



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Clare Terrace

Responsible Entity: City of Minneapolis

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

Preparer: Matt Bower

Certifying Officer Name and Title: Spencer Cronk, City Coordinator

Grant Recipient (if different than Responsible Entity): Clare Housing

Consultant (if applicable): Broen Housing Consultants

Direct Comments to: Matt Bower, (612) 673-2188 matthew.bower@minneapolismn.gov

Project Location:

3547-3559 France Avenue North, Robbinsdale, MN – Hennepin County

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Clare Terrace is a 36-unit supportive housing development with community space. The developer, Clare Housing, has experience in developing housing facilities with supportive services for persons living with HIV/AIDS. The project will add to the metro area inventory of supportive housing appropriate for persons with HIV/AIDS. The building will be four stories with a landscaped lot and parking lot of nine spaces. The parcels on which the development sits formerly housed a single family home and dry cleaner establishment that was cleared in 2005. The development site is approximately ½ acre in size. It is located one block off of Bottineau Boulevard which has transit access and will be sited near the proposed Bottineau LRT line.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

Clare Housing has extensive experience in locating and developing supportive housing as the type proposed in this assessment. This project will add permanent supportive housing units appropriate for persons living with HIV/AIDS who often find limited affordable and appropriate supportive housing options.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The existing site is currently vacant and has been planned by the City of Robbinsdale for a multifamily residential development for the past decade. A previous multifamily development was proposed for the site in the time frame of 2005-2007 but was not pursued due to economic conditions.

Funding Information

Grant Number	HUD Program	Funding Amount
MNH14F001	HOPWA Formula	\$100,000

Estimated Total HUD Funded Amount: \$100,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$7,788,109

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6

<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The closest airport to the project area (Crystal Airport) is approximately 3.5 miles.</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no coastal zones in or near the project site.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The City will not provide HUD-funded assistance to any structure located within the 100-year flood plain. This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. See attached FIRMette Map Panel 27053C0214E.</p>

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project location is not in a non-attainment area.</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no coastal zones in or near the project site.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>A Phase II ESA was delivered for the project (see attached cover and summary). The 3559 France Avenue parcel had been a dry cleaner establishment and exhibited PCE contamination. In 2006 the soils on the site were excavated and the site enrolled in the State Voluntary Investigation Cleanup program with understanding that future development would be for multifamily residential housing. A "No Action Determination" is suggested for the project.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Three species are identified in the project area. There are no critical habitats within the project area. Further Section 7 review of the species that are identified reveals that the action area, the project site, does not present suitable habitat for these species, therefore, no species and critical habitat are present. See attached U.S. Fish and Wildlife Service S7 IPAC Trust</p>

		Resource List documentation.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Vicinity tank information was reviewed on the MN PCA site "What's in My Neighborhood" and no above ground tanks of greater than 100 gallon capacity were found near project.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project is located in an urbanized area exempt from the Farmland Protection Policy Act of 1981. See attached Urbanized Area Location map.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. See attached FIRMette Map Panel 27053C0214E. The City will not provide HUD-funded assistance to any structure located within the 100-year flood plain.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The current structure on the site to be demolished for purposes of the project was built in 1922. The National Register List inventory was consulted and one historic resource is located in the project vicinity at 4915 N 42 nd Ave (Hennepin County Library-Robbinsdale Branch). Attached SHPO correspondence indicates that no properties listed in or eligible for the National Register of Historic Places will be affected by the project
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Site comes in at 60.3 on the HUD Day/Night Noise Level Calculator. Documentation is attached.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project will have no impact on sole source aquifers. The closest designated sole source aquifer is the Mille Lacs aquifer located approximately 75 miles north of the project site. See attached map of aquifer detail.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Per the National Wetlands Inventory, no wetlands have been identified on this urban sites or nearby urban surroundings. Proposed action is redevelopment of built site. See attached map.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The closest designated wild and scenic river to the City of Robbinsdale and the project location is the St. Croix River located approximately 27 miles east of the project site. See attached map.
ENVIRONMENTAL JUSTICE		

Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	3	City of Robbinsdale required a Comprehensive Plan amendment for 3547 France Ave. N. to change the land use designation from low density residential to high density residential. Both properties needed to be rezoned: 3547 France Ave. N. from R-2 (Single/two-family Residential) to R-B (residential business) and 3559 France Ave. N. from B-1 (Neighborhood Business) to R-B. Scale and design is consistent with neighboring multifamily property and approach from Broadway Avenue.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	Adequate slopes in project site. Site served by municipal storm water system. A Stormwater Pollution Prevention Plan and associated permit will need to be pulled during construction.
Hazards and Nuisances including Site Safety and Noise	2	Appropriate residential environment.
Energy Consumption	2	

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	
Demographic Character Changes, Displacement	2	No displacement will occur with the project. Targeted population with the project is people living with HIV/AIDS, including singles, households of color, persons with disabilities, and persons experiencing long-term homelessness. All of the units will be income- and rent-restricted per terms of the funding sources of the project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Adequate educational and cultural facilities accessible by current and future public transit are present.
Commercial Facilities	1	Grocery store and other convenience shopping opportunities located within ¼ mile of project site.
Health Care and Social Services	1	Major hospital located with ½ mile of project.
Solid Waste Disposal / Recycling	2	Development will need to have an enclosed container space with contracted pickup at a minimum weekly.
Waste Water / Sanitary Sewers	2	Served by municipal system.
Water Supply	2	Served by municipal water supply that draws from five Prairie Du Chien aquifers.
Public Safety - Police, Fire and Emergency Medical	1	Major hospital located with ½ mile of project. Police and fire safety services located within two miles of project.
Parks, Open Space and Recreation	1	Two parks/open space located within 1/3 mile of project site.
Transportation and Accessibility	1	Project site is directly served by public transit stop and will be located approximately 1 mile from a to-be-developed future light rail station.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	Fully past-developed land parcel.
Vegetation, Wildlife	2	Fully past-developed land parcel.
Other Factors		

Additional Studies Performed:

None.

Field Inspection (Date and completed by): September 2014 by Matt Bower

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

City of Robbinsdale planning staff (Rick Pearson) ; project developer consultant (Broen Housing); source documentation from environmental consultants (Peer Engineering); MN SHPO

List of Permits Obtained:

City of Robbinsdale planning staff informed that all appropriate permit approvals have been or will be issued to project.

Public Outreach [24 CFR 50.23 & 58.43]:

Developer has consulted with a variety of stakeholders in planning and development of the project as proposed. Public input was also obtained through the zoning process conducted by the City of Robbinsdale.

Cumulative Impact Analysis [24 CFR 58.32]:

Project will be an increase of housing density on a former single family housing lot and commercial lot. The development site is currently vacant. Project location is well-suited for a development of this size and use. Surrounding land uses include small-scale and large commercial and residential uses of varying densities. The project will be subject to multiple regulatory reviews to ensure that the project development is consistent with all applicable policies, plans, laws, and regulations.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

If the project does not go forward, the project site is likely to remain in its current state until a similar type of development is proposed. The site is designed to accommodate a development of the proposed nature.

No Action Alternative [24 CFR 58.40(e)]:

As stated above, if the project does not go forward, the project site is likely to remain in its current state until a similar type of development is proposed.

Summary of Findings and Conclusions:

Clare Housing has extensive experience in locating and developing supportive housing as the type proposed in this assessment. This project will add permanent supportive housing units appropriate for persons living with HIV/AIDS who often find limited affordable and appropriate supportive housing options. The development is well-suited to the site location and will provide

additional housing to the surrounding community and benefit from surrounding community amenities.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
24 CFR Part 50.3(i) & 58.5(i)(2)	No Action Determination and Construction Contingency Plan. <i>Responsible Staff: Chuck Peterson, Clare Housing</i>
24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27	Stormwater Pollution Prevention Plan and associated permit will need to be pulled during construction. <i>Responsible Staff: Chuck Peterson, Clare Housing</i>

Determination:

- Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

- Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date: 11/7/14

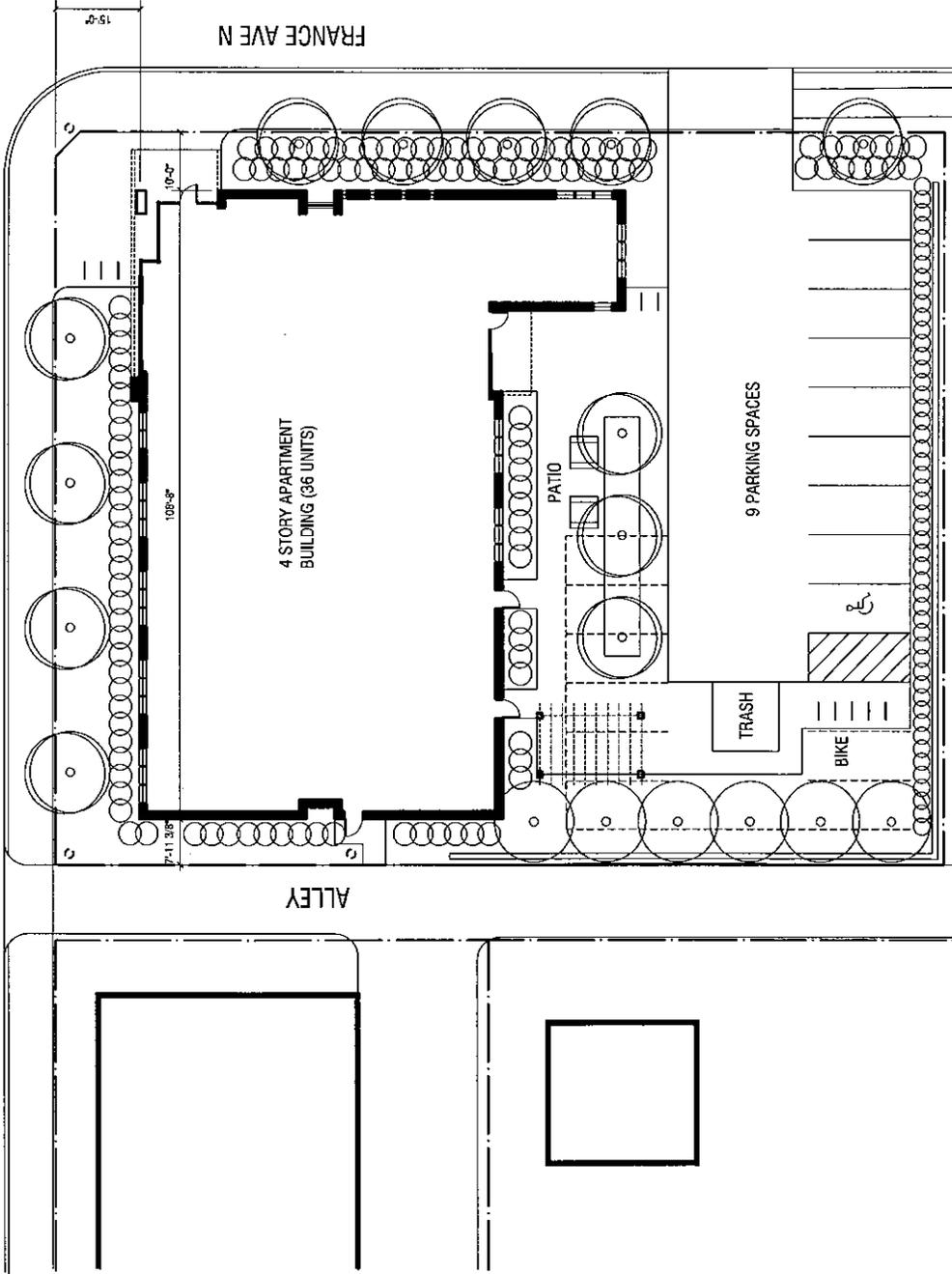
Name/Title/Organization: Matt Bower, Manager Resource Coordination, Minneapolis Intergovernmental Relations

