

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

Commons @ Penn Avenue project
1823 Penn Avenue North and 2201, 13, 17 and 21 Golden Valley Road
Minneapolis, MN

Responsible Entity: City of Minneapolis

Completed for the City of Minneapolis by the
Minneapolis Grants and Special Projects Office and the
Minneapolis Community Planning and Economic Development Department—Planning
Division

April 8, 2014

30-day comment period ends on May 8, 2014

	<u>Grants and Special Projects</u>	<u>Project</u>
Contact person:	Matthew Bower	Tiffany Glasper
Title:	Project Coordinator	Senior Project Coordinator
Address:	Room 301M City Hall Mpls., MN 55415-1385	CPED 105 5 th Ave. S., Mpls., MN 55401
Phone:	612-673-2188	612-673-5221
Facsimile:	612-673-3724	612-673-5259
TDD:	612-673-2157	612-673-2157
Email	matthew.bower@minneapolismn.gov	tiffany.glasper@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.

Attention: If you want help translating this information, call -**Hmong** - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; **Spanish** - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; **Somali** - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

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 listed in Attachment 9. A 30-day review period (15 days in addition to the 15 required 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

Commons at Penn - This development site is located on the southwest corner of the intersection of Penn Avenue North and Golden Valley Road. The development will contain 45 dwelling units and approximately 4,500 square feet of ground level commercial space. The building will be four stories in height and will have one level of underground parking.

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 site is currently vacant. The surrounding area includes a mixture of uses including residential developments of varying densities and small-scale commercial establishments. If the project does not go forward, this site is likely to remain in its current state until some future date. In contrast, utilizing the site for a multiple-family development would provide additional opportunities for housing within the neighborhood.

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 to these six findings address all of the potential environmental effects that would change as a result of this project.

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 six 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 will 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 six 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 (to be signed after 30-day review period and resolution of all issues):

Matthew Bower, City Planner, Minneapolis Grants and Special Projects Office

Attachments:

1. CPED Project Data Sheet, plans and photos
2. Letter from the State Historic Preservation Office
3. Floodplain map
4. Wetlands map
5. NHIS Data Request Form
6. Noise Analysis
7. Phase II Environmental Site Assessment

ENVIRONMENTAL REVIEW RECORD
 National Environmental Policy Act
 Approved for the City of Minneapolis by the Minneapolis 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 800 -- Protection of Historic Properties

Project Information		
Project name and summary:	Commons at Penn - This development site is located on the southwest corner of the intersection of Penn Avenue North and Golden Valley Road. The development will contain 45 dwelling units and approximately 4,500 square feet of ground level commercial space. The building will be four stories in height and will have one level of underground parking. (Attachment 1)	
Location:	1823 Penn Avenue North and 2201, 13, 17 and 21 Golden Valley Road	
Applicant:	City of Minneapolis	
Project contact:	Tiffany Glasper, Senior Project Coordinator	
Address:	CPED, 105 5th Avenue South, Suite 200, Minneapolis, MN 55401	
Phone:	612-675-5321	
Facsimile:	TDD 612-675-2157	
HUD contact:	Cindy Behrke, Senior CPD Representative, US HUD, 920 Second Avenue, Suite 1300, Minneapolis, MN 55402; 612-370-3015 X2101; Cynthia_Behrke@hud.gov	
City contact person:	Matt Bower, Project Coordinator	
Address:	Minneapolis Grants and Special Projects Office, 330 South 5th Street, Rm 301M City Hall, Minneapolis, MN 55415-1385	
Phone:	612-675-2188	
Facsimile:	TDD 612-675-2157	
Env. Assessment contact person:	Matthew Bower@minneapolis.gov	
Address:	Hilary Dvornik, Principal Planner	
Phone:	CPED - Planning Division, 250 South 4th Street, Rm 300 City Hall, Minneapolis, MN 55415-1335	
Facsimile:	TDD 612-675-2639	
	email: hilary.dvornik@minneapolis.gov	
	612-675-2627	
Statutory Checklist		
	Source Documentation	
Area of Statutory or Regulatory Compliance		
FACTORS		
Historic [58.5 (a)]	X	Where the new construction will be built the development site is vacant. No historic impacts are expected to result from the project (Attachment 7).
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 3) 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 Management Organization.
Wetland protection [58.5 (b)]	X	The site is located within the jurisdiction of the Middle Mississippi Watershed Management Organization. Per the National Wetlands Inventory (Attachment 4), no wetlands have been identified on this urban site or nearby urban surroundings.
Coastal barrier management [58.5 (c)]	X	There are no coastal zones in or near the City of Minneapolis.
Soil 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 #786216-1. 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. A request has been submitted to the Minnesota DNR Natural Heritage and Non-game Research program (Attachment 5). It is expected that the result of this review will indicate that the project will not negatively affect any threatened or endangered species in the project area. This confirmation is expected during the 30-day comment period.
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 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.
Farmland protection [58.5 (h)]	X	Not applicable.
Environmental justice [58.5 (j)]	X	All of the dwelling units within the development will be affordable to persons who earn 50 percent of the area median income. No sensitive populations will be adversely affected by the project.
HUD ENVIRONMENTAL STANDARDS		
Noise abatement and control [per 24 CFR 51 B]	X	The noise analysis (Attachment 6) concludes that the project is located within an "Acceptable Noise Zone" for HUD-funded projects as defined in federal regulations at 24 CFR Part 51 due to roadway noise (trucks, buses, and heavy trucks on surrounding streets).
Toxic or hazardous substances and radioactive materials [per HUD Notice 79-83]	X	A Phase II Environmental Site Assessment was completed for this project (Attachment 7). The assessment concludes that additional investigative work should be conducted at the site prior to and during construction. As part of the Phase II Environmental Site Assessment a response action plan (RAP) has been prepared. Following completion of the RAP, an implementation report will be prepared and submitted to the MPCA VIC and PB Programs.
Siting of HUD-assisted projects near hazardous operations [per 24 CFR 51 C]	X	The project will not be sited near any hazardous operations.

Statutory Checklist		Source Documentation
Area of Statutory or Regulatory Compliance	Not applicable to this project	Conditions and/or mitigation actions required
Airport Clear Zones and Accident Potential Zones [per 24 CFR 51 D] LAND DEVELOPMENT	X	The site is not located within an Airport Safety Zone.
Conformance with comprehensive plans and zoning	X	The development will need to be reviewed by the Minneapolis City Planning Commission for conformance with the City's zoning code and comprehensive plan. The site is zoned commercial and the future land use map for this site calls for housing.
Slope, erosion and soil suitability	X	There are no steep slopes on the site. 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. A Phase II Environmental Site Assessment was completed for this project (Attachment 6). The assessment concludes that additional investigative work should be conducted at the site prior to and during construction. As part of the Phase II Environmental Site Assessment a response action plan (RAP) has been prepared. Following completion of the RAP, an implementation report will be prepared and submitted to the MPCA VIC and PB Programs.
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. The Department of Community Planning & Economic Development and the Police Department will review the development for conformance with Crime Prevention Through Environmental Design 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 development will need to be reviewed by the Minneapolis City Planning Commission for conformance with the City's site plan review standards. This review will evaluate 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 additional opportunities for housing within the neighborhood. This will have positive effects on the neighborhood, help to densify the City in an area appropriate for high-density housing, increase the property's value, add to the City's tax base and economic base, and the construction 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 30% 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 residential units 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 the receiving body for stormwater from this site. 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 features a series of rain gardens to accommodate stormwater runoff.
Open space, recreation, cultural facilities	X	Not applicable.
Transportation	X	The development will meet the parking requirement on site. In addition, the site is well serviced by bus transit.
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/Date	<i>Hilary Dvorak</i>	4/4/2014
* Attach evidence that required actions have been taken	Hilary Dvorak, Principal Planner	Date

#1

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status

Proposed: 7/2/2012
 Approved:
 Closed:
 Complete:

Impaction

Non-Impacted
 Impacted

Occupancy

Rental
 Ownership

Project Name: Commons @ Penn Avenue
 Main Address: 2201 Golden Valley Rd
 Project Aliases:
 Additional Addresses: 1823 Penn Ave N, 2221, 2217 and 2213 Golden Valley Rd
 Ward: 5 Neighborhood: Willard-Hay

Project Activity

New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: _____

Development

Apartment/Condo
 Townhome
 Coop
 Shelter
 Transitional
 Scattered Site/Other

Household

General
 Family w/Children
 Senior
 Single
 Special Needs
 Homeless

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
1BR	11	1BR	0	11	0	0	0	0	
2BR	22	2BR	0	22	0	0	0	0	
3BR	12	3BR	0	12	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	45	TOT	0	45	0	0	0	0	

Shelter Units: _____ + Conversion Units: _____
 Section 8: _____

GENERAL INFORMATION

The George Group has created a non profit organization, Building Blocks, to redevelop three parcels its owns along with two City-owned parcels at the southwest corner of Penn and Golden Valley Road in north Minneapolis. The proposed development will be new construction of a four-story mixed use, mixed income rental project with 45 units of affordable rental housing and approximately 4,500 square feet of community services space on the first level. The project also includes underground parking and outdoor green space. All units are at LIHTC rent levels.

The building is proposed to be constructed of siding with brick accents to compliment and fit in with the surrounding properties and will feature a number of CPED design elements.

The first level community services tenants are proposed to include Northside Achievement Zone, Building Blocks and Mind, Body and Soul.

Premier Management is proposed as the long term property management and asset management company.

TDC per unit is \$198,665. TDC per sq. ft. is \$184.33.

Partnership: Commons @ Penn Avenue LP

Developer Contact:
 Craig Slaughter
 Building Blocks
 1116 Wayzata Blvd E Suite 403
 Wayzata, MN 55391-
 Phone: (818) 430-2928 ext-
 Fax:
 craig@buildingblocksmn.org

Owner Contact:
 Craig Slaughter
 Building Blocks
 1116 Wayzata Blvd E Suite 403
 Wayzata, MN 55391-
 Phone: (818) 430-2928 ext-
 Fax:
 craig@buildingblocksmn.org

Contact Information:

Consultant:
 Becky Landon
 Landon Group, LLC
 475 Cleveland Ave N Suite 375
 Saint Paul, MN 55104-
 Phone: (651) 647-3457 ext-
 Fax: (651) 647-4148
 becky@landon-group.com

Contractor:
 To Be Determined
 Phone: ext-
 Fax:

Architect:
 Jamil Ford
 Mobilize Architecture & Design LLC
 900 Emerson Ave N
 Minneapolis, MN 55401-
 Phone: (612) 567-7876 ext-
 Fax: (612) 465-4548
 jamil@mobilizedesign.net

Property Manager:
 Premier Mgmt
 Phone: (651) 815-0665 ext-
 Fax: (651) 815-0735

CPED Coordinator:
 Tiffany Glasper
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5221 ext-
 Fax: (612) 673-5259
 Tiffany.Glasper@ci.minneapolis.mn.us

CPED Legal:
 Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

CPED Rehab:
MPLS Affirmative Action

CPED Support Coordinator

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status
 Proposed: 7/2/2012
 Approved:
 Closed:
 Complete:

Impaction
 Non-Impacted
 Impacted

Occupancy
 Rental
 Ownership

Project Name: Commons @ Penn Avenue
 Main Address: 2201 Golden Valley Rd
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 Additional Addresses: 1823 Penn Ave N, 2221, 2217 and 2213 Golden Valley Rd
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Project Activity
 New Construction
 Rehabilitation
 Stabilization
 Preservation
 Year Built: _____

Development
 Apartment/Condo
 Townhome
 Coop
 Shelter
 Transitional
 Scattered Site/Other

Household
 General
 Family w/Children
 Senior
 Single
 Special Needs
 Homeless

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				
			<30%	<50%	<60%	<80%	MKT
0BR	0	0	0	0	0	0	0
1BR	11	11	0	11	0	0	0
2BR	22	22	0	22	0	0	0
3BR	12	12	0	12	0	0	0
4+BR	0	0	0	0	0	0	0
TOT	45	45	0	45	0	0	0

