a 'loss' for wildlife and dog-walking?"
- Clarify the impact to specific trees, explain the approach to trees and natural area restoration.

WEBER PARK AND WOODS

- "Why is this so focused on the park?"
- Do/Don't add other amenities – pool, skate park, soccer, playground, disk golf, etc.
- Do/Don't add fence in Woods.
- Don't add outfield fence at baseball/softball fields.
- Leave more open space [or] replace more trees?
- Reconfigure hockey rink, or not?
- Improve turf and open field areas.

Council Update

Another round of postcards was mailed to inform stakeholders of the upcoming City Council presentation on September 21st.

Staff made updates to the concept based on resident feedback in advance of the City Council presentation.

Input Used

- Open ice skate rink size increased
- Trees moved to edges
- More open, irrigated field for unprogrammed play in center of park
- Picnic/seating area, covered pavilion
- The size and placement of new natural planting areas is a detail often decided later in the design process

Input Not Used

- Amenities not added: Skate park, pool/splash pad, volleyball, disk golf
- Swale placement between baseball/softball fields remains part of design

- Outfield fencing at baseball/softball fields remains part of design
- New rink placement along Grimes remains part of design

Although the presentation to City Council did not include a public hearing, several people attended the meeting to listen to the presentation. Staff were available to discuss the project with people in the City Hall lobby before the meeting started and talked with approximately a dozen people. There seemed to be two main ideas represented among the group. First, a group advocating for a reduced scale in the pond size adjacent to Weber Woods and second, a group advocating for open multi-use space in the formal Weber Park area.

Revised Concept for multi-use space

Staff revised the concept design after the September 21 to react to input about the need for continued open multi-use space and the desire to keep the permanent hockey rink in its original location. Further, the Park System Strategic Plan calls out a need for multi-use space use. The revised concept design maintains that use at Weber Park.

The concept design was revised to add a culvert underneath the proposed multi-use open field space that transmits low flows but could flood and transmit high flows in extreme events. The open skate and permanent rink areas will not be impacted by the project and thus are not included in the proposed project boundary in the revised concept.

The nature play and shelter/pavilion have been removed from the concept design to balance the increased costs of adding a culvert under the multi-use fields. These features could be considered for the future, not associated with this flood infrastructure project.

A copy of the revised concept is available in the appendix.

Staff will seek Council approval of the revised concept at their October 19th City Council meeting. Upon approval, the public involvement portion of the design ends and staff will advance to the next phase of design.

Conclusion

This phase of the project was done at the ‘Consult’ level of public participation. The conceptual phase that preceded it from May 2020 through April 20th, 2021 was at the ‘Involve’ level.

The public participation level will pivot once again at the conclusion of this phase of the project to ‘Inform’. The goal will be to provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions. The promise to the public going forward is to keep them informed.

IAP2 Spectrum of Public Participation

IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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Appendices

Appendix 1

- Public Participation Plan, approved April 20th, 2021
- Postcards (2)
- BTE summary May 2020 – April 20, 2021
- BTE summary April 21, 2021 – October 12, 2021

Appendix 2

- Open house exhibits

Appendix 3

- Revised 30% plan

PUBLIC PARTICIPATION PLAN

MORNINGSIDE FLOOD INFRASTRUCTURE PROJECT

DECISION TO BE MADE

- Develop Weber Park landscape design consistent with flood infrastructure elements and budget approved by City Council with the Morningside Flood Infrastructure Project decision. (www.BetterTogetherEdina.org/Morningside).
- Staff will update City Council at the 30% design milestone.
- Staff will make a request for purchase for construction, City Council will decide.

DECISION CRITERIA

IN SCOPE

- Natural areas restoration
- Walking paths
- Ball fields and rink placement
- Irrigation
- Tree removal and planting
- Pond and park grading
- Lynn/Kipling open space grading and natural areas restoration

OUT OF SCOPE

- Roadway reconstruction elements such as street width, and sanitary sewer and water improvements

DECISIONS ALREADY MADE

- Consistent with the purchase agreement, Weber Woods shall be used solely for public park purposes, including open space, outdoor recreation, and dog park, and similar uses and facilities; stormwater management facilities; and public utilities.
- Roadway reconstruction schedule
- Renewal of sanitary sewer, water, and storm sewer utilities included in roadway reconstruction project
- A dedicated bicycle facility along the east side of Grimes Avenue will be installed during construction
- Concept-level flood infrastructure elements and budget approved by City Council
- At least two ball fields will be included in the design
- The number of skate facilities (1 rink and 1 open skate) will remain the same
- Rink lighting will be replaced
- No changes to the warming house
- No changes to the tennis courts
- No changes to the playground
- No changes to the basketball court

OTHER CONSIDERATIONS

- Neighboring Cities
- Roadway reconstruction is guided by the Living Streets Plan
- Walking and biking facilities are guided by the Pedestrian and Bicycle Master Plan
- Safety improvements are guided by the City's Traffic Safety Committee and existing City policies

LEGAL OR TECHNICAL REQUIREMENTS

- FEMA floodplain designation
- Minnehaha Creek Watershed District rules
- Minnesota Department of Natural Resources rules

PROJECT TIMELINE

- Spring 2021 through early 2022 for engagement and design.
- The Engineering Study for the road reconstruction would occur concurrently. Construction would start in the spring of 2022.

STAKEHOLDERS

- Morningside Neighborhood
- Morningside Neighborhood Association
- Park and Recreation Commission
- Avail Academy (formerly Calvin Christian School)
- Minnehaha Creek Watershed District
- City of St Louis Park
- City of Minneapolis

ROLES

RESIDENTS

Expertise in sense of place, neighborhood feel, public attitudes, community values, desired amenities, tax burden.

- Provides their expertise on values
- Reviews concept
- Communicates questions and concerns

STAFF

Expertise in engineering, water and natural resources management, flood risk, transportation planning and safety, street and utility construction, parks and recreation, and landscape architecture.

- Develops design based on technical expertise and professional judgement
- Communicates the costs, tradeoffs, constraints, and impacts (economic, social, environmental)
- Considers feedback from stakeholders
- Seeks direction from Council on political decisions and operates within parameters set by Council
- Describes how the public influenced the concept design
- Memorializes engagement process and decision
- Closes the loop with the public
- Implements the decision made by Council

CITY COUNCIL

Decision-making body.

- Shares the feedback received directly from stakeholders with the project team in a timely manner so that all have the same information
- Decides funding level and source
- Defines level of service
- Sets parameters for improvements in public spaces such as streets, right-of-way, and parks

- Approves design

PUBLIC PARTICIPATON LEVEL

CONSULT

- Goal: To obtain public feedback on analysis, alternatives and/or decisions.

- Promise: We will keep the public informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

TECHNIQUES

- Better Together Edina website
- Social media (Next Door, Facebook, Twitter)
- Community Meetings

DECISION PROCESS

Objective	**Staff will inform people of the project and process. This is an extension of the Morningside Flood Infrastructure Project.**	**Staff will present the 30% concept design and solicit feedback.**	**Staff will consider feedback. Staff will provide an update to City Council.**	**Staff will make a request for purchase for construction following a competitive bid process. City Council will make a decision.**	**Staff will communicate the final design to the public. Staff will archive the project and process online.**
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Timeline	Spring 2021	Summer 2021	Summer or Fall 2021	Spring 2022	Spring 2022

See and share your input on the initial design of

flood infrastructure

in the Morningside Neighborhood!

City of Edina
Engineering
7450 Metro Blvd.
Edina, MN 55439

MORNINGSIDE NEIGHBORHOOD FLOOD INFRASTRUCTURE PROJECT

4-6 p.m.
Tuesday, Aug. 17
Weber Park
4115 Grimes Ave. S.

We'll move to inside the shelter in case of rain.
For more information, call 952-826-0445.

The plans can also be viewed online at BetterTogetherEdina.org/Morningside. Comments will be accepted through Aug. 31.

The Edina City Council will soon weigh in on the initial design of

flood infrastructure

in the Morningside Neighborhood!

BetterTogetherEdina.org/Morningside

Please send your feedback and questions on the 30% design concepts. You can tell us what you think at any time, but it will be most helpful if we could hear from you sooner.

City of Edina
Engineering
7450 Metro Blvd.
Edina, MN 55439

Presorted Std
U.S. Postage
PAID
Twin Cities, MN
Permit No. 3932

MORNINGSIDE NEIGHBORHOOD FLOOD INFRASTRUCTURE PROJECT

7 p.m.
Tuesday, Sept. 21
Edina City Hall
4801 W. 50th St.

Staff will present a project update to the Edina City Council and seek feedback from Council Members.
For more information, call 952-826-0445.

