

Federal Environmental Assessment
per the
National Environmental Policy Act (24 CFR Part 58)
& **National Historic Preservation Act (36 CFR Part 800)**

**Emerge Career & Technology Center, 1830 and 1834 Emerson Avenue North
Minneapolis, MN**

Responsible Entity: City of Minneapolis

**Minneapolis Grants and Special Projects Office and the
Department of Community Planning and Economic Development—Planning Division**

March 21, 2012

	<u>Grants and Special Projects</u>	<u>Project</u>
Contact person:	Matthew Bower	Erik Hansen
Title:	Project Coordinator	Principal Project Coordinator CPED
Address:	Room 301M City Hall Mpls, MN 55415-1385	105 5 th Ave. S. Ste 200 Mpls, MN 55401
Phone:	612-673-2188	612-673-5022
Facsimile:	612-673-3724	612-673-5259
TDD:	612-673-2157	612-673-2157
Email	matthew.bower@minneapolismn.gov	erik.hansen@minneapolismn.gov

INTRODUCTION

This document is a federal Environmental Assessment (EA) completed by the City of Minneapolis regarding the above named project. Federal regulations require verification that the project will meet the requirements of the National Environmental Policy Act of 1969.

On 14 October 1996, the U.S. Department of Housing and Urban Development (HUD) delegated its responsibilities to complete required EAs to the appropriate local governmental agencies, in this case, the City of Minneapolis. The City has completed the EA in compliance with the National Environmental Policy Act, most specifically 24 CFR Part 58, the National Historic Preservation Act (36 CFR Part 800), and all applicable rules and regulations at both the federal and state levels. Consistent with 36 CFR Part 800.8 (c), it is also intended to meet the requirements of Section 106 of the National Historic Preservation Act.

Consistent with 24 CFR Part 58, this EA is being distributed to the interested groups and individuals, local news media, libraries, and appropriate governmental agencies. A 15-day review period per 24 CFR Part 58.45 will commence beginning on the date of distribution listed above. Responses and comments on the EA can be submitted within the review period to Mr. Bower at the address listed above.

SUMMARY OF ENVIRONMENTAL CONDITIONS FINDINGS AND CONCLUSIONS

1.0 Project Summary

Emerge Career & Technology Center - Emerge Community Development proposes to utilize the property located at 1834 Emerson Avenue North for a community center, more specifically a career and technology center. The existing building was previously occupied by the Minneapolis North Branch Public Library. The applicant proposes to rehabilitate the building and construct an 11 space parking lot on the lot to the south of the building to accommodate the parking demands of the proposed use. The former library building is a designated historic landmark, both locally and nationally, because of its architectural and educational significance. The 1834 property is zoned OR2, where a community center is a permitted use. The property of 1830 Emerson Avenue North, where the parking lot is proposed, is zoned R4. Therefore the applicant is petitioning to rezone the property of 1830 Emerson Avenue North to allow the proposed parking lot. A house exists on the property that will be demolished in order to establish the parking area. See attached site map, photos and associated plans for the project (Attachment 2).

2.0 Project Evaluation per 24 CFR Part 58, Section 58.40

2.1 Determine existing conditions and describe the character, features, and resources of the project area and its surrounding; identify the trends that are likely to continue in the absence of the project.

Response: The developer intends to renovate and rehabilitate the existing structure located on the premises. Surrounding uses include various commercial uses, as well as residential developments of varying densities. If the project does not move forward, this building is likely to remain in its current vacant state until some future date. In contrast, the proposal to rehabilitate the structure and provide a community center within the neighborhood complements other uses in the area.

2.2 Identify all potential environmental impacts, whether beneficial or adverse, and the conditions that would change as a result of the project.

Response: EA Form 5 and the responses address all of the potential environmental effects that would change as a result of this project. There are two primary environmental issues associated with the project:

Historic: No historic impacts are expected to result from the project. The former library building is a designated historic landmark, both locally and nationally, because of its architectural and educational significance. At its September 27, 2011 meeting, the City of Minneapolis' Heritage Preservation Commission (HPC) approved a certificate of appropriateness to allow for the proposed rehabilitation with the exception of the design of the treatment of the concrete facing of the foundation of the building and retaining wall for the accessible ramp, which will be revisited at a later date. Further, SHPO has reviewed the design plans submitted for the proposal and has determined that they meet rehabilitation standards and therefore, the project as proposed will have no adverse effect on the North Branch Library. Please see attached the final actions of the HPC as well as a letter from SHPO (Attachment 3).

Toxic or Hazardous Substances and Radioactive Materials: A Phase I and Phase II Environmental Site Assessment are attached (Attachment 6). A summary of the results as well as recommendations are provided in the attached document.

- 2.3 Identify, analyze, and evaluate all impacts to determine the significance of their effects on the human environment and whether the project will require further compliance under related laws and authorities cited in Sec. 58.5 and Sec. 58.6.**

Response: Sections 58.5 and 58.6 state that the Responsible Agency must consider the criteria, standards, polices, and regulations of several laws and agencies that are listed in these sections of the law. EA Form 5 and the responses to these findings address all of these laws and agencies.

- 2.4 Examine and recommend feasible ways in which the project or external factors related to the project could be modified in order to eliminate or minimize adverse environmental impacts.**

Response: As described in this Environmental Assessment, no other substantial adverse environmental effects are likely to result from the project. The project has been and will continue to be the subject of multiple City reviews that will further ensure this to be true and to ensure the project is consistent with all applicable policies, plans, laws, and regulations.

- 2.5 Examine alternatives to the project itself, if appropriate, including the alternative of no action.**

Response: The no action alternative is addressed above in the response to Finding number 1.

- 2.6 Complete all environmental review requirements necessary for the project's compliance with applicable authorities cited in Sections 58.5 and 58.6.**

Response: Sections 58.5 and 58.6 state that the Responsible Agency must consider the criteria, standards, polices, and regulations of several laws and agencies that are listed in these sections of the law. Form 5 and the responses to these findings address all of these laws and agencies.

3.0 Conclusion and Finding of No Significant Impact

After the City has addressed all concerns raised during the review period, the City will have complied with all applicable federal, state and local regulations. When signed below, the City makes a "Finding of No Significant Impact."

The undersigned does hereby certify that the information furnished in this Environmental Assessment is true and accurate to the best of their knowledge, and that the project is not an action that will result in a significant impact on the quality of the human environment:

 3/21/12

Matthew Bower, Project Coordinator, Minneapolis Grants and Special Projects Office

ATTACHMENT 1

Form 5 – Full Federal Environmental Assessment

ENVIRONMENTAL REVIEW RECORD

National Environmental Policy Act
Approved for the City of Minneapolis by the Minnesota Office, Federal Historic and Urban Development Department
Consistent with 24 CFR Part 58 - Environmental Review Procedures of Entities Assuming HUD Environmental Responsibilities and 36 CFR Part 900 - Protection of Historic Properties

Project Information

Project name and summary: Emerge Career & Technology Center - Emerge Community Development proposes to utilize the property located at 1834 Emerson Avenue North for a community center, more specifically a career and technology center. The existing building was previously occupied by the Minneapolis North Branch Public Library. The applicant proposes to rehabilitate the building and construct an 11 space parking lot on the lot to the south of the building to accommodate the parking demands of the proposed use. The former library building is a designated historic landmark, both locally and nationally, because of its architectural and educational significance. The 1834 property is zoned OR2, where a community center is a permitted use. The property of 1830 Emerson Avenue North, where the parking lot is proposed, is zoned R4. Therefore the applicant is petitioning to rezone the property of 1830 Emerson Avenue North to allow the proposed parking lot. A house exists on the property that will be demolished in order to establish the parking area. See attached site map, photos and associated plans for the project (Attachment 2).

Location: 1830 & 1834 Emerson Avenue North
City of Minneapolis

Project contact: Erik Hansen, Principal Project Coordinator
Address: CPED, 103 5th Avenue South, Suite 200, Minneapolis, MN 55401
Phone: 612-673-5022
Facsimile: 612-673-5248
Email: erik.hansen@minneapolis.gov

HUD contact: Mary Bernice, Senior CPD Representative, US HUD, 220 Second Avenue, Suite 1300, Minneapolis, MN 55402, 612-370-3019 X2101; Cynthia Baitnik@hud.gov

City contact person: Matt Beaver, Project Coordinator
Address: CPED - Planning Division, 350 South 5th Street, 4th Floor, Minneapolis, MN 55415-1385
Phone: 612-673-2157
Facsimile: 612-673-1384
Email: mattbeaver@minneapolis.gov

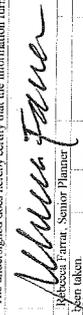
City Assessment contact person: Rebecca Frazee, Senior Planner
Address: CPED - Planning Division, 350 South 5th Street, Rm. 300 PSC, Minneapolis, MN 55415-1385
Phone: 612-673-3594
Facsimile: 612-673-2326
Email: rebecca.frazee@minneapolis.gov

Statutory Checklist

Area of Statutory or Regulatory Compliance	Not applicable to this project	Consultation required	Review required	Permits required	Determination of consistency or consistency approved	Conditions and/or mitigation actions required	Source Documentation
Historic [58.5 (e)]						X	No historic impacts are expected to result from the project. The former library building is a designated historic landmark, both locally and nationally, because of its architectural and educational significance. At its September 27, 2011 meeting, the City of Minneapolis Heritage Preservation Commission (HPC) approved a certificate of appropriateness to allow for the proposed rehabilitation with the exception of the design of the treatment of the concrete facing of the front portion of the building and retaining wall for the accessible ramp, which will be revisited at a later date. Further, SHPO has reviewed the design plans submitted for the proposal and has determined that they meet rehabilitation standards and therefore, the project as proposed will have no adverse effect on the North Branch Library. Please see attached final actions of the HPC as well as a letter from SHPO (Attachment 3).
Floodplain management [58.5 (b)]	X						The City's GIS mapping system incorporates the floodplain zones mapped by the Federal Emergency Management Agency (FEMA). The attached map (Attachment 4) indicates that the project site is not located within a 100-year flood plain, a floodway, or flood hazard area. The site is located within the jurisdiction of the Middle Mississippi Watershed District.
Wetland protection [58.5 (b)]	X						The site is located within the jurisdiction of the Middle Mississippi Watershed District. Per the National Wetlands Inventory, no wetlands have been identified on this urban site or nearby urban surroundings (Attachment 5).
Coastal barrier management [58.5 (e)]	X						There are no coastal zones in or near the City of Minneapolis.
Sole source aquifers [58.5 (d)]	X						The project will have no impact on sole source aquifers. The site is served by the Minneapolis Water Works which draws its water supply from the Mississippi River under MN DNR appropriation permit #86210-1. Potable supplies are adequate to meet the needs of the project without modification to the existing system.
Endangered species [58.5 (e)]	X						For over a century, the project area is characterized as a fully developed residential neighborhood with associated neighborhood-serving retail and commercial uses. Vegetation is limited to the individual residential yards, on-street boulevards, and nearby city parks. Generally, this results in limited habitat to support any significant wildlife resources. The building is existing and other than rehabilitation efforts, no new construction will take place. Therefore, it is unnecessary to request a letter from the Minnesota DNR Natural Heritage and Non-game Research program as the project will not negatively affect any threatened or endangered species in the project area.
Wild & scenic rivers [58.5 (f)]	X						There are no wild and scenic rivers in or near the City of Minneapolis.
Air quality [58.5 (g)]	X						The project will have to comply with all pertinent federal requirements. During construction, best management practices will be implemented including dust control. The City of Minneapolis will be responsible for the issuance of building permits to allow for the construction of the project. City policies encourage building practices that maximize energy efficiency and alternative transportation, and that minimize off-site air quality impacts. The City processes include on-site inspections to ensure conformance with all applicable local regulations.
Fertilizer protection [58.5 (h)]	X						Not applicable.
Environmental justice [58.5 (i)]	X						No sensitive populations will be adversely affected by the project. According to 2000 census figures, the population of the City is 382,216. The population of the overall metro area is 84.7% white, 3.9% African American, 4.6% Asian, with 6.7% mix of other. Those reporting a disability and not institutionalized are 21.8% for Minneapolis compared to 20.2% in the Metropolitan Area as a whole.

HUD ENVIRONMENTAL STANDARDS

Noise abatement and control [per 24 CFR 51.101]	X						A noise analysis is not necessary as residential uses are not proposed for the site. The existing building is proposed to be rehabilitated for a career and technology center / community center.
Toxic or hazardous substances and radioactive materials [per HUD Notice 79-83]						X	A Phase I and Phase II Environmental Site Assessment are attached (Attachment 6). A summary of the results as well as recommendations are provided in the attached document.
Siting of HUD-assisted projects near hazardous operations [per 24 CFR 51.101]	X						The project will not be sited near any hazardous operations.
Airport Clear Zones and Accident Potential Zones [per 24 CFR 51.101]	X						The subject site is not located near the MSP Airport.

Statutory Checklist		Source Documentation
Area of Statutory or Regulatory Compliance	Not applicable to this project	Conditions and/or mitigation actions required
LAND DEVELOPMENT		
Conformance with comprehensive plans and zoning	X	The proposed zoning would be consistent with the applicable policies of the comprehensive plan, <i>The Minneapolis Plan for Sustainable Growth</i> . The future land use designation of 1830 and 1834 Emerson Avenue North is designated as urban neighborhood. Emerson Avenue is designated as a community corridor. The subject site is located adjacent to properties on West Broadway, which is designated as a commercial corridor. According to the principles and policies outlined in the plan, the following apply to this proposal. Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses; and Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian amenities. The site is also located within the boundaries of the West Broadway Alive Plan. The plan was adopted by the City Council in 2008. The plan identifies urban neighborhood uses as the appropriate use of the subject property.
Slope, erosion and soil stability	X	There are no steep slopes on the site. The building is existing and other than rehabilitation efforts, no new construction is transpiring on the subject site. During demolition and rehabilitation, best management practices for control of erosion and sedimentation will be implemented as required by the Minneapolis Code of Ordinances, Chapter 52, Erosion and Sediment Control for Land Disturbance Activities. The City will also conduct on-site inspections during construction.
Hazards, nuisances, site safety, public safety	X	The project area is not adversely affected by on-site or off-site hazards or nuisances. The project will bring new development that will add pedestrian activity which usually translates into increased public safety. Planning Staff has reviewed and the City Planning Commission has approved the development and believes it is in conformance with Crime Prevention Through Environmental Design (CPTED) principles.
Energy efficiency	X	The project will comply with the City's policies that call for the maximization of energy efficiency.
Project's contribution to community noise levels	X	Construction noise of the project will be regulated by Minneapolis Code of Ordinances, Chapter 389, Section 389.70, Noise. This section of the code specifies strict limits for both the hours of operation of construction equipment and the allowable noise levels of that equipment. The City Inspectors from the City's Environmental Management Division of the Regulatory Services Department are responsible for enforcing the regulations. Increased noise during construction will be temporary.
Visual quality, coherence, diversity, compatible use and scale	X	The Minneapolis Heritage Preservation Commission on September 27, 2011, approved a certificate of appropriateness to allow for the proposed rehabilitation with the exception of the design of the treatment of the concrete facing of the foundation of the building and retaining wall for the accessible ramp, which will be revisited at a later date. The Minneapolis City Planning Commission on October 31, 2011, the Zoning and Planning Committee at its meeting on December 1, 2011, and the City Council at its meeting on December 9, 2011, approved a rezoning, and two variances for the project (Attachment 7). The review of these applications evaluated the potential visual, scale and massing impacts of the project as well as the compatibility of the development with the rest of the neighborhood.
Demographic character changes, displacement, employment, and income patterns	X	The project will provide a new community center within the neighborhood and result in an adaptive reuse of the existing building. This will have positive effects on the neighborhood, increase the property's value, add to the City's tax base and economic base, and the rehabilitation of the project will add jobs.
Educational, commercial, health care and social service facilities	X	Not applicable.
Solid waste	X	Private haulers under contract with the property owner will provide municipal solid waste (MSW) collection and recycling program services. The City and the County maintain award-winning recycling programs that recover over 50% of the waste stream. The County also recovers much of the embedded energy in the MSW through its garbage incinerator.
Water supply and waste water	X	The project will be served by the City's water system and the sanitary and sewer systems. City sewers flow into the Metropolitan Council Environmental Services sanitary sewer interceptor for treatment at the Metropolitan Waste Water Treatment Plant with ultimate discharge to the Mississippi River. No pretreatment or special treatment methods for this wastewater are required and adequate capacity exists in these systems for the project. The community center will draw water from the City of Minneapolis water distribution and supply system and empty most of it into the City's sanitary sewer system. Sufficient capacity exists in the City's supply and sewer systems for this project.
Stormwater	X	The Mississippi River is generally the receiving body for stormwater runoff in the City. During demolition and construction, best management practices for control of erosion and sedimentation will be implemented as required by the Minneapolis Code of Ordinances, Chapter 52, Erosion and Sediment Control for Land Disturbance Activities. The City will also conduct on-site inspections during construction. The project has received Preliminary Development Review approval for the proposed project.
Open space, recreation, cultural facilities	X	Not applicable.
Transportation	X	A Travel Demand Management Plan (TDM/P) was not necessary for this development. Although there are some grandfather parking rights for the former library building, the parking requirements for the proposed community center exceed the grandfather rights by 14 spaces. The applicant is utilizing the bicycle incentive authorized by the Chapter 541 of the zoning code to reduce the requirement by 3 spaces. The Theodore, 11 spaces must be provided to comply with the minimum parking requirement. The property of 1830 Emerson accommodates these required off-street parking spaces. Further, the site is well served by transit as it is located adjacent to several Metro Transit bus routes.
Certification	The undersigned does hereby certify that the information furnished in this Environmental Assessment is true and accurate to the best of their knowledge.	
Signature of City official/Chair	 Melissa Farrar, Senior Planner	
Date	8/30/12	
* Attach evidence that required decisions have been taken.		