Shelter Units: _____ + Conversion Units: _____
 Section 8: _____

USES AND PERMANENT SOURCES

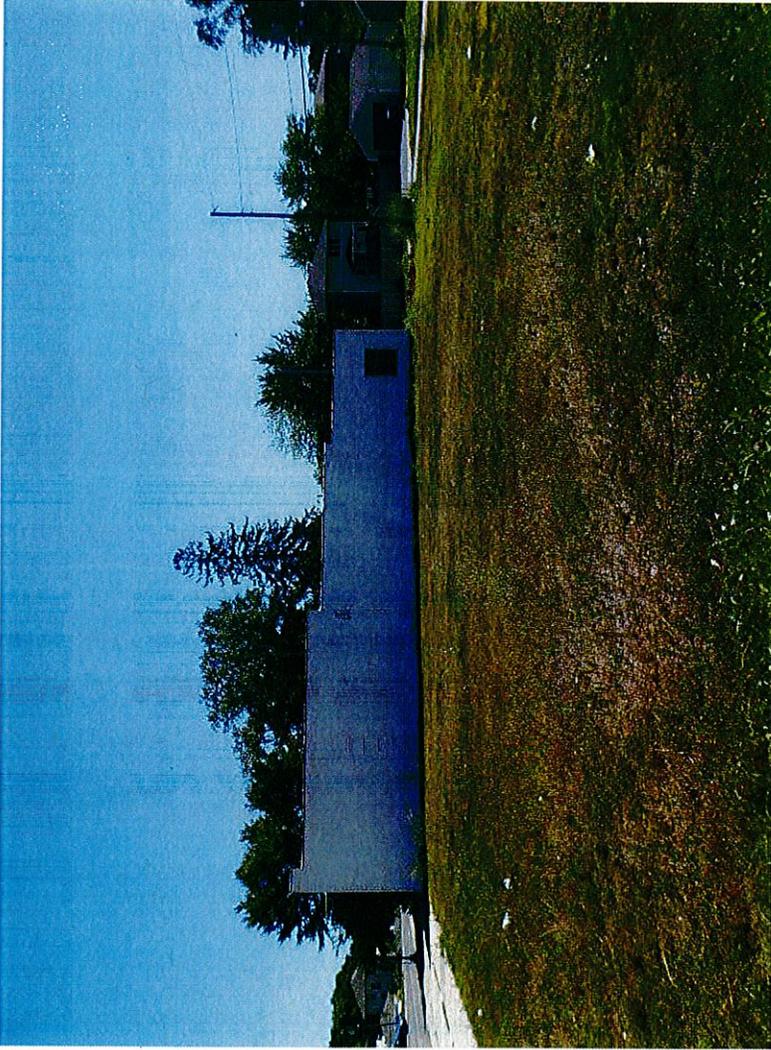
Project Uses:

Land:	\$260,000.00
Construction:	\$7,199,801.00
Construction Contingency:	\$294,656.00
Construction Interest:	\$75,000.00
Relocation:	\$0.00
Developer Fee:	\$965,000.00
Legal Fees:	\$75,000.00
Architect Fees:	\$280,000.00
Other Costs:	\$943,250.00
Reserves:	\$175,242.00
Non-Housing:	\$0.00
TDC:	\$10,267,949.00
TDC/Unit:	\$228,177.00

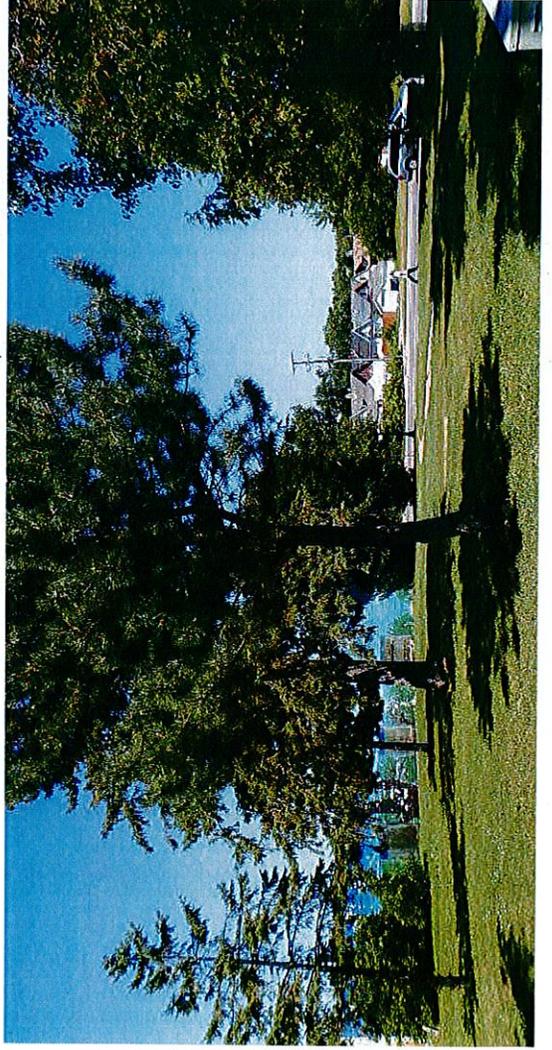
Financing Notes:
 Preliminary bond approval 3/8/2012.
 State application for LIHTC @ \$328,621.
 TE Bonds of \$1.8 million represent the 1st mortgage debt on the project.

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Met Council LCDA TOD	\$1,000,000.00			
Hennepin County ERF	\$152,000.00			
Seller Note	\$166,600.00			7/6/2012
Deferred Dev Fee	\$200,000.00			7/6/2012
MHFA	\$1,599,975.00		Deferred	11/1/2013
Met Council TBRA (Investigation)	\$22,500.00		Grant	9/12/2012
City of Minneapolis TE Bonds	\$1,800,000.00			
Syndication Proceeds	\$3,551,874.00			
Hennepin County TOD	\$150,000.00			7/11/2013
Hennepin County AHIF	\$500,000.00			
CPED AHTF (2012)	\$1,125,000.00			11/2/2012
TDC:	\$10,267,949.00			