Certifying Officer Signature: _____ Date: 11/7/14

Name/Title: Spencer Cronk, City Coordinator

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

36TH AVE N



FRANCE AVE N

4 STORY APARTMENT BUILDING (36 UNITS)

PATIO

9 PARKING SPACES

TRASH

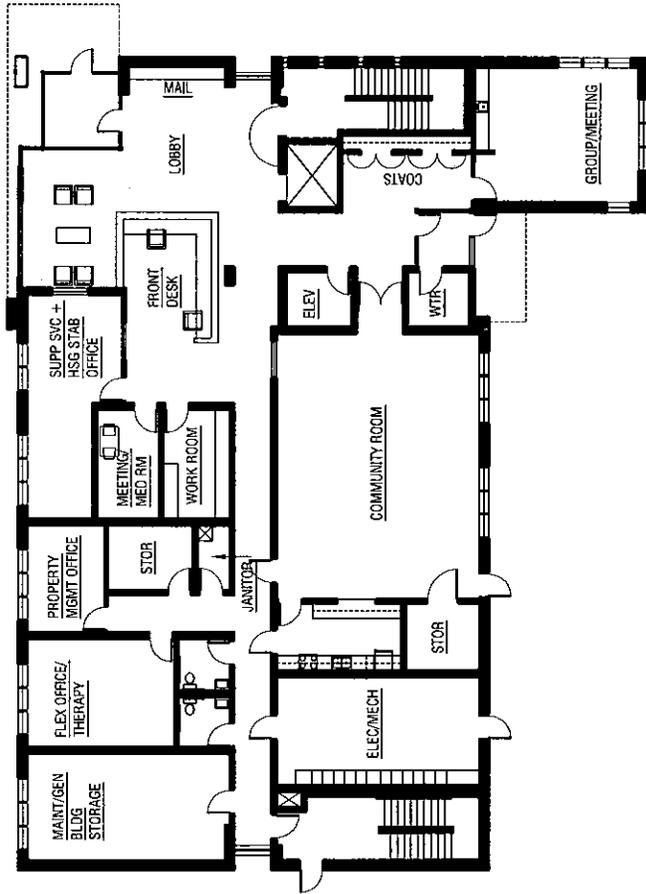
BIKE

ALLEY


 N
 1 SITE PLAN
 T = 20'-0"


 CLARE TERRACE
 for Clare Housing
 03.12.2014

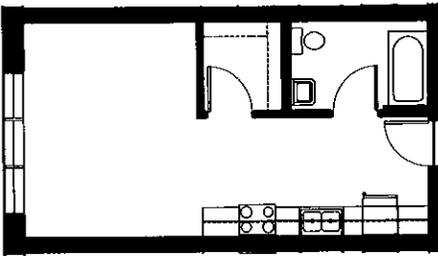
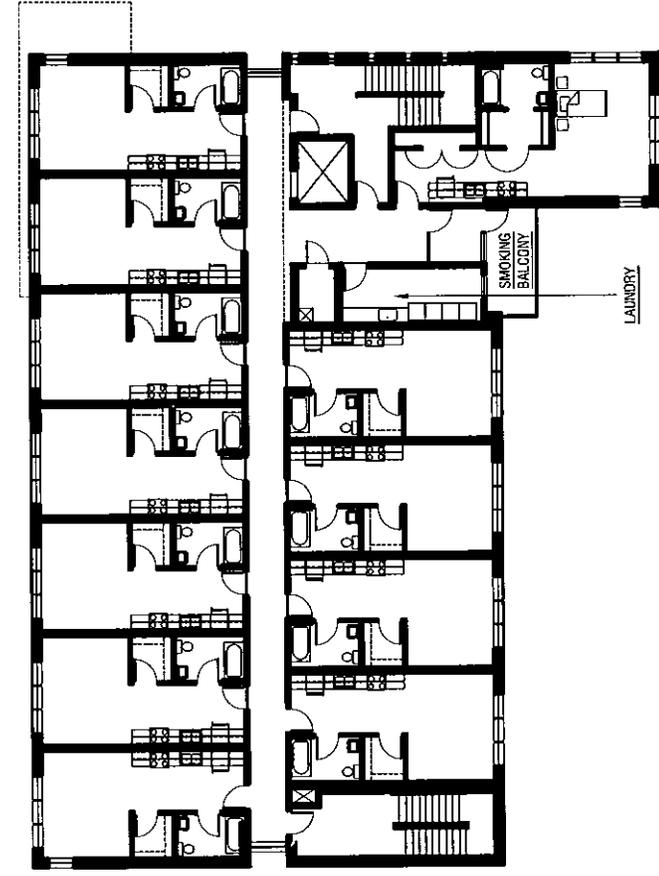
CERMAK RHOADES ARCHITECTS




 N
 1
 FIRST FLOOR PLAN
 1/8" = 1'-0"


CLARE TERRACE
 for Clare Housing
 01.12.2014

CERMAK RHOADES ARCHITECTS



2 TYPICAL UNIT PLAN
1/8" = 1'-0"

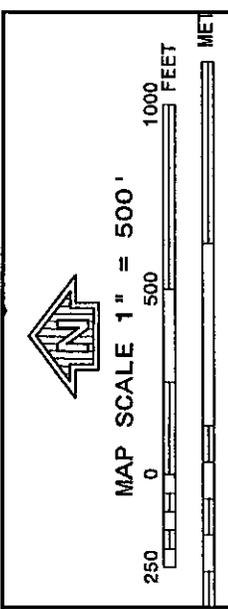
1 SECOND-FOURTH FLOOR PLAN
1/16" = 1'-0"



CLARE TERRACE
for Clare Housing
03.12.2014



CERMAK RHOADES ARCHITECTS



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0214E

FIRM
FLOOD INSURANCE RATE MAP
 HENNEPIN COUNTY,
 MINNESOTA
 (ALL JURISDICTIONS)

PANEL 214 OF 479
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	SUFFIX
CRYSTAL CITY OF	27018	024	E
GOLDEN VALLEY CITY OF	27012	024	E
MINNEAPOLIS CITY OF	27072	024	E
ROSBINDALE CITY OF	27081	024	E

Notes to Users: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

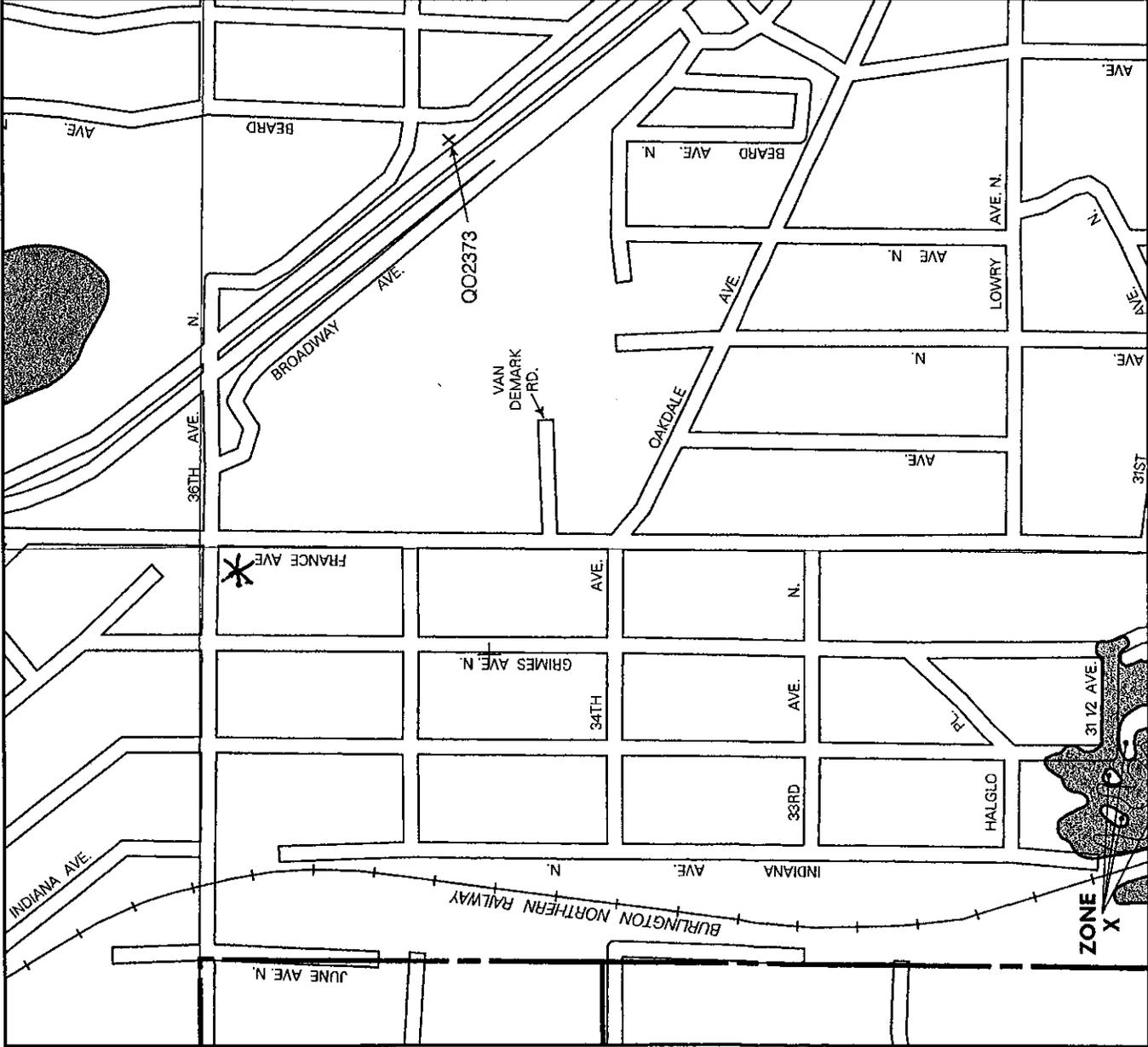
MAP NUMBER
2705360214E

EFFECTIVE DATE
SEPTEMBER 2, 2004



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





DRAFT

PHASE II ENVIRONMENTAL SITE ASSESSMENT

Clare Terrace
3547-3559 France Avenue North
Robbinsdale, Minnesota

Prepared for
Minnesota Brownfields
and
Clare Housing

April __, 2014

DRAFT

PHASE II ENVIRONMENTAL SITE ASSESSMENT
CLARE TERRACE
3547-3559 FRANCE AVENUE NORTH
ROBINSDALE, MINNESOTA
(Peer File #24026)