Watch and Listen!
- **Edina TV**
- **Facebook.com/EdinaMN**
- **Youtube.com/EdinaTV**

Summary Report

01 May 2020 - 20 April 2021

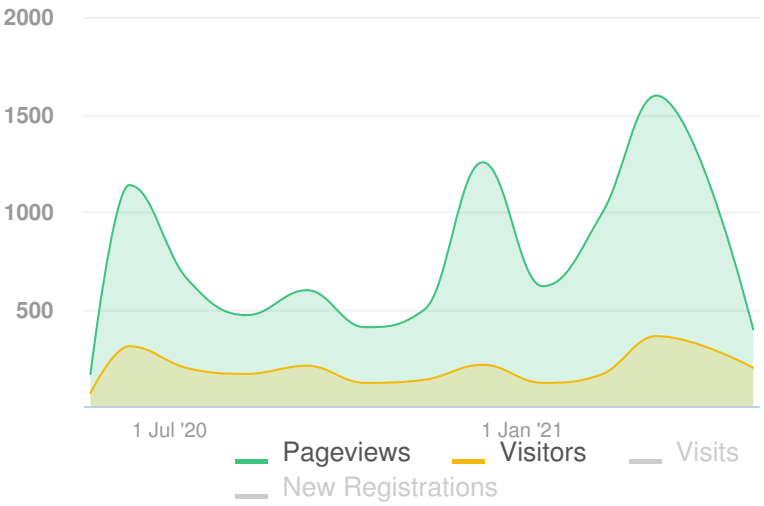
Better Together Edina

PROJECTS SELECTED: 1

Morningside Flood Infrastructure Project

FULL LIST AT THE END OF THE REPORT

Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY
2.7 k	100

NEW REGISTRATIONS
55

ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
43	700	1.5 k

PARTICIPANT SUMMARY

ENGAGED
INFORMED
AWARE

43 ENGAGED PARTICIPANTS

	Registered	Unverified	Anonymous
Contributed on Forums	23	0	0
Participated in Surveys	17	0	0
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	1	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	5	0	0
Placed Pins on Places	8	0	0
Contributed to Ideas	8	0	0

** A single engaged participant can perform multiple actions*

	(%)
Morningside Flood Infrastruc…	43 (2.8%)

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

700 INFORMED PARTICIPANTS

	Participants
Viewed a video	40
Viewed a photo	20
Downloaded a document	286
Visited the Key Dates page	65
Visited an FAQ list Page	49
Visited Instagram Page	0
Visited Multiple Project Pages	563
Contributed to a tool (engaged)	43

** A single informed participant can perform multiple actions*

	(%)
Morningside Flood Infrastruc…	700 (46.2%)

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

1,514 AWARE PARTICIPANTS

	Participants
Visited at least one Page	1,514

** Aware user could have also performed an Informed or Engaged Action*

Morningside Flood Infrastruc…	1,514

** Total list of unique visitors to the project*

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ENGAGEMENT TOOLS SUMMARY

3	3	60	0	0	1	1	1	3
FORUM TOPICS	SURVEYS	NEWS FEEDS	QUICK POLLS	GUESTBOOKS	STORIES	Q&A'S	PLACES	

FORUM TOPICS SUMMARY

3	Forum Topics
23	Contributors
107	Contributions

TOP 3 FORUM TOPICS BASED ON CONTRIBUTORS

13	10	8
Contributors to	Contributors to	Contributors to
June 3, 2020 Virtual Meeting #1	December 9, 2020 Virtual Meeting #3	September 3, 2020 Virtual Meeting #2

SURVEYS SUMMARY

3	Surveys
17	Contributors
19	Submissions

TOP 3 SURVEYS BASED ON CONTRIBUTORS

17	2	0
Contributors to	Contributors to	Contributors to
Morningside Flooding Poll	Initial Concepts Reaction	Refined Concept Reaction

NEWSFEEDS SUMMARY

60	NewsFeed
141	Visits
119	Visitors

TOP 3 NEWSFEEDS BASED ON VISITORS

19	12	12
Visitors to	Visitors to	Visitors to
Your feedback is welcome and appreciated!	Reminder - Virtual Meeting #3 starts tomorrow	Weber Park Field Activity open through July 6th

STORIES SUMMARY

1	Stories
0	Contributors
0	Submissions

TOP 3 STORIES BASED ON CONTRIBUTORS

0
Authors to
Share your story

Powered by BANG THE TABLE engagementHQ

ENGAGEMENT TOOLS SUMMARY

Q & A SUMMARY

1	Q&As
5	Contributors
8	Questions

TOP 3 Q & A BASED ON CONTRIBUTORS

5
Contributors to

Morningside Flood Infrastructure Project

PLACES SUMMARY

1	Places
8	Contributors
20	Pins

TOP 3 PLACES BASED ON CONTRIBUTORS

8
Contributors to

Morningside Neighborhood

IDEAS SUMMARY

3	Ideas
8	Contributors
20	Contributions

TOP 3 IDEAS BASED ON CONTRIBUTORS

6
Contributed to

Flood Infrastructure Scenarios Reactions and Ideas

3
Contributed to

Flood Infrastructure Refined Concept - Reactions and Ideas

0
Contributed to

30 percent design

Powered by BANG THE TABLE engagementHQ

INFORMATION WIDGET SUMMARY

24	4	6	1	1
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

DOCUMENTS

24	Documents
286	Visitors
607	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS

131 Downloads	94 Downloads	73 Downloads
Technical_Memo_Feb2021.pdf	FINALIZED Preliminary Report_March 16 Work Session.pdf	Infrastructure Scenarios_Oct2020.pdf

PHOTOS

4	Photos
20	Visitors
24	Views

TOP 3 PHOTOS BASED ON VIEWS

20 Views	4 Views	0 Views
County Ditch 17.jpg	GregLincoln_owl.JPG	Aerial photo_1971

VIDEOS

6	Videos
40	Visitors
66	Views

TOP 3 VIDEOS BASED ON VIEWS

20 Views	19 Views	14 Views
Flood Risk in the Morningside Neighborhood - a closer look	Flood Risk in the Morningside Neighborhood	Agenda: Edina - Flood Risk Reduction Strategy - Late April 2020

FAQS

1	Faqs
49	Visitors
53	Views

TOP 3 FAQS BASED ON VIEWS

53 Views
Morningside Flood Infrastructure Project

KEY DATES

1	Key Dates
65	Visitors
71	Views

TOP 3 KEY DATES BASED ON VIEWS

71 Views
Morningside Flood Infrastructure Project

TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
www.google.com	288
m.facebook.com	32
www.edinamn.gov	32
www.bing.com	28
nextdoor.com	21
www.edinamorningside.org	16
android-app	13
t.co	8
www.bangthetable.com	8
search.yahoo.com	7
docs.google.com	6
duckduckgo.com	6
l.facebook.com	4
patch.com	4
www.google.com.au	3

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SELECTED PROJECTS - FULL LIST

PROJECT TITLE	AWARE	INFORMED	ENGAGED
Morningside Flood Infrastructure Project	1514	700	43

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Summary Report

21 April 2021 - 12 October 2021

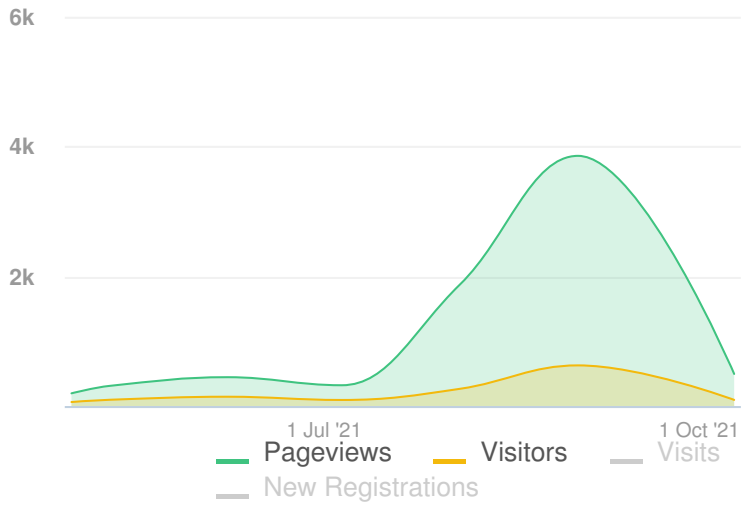
Better Together Edina

PROJECTS SELECTED: 1

Morningside Flood Infrastructure Project

FULL LIST AT THE END OF THE REPORT

Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY
1.8 k	66

NEW REGISTRATIONS
19

ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
36	601	1 k

PARTICIPANT SUMMARY

ENGAGED
INFORMED
AWARE

36 ENGAGED PARTICIPANTS

	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	3	0	0
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	2	0	0
Asked Questions	4	0	0
Placed Pins on Places	0	0	0
Contributed to Ideas	31	0	0

** A single engaged participant can perform multiple actions*

	(%)
Morningside Flood Infrastruc…	36 (3.5%)

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

601 INFORMED PARTICIPANTS

	Participants
Viewed a video	18
Viewed a photo	75
Downloaded a document	402
Visited the Key Dates page	30
Visited an FAQ list Page	15
Visited Instagram Page	0
Visited Multiple Project Pages	531
Contributed to a tool (engaged)	36

** A single informed participant can perform multiple actions*

	(%)
Morningside Flood Infrastruc…	601 (58.6%)

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

1,025 AWARE PARTICIPANTS

	Participants
Visited at least one Page	1,025

** Aware user could have also performed an Informed or Engaged Action*

Morningside Flood Infrastruc…	1,025

** Total list of unique visitors to the project*

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ENGAGEMENT TOOLS SUMMARY

3	3	60	0	0	1	1	1	3
FORUM TOPICS	SURVEYS	NEWS FEEDS	QUICK POLLS	GUESTBOOKS	STORIES	Q&A'S	PLACES	

FORUM TOPICS SUMMARY

3	Forum Topics
0	Contributors
0	Contributions

TOP 3 FORUM TOPICS BASED ON CONTRIBUTORS

0	0	0
Contributors to	Contributors to	Contributors to
December 9, 2020 Virtual Meeting #3	September 3, 2020 Virtual Meeting #2	June 3, 2020 Virtual Meeting #1

SURVEYS SUMMARY

3	Surveys
3	Contributors
3	Submissions

TOP 3 SURVEYS BASED ON CONTRIBUTORS

3	0	0
Contributors to	Contributors to	Contributors to
Morningside Flooding Poll	Refined Concept Reaction	Initial Concepts Reaction