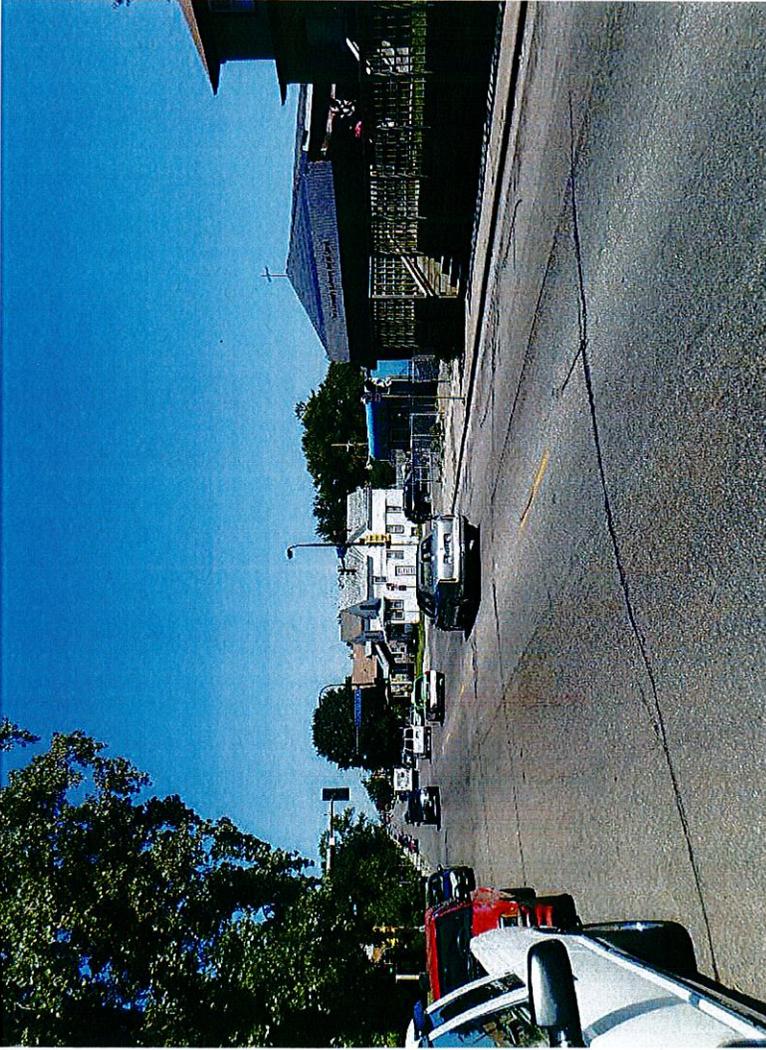
TYPICAL VIEW OF THE SUBJECT FACING EAST



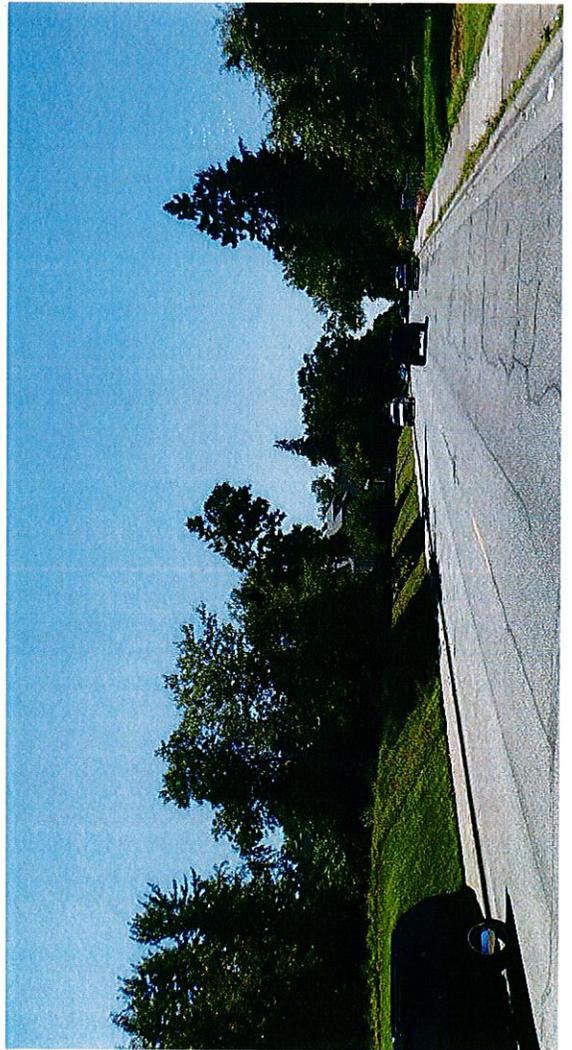


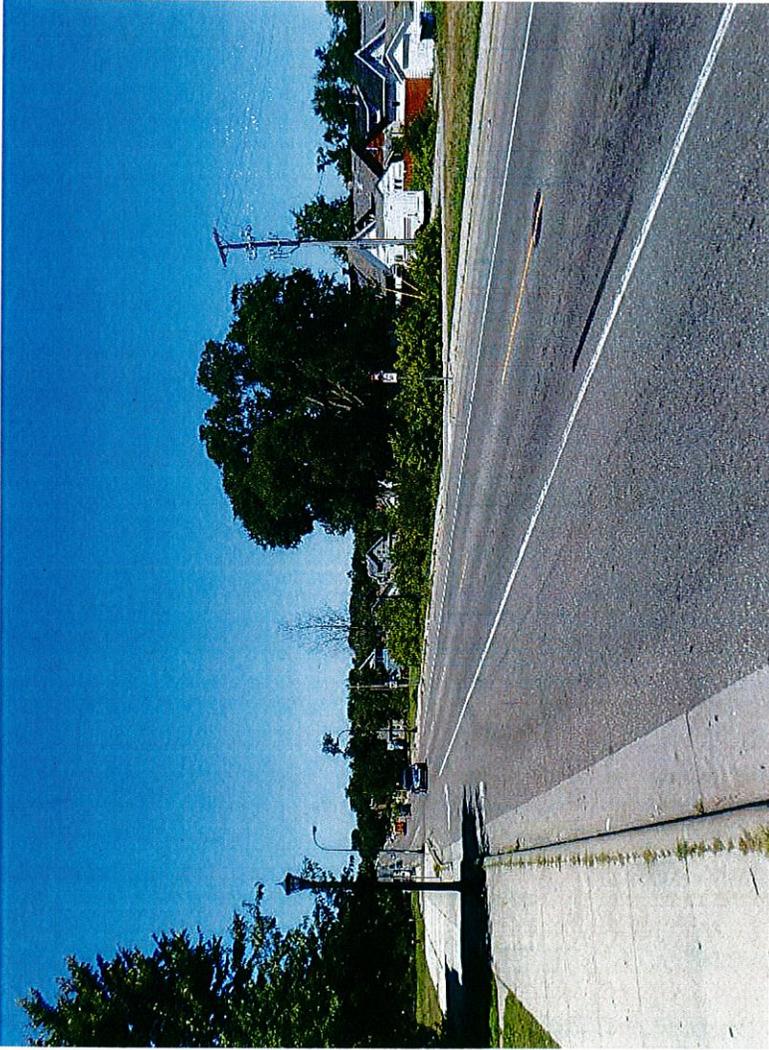
TYPICAL VIEW OF THE SUBJECT FACING NORTHEAST



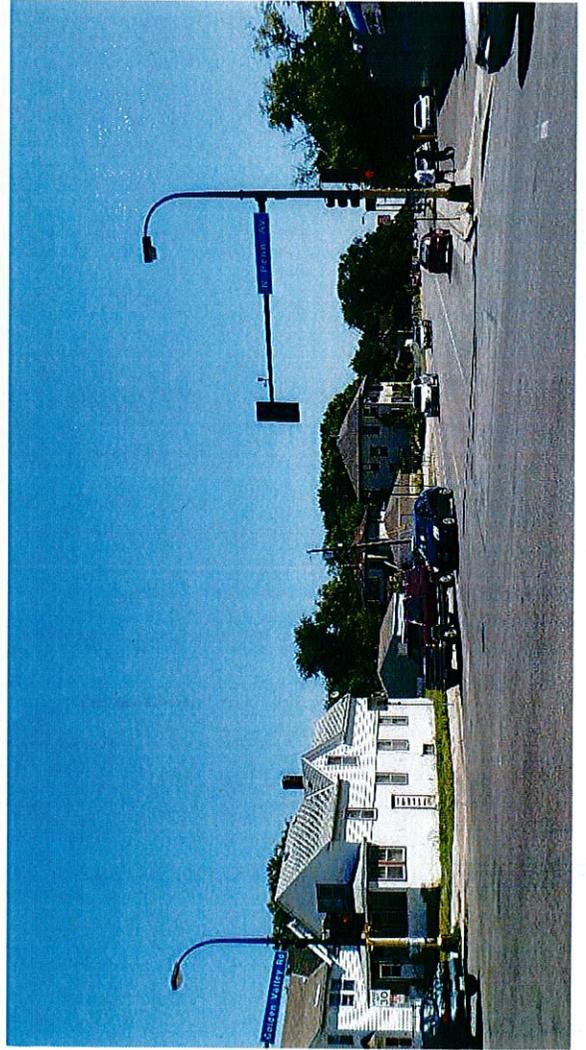


VIEW OF THE PENN AVENUE NORTH STREET ELEVATION FACING NORTH



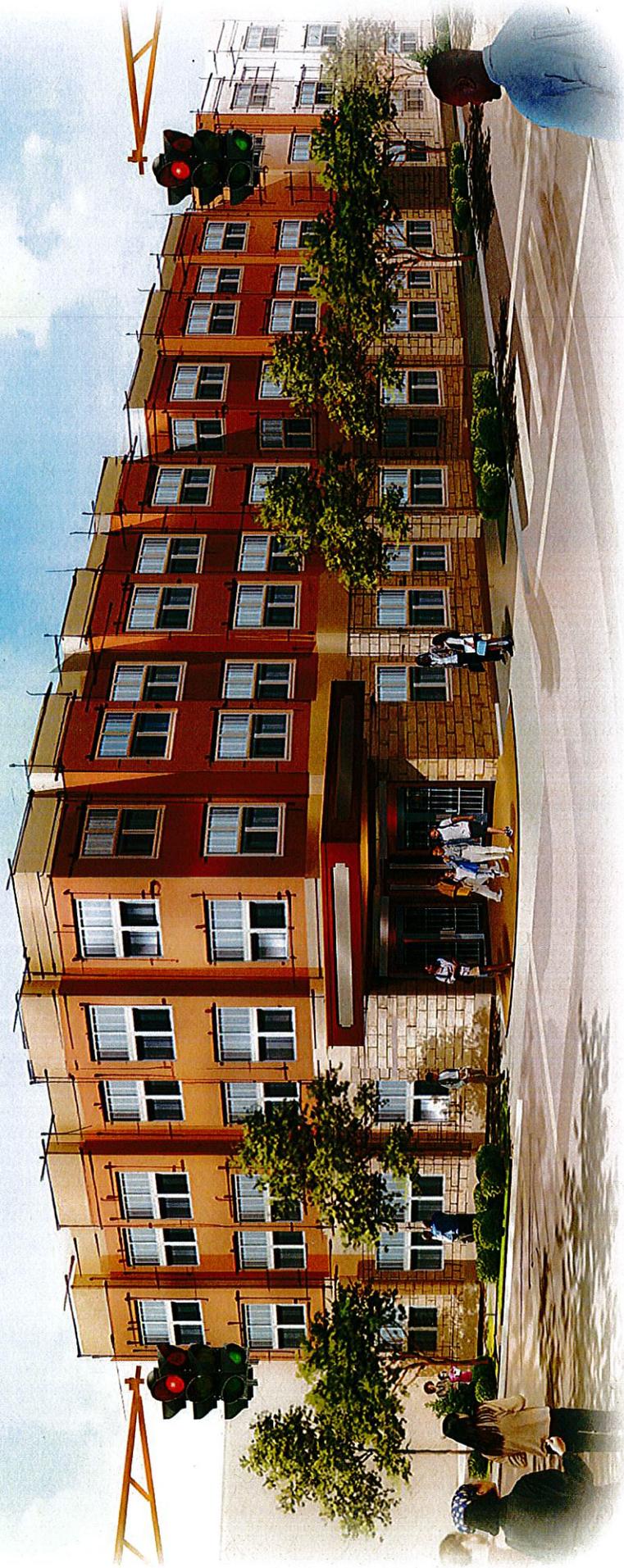


VIEW OF THE GOLDEN VALLEY ROAD STREET ELEVATION FACING WEST



PROJECT SUMMARY

UNITS	PARKING
12 - THREE BEDROOM UNITS	42 LOWER LEVEL SPACES
22 - TWO BEDROOM UNITS	14 FIRST FLOOR SPACES
11 - ONE BEDROOM UNITS	56 TOTAL PARKING SPACES
45 TOTAL UNITS	



Perspective View Looking Southwest

The Commons at Penn Avenue

Building Blocks Community Developers



SHEET NUMBER

C1

SHEET INDEX

- C1 COVER SHEET
- C2 SITE LOCATOR MAP
- C3 SITE PLAN

- A1 LOWER LEVEL PARKING
- A2 1ST LEVEL
- A3 2ND LEVEL
- A4 3RD LEVEL
- A5 TYPICAL UNIT PLAN
- A6 TYPICAL UNIT PLAN
- A7 TYPICAL UNIT PLAN
- A8 BUILDING ELEVATIONS
- A9 BUILDING ELEVATIONS
- A10 BUILDING SECTION

OWNER:

BUILDING BLOCKS COMM. DEVELOPERS
 CONTACT: CRAIG SLAUGHTER
 EMAIL: CRAIG@BUILDINGBLOCKSMN.ORG
 PHONE NUMBER: (612) 323-4959

ARCHITECT:

MOBILIZE DESIGN & ARCHITECTURE, LLC
 900 EMERSON AVENUE NORTH
 MINNEAPOLIS, MN 55411
 CONTACT: DAVID WITT, RA
 EMAIL: DWITT@MOBILIZEDESIGN.NET
 PHONE NUMBER: (612) 567-0778
 FAX NUMBER: (612) 465-6542



SITE LOCATOR MAP

NOT TO SCALE



VIEW LOOKING SOUTHWEST FROM PENN AVE & GOLDEN VALLEY RD

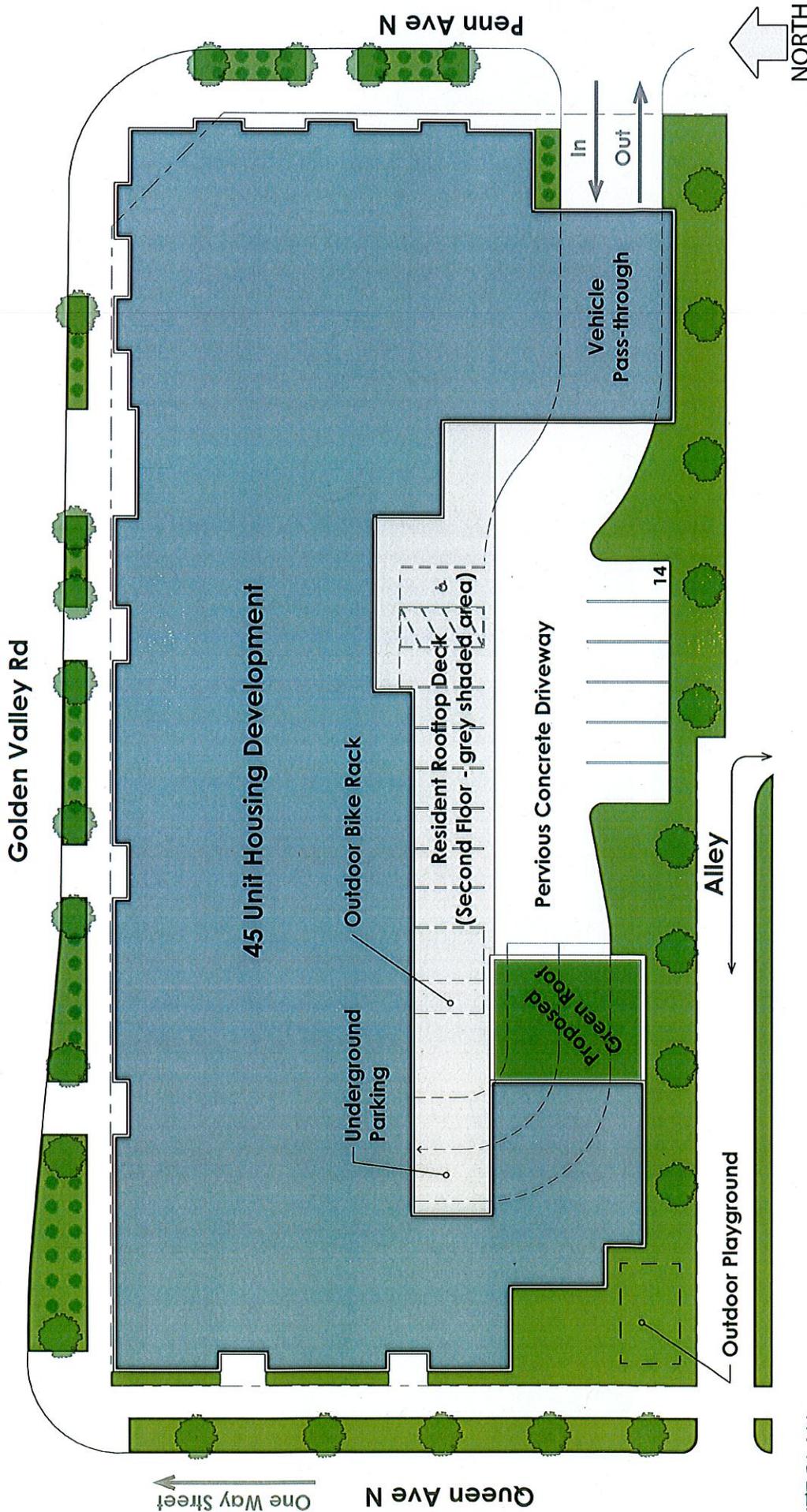
The Commons at Penn Avenue

Building Blocks Community Developers



SHEET NUMBER

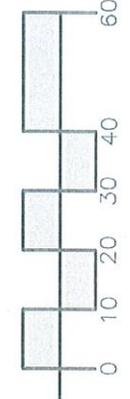
C2



SITE PLAN

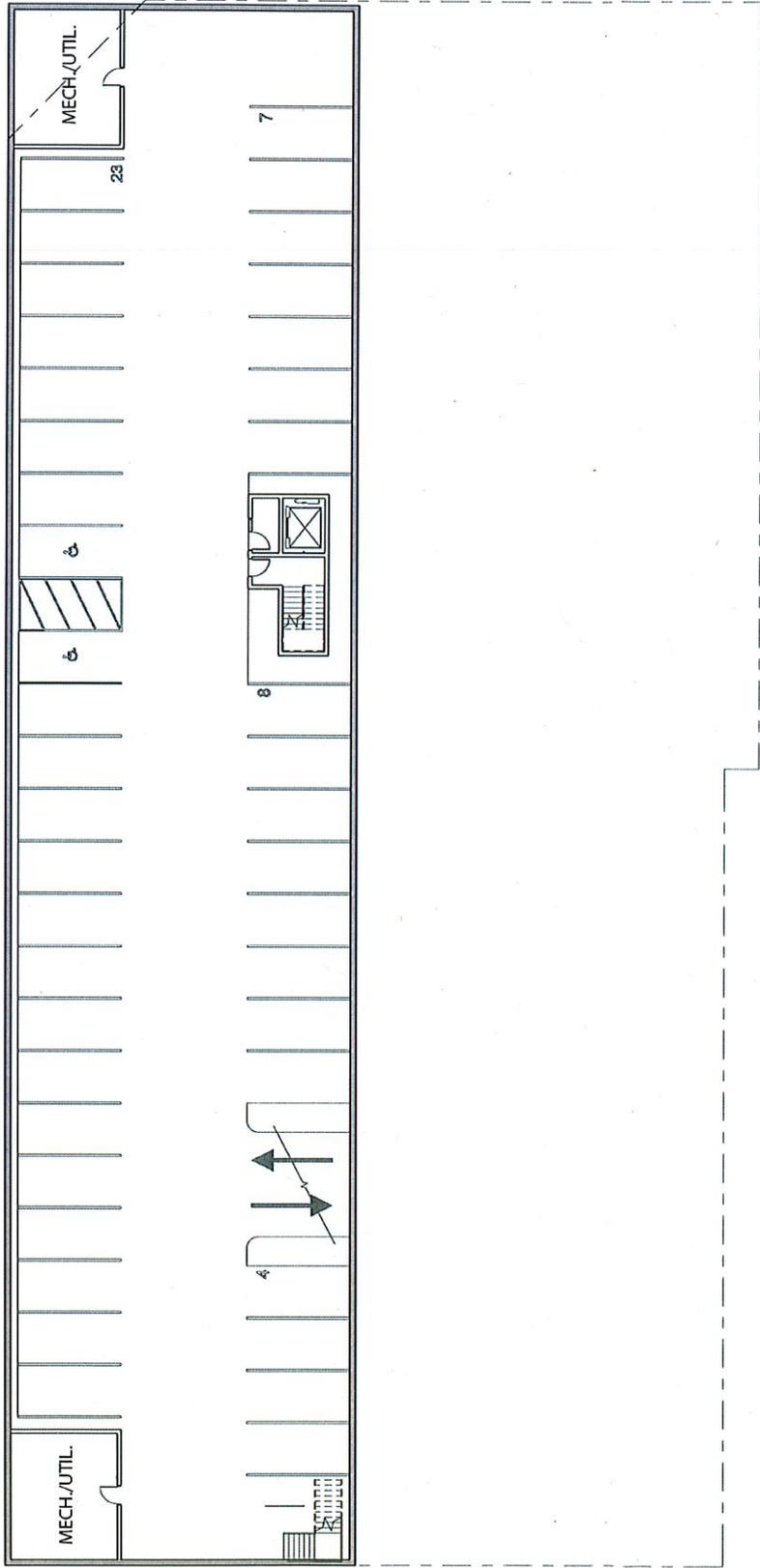
SCALE: 1" = 20'-0"

