

September 24, 2019

Lisa Fay, EAW Project Manager
Minnesota Department of Natural Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

SUBJECT: Upper Post Flats EAW
MnDOT Review #EAW19-010
SW quad MN 5 and MN 55/62
Fort Snelling State Park, Hennepin County

Dear Lisa Fay:

Thank you for the opportunity to review the Environmental Assessment Worksheet dated 8/22/19 for the Upper Post Flats Project. MnDOT's comments are provided below.

MnDOT's review of this EAW does not constitute approval of a regional traffic analysis and is not a specific approval for access or new roadway improvements. As plans are refined, we welcome the opportunity to meet with project partners and to review updated information.

Permits

Any work within or impacts to MnDOT right-of-way will require an appropriate MnDOT permit. Permit forms are available and should be submitted at MnDOT's utility website:
<http://www.dot.state.mn.us/utility/forms.html>.

Please direct questions regarding this requirement to Buck Craig of MnDOT's Metro District Permits Section at 651-234-7911 or Buck.Craig@state.mn.us.

Aviation Noise

The EAW on page 45 states that the majority of new homes would be located within the 60 to 70 DNL contour and approximately 20 homes would be within the 70-75 DNL contour. The EAW and attached noise study note that FAA guidelines do not recommend residential development in areas where average all-day noise levels are 65 DNL or greater but may be permitted with suitable mitigation. Also, the EAW notes that the Metropolitan Council's guidelines state that residential development is generally incompatible where average noise levels are between 70-75 DNL but allow it with suitable mitigation if residential use is already present.

MnDOT recommends that the DNR coordinate closely with the FAA, the MAC, and the Metropolitan Council to determine if aviation noise mitigation equipment and measures for the homes proposed within the 60-70 DNL and 70-75 DNL contours would be suitable and meet the permitting requirements of those agencies for homes within these contours.

Please direct questions regarding aviation noise to Rylan Juran of the MnDOT's Office of Aeronautics at 651-234-7190 or Rylan.Juran@state.mn.us.

Highway Noise

MnDOT's policy is to assist local governments in promoting compatibility between land uses and highways. Residential uses adjacent to highways often result in complaints about traffic noise. In the case of this development, traffic noise from the highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. [Minnesota Rule 7030.0030](#) states that municipalities with the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, which are listed in the [MPCA's Noise Area Classification](#) (NAC), anywhere that the establishment of such land use(s) would result in immediate violations of established Minnesota noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess existing noise conditions and take actions deemed necessary to minimize the impact to the proposed development from any highway noise.

Please direct questions regarding MnDOT's noise policy to Natalie Ries of the Metro District's Noise and Air Quality Unit at 651-234-7681 or Natalie.Ries@state.mn.us.

Pedestrians and Bicycles

The nearest transit service to the site is the Fort Snelling Blue Line Light Rail Station, which is approximately ¾ mile away on foot. This distance is further than most people are typically willing or able to walk to transit, especially if they are seniors or there is inclement weather.

MnDOT suggests that the proponent(s) coordinate with Metro Transit to provide transit service that would provide residents with a closer walking and biking connection to the regional transit network.

Please be in touch with Cameron Muhic, MnDOT's Metro District Multimodal Planner, at 651-234-7797 or Cameron.Muhic@state.mn.us regarding this comment.

Review Submittal Options

MnDOT's goal is to review proposed development plans and documents within 30 days of receipt. Electronic file submittals are typically processed more rapidly. There are four submittal options:

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. If multiple emails are necessary, number each message.
2. Upload PDF file(s) to MnDOT's external shared internet workspace site at: <https://mft.dot.state.mn.us>. Contact MnDOT Planning development review staff at metrodevreviews.dot@state.mn.us for access instructions and send an email listing the file name(s) after the document(s) has/have been uploaded.
3. Mail, courier, or hand deliver documents and plans in PDF format on a CD-ROM compact disc to:
MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

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4. Submit printed documents via U.S. Mail, courier, or hand delivery to the address above.
Include one set of full-size plans.

MnDOT welcomes the opportunity to review updated traffic and transportation information, as well as to meet with representatives of the city, developer, and other agencies.

You are welcome to contact me at (651) 234-7795 with questions.

Sincerely,

David Elvin, AICP
Principal Planner

Copy via E-Mail:

April Crockett, Area Manager
Aaron Tag, Area Engineer
Lance Schowalter, Design
Mike Lynch, Right of Way
Buck Craig, Permits
Bryce Fossand, Water Resources
Chad Erickson, Traffic Engineering
Izaak Peterson, Traffic Engineering
Natalie Ries, Noise and Air Quality
Carl Jensen, Transit Advantages
Cameron Muhic, Multi-Modal
Russell Owen, Metropolitan Council
Diane Anderson, DNR