Prepared for:

Minnesota Brownfields
PO Box 16244
St. Paul, Minnesota 55116

and

Clare Housing
929 Central Avenue NE
Minneapolis, MN 55413

Prepared by:

Peer Engineering, Inc.
7615 Golden Triangle Drive, Suite N
Eden Prairie, Minnesota 55344
(952) 831-3341

April __, 2014

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- Appendix D - Laboratory Analytical Reports

1.0 INTRODUCTION

Peer Engineering, Inc. (Peer) was retained by Minnesota Brownfields on behalf of Clare Housing, to complete a Phase II Environmental Site Assessment (ESA) of the properties located at 3547 and 3559 France Avenue North in Robbinsdale, Minnesota (the Site). Peer understands that Clare Housing is planning to demolish the current structures on the Site and to redevelop the Site for residential use. This Phase II ESA was conducted to 1) determine current subsurface environmental conditions at the Site, 2) provide data to support issuance of appropriate liability assurances to Clare Housing from the Minnesota Pollution Control Agency (MPCA) Voluntary Investigation & Cleanup (VIC) Program, and 3) provide data for developing a Response Action Plan for planned development activities. This Phase II ESA was conducted concurrently with a geotechnical investigation performed by Northern Technologies, Inc. (NTI). The results of the Phase II ESA are presented herein. The results of the geotechnical investigation are presented in a separate report prepared by NTI.

2.0 BACKGROUND

2.1 SITE DESCRIPTION

The Site is located on the southwest corner of the intersection of France Avenue North and 36th Avenue North in Robbinsdale, Hennepin County, Minnesota (**Figure 1**). The Site consists of three contiguous parcels totaling approximately 0.46 acres in size. A two story dwelling and free standing garage occupy the southern parcel. The dwelling was constructed in 1922 in a different location and was moved to the Site in 1956. The two northern parcels are currently vacant but were once developed with a building occupied by a dry cleaning business; the building was demolished in 2005.

2.2 PREVIOUS INVESTIGATIONS

Numerous investigations and documentation reports have been prepared with regard to the Site, including:

- ♦ *Phase I Environmental Site Assessment for Commercial Property, 3559 France Avenue North, Robbinsdale, Minnesota, dated April 9, 2004, prepared by Pinnacle Engineering, Inc. (Pinnacle).*
- ♦ *Pre-Demolition Environmental Survey Report for Commercial Property, 3559 France Avenue North, Robbinsdale, Minnesota 55422, dated April 9, 2004, prepared by Pinnacle.*
- ♦ *Phase II Environmental Site Assessment, Former Dry Cleaner, 3559 France Avenue North, Robbinsdale, Minnesota 55422, dated September 8, 2004, prepared by Pinnacle.*
- ♦ *Response Action Plan (RAP), Robbinsdale Townhomes, 3559 France Avenue North, Robbinsdale, Minnesota, dated October 13, 2004, prepared by Peer.*
- ♦ *Additional Investigation Report, 3559 France Avenue North, Robbinsdale, Minnesota, dated April 4, 2005, prepared by Peer.*

- ◆ *Additional Investigation and Demolition Monitoring Results, 3559 France Avenue North, Robbinsdale, Minnesota, dated September 25, 2006, prepared by Peer.*
- ◆ *Response Action Implementation Report, Terrace Park Development, 3559 France Avenue North, Robbinsdale, Minnesota, dated December 1, 2006, prepared by Peer.*
- ◆ *Phase I Environmental Site Assessment, Clare Terrace, 3547-3559 France Avenue North, Robbinsdale, Minnesota, dated June 12, 2013, prepared by Peer.*

A brief summary of these documents is as follows:

The 2004 Phase I ESA indicated a dry cleaner operated at the Site from the mid-1980s until early 2004. The Phase I ESA identified the former dry cleaner business as a REC for the property.

The 2004 Phase II ESA identified soil and ground water contamination related to PCE; a common dry cleaning chemical. The PCE concentrations detected were generally below the MPCA Residential Soil Reference Value (SRV) of 72 milligrams per kilogram (mg/kg), but in excess of MPCA Tier 1 Soil Leaching Value (SLV) of 0.068 mg/kg. Ground water was encountered at the property at depths of 16 and 17 feet below existing ground surface (bgs). PCE was identified in two ground water samples, at concentrations of 14 and 15 micrograms per liter (ug/L), which exceeded the Minnesota Department of Health (MDH) Health Risk Limit (HRL) of 7 ug/L for PCE.

The 2004 RAP described the monitoring and testing procedures that would be used to identify, manage and dispose of contaminated materials encountered during redevelopment. The RAP also presented a proposed design for vapor barrier and passive venting system which would be installed under the new building. The purpose of the vapor barrier and passive venting system is to minimize the potential for vapor intrusion into the proposed building. The MPCA approved the RAP in a letter dated October 29, 2004.

The additional investigations completed in 2005 and 2006 further defined the extent of soil and ground water contamination related to the PCE contamination.

The 2006 Response Action Implementation Report indicated that the results of previous investigation activities confirmed that the PCE impacts to ground water at the property are limited in extent. Numerous sampling probes completed on the Site had identified contaminated ground water in an area that corresponds with the former building footprint and within 20 feet to the south of the former building. Extensive low permeability clay soils have been documented to exist at the property and to the east and north of the property to depths of at least 44 feet; these clay soils should act to inhibit the off-site and vertical migration of ground water contamination.

The 2006 Response Action Implementation Report concluded that the response actions related to removal of contaminated soil, described in the 2004 RAP, were completed on October 17, and 18, 2006. It was reported that the excavation activities were successful

in removing the most significantly PCE-contaminated soil from the property. No contaminated soil was identified in documentation samples collected at the base of the excavation, 21 feet bgs, which suggests that the contamination had not migrated downward towards the regional water table. Further, it was concluded that excavation of the most significantly contaminated soil mitigates the potential source of ground water impacts.

The 2013 Phase I ESA stated that, although soil in the previously identified contaminated area was excavated, due to PCE having been identified at the Site, there is the potential for continued soil, groundwater, and/or vapor impacts.

2.3 PROPOSED SITE REDEVELOPMENT

Current plans to develop the Site include a slab on grade, four-story residential assisted-living apartment building with associated green space and parking lot.

3.0 PHASE II ESA

3.1 OVERVIEW

The investigation activities were conducted on February 27 & 28, 2014 and included the following:

- ♦ Advancing six (6) geotechnical soil borings and three (3) environmental soil borings.
- ♦ Collecting soil samples from the borings for field observations (visual and olfactory), screening of organic vapors using a photoionization detector (PID), and analytical testing.
- ♦ Installing three (3) soil gas sampling points and collecting soil gas samples for analytical testing.
- ♦ Laboratory analytical testing of soil and soil gas samples for constituents of concern.

Standard operating procedures utilized during the investigation are presented in **Appendix A**. Boring and sampling locations are shown on **Figure 2**.

3.2 SOIL BORINGS

3.2.1 Geotechnical Soil Borings

Six (6) geotechnical soil borings (SB-1 through SB-6) were completed at the Site by NTI on February 28, 2014. Peer conducted environmental monitoring during advancement of two of the six borings, SB-5 and SB-6; Peer did not monitor installation of the other four borings.

SB-5 and SB-6 were advanced to depths of 20 and 25 feet below ground surface (bgs), respectively. The borings were installed using a truck-mounted hollow stem auger drilling rig. Soil samples were collected in 1.5 foot intervals using the split spoon sampling method. Peer screened the soil samples for organic vapors using a MiniRAE Lite PID equipped with a 10.6 eV lamp. Representative soil samples were submitted for analytical testing as described in **Section 3.4**.

Boring logs documenting encountered subsurface conditions and other pertinent information are included in **Appendix B**. **Appendix C** includes NTI's Geotechnical Exploration and Review report, documenting all six geotechnical soil borings (SB-1 through SB-6).

3.2.2 Environmental Soil Borings

Three (3) environmental soil borings (GP-1 through GP-3) were completed at the Site by Thein Well Company (Thein) on February 27, 2014.

The environmental soil borings were completed to depths of 12 to 24 feet bgs using a truck-mounted hydraulically powered direct-push drilling rig. Soil samples were collected from each soil boring in 4 foot intervals. The soil samples were screened for organic vapors using a MiniRAE Lite PID equipped with a 10.6 eV lamp. Representative soil samples were submitted for analytical testing as described in **Section 3.4**. Boring logs documenting encountered subsurface conditions and other pertinent information are included in **Appendix B**.

3.3 TEMPORARY SOIL GAS PROBES

Three temporary soil gas sampling probes (SG-1 through SG-3) were completed at the Site by Thein on February 27, 2014. All three soil gas sampling probes were completed within the footprint of the proposed building.

The temporary soil gas probes were completed using a truck-mounted hydraulically powered direct-push drilling rig. At each location, the probe rods with a retractable sampling point attached to polyethylene sampling tubing were advanced to a depth of 5 feet bgs. Soil gas samples were collected from the tubing at each probe location using 6-liter Summa canisters with 200 ml/min flow controllers, and were submitted for analytical testing as specified in **Section 3.4**. No soil samples were collected from the temporary soil gas probes.