The Commons at Penn Avenue
 Building Blocks Community Developers



SHEET NUMBER

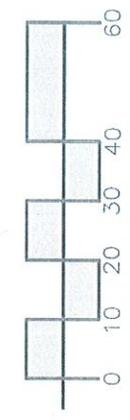
C3



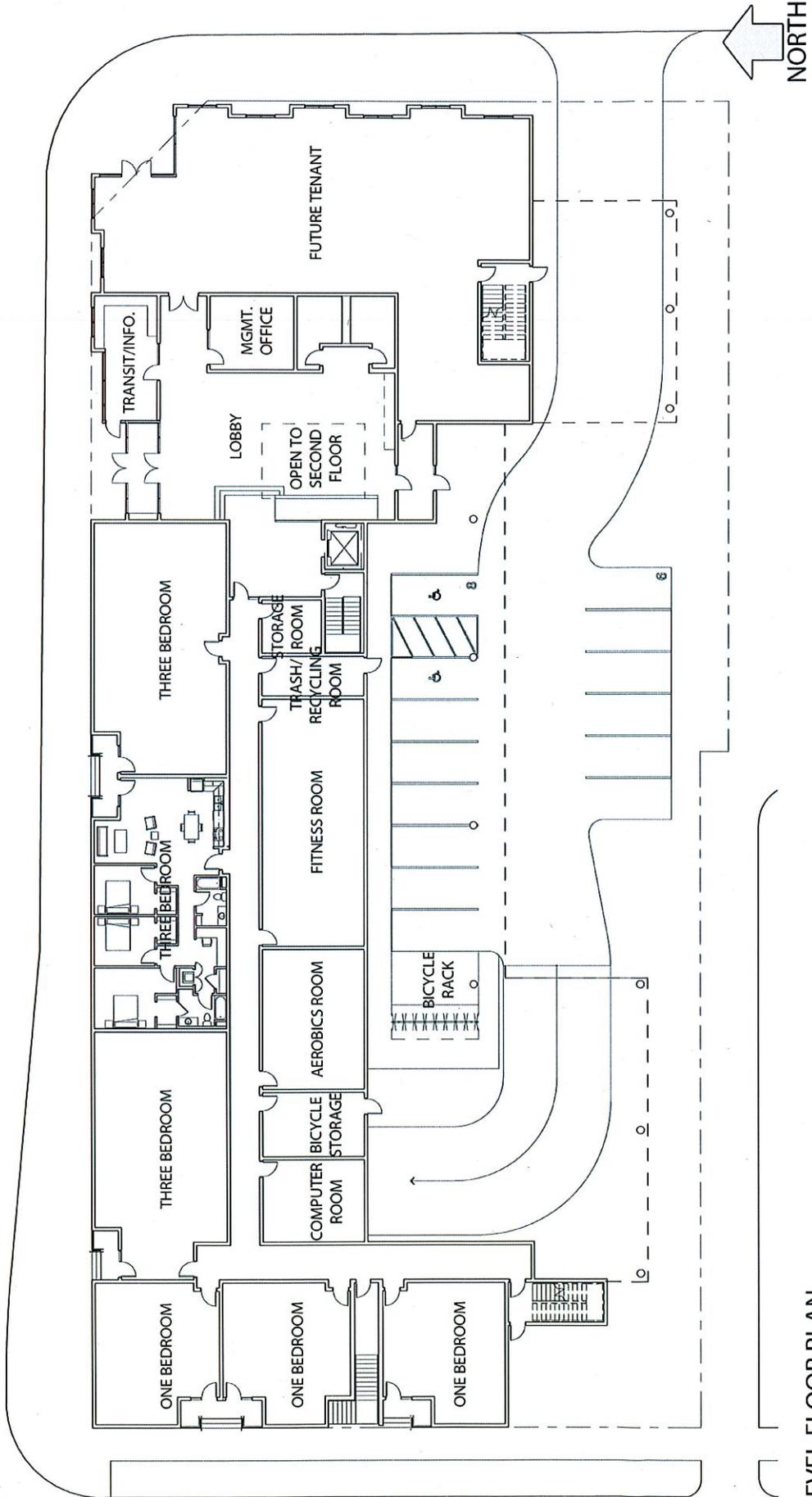
SUBLEVEL PARKING

SCALE: 1"=20'-0"

The Commons at Penn Avenue
 Building Blocks Community Developers



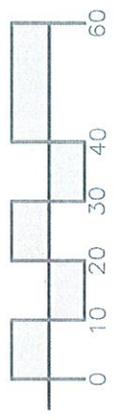
SHEET NUMBER
A1



NORTH

FIRST LEVEL FLOOR PLAN

SCALE: 1"=20'-0"

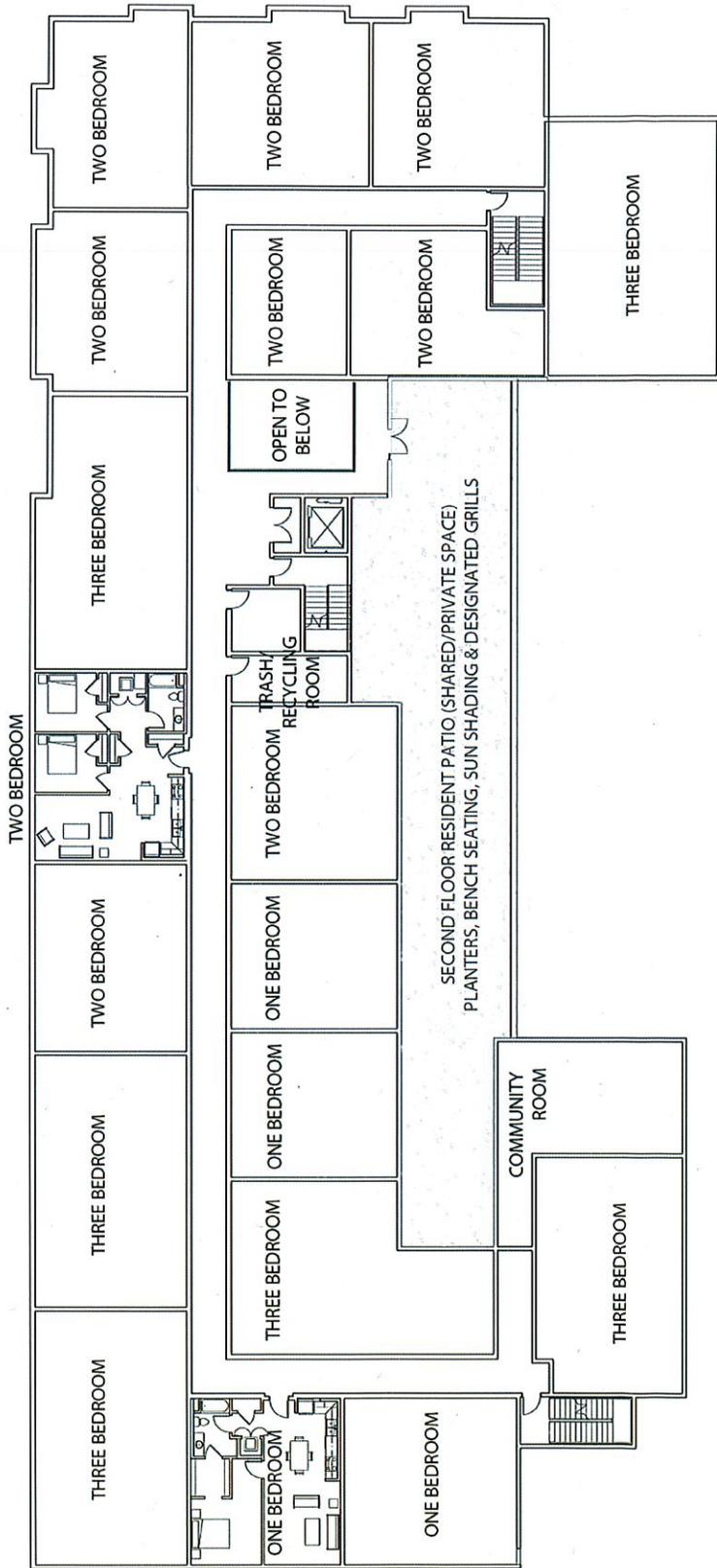


The Commons at Penn Avenue
Building Blocks Community Developers



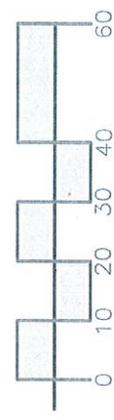
SHEET NUMBER

A2



SECOND LEVEL FLOOR PLAN

SCALE: 1"=20'-0"