ATTACHMENT 2

Site map, photos and plans

Site Map - 1830 & 1834 Emerson Avenue North



- Legend**
- Railroads
 - City Limits
 - Light Rail Stations
 - Light Rail Line
 - Streets
 - Parcels
 - Water
 - Parks
 - FEMA
 - Floodfringe
 - Floodway
 - Orthophotos North
 - Subject Sites

City of Minneapolis - GIS2004.

DISCLAIMER: This is a product of the City of Minneapolis GIS Business Services. The information depicted here has been developed by the City of Minneapolis with cooperation from other agencies. The City of Minneapolis expressly disclaims responsibility for damages or liability that may arise from the use of this map.

PROPRIETARY INFORMATION: Any resale of this information is prohibited, except in accordance with a licensing agreement.

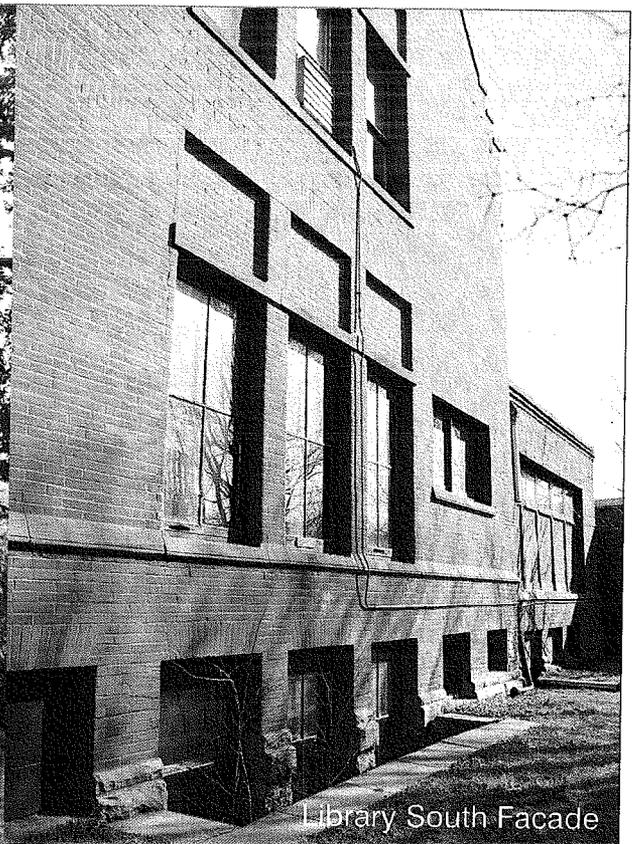


GIS Business Services
331 2nd Ave. S. Ste. 220
Minneapolis, MN 55401
612-673-2040





Library West Facade



Library South Facade



Library North Facade



Library East Facade



Garage North Wall

Existing Building Images

Paul Gates Architect

2 East Franklin Ave. S
Suite. 2
Minneapolis MN 55404
voice 612.822.8878
fax 612.823.6603

Project
**Emerge Career and
Technology Center**
1834 Emerson Ave N
Minneapolis, MN 55411

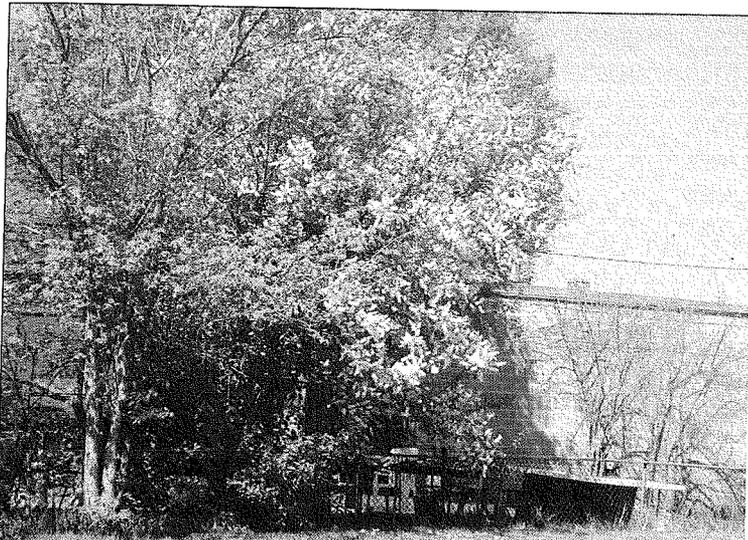
Issue

Date

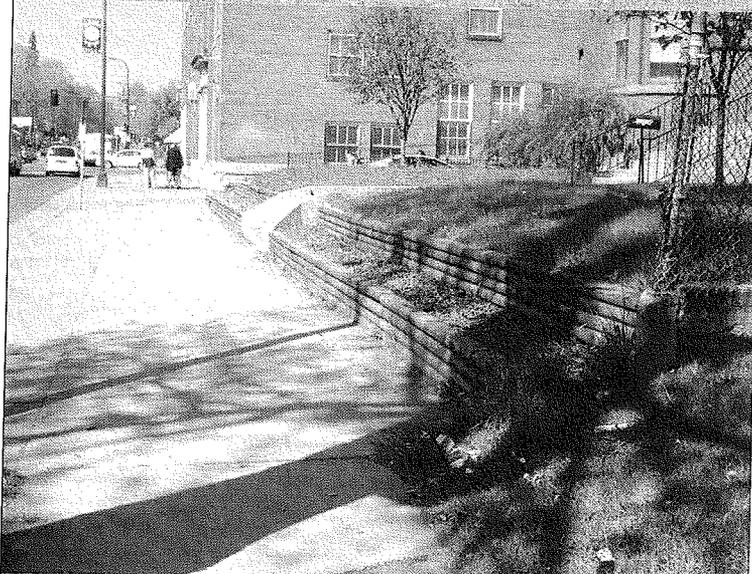
5.24.11

Drawing Number

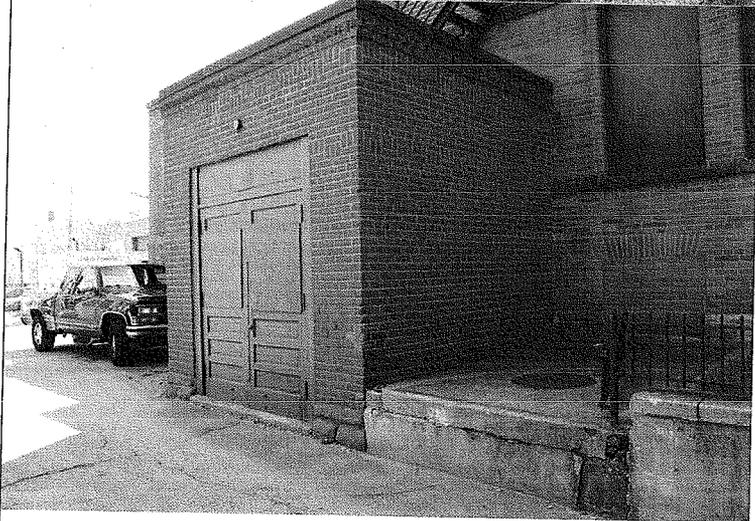
A00



Garage Wall Looking North



Street View Looking North on Emerson Ave.



Alley North of Building Looking East

Existing Site Images

Paul Gates Architect

2 East Franklin Ave. S
Suite. 2
Minneapolis MN 55404
voice 612.822.8878
fax 612.823.6603

Project
**Emerge Career and
Technology Center**
1834 Emerson Ave N
Minneapolis, MN 55411

Issue _____
Date _____
5.24.11

Drawing Number

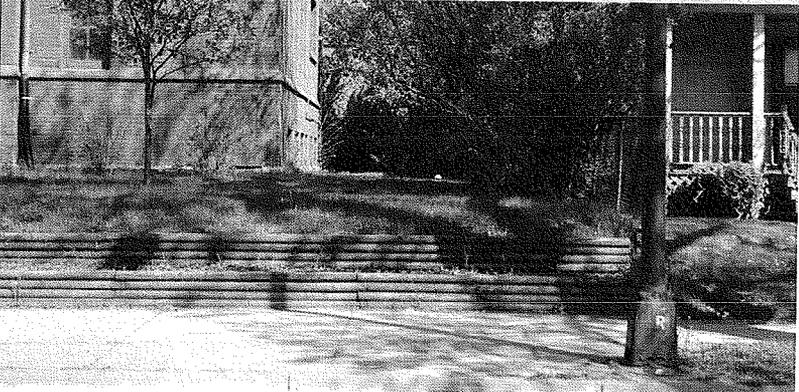
A01



East Alley View Looking North



Street View Looking Northeast



Street View Looking East

Existing Site Images

Paul Gates Architect

2 East Franklin Ave. S
Suite. 2
Minneapolis MN 55404
voice 612.822.8878
fax 612.823.6603

Project
**Emerge Career and
Technology Center**
1834 Emerson Ave N
Minneapolis, MN 55411

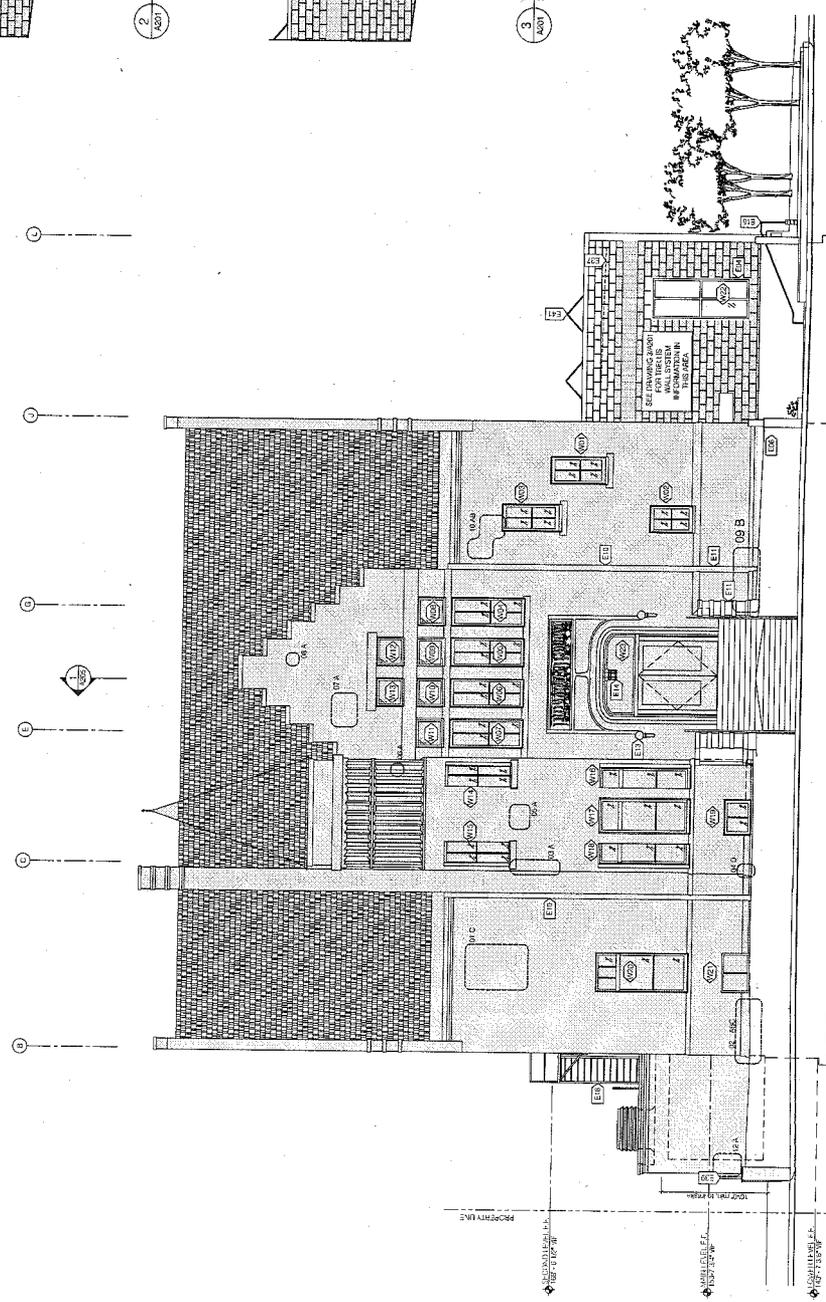
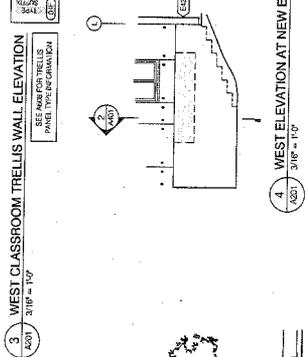
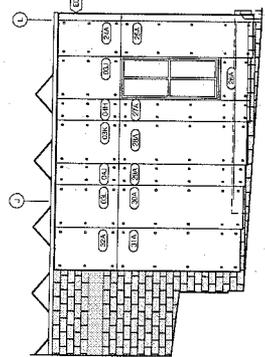
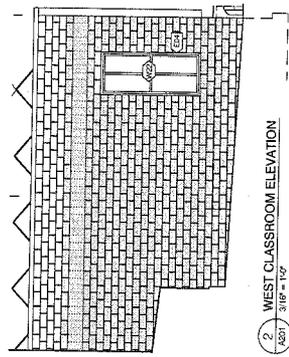
Issue