NEWSFEEDS SUMMARY

60	NewsFeed
185	Visits
143	Visitors

TOP 3 NEWSFEEDS BASED ON VISITORS

37	27	19
Visitors to	Visitors to	Visitors to
Available now - initial design concepts	Initial Design Open House - August 17th	Multi-use open space and rink location

STORIES SUMMARY

1	Stories
2	Contributors
2	Submissions

TOP 3 STORIES BASED ON CONTRIBUTORS

2
Authors to
Share your story

Powered by BANG THE TABLE engagementHQ

ENGAGEMENT TOOLS SUMMARY

Q & A SUMMARY

1	Q&As
4	Contributors
7	Questions

TOP 3 Q & A BASED ON CONTRIBUTORS

4
Contributors to

Morningside Flood Infrastructure Project

PLACES SUMMARY

1	Places
0	Contributors
0	Pins

TOP 3 PLACES BASED ON CONTRIBUTORS

0
Contributors to

Morningside Neighborhood

IDEAS SUMMARY

3	Ideas
31	Contributors
169	Contributions

TOP 3 IDEAS BASED ON CONTRIBUTORS

30
Contributed to

30 percent design

3
Contributed to

Flood Infrastructure Refined Concept - Reactions and Ideas

0
Contributed to

Flood Infrastructure Scenarios Reactions and Ideas

Powered by BANG THE TABLE engagementHQ

INFORMATION WIDGET SUMMARY

24	4	6	1	1
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

DOCUMENTS

24	Documents
402	Visitors
811	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS

384 Downloads	147 Downloads	132 Downloads
Morningside 30%Plan.pdf	Morningside 30%Timeline_LK.pdf	Morningside 30%Imagery.pdf

PHOTOS

4	Photos
75	Visitors
183	Views

TOP 3 PHOTOS BASED ON VIEWS

76 Views	48 Views	36 Views
Aerial photo_1967	Aerial photo_1971	County Ditch 17.jpg

VIDEOS

6	Videos
18	Visitors
26	Views

TOP 3 VIDEOS BASED ON VIEWS

10 Views	9 Views	4 Views
Flood Risk in the Morningside Neighborhood - a closer look	Virtual Meeting #3	Agenda: Edina - Flood Risk Reduction Strategy - Late April 2020

FAQS

1	Faqs
15	Visitors
15	Views

TOP 3 FAQS BASED ON VIEWS

15 Views
Morningside Flood Infrastructure Project

KEY DATES

1	Key Dates
30	Visitors
37	Views

TOP 3 KEY DATES BASED ON VIEWS

37 Views
Morningside Flood Infrastructure Project

TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
www.google.com	332
www.edinamn.gov	32
nextdoor.com	20
www.bing.com	17
android-app	13
duckduckgo.com	11
www.edinamorningside.org	9
m.facebook.com	7
www.google.co.za	4
l.facebook.com	4
statics.teams.cdn.office.net	3
www.google.com.au	3
edinamn.gov	3
startpage.com	2
www.bangthetable.com	2

Powered by BANG THE TABLE engagementHQ

SELECTED PROJECTS - FULL LIST

PROJECT TITLE	AWARE	INFORMED	ENGAGED
Morningside Flood Infrastructure Project	1025	601	36

Powered by BANG THE TABLE engagementHQ

Morningside Flood Infrastructure Project

30% Concept Design - Weber Park, Weber Pond + Weber Woods

Provide your feedback for these concepts at: ***www.bettertogetheredina.org/morningside***

Morningside Flood Infrastructure Project

Project Timeline and Lynn/Kipling Inundation Area

Provide your feedback for these concepts at: ***www.bettertogetheredina.org/morningside***

Original Analysis
1961
Morningside Storm Sewer Study

Part of the Larger System
1963
City of Minneapolis grants permission for village to connect to storm sewer system

Morningside Rejoins Edina
1966
Village of Morningside votes to rejoin City of Edina

Creation of Flood Storage Areas
1967
Study of Morningside storm sewer system. Design includes pipes and creation of storage areas - Lynn/Kipling inundation area and Weber pond.

Updated Analysis
2006
Weber Park Pond Feasibility Study

Planning Ahead
2016
City of Edina purchases Weber Woods. Purchase agreement states:
"Weber Woods shall be used solely for public park purposes, including open space, outdoor recreation, and dog park, and similar uses and facilities; stormwater management facilities; and public utilities."

Water Resources Management
2018
Comprehensive Water Resources Management Plan developed

Residents Influence Strategy
2019
Citizen Task Force is engaged to inform Flood Risk Reduction Strategy

Citywide Strategy is Approved
2020
Flood risk reduction strategy published

Note: graphic represents public engagement during preliminary engineering between April 2020 and January 2021

Neighborhood Conversations
2020-2021
The City engages with the Morningside Neighborhood to develop an initial concept design

Detailed Flood Risk Reduction Design
Spring 2021
City Council decision to move from concept to detailed design and construction planning. Refined flood risk reduction concepts developed.

30% Design Public Engagement
Summer 2021
Public reviews 30% design concepts

Complete Flood Risk Reduction Design
Fall 2021
Staff complete 60% and 100% design and construction documents

Prepare for Construction
Winter 2022
City Council will consider authorizing construction

Construction
2022-2023
Street reconstruction and flood infrastructure improvements

1967 Aerial Photo

1971 Aerial Photo

2021

2021

How Public Input Affected our Design

Include as design goals;

- No increase in risk to any individual property
- Balance the risk and benefit of the project
- No private property will be proposed for acquisition
- Avoid floodwalls

Include as design consideration;

- Future climate change
- Limit impact at Weber Park

Take advantage of opportunity;

- Enhance natural areas where impacts occur
- Consider park improvements where impacts occur
- Remove or reduce potential for flood overflow into private property through minor changes in grade
- Add inlets in low areas to fully utilize pipe

Detailed conversations also led the design team to;

- Consider backflow and overflow on Grimes Avenue
- Improve system map and model accuracy in 41st street right-of-way
- Consider overflow on Crocker Avenue

Engagement Activities in 2020

8/11/2021

Morningside Flood Infrastructure Project

30% Concept Design Proposed Features: Proposed Site Features and Vegetation Types

Provide your feedback for these concepts at: ***www.bettertogetheredina.org/morningside***

Oak Savanna Restoration

Native Habitat at Shoreline

Boardwalk Materials
Image from Wickcraft

Nature Play
Image from Slidesandsunshine.com - Lafayette Nature Discovery Park Colorado

Oak Savanna Restoration

Native Habitat at Shoreline

Boardwalk Materials
Image from Wickcraft

Nature Play
Image from FamilyFunTwinCities.com - Lake Owasso County Park Shoreview, MN

Native Plantings for Habitat

Simple Native Planting

Park Structure for Seating
Image from Fredericks Redwood

Nature Play
Image from WAX Design - Alexander Zoo Nature

Native Plantings for Pollinator Habitat

Mowed Edges at Native Plantings

Park Structure for Seating

Park Structure for Seating
Image from City of Edina - Fred Richards Park

Morningside Flood Infrastructure Project

Provide your feedback for these concepts at: ***www.bettertogetheredina.org/morningside***

Lynn/Kipling Inundation Area

Revised 30% Concept Design - Weber Park, Weber Pond + Weber Woods

The CITY of EDINA

Morningside Flood Infrastructure Project
Revised 30% Design Layout

City Council Meeting

October 19, 2021

Chad Millner – Engineering Director

The CITY of EDINA

Revised 30%

Design

The CITY of EDINA

Revised 30% Design

Ice Rink and Open Skate Unchanged

Created Flat Space between Fields

Removed Outfield Fence

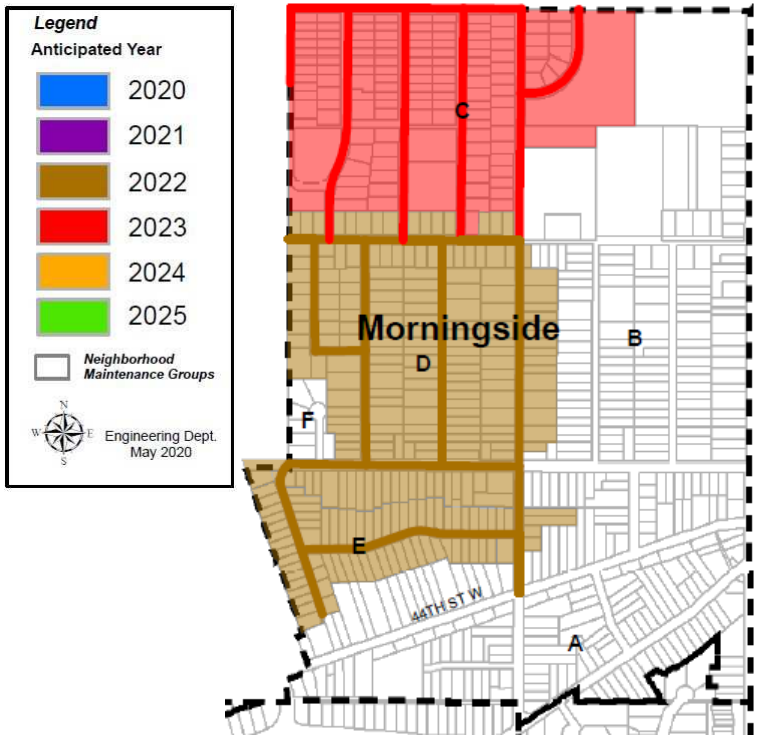
Communications to residents

Budget Impacts

Schedule / Next Steps

The CITY of EDINA

- Q3 2021 (late) Public comment period ends, 30-60% design work, regulatory permits
- Q4 2021; Regulatory permits, final design work
- Q1 2022 Award tree clearing contract
- Q2 2022 (early) Award grading/park project
- Q2 2022 (early) Award neighborhood recon project (includes majority of pipe project)
- Q2 2022 (mid) Construction Starts



Recommendation

Approve Revised 30%
Design Layout

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: X.A.