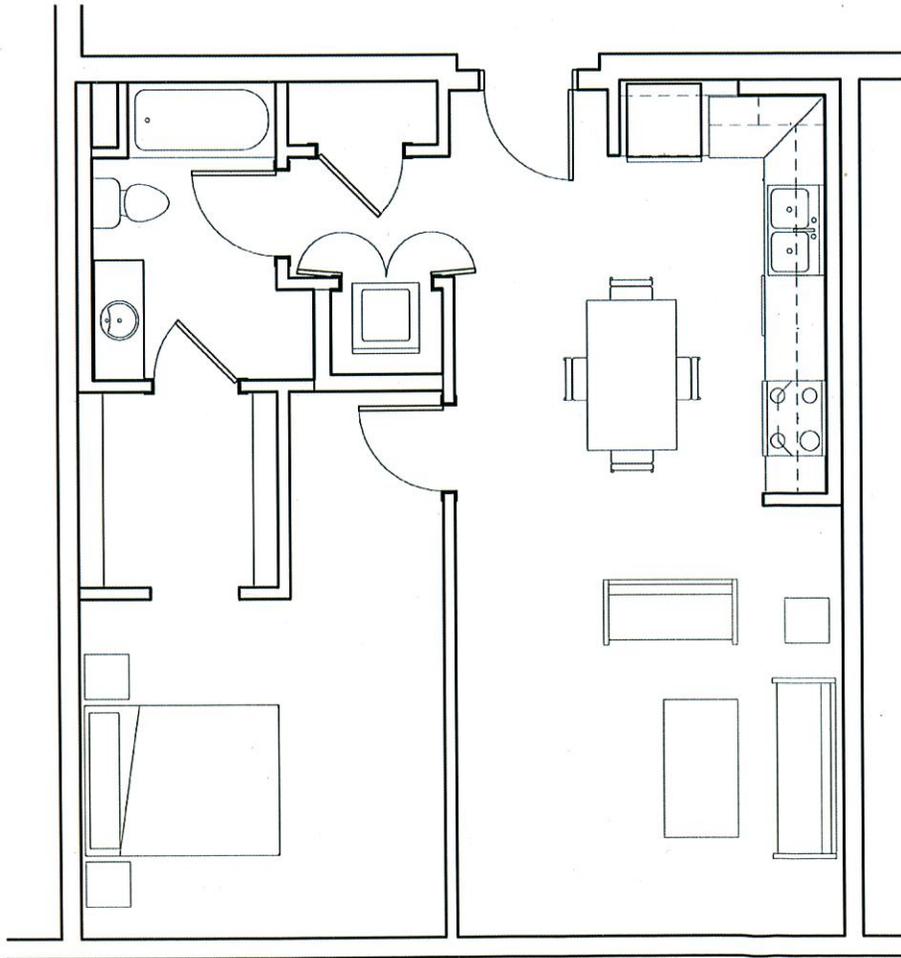
NORTH

SHEET NUMBER

A3



The Commons at Penn Avenue
Building Blocks Community Developers



TYPICAL RESIDENTIAL UNIT PLAN - ONE BEDROOM - 750 SF

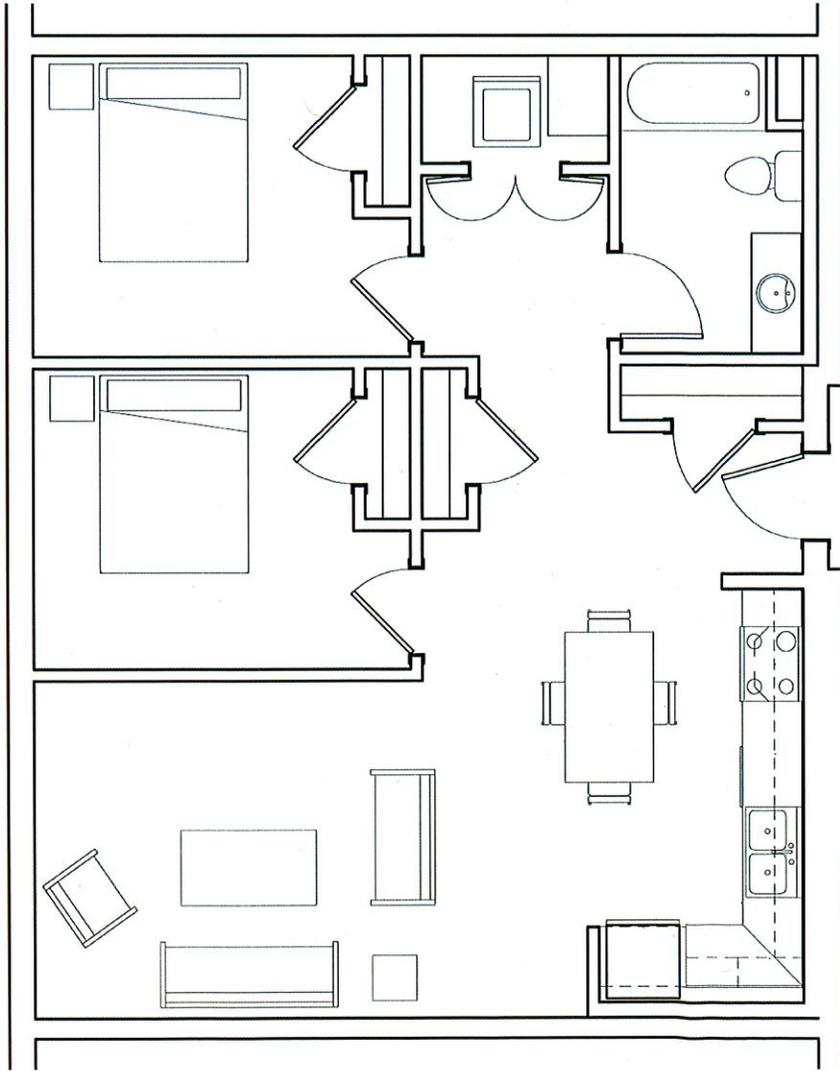
SCALE: 1/4"=1'-0"



SHEET NUMBER

A5

The Commons at Penn Avenue
Building Blocks Community Developers



TYPICAL RESIDENTIAL UNIT PLAN - TWO BEDROOM - 850 SF

SCALE: 1/4"=1'-0"

The Commons at Penn Avenue
 Building Blocks Community Developers

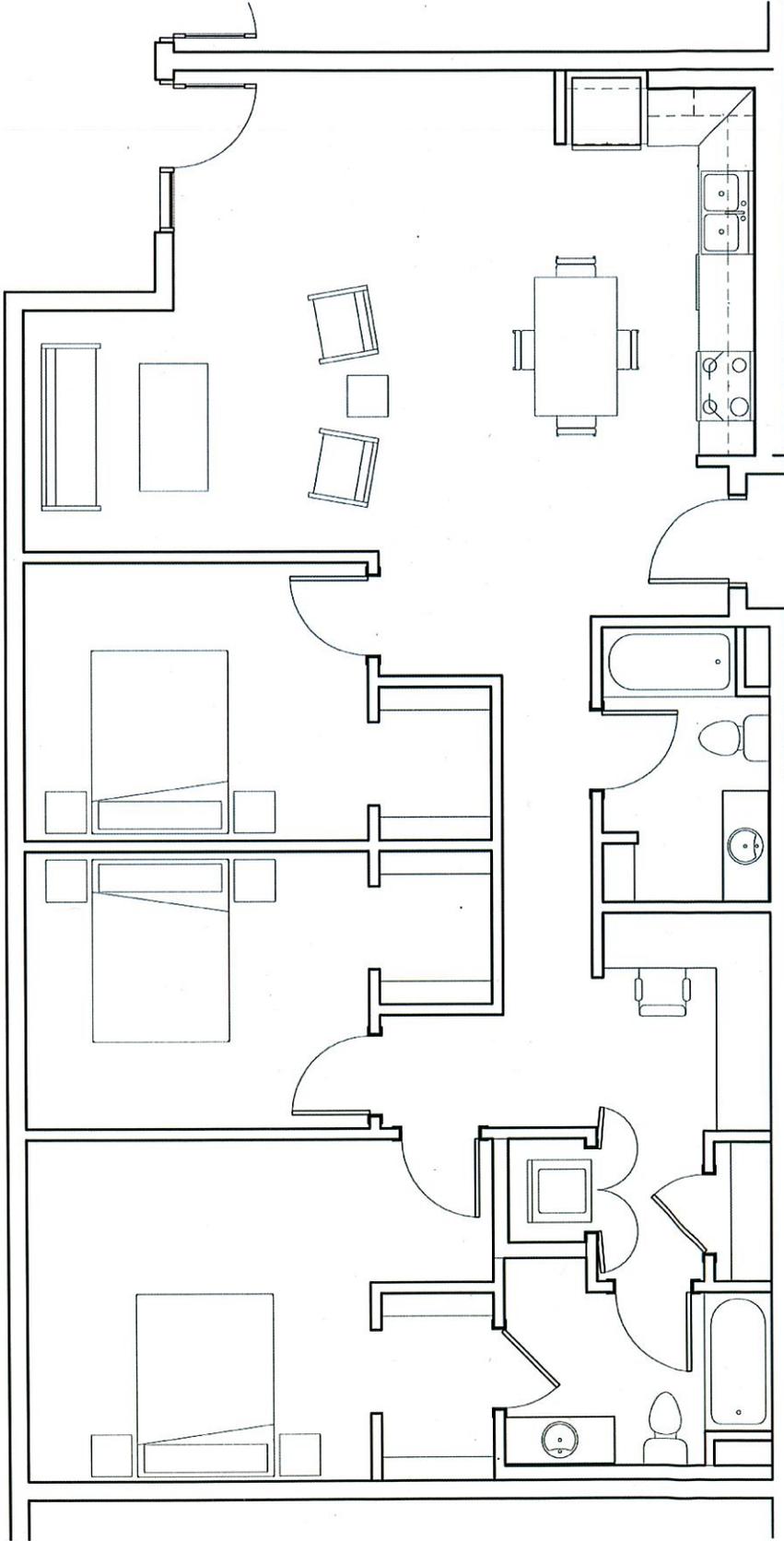


SHEET NUMBER

A6



NORTH



NORTH

TYPICAL RESIDENTIAL UNIT PLAN - THREE BEDROOM - 1150-1330 SF

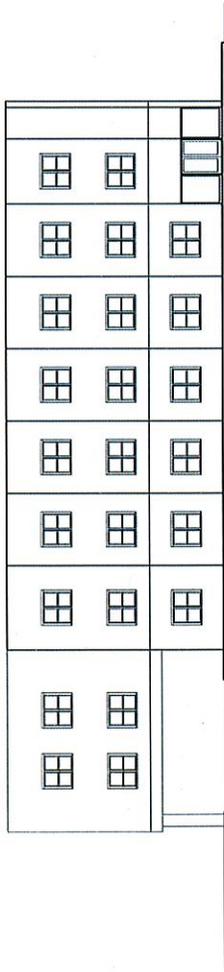
SCALE: 1/4"=1'-0"

SHEET NUMBER

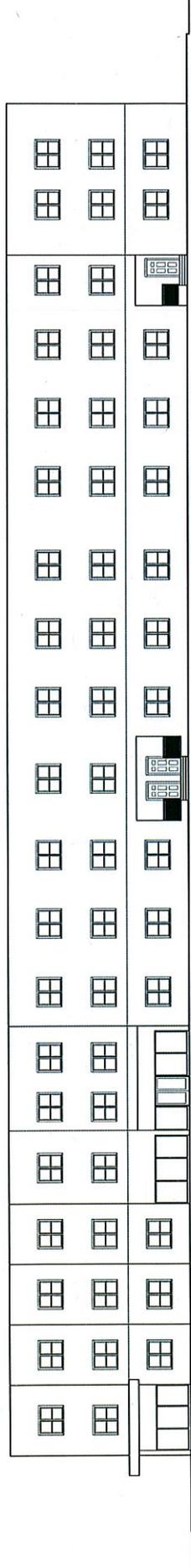
A7



The Commons at Penn Avenue
Building Blocks Community Developers



EAST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

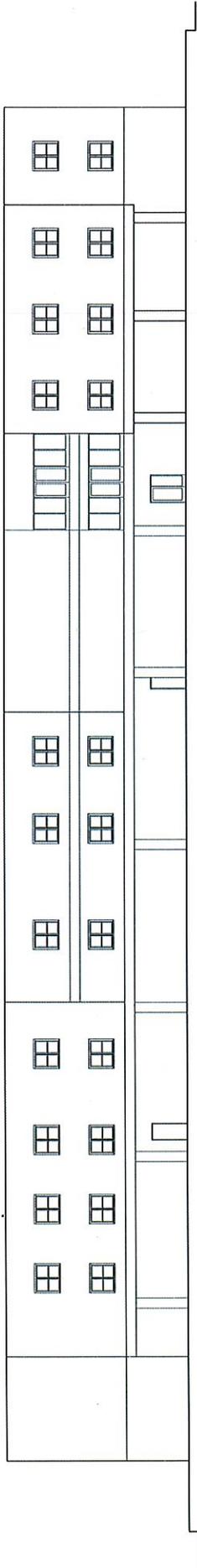
SCALE: 1"=20'-0"

The Commons at Penn Avenue
 Building Blocks Community Developers

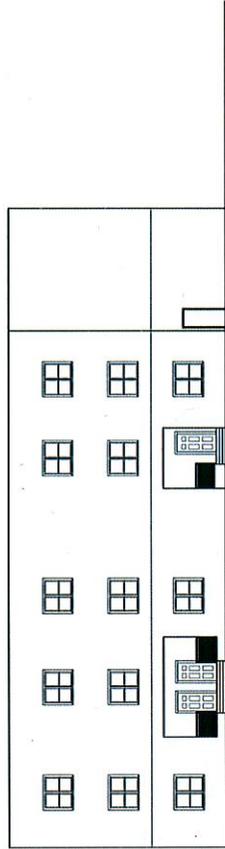


SHEET NUMBER

A8



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS

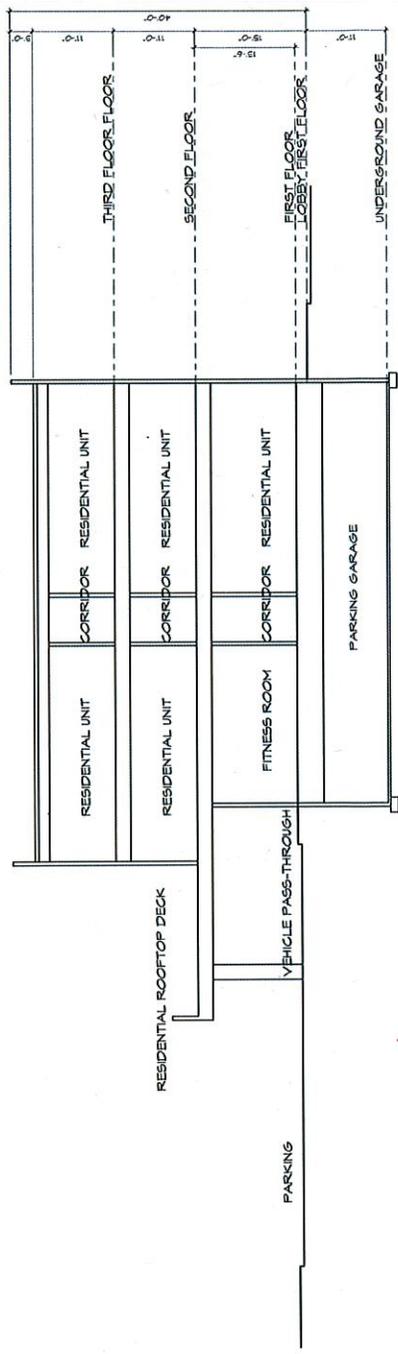
SCALE: 1"=20'-0"