Date

5.24.11

Drawing Number

A02



ELEVATION KEYNOTES

- 101. MASONRY: BRICK WITH MORTAR
- 102. WEST ELEVATION CORNER AT CLASSROOM BUILDING
- 103. CORNER AT EAST ELEVATION
- 104. CORNER AT WEST ELEVATION
- 105. CORNER AT SOUTH ELEVATION
- 106. CORNER AT NORTH ELEVATION
- 107. CORNER AT EAST ELEVATION
- 108. CORNER AT WEST ELEVATION
- 109. CORNER AT SOUTH ELEVATION
- 110. CORNER AT NORTH ELEVATION
- 111. CORNER AT EAST ELEVATION
- 112. CORNER AT WEST ELEVATION
- 113. CORNER AT SOUTH ELEVATION
- 114. CORNER AT NORTH ELEVATION
- 115. CORNER AT EAST ELEVATION
- 116. CORNER AT WEST ELEVATION
- 117. CORNER AT SOUTH ELEVATION
- 118. CORNER AT NORTH ELEVATION
- 119. CORNER AT EAST ELEVATION
- 120. CORNER AT WEST ELEVATION
- 121. CORNER AT SOUTH ELEVATION
- 122. CORNER AT NORTH ELEVATION
- 123. CORNER AT EAST ELEVATION
- 124. CORNER AT WEST ELEVATION
- 125. CORNER AT SOUTH ELEVATION
- 126. CORNER AT NORTH ELEVATION
- 127. CORNER AT EAST ELEVATION
- 128. CORNER AT WEST ELEVATION
- 129. CORNER AT SOUTH ELEVATION
- 130. CORNER AT NORTH ELEVATION
- 131. CORNER AT EAST ELEVATION
- 132. CORNER AT WEST ELEVATION
- 133. CORNER AT SOUTH ELEVATION
- 134. CORNER AT NORTH ELEVATION
- 135. CORNER AT EAST ELEVATION
- 136. CORNER AT WEST ELEVATION
- 137. CORNER AT SOUTH ELEVATION
- 138. CORNER AT NORTH ELEVATION
- 139. CORNER AT EAST ELEVATION
- 140. CORNER AT WEST ELEVATION
- 141. CORNER AT SOUTH ELEVATION
- 142. CORNER AT NORTH ELEVATION
- 143. CORNER AT EAST ELEVATION
- 144. CORNER AT WEST ELEVATION
- 145. CORNER AT SOUTH ELEVATION
- 146. CORNER AT NORTH ELEVATION
- 147. CORNER AT EAST ELEVATION
- 148. CORNER AT WEST ELEVATION
- 149. CORNER AT SOUTH ELEVATION
- 150. CORNER AT NORTH ELEVATION
- 151. CORNER AT EAST ELEVATION
- 152. CORNER AT WEST ELEVATION
- 153. CORNER AT SOUTH ELEVATION
- 154. CORNER AT NORTH ELEVATION
- 155. CORNER AT EAST ELEVATION
- 156. CORNER AT WEST ELEVATION
- 157. CORNER AT SOUTH ELEVATION
- 158. CORNER AT NORTH ELEVATION
- 159. CORNER AT EAST ELEVATION
- 160. CORNER AT WEST ELEVATION
- 161. CORNER AT SOUTH ELEVATION
- 162. CORNER AT NORTH ELEVATION
- 163. CORNER AT EAST ELEVATION
- 164. CORNER AT WEST ELEVATION
- 165. CORNER AT SOUTH ELEVATION
- 166. CORNER AT NORTH ELEVATION
- 167. CORNER AT EAST ELEVATION
- 168. CORNER AT WEST ELEVATION
- 169. CORNER AT SOUTH ELEVATION
- 170. CORNER AT NORTH ELEVATION
- 171. CORNER AT EAST ELEVATION
- 172. CORNER AT WEST ELEVATION
- 173. CORNER AT SOUTH ELEVATION
- 174. CORNER AT NORTH ELEVATION
- 175. CORNER AT EAST ELEVATION
- 176. CORNER AT WEST ELEVATION
- 177. CORNER AT SOUTH ELEVATION
- 178. CORNER AT NORTH ELEVATION
- 179. CORNER AT EAST ELEVATION
- 180. CORNER AT WEST ELEVATION
- 181. CORNER AT SOUTH ELEVATION
- 182. CORNER AT NORTH ELEVATION
- 183. CORNER AT EAST ELEVATION
- 184. CORNER AT WEST ELEVATION
- 185. CORNER AT SOUTH ELEVATION
- 186. CORNER AT NORTH ELEVATION
- 187. CORNER AT EAST ELEVATION
- 188. CORNER AT WEST ELEVATION
- 189. CORNER AT SOUTH ELEVATION
- 190. CORNER AT NORTH ELEVATION
- 191. CORNER AT EAST ELEVATION
- 192. CORNER AT WEST ELEVATION
- 193. CORNER AT SOUTH ELEVATION
- 194. CORNER AT NORTH ELEVATION
- 195. CORNER AT EAST ELEVATION
- 196. CORNER AT WEST ELEVATION
- 197. CORNER AT SOUTH ELEVATION
- 198. CORNER AT NORTH ELEVATION
- 199. CORNER AT EAST ELEVATION
- 200. CORNER AT WEST ELEVATION

MASONRY REPAIR NOTES

- 1. REPAIR DAMAGED BRICK
- 2. REPAIR DAMAGED MORTAR
- 3. REPAIR DAMAGED WINDOW
- 4. REPAIR DAMAGED DOOR
- 5. REPAIR DAMAGED CORNER
- 6. REPAIR DAMAGED TRIM
- 7. REPAIR DAMAGED ROOF
- 8. REPAIR DAMAGED FLOOR
- 9. REPAIR DAMAGED WALL
- 10. REPAIR DAMAGED CEILING
- 11. REPAIR DAMAGED STAIR
- 12. REPAIR DAMAGED ELEVATOR
- 13. REPAIR DAMAGED PLUMBING
- 14. REPAIR DAMAGED ELECTRICAL
- 15. REPAIR DAMAGED MECHANICAL
- 16. REPAIR DAMAGED STRUCTURAL
- 17. REPAIR DAMAGED EXTERIOR
- 18. REPAIR DAMAGED INTERIOR
- 19. REPAIR DAMAGED FINISH
- 20. REPAIR DAMAGED PAINT
- 21. REPAIR DAMAGED GLASS
- 22. REPAIR DAMAGED METAL
- 23. REPAIR DAMAGED WOOD
- 24. REPAIR DAMAGED CONCRETE
- 25. REPAIR DAMAGED SOIL
- 26. REPAIR DAMAGED VEGETATION
- 27. REPAIR DAMAGED LANDSCAPE
- 28. REPAIR DAMAGED UTILITIES
- 29. REPAIR DAMAGED SECURITY
- 30. REPAIR DAMAGED ACCESSIBILITY
- 31. REPAIR DAMAGED SUSTAINABILITY
- 32. REPAIR DAMAGED WELLNESS
- 33. REPAIR DAMAGED COMMUNITY
- 34. REPAIR DAMAGED CULTURE
- 35. REPAIR DAMAGED HISTORY
- 36. REPAIR DAMAGED IDENTITY
- 37. REPAIR DAMAGED CHARACTER
- 38. REPAIR DAMAGED DISTINCTIVENESS
- 39. REPAIR DAMAGED QUALITY
- 40. REPAIR DAMAGED DURABILITY
- 41. REPAIR DAMAGED RESILIENCE
- 42. REPAIR DAMAGED FLEXIBILITY
- 43. REPAIR DAMAGED ADAPTABILITY
- 44. REPAIR DAMAGED INCLUSIVITY
- 45. REPAIR DAMAGED EQUITY
- 46. REPAIR DAMAGED JUSTICE
- 47. REPAIR DAMAGED DEMOCRACY
- 48. REPAIR DAMAGED PARTICIPATION
- 49. REPAIR DAMAGED TRANSPARENCY
- 50. REPAIR DAMAGED ACCOUNTABILITY
- 51. REPAIR DAMAGED INTEGRITY
- 52. REPAIR DAMAGED ETHICS
- 53. REPAIR DAMAGED RESPONSIBILITY
- 54. REPAIR DAMAGED COMMITMENT
- 55. REPAIR DAMAGED DEDICATION
- 56. REPAIR DAMAGED PASSION
- 57. REPAIR DAMAGED ENTHUSIASM
- 58. REPAIR DAMAGED ENERGY
- 59. REPAIR DAMAGED PERSEVERANCE
- 60. REPAIR DAMAGED COURAGE
- 61. REPAIR DAMAGED DETERMINATION
- 62. REPAIR DAMAGED RESOLVE
- 63. REPAIR DAMAGED WILLPOWER
- 64. REPAIR DAMAGED STRENGTH
- 65. REPAIR DAMAGED BRAVERY
- 66. REPAIR DAMAGED VALIANTNESS
- 67. REPAIR DAMAGED HEROISM
- 68. REPAIR DAMAGED GALLANTRY
- 69. REPAIR DAMAGED VALOR
- 70. REPAIR DAMAGED COURAGEOUSNESS
- 71. REPAIR DAMAGED BRAVERY
- 72. REPAIR DAMAGED VALIANTNESS
- 73. REPAIR DAMAGED HEROISM
- 74. REPAIR DAMAGED GALLANTRY
- 75. REPAIR DAMAGED VALOR
- 76. REPAIR DAMAGED COURAGEOUSNESS
- 77. REPAIR DAMAGED BRAVERY
- 78. REPAIR DAMAGED VALIANTNESS
- 79. REPAIR DAMAGED HEROISM
- 80. REPAIR DAMAGED GALLANTRY
- 81. REPAIR DAMAGED VALOR
- 82. REPAIR DAMAGED COURAGEOUSNESS
- 83. REPAIR DAMAGED BRAVERY
- 84. REPAIR DAMAGED VALIANTNESS
- 85. REPAIR DAMAGED HEROISM
- 86. REPAIR DAMAGED GALLANTRY
- 87. REPAIR DAMAGED VALOR
- 88. REPAIR DAMAGED COURAGEOUSNESS
- 89. REPAIR DAMAGED BRAVERY
- 90. REPAIR DAMAGED VALIANTNESS
- 91. REPAIR DAMAGED HEROISM
- 92. REPAIR DAMAGED GALLANTRY
- 93. REPAIR DAMAGED VALOR
- 94. REPAIR DAMAGED COURAGEOUSNESS
- 95. REPAIR DAMAGED BRAVERY
- 96. REPAIR DAMAGED VALIANTNESS
- 97. REPAIR DAMAGED HEROISM
- 98. REPAIR DAMAGED GALLANTRY
- 99. REPAIR DAMAGED VALOR
- 100. REPAIR DAMAGED COURAGEOUSNESS

Project
Emerge Career & Technology Center
 1830-1834 Emerson Avenue North
 Minneapolis, MN 55411

Developer
Emerge Community Development
 1830-1834 Emerson Avenue North
 Minneapolis, MN 55411
 phone: 612.539.8977
 fax: 612.539.8978
 contact: Lisa Kugler, 612.827.2189

Masonry Architect
Maack Architects, LTD
 403 South Fourth Street, Suite 212
 Minneapolis, Minnesota 55415
 phone: 612.337.4631
 fax: 612.337.4631
 contact: Robert C. Maack, P.A.A.

Civil Engineer
Van Stickle, Allen & Associates
 2905 Northern Lane North, Suite 10
 Plymouth, MN 55441
 phone: 763.550.6023
 fax: 763.550.6023
 contact: Patrick Kaufman, P.E.

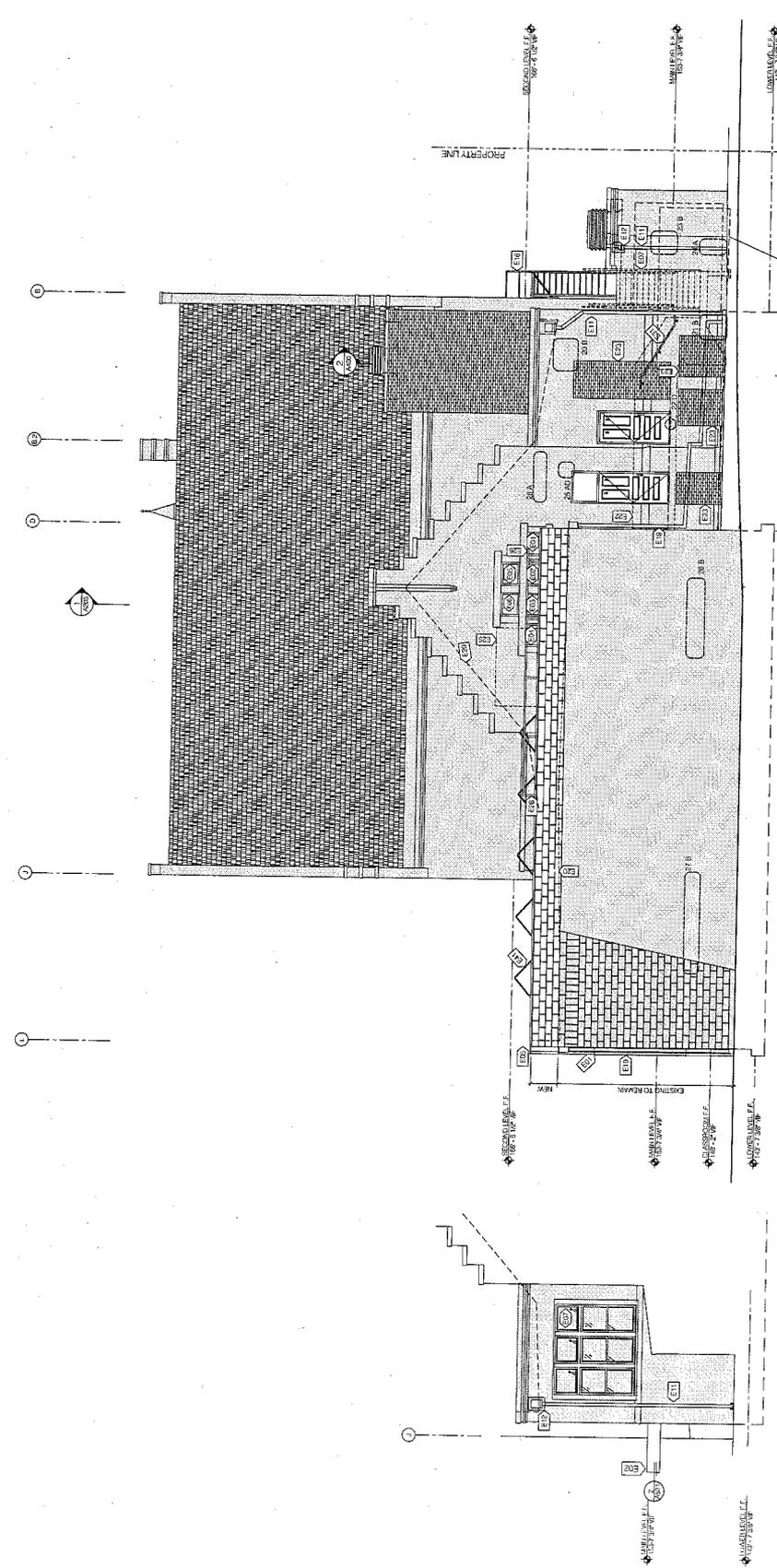
Structural Engineer
Maitson MacDonald Young
 Bassett Creek Business Center
 11111 Hennepin Avenue, Suite 100
 Minneapolis, MN 55424
 phone: 612.827.8825
 fax: 612.827.8825
 contact: Joe Sorensen, P.E.

Architectural Electrical/Plumbing Engineer
Erskan Ellman and Associates
 305 2nd Street NW, Suite 105
 New Brighton, MN 55119
 phone: 612.222.2277
 fax: 612.222.2277
 contact: James A. P.E.

Copyright © 2010 Paul Gatis Architect
Collaboration
 I hereby certify that this plan is the work of my firm or its duly licensed employees, and that I am a duly licensed professional engineer in the State of Minnesota.

Registration Number _____
Date _____
December, 2011
December, 2011
December, 2011

Project Number 0711
Sheet Name East Elevations
Sheet Number A203



1 EAST ELEVATION
 (A203) 3/16" = 1'0"

2 PARTIAL EAST ELEVATION
 (A203) 3/16" = 1'0"

ELEVATION KEYNOTES
 1. SEE GENERAL NOTES FOR LAYOUT AND ACCESS
 2. SEE GENERAL NOTES FOR MATERIALS
 3. SEE GENERAL NOTES FOR FINISHES
 4. SEE GENERAL NOTES FOR COORDINATION
 5. SEE GENERAL NOTES FOR CONSTRUCTION
 6. SEE GENERAL NOTES FOR MAINTENANCE
 7. SEE GENERAL NOTES FOR SAFETY
 8. SEE GENERAL NOTES FOR ENVIRONMENTAL
 9. SEE GENERAL NOTES FOR HISTORIC PRESERVATION
 10. SEE GENERAL NOTES FOR ARCHITECTURAL RECORDING
 11. SEE GENERAL NOTES FOR PHOTOGRAPHY
 12. SEE GENERAL NOTES FOR VIDEOGRAPHY
 13. SEE GENERAL NOTES FOR AUDIOGRAPHY
 14. SEE GENERAL NOTES FOR INTERVIEWING
 15. SEE GENERAL NOTES FOR ORAL HISTORY
 16. SEE GENERAL NOTES FOR DOCUMENTATION
 17. SEE GENERAL NOTES FOR PRESERVATION
 18. SEE GENERAL NOTES FOR RESTORATION
 19. SEE GENERAL NOTES FOR RECONSTRUCTION
 20. SEE GENERAL NOTES FOR DEMOLITION

MASONRY REPAIR NOTES

A	REPLACE DAMAGED BRICK
B	REPOINT MORTAR TO MATCH EXISTING ADJACENT
C	REWORK EFFLUESCENCE
D	PATCH PALE IN BRICK MASONRY

3 EAST ELEVATOR SHAFT ELEVATION
 (A203) SCALE 3/16" = 1'0"

ATTACHMENT 3

HPC & SHPO correspondence

Minneapolis Heritage Preservation Commission

Actions

September 27, 2011

1834 Emerson Avenue North, North Branch Library – Individual Landmark

Staff: Brian Schaffer, 612.673.2670

Certificate of Appropriateness for building rehabilitation and alterations.

Action: Adopt staff findings and approve the Certificate of Appropriateness to allow for building rehabilitation with the following conditions:

1. The original front door of the building shall remain operable and open for building access.
2. The design of the treatment of the concrete facing of the foundation of the building and retaining wall for the accessible ramp is not approved.
3. The design of the proposed fence between the parking lot and the accessible ramp is not approved.
4. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
5. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.
6. Final plans, elevations, details, material selections, and finish samples must be submitted to CPED-Planning Staff for final review and approval prior to any permits being issued.
7. By ordinance, approvals are valid for a period of one year from the date of the decisions unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than September 27, 2012.
8. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.