3.4 ANALYTICAL TESTING

The soil and soil gas samples collected during this investigation were submitted to TestAmerica for analytical testing. Nine soil samples and three soil gas samples were submitted for laboratory analysis. The samples were analyzed for a combination of the following parameters:

Soil Samples

- ◆ Volatile organic compounds (VOCs) using Environmental Protection Agency (EPA) Method 8260.
- ◆ Polynuclear aromatic hydrocarbons (PAHs) using EPA Method 8270.
- ◆ Diesel range organics (DRO) using Wisconsin Department of Natural Resources (WDNR) DRO Method.
- ◆ 8 Resource Conservation and Recovery Act (RCRA) Metals using EPA Methods 6010, 7010, and 7471.

Soil Gas Samples

- ◆ VOCs using EPA Method TO-15.

4.0 INVESTIGATION RESULTS

4.1 SUBSURFACE OBSERVATIONS

Soil borings completed during this Phase II ESA generally encountered fill soil underlain by native deposits of clay. The fill soil generally consisted of sandy clay to depths of 4 feet bgs in GP-3 to 14 feet bgs in SB-6. Trace amounts of concrete, brick and slag debris were observed in soil borings GP-1 and GP-3. Soil boring GP-2 was located in the area of the Site where contaminated soil had been previously excavated (in October 2006); GP-2 encountered fill sand from the surface to the terminus of the boring at 12 feet bgs.

Soil was screened at regular intervals throughout the borings using a PID. As noted in Section 3.2.1, only two of the six geotechnical borings were monitored by Peer. No elevated organic vapors were detected in the screened samples; PID readings ranged from 0.0 parts per million (ppm) to 1.5 ppm. These readings are considered to represent background levels. Boring logs with PID readings are included in **Appendix B**.

Groundwater was not encountered during this Phase II ESA.

4.2 ANALYTICAL RESULTS

4.2.1 Soil Analytical Results

A total of nine soil samples were submitted for laboratory analysis. Soil analytical results are presented in **Table 1**. For comparison purposes, **Table 1** also lists the Residential and Industrial Soil Reference Values (SRVs) and the Screening Soil Leaching Values (SLVs) established by the MPCA. Copies of the laboratory analytical reports and associated chain-of-custody forms are included in **Appendix D**. The following observations are provided regarding the soil analytical results:

- ♦ No VOCs were detected in the nine analyzed soil samples.
- ♦ Several PAH constituents were detected in soil sample GP-3 (0-2') at concentrations less than their respective SLVs and SRVs. No other samples exhibited detectable concentrations of PAHs.
- ♦ RCRA metals, including arsenic, barium, chromium, lead and mercury, were detected at varying concentrations in all five of the samples analyzed for those parameters. All total metals concentrations, with the exception of arsenic, were less than their respective SRVs and SLVs. In three samples [GP-1 (0-2'), GP-5 (2-3.5'), GP-6 (2-3.5')] arsenic was detected at concentrations exceeding the Screening SLV of 5.82 mg/kg.
- ♦ DRO was detected in three of the five samples analyzed. However, no samples exhibited DRO at concentrations greater than 100 mg/kg, which is the DRO threshold for soil defined as unregulated fill.¹ The MPCA has not established SRVs or SLVs for DRO.

4.2.2 Soil Gas Analytical Results

Three soil gas samples (SG-1 through SG-3) were submitted for VOC analysis. Soil gas analytical results are presented in **Table 2**. For comparison purposes, **Table 2** also lists the Residential Intrusion Screening Values (ISVs) established by the MPCA. A copy of the laboratory analytical report and chain-of-custody form are included in **Appendix D**. The following observations are provided regarding the soil gas analytical results:

- ♦ 1,3-butadiene was detected in two samples at a concentration greater than 10 times its ISV. No other VOCs were detected at concentrations greater than 10 times their respective Residential ISVs.

5.0 SUMMARY AND CONCLUSIONS

This Phase II ESA was conducted to 1) determine current subsurface environmental conditions at the Site, 2) provide data to support issuance of appropriate liability assurances to Clare Housing from the MPCA, and 3) provide data for developing a Response Action Plan for planned development activities. The Site is targeted for development with a slab on grade, four-story residential apartment building.

Based on the results of the Phase II ESA, the following conclusions are provided for the Site:

- ♦ Subsurface soils consist of fill soil underlain by native deposits of clay. Fill soil consisting of sandy clay extends from the ground surface to depths ranging from approximately 4 to 9 feet bgs across the majority of the site. Fill soil consisting of

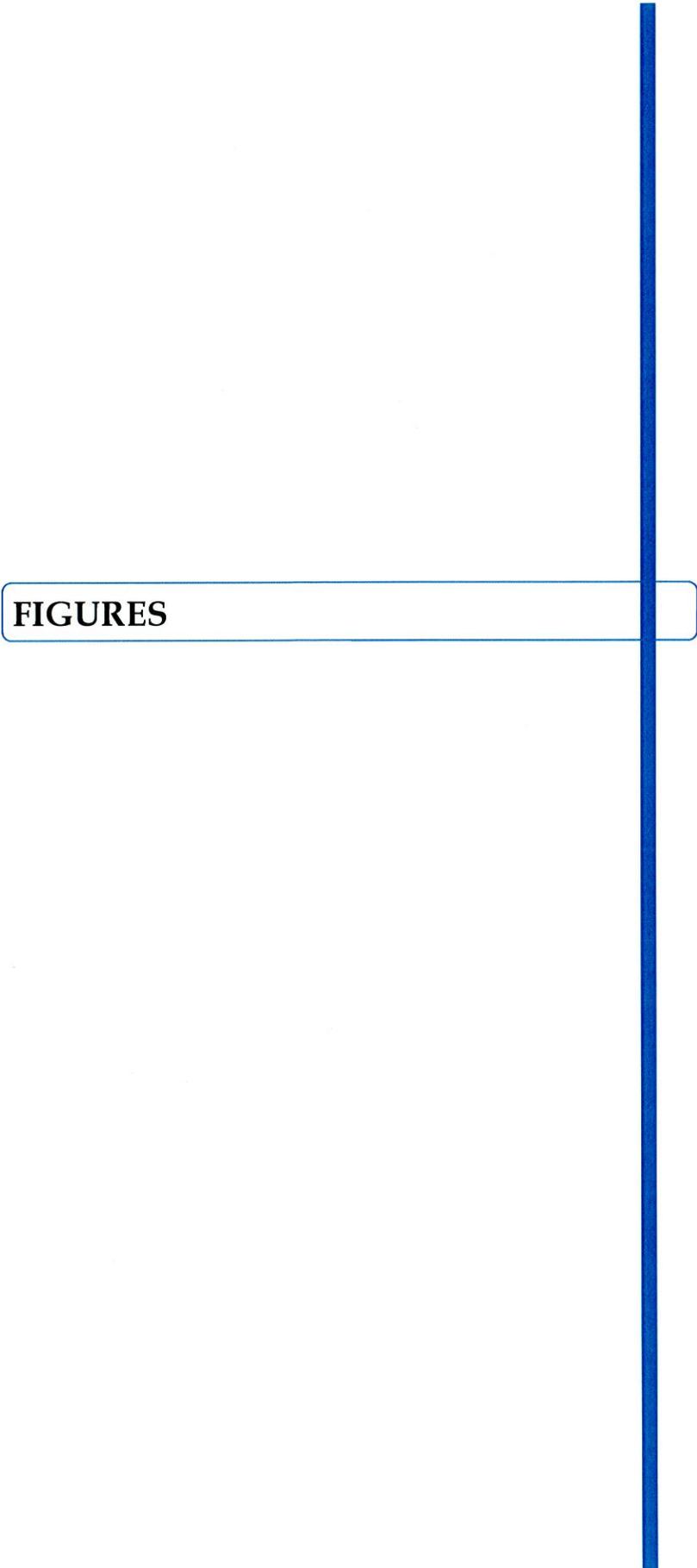
¹ Best Management Practices for the Off-Site Reuse of Unregulated Fill, dated February 2012, prepared by the Minnesota Pollution Control Agency.

sand extends from the ground surface to a depth of up to 21 feet bgs in the north central portion of the Site; that area was excavated during remediation activities conducted in October 2006 and documented in the 2006 RAP Implementation Report. Debris, consisting of concrete, brick, and slag, was observed to be intermixed within the top two feet of fill soil in two of the soil borings (GP-1 and GP-3).

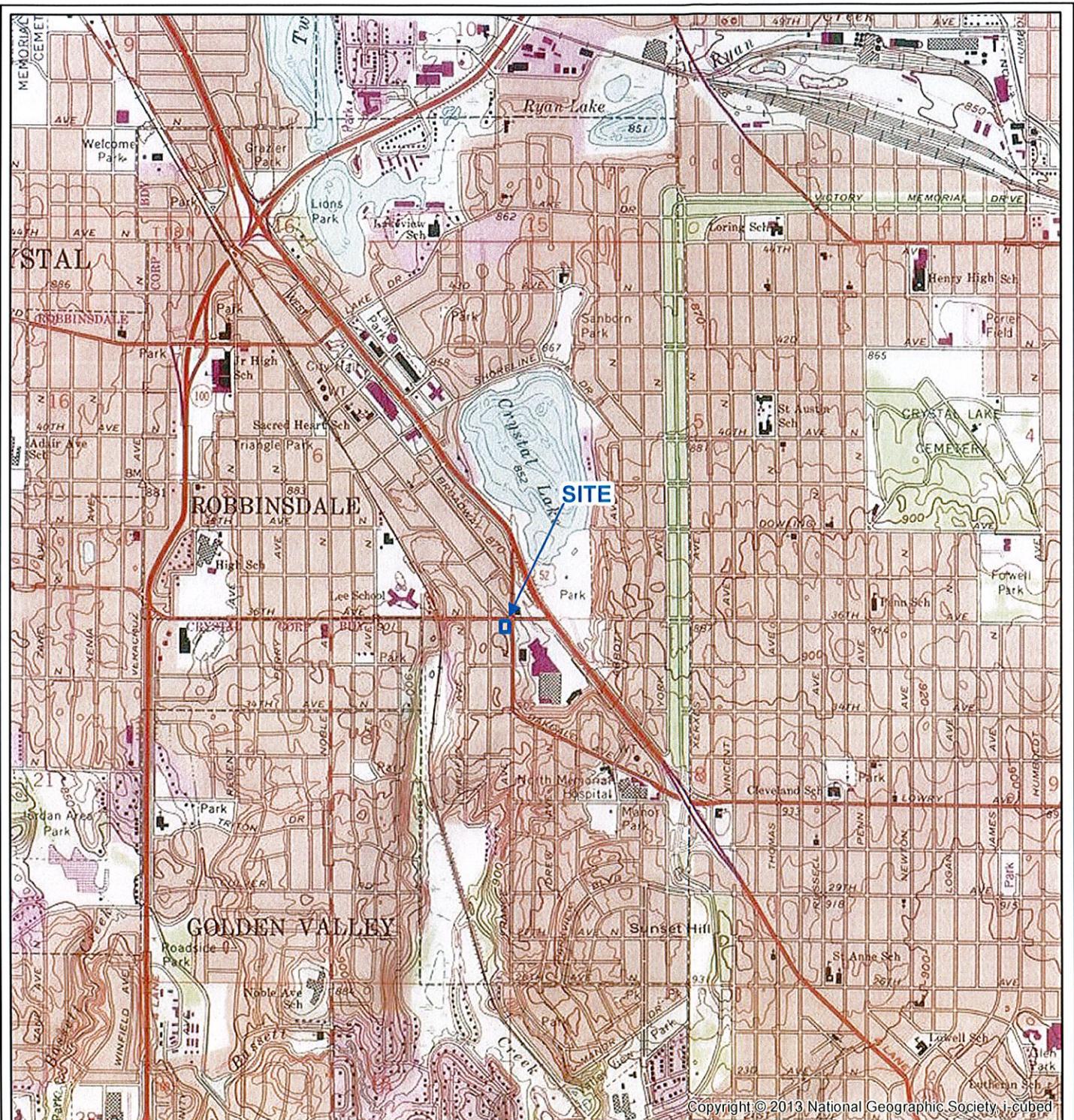
- ◆ Analytical testing of the soil indentified arsenic concentrations above the screening SLV but below the SRV in three of the five samples analyzed. However, the arsenic appears to be naturally occurring and not related to nonnative contamination.
- ◆ No other metals, PAHs, VOCs or DRO were detected above their respective SRVs, SLVs, or unregulated fill criteria.
- ◆ 1,3-butadiene was detected in soil gas at concentrations greater than 10 times its Residential ISV. It should be noted that 1,3-butadiene is a compound found almost ubiquitously in soil gas samples collected from various areas and various sites. Despite numerous studies, the reason for these detections remains unknown. The MPCA has stated (verbally and through e-mail) that without added evidence of a 1,3-butadiene source, the MPCA is unlikely to view it as a concern.
- ◆ Groundwater was not encountered during investigation activities at the Site.