The Commons at Penn Avenue
 Building Blocks Community Developers



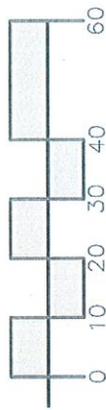
SHEET NUMBER

A9



BUILDING SECTION - LOOKING WEST (TOWARDS QUEEN AVE)

SCALE: 1"=20'-0"



SHEET NUMBER

A10

The Commons at Penn Avenue
Building Blocks Community Developers

STATE HISTORIC PRESERVATION OFFICE

February 19, 2014

Mr. Matthew Bower
Manager Resource Coordination
City of Minneapolis
Room 307M City Hall
350 South 5th Street
Minneapolis MN 55415

RE: Commons at Penn Development – demolish garage at 2217 Golden Valley Road and construct an apartment building with underground parking at 2221, 2217, 2213, 2201 Golden Valley Road and 1823 Penn Avenue North
Minneapolis, Hennepin County
SHPO Number: 2014-0909

Dear Mr. Bower:

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

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

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

Sincerely,

Sarah J. Beimers

Sarah J. Beimers, Manager
Government Programs and Compliance

Commons at Penn - Floodplain Map

#3





U.S. Fish and Wildlife Service

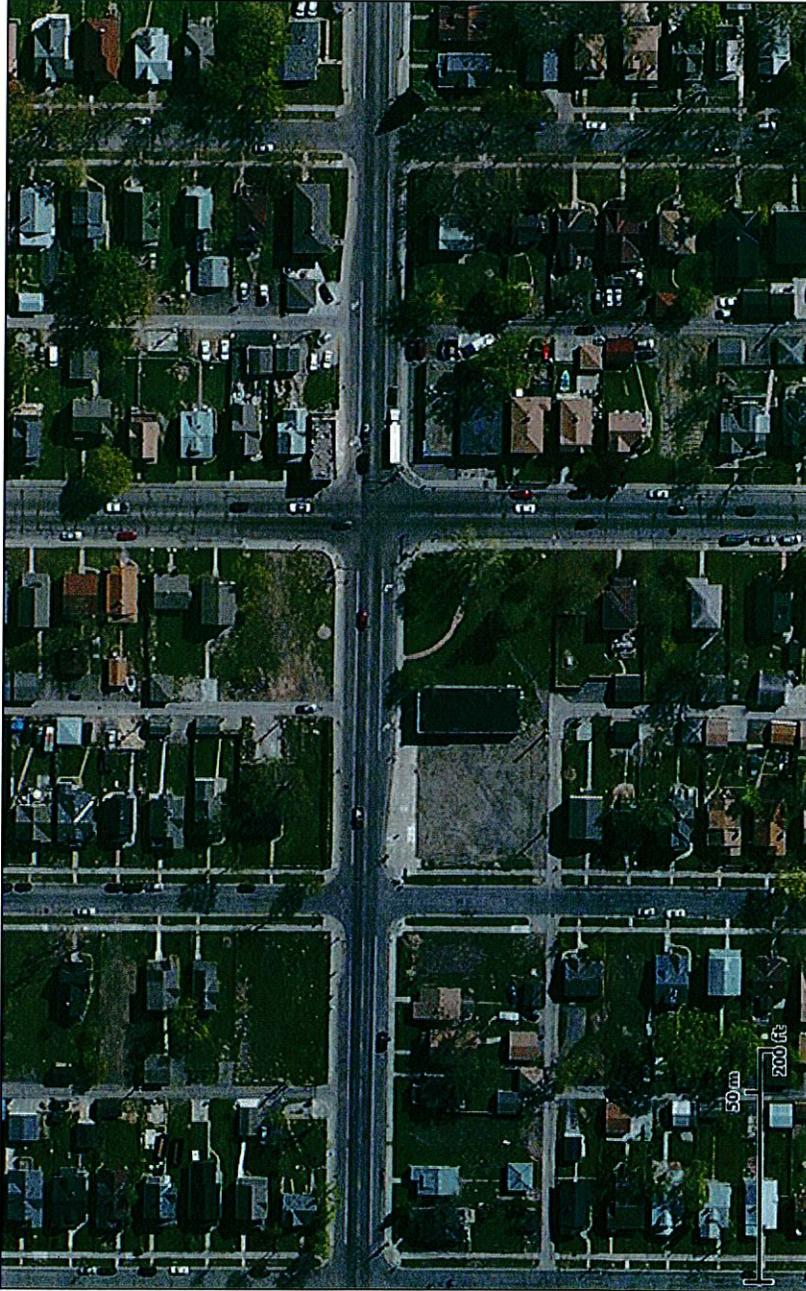
National Wetlands Inventory

Commons at Penn - Wetlands Map

Mar 20, 2014

Wetlands

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



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

User Remarks:

NO STAPLES
PLEASE



2012	For Agency Use Only:		#Sec _____	Contact Rqsted? _____
	Received _____	Due _____	Inv _____	#EOs _____
	Search Radius _____ mi. L / I / D EM		Map'd _____	Survey Rqsted? _____
	NoR / NoF / NoE / Std / Sub	Let _____	Log out _____	#Com _____
			Related ERDB# _____	

NATURAL HERITAGE INFORMATION SYSTEM (NHIS) DATA REQUEST FORM
Please read the instructions on page 3 before filling out the form. Thank you!

Mr. **[Redacted]**
 Ms. **[Redacted]**

Name and Title Hilary Dvorak, Principal Planner

Agency/Company City of Minneapolis, Community Planning & Economic Development

Mailing Address 250 South 4th Street, Room 300, Minneapolis, MN 55415

(Street) (City) (State) (Zip Code)

Phone 612-673-2639 e-mail hilary.dvorak@minneapolismn.gov Responses will be sent via email. If you prefer US Mail check here:

- [Redacted]**
- Federal EA State EAW PUC Site or Route Application Watershed Plan BER
- Federal EIS State EIS Local Government Permit Research Project
- NEPA Checklist Other (describe) _____
- Check here if this project is funded through any of the following grant programs: Lessard-Sams Outdoor Heritage Council (L-SOHC), Conservation Partners Legacy (CPL), or Legislative-Citizen Commission on Minnesota Resources (LCCMR).

INFORMATION WE NEED FROM YOU

- 1) Enclose a map of the project boundary/area of interest (topographic maps or aerial photos are preferred).
- 2) Please provide a GIS shapefile* (NAD 83, UTM Zone 15N) of the project boundary/area of interest.
- 3) List the following locational information* (attach additional sheets if necessary):

For Agency Use: Region / MCBS Status	County	Township #	Range #	Section(s) (please list all sections)	For Agency Use: TRS Confirmed <input type="checkbox"/>
	Hennepin	029	24	17	

- 4) Please provide the following information (attach additional sheets if necessary):

Project Name: Commons @ Penn Avenue

Project Proposer: The George Group

Description of Project (including types of disturbance anticipated from the project):

This development site is located on the southwest corner of the intersection of Penn Avenue North and Golden Valley Road. The development will contain 45 dwelling units and approximately 4,500 square feet of ground level commercial space. The building will be four stories in height and will have one level of underground parking.

* Please see the instructions on page 3.

Describe the existing land use of the project site. What types of land cover / habitat will be impacted by the proposed project?

The development will replace vacant land.

List any waterbodies (e.g., rivers, intermittent streams, lakes, wetlands) that may be affected by the proposed project, and discuss how they may be impacted (e.g., dewatering, discharge, riverbed disturbance).

NA

Does the project have the potential to affect any groundwater resources (e.g., groundwater appropriation, change in recharge, or contamination)?

No.

To your knowledge, has the project undergone a previous Natural Heritage review? If so, please list the correspondence #: ERDB # _____. How does this request differ from the previous request (e.g., change in scope, change in boundary, project being revived, project expansion, different phase)?

NA

To your knowledge, have any native plant community or rare species surveys been conducted within the site? If so, please list:

No.

List any DNR Permits or Licenses that you will be applying for or have already applied for as part of this project:

None.

INFORMATION WE PROVIDE TO YOU:

1) The response will include a Natural Heritage letter. If applicable, the letter will discuss potential effects to rare features.

Check here if you are interested in a list of rare features in the vicinity of the area of interest but you do not need a review of potential effects to rare features. Please list the reason a review is not needed:

2) Depending on the results of the query or review, the response may include an Index Report of known aggregation sites and known occurrences of federally and state-listed plants and animals* within an approximate one-mile radius of the project boundary/area of interest. The Index Report and Natural Heritage letter can be included in any public environmental review document.

3) A Detailed Report that contains more information on each occurrence may also be requested. Please note that the Detailed Report may contain specific location information that is protected under *Minnesota Statutes*, section 84.0872, subd. 2, and, as such, the Detailed Report may not be included in any public document (e.g., an EAW).

Check here if you would like to request a Detailed Report. Please note that if the results of the review are 'No Effects' or a standard comment, a Detailed Report may not be available.

FEES / TURNAROUND TIME

There is a fee* for this service. Requests generally take 3-4 weeks from date of receipt to process, and are processed in the order received.

I have read the entire form and instructions, and the information supplied above is complete and accurate. I understand that material supplied to me from the Natural Heritage Information System is copyrighted and that I am not permitted to reproduce or publish any of this copyrighted material without prior written permission from the DNR. Further, if permission to publish is given, I understand that I must credit the Minnesota Division of Ecological and Water Resources, Minnesota Department of Natural Resources, as the source of the material.

Signature (required)

Note: Digital signatures representing the name of a person shall be sufficient to show that such person has signed this document.

Mail or email completed form to:

Lisa Joyal, Endangered Species Review Coordinator
Division of Ecological and Water Resources
Minnesota Department of Natural Resources
500 Lafayette Road, Box 25
St. Paul, Minnesota 55155
Review.NHIS@state.mn.us

Form is available at
http://files.dnr.state.mn.us/eco/nhnrp/nhis_data_request.pdf

Revised March 2, 2012

* Please see the instructions on page 3.

#6

WORKSHEET A - SITE EVALUATION

04-Apr-14

Site Location *Penn Avenue North + Golden Valley Road*

Program

Project Name *Commons @ Penn Avenue*

Locality

File Number

Sponsor's Name

Phone

Street Address

City/St.

Acceptability Category

DNL

Year Predicted

(Circle One)

CURRENT

FUTURE

1. Roadway Noise:

A NU U

64

64

2014

2. Aircraft Noise:

A NU U

0

0

0

3. Railway Noise:

A NU U

0

0

Combined DNL

64

64

2014

FINAL SITE EVALUATION:

X

ACCEPTABLE

-

NORMALLY UNACCEPTABLE

(65-75dB)

-

UNACCEPTABLE

dB MINIMUM ATTENUATION FOR FIGURE 19 REQUIRED.