STATE HISTORIC PRESERVATION OFFICE

January 27, 2011

Ms. Lisa Kugler
Emerge Community Development
1101 W. Broadway
Minneapolis, MN 55411

Re: Rehabilitation of the Minneapolis Public Library, North Branch
1834 Emerson Avenue North, Minneapolis, Hennepin County
SHPO Number: 2010-0555

Dear Lisa:

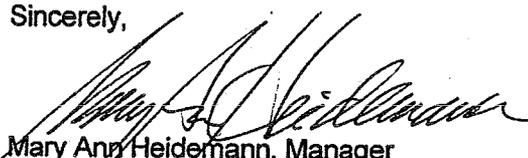
Thank you for the additional design plans submitted for the above project. They have been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by the National Historic Preservation Act of 1966 and the Procedures of the Advisory Council on Historic Preservation (36CFR800).

As discussed previously, the Minneapolis Public Library, North Branch, is listed in the National Register of Historic Places. Accordingly, the rehabilitation work on the building must be in conformance with the Secretary of the Interior's Standards for Rehabilitation. Based on our review, **we find that the designs submitted for Sec. 106 review do meet rehabilitation standards, and therefore the project as proposed will have no adverse effect on the North Branch Library.**

We realize that this project has also been submitted for tax credit evaluation. Our historic architect is currently working with you on the design details required for the tax credit review. Tax credit approval will be provided separately when it is complete. However, our Sec. 106 approval is based on the assumption that those details, as approved by our historic architect, will be incorporated into this construction project.

If you have any questions regarding our review of this project, please contact our Review and Compliance Section at (651)259-3456.

Sincerely,



Mary Ann Heidemann, Manager
Government Programs and Compliance

cc: C. Robert Sawyer, EDA
Catherine Caravan, EDA
Robin Bush, EDA

ATTACHMENT 4

FEMA map

Floodplain Map - 1830 & 1834 Emerson Avenue North



- Legend**
- Railroads
 - City Limits
 - Light Rail Stations
 - Light Rail Line
 - Streets
 - Parcels
 - Water
 - Parks
 - FEMA
 - Floodfringe
 - Floodway
 - Orthophotos North
 - SUBJECT SITES**

City of Minneapolis - GIS2004.

DISCLAIMER : This is a product of the City of Minneapolis GIS Business Services. The information depicted here has been developed by the City of Minneapolis with cooperation from other agencies. The City of Minneapolis expressly disclaims responsibility for damages or liability that may arise from the use of this map.

PROPRIETARY INFORMATION: Any resale of this information is prohibited, except in accordance with a licensing agreement.



GIS Business Services
 331 2nd Ave. S. Ste. 220
 Minneapolis, MN 55401
 612-673-2040



ATTACHMENT 5

Wetlands map



U.S. Fish and Wildlife Service

National Wetlands Inventory



Mar 20, 2012

Status

- Digital
- Scan
- Non-Digital
- No Data

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:

ATTACHMENT 6

Phase I and Phase II Environmental Site Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1834 Emerson Avenue North
Minneapolis, Minnesota

Prepared for:

Emerge Community Development

April 20, 2009

PHASE I ENVIRONMENTAL SITE ASSESSMENT
1834 EMERSON AVENUE NORTH
MINNEAPOLIS, MINNESOTA
(Peer #19001.01)

Prepared for:

Emerge Community Development
1101 West Broadway
Minneapolis, Minnesota 55411

Prepared by:

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

April 20, 2009

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	PURPOSE.....	1
1.2	LIMITATIONS AND EXCEPTIONS	1
1.3	SPECIAL TERMS AND CONDITIONS	2
2.0	SITE LOCATION AND DESCRIPTION.....	2
3.0	USER PROVIDED INFORMATION.....	2
4.0	RECORDS REVIEW.....	3
4.1	SITE GEOLOGY	3
4.2	HISTORICAL LAND USE INFORMATION	3
4.2.1	Historical Sources	3
4.2.2	Fire Insurance Maps	4
4.2.3	Aerial Photographs.....	5
4.2.4	City Directories	6
4.2.5	Topographic Maps.....	7
4.2.6	Hennepin County Records	7
4.2.7	City of Minneapolis.....	7
4.2.8	County Well Index System	8
4.3	FEDERAL AND STATE GOVERNMENT RECORDS REVIEW	8
4.3.1	Source.....	8
4.3.2	Subject Property	8
4.3.3	Surrounding Properties.....	8
5.0	INTERVIEWS/INQUIRIES	10
6.0	SITE RECONNAISSANCE	10
6.1	METHODOLOGY AND LIMITING CONDITIONS	10
6.2	SUBJECT PROPERTY	10
6.2.1	Hazardous Substances and Petroleum Products.....	10
6.2.2	Aboveground or Underground Storage Tanks	10
6.2.3	Polychlorinated Biphenyls (PCBs).....	11
6.2.4	Other Items or Activities of Potential Environmental Concern	11
6.3	ADJOINING PROPERTIES	12
7.0	FINDINGS AND OPINION	12
7.1	RECOGNIZED ENVIRONMENTAL CONDITIONS.....	12
7.2	HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS.....	13
7.3	DE MINIMIS CONDITIONS.....	13
7.4	ADDITIONAL CONCERNS	14
8.0	CONCLUSIONS.....	14
8.1	RECOGNIZED ENVIRONMENTAL CONDITIONS.....	14
9.0	DEVIATIONS	15
10.0	REFERENCES.....	15
11.0	GENERAL REMARKS	16
11.1	STANDARD OF CARE	16
11.2	QUALIFICATIONS AND SIGNATURES	16

LIST OF FIGURES

Figure 1 - Site Location Map

LIST OF APPENDICES

- Appendix A - Hennepin County Property Information
- Appendix B - User Questionnaire
- Appendix C - Certified Sanborn Map Report
- Appendix D - Government Records Review (EDR Report)
- Appendix E - Phase II Report
- Appendix F - Summary of Qualifications

1.0 INTRODUCTION

1.1 PURPOSE

Peer Engineering, Inc. (Peer) was retained by Emerge Community Development to perform a Phase I Environmental Site Assessment of the property located at 1834 Emerson Avenue North in Minneapolis, Minnesota (subject property). The objective of this assessment was to identify Recognized Environmental Conditions associated with the property according to the ASTM E 1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

The ASTM E 1527-05 Standard defines the term *recognized environmental condition* as meaning "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the *property* or into the ground, ground water, or surface water of the *property*. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions."

The Scope of Services performed by Peer is defined by the ASTM E 1527-05 Standard and the methodologies and procedures described in the body of this report. The ASTM E 1527-05 Standard is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability, which is the practice that constitutes "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. 9601(35)(B).

1.2 LIMITATIONS AND EXCEPTIONS

This Phase I Environmental Site Assessment was performed in accordance with ASTM E 1527-05 Standard Practice for Environmental Site Assessments. Any limitations, additions, or exceptions from this scope are as stated in the body of this report.

1.3 SPECIAL TERMS AND CONDITIONS

Peer provided a Proposal dated April 29, 2008. The Proposal describes the Scope of Services, Terms, and Conditions for this Phase I Environmental Site Assessment. This report has been prepared exclusively for Emerge Community Development (the User). No additional parties may rely on the contents of this report unless written authorization is obtained from Peer.

Supporting documentation for this assessment is included in the Appendices.

2.0 SITE LOCATION AND DESCRIPTION

The subject property is located at 1834 Emerson Avenue North in Minneapolis, Hennepin County, Minnesota (see Figure 1).

Peer obtained Hennepin County Property Information for the subject property from the Hennepin County Internet site. The information includes property tax identification number (PIN), a partial tax description, acreage, construction date, property type, property owner, and 2006 aerial photographs that depicts the outline of the subject property. The Hennepin County property information for the subject property is included in Appendix A.

The subject property consists of one parcel (PIN# 16-029-24-42-0123). The subject property is listed as 0.33 acres with a building construction date listed as 1893. The property owner is listed as North Branch Library LTD. Based on information obtained from other sources, it appears that an addition to the building was completed in 1957.

The property building covers the majority of the property with an asphalt covered area on the northeast side of the property and lawn/landscaped areas on the west.

Land use activities adjoining the subject property include residential properties to the south, east and west. Commercial retail properties are located to the north, fronting Broadway Avenue.

3.0 USER PROVIDED INFORMATION

In order to satisfy the requirements of AAI, the user bears specific responsibilities for satisfying certain components of the environmental inquiry. The E 1527-05 Practice provides a *User Questionnaire* which outlines the information that the user must provide (if available) to the Environmental Professional. The User Questionnaire was provided to Emerge Community Development along with our proposal. A copy of the questionnaire is attached as Appendix B.

4.0 RECORDS REVIEW

4.1 SITE GEOLOGY

Site geology can influence the susceptibility to, and relative magnitude of, environmental impacts and liabilities associated with on-site and off-site sources of contamination. The following maps and publications were used to estimate the physical characteristics of the subject property:

- ♦ *Geologic Atlas of Hennepin County, Minnesota, County Atlas Series, Atlas C-4, Minnesota Geological Survey, 1989.*
- ♦ *Minneapolis South, Minnesota, 7.5 Minute Series Topographic Map, United States Geological Survey, 1967, (revised 1993).*
- ♦ *Minneapolis North, Minnesota, 7.5 Minute Series Topographic Map, United States Geological Survey, 1967, (revised 1993).*
- ♦ *Protected Waters and Wetlands Map, Hennepin County, Minnesota, Minnesota Department of Natural Resources, Division of Waters, 1983.*

The surface elevation is approximately 860 feet (± 10 feet) based on the National Geodetic Vertical Datum of 1929. The surface terrain is relatively level. Surficial deposits consist of upper terrace deposits composed of sand, loamy sand, and gravelly sand. The depth to bedrock is estimated to be approximately 60 feet below the ground surface. Bedrock consists of the St. Peter Sandstone Formation.

The regional water table is estimated to occur at a depth of approximately 35 feet below the ground surface. Regional ground water flow is estimated to be easterly towards the Mississippi River. It should be noted that the depth and gradient of the water table could change seasonally in response to variation in precipitation and recharge, and over time in response to urban development such as storm water controls, impervious surfaces, and pumping wells.

The Protected Waters and Wetlands Map for Hennepin County depicts no protected waters or wetlands on the subject property.

4.2 HISTORICAL LAND USE INFORMATION

4.2.1 Historical Sources

Information sources consulted to evaluate past and present land use activities at the subject property included the following:

SOURCE	SOURCE LOCATION
Fire Insurance Maps	Environmental Data Resources, Inc.
Aerial Photographs	Historical Information Gatherers, Inc., Hopkins, MN. http://www2.co.hennepin.mn.us
City Directories	Historical Research Services, Chaska, MN.
Topographic Maps	University of Minnesota Borchert Map Library, Minneapolis, MN.
Hennepin County Records	http://www2.co.hennepin.mn.us
City of Minneapolis Records	Historical Research Services, Chaska, MN. http://apps.ci.minneapolis.mn.us
County Well Index System	Minnesota Department of Health Website.

The ASTM Standard requires that review of historical sources be conducted from the present back to when the property first contained structures or was used for residential, agricultural, commercial, industrial, or governmental purposes. This task requires reviewing only as many of the "Standard Sources" as are necessary and both reasonably ascertainable and likely to be useful.

Historical information concerning the subject property was available back to 1889 in fire insurance maps, 1891 in city permits, 1930 in city directories, and 1937 in aerial photographs. It appears that the original portion of the existing building was constructed for use as a library in 1893. An addition, the garage, was constructed in 1957. It appears that the property was used as a library through at least 1975. Occupants since 1975 have included the Metropolitan Cultural Arts Center, American Variety Theater Company, an art studio, Active Van Transportation, and most recently Geneva Services.

Based on past experience in this area, Peer determined that review of additional historical sources of information outlined in ASTM E 1527-05 would not likely provide additional useful information regarding the past use of the subject property.

4.2.2 Fire Insurance Maps

Fire insurance maps were historically published to aid the fire insurance industry in assessing potential fire and explosion hazards associated with developed properties. As a result, these maps often give an indication of potential environmental concerns, including the locations, sizes and contents of chemical and petroleum storage tanks, chemical and petroleum storage areas, and electrical equipment. These maps also typically depict physical and cultural features such as buildings, addresses, property names, land uses, property configuration, and other miscellaneous information.

Peer authorized Environmental Data Resources, Inc. (EDR) to review their collection of Sanborn fire insurance maps to determine if there is coverage for the subject property. According to EDR, they have the largest and most complete collection of Sanborn maps. Fire insurance maps published by the Sanborn Map Company and obtained from EDR were examined for information regarding current and past site features and land use activities. Fire insurance maps were provided for the years 1889, 1890, 1912, 1923, 1950, 1952, 1963, and 1967. Due to the scale and resolution of the maps provided by EDR, only large printing was readable. A Certified Sanborn Map Report provided by EDR is included as Appendix C.

Subject Property

The subject property is depicted as undeveloped on the 1889 and 1890 maps. The original part of the subject property building, depicted as the North Branch Public Library, is depicted on the 1912 and subsequent maps. An addition to the building is depicted on the 1963 and 1967 maps. A notation indicates that the addition was constructed in 1957. No indications of chemical use or storage or of any storage tanks are depicted on the subject property on any the maps that were reviewed.

Surrounding Properties

The surrounding land is depicted as primarily residential to the south, east and west. There is very little development on the earlier maps and this development increases over time. The properties to the north are depicted as vacant or developed with dwellings through 1912. By 1923 these properties appear to have been redeveloped for commercial/retail type uses. It does not appear that any indications of chemical use or storage or of any storage tanks are depicted on the adjoining properties on any the maps that were reviewed.

4.2.3 Aerial Photographs

Aerial photographs obtained from Historical Information Gatherers, Inc. (HIG) Digital Library were examined for information regarding current and past site features and land use activities. Due to the scale and resolution of the photographs reviewed, only large features and general land uses were apparent. Details of site-specific features were not readily identifiable. HIG provided photographs for the years 1937, 1940, 1947, 1953, 1957, 1964, 1969, 1979, 1984, 1991, 1997, 2000, 2003, and 2006.

The subject and surrounding properties appear to be developed as a predominately residential neighborhood with commercial buildings along West Broadway Avenue (to the north) on all of the photographs. The existing property building is apparent on all of the photographs.

No bulk chemical or petroleum storage, indications of dumping, or additional uses of potential environmental concerns are apparent on any of the photographs reviewed.

4.2.4 City Directories

City directories list property occupants by individual property address and when available can often aid in determining historical property uses. Peer retained Historical Research Services to provide a summary of the city directory listings for the subject and adjoining properties. City directories were examined for the years 1930, 1935, 1940, 1944, 1950, 1955, 1960, 1964-65, 1970, 1975, 1980, 1985, 1990, 1996, 2002, and 2007. The directories were examined for current and potential past subject and adjoining property addresses. Historical Research Services reported the following:

Subject Property

The subject property, 1834 Emerson Avenue North, was listed as North Branch Minneapolis Public Library from 1930-1975, vacant in 1980, Metropolitan Cultural Arts Center in 1985, American Variety Theater Company in 1985, Ronald A. Torgerson in 1990, Clay Magician Art Studio in 1990, Aristoltd in 2002, Fred Keller in 2002, S Okk-Spwns Kbd [sic] in 2002, and Active Van Transportation in 2007. There was no apparent listing for the subject property in 1996.

Adjacent Properties

West

The properties adjacent to the site to the west were occupied by residential, office, and retail uses from 1930-2007. Notable addresses include a dry cleaner at 1111-1113 West Broadway from 1930-1960, a gasoline filling station at 1123-1127 West Broadway 1930-1980, a dry cleaner at 1102 West Broadway in 1935, used car sales at 1108 West Broadway in 1940, a dry cleaner at 1110-1112 West Broadway from 1940-1985, a gasoline filling station at 1120 West Broadway from 1940-1970, a car wash at 1120 West Broadway from 1980-2007, and Minnesota Solvent & Chemical Company at 1105 West Broadway in 1990.

North

The properties adjacent to the site to the north were occupied by residential, restaurant, office, and retail uses from 1930-2007. Notable addresses include a used car sales at 1002 West Broadway in 1935, a dry cleaner at 1004 ½ Emerson Avenue North in 1955, a printer at 2008 Emerson Avenue North from 1964/5-1980, and a printer at 1017 West Broadway in 1990.

East

The properties adjacent to the site to the east were occupied by residential, office, and retail uses from 1930-2007. Notable addresses include a tires and battery shop at 1915 Dupont Avenue North from 1935-1940, a dry cleaner at 924 West Broadway from 1944-1964/65, and an auto repair shop at 1915 Dupont Avenue North in 1950.