6.0 RECOMMENDATIONS

- ◆ Based on the history of PCE contamination identified at the Site, a Construction Contingency Plan should be prepared prior to construction so that appropriate actions may be taken in the event that contaminated materials are found during Site redevelopment activities.
- ◆ Based on the results of this Phase II ESA and the response actions documented in the 2006 Response Action Implementation Report, the Site does not contain soil contaminants at concentrations exceeding Residential SRVs or soil gas contaminants at concentrations exceeding ISVs. Because the significantly impacted soil was excavated in 2006, the source of groundwater impacts has been mitigated. Therefore, a request for a No Action Determination should be submitted to the MPCA.



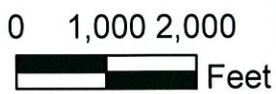
FIGURES



Copyright © 2013 National Geographic Society, i-cubed



MAP LOCATION



24026/Figure 1.mxd



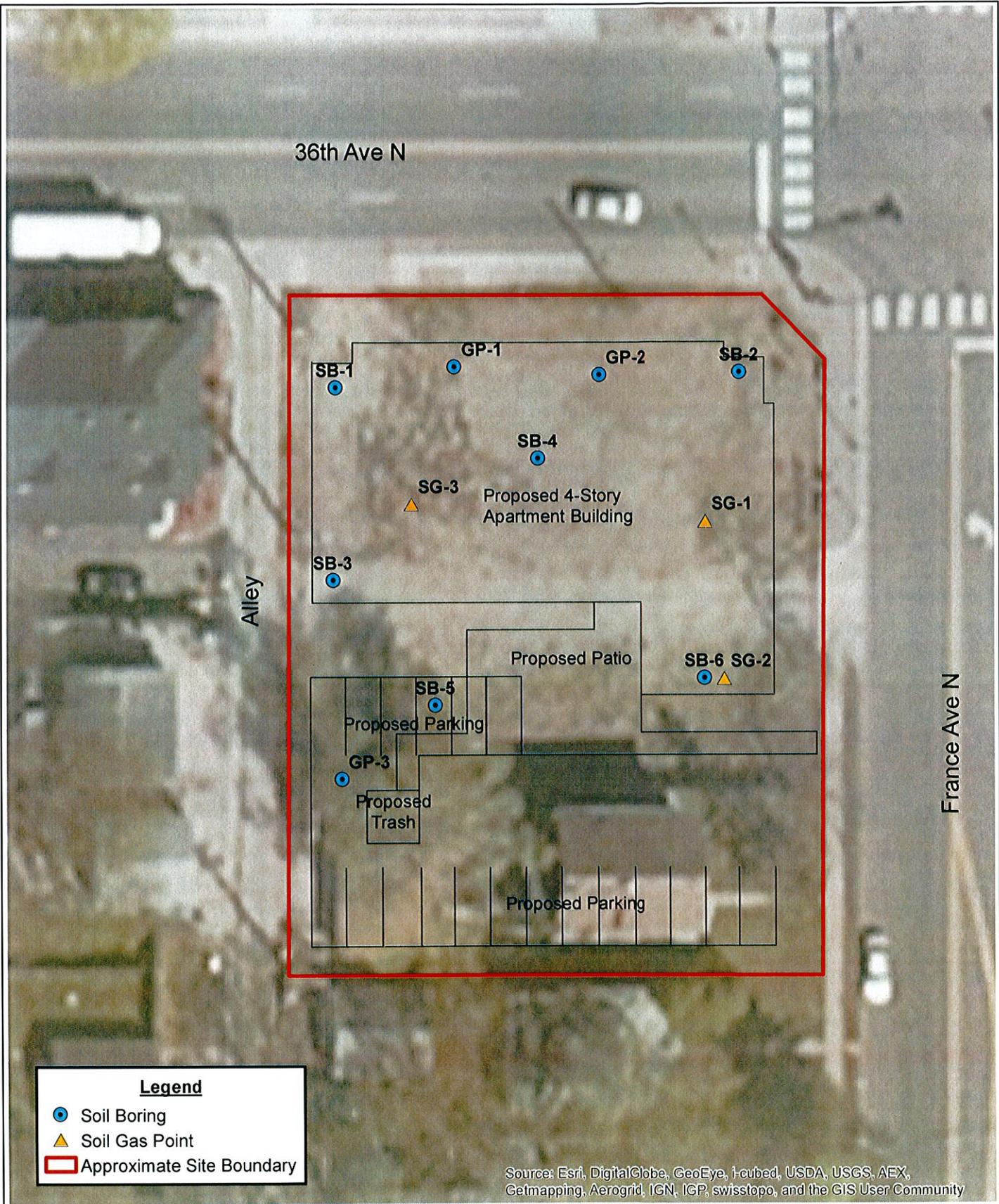
PROJECT # 24026

SITE LOCATION MAP

CLARE TERRACE
3547 - 3559 FRANCE AVENUE NORTH
ROBBINSDALE, MINNESOTA

MAR. 2014

FIGURE
1



Legend

- Soil Boring
- ▲ Soil Gas Point
- Approximate Site Boundary

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



24026Investigation Locations.mxd

Peer Engineering

PROJECT # 24026

INVESTIGATION LOCATIONS

CLARE TERRACE
3547 - 3559 FRANCE AVENUE NORTH
ROBBINSDALE, MINNESOTA

APRIL 2014

FIGURE
2



TABLES

Table 1
Soil Analytical Results
Clare Terrace
Robbinsdale, Minnesota

Compound/Parameter	CAS No.	Sample Identifier and Date Collected												Residential Soil Reference Value (SRV)	Industrial Soil Reference Value (SRV)	Screening Soil Leaching Value (SLV)	
		GP-1 (0-2) 2/27/2014	GP-1 (15-20") 2/27/2014	GP-2 (0-2") 2/27/2014	GP-2 (2-4") 2/27/2014	GP-2 (4-8") 2/27/2014	GP-3 (0-2") 2/27/2014	GP-3 (2-4") 2/27/2014	GP-3 (4-8") 2/27/2014	SB-5 (2-3.5") 2/28/2014	SB-6 (2-3.5") 2/28/2014	SB-6 (7-8.5") 2/28/2014	Various				
Volatile Organic Compounds (VOCs) reported in mg/kg																	
All Reported VOCs	Various	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	Various	Various
Polynuclear Aromatic Hydrocarbons (PAHs) reported in mg/kg																	
Fluoranthene	205-44-0	ND (0.169)	NA	ND (0.169)	NA	0.155	NA	ND (0.0114)	ND (0.0118)	ND (0.0118)	NA	NA	1.080	6.800	666	666	
Pyrene	129-00-0	ND (0.169)	NA	ND (0.169)	NA	0.122	NA	ND (0.0114)	ND (0.0118)	ND (0.0118)	NA	NA	890	5,800	435.12	435.12	
All Other Reported PAHs	Various	ND	NA	ND	NA	ND	NA	ND	ND	ND	NA	NA	Various	Various	Various	Various	
BaP Equivalents ^c	NE	0	NA	0	NA	0	NA	0	0	0	NA	NA	2	3	1.41	1.41	
Metals reported in mg/kg																	
Arsenic, Total	7440-38-2	8.12	NA	4.54	NA	2.99	NA	6.23	6.59	6.59	NA	NA	9	20	5.82	5.82	
Barium, Total	7440-39-3	116	NA	57.1	NA	104	NA	118	83.1	83.1	NA	NA	1,100	15,000	1,684	1,684	
Cadmium, Total	7440-43-9	ND (2.76)	NA	ND (2.23)	NA	ND (2.97)	NA	ND (2.78)	ND (2.92)	ND (2.92)	NA	NA	25	200	8.81	8.81	
Chromium, Total ^d	7440-47-3	21.0	NA	13.4	NA	11.5	NA	22.1	21.3	21.3	NA	NA	44,000/87 ^e	100,000/650 ^f	1,000,000/36.2 ^g	1,000,000/36.2 ^g	
Lead, Total	7439-92-1	ND (13.8)	NA	ND (11.2)	NA	35.4	NA	ND (13.9)	ND (14.6)	ND (14.6)	NA	NA	300	700	2,700	2,700	
Mercury, Total	7439-97-6	0.0296	NA	ND (0.0198)	NA	0.0371	NA	0.0228	0.0412	0.0412	NA	NA	0.5	1.5	3.29	3.29	
Selenium, Total	7782-49-2	ND (1.07)	NA	ND (0.889)	NA	ND (1.03)	NA	ND (1.02)	ND (0.935)	ND (0.935)	NA	NA	160	1,300	2.64	2.64	
Silver, Total	7440-22-4	ND (2.76)	NA	ND (2.23)	NA	ND (2.97)	NA	ND (2.78)	ND (2.92)	ND (2.92)	NA	NA	160	1,300	7.86	7.86	
Other Parameters reported in mg/kg	NE	12.6	NA	9.25	NA	17.4	NA	ND (7.00)	ND (6.80)	ND (6.80)	NA	NA	NE	NE	NE	NE	
Diesel Range Organics (DRO)	NE	12.6	NA	9.25	NA	17.4	NA	ND (7.00)	ND (6.80)	ND (6.80)	NA	NA	NE	NE	NE	NE	