Signature

Hilary Drake

Date

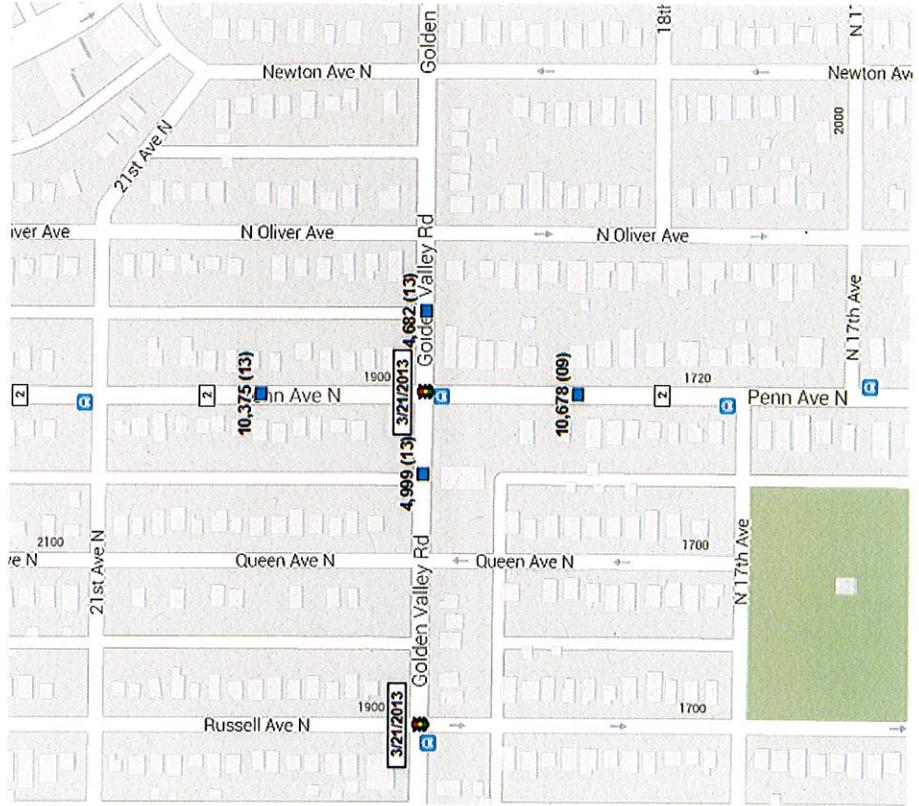
4/4/2014

Commons at Penn Avenue: Average Daily Traffic (ADT) Counts

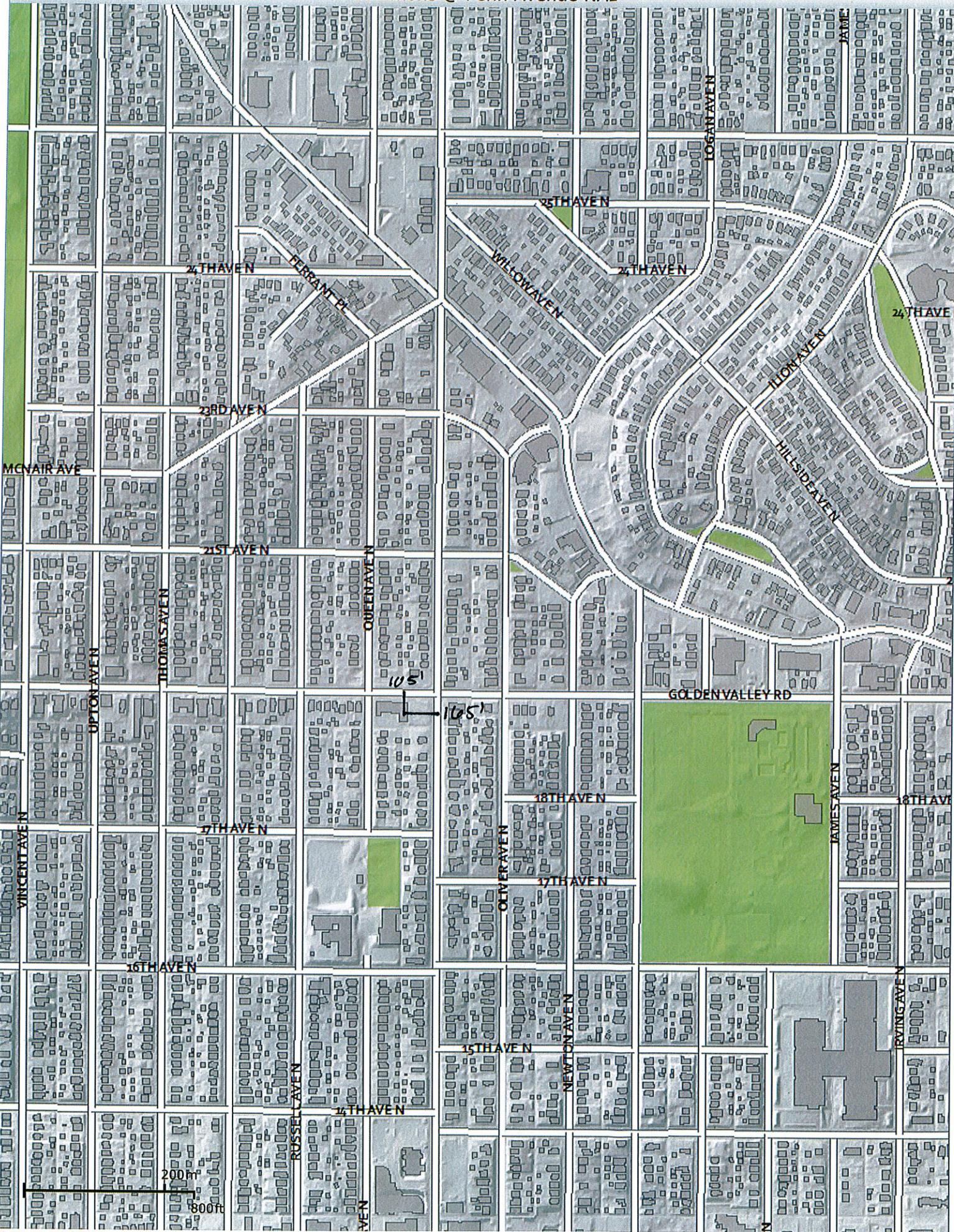
- Penn Avenue North:** The street, located 165 feet from the Noise Assessment Location (NAL), has a total ADT of 10,678 vehicles (2009 figures) in the vicinity of the NAL. The street is a County State Aid (CSA) road and a truck route. The Minneapolis Public Works Department estimates that trucks constitute 3-5% of all traffic on CSA roadways.
- Golden Valley Road:** The street, located 105 feet from the NAL, has a total ADT of 4,999 vehicles (2013 figures) in the vicinity of the NAL. The street is a County State Aid (CSA) road and a truck route. The Minneapolis Public Works Department estimates that trucks constitute 3-5% of all traffic on CSA roadways.

**VEHICULAR TRAFFIC FLOW IN THE CITY OF MINNEAPOLIS
AVERAGE ANNUAL DAILY TRAFFIC**

CITY OF MINNEAPOLIS, DEPARTMENT OF PUBLIC WORKS, TRAFFIC AND PARKING SERVICES DIVISION



Commons @ Penn Avenue NAL





PHASE II ENVIRONMENTAL SITE
ASSESSMENT AND RESPONSE
ACTION PLAN

The Commons at Penn Avenue
2201 - 2221 Golden Valley Road
1823 Penn Avenue North
Minneapolis, Minnesota

Prepared for:

Building Blocks Non-Profit, Inc.

September 9, 2013

PHASE II ENVIRONMENTAL SITE ASSESSMENT
AND RESPONSE ACTION PLAN
THE COMMONS AT PENN AVENUE
2201 - 2221 GOLDEN VALLEY ROAD
1823 PENN AVENUE NORTH
MINNEAPOLIS, MINNESOTA
(Peer File #23059)

Prepared for:

Building Blocks Non-Profit, Inc.
1161 Wayzata Boulevard East, Suite 403
Wayzata, Minnesota 55391

Prepared by:

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

September 9, 2013

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- Appendix B - Preliminary Development Plans
- Appendix C - Standard Operating Procedures
- Appendix D - Soil Boring and Test Trench Logs
- Appendix E - Analytical Testing Reports

1.0 INTRODUCTION

Peer Engineering, Inc. (Peer) was retained by Building Blocks Non- Profit, Inc. (Building Blocks) to conduct a Phase II Environmental Site Assessment (ESA) and prepare a Response Action Plan (RAP) for a proposed multi-family residential development on the properties located at 2201-2221 Golden Valley Road and 1823 Penn Avenue in Minneapolis, Minnesota (the Site). Building Blocks plans to redevelop the Site with a four-story residential building with one level of underground parking, and ground level parking areas and green space.

The purpose of this Phase II ESA was to evaluate the Site for potential environmental impacts from historical land use, to characterize near surface soils that will be excavated during Site redevelopment, and to determine the scope of response actions that will be necessary. The Phase II data was used to prepare a RAP, included in **Section 6** of this document, addressing the proper management and disposition of contaminated soil and groundwater to meet Minnesota Pollution Control Agency (MPCA) cleanup criteria for the proposed development.

2.0 BACKGROUND

2.1 SITE DESCRIPTION

The Site is approximately 0.78 acres in size and is comprised of five parcels located southwest of the intersection of Penn Avenue North and Golden Valley Road in Minneapolis, Hennepin County, Minnesota. The parcel addresses and associated property identification numbers (PIN) are 1823 Penn Avenue North (PIN: 17-029-24-41-0001), 2201 Golden Valley Road (PIN: 17-029-24-41-0002), 2213 Golden Valley Road (PIN: 17-029-24-41-0003), 2217 Golden Valley Road (PIN: 17-029-24-41-0004), and 2221 Golden Valley Road (PIN: 17-029-24-41-0005). The property location on a topographic map is included as **Figure 1**; a site diagram is included as **Figure 2**.

Information regarding the Site was obtained from the Hennepin County website, previous reports (discussed in Section 2.2), property representatives, and Site observations. The Site has been developed since the early 1900s for uses that have included residential, commercial retail, a filling station, and an automotive repair garage. The 1823 Penn Avenue North and 2201 Golden Valley Road parcels are owned by the City of Minneapolis and are currently utilized as open land/green space. The 2213 Golden Valley Road, 2217 Golden Valley Road, and 2221 Golden Valley Road parcels are owned by George/Gain Investments, LLC. An automotive repair garage currently operates on the 2213 Golden Valley Road parcel. The buildings that had been present on the 2221 and 2227 Golden Valley Road parcels were demolished in 2011.

The 2201 Golden Valley Road parcel of the Site was identified on the Minnesota Pollution Control Agency (MPCA) leaking underground storage tank (LUST) database (Leak 13007). The Leak site was investigated and documented in a Limited Site Investigation (LSI) submitted to the MPCA in December 2011. The LSI was limited to

the 2201 Golden Valley Road and 1823 Penn Avenue North parcels. Based on the results of the LSI and the lack of open exposure pathways, the MPCA assigned a closed status to Leak 13007 on January 17, 2012.

2.2 PREVIOUS ENVIRONMENTAL REPORTS

Three previously completed environmental investigations are associated with the Site:

- *Near Surface Soil Sampling, 2201 Golden Valley Road, Minneapolis, Minnesota, dated May 7, 2010, prepared by Peer (2010 Soil Sampling).*
- *Limited Site Investigation Report, 2201 Golden Valley Road, Minneapolis, Minnesota, dated December 21, 2011, prepared by Peer (2011 LSI).*
- *Phase I Environmental Site Assessment, 2201-2221 Golden Valley Road, 1823 Penn Avenue North, Minneapolis, Minnesota, dated June 14, 2013, prepared by Peer (2013 Phase I)*

The 2010 Soil Sampling was conducted to evaluate near-surface soils on the 2201 Golden Valley Road parcel, and consisted of two near-surface composite soil samples of sandy fill materials. Analytical results from the two composite samples did not identify metals, polynuclear aromatic hydrocarbons (PAHs), or petroleum hydrocarbons at concentrations greater than established MPCA Soil Reference Values.

The 2011 Peer LSI was conducted to define the horizontal and vertical extents of petroleum contamination originating from a former gas station on the 2201 Golden Valley Road parcel. During the investigation, sand and fill material was encountered from the surface to depths ranging from 7 to 14 feet below ground surface (bgs). Analytical results from the LSI identified elevated volatile organic compound (VOC), PAH, Diesel Range Organics (DRO), and/or Gasoline Range Organics (GRO) concentrations in soil samples collected from four of the five borings. Elevated VOC, DRO, and/or GRO concentrations were reported in two ground water samples collected from the western side of this parcel.

The locations of soil borings completed during the above-referenced investigations are shown on **Figure 2**. Select tables, figures, and boring logs from the previous investigations are included in **Appendix A**. A discussion of comprehensive soil and groundwater data is presented in **Section 5**.

2.3 PROPOSED REDEVELOPMENT

The proposed Building Blocks development includes a four-story multi-family residential apartment building with commercial space on the first floor and one level of underground parking. Exterior improvements will include paved drive areas, a surface parking lot, and limited green space/landscaped areas. The preliminary development plans are included in **Appendix B**.

3.0 INVESTIGATION ACTIVITIES

A description of the recently completed Phase II ESA activities and associated documentation is provided in the following sections. Peer standard operating procedures are presented in **Appendix C**.

3.1 FIELD INVESTIGATION

3.1.1 Overview

The Phase II ESA was conducted from August 2, 2013 to August 5, 2013, and included the following general elements:

- Completion of eleven push probe soil borings (GP-1 through GP-11) to depths ranging from 4 to 19 feet bgs.
- Collection of soil samples from the soil borings for organic vapor monitoring, classification, and laboratory analyses.
- Installation of a temporary monitoring well in one push probe soil boring (GP-5), and subsequent collection of groundwater samples for laboratory analytical testing.
- Installation of three soil gas sampling points (SG-1A through SG-3A) and collection of soil gas samples for laboratory analytical testing.
- Completion of five test trenches (TT-1 through TT-5) to depths ranging from 6 to 12 feet bgs.
- Collection of soil samples from the test trenches for organic vapor monitoring, classification, and laboratory analyses.

All drilling services were provided by Bergerson using a truck mounted hydraulic direct-push rig.

The sample locations are shown on **Figure 2**. **Figure 2** also shows the approximate locations of samples collected during the previous investigations. Soil Boring and Test Trench logs are presented in **Appendix D**.