To: Mayor and City Council

Item Type:
Minutes

From: Jeff Brown, Community Health Administrator

Item Activity:
Information

Subject: Minutes: Community Health Commission, August 9, 2021

ACTION REQUESTED:
None, information only.

INTRODUCTION:
Receive minutes of the August 9, 2021 Community Health Commission.

ATTACHMENTS:

Minutes: Community Health Commission: August 9 2021

This meeting will be held in person and electronically using Webex software. The meeting will be streamed live on the City's YouTube channel, YouTube.com/EdinaTV or you can listen to the meeting via telephone by calling 1-415-655-0001, Access code: 177 576 9269 MINUTES
Community Health Commission
August 9, 2021 at 6:30 PM
City Hall, Community Room

I. Call To Order

II. Roll Call

Present: Julia Selleys, Mary Absolon, Michael Wood, Philip King-Lowe, Tracy Nelson, Andrew Hawkins, Greg Wright, Ellie Mullen

Absent: Rob Loesch, Eva DeSimone, Isadora Li

III. Approval Of Meeting Agenda

Motion by Philip King-Lowe to Approve August 24, 2021 Meeting Agenda. Seconded by Tracy Nelson. Motion Carried.

IV. Approval Of Meeting Minutes

A. July 12, 2021 Meeting Minutes

Motion by Philip King-Lowe to Approve July 12, 2021 Meeting Minutes. Seconded by Andrew Hawkins. Motion Carried.

V. Community Comment

VI. Reports/Recommendations

A. Smoke-Free Initiative Update

Update moved to September meeting.

B. 2022 Work Plan Discussion

Opioid work plan item: move to action item in 2022.
Social Connectedness work plan item: move to action item in 2022.
Discussion of 'Age Friendly MN' initiative and City interest.
'Stop the Bleed' initiative? Kits available at AED's locations? ARPA funds?

VII. Chair And Member Comments

A. Subcommittee Report Out

None additional.

VIII. Staff Comments

IX. Adjournment

Motion by Andrew Hawkins to Adjourn. Seconded by Mary Absolon. Motion Carried.

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: X.B.

To: Mayor and City Council

Item Type: Minutes

From: Perry Vetter, Parks & Recreation Director

Item Activity:

Subject: Minutes: Parks & Recreation Commission September 14, 2021

ACTION REQUESTED:
None, information only.

INTRODUCTION:
Receive the minutes from the Sept. 14, 2021 Parks & Recreation Commission meeting.

ATTACHMENTS:

Minutes: Parks & Recreation Commission Sept. 14, 2021

Draft Minutes☐
Approved Minutes☒
Approved Date: 10/12/2021

Minutes
City of Edina, Minnesota
Edina Parks & Recreation Commission
Braemar Golf Course
September 14, 2021
7 p.m.

I. Call to Order

Chair Ites called the meeting to order at 7:05 p.m.

II. Roll Call

Answering roll call were Commissioners Doscotch, Good, Ites, McAwley, Miller, Strother and Student Commissioner Jah
Commissioner Nelson arrived at 7:07 p.m. and Student Commissioner Presthus arrived at 7:23 p.m.
Absent: Commissioners Haas and Willette
Staff present: Staff Liaison Perry Vetter, Assistant Director Parks & Natural Resources Tom Swenson, Assistant Director Recreation & Facilities Tracy Petersen, Braemar Arena General Manager Chad Eischens, Braemar Golf Course General Manager Joe Abood, and Administrative Coordinator Janet Canton

III. Approval of Meeting Agenda

Motion made by Good to approve the meeting agenda. Motion seconded by Miller. Motion carried.

IV. Approval of Meeting Minutes

Motion made by McAwley to approve the July 13, 2021minutes. Motion seconded by Strother. Motion carried.

V. Special Recognitions and Presentations

A. Welcome Student Commissioners

Staff Liaison Vetter introduced the newly appointed student Parks & Recreation Commissioners Urva Jha and Samuel Presthus. Commissioners welcomed the new student members to the commission.

B. Welcome Casey Hagert, Recreation Supervisor

Assistant Director Petersen introduced Casey Hagert the new Recreation Supervisor to the commission. Recreation Supervisor Hagert replaces Tiffany Bushland who was selected as the Centennial Lakes Park General Manager. Commissioners welcomed Recreation Supervisor Hagert.

VI. Community Comment

None

VII. Reports/Recommendations

A. Special Project Request: Expansion of Braemar Ice Arena

Staff Liaison Vetter gave an introduction of the special project request from the community to expand Braemar Arena. Staff Liaison Vetter indicated that this request is separate from the Braemar Master Plan and Facility Improvements requested as part of the Local Option Sales Tax proposal for 2022. That proposal has completed a review by the state legislature and was included in the tax bill signed by the governor. The next step is it will be placed on the ballot for Edina residents in 2022.

Staff Liaison Vetter explained that this request is part of a series of discussions with community and hockey members on ways the city could improve the short-term condition of Braemar Arena and focus on developing a longer-term vision for the arena. Those discussions slowed due to the Covid-19 pandemic response. This summer, at the request of State Senator Franzen, a request for state bonding was submitted to expand Braemar Arena. The Edina City Council adopted a resolution of support for the state bonding and asked that the project be introduced to the Parks & Recreation Commission. Staff Liaison Vetter outlined the request as adding a fourth sheet of indoor ice by removing the south arena and constructing two new sheets in that location, creating structured parking including a safer drop off location and expanding the common area lobby for the facility.

Staff Liaison Vetter indicated that a study would be completed on the viability of the project, including:

- Operational and capital expense implications
- Financial obligations
- Land use planning and other expansion implications
- Facility design, amenities and building components

Peter Fitzgerald, Edina resident, addressed the commission and outlined his involvement in the community as participant, resident, coach, and Edina supporter. He discussed his peers all want to see Braemar Arena reflect the expectations of the community and both reinvestment and expansion are desired. He highlighted a community wide shortage of ice time for youth, both girls and boys programming. The initial planning documents provided to determine the feasibility of expansion were provided at no cost to the city by a community volunteer that has architectural expertise and experience with ice arenas.

The commissioners asked questions of Staff Liaison Vetter, General Manager Eischens, and Mr. Fitzgerald. Commissioners indicated the largest challenges to the project was to be clear and precise communication about the merits and financial aspects of the project, timelines and potential disruptions. Commissioners were also concerned that a study of the project might delay other work that has been an existing priority. Commissioners also agreed that the proposed plan had valuable merits and should be studied further.

Staff Liaison Vetter indicated that staff would provide a more detailed process for the request to follow and provide updates on those next steps.

Commissioner Nelson left the meeting at 8:38 p.m.

B. 2021 Work Plan Updates

Updates were given on the following initiatives.

Initiative #1 – Review and comment on proposed plan to identify barriers for participation and reach communities of color through different modes and feedback. Staff Liaison Vetter indicated he would resend the most recent proposal to the work group for review. Commissioners agreed to review and provide comments back to staff on the draft plan to identify barriers.

Initiative #2 – Create presentation to share information about Parks & Recreation facilities, services, and systems with up to six community groups. Staff is waiting to hear on what the allotted time for a Town Talk series might be, either one or multiple sessions. That would dictate the amount of content the presentation would be able to cover.

Initiative #3 – Report and provide recommendations on alternative funding sources for park related improvements including parks, facilities, and enterprise upgrades. The work group has reviewed a draft narrative for the alternate funding sources.

Initiative #4 Study and report on options to categorize underutilized park amenities/areas and identify park amenity needs. The work group will provide direction on next steps on how to best make this process valuable to the commission and staff for the future.

Initiative #5 – Study and report evaluating options for determining benchmarks (park amenities, operations, service areas) the commission started studying in 2020. Staff will provide the work group the results of the cost recovery calculations from the City's annual financial report.

C. 2022 Work Plan Development Discussion

Staff Liaison Vetter went over the draft of the 2022 Work Plan calendar. He noted the draft list of initiatives the commission had generated was included in the packet for consideration. At the conclusion of the discussion a motion on a draft plan would be appropriate for presentation to the City Council by Chair Ites at the Oct. 5, 2021, work session.

Commissioners discussed the draft initiatives that would be worked on by the commission and which items staff could place on future agendas for updates and presentations. Commissioners determined to move forward with four draft initiative A, combining B and H, combining E and G, II. In summary, the initiatives to be proposed are:

Proposed 2022 Initiative #1: Present information about Parks and Recreation facilities, services, and systems with up to six community groups. (Carryover from 2021 work plan)

Proposed 2022 Initiative #2: Recommend funding sources for park related improvements including parks, facilities, and enterprise upgrades, including a philanthropic wish list and donation process. (Carryover from 2021 work plan and additional topics)

Proposed 2022 Initiative #3: Review city playground assets with the intent of prioritizing opportunities and improvements, focusing on accessibility, at each location.

Proposed 2022 Initiative #4: Review and propose an expanded volunteer assistance program to connect volunteers to park initiatives.

Motion made by Strother to approve the proposed 2022 Parks & Recreation Commission work plan. Motion seconded by McAwley. Motion carried.