NOTES:
mg/kg = Milligrams per kilogram.
NA = Sample not analyzed for this parameter.
ND = Not detected at or above the laboratory reporting limit indicated in parentheses.
NE = Regulatory limit/CAS Number not established for this parameter.
^c = Benzo(a)pyrene (BaP) equivalent is a calculated value based on the weighted concentration and toxicity of the following compounds: benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, chrysene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene.
^d = Reported result(s) is total chromium, regulatory limit for chromium III and chromium VI are provided.
Exceeds Screening SLV

**Table 2
Soil Gas Analytical Results
Clare Terrace
Robbinsdale, Minnesota**

Compound/Parameter	CAS No.	Sample Identifier and Date Collected						Residential Intrusion Screening Value (ISV) µg/m ³	10X Residential ISV µg/m ³	100X Residential ISV µg/m ³
		SG-1 (5')		SG-2 (5')		SG-3 (5')				
		2/27/2014		2/27/2014		2/27/2014				
		Result	Report Limit	Result	Report Limit	Result	Report Limit			
Minnesota Soil Gas List reported in ug/m³										
Acetone	67-64-1	ND	12	55	12	ND	48	31,000	310,000	3,100,000
Benzene	71-43-2	2.6	0.64	4	0.64	3.9	2.6	4.5	45	450
1,3-Butadiene	106-99-0	2.5	0.44	4.6	0.44	7.6	1.8	0.3	3	30
2-Butanone (MEK)	78-93-3	ND	1.5	13	1.5	9.3	5.9	5,000	50,000	500,000
Carbon disulfide	75-15-0	1.8	1.6	ND	1.6	ND	6.2	700	7,000	70,000
Chloromethane	74-87-3	ND	1	1.7	1	ND	4.1	90	900	9,000
Cyclohexane	110-82-7	ND	0.69	0.76	0.69	ND	2.8	6,000	60,000	600,000
Ethanol	64-17-5	9.9	9.4	26	9.4	ND	38	15,000	150,000	1,500,000
Ethyl acetate	141-78-6	ND	18	22	18	ND	72	3,000	30,000	300,000
Ethylbenzene	100-41-4	1.3	0.87	3.7	0.87	ND	3.5	1,000	10,000	100,000
4-Ethyltoluene	622-96-8	ND	0.98	ND	0.98	ND	3.9	NE	NE	NE
n-Heptane	142-82-5	1.7	0.82	2.6	0.82	ND	3.3	NE	NE	NE
n-Hexane	110-54-3	1.5	0.7	2.2	0.7	3.7	2.8	2,000	20,000	200,000
4-Methyl-2-pentanone (MIBK)	108-10-1	ND	2	2.7	2	ND	8.2	3,000	30,000	300,000
Propylene	115-07-1	20	8.6	36	8.6	98	34	3,000	30,000	300,000
Styrene	100-42-5	ND	0.85	1.3	0.85	ND	3.4	1,000	10,000	100,000
Tetrachloroethylene	127-18-4	75	1.4	ND	1.4	ND	5.4	20	200	2,000
Toluene	108-88-3	10	0.75	18	0.75	8.3	3	5,000	50,000	500,000
Trichloroethene *	79-01-6	2.4	1.1	ND	1.1	ND	4.3	2 *	20 *	200 *
Trichlorofluoromethane	75-69-4	ND	1.1	1.1	1.1	ND	4.5	700	7,000	70,000
1,2,4-Trimethylbenzene	95-63-6	ND	0.98	1.6	0.98	ND	3.9	7	70	700
m&p-Xylene	1330-20-7	4.7	2.2	14	2.2	8.7	8.7	100 ^a	1,000 ^a	10,000 ^a
o-Xylene	95-47-6	1.5	0.87	4.5	0.87	ND	3.5	100 ^a	1,000 ^a	10,000 ^a
All other reported VOCs	NE	ND	various	ND	various	ND	various	various	various	various

NOTES:

µg/m³ = Micrograms per cubic meter.

NE = Regulatory limit not established for this parameter.

ND = Not detected at or above laboratory reporting limit.

^a = Regulatory limit for combination of m, p, and o-xylenes.

* = Interim ISVs. Revised ISVs issued by the MPCA in 2013.

Exceeds 10X Residential ISV



U.S. Fish and Wildlife Service

Trust Resources List

This resource list is to be used for planning purposes only — it is not an official species list.

Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:

Twin Cities Ecological Services Field Office
4101 AMERICAN BLVD E
BLOOMINGTON, MN 55425
(612) 725-3548
<http://www.fws.gov/midwest/Endangered/section7/s7process/step1.html>

Project Name:

Clare Terrace



U.S. Fish and Wildlife Service

Trust Resources List

Project Location Map:



Project Counties:

Hennepin, MN

Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):

MULTIPOLYGON (((-93.3289277 45.0204666, -93.3286193 45.0204609, -93.3286166 45.0202865, -93.3289277 45.0202903, -93.3289277 45.0204666)))

Project Type:

Development



Trust Resources List

Endangered Species Act Species List (USFWS Endangered Species Program)

There are a total of 3 threatened or endangered species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fishes may appear on the species list because a project could cause downstream effects on the species. Critical habitats listed under the **Has Critical Habitat** column may or may not lie within your project area. See the **Critical habitats within your project area** section below for critical habitat that lies within your project area. Please contact the designated FWS office if you have questions.

Species that should be considered in an effects analysis for your project:

Clams	Status		Has Critical Habitat	Contact
higgins eye (<i>Lampsilis higginsii</i>) Population: Entire	Endangered	species info		Twin Cities Ecological Services Field Office
Snuffbox mussel (<i>Epioblasma triquetra</i>)	Endangered	species info		Twin Cities Ecological Services Field Office
Mammals				
northern long-eared Bat (<i>Myotis septentrionalis</i>) Population:	Proposed Endangered	species info		Twin Cities Ecological Services Field Office

Critical habitats within your project area:

There are no critical habitats within your project area.

FWS National Wildlife Refuges (USFWS National Wildlife Refuges Program)

There are no refuges found within the vicinity of your project.

FWS Migratory Birds (USFWS Migratory Bird Program)

The protection of birds is regulated by the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA). Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). The MBTA has no provision for allowing take of migratory birds that may be



Trust Resources List

unintentionally killed or injured by otherwise lawful activities. For more information regarding these Acts see <http://www.fws.gov/migratorybirds/RegulationsandPolicies.html>.

All project proponents are responsible for complying with the appropriate regulations protecting birds when planning and developing a project. To meet these conservation obligations, proponents should identify potential or existing project-related impacts to migratory birds and their habitat and develop and implement conservation measures that avoid, minimize, or compensate for these impacts. The Service's Birds of Conservation Concern (2008) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).

For information about Birds of Conservation Concern, go to <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Management/BCC.html>.

Migratory birds of concern that may be affected by your project:

There are 12 birds on your Migratory birds of concern list. The Division of Migratory Bird Management is in the process of populating migratory bird data with an estimated completion time of Fall 2014; therefore, the list below may not include all the migratory birds of concern in your project area at this time. While this information is being populated, please contact the Field Office for information about migratory birds in your project area.

Species Name	Bird of Conservation Concern (BCC)	Species Profile	Seasonal Occurrence in Project Area
American bittern (<i>Botaurus lentiginosus</i>)	Yes	species info	Breeding
Bald eagle (<i>Haliaeetus leucocephalus</i>)	Yes	species info	Year-round
Black tern (<i>Chlidonias niger</i>)	Yes	species info	Breeding
Black-billed Cuckoo (<i>Coccyzus erythrophthalmus</i>)	Yes	species info	Breeding
Bobolink (<i>Dolichonyx oryzivorus</i>)	Yes	species info	Breeding
Brown Thrasher (<i>Toxostoma rufum</i>)	Yes	species info	Breeding
cerulean warbler (<i>Dendroica cerulea</i>)	Yes	species info	Breeding
Least Bittern (<i>Ixobrychus exilis</i>)	Yes	species info	Breeding
Marsh wren (<i>Cistothorus palustris</i>)	Yes	species info	Breeding



Trust Resources List

Pied-billed Grebe (<i>Podilymbus podiceps</i>)	Yes	species info	Breeding
Willow Flycatcher (<i>Empidonax traillii</i>)	Yes	species info	Breeding
Wood Thrush (<i>Hylocichla mustelina</i>)	Yes	species info	Breeding

NWI Wetlands (USFWS National Wetlands Inventory).

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate [U.S. Army Corps of Engineers District](#).

Data Limitations, Exclusions and Precautions

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery and/or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.