South

The properties adjacent to the site to the south were occupied by residential, church, retail, and school uses from 1930-2007.

4.2.5 Topographic Maps

Topographic maps produced by the United States Geological Survey (USGS) depict cultural as well as natural surface features and elevation contours. The following USGS topographic maps were examined:

- ◆ *Minneapolis South, Minnesota, 7.5-Minute Topographic Map, 1967 (revised 1993).*
- ◆ *Minneapolis South, Minnesota, 7.5-Minute Topographic Map, 1967 (photorevised 1972, photoinspected 1977).*
- ◆ *Minneapolis, Minnesota, 15-Minute Topographic Map, 1954 (minor corrections made 1958).*
- ◆ *Minneapolis, Minnesota, 15-Minute Topographic Map, 1901 (reprinted 1949).*
- ◆ *Minneapolis, Minnesota, 15-Minute Topographic Map, 1901 (reprinted 1938).*
- ◆ *Minneapolis, Minnesota Quadrangle, 1901 (reprinted 1928).*

No environmentally suspect conditions or unexplained features are depicted with respect to the subject or adjoining properties.

4.2.6 Hennepin County Records

Peer conducted a search of the Hennepin County Property Information Search database. This information is summarized in Section 2.0 and is included in Appendix A.

4.2.7 City of Minneapolis

Peer retained Historical Research Services to obtain building records pertaining to the buildings currently or formerly located at the subject property from building permit, environmental management, fire prevention and/or tax assessor files at the City of Minneapolis Inspections Division. Some of the building permit records were in poor reading condition; therefore, limited information was obtained from these records.

Based on the available information, it appears that permit for construction of the addition was issued in 1954. An oil burner permit was issued in 1953. The permit indicates that one burner was installed and one 1000 gallon tank "outside on owner's property" was also installed. The only other permits were for interior alterations, plumbing or other similar work.

4.2.8 County Well Index System

Peer searched registered wells on the Minnesota Department of Health (MDH) County Well Index System (CWIS) internet database for information pertaining to potential wells at the subject property. No wells were identified for the subject property.

4.3 FEDERAL AND STATE GOVERNMENT RECORDS REVIEW

4.3.1 Source

A federal and state database review was conducted by Environmental Data Resources, Inc. (EDR), a commercial regulatory database services firm. An EDR report was generated for the subject property on April 15, 2009. This report was used to identify verified or potential hazardous substance and petroleum release sites in the vicinity of the subject property. A copy of the report is included in Appendix D.

The Federal and State regulatory agency databases evaluated and the approximate minimum search distances used are consistent with the requirements of the ASTM E 1527-05 Standard Practice. The EDR report includes descriptions of the databases examined, and radius maps showing the locations of many of the sites identified.

4.3.2 Subject Property

The subject property was identified on the RCRA-SQG database. The Resource Conservation and Recovery Act (RCRA) database is a compilation by the EPA of facilities that generate, store, or transport hazardous waste. These sites are permitted for particular wastes and are not necessarily the locations of releases. No violations pertaining to the generation, storage or disposal of hazardous waste were noted in the EDR report. Therefore, the RCRA-SQG listing for the subject property is not considered to be a recognized environmental condition and is a de minimis condition.

4.3.3 Surrounding Properties

Based on a review of the EDR report and on observations made at the time of the site reconnaissance, none of the identified listings appear to be for adjoining properties.

The EDR report identified 84 mapped database listings within the ASTM search distances of the subject property. There are less than 84 individual sites as some sites are listed on more than one database. The database listings include two Delisted National Priorities List (Delisted NPL) sites; one CERCLIS site; three Corrective Action (CORRACTS) sites; nine RCRA-CESQG sites; ten RCRA-Non generators; one Superfund Consent Decree (CONSENT) site; one Records of Decision (RODS) site; five State Hazardous Waste Sites (SHWS) sites; three deleted Permanent List of Priorities (DEL PLP) sites; six state SRS sites; three List of Sites (MN LS) sites; nineteen leaking underground storage tank (LUST) sites; one leaking above ground storage tank (LAST) site; nine registered underground storage tank (UST) sites; four registered aboveground storage tank (AST) sites; four Voluntary Investigation and Cleanup Program (VIC) sites; and three Brownfields sites. Based on a review of the EDR report, the identified release sites have been investigated or are in the process of being investigated.

EDR also searched their proprietary records that include databases of historic manufactured gas plants, auto stations and dry cleaners. 25 historical auto stations and 15 historical cleaners were identified within a one-half mile radius of the subject property.

Unmapped Listings

The EDR report listed twenty-nine database listings that are identified as "orphaned". Orphaned listings are sites for which EDR could not determine an exact location due to incomplete or inaccurate database information. These listings appear to be for sites located beyond the appropriate search distances (as determined by the limited location information provided), their locations could not be determined, the listings were also mapped sites, or the listings were determined not to represent recognized environmental conditions.

Summary

The information obtained as part of this assessment indicates no regulatory enforcement actions have been directed at the owners of the subject property. The surrounding area is, and has been, developed for commercial uses for over 100 years (as summarized in more detail in Section 4.2). It is not uncommon for historically developed commercial areas to have ground water impacts associated with their operational activities. While most of the sites identified through a review of the government database records appear to be located downgradient of the subject property there is evidence that petroleum and/or hazardous substance contamination has been identified or is suspected at sites located near the subject property.

5.0 INTERVIEWS/INQUIRIES

No one with specific information regarding the subject property was available at the time observations of the subject property were made. It is our understanding that the property has most recently been occupied by Geneva Services. Based on their website, www.genevaservicescompany.com they offer a full line of industry support services, from building clean-outs and demolition to recycling and relocation assistance.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

Mr. James Stephan of Peer conducted observations of conditions at the subject property and adjoining properties on January 7, 2009. Additional observations were made by Mr. Richard Fink of Peer on January 12, 2009 and March 30, 2009. Peer inspected all areas of the property building and grounds; however, due to access limitations detailed observations of the garage area were not made. The area appeared to be used to store a wide variety of materials and was also used to park vehicles. It is not known if any chemicals are stored in the area; however, as noted in Section 4.0, Geneva Services is a licensed small quantity hazardous waste generator. This is noted as a limitation to the scope and additional observations may be necessary to fully assess the area once this occupant vacates the property. Observations of the adjoining properties were limited to those made from the subject property and public roadways. A general description of the subject and adjoining properties is included in Section 2.0.

6.2 SUBJECT PROPERTY

6.2.1 Hazardous Substances and Petroleum Products

Chemicals observed inside the accessed areas of the property building, mostly the original portion of the building, appeared to be limited to paint and general building maintenance chemicals/housekeeping supplies. As noted above, due to access limitations, detailed observations of the garage area were not made. The floor surfaces in the original portion of the building exhibited no evidence of staining. The entire garage area was utilized for storage and therefore no specific observations of the floor could be made.

6.2.2 Aboveground or Underground Storage Tanks

No aboveground storage tanks were observed. What appears to be a fill and vent pipe were observed along the north side of the property building. Based on information

discussed in Section 4.2.7, a City oil burner permit indicates that a permit for the installation of a 1,000 gallon tank, to be associated with an oil burner, was issued in 1953.

Peer completed a Phase II Investigation in the vicinity of the fill and vent pipes. The Phase II report was issued on March 12, 2009. A copy of the report is attached as Appendix E. The results of the investigation suggested that there is no obvious release associated with the potential current or past presence of an underground storage tank.

Additional investigation was conducted in an attempt to determine if there is a buried tank in the vicinity of the suspected fill and vent pipes. Peer revisited the subject property along with a private utility locator. A current was attached to the pipes in order to make tracking them with a magnetometer more accurate. The magnetometer was used to survey the area for evidence of any buried metal objects. Based on the results of this survey, no evidence of a tank was detected. It appeared that the pipes turn away from the building and then run to the west, toward and to the adjoining street (Emerson Avenue).

Based on the results of the Phase II and additional investigation, no obvious evidence of a buried tank was identified on the property. Furthermore the investigation suggested that there is no obvious release associated with the potential past presence of an underground storage tank in this area.

6.2.3 Polychlorinated Biphenyls (PCBs)

Manufacturers of various types of electrical or hydraulic-powered equipment historically used polychlorinated biphenyls (PCBs) as a dielectric fluid coolant and stabilizer. No potential PCB-containing equipment (e.g. fluid-containing transformers) was observed outside on the subject property.

6.2.4 Other Items or Activities of Potential Environmental Concern

General

No evidence of clandestine drug labs, septic systems, domestic water wells, ground water monitoring wells, pools of liquid, corrosion, waste pits, waste ponds, lagoons, stained soil, stressed vegetation or additional items or activities of potential environmental concern were observed at the subject property during Peer's site reconnaissance.

Asbestos-Containing Materials

No sampling or testing of suspect asbestos-containing materials (ACM) was conducted. There is a potential that ACM may be present in the building. Building materials should be assumed to contain asbestos unless sampling is conducted to prove otherwise. Prior to any renovation or demolition, sampling and analytical testing should be conducted.

Lead-Based Paint

Given the age of the building, lead-based paint (LBP) may be present on interior and/or exterior building surfaces. No lead paint testing was conducted as part of the Phase I ESA.

6.3 ADJOINING PROPERTIES

Observations of adjoining properties were limited to those made from the subject property and public thoroughfares. A description of the adjoining properties is included in Section 2.0.

The surrounding area is developed for commercial and residential uses. No hazardous substance or petroleum product storage or use is readily apparent on the adjoining properties. No apparent outdoor storage or manufacturing activity was observed on the surrounding properties. No industrial wastewater pits, ponds, or lagoons, industrial wastewater discharges or wastewater treatment processes were observed at adjoining properties.

7.0 FINDINGS AND OPINION

7.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

This assessment has identified no recognized environmental conditions in connection with the subject property. The ASTM E 1527-05 Standard defines the term *recognized environmental condition* as meaning "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the *property* or into the ground, ground water, or surface water of the *property*. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions."

There is evidence that a fuel oil storage tank was formerly used on the subject property and it appears that there may have been some chemical use and storage at the subject property by the most recent occupant as they are identified as a small quantity hazardous waste generator. However, no evidence or reports of a release were identified in association with the subject property. Furthermore, based on testing done by Peer in what appears to have been the most likely location of the tank, no evidence of a release was detected. Therefore, these items currently appear to represent de minimis conditions.

7.2 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

The ASTM E 1527-05 Standard defines the term *historical recognized environmental condition* as meaning "an environmental condition, which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently".

This assessment has identified no historical recognized environmental conditions in connection with the subject property.

7.3 DE MINIMIS CONDITIONS

As discussed above, the most recent occupant of the building is identified as a small quantity hazardous waste generator. Chemicals observed inside the accessed areas of the property building, mostly the original portion of the building, appeared to be limited to paint and general building maintenance chemicals/housekeeping supplies. Due to access limitations, detailed observations of the garage area were not made. The floor surfaces in the original portion of the building exhibited no evidence of staining. The entire garage area was utilized for storage and the no specific observations of the floor could be made. Since no releases or violations are noted with regard to the generation of hazardous waste, it appears that this currently represents a de minimis condition.

The subject property is located within an area developed for commercial use for over 100 years, including dry cleaners, gasoline stations, printers, and automobile repair businesses. It is not uncommon for historically developed commercial areas to have ground water impacts associated with their operational activities. Government database records indicate that petroleum and/or hazardous substance contamination has been identified or is suspected at sites in the vicinity of the subject property; although, none are located on an adjoining property and most are to the east, downgradient of the subject property. Based on this information, the past use and inclusion of these sites on the various regulatory databases currently represents a de minimis condition.

7.4 ADDITIONAL CONCERNS

Asbestos-Containing Materials

No sampling or testing of suspect asbestos-containing materials (ACM) was conducted. There is a potential that ACM may be present in the building. Building material should be assumed to contain asbestos unless sampling is conducted to prove otherwise. Prior to any renovation or demolition, sampling and analytical testing should be conducted.

Lead-Based Paint

Given the age of the building, lead-based paint (LBP) may be present on interior and/or exterior building surfaces. No lead paint testing was conducted as part of the Phase I ESA.

8.0 CONCLUSIONS

8.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

Peer has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the property located at 1834 Emerson Avenue North in Minneapolis, Minnesota. Any exceptions to or deletions from this practice are described in Section 9.0 of this report. This assessment has identified no recognized environmental conditions in connection with the subject property.

There is evidence that a fuel oil storage tank was formerly used on the subject property and it appears that there may have been some chemical use and storage at the subject property by the most recent occupant as they are identified as a small quantity hazardous waste generator. However, no evidence or reports of a release were identified in association with the subject property. Furthermore, based on testing done by Peer in what appears to have been the most likely location of the tank, no evidence of a release was detected. Therefore, these items currently appear to represent de minimis conditions. All materials stored or utilized by the current building occupant should be properly disposed when they vacate the building. If any demolition or redevelopment of the property is proposed, it may be prudent to further evaluate the property and/or surrounding properties for evidence of contamination that could potential impact construction activities.

In addition, prior to initiating any future renovation or demolition activities, a complete hazardous materials (hazmat) survey should be conducted of the property building to ensure compliance with applicable regulations. The hazmat survey would need to include sampling and testing for asbestos, lead-based paint and quantification of other

potentially hazardous materials associated with the property building. ACM and lead-based paint, or materials assumed to contain asbestos or lead, should be maintained in good condition.

9.0 DEVIATIONS

No deviations to the standard or data gaps are noted. Limiting conditions are discussed in Section 6.1.

10.0 REFERENCES

GEOLOGICAL REFERENCES

- ♦ *Minneapolis South, Minnesota, 7.5 Minute Series Topographic Map, United States Geological Survey, 1967, (revised 1993).*
- ♦ *Minneapolis North, Minnesota, 7.5 Minute Series Topographic Map, United States Geological Survey, 1967, (revised 1993).*
- ♦ *Geologic Atlas, Hennepin County, Minnesota, 1989, County Atlas Series, Atlas C-4, Minnesota Geological Survey.*
- ♦ *Protected Waters and Wetlands, Hennepin County, Minnesota, 1983, Minnesota Department of Natural Resources, Division of Waters.*

HISTORICAL REFERENCES

Aerial Photographs - Historical Information Gatherers, Inc., Hopkins, MN.

- ♦ 1937, 1940, 1947, 1953, 1957, 1964, 1969, 1979, 1984, 1991, 1997, 2000, 2003, and 2006.

Aerial Photographs - Hennepin County Property Information Website.

- ♦ 2006.

City Directories - Historical Research Services, Chaska, MN.

- ♦ Minneapolis Directory Co., 1930, 1935, 1940, 1944, 1950, and 1955.
- ♦ R.L. Polk and Co., Minneapolis City Directory, 1960, 1964-65, 1970, 1975, 1980, 1985, 1990, and 1996.
- ♦ Cole Information Services, 2002 and 2007.

Fire Insurance Maps - Environmental Data Resources, Inc.

- ♦ Sanborn Library, Inc., 1889 (Sheet 83), 1890 (Sheet 83), 1912 (Volume 1, Sheet 6), 1923, 1950 (Volume 1, Sheet 6), 1952 (Volume 2A, Sheet 232A), 1963 (Volume 2A, Sheet 232A), and 1967 (Volume 2A, Sheet 232A).

Topographic Maps - United States Geological Survey.

- ♦ *Minneapolis South, Minnesota, 7.5-Minute Topographic Map, 1967 (revised 1993).*

- ♦ *Minneapolis South, Minnesota, 7.5-Minute Topographic Map, 1967 (photorevised 1972, photoinspected 1977).*
- ♦ *Minneapolis, Minnesota, 15-Minute Topographic Map, 1954 (minor corrections made 1958).*
- ♦ *Minneapolis, Minnesota, 15-Minute Topographic Map, 1901 (reprinted 1949).*
- ♦ *Minneapolis, Minnesota, 15-Minute Topographic Map, 1901 (reprinted 1938).*
- ♦ *Minneapolis, Minnesota Quadrangle, 1901 (reprinted 1928).*

Hennepin County Property Information - <http://www.co.hennepin.mn.us>

City of Minneapolis Records - <http://apps.ci.minneapolis.mn.us>

City of Minneapolis Records - Historical Research Services, Chaska, MN.

County Well Index System - Minnesota Department of Health.

REGULATORY

- ♦ Federal and State Database Review - Environmental Data Resources, Inc.

11.0 GENERAL REMARKS

11.1 STANDARD OF CARE

The services performed by Peer Engineering, Inc. have been conducted with that level of care and skill ordinarily exercised by reputable members of the profession, practicing in the same locality under similar budget and time constraints. No other warranty is made or intended.

11.2 QUALIFICATIONS AND SIGNATURES

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Part 312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

A summary of corporate and individual qualifications for Peer and the individuals associated with this project is included in Appendix F.