VIII. Chair and Member Comments

IX. Staff Comments

Staff Liaison Vetter updated the commission on the following items:

- List of informational items provided as an update
- Monday, Oct. 4 is the Yancy Park dedication.

X. Adjournment

Motion made by Miller to adjourn the Sept. 14, 2021 meeting at 9:36 p.m. Motion seconded by Good. Motion carried.

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: October 19, 2021

Agenda Item #: XIII.A.

To: Mayor and City Council

Item Type:
Other

From: Lisa A. Schaefer, Assistant City Manager

Item Activity:
Information

Subject: Budget Work Plan and Race & Equity Work Plan Updates

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ACTION REQUESTED:
None.

INTRODUCTION:
Attached are updates through September/October 2021 in the 2020-2021 Budget Work Plan and Race & Equity Work Plan.

ATTACHMENTS:

2020-2021 Budget Work Plan Q3 Updates

R&E Work Plan Q3 Updates

2020 – 2021 Budget Work Plan

DEFINITIONS

Budget Goal	*Describes the broad outcomes that must be achieved through the budget.*
Budget Objective	*Defines the measurable results that need to be achieved to meet the goals*
Strategy/Action	*Details the specific actions to be taken this budget to meet the objectives.*

Goal 1: Maintain Physical Assets & Infrastructure

It is crucial to maintain City infrastructure including streets, facilities, buildings, equipment and public spaces. Deferred maintenance can lead to costly unplanned repairs and replacements with decisions based on short-term implementation costs, vs. long-term maintenance costs. Properly maintained facilities, streets, water main, sanitary sewer and storm sewer systems provide reliable and efficient operations while lessening the City's carbon footprint.

ONGOING OBJECTIVES:

- Incorporate financial, societal and environmental costs into decision-making processes.
- Incorporate lifecycle and maintenance costs and climate adaptation design practices to allow more informed decision making.
- Provide funding to maintain and replace City facilities, assets and equipment in a manner that avoids deferred maintenance, prevents emergency repair and replaces assets at the most cost-effective time.
- Manage the City's facilities, operations, equipment and capital investments in a manner that increases energy efficiency, reduces the City's carbon footprint and GHG emissions and meets sustainability goals.
- Design and build for resiliency in the infrastructure that reduces flooded structures, improves water quality (drinking and surface) and increases filtered drinking water production.

2020-2021 BUDGET OBJECTIVES

- As debt levies expire, increase the CIP Levy to establish reliable funding for ongoing building maintenance, replacement and capital improvements.
- Capture the Southdale TIF tax capacity for 2022 CIP.
- Reduce the City operations' total electricity GHG emissions by 5 percent, 893,000 kWh each year, through implementation of energy management plans, ongoing facility maintenance, capital improvements and operational behavior change.
- Implement Green Fleet Policy recommendations to meet goal of 30 percent emission reduction mpg and gas usage by 2025.
- Improve security and safety in City facilities for public and staff.

2020 – 2021 Budget Work Plan

	2020-2021 Strategy/Action	Dept Lead	Target
1	Approve architectural option and complete construction of Water Plant #5.	*Engineering*	Q4 2021
ON HOLD	10/14/21 Project moved to 2026 in CIP and looking for potential opportunities to partner with a developer.		
2	Create a green building policy for City facilities incorporating sustainability principles into evaluation, design and construction of City capital projects. *(Connected with project 3-2).*	*Engineering*	Q4 2021
IN PROGRESS	09/20/2021 Internal and external working groups are working on draft policy for both internal and external buildings. Review by ELT in September and City Council Work Session October.		
3	Determine interim park and recreational uses of Fred Richards Park. Update cost plan estimate prior to CIP process.	*Parks & Rec*	Q2 2020
COMPLETE	Master plan cost estimates updated for LOST proposal, uses identified and current implementation for art center programming use.		
4	Identify funding source and timeline for implementation for Braemar Park Master Plan by Q3 2020. Prioritize master plan components for future implementation. Ensure that master plan costing is updated prior to CIP process.	*Parks & Rec*	Q3 2020
COMPLETE	Master plan cost estimates included for LOST proposal and CIP review. LOST request was included in the 2021Omnibus Tax Bill. City to conduct a referendum in November 2022 to determine if a local option sales tax is supported by the community.		
5	Consider options for using alternative funding methods for park improvements and determine next steps.	*Finance*	Q4 2022
IN PROGRESS	09/20/2021 Move to 2022 workplan. LOST request was included in the 2021 Omnibus Tax Bill. City to conduct a referendum in November 2022 to determine if a local option sales tax is supported by the community.		
6	Develop a master plan for addressing City Hall deferred maintenance, energy efficiency, security and service needs in a cost-effective manner.	*Engineering (Facilities)*	Q3 2021
IN PROGRESS	09/20/2021 Security improvements completed, City Hall Master Plan in CIP for 2021 suggest delaying this to 2022 after staffing model post-COVID are implemented. Energy Management Plan complete. Energy efficiency projects in design phase – LED lighting and controls.		
7	Implement decision (to be made in 2019) regarding street assessment financing and transition plan if applicable. If local option sales tax is selected, seek State legislative approval to request that voters approve a local option sales tax for regional park improvements and MSA street improvements.	*Finance*	Q2 2020 State approval Q4 2021 Referen-dum
COMPLETE	09/20/2021 Task Force completed work March 2021. Assessment Policy Revising in April 2021 by removing retaining walls and sub-cuts from assessments. Council Work Session completed on June 1 with guidance for a July 21 policy/funding change. Council approved change to Assessment Policy on July 21.		

2020 – 2021 Budget Work Plan

8	Approve a City wide water quality strategy ~~for Lake Cornelia~~.	*Engineering*	Q4 2021
IN PROGRESS	09/20/2021 Kick-off scheduled for Q4 2021. Approval of strategy to occur in 2022.		
9	Upgrade the communication equipment (SCADA) that monitors and ensures delivery of safe potable water and improve our ability to have a reliable storm and sanitary sewer system.	*Public Works*	Q4 2020
IN PROGRESS	10/08/2021 Contractor has begun work and is making good progress. Work still anticipated to be complete in Q2 2022.		
10	Develop and begin implementation of the street lighting system and maintenance plan that balances sustainability, public safety, and quality of life goals, including increasing energy efficiency, ensuring safely lit community, and minimizing light pollution.	*Engineering*	Q4 2021
IN PROGRESS	09/20/2021 2020 No work occurred due to budget adjustments made in response to COVID-19 Pandemic. In 2021, new lights being installed on 69th Street, east of York. Lighting plans being developed near Edenborough. Street light system is owned and operated between City and Xcel Energy. Any Xcel light greater than 25 years old will not be maintained by them. City is underfunded to address the potential of an additional 315 lights from Xcel.		
11	Prepare for possible conversion of Centennial Lakes from Enterprise fund to General fund in 2022-23 budget cycle.	*Finance*	Q2 2021
ON HOLD	09/20/2021 Discussed at July 2021 Council work session and decided against pursuing the fund conversion in the 22-23 budget. Parks & Rec is conducting a detailed review of expenses and revenues, and evaluating different funding options with the Parks & Rec Commission.		

2020 – 2021 Budget Work Plan

Goal 2: Maintain Service Levels that Best Meet the Needs of the Community

The City delivers a variety of services, including police and fire response, water and sewer, snow plowing and building inspections, that are essential for the safety and wellbeing of those who live, work or visit Edina. In addition, amenities and services including recreation facilities, parks and programs contribute to the overall quality of life within the community. To deliver reliable service, the City needs to recruit and retain a strong workforce that has the resources and technology needed to effectively and efficiently perform their work.

ONGOING OBJECTIVES

- Comply with legal and safety standards.
- Maintain adequate response times.
- Provide high-quality services in an efficient manner that demonstrates respect for the public.
- Promote an engaging and respectful work culture that values employee quality of life and work/life balance.
- Provide competitive employee compensation and benefits to attract and retain a skilled and high-performing workforce.
- Provide staffing, tools, equipment, resources and training to meet expectations for service delivery.
- Utilize effective technology to easily maintain and locate data for the public, reduce risk and provide better data for informed decision-making by elected officials and staff.
- Ensure that limited resources (money, equipment and time) are deployed in an equitable and sustainable manner.

2020-2021 BUDGET OBJECTIVES

- Increase integration of disparate City data systems, (e.g., Financial, Human Resources and Geographic Information Systems) for better decision-making and easier access.
- Maintain adequate work-life balance for employees with an increased focus on employee quality of life, stress management, physical and mental well-being.
- Provide adjustments to employee compensation to maintain position with market.
- Provide benefit increases to and design changes to maintain affordability.