U.S. Fish and Wildlife Service

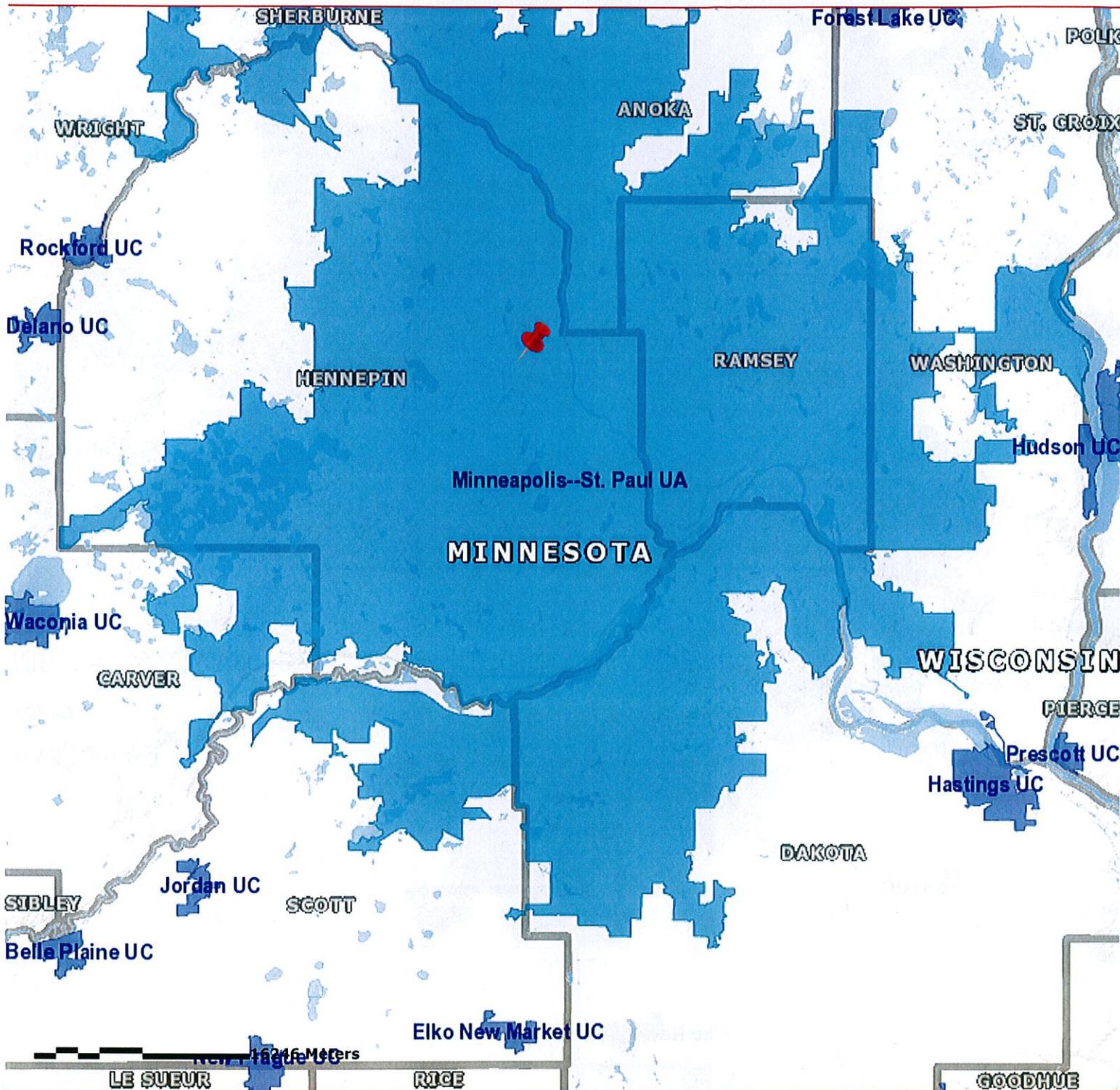
Trust Resources List

Exclusions - Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Precautions - Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

IPaC is unable to display wetland information at this time.

Clare Terrace Location within Urbanized Area



Legend

- | | | | |
|---|---|--|--|
|  States |  2010 Census Urbanized Areas |  Linear Hydrography |  Glaciers |
|  Counties |  2010 Census Urban Clusters |  Areal Hydrography | |

STATE HISTORIC PRESERVATION OFFICE

October 9, 2014

Mr. Matthew Bower
IGR-Grants and Special Projects
City of Minneapolis
Room 307M City Hall
350 South 5th Street
Minneapolis MN 55415

RE: Demolish duplex at 3547 France Avenue North and construct Clare Terrace apartment building at 3547 and 3559 France Avenue North
Robbinsdale, Hennepin County
SHPO Number: 2014-3054

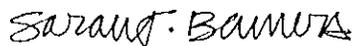
Dear Mr. Bower:

Thank you for the opportunity to comment on the above project. It has been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by Section 106 of the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800.

Based on available information, we conclude that **no properties** listed in or eligible for the National Register of Historic Places will be affected by this project.

Please contact our Compliance Section at (651) 259-3455 if you have any questions regarding our review of this project.

Sincerely,



Sarah J. Beimers, Manager
Government Programs and Compliance

cc: Inventory File HE-RBC-848

[Environmental Review Main \(/environmental-review/\)](#)

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (<https://onecpd.info/environmental-review/daynight-noise-level-electronic-assessment-tool/>).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="581"/>		<input type="text" value="581"/>
Distance to Stop Sign	<input type="text"/>		<input type="text"/>
Average Speed	<input type="text" value="50"/>		<input type="text" value="50"/>
Average Daily Trips (ADT)	<input type="text" value="13590"/>		<input type="text" value="1510"/>
Night Fraction of ADT	<input type="text" value="15"/>		<input type="text" value="15"/>
Road Gradient (%)			<input type="text" value="0"/>
Vehicle DNL	52.8		59.1
<input type="text" value="Calculate Road #1 DNL"/>	<input type="text" value="60"/>	<input type="text" value="Reset"/>	

Railroad #1 Track Identifier:

Rail # 1

Train Type Electric Diesel

Effective Distance

Average Train Speed

Engines per Train

Railway cars per Train

Average Train Operations (ATO)

Night Fraction of ATO

Railway whistles or horns? Yes: No: Yes: No:

Bolted Tracks? Yes: No: Yes: No:

Train DNL 48.5

48.5

Railroad #2 Track Identifier:

Rail # 2

Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		<input type="text" value="898"/>
Average Train Speed		<input type="text" value="45"/>
Engines per Train		<input type="text" value="2"/>
Railway cars per Train		<input type="text" value="50"/>
Average Train Operations (ATO)		<input type="text" value="1"/>
Night Fraction of ATO		<input type="text" value="0"/>
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Train DNL		37.1
<input type="button" value="Calculate Rail #2 DNL"/>	37.1	<input type="button" value="Reset"/>

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all
Road and Rail sources 60.3

Combined DNL including Airport N/A

Site DNL with Loud Impulse Sound

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

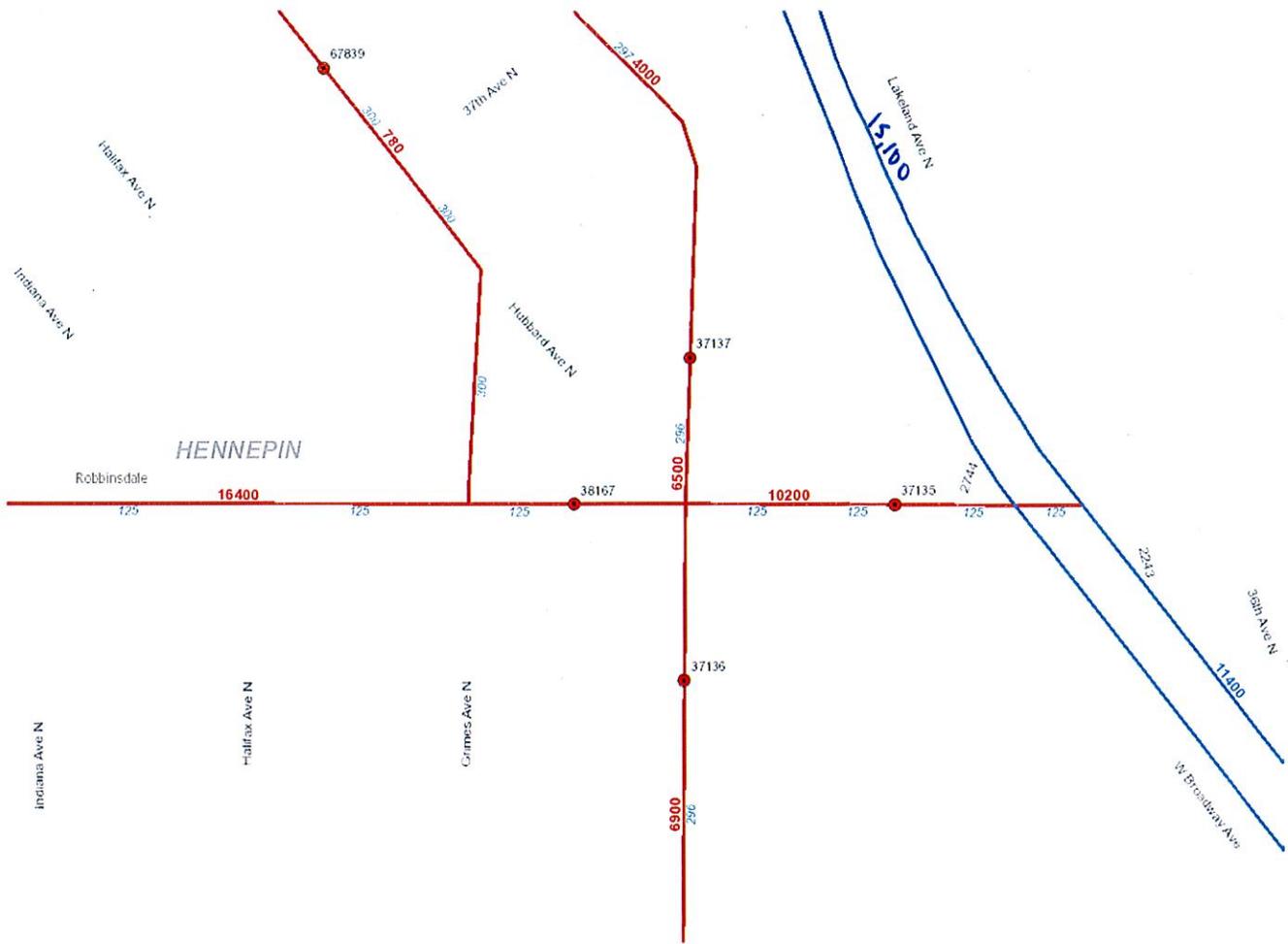
- **No Action Alternative:** Cancel the project at this location

- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (<https://www.onecpd.info/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (<https://www.onecpd.info/resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the Barrier Performance Module (<https://onecpd.info/environmental-review/bpm-calculator/>)