Prepared by:
Peer Engineering, Inc.

Reviewed by:
Peer Engineering, Inc.

James E. Stephan
Senior Environmental Professional

Kelly W. Brown
Senior Environmental Professional

Phase II Environmental Site Assessment

1834 Emerson Avenue North
Minneapolis, Minnesota

Prepared for:

Emerge Community Development

March 12, 2009

PHASE II ENVIRONMENT SITE ASSESSMENT
1834 EMERSON AVENUE NORTH
MINNEAPOLIS, MINNESOTA
(Peer #19001)

Prepared for:

Emerge Community Development
1101 West Broadway
Minneapolis, Minnesota 55411

Prepared by:

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

March 12, 2009

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	BACKGROUND.....	1
2.1	SITE DESCRIPTION.....	1
2.2	UNDERGROUND STORAGE TANK.....	1
3.0	PHASE II ESA ACTIVITIES.....	1
3.1	FIELD ACTIVITIES.....	1
3.1.1	Overview.....	1
3.1.2	Soil Borings.....	2
3.2	ANALYTICAL TESTING.....	2
4.0	INVESTIGATION RESULTS.....	3
4.1	SITE OBSERVATIONS.....	3
4.2	FIELD SCREENING RESULTS.....	3
4.3	ANALYTICAL TESTING RESULTS.....	3
4.3.1	Soil Analytical Results.....	3
5.0	SUMMARY AND CONCLUSIONS.....	3
6.0	RECOMMENDATIONS.....	4

LIST OF FIGURES

Figure 1 – Investigation Locations

LIST OF APPENDICES

Appendix A – Methods and Procedures
Appendix B – Boring Logs
Appendix C – Analytical Testing Reports

1.0 INTRODUCTION

Peer Engineering, Inc. (Peer) was retained by Emerge Community Development to complete a Phase II Environmental Site Assessment (ESA) of the property located at 1834 Emerson Avenue North in Minneapolis, Minnesota (hereafter referred to as the "Site"). The purpose of the Phase II ESA was to evaluate the Site for evidence of contamination related to the possible current or past presence of an underground storage tank. The results of the Phase II ESA are summarized herein.

2.0 BACKGROUND

2.1 SITE DESCRIPTION

The Site is located at 1834 Emerson Avenue North in Minneapolis, Hennepin County, Minnesota (see Figure 1). This location is on the east side of Emerson Avenue approximately one-quarter block south of West Broadway. The Site is approximately 0.33 acres in size and occupied by a building that was constructed in 1893 and was first used as the North Branch Library. The building is currently appears to be used as office/warehouse space.

2.2 Underground Storage Tank

Peer was retained to complete this Phase II Environmental Site Assessment in order to evaluate subsurface conditions in the vicinity of a fill pipe on the north side of the building that is possibly associated with the current or past presence on an underground storage tank.

3.0 PHASE II ESA ACTIVITIES

The Phase II ESA activities were completed in accordance with the Phase II ESA Proposal prepared by Peer, dated April 29, 2008. A description of the Phase II ESA activities and associated documentation is provided in the following sections. Methods and procedures utilized during the investigation are presented in Appendix A.

3.1 FIELD ACTIVITIES

3.1.1 Overview

The Phase II ESA included the following general elements:

- ♦ Advancement of two soil borings to depths of 28 feet.

- ♦ Screening of soil samples from the borings for organic vapors using a photoionization detector.
- ♦ Collection of soil samples from the borings for organic vapor monitoring and analytical testing.

Prior to the start of field activities, the drilling contractor notified the Gopher One-Call System, and had public utilities marked at the Site. In addition, a private locator was retained to locate private utilities prior to drilling.

3.1.2 Soil Borings

The two six soil borings were advanced to a depth of 28 feet below ground surface (bgs) at the Site on January 12, 2009. An attempt was made to reach groundwater, but based on local site conditions, it was determined that ground water may not be encountered within 35 to 45 feet bgs. The soil borings were completed using truck-mounted push-probe sampling equipment.

Soil samples collected from the soil borings were screened for the presence of organic vapors using a photoionization detector (PID) equipped with an 11.8 eV lamp. Soil samples were visually and manually classified in the field and were examined for evidence of potential contamination including odors, staining and debris.

Soil samples were collected from selected intervals from each soil boring. The samples that were submitted for analytical testing, as specified in Section 3.2, were collected from the 8-12 bgs range which would likely correspond at depth at or below the tank bottom.

All drilling equipment was decontaminated prior to use to reduce the risk of potential cross-contamination. Upon completion, the borings were sealed in accordance with Minnesota Department of Health (MDH) regulations.

3.2 ANALYTICAL TESTING

Soil and ground water samples were submitted to Braun Intertec for analytical testing. A total of two soil samples were submitted for laboratory analysis.

The samples were analyzed for diesel range organics (DRO) and Benzene, Ethyl Benzene, Toluene, and Xylene (BETX).

4.0 INVESTIGATION RESULTS

4.1 SITE OBSERVATIONS

Surface soils at the Site were comprised of silty sand fill at the surface underlain by layers of naturally occurring sand (alluvium) and clay/sandy clay (glacial till). The apparent fill layer was approximately four feet thick. Boring logs are attached as Appendix B.

4.2 FIELD SCREENING RESULTS

No elevated PID readings were detected. No evidence discoloration, debris or other indications of potential contamination were observed in the soil samples collected from the borings.

4.3 ANALYTICAL TESTING RESULTS

4.3.1 Soil Analytical Results

Soil analytical testing results are summarized below. A copy of the laboratory analytical testing report and chain-of-custody form for the soil samples are included in Appendix C. Sample concentrations are reported in milligrams per kilogram (mg/kg).

Analyte	SB-1 (mg/kg)	SB-2 (mg/kg)
DRO	<10	<10
Benzene	<0.055	<0.057
Ethylbenzene	<0.11	<0.11
m,p-Xylene	<0.055	<0.057
o-Xylene	<0.055	<0.057
Toluene	<0.055	<0.057

All of the concentrations reported were less than the method reporting limit.

5.0 SUMMARY AND CONCLUSIONS

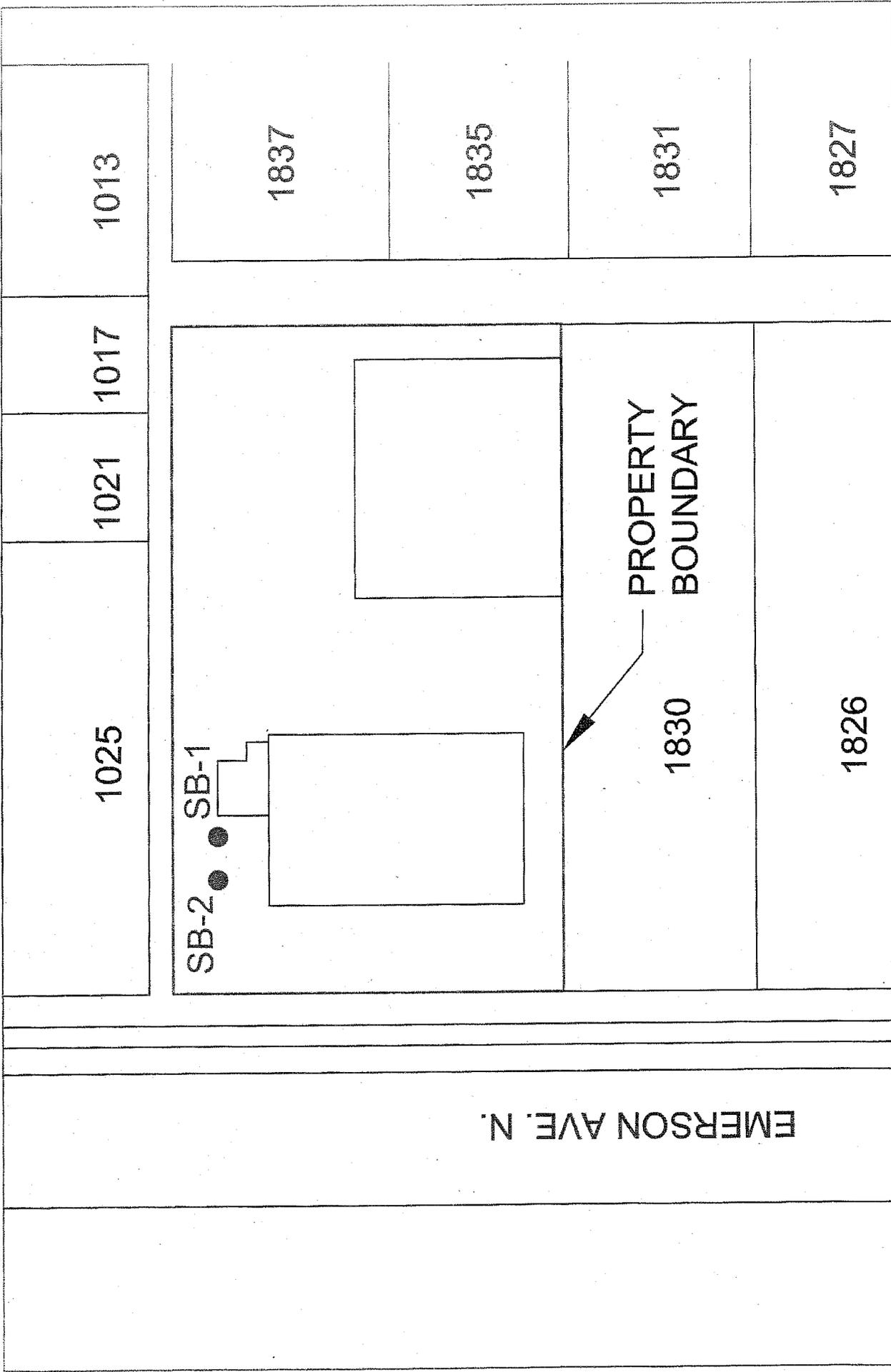
A Phase II ESA was completed to evaluate the Site for possible soil contamination related to the possible current or past presence of an underground storage tank. Based on the analytical testing that was conducted no evidence of soil contamination was detected at the Site.

6.0 RECOMMENDATIONS

This Phase II Environmental Site Assessment suggest that there is no obvious release associated with the potential current or past presence of an underground storage tank. Although no contamination was detected in the soil samples that were collected; there were some limitations at the Site in gaining access to all sides of the tank. It should be determined if the tank remains on site. To do so may require a magnetometer survey to determine if there is any evidence of buried metal in the likely location of the tank basin. Some surficial excavation could also be completed in that area to determine if the tank is present.

If a tank remains at the site, it should be properly removed or abandoned. At such time, samples from the tank basin should be collected and analyzed to further verify that no soil contamination related to the tank remains.

FIGURES



19001 SITE DIAGRAM.dwg



PROJECT #: 19001.0

SITE DIAGRAM

1834 EMERSON AVE. N.
MINNEAPOLIS, MINNESOTA

MARCH 2009

FIGURE

APPENDIX A

Standard Operating Procedure 212 Organic Vapor Screening

Purpose

Use this procedure to obtain a fast, general measurement of volatile organic compounds in soil.

Safety Equipment

- Wear nitrile gloves to reduce the incidence of skin contact with potentially contaminated soil and to reduce the risk of cross-contamination.
- Refer to the site-specific Health and Safety Plan for other safety concerns and applicable personal protective equipment.

Required Equipment

- Photoionization detector (PID) equipped with a 10.6 eV lamp (use an 11.8 eV lamp only if required by a site-specific sampling and analysis plan)
- PID calibration equipment
- One quart sealable bags, or soil jars, lids and aluminum foil
- Appropriate log forms or note pad for field notes
- Sharpie or permanent marker

Procedure

1. Select a PID on the afternoon before the field work is scheduled and charge the battery overnight by plugging in the adapter. As the PIDs have no battery gauge, failure to recharge the battery may leave you with a discharged battery and an unusable PID.

2. Calibrate the PID upon arrival at the site or prior to leaving the office. Record all pertinent information on the calibration record located in the case of each PID and record the calibration on the Field Report form.
3. With a gloved hand, fill a dedicated sealable bag or soil jar approximately half full with soil to be screened. Refer to the site-specific sampling and analysis plan or work plan for appropriate sample container. Manually break up the soil clumps within the bag. Seal the bag, or cover the opening of the soil jar with aluminum foil and screw on a lid. Use a marker to write the sample identifier and depth on the bag or jar lid.
4. Shake the sealed bag or soil jar for approximately 15 seconds, then allow the soil to volatilize for at least 10 minutes in an atmosphere of at least 70°F. On cold days it may be necessary place the bag or soil jar inside a heated room or vehicle.
5. After headspace development, shake the sample for another 15 seconds.
6. Complete organic vapor screening within approximately 20 minutes of sample collection. If using soil jars, remove the lid. Pierce the aluminum foil or plastic bag with the probe of the PID. Record the highest meter response within a time period of two to five seconds.
7. Discard the soil samples on-site and dispose of used bags, soil jars, foil, and lids as trash.

Standard Operating Procedure 215 Collecting Soil Samples for Laboratory Analysis

Purpose

Use this procedure to collect soil or other solid media samples for laboratory analysis. Proper sample collection technique will improve the accuracy of results and will help avoid cross contamination.

Safety Equipment

- Wear nitrile gloves to reduce the incidence of skin contact with potentially contaminated soil and to reduce the risk of cross-contamination.
- Refer to the site-specific Health and Safety Plan for other safety concerns and applicable personal protective equipment.

Required Equipment

- Laboratory sample containers
- Clean cooler(s)
- Temperature blank bottle
- Trip blank for VOC sampling (SOP 327)
- Ice or frozen cold-packs
- Electronic scale (except for VOC by Method 5035/8260)
- Permanent marker
- Sealable bags
- Laboratory chain-of-custody form
- Sampling syringe, such as Terra Core or Easy Draw sampler (required for VOC Method 5035/8260)

Procedure

1. Several days before field work is scheduled to begin, call or email the laboratory or other lab supply source to order sample containers. Be sure to order extra bottles to allow for breakage, extra samples, etc. If you are unsure of the required sample volumes or proper laboratory sample containers for specific analytical parameters, ask that a written description be included with the bottle order which clarifies sample requirements.
2. Before you leave for the field, check the contents of the cooler to be sure that you have the appropriate sample containers and that extra containers are included. Be sure you are aware of sample volume and container requirements.
3. Place ice or a frozen cold pack into each sample cooler before collecting any samples. Double-bag the ice in sealable gallon bags to avoid potential contact of water in the cooler with sample containers.
4. Place a temperature blank into each cooler and under the ice.
5. If some samples may be analyzed for GRO, BETX, or VOCs, include a trip blank in each cooler as described in SOP 327.
6. Before taking a sample, put on a new pair of nitrile gloves.
7. A sample taken for volatile organic analysis is to be taken immediately after the soil is exposed (i.e., directly from the probe sleeve or auger split spoon, excavation side wall, hand auger, etc.). Do not disturb or mix a VOC sample. Never collect a sample from the sealable bag used for organic vapor screening (SOP 212). Samples for DRO are to be collected second and samples for non-VOC or non-DRO analysis are taken last.
8. Prior to GRO (step 9) or DRO (step 10) sample collection the scale must be verified to read a mass of greater than 50 grams within one gram of the expected result. Place a weight of known mass (calibration mass or pre-weighed bottle) on the scale and verify the reading. If the reading is within one gram of the expected result the scale is usable. Record the weight verification on the Field Log. If the reading is more than one gram from the expected weight the scale must be re-calibrated (see SOP 218 if applicable) or a scale that is verified to be correct must be used.

9. Samples collected for GRO, BTEX, or VOCs need to be placed into one pre-weighed glass container and a separate container for determining moisture content. Most labs provide containers including the preservative methanol; however some labs supply a measured volume of methanol in a separate container that must be added to the container after adding the sample. Depending on the laboratory the glass container will have a capacity of either 60 ml or 40 ml. 60 ml containers must be filled with approximately 25 grams of soil (can be between 20 and 35 grams) and 40 ml containers must be filled with approximately 10 grams of soil (can be between 8 and 12 grams).
 - a. VOCs by Method 5035/8260 – Use a dedicated sampling syringe to collect the appropriate volume sample and place it directly into the sample container.
 - b. GRO, BTEX and VOCs by other methods – Place one soil container on the scale and zero the scale. Carefully add approximately 25 (or 10) grams (depending on laboratory requirements) of soil to the container. During filling, do not mix or aerate the sample. Sample containers with more than 35 (or 12) grams of soil or less than 20 (or 8) grams of soil may be rejected or flagged as outside testing parameters by the laboratory.

In addition, if there is no non-volatile analysis, fill a plastic vial or plastic whirl-pak bag with soil to be used by the lab to calculate the moisture content of the soil. The soil in the plastic vial or plastic whirl-pak bag need not be weighed.