	2020-2021 Strategy/Action	Dept Lead	Target

2020 – 2021 Budget Work Plan

1	Implement Enterprise Resource Planning (ERP) System, including: • Project hierarchy and metrics (Q4 2020) • "Go-live" new finance and HR software (Q1 2021) • Begin implementation of UB software (Q1 2021) • Begin implementation of additional HR module, Advanced Scheduling (Q4 2021 or Q1 2022) • "Go-live" new UB system (Q3 2021)	*Finance*	*See Strategy/ Action*
IN PROGRESS	09/20/21 Finance and HR software went live Jan 2021. Additional HR module implementation underway with expected completion May 2022. UB module implementation has been delayed due to consultant turnover, but will re-start in January 2022.		
2	Determine long-term plan for future of Art Center, including: Program evaluation of community service needs for the Art Center. Ensure critical repairs are made to Art Center to properly continue existing operations in current building for at least 10 years. • Conduct feasibility and infrastructure analysis on existing Art Center building prior to the CIP process. (Q2 2020) • Conduct alternative site analysis and business plan modeling for relocation of the Art Center operations. (Q2 2021)	*Parks & Rec*	*See Strategy/ Action*
IN PROGRESS	10/11/2021 Completed infrastructure analysis and reviewing alternate site analysis locations. Reviewed business options with City Council at annual retreat. Reviewing a pottery forward program and location study with members of the Arts & Culture Commission providing the community perspective to the process. Other aspects of arts programming will continue to be decentralized at other city facilities.		
3	Implement rental housing license and inspection program.	*Health*	Q1 2020
COMPLETE	Rental inspections have resumed in single-family and multi-family rentals.		
4	Implement Police-Worn Body Cameras. (Q4 2020)	*Police*	Q4 2020
COMPLETE	Complete. Implementation completed in mid-December. Body-worn cameras fully deployed and operational.		
5	Replace Public Safety Computer-aided Dispatch (CAD) and Record Management System (RMS)	*Police*	Q4 2021 See detail
IN PROGRESS	10/12/2021 Final contract negotiations underway with Tyler Technologies, goal is to execute by end of the year. Working with Richfield on adding additional hosted software services to their current dispatch services agreement with us. Approximately 15-18 months from contract signing to go-live (mid 2023). Capital funds to be spent over 2021-2023.		
6	Decision, finance method and plan for relocating OR expanding Fire Station 2 in order to accommodate 24-hour operations with one fire apparatus, two ambulances and support vehicle.	*Fire*	Q4 2020

IN PROGRESS	10/12/2021 Using response time maps of fire and medical calls, staff has identified several potential sites to build a new Station #2. Each site has been evaluated and prioritized based on its location. Three sites are being studied further to better understand the acquisition and construction costs. A preferred location is expected to be identified by Q4 2021. The staff recommendation will be brought to the City Council for consideration.		
7	Determine finance method and plan for Fire Station 3 in the Northeast Quadrant of the City. This station would be of such size to accommodate 24-hour operations with one fire engine, ambulance and support vehicle.	*Fire*	Q4 2020
IN PROGRESS	10/12/2021 Propose and acquire site after Station #2 site is determined, utilizing response models to provide efficient emergency response to all residents.		
8	Conduct first presidential primary under new state legislation.	*Administration*	Q1 2020
COMPLETE	Complete. Voter turnout was 43 percent (6 percent for absentee voting). Turnout was 10 percent lower than estimated by Hennepin County and may have been impacted by the requirement for voters to select a party ballot. Staff is expecting $56,500 in reimbursements from the State.		
9	Develop long-term plan for elections absentee voting and storage.	*Administration*	Q1 2020
COMPLETE	Complete. 10/13/2021 Absentee voting and storage will remain at City Hall and alternative locations will be used for other storage needs.		

2020 – 2021 Budget Work Plan

Goal 3: Plan for Connected & Sustainable Development

Redevelopment and renewal of commercial and residential real estate is essential to the vibrancy of the community. Redevelopment will play an integral part of providing an inclusive, high quality of life that the Edina community expects. It is important to ensure plans and policies are relevant today and flexible for tomorrow. Incorporating sustainability principles and standards during redevelopment with the goal of reducing the community's carbon footprint will be critical to human health and safety. Creating sustainable redevelopment requires forward thinking and preparing for the future.

ONGOING OBJECTIVES

- Determine, track and meet sustainability goals for metrics such as energy, transportation, water and waste.
- Connect neighborhoods, businesses and open spaces.
- Support the continued high quality of life offered to residents and those who work in Edina.
- Promote affordable lifecycle housing.
- Demonstrate resiliency to changing climate and future community needs.

2020-2021 BUDGET OBJECTIVES

- Continue installation of sidewalks and shared-use paths (e.g., Twin Loops implementation).
- Launch residential curbside organics and recycling (define numbers and goals).
- Create affordable/workforce housing (1,220 units by 2030).

	2020-2021 Strategy/Action	Dept Lead	Target
1	Continue development and implement a strategy to create affordable housing units with revenue from the Affordable Housing Policy and from Southdale II TIF District special authority.	*Community Development*	Q4 2021
IN PROGRESS	10/7/2021 Affordable Housing Trust Fund The Homes Within Reach has been approved. Houses are bring sought for purchase. It is likely that staff will seek additional funding for Homes Within Reach to acquire additional homes. Southdale II Developer for 4040 W. 70th is still securing funds. On behalf of the Edina Housing Foundation, staff reached out to a broker to secure an additional potential development site.		
2	Create and implement a green building policy to incent sustainable building and operational practices for new development and redevelopment. (Connected with 1-2)	*Engineering*	Q3 2021

2020 – 2021 Budget Work Plan

IN PROGRESS	09/20/2021 Internal and external working groups are working on draft policy for both internal and external buildings. Review by ELT in September; City Council Work Session in October.		
3	Develop waste reduction goals and implementation plan for residential organics recycling for April 2020 launch.	*Health*	Q2 2020
COMPLETE	Program began in June, 2020. There are 100 tons of organics per month diverted from the waste stream. And a 30 percent participation rate in the organics recycling program.		
4	Implement Energy Benchmarking ordinance.	*Engineering*	Q4 2021
IN PROGRESS	09/20/2021 Next building size requirement of ordinance is being implemented. Mailing and trainings are complete. Deadline for submission was extended from June 1 to July 1. Total buildings required to submit data is approximately 400. Looking at possible changes to the ordinance related to water data, energy assessments, and fines for Q4 2021.		
5	Decide on future of redevelopment of the former Public Works site in the Grandview area by Q2 2021.	*Community Development*	Q2 2021
IN PROGRESS	10/7/2021 Additional information is being collected regarding the type of activity desired for the north portion of the site. Options will be presented in fall 2021. If well received, a revised site concept will be prepared for sketch plan review by Planning Commission and City Council. Contracts have been awarded for several public improvements and the work has begun. Additional design is being explored for the pedestrian bridge. A change order will necessary to change the aesthetics of the bridge.		
6	Develop a Climate Action Plan for the City.	*Engineering*	Q4 2021
IN PROGRESS	09/20/2021 Draft CAP out for review and comment. Approval of CAP scheduled for December 2021 with City Council.		
7	Complete study of expanding public parking at 44th and France and explore a strategy to create district parking in the 44th and France Area per the 44th and France Small Area Plan, including parameters that balance current transportation needs and sustainability goals.	*Community Development/ Finance*	Q4 2021
IN PROGRESS	10/7/2021 New funding options have been identified. Another property owner meeting is scheduled for October 2021.		
8	Develop Travel Demand Management Policy.	*Engineering*	Q4 2020
COMPLETE	Approved by Council April 2021.		
9	Prepare a District Plan for the Cahill Industrial Park by Q4 2022.	*Community Development*	Q4 2022
IN PROGRESS	10/7/2021 Moved to 2021-22. Project planning has begun. A kick-off meeting is scheduled for Nov. 15, 2021.		
10	Work with Edina School District to develop and implement Safe Routes to Schools program.	*Engineering*	Q1 2020
ON HOLD	Indefinitely on hold with COVID-19 Pandemic and as School District group focused on busing instead until further notice. MnDOT grant program study complete at Cornelia, Highlands and Creek Valley Elementary Schools.		

2020 – 2021 Budget Work Plan

Goal 4: Foster Inclusive and Engaged Community

It is important that the City helps to foster a community that is welcoming and inclusive to all who live, work and spend time in Edina. The City wants to ensure that it works for all of the community. Efforts to engage the community will utilize multiple platforms, be informative, transparent, responsive and involve volunteers and City Commissions.

ONGOING OBJECTIVES

- Ensure City policies and practices do not have disparate impacts based on race, color, national origin, creed, religion, age, sex, sexual orientation, gender expression, familial status or disability.
- Conduct clear and meaningful community engagement where:
  - The decision to be made and decision-making process is clearly defined.
  - Individuals understand how and when they can participate.
  - The City communicates what feedback is used and why.
  - Inclusive engagement methods provide a variety of ways for the public to participate in the decision-making process and ensure all voices are heard.
  - Residents are satisfied with the process, even if they disagree with the outcome.

2020-2021 BUDGET OBJECTIVES

- Increase participation in Better Together Edina online engagement website.
- Implement racial equity measures to provide accountability of work.
- Strengthen leadership and support for city-wide racial equity work.
- Better leverage Boards and Commissions.
- Reduce barriers to public participation.
- Increase diversity of boards, commissions, task forces and staff.

	2020-2021 Strategy/Action	Dept Lead	Target
1	Continue implementation of Racial Equity Implementation Plan and provide quarterly reports to City Council and HRRC.	*Administration*	Q4 2020
IN PROGRESS	10/14/21. Race & Equity Work Plan progress will be provided to HRRC quarterly, which aligns with timeline to City Council.		
2	Continue to evaluate and further refine community engagement standards and protocols based on IAP2 model.	*Administration*	Q4 2020
COMPLETE	Complete. Promo video and website updates done for Better Together Edina. Will continue to refine.		
3	Develop measurable city-wide/department racial equity goals and incorporate racial equity tools and resources into decision-making processes.	*Administration*	Q1 2021

IN PROGRESS	10/11/21 Staff members have created work plan tools and provided tools to ELT for 2021 work plan development.		
4	Strengthen leadership and support for city-wide racial equity work, including providing additional training, tools and resources to embed an equity framework to City processes, services and decisions. This strategy will build upon all employee and leadership training conducted in 2018-2019. • Develop and implement racial equity leadership training, resources and support for City Council. (Q1 2020). • Conduct advanced racial equity training for staff leadership and foundational training for all employees. (Q2 2020). • Incorporate employee selected racial equity competency in annual performance review.	*Administration*	Q3 2020
IN PROGRESS	10/14/21 Racial equity training for full-time staff rolled out February 2021, at this time 161 full-time employees have completed the training. Racial equity goals are included in staff quarterly check-in reviews. Still need to work with HR to review ERP system capabilities to incorporate competencies in performance reviews going forward.		
5	Develop and implement a plan to increase diversity of boards and commissions members.	*Administration*	Q3 2020
IN PROGRESS	10/11/21 Presented 2022 process enhancements to Board & Commission recruitment, outreach, application and interview process to Council. Interview process was determined by Council. Plan will be implemented in 2022.		