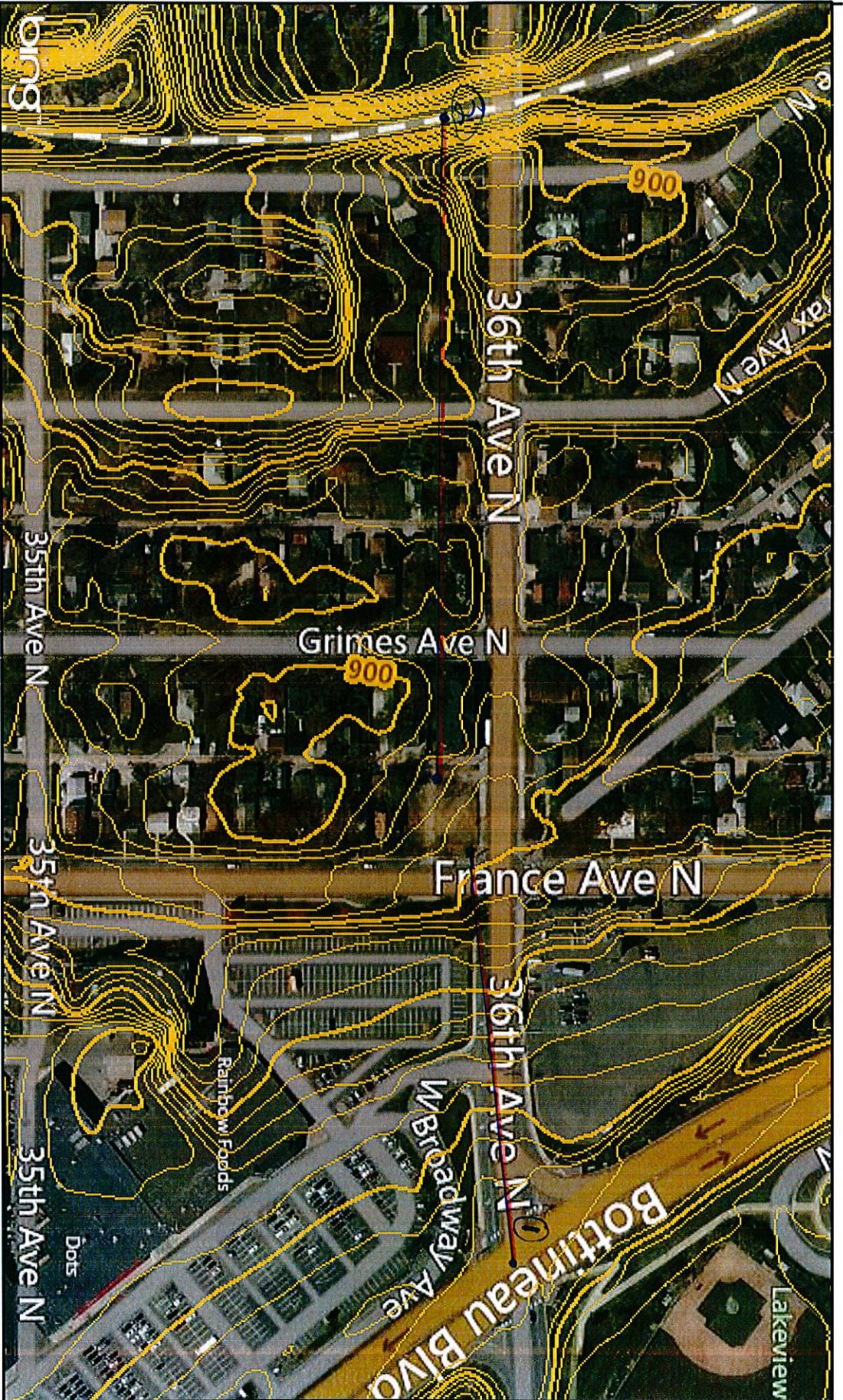
Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (<https://www.onecpd.info/resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (<https://www.onecpd.info/resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)



Clare Terrace NAL Map



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Note: Elevation images and contours were generated from LIDAR derived elevation surfaces acquired 2007-2012.



Scale: 1:3,481

NAL line
1-580.8'
2-897.6'



Designated Sole Source Aquifers in Region 5

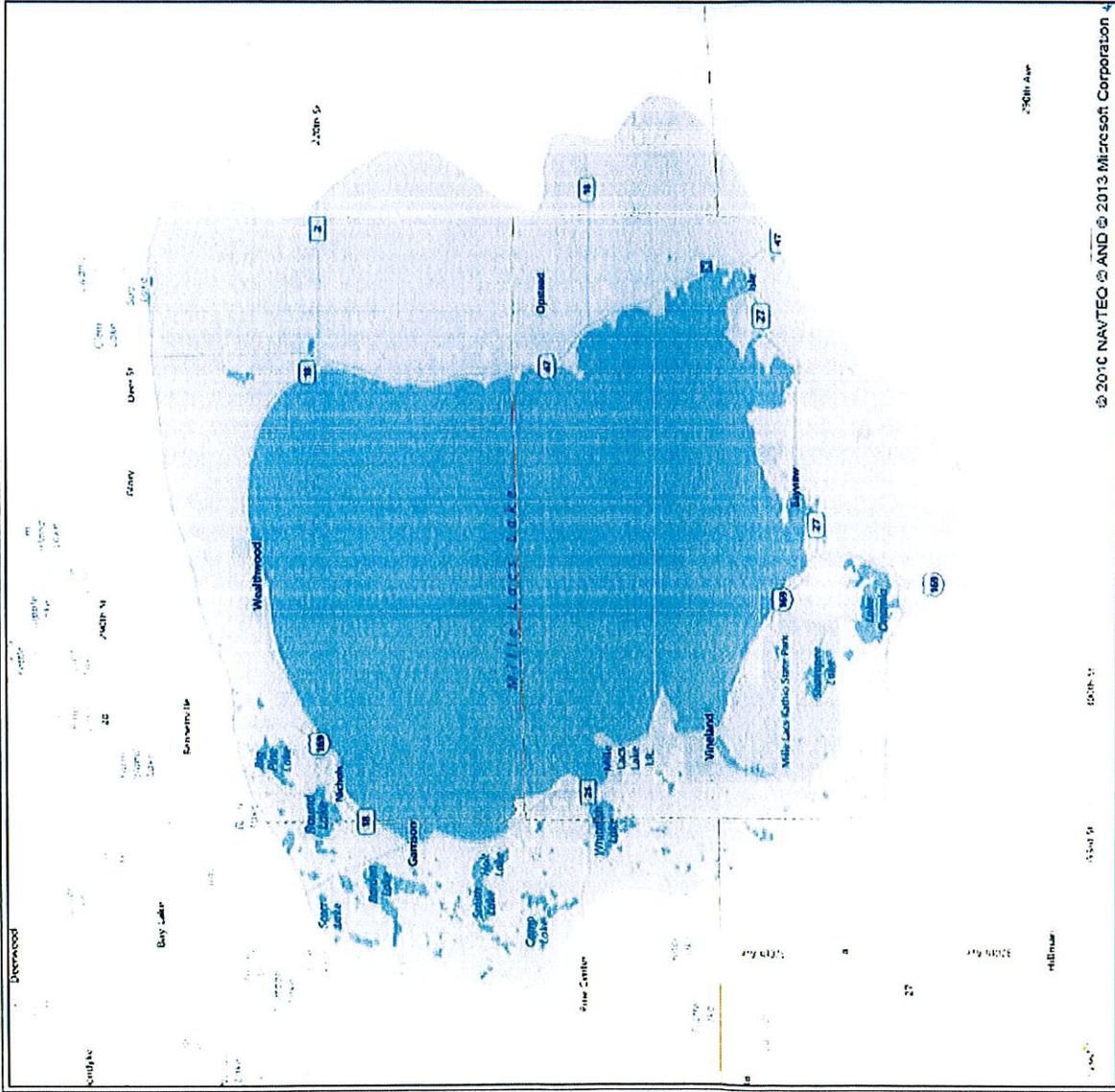
Mille Lacs Aquifer Minnesota

Notes and Explanation:

The Mille Lacs Aquifer was designated under the authority of Sect. 1424(e) of the Safe Drinking Water Act, Federal Register Citation-55 FR 43407, Publication Date - 10/29/90. For more information, please contact USEPA, Region 5 (William Spaulding) at 312-886-9262.

Map Status and Disclaimer:

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National Wetlands Inventory

U.S. Fish and Wildlife Service

Clare Terrace

Sep 12, 2014



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

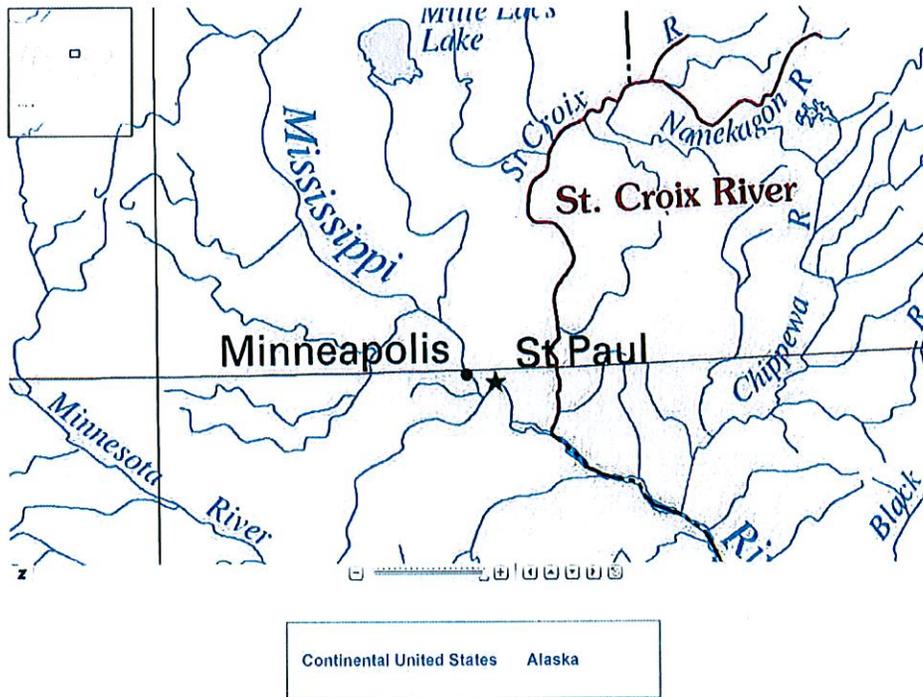
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:



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Clare Terrace Site - 3559 France Ave. N, Robbinsdale



— Metro Transit bus route

T - Metro Transit Center serving routes 14, 32, 716, 717, and 758

★ Site Location

To be found in area:

1
Laundry, Banking, Dental, Pharmacy, Medical, Food Market, Hardware Store, Gym, Eating, Shopping

2
Medical, City Government Office, Post Office, Pharmacy, Dental, Church, Barber, Auto Service, Day Care, Gym, Eating, Shopping

3
Food Market, Churches, Banking, Hair Salon, Auto Service, Dental, Eating, Shopping

4
Medical: Clinic and Women's Center, Dental, Church, Banking, Barber, Computer Services, Eating, Shopping

5
Day Care, Dental, Gas, ATM, Eating, Shopping

6
Food Market, Banking, Pharmacy, Gas, Gym, Eating, Shopping