10. Samples collected for DRO need to be placed in two pre-weighed glass containers with *no methanol* and one plastic vial (if necessary), using the procedure described in step 9, above. If collecting samples for both DRO and VOCs/GRO only one moisture container is required.
11. Samples for non-volatile analysis (i.e., metals, PCBs, pesticides, semi-VOCs, etc.) are to be thoroughly mixed prior to sampling. Place the sample in a resealable plastic bag and shake the bag for at least 10 seconds. Sample containers should be filled, but not packed, with soil from the bag.
12. Before placing the lid back on the sample container, clean the jar threads to assure a tight seal.
13. After collecting soil samples, use a permanent marker to label the sample containers with the project name, sample identifier including depth interval, time, date, and your initials.

14. Place the filled sample containers for each interval in their own sealable bag. Larger, more fragile containers should be placed in bubble wrap to avoid breakage. Place the sample containers and bags into the cooler immediately.
15. When all samples are collected, complete the laboratory chain-of-custody form and arrange for shipment to the contract laboratory (as described by SOP 620 – Chain of Custody Procedures, SOP 630 – Sample Shipping – Peer or Local Carrier, and SOP 640 – Sample Shipping – Overnight Carrier).

Standard Operating Procedure 223 Soil Sampling – Sampling Probe

Purpose

Use a sampling probe to collect soil samples for field screening and laboratory analysis.

Safety Equipment

- Steel-toed boots
- Ear plugs (recommended)
- Wear a dedicated pair of nitrile gloves for each sample to reduce the risk of potential cross-contamination between samples and to reduce the incidence of skin contact with the soil.

Required Equipment

- Measuring tape
- Sampling Probe Log forms

Procedure

1. Ensure all field equipment is clean before starting.
2. Determine the appropriate sample location and identification prior to sampling. Use a tape measure to determine the distance (within 1 foot) from site landmarks. Identify the sampling probe location with the letters "SP-" (or other specified identifier) followed by a number unique to that site. Begin with number 1 and sequentially assign numbers for all sampling probes advanced at the site.
3. Advance the probe to the desired sampling depth.
4. A sampling probe is driven into the soil by a hydraulic hammer and ram. The length and inside diameter of the sampler used is determined by the sampling depths or intervals desired. The standard sampler has a length of either two feet (1 inch diameter) or four feet (2 inch diameter).
5. The probe operator will bring the sampler to the surface and remove the inner plastic tube. Record the length (in feet) of sample recovery (length of soil column) in the tube.
6. Cut the tube open lengthwise for sample removal. Use a gloved hand to transfer the soil from the tube directly into a sample container as described in SOP 215 –

Collecting Soil Samples for Laboratory Analysis. If there is a soil change within the tube, a sample should be taken of each stratum and note its location in your notes.

7. Record the sample identifier, depth, and time of sample collection on the sample container. Examples of properly labeled samples are: SP-1 (6") or SP-2 (8-10'). Record pertinent information about the sample location and write a description of the soil samples recovered in Sampling Probe Log form using SOP 211 – Field Soil Classification.
8. Be sure the probe operator decontaminates the sampler between samples to minimize cross contamination using a brush in a detergent and water wash, followed by a clean water rinse. A new plastic tube is used for each sample.
9. Discard gloves and use new gloves for the next sample interval.

Standard Operating Procedure 423 Collecting Soil Vapor from a Sampling Probe

Purpose

Use this procedure to collect a soil vapor sample collected from a sampling probe into a gas canister. Proper and consistent sample collection technique will improve the accuracy of results.

Required Equipment

- Gas canister with valve and vacuum gauge (one for each sample)
- 1/4" OD flexible tubing
- Sensidyne or Airtec hand pump
- Photoionization Detector (PID)
- Crescent wrench
- Permanent marker
- Laboratory chain-of custody form

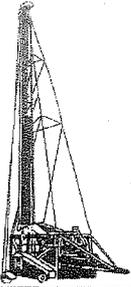
Procedures

1. Before the field work is scheduled to begin, order gas canisters (one per sample collected) from the laboratory. Allow 2 to 7 days for delivery.
2. The sampling probe operator will advance the sampling probe to the required depth for the soil vapor sample. He will then insert tubing to the base of the sampling probe and seal it off.
3. Follow the instructions provided with the gas canister to connect the rigid tubing supplied by the laboratory to the gas canister. Tighten the nut on the top of the canister with the crescent wrench. **DO NOT OVER-TIGHTEN.**

4. Purge the air in the tubing by pulling approximately 1 liter of air out of the soil formation and tubing. After purging be sure to pinch the sample tubing until you are ready to collect the sample so atmospheric air does not re-enter the tubing.
 - a. The probe operator will likely provide a vacuum pump or large syringe to purge the tubing.
 - b. If the probe operator does not purge the tubing, use the Sensidyne hand pump to purge air out of the sample tubing before taking the soil vapor sample. Connect the hand pump to the sample tubing that is inserted in the sampling probe. Pull the handle on the hand pump ten full strokes (until it stops) then pinch off the sample tube and remove the hand pump. This has purged approximately 1 liter of air.
5. Connect the rigid tubing that is connected to the canister to the sample tubing inserted into the ground by 1) snugly inserting the ends of the tubing into each other, 2) snugly inserting the ends of the tubing into a short piece of larger diameter tubing, or 3) using an appropriate plastic union.
6. Un-pinch the sample tubing and slowly open the valve on the gas canister. You will notice a hissing sound as the canister is drawing in the soil vapor sample. **Watch for water in the tubing. If observed, shut off the valve immediately.** Observe the vacuum gauge on the canister. After the hissing has stopped and the gauge reads 0 you can continue.
7. Close the valve on the gas canister and separate the rigid tubing from the sample tubing. The sample is now complete.
8. Turn on the PID. Connect the sample tubing to the PID and allow the reading to stabilize. Record the PID reading in the field notes and also in the Remarks section of the Chain-of-Custody for the associated gas canister.
9. Remove the rigid tubing from the gas canister and put it back in the box with the gas canister. The laboratory cleans these tubes and re-uses them.
10. Identify the sample with a permanent marker on the tag attached to the gas canister. Include the date and time the sample was collected, the project name and the sample collector's initials on the tag.
11. Continue to the next location repeating these steps.

12. When the samples are collected, complete the laboratory chain-of-custody form. Analyze the samples by the method required by the applicable regulatory agency and sampling plan. The method may be TO-15 MSV – Minnesota Soil Vapor, TO-15, TO-14, or some combination.
13. Arrange for shipment to the contract laboratory (as described by SOP 620 – Chain of Custody Procedures, SOP 630 – Sample Shipping, and SOP 640 – Sample Shipping – Overnight Carrier).

APPENDIX B



BERGERSON - CASWELL INC.

*Commercial • Municipal • Residential
Geothermal • Irrigation
Submersible & Turbine Pumps
Environmental Drillers*

Well Drilling, Abandonment & Repair Since 1948



*Certified Well Drillers
Certified Pump Installers*

January 21st, 2009

Mr. James Stephan
PEER ENVIRONMENTAL
7615 Golden Triangle Drive
Suite N
Eden Prairie, Minnesota 55344

Bergerson-Caswell Proj.#08E26280

RE: Drilling services and sampling for Former Minneapolis Branch Library, 1834 Emerson Avenue, Minneapolis, Minnesota.

Mr. Stephan:

Enclosed is a copy of the Boring Log for the above referenced project.

The invoice for this project will be sent under separate cover.

If you have any questions regarding the enclosed, please feel free to give me a call at (763) 479-3121.

Sincerely,

BERGERSON-CASWELL, INC.

David J. Lenzmeier
Department Manager

DJL/ajm

Enclosures: Boring Log

PROJECT NO. E-26280 BORING NO. GR-1, 2 PROJECT FOR Forner Minerals Branch Library WEATHER Snow
 BORING LOG: Heath
 Technician: _____ Surface Elevation: _____
 Driller: Heath Boring Started: _____
 Helper: _____ Boring Completed: _____
 Rig No.: 85 Off Set: _____
 WATER LEVEL OBSERVATION
 WL: _____ WS or WD _____
 WL: _____ HRS AB _____
 Sheet 1 of _____

SAMPLE NO.	DEPTH OR ELEVATION		SAMPLING METHOD	PENETRATION RECORD Split Spoon Blows						REC. LENGTH	STRATA CHANGE	NOTES	A.S.: Auger Sample S.T.: Shelby Tube S.S.: Split Spoon D.B.: Diamond Bit S.A.: Solid Stem Auger H.S.A.: Hollow Stem Auger R.B.: Rock Bit W.S.: Wire Sampling W.D.: Wire Drilling F.W.: Flared Split Spoon G.S.: Grab Sample MC: <u>Mass Calc.</u>
	FROM	TO		6"	6"	6"	6"	6"	6"				
GR-1	0	4	2"MC							3'		3" Asphalt + 3" Concrete → Ben Sandy Fill	
	4	8								4'		fill → Red/Ben Sandy Clay	
	8	12								4'		Red/Ben Sandy Clay	
	12	16								4'			
	16	20								3 1/2'			
	20	24								3 1/2'		Sandy Clay → Ben Consolidated w/ Rocks	
	24	28	Discard MC							3'			
	28	32											
GR-2	0	4	2"MC							3'		3" Asphalt + 3" Concrete → Ben Sandy fill → Ben Sandy Clay	
	4	8								4'		Red/Ben Sandy Clay	
	8	12								4'			
	12	16								4'			
	16	20								4'			
	20	24								3 1/2'		Sandy Clay → Ben Coarse Sand w/ Rocks	
	24	28	Discard MC							2 1/2'			
	28	32											

APPENDIX C

**BRAUN
INTERTEC**

Braun Intertec Corporation
11001 Hampshire Avenue S.
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

Mr. Jim Stephan
Peer Engineering, Inc.
7615 Golden Triangle Drive, Suite N
Eden Prairie, MN 55344

January 27, 2009

Work Order #: 0900164

RE: Emerson Ave.

Dear Jim Stephan:

Braun Intertec Corporation received samples for the project identified above on January 13, 2009. Analytical results are summarized in the following report.

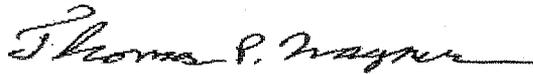
All routine quality assurance procedures were followed, unless otherwise noted.

Analytical results are reported on an "as received" basis unless otherwise noted. Where possible, the samples will be retained by the laboratory for 14 days following issuance of the initial final report. The samples will be disposed of or returned at that time. Arrangements can be made for extended storage by contacting me at this time.

We appreciate your decision to use Braun Intertec Corporation for this project. We are committed to being your vendor of choice to meet your analytical chemistry needs.

If you have any questions please contact me at the above phone number.

Sincerely,



Thomas P. Wagner
Associate Principal

Certification/Accreditation Numbers

Minnesota Department of Health: 027-053-117

Wisconsin DNR: 999462640

NVLAP: 101234-0

AIIA: 101103



Providing engineering and environmental solutions since 1957

BRAUN INTERTEC

11001 Hampshire Ave. S.
Minneapolis, MN 55438
952.995.2000 Phone
952.995.2020 Fax

Peer Engineering, Inc.
7615 Golden Triangle Drive, Suite N
Eden Prairie, MN 55344

Client Ref: Emerson Ave.
Client Contact: Mr. Jim Stephan
PO Number:

Work Order #: 0900164
Project Mgr: Thomas P. Wagner
Account ID: P16995

How to Use this Report

In order to get the most out of the information presented in this report please refer to the following explanations as to how the data in this report is tied together and how some of the terms are defined.

Qualifiers and Abbreviations are defined in the following section. You will find these codes used throughout the report in headers and in note sections to designate a unique fact about the data to which they are associated.

The Case Narrative gives a "story" about the analysis and results. Here you will find greater elaboration on relevant qualifiers as well as an explanation of anything of particular note in the data. This is a discussion of the data in terms of quality control and chemistry. It is a summary of any deviations that could affect the usefulness of the data. This is not an interpretation as to how this information relates to regulatory compliance, toxicity, or hazardous characterization. These items are beyond the scope of this report.

The Sample Summary provides detail on sample receipt. The association between Client sample ID and the Laboratory sample ID are defined here, this information is valuable to have when discussing results with your project manager. Sample collection and receipt dates and times are provided here as well. General notes regarding the work order are also documented here. This is a mini "case narrative" that describes any anomalies regarding the condition of the samples upon arrival to the laboratory or special circumstances regarding the work order.

The Conditions Upon Receipt summarizes the results of specific checks that have been performed at sample receipt. This includes items like custody documentation, sample condition, and temperature at receipt. Each "cooler" is identified and the conditions associated with that cooler are documented. A "cooler" is defined as the larger container used to transport the individual samples. In most cases this is a standard recreational cooler but it can be a box, plastic bag, or other container.

The laboratory results are summarized in the following sections. Data is broken down into major categories for convenience. An example of such a category would be "Total Petroleum Hydrocarbons." Here you would find data that references the testing of such parameters as diesel range organics and gasoline range organics. Other categories are similarly mapped. The batch number is associated with each sample. This is important to evaluate Quality Control (QC) data. Surrogate results samples are provided with each sample. Laboratory control limits are provided for comparison (see below). The reference method is also identified. If a method is denoted with an "M" (e.g. EPA 1234(M)) this means that it has been modified. An explanation of the modification will be found in the Case Narrative. A result is given with appropriate units. If a soil sample is dry-weight corrected then the word "dry" will appear next to the units. If the word "dry" does not appear then the result is "as received."

The Method Reporting Limit (MRL) is provided. It is important to understand this term. The MRL is a level that has been empirically verified to provide reliable quantification of results. Results that are equal to or greater than this value will show up as bolded. They are considered "hits". If a result is less than the MRL, the result is given as less than the MRL (e.g. if the MRL = 10 then a less than would be given as "< 10").

The Quality Control (QC) samples are documented in the following section. Here you will find the preparation batches associated with each sample from the results section. The sample preparation method is also defined here. Accuracy is represented in terms of a percent recovery as compared to a known value. Precision is represented as a relative percent difference between two duplicate sample aliquots. The laboratory control limits are provided as a means to evaluate the quality control data. If the result falls outside the laboratory control limits this simply means that it is outside what is typical for the laboratory and is noted accordingly. This does not mean that the data is invalid. Laboratory control limits are generally tighter than most program limits. This is a very important distinction. How the data is ultimately used determines its validity. Program requirements are defined in the Quality Assurance Project Plan (QAPP) governing the project. If your project manager is aware of your specific program requirements then a note will be made in the case narrative if the data fails to meet any of these requirements.

The last section contains copies of important documents and/or instrument printouts relevant to the report. This includes the chain of custody. It also may include items like chromatograms or spectra.

Please note that this report is paginated and must be reproduced in its entirety.