Racial Equity Work Plan

ACCOUNTABILITY & DATA COLLECTION			
GOAL:	**TARGET**	**STATUS**	**PROGRESS**
Hire a full-time Race and Equity coordinator, whose accountabilities include oversight of the Racial Equity Implementation Plan (work plan), monitoring, assessing and evaluating progress toward goals.	2019 - Q1	**Complete**	Race and Equity Coordinator started on March 18, 2019.
Racial Equity goals and metrics from the Racial Equity Implementation Plan will be incorporated into department work plans and employee performance reviews.	2019 - Q1	Ongoing/ Continuation in 2020	Staff quarterly check-in forms have race and equity components embedded. City-wide race and equity goals have been established for 2021 such as full-time employees attending race and equity training being offered in 2021.
The racial equity advancement team (REAT) will work identify specific opportunities to increase racial and cultural diversity on work teams.	2019 - Q2	**Complete**/ Ongoing	REAT continues to meet virtually. The Engagement Group worked with community members to plan Yancey Park dedication event. Work Plan Group will help provide support in 2022 work plan development. Training Group has developed supplemental training being offered in late October 2021.0
Report results of the Quality of Life Survey disaggregated by race/ethnicity as part of the Annual Racial Equity Advancement Report.	2019 - Q2	Not Complete	Survey results presented in June 2019. Race/ethnicity could not be disaggregated for all questions because the number of non-white survey respondents was small. However, 2021 Quality of Life Survey (QLS) has been completed and larger sample number of surveys sent to community. 2021 QLS results has been reported to City Council.
Evaluate feasibility and advisability of increasing the amount of police-community data collected by the City.	2019 - Q2	In Progress/ Continuation in 2020	Police Department submitted cost proposal and amendment contract to provide dispatch services and emergency communications to the City of Richfield, which included plan to replace CAD/RMS system. The new system impacts services agreement, which needed to be approved first before purchase of system. Baselines and process will also be reviewed to collect data.
Provide Racial Equity Training to all City staff.	2019 - Q2	**Complete**	Leadership training on 12/2018 and IQS Racial Equity training for full-time city employees in 1/2019. City Council and Executive Leadership went through GROW Framework training in Q1-2020. As of 10/2021, 161 full-time employees have completed GROW Feamework as part of Citywide training.
Evaluate quality of life survey questions to elicit relevant information about all city services around Race and Equity.	2019 - Q3	**Complete**	Quality of Life Survey results for 2019 & 2021 have been completed and results have been presented to City Council and community.
Maintain a database on the number and location of affordable housing in Edina.	2019 - Q4	**Complete**/ Ongoing	Database of mult-housing units have been created and available on City of Edina's Afforable Housing page.
Upon reviewing Police Department Policy Manual and removing non-public information, the manual will be placed on the City's website.	2019 - Q4	**Complete**/ Continuation in 2020	All police department manual policies have been reviewed and posted on the City website, except policies that have tactical information.
Investigate available data to desegregate maps of resident population by race and how this data can be linked to allocating funds through City budgeting processes (CIP, PACS, Operating)	2019 - Q4	In Progress/ Continuation in 2020	PACS Prioritization will be presented Transportation Commission feedback then presented to City Council for review.
Establish a Racial Equity Advancement Annual Report and presentation for the Human Rights and Relations Commission and City Council. The annual report to the City Council will be presented at the second Council meeting in January starting in January of 2020.	2020 - Q1	**Complete**/ Ongoing	Race & Equity Annual Report presentation has been provided to City Council and Human Rights and Relations Commissions by Race and Equity Coordinator, along with a quarterly report status report in council packets. Annual presentations are generally provided in Q2.

CITY FACILITIES & SERVICES			
GOAL:	**TARGET**	**STATUS**	**PROGRESS**
Deliver staff training on scholarship fund availability to ensure residents are provided the opportunity to apply for financial assistance.	2019 - Q1	In Progress/ Continuation in 2020	Parks and Recreation has implemented new registration system, CivicRec. The new system has more opportunties to manage scholarship, once it is developed by staff.
Review the existing Come Home 2 Edina program and advertisement strategy to families of color.	2019 - Q3	**Complete**	Brochures have been translated into Spanish; however, more intentional is being focused on alternative ways to market to families of color such as creating relationships with organizations. Demographic information continues to be collected through application process.

Updated 10.13.2021

Racial Equity Work Plan

CITY FACILITIES & SERVICES			
GOAL:	**TARGET**	**STATUS**	**PROGRESS**
Ensure City facility artwork and décor reflects diversity of race and culture.	2019 - Q4	**Complete**/ Continued into 2020	Arts & Décor Rurbic was approved by City Council on August 18, 2020. Arts & Culture Commission is using the rubric for Public Art process.
Review and identify if barriers to utilization of Park and Recreation programs exist and elicit solutions from community members and users.	2019 - Q4	In Progress/ Continuation in 2020	This work plan has been moved to 2021 work plan. City staff members will creates a plan to receive feedback from community members on barriers to program utilizations. PARC and HRRC will review and comment in 2021 Commission work plans by end of year.
Name a public facility in the Grandview area after BC and Ellen Yancey. Human Rights and Relations Commission will review and comment. Parks and Recreation Commission will review and recommend.	2019 - Q4	**Complete**/ Contined into 2020	On October 7, 2020 the Edina City Council unanimously renamed Garden Park as Yancey Park and directed staff to plan for the renaming. Discriminatory covenant on City-owned facility denounced in June 2021 and Yancey Park Dedication event took place on October 4, 2021.
Ensure facilities have wayfinding signage and printed materials in multiple languages.	2019 - Q4	Ongoing/ Continuation in 2020	Centennial Lakes Parks being identified as focus to inventory of signs, potential costs and resources needed; however, project will be moved to 2022. As City facilities maps are updated, there is a focus on inserting wayfinding icons for better viewing experience.
Employees will be trained on how to support first-time guests of City facilities.	2020 - Q4	In Progress/ Continuation in 2020	No P&R employee training has been offered in 2021. in Q4-2021, P&R staff plans to have City facility leadership review the employee handbook/code of conduct to get assessment of each facility training process.

COMMUNITY ENGAGMENT & COMMUNICATIONS			
GOAL:	**TARGET**	**STATUS**	**PROGRESS**
Add Metro transit link to facility website(s).	2018 - Q4	**Complete**	Links for Metro Transit has been added to facility website.
Staff will create a standing City communications "Feedback Group" of volunteer residents that can be called upon via meeting, email, or as needed for both strategic and quick feedback to staff.	2018 - Q4	**Complete**/ Ongoing	Group has been assembled. First meeting in January 2019 and group will have ongoing meetings to receive feedback. Communications Feedback Group continues to meet.
The new City Community Engagement employee will ensure there is a robust community engagement approach, informed by ongoing relationship with residents, residents of color and residents for whom English is a second language.	2019 - Q1	**Complete**/ Ongoing	Community Engagement Coordinator continues to adapt engagement approach while looking at potential opportunity gaps to increase diversity. Optional demogaphic questions have been updated to align with Parks and Recreation registration system.
The City will include questions on racial equity work in the 2019 Quality of Life Survey.	2019 - Q1	**Complete**	Survey included racial and self indicators to provide baseline information to help support racial equity work. 2021 Quality of Life Survey results have been presented to City Council and community. Survey responses in 2021 show 68% of survey participants indicate that it is essential and/or very important local government focuses on creating a diverse and inclusive city. In 2017 and 2019, 56% of survey participants indicate that it is essential and/or very important local government focuses on creating a diverse and inclusive city.
Develop protocol and procedures to apply a race and equity perspective to communications content.	2019 - Q2	**Complete**/ Continuous in 2020	The communications protocol document was reviewed by HRRC and REAT and will updated as needed.
Evaluate and improve the police department's current Community Outreach Programs. Consider opportunities for community members to engage with the department.	2019 - Q2	Ongoing	Police Department currently reviewing community engagement process. Night to Unite 2021 was first event held since start of COVID-19 in March 2020. Additional review of current communications and marketing of community engagement events is occuring.
During Community Outreach Program Evaluation, the police department will develop communication strategies to publicize and promote the department through communication methods including social media.	2019 - Q2	Ongoing	Police Department currently reviewing community engagement process. Night to Unite 2021 was first event held since start of COVID-19 in March 2020. Additional review of current communications and marketing of community engagement events is occuring.
Develop a strategic approach to the city's community engagement efforts. Task a city employee with overseeing/directing community engagement work.	2019 - Q4	**Complete**/ Ongoing	The Community Engagement Manager continues to engage community through different modes such as Better Together Edina, Neighborhood Association Recognition, public participation efforts, and increasing diversity in Boards and Commissions.