BRAUN

INTERTEC

11001 Hampshire Ave. S.
Minneapolis, MN 55438
952.995.2000 Phone
952.995.2020 Fax

Peer Engineering, Inc.
7615 Golden Triangle Drive, Suite N
Eden Prairie, MN 55344

Client Ref: Emerson Ave.
Client Contact: Mr. Jim Stephan
PO Number:

Work Order #: 0900164
Project Mgr: Thomas P. Wagner
Account ID: P16995

Qualifiers and Abbreviations

vn	The surrogate recovery is below the laboratory generated control limits.
ho	The sample chromatogram indicates the presence of higher boiling hydrocarbons than expected in the diesel range chromatogram.
COC	Chain of Custody
dry	Sample results reported on a dry weight basis
MRL	Method Reporting Limit
NA	Not Applicable
ND	Analyte NOT DETECTED
NR	Not Reported
%Rec	Percent Recovery
RPD	Relative Percent Difference
VOC	Volatile Organic Compound

BRAUN INTERTEC

11001 Hampshire Ave. S.
Minneapolis, MN 55438
952.995.2000 Phone
952.995.2020 Fax

Peer Engineering, Inc.
7615 Golden Triangle Drive, Suite N
Eden Prairie, MN 55344

Client Ref: Emerson Ave.
Client Contact: Mr. Jim Stephan
PO Number:

Work Order #: 0900164
Project Mgr: Thomas P. Wagner
Account ID: P16995

SAMPLE SUMMARY

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SB-1 (8-12)	0900164-01	Soil	01/12/09 10:25	01/13/09 11:00
SB-2 (8-12)	0900164-02	Soil	01/12/09 11:30	01/13/09 11:00

BRAUN

INTERTEC

11001 Hampshire Ave. S.
Minneapolis, MN 55438
952.995.2000 Phone
952.995.2020 Fax

Peer Engineering, Inc.
7615 Golden Triangle Drive, Suite N
Eden Prairie, MN 55344

Client Ref: Emerson Ave.
Client Contact: Mr. Jim Stephan
PO Number:

Work Order #: 0900164
Project Mgr: Thomas P. Wagner
Account ID: P16995

Conditions Upon Receipt

Cooler: Cooler #1

Temperature: 1.5 °C
COC Included: Yes
Custody Seals Used: No
Custody Seals Intact: No

Received on Ice: Yes
Hand Delivered by Sampler: No
Sufficient Sample Provided: Yes
Headspace Present (VOC): No

Preservation Confirmed: No
Temperature Blank: No
COC Complete: Yes
COC & Labels Agree: Yes

BRAUN INTERTEC

11001 Hampshire Ave. S.
Minneapolis, MN 55438
952.995.2000 Phone
952.995.2020 Fax

Peer Engineering, Inc. 7615 Golden Triangle Drive, Suite N Eden Prairie, MN 55344	Client Ref: Emerson Ave. Client Contact: Mr. Jim Stephan PO Number:	Work Order #: 0900164 Project Mgr: Thomas P. Wagner Account ID: P16995
---	---	--

SB-1 (8-12)
0900164-01 (Soil)
1/12/09 10:25

Classical Chemistry Parameters

Analyte	Result	MRL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
% Solids	90	0.050	% Wt	1	B9A0186	1/14/09	1/15/09	EPA 3545 7.2	

Total Petroleum Hydrocarbons

Analyte	Result	MRL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Diesel Range Organics (DRO)	< 10	10	mg/kg dry	1	B9A0170	1/14/09	1/16/09	WI DRO (95)	ho

Petroleum Volatile Organic Compounds

Analyte	Result	MRL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	< 0.055	0.055	mg/kg dry	1	B9A0279	1/20/09	1/21/09	WI GRO (95)	
Ethylbenzene	< 0.11	0.11	mg/kg dry	1	B9A0279	1/20/09	1/21/09	WI GRO (95)	
m,p-Xylene	< 0.055	0.055	mg/kg dry	1	B9A0279	1/20/09	1/21/09	WI GRO (95)	
o-Xylene	< 0.055	0.055	mg/kg dry	1	B9A0279	1/20/09	1/21/09	WI GRO (95)	
Toluene	< 0.055	0.055	mg/kg dry	1	B9A0279	1/20/09	1/21/09	WI GRO (95)	
Surrogate: 4-FCB	132 %	Limits: 80-200%			B9A0279	1/20/09	1/21/09	WI GRO (95)	

BRAUN INTERTEC

11001 Hampshire Ave. S.
Minneapolis, MN 55438
952.995.2000 Phone
952.995.2020 Fax

Peer Engineering, Inc. 7615 Golden Triangle Drive, Suite N Eden Prairie, MN 55344	Client Ref: Emerson Ave. Client Contact: Mr. Jim Stephan PO Number:	Work Order #: 0900164 Project Mgr: Thomas P. Wagner Account ID: P16995
---	---	--

SB-2 (8-12)
0900164-02 (Soil)
1/12/09 11:30

Classical Chemistry Parameters

Analyte	Result	MRL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
% Solids	88	0.050	% Wt	1	B9A0186	1/14/09	1/15/09	EPA 3545 7.2	

Total Petroleum Hydrocarbons

Analyte	Result	MRL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Diesel Range Organics (DRO)	< 11	11	mg/kg dry	1	B9A0170	1/14/09	1/16/09	WI DRO (95)	ho

Petroleum Volatile Organic Compounds

Analyte	Result	MRL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	< 0.057	0.057	mg/kg dry	1	B9A0279	1/20/09	1/21/09	WI GRO (95)	
Ethylbenzene	< 0.11	0.11	mg/kg dry	1	B9A0279	1/20/09	1/21/09	WI GRO (95)	
m,p-Xylene	< 0.057	0.057	mg/kg dry	1	B9A0279	1/20/09	1/21/09	WI GRO (95)	
o-Xylene	< 0.057	0.057	mg/kg dry	1	B9A0279	1/20/09	1/21/09	WI GRO (95)	
Toluene	< 0.057	0.057	mg/kg dry	1	B9A0279	1/20/09	1/21/09	WI GRO (95)	
Surrogate: 4-FCB	109 %	Limits: 80-200%			B9A0279	1/20/09	1/21/09	WI GRO (95)	

Peer Engineering, Inc.
7615 Golden Triangle Drive, Suite N
Eden Prairie, MN 55344

Client Ref: Emerson Ave.
Client Contact: Mr. Jim Stephan
PO Number:

Work Order #: 0900164
Project Mgr: Thomas P. Wagner
Account ID: P16995

Classical Chemistry Parameters - Quality Control

Batch B9A0186 - % Solids

Method Blank (B9A0186-BLK1)

Prepared: 01/14/09 Analyzed: 01/15/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
% Solids	< 0.050	0.050	% Wt	NA	NA	NA	NA	NA	NA	

Standard Reference Material (B9A0186-SRM1)

Prepared: 01/14/09 Analyzed: 01/15/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
% Solids	91.4		% Wt	88.8	NA	103	90-110	NA	NA	

BRAUN INTERTEC

11001 Hampshire Ave. S.
Minneapolis, MN 55438
952.995.2000 Phone
952.995.2020 Fax

Peer Engineering, Inc. 7615 Golden Triangle Drive, Suite N Eden Prairie, MN 55344	Client Ref: Emerson Ave. Client Contact: Mr. Jim Stephan PO Number:	Work Order #: 0900164 Project Mgr: Thomas P. Wagner Account ID: P16995
---	---	--

Total Petroleum Hydrocarbons - Quality Control

Batch B9A0170 - WI DRO (95)

Method Blank (B9A0170-BLK1)

Prepared: 01/14/09 Analyzed: 01/16/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Diesel Range Organics (DRO)	< 10	10	mg/kg	NA	NA	NA	NA	NA	NA	

Laboratory Control Sample (B9A0170-BS1)

Prepared: 01/14/09 Analyzed: 01/16/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Diesel Range Organics (DRO)	29.6	10	mg/kg	32.0	NA	92.5	70-120	NA	NA	

Laboratory Control Sample Duplicate (B9A0170-BSD1)

Prepared: 01/14/09 Analyzed: 01/16/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Diesel Range Organics (DRO)	27.2	10	mg/kg	32.0	NA	85.0	70-120	8.45	20	

Peer Engineering, Inc. 7615 Golden Triangle Drive, Suite N Eden Prairie, MN 55344	Client Ref: Emerson Ave. Client Contact: Mr. Jim Stephan PO Number:	Work Order #: 0900164 Project Mgr: Thomas P. Wagner Account ID: P16995
---	---	--

Petroleum Volatile Organic Compounds - Quality Control

Batch B9A0236 - WI GRO (95)

Method Blank (B9A0236-BLK1)

Prepared & Analyzed: 01/19/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Benzene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
Ethylbenzene	< 0.10	0.10	mg/kg	NA	NA	NA	NA	NA	NA	
m,p-Xylene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
o-Xylene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
Toluene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
Surrogate: 4-FCB	20.1		ng/mL	16.0	NA	126	80-200			

Laboratory Control Sample (B9A0236-BS1)

Prepared & Analyzed: 01/19/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Benzene	1.71	0.050	mg/kg	1.60	NA	107	80-120	NA	NA	
Ethylbenzene	1.60	0.10	mg/kg	1.60	NA	100	80-120	NA	NA	
m,p-Xylene	3.23	0.050	mg/kg	3.20	NA	101	80-120	NA	NA	
o-Xylene	1.53	0.050	mg/kg	1.60	NA	95.6	80-120	NA	NA	
Toluene	1.64	0.050	mg/kg	1.60	NA	102	80-120	NA	NA	
Surrogate: 4-FCB	19.3		ng/mL	16.0	NA	121	80-200			

Laboratory Control Sample Duplicate (B9A0236-BSD1)

Prepared & Analyzed: 01/19/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Benzene	1.72	0.050	mg/kg	1.60	NA	108	80-120	0.583	20	
Ethylbenzene	1.61	0.10	mg/kg	1.60	NA	101	80-120	0.623	20	
m,p-Xylene	3.29	0.050	mg/kg	3.20	NA	103	80-120	1.84	20	
o-Xylene	1.57	0.050	mg/kg	1.60	NA	98.1	80-120	2.58	20	
Toluene	1.68	0.050	mg/kg	1.60	NA	105	80-120	2.41	20	
Surrogate: 4-FCB	11.5		ng/mL	16.0	NA	71.9	80-200			

Batch B9A0263 - WI GRO (95)

Method Blank (B9A0263-BLK1)

Prepared & Analyzed: 01/20/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Benzene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
Ethylbenzene	< 0.10	0.10	mg/kg	NA	NA	NA	NA	NA	NA	
m,p-Xylene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
o-Xylene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
Toluene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
Surrogate: 4-FCB	18.2		ng/mL	16.0	NA	114	80-200			

Peer Engineering, Inc. 7615 Golden Triangle Drive, Suite N Eden Prairie, MN 55344	Client Ref: Emerson Ave. Client Contact: Mr. Jim Stephan PO Number:	Work Order #: 0900164 Project Mgr: Thomas P. Wagner Account ID: P16995
---	---	--

Petroleum Volatile Organic Compounds - Quality Control

Batch B9A0263 - WI GRO (95)

Laboratory Control Sample (B9A0263-BS1)

Prepared & Analyzed: 01/20/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Benzene	1.71	0.050	mg/kg	1.60	NA	107	80-120	NA	NA	
Ethylbenzene	1.62	0.10	mg/kg	1.60	NA	101	80-120	NA	NA	
m,p-Xylene	3.27	0.050	mg/kg	3.20	NA	102	80-120	NA	NA	
o-Xylene	1.55	0.050	mg/kg	1.60	NA	96.9	80-120	NA	NA	
Toluene	1.65	0.050	mg/kg	1.60	NA	103	80-120	NA	NA	
Surrogate: 4-PCB	18.6		ng/mL	16.0	NA	116	80-200			

Laboratory Control Sample Duplicate (B9A0263-BSD1)

Prepared & Analyzed: 01/20/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Benzene	1.76	0.050	mg/kg	1.60	NA	110	80-120	2.88	20	
Ethylbenzene	1.63	0.10	mg/kg	1.60	NA	102	80-120	0.615	20	
m,p-Xylene	3.34	0.050	mg/kg	3.20	NA	104	80-120	2.12	20	
o-Xylene	1.64	0.050	mg/kg	1.60	NA	102	80-120	5.64	20	
Toluene	1.67	0.050	mg/kg	1.60	NA	104	80-120	1.20	20	
Surrogate: 4-PCB	12.2		ng/mL	16.0	NA	76.2	80-200			

Batch B9A0279 - WI GRO (95)

Method Blank (B9A0279-BLK1)

Prepared & Analyzed: 01/21/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Benzene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
Ethylbenzene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
m,p-Xylene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
o-Xylene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
Toluene	< 0.050	0.050	mg/kg	NA	NA	NA	NA	NA	NA	
Surrogate: 4-PCB	20.5		ng/mL	16.0	NA	128	80-200			

Laboratory Control Sample (B9A0279-BS1)

Prepared & Analyzed: 01/21/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Benzene	1.72	0.050	mg/kg	1.60	NA	108	80-120	NA	NA	
Ethylbenzene	1.64	0.050	mg/kg	1.60	NA	102	80-120	NA	NA	
m,p-Xylene	3.30	0.050	mg/kg	3.20	NA	103	80-120	NA	NA	
o-Xylene	1.57	0.050	mg/kg	1.60	NA	98.1	80-120	NA	NA	
Toluene	1.66	0.050	mg/kg	1.60	NA	104	80-120	NA	NA	
Surrogate: 4-PCB	26.6		ng/mL	16.0	NA	166	80-200			

Peer Engineering, Inc. 7615 Golden Triangle Drive, Suite N Eden Prairie, MN 55344	Client Ref: Emerson Ave. Client Contact: Mr. Jim Stephan PO Number:	Work Order #: 0900164 Project Mgr: Thomas P. Wagner Account ID: P16995
---	---	--

Petroleum Volatile Organic Compounds - Quality Control

Batch B9A0279 - WI GRO (95)

Laboratory Control Sample Duplicate (B9A0279-BSD1)

Prepared & Analyzed: 01/21/09

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Benzene	1.68	0.050	mg/kg	1.60	NA	105	80-120	2.35	20	
Ethylbenzene	1.60	0.050	mg/kg	1.60	NA	100	80-120	2.47	20	
m,p-Xylene	3.25	0.050	mg/kg	3.20	NA	102	80-120	1.53	20	
o-Xylene	1.56	0.050	mg/kg	1.60	NA	97.5	80-120	0.639	20	
Toluene	1.64	0.050	mg/kg	1.60	NA	102	80-120	1.21	20	
Surrogate: 4-FCB	15.8		ng/mL	16.0	NA	98.8	80-200			

ATTACHMENT 7

**Final Actions: City of Minneapolis Heritage Preservation Commission – September 27, 2011; and
City of Minneapolis City Planning Commission – October 31, 2011; Zoning and Planning
Committee – December 1, 2011 and City Council Action – December 9, 2011**

Minneapolis Heritage Preservation Commission Actions

September 27, 2011

1834 Emerson Avenue North, North Branch Library – Individual Landmark

Staff: Brian Schaffer, 612.673.2670

Certificate of Appropriateness for building rehabilitation and alterations.

Action: **Adopt** staff findings and **approve** the Certificate of Appropriateness to allow for building rehabilitation with the following conditions:

1. The original front door of the building shall remain operable and open for building access.
2. The design of the treatment of the concrete facing of the foundation of the building and retaining wall for the accessible ramp is not approved.
3. The design of the proposed fence between the parking lot and the accessible ramp is not approved.
4. All workmanship must be completed in conformance with the Secretary of Interior Standards, see: <http://www.nps.gov/history/hps/tps/standguide/>
5. The Applicant shall obtain all other necessary City approvals prior to the commencement of work.
6. Final plans, elevations, details, material selections, and finish samples must be submitted to CPED-Planning Staff for final review and approval prior to any permits being issued.
7. By ordinance, approvals are valid for a period of one year from the date of the decisions unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than September 27, 2012.
8. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

**Action by the City of Minneapolis:
Actions of the Minneapolis City Planning Commission, October 31, 2011**

Emerge Career & Technology Center (BZZ-5366 Ward: 5), 1830 and 1834 Emerson Ave N.

A. Rezoning: Application by Lisa Kugler, on behalf of Emerge Community Development, for a petition to rezone the property of 1830 Emerson Ave N from R4 to OR2.

Action: The City Planning Commission recommended that the City Council adopt the findings and approve the petition to rezone the property of 1830 Emerson Ave N from R4 to OR2.

B. Variance: Application by Lisa Kugler, on behalf of Emerge Community Development, for a variance to reduce the interior side, landscaped yard requirement for a parking area to 4.5 feet for property located at 1830 and 1834 Emerson Ave N.

Action: The City Planning Commission adopted the findings and approved the application for a variance to reduce the interior side, landscaped yard requirement to 4.5 feet to allow a parking area for the properties located at 1830-1834 Emerson Ave N.

C. Variance: Application by Lisa Kugler, on behalf of Emerge Community Development, for a variance to reduce the minimum width of a two-way drive aisle from 22 feet to 20 feet for property located at 1830 and 1834 Emerson Ave N.

Action: The City Planning Commission adopted the findings and approved the application for a variance to reduce the minimum drive aisle width from 22 feet to 20 feet for the properties located at 1830-1834 Emerson Ave N.

Action of the Minneapolis City Council, December 9, 2011

Z&P – Your Committee concurs in the recommendation of the Planning Commission in granting the petition of Emerge Community Development (BZZ-5366) to rezone the property at 1830 Emerson Ave N from R4 to the OR2 District to permit a community center and adopting the related findings prepared by the Department of Community Planning & Economic Development.

Your Committee further recommends passage of the accompanying ordinance amending the Zoning Code.

Adopted 12/9/2011.

Ordinance 2011-Or-114 amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to *Zoning Code: Zoning Districts and Maps Generally*, rezoning the property at 1830 Emerson Ave N to the OR2 District, was adopted 12/9/2011 by the City Council. A complete copy of this ordinance is available for public inspection in the office of the City Clerk.

The following is the complete text of the unpublished summarized ordinance.

**ORDINANCE 2011-Or-114
By Schiff
1st & 2nd Readings: 12/9/2011**

Amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 521.30 of the above-entitled ordinance be amended by changing the zoning district for the following parcel of land, pursuant to MS 462.357:

That part of Lot 18, Block 28, Gales Subdivision in Sherburne & Beebes Addition to Minneapolis, Hennepin County, Minnesota (1830 Emerson Ave N- Plate 8) to the OR2 District.