Racial Equity Work Plan

COMMUNITY ENGAGMENT & COMMUNICATIONS			
GOAL:	**TARGET**	**STATUS**	**PROGRESS**
The City will develop plain language policy and an LEP (Limited English Proficiency) policy for City communications.	2019 - Q4	**Complete**/ Continued into 2020	Plain Language Policy and Limited English Proficiency policy has been approved. Frontline staff members have been provided training and LanguageLine phone number cards. Training for staff members will be provided as needed.
Use insights gained from new partnerships and relationships with community, the City will find new ways to market and communicate to POC.	2019 - Q4	**Complete**/ Ongoing	Communications is continuing relationships with media outlets who focus on people of color and has been begun to distribute City of Edina press releases through modes such as text updates from the City and focus of accessibilty of communications in multiple languagses.
Develop alternate ways to register for programs or use of City facilities. The city will develop new ways to reach and welcome new and underserved populations into the community.	2019 - Q4	Ongoing/ Continuous	Google Translate option on website and Connect Card being promoted on Activity Directory. City partnering with Edina Community Education on "New to Edina" event in 2021.
The Police Department will conduct a review of the Crime Report policy for posting individual names on the department website.	2019 - Q4	**Complete**	Weekly Crime Reports, as of October 7, 2019, names of individuals have been removed. The report contains age and gender of individuals and location of report. Archive timeframe changed from 6 months to 2 months. Discussion to monitor if there are changes in staff workflow based on change as well potential equity challenges that arise in the future.

DEVELOPMENT & ENFORCEMENT OF POLICIES			
GOAL:	**TARGET**	**STATUS**	**PROGRESS**
Make a language edit to the Edina Affordable Housing Policy: The City recognizes the need to provide affordable housing in order to create and maintain a diverse population and to provide housing for those who live or work in the City.	2018 - Q4	**Complete**/ Ongoing	Approved by Council October 2018. Policy is reviewed yearly. Last reviewed in March 2021.
Develop goals and policies to increase the number of affordable housing units and rental until where housing assistance vouchers (ex. Section 8) can be used.	2018 - Q4	**Complete**/ Ongoing	Every owner/developer that has affordable housing units and rentals in Edina receives an affordable housing guide that includes non-discriminatory language.
Request the Edina Housing Foundation to review the affordable housing policy to specifically consider removing the option for developers to opt-out of building affordable units.	2019 - Q2	**Complete**	Reviewed Affordable Housing Policy with Edina Housing Foundation to remove opt-out option. Decision to not remove opt-out policy because funds from Affordable Housing Trust Fund could be used to further program. Policy is reviewed yearly.
Develop City-wide procedure and policy for responding to complaints that are perceived by staff as possibly racially motivated. Collect data on complaints that seem discriminatory in nature, including who makes the complaints and about whom. Apply this policy to complaints against those belonging to other protected groups.	2019 - Q2	In Progress/ Continuation in 2020	Bias and Discrimination Form has been added to City website for community members to complete. Researching compliant intake process for departments that receive compliants from community members.
Review affordable housing policy annually to address current conditions and needs. Ensure race and equity policy perspective is used at each review period.	2019 - Q4	**Complete**/ Ongoing	Affordable Housing Policy reviewed and presented to Council in Q1-2021. Policy is reviewed annually.
Review Edina zoning regulations through a racial equity lens to change or remove language that may contribute to racial disparities. Develop language with the intention of reducing inequities in the City's zoning regulations.	2019 - Q4	Ongoing/ Continuation in 2020	Community Development will scaffold additional zoning regulations through a race and equity lens each year. This is will be an ongoing work plan item as zoning ordinances are reviewed individually. Starting to collect data on impact of garage and basement ordinances changes.
Review process on using affordable housing funds received from the opt-out option and develop a policy to ensure funds will be used with a race and equity lens.	2019 - Q4	In Progress/ Continuation in 2020	A formallized process is currently being used for "buy-in" options funds for land trust and other opportunities through a race and equity lens is being created.
Review policy and outline requirement and enforcement mechanism to ensure associations and vendors that utilize/rent City facilities are operating in accordance with the city's expectation regarding race equity and inclusion. Post the policy throughout City facilities.	2019 - Q4	In Progress/ Continuation in 2020	The policies are currently being reviewed to compile to create more alignment for all associations and vendors. Due to staffing changes, a pause has been placed on this work plan item until 2022.

Racial Equity Work Plan

DEVELOPMENT & ENFORCEMENT OF POLICIES			
GOAL:	**TARGET**	**STATUS**	**PROGRESS**
Study and report on the 21st Century Policing Initiative's alignment with City of Edina's police officer field training processes.	2019 - Q4	**Complete**	21st Century Policing Initiative review has been completed by Police Department. Police Department is review officer wellness and recruitment processes.
The Police Department will evaluate the Department Policy Manual through a race and equity lens related to use of force.	2019 - Q4	**Complete**	Use of Force Policy has been reviewed and placed on City website in Police Department. Policy is updated when POST Board provides edits/revisions.
Review the Police Department's Policy 690.00 of Impartial Policing.	2019 - Q4	**Complete**	Police Department Policy 690.00 of Impartial Policing has been reviewed, updated and placed on the City website for public.
The Police Department will analyze policies related to external and independent criminal investigations and prosecutions for Officer Involved shootings and In-Custody death incidents.	2019 - Q4	**Complete**	Officer involved shooting policy has been updated to include audio/video retention, supervisor to assist, and who speaks with media.
Review the Police Department's Conduct of Department Members and Persons of Detained or In-Custody policies and consider adding a provision to current policies requiring officers to identify to individuals stopped or detained as soon as practical and reasonable.	2019 - Q4	**Complete**	Review of Conduct of Department Members and Persons Detained or In-Custoday policies have been completed and added on Police Department website .
Review feasibility of developing a policy to create an incentive for sellers to take Federal Housing Administration (FHA) loans.	2019 - TBD	**Complete**/ Continuation in 2020	Based on research of feasibility, process for FHA approval is cumbersome and expensive. An alternative process would be potentially combining mortgage with Come Home 2 Edina mortgage.

EMPLOYEE TRAINING & DIVERSITY			
GOAL:	**TARGET**	**STATUS**	**PROGRESS**
Participate in a Twin Cities People of Color (POC) job fair in 2019 as either an employer or sponsor.	2019 - Q4	**Complete**	City staff and leadership participated in the October 2019 People of Color Job Fair in Minneapolis.
Develop diversity recruiting strategy for City employees that identifies specific actions to be taken on an annual basis to more closely reflect demographics or Hennepin County.	2019 - Q4	In Progress/ Continuation in 2020	Staffing will be focusing creating a strategy that distinguishes between sourcing and recruiting will be looking at this in 2022.
Human Resources staff will implement hiring practices to include more racially and culturally diverse outreach, inclusive applications questions, recruitment, selection and interview processes.	2019 - Q4	**Complete**	Application process has been revised such as interview question has been added through a race/diversity lens, interview panel training for staff. These changes have been completed and the next step will be assess the effectiveness of the changes. Hiring manager training will be reviewed in 2021.
The City will assess and revise job descriptions as positions become available to include racial equity competencies.	2019 - Q4	Ongoing/ Continuation in 2020	Job descriptions are being revised when positions are available for hiring. A race and equity competency general statement has been added when job descriptions are being revised. A welcoming and inclusive statement has been added to Edina job posting website.
Train employees on the City code of conduct, safety and security procedures, language interpretation services and cost options.	2019 - Q4	In Progress/ Continuation in 2020	Due to COVD-19, no in person training with Parks and Recreation has taken place in 2020 or Q1-2021. All City training offered to staff is being compiled to assess feasibilty of combining certain trainings to avoid redundancy.
Set goals of increasing the percentage of fulltime staff who are people of color and/or fluent in a language other than English.	2019 - Q4	Ongoing/ Continuous in 2020	There has been an increase in People of Color who have applied, interviewed, and hired in 2019 and 2020 will be complied by end of 2021.
The City will include data on its employment goals in the Racial Equity Advancement Annual Report starting in 2020 for employment activities in 2019.	2020 - Q4	In Progress	Human Resources and Race and Equity Coordinator gathering yearly data from human resource management system. This work plan will coincide with looking at the data set of people who applied, inerview and have been hired in 2019 and 2020. Anticipated by end of 2021.
Research the City's participation in, or establishment of, a program like Pathways to Policing to develop future candidates for careers in local law enforcement for people of color.	2021 - Q4	Started	Police Department and Fire Department looking at current in-department proceses for future candidates and will evaluate what possible options in recruitment for people of color in law enforcement.

CITY OF EDINA

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Date: October 19, 2021

Agenda Item #: XIV.

To: Mayor and City Council

Item Type:
Other

From: Sharon Allison, City Clerk

Item Activity:
Information

Subject: Calendar of City Council Meetings and Events

ACTION REQUESTED:
None; information only.

INTRODUCTION:

Date	Time	Meeting/Event	Location
Tues, Oct 19	5:30 p.m.	2022-2023 Budget / Sustainable Building Policy	Community Room
	7:00 p.m.	City Council Regular Meeting	Council Chambers
Thurs, Oct 28	7:30 a.m.	Housing and Redevelopment Authority	Council Chambers
Tues, Nov 2		***Edina School District General Election***	
Wed, Nov 3	5:30 p.m.	Board and Commission Annual Work Plan	Community Room
	7:00 p.m.	City Council Regular Meeting	Council Chambers
Thurs, Nov 11		***Veterans Day – City Hall closed***	
Tues, Nov 16	5:30 p.m.	2022-2023 Budget / Human Services Task Force	Community Room
	7:00 p.m.	City Council Regular Meeting	Council Chambers
Thurs, Nov 18	7:30 a.m.	Housing and Redevelopment Authority	Council Chambers
Thur-Fri, Nov 25-26		***Thanksgiving Holiday – City Hall closed***	