3.1.2 Utility Clearance

Prior to the start of investigation activities, Peer's drilling subcontractor, Bergerson Caswell, Inc. (Bergerson) of Maple Plain, Minnesota, notified the Gopher One-Call System to clear public utilities at the Site.

3.1.3 Push Probe Soil Borings

Eleven push probe soil borings (GP-1 through GP-11) were advanced at the Site on August 2, 2013. The push probe borings were completed to depths of 4 to 19 feet bgs.

Soil samples were collected continuously from the surface to the terminal depth of each boring. The soil samples were screened in the field for organic vapors using a PID equipped with a 10.6 eV lamp and were examined for evidence of potential contamination, including odors, staining, or debris. PID screening results are included on the soil boring logs provided in **Appendix D**. Soil samples were selected for laboratory analysis based on physical observations and depth. The investigation primarily focused on samples collected from the fill material, the soils that previous investigations identified as having the greatest potential for impacts, and locations with the greatest potential for human exposure. Soil samples were submitted for analytical testing as described in **Section 3.2**.

All sampling equipment was decontaminated prior to use to reduce the risk of potential cross-contamination. Upon completion, the soil borings were abandoned in accordance with MDH regulations.

3.1.4 Temporary Monitoring Well

A temporary monitoring well was installed in one of the push probe soil borings (GP-5). The temporary monitoring well was constructed using 3/4-inch diameter PVC casing and screen materials, and was screened at a depth of 6 to 11 feet bgs. Groundwater samples were collected from the temporary well using dedicated polyethylene tubing equipped with a check valve and were submitted for analytical testing as described in **Section 3.2**. The PVC well materials were removed upon completion of the sampling and the boreholes abandoned in accordance with MDH regulations.

3.1.5 Soil Gas Vapor Points

Three temporary soil gas sampling points (SG-1A through SG-3A) were installed at the Site on August 2, 2013. All three soil gas sampling points were proposed to be advanced to a depth of 12 feet bgs. However, due to the observance of shallow ground water at a depth of approximately 7 feet bgs and the associated risk of shallow groundwater entering the soil gas sample, all three borings were advanced to a depth of 6 feet bgs. Each sampling point was sealed off from the atmosphere and connected to a length of polyethylene tubing. Each soil gas point was purged using a hand pump and sampled using a 6-liter Summa canister with a 200 milliliter (mL) per minute flow controller. One soil gas sample from each sampling point was submitted for analytical testing as described in **Section 3.2**.

3.1.6 Test Trenches

Five test trenches (TT-1 through TT-5) were completed on August 5, 2013, to depths ranging from 7 feet bgs to 12 feet bgs. The purpose of the test trenches was to define and characterize the fill material in the three western parcels of the Site. Soil samples were collected and screened for organic vapors with a PID equipped with a 10.6 eV lamp.

Additional samples were collected and submitted for analytical testing as described in **Section 3.2.**

3.2 ANALYTICAL TESTING

Selected soil, groundwater, and soil gas samples collected during the investigation were submitted to TestAmerica Laboratories, Inc. for analytical testing. The samples were analyzed for a combination of the following parameters:

Soil Samples

- Total Resource Conservation and Recovery Act (RCRA) Metals by EPA Methods 6010, 7010, and 7471.
- Volatile Organic Compounds (VOCs) by EPA Method 8260B.
- Polycyclic Aromatic Hydrocarbons (PAHs) by EPA Method 8270D.
- Diesel Range Organics (DRO) by Wisconsin DRO Method.

Groundwater Samples

- VOCs by EPA Method 8260B.
- DRO by Wisconsin DRO Method.
- Gasoline Range Organics (GRO) by Wisconsin GRO method.

Soil Gas Samples

- VOCs by EPA Method TO-15.

4.0 INVESTIGATION RESULTS

4.1 HYDROGEOLOGY

Regional

The surface elevation of the Site is approximately 870 feet based on USGS topographic maps. Surficial soils in the vicinity of the Site are expected to consist of loamy till deposits underlain by stratified sediment. The depth to bedrock is estimated to be approximately 50 to 100 feet bgs.

The regional water table is estimated to occur at a depth of approximately 40 feet bgs. Regional groundwater flow is estimated easterly towards the Mississippi River. It should be noted that the depth and gradient of the water table will 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.

Site-Specific

The surface terrain of the Site is fairly level. Native soil observed in soil borings advanced at the Site consisted mostly of sandy clay. Native soil was overlain by fill soil in most of the borings, ranging in depth from approximately 4 to 12 feet bgs. Fill soils consisted of sand, clayey sand or sandy clay. Some near surface fill materials contain various amounts of debris, including concrete, glass, and brick. Groundwater was encountered at two locations (GP-5 and TT-2) at a depth of approximately 7 feet bgs. Based on the presence of water at only two locations, within the fill material and above lesser permeability clays, the observed groundwater was determined to be perched and not representative of a water table.

Boring and test trench logs are included in **Appendix D**.

4.2 ORGANIC VAPOR SCREENING/FIELD OBSERVATIONS

PID screening results for soil samples collected from the push probe borings and test trenches are summarized on the logs in **Appendix D**. Elevated PID readings [greater than 10 parts per million (ppm)] were detected in GP-3, GP-8, GP-11, and TT-4. The elevated PID readings appear to be associated with the petroleum release from the former gas station. No elevated PID readings were detected in any of the other soil samples.

Various amounts of debris (brick, glass, and/or concrete) were observed in samples collected from near surface fill materials in most of the borings completed at the Site.

4.3 ANALYTICAL TESTING RESULTS

4.3.1 Soil Analytical Results

Twenty-five (25) soil samples were collected during this Phase II ESA. The soil analytical results are presented in **Table 1**. For comparison purposes, **Table 1** also lists the Residential Soil Reference Values (R-SRVs), Industrial Soil Reference Values (I-SRVs), and Screening Soil Leaching Values (SLVs) established by the MPCA. **Figure 3** shows the approximate extent of contamination exceeding MPCA target concentrations (i.e. SRVs, SLVs, unregulated fill criteria). Copies of the laboratory analytical reports and chain-of-custody forms for the soil samples are included in **Appendix E**.

The following observations are provided regarding the soil analytical results:

- DRO reported above laboratory detection limits in samples concentration exceed the MPCA unregulated fill criteria (100 mg/kg) in only one soil sample (GP-7, 0-2').
- PAH constituents were reported at concentrations greater than laboratory detection limits in 16 of the 25 samples analyzed. However, only two of the analyzed samples exhibited PAH concentrations greater than MPCA SRVs. The benzo(a)pyrene (BaP) equivalent concentration exceeded the MPCA SRVs in near surface soil samples

collected ifrom GP-7 and TT-1. All other detected PAH concentrations were below their respective SRVs and Tier 1 SLVs.

- Various RCRA Metals were detected in each of the soil samples analyzed. Four samples exhibited arsenic at concentrations greater than its MPCA SLV or SRV. All other metals concentrations were below established SRVs and Screening SLVs.
- VOCs were reported above laboratory detection limits in three samples; however none of the reported values were at or above their respective SRVs and SLVs.

4.3.2 Groundwater Analytical Results

One (1) groundwater sample was collected from a temporary monitoring well installed in push probe boring GP-5, and analyzed for DRO and VOCs. The groundwater analytical results are summarized in **Table 2**. For comparison purposes, **Table 2** also lists the Health Risk Limits (HRLs) established by the Minnesota Department of Health (MDH). Copies of the laboratory analytical report and chain-of-custody forms for the groundwater samples are included in **Appendix E**.

The following observations are provided regarding the groundwater analytical results:

- No VOCs were detected at or above laboratory reporting limits, with the exception of dichlorofluoromethane, detected at a concentration of 1.03 micrograms per liter ($\mu\text{g}/\text{L}$). There is currently no established HRL for this constituent.
- DRO was detected at a concentration of 559 $\mu\text{g}/\text{L}$. Although the MDH has not prescribed a HRL for DRO, MDH has established a provisional "Health Based Value" of 200 $\mu\text{g}/\text{L}$ for total petroleum hydrocarbons [sum of DRO and gasoline range organics (GRO)]. GRO was not detected.

4.3.3 Soil Gas Analytical Results

Three (3) soil gas samples were analyzed during this Phase II ESA. The soil gas analytical results are presented in **Table 3**. For comparison purposes, **Table 3** also lists the MPCA Residential and Industrial Intrusion Screening Values (ISVs). A copy of the laboratory analytical report and chain-of-custody form for the soil gas samples are included in **Appendix E**.

Multiple petroleum and nonpetroleum VOCs were detected in each of the three soil gas samples analyzed. The detected VOC concentrations were less than 10 times the Residential ISVs with the exception of 1,3-Butadiene, which was detected at a concentration greater than 10 times, but less than 100 times, its Residential ISV.

According to the MPCA Vapor Intrusion Guidance Document, soil gas concentrations less than 10 times the ISV are not considered a risk and, in general, no additional action is necessary. Soil gas concentrations greater than 10 times the ISV require additional information to better quantify the potential risks and may require additional measures to limit the potential risk to nearby receptors.

5.0 SUMMARY AND CONCLUSIONS

This Phase II ESA was conducted to assess the current environmental and geological soil and groundwater conditions on the Site, and to determine the scope of response actions that will be necessary during Site redevelopment. The following conclusions are provided based on the results of the Phase II ESA and previously completed subsurface investigations:

- The soil borings completed at the Site encountered sand and sandy clay fill material overlying native clay soil. Fill soils were encountered in all of the soil borings to depths of approximately 4 to 12 feet bgs. Perched groundwater was encountered in one boring at a depth of approximately 7 feet bgs.
- Various amounts of debris (brick, glass, and/or concrete) were observed in samples collected from fill materials from most of the soil borings
- Analytical testing has identified several areas where near surface fill soil contains PAHs, arsenic, GRO, and/or DRO at concentrations greater than MPCA SRVs. These areas are outlined on **Figure 3**.
- The samples exhibiting elevated PAH concentrations were collected from fill material. Based on field observations and the limited extent of identified PAH impacts, the source of PAH contaminants appears to be fill material and not an on-site release.
- Elevated PID detections were observed in borings near the 2213 Golden Valley Road building (GP-3, GP-8, and TT-4) at depths ranging from 10 to 12 feet bgs. Elevated PID readings were also observed in numerous borings (B-1, B-2, B-5, B-11, B-12, B-17, and B-18) during the previously completed LSI. Based on the boring locations and depth of elevated PID detections, this contamination is likely to be associated with the former filling station on the 2201 Golden Valley Road parcel.
- Arsenic concentrations exceeding the MPCA Screening SLV and/or Residential SRV were reported within the fill material at four locations (GP-1, GP-8, GP-11, and TT-2). However, arsenic is known to occur naturally in many different types of soils and the elevated concentrations are not necessarily indicative of contamination. The concentrations of arsenic detected in the afore-mentioned samples are within the range of arsenic concentrations that are routinely encountered in natural settings.
- DRO was reported above the MDH Health Risk Limit (200 µg/L) in the groundwater sample collected from soil boring GP-5; and from previously completed boring B-1. The groundwater encountered in GP-5 and B-1 is perched. The DRO contamination appears to be associated with the former filling station and associated UST on the 2201 Golden Valley Road parcel.
- Soil gas concentrations from previously completed soil gas sampling point SG-1 exceed 10 times the Residential ISV for benzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylenes. 1,3-Butadiene concentrations exceeded 10x the Residential ISV in SG-2A and previously completed sampling point SG-3. However, 1,3-butadiene is a compound that is regularly seen in soil gas samples collected in

urban areas. The source of the 1,3-butadiene is unknown at this time, but without added evidence of a 1,3-butadiene source, the MPCA is unlikely to view it as a concern.

- Based on the soil gas testing documented in the previously completed LSI, vapor controls are recommended due to the remaining petroleum contamination on the 2201 Golden Valley Road parcel.

6.0 RESPONSE ACTION PLAN

6.1 PROPOSED RESPONSE ACTIONS

The following categories of environmental response actions will be completed at the Site to facilitate the proposed Commons at Penn redevelopment project:

1. Pre-demolition removal of any asbestos-containing materials, peeling lead-based paint, and hazardous materials associated with the existing Site building (2213 Golden Valley Road).
2. Demolition and removal of the building, foundation, and appurtenances.
3. Environmental monitoring during all significant Site excavation activities (including excavations for utilities and foundations) that have the potential to disturb contaminated fill soils and/or buried debris.
4. Removal and disposal of contaminated materials encountered during Site redevelopment excavations and within a depth of 2 and 4 feet bgs under paved and green space areas, respectively.
5. Installation of vapor intrusion controls under the proposed site building.
6. Implementation of a Construction Contingency Plan during development to address potential unexpected contamination and hazardous materials.

The following sections provide additional information pertaining to the proposed response actions. Proposed field methods and procedures will be consistent with those described in **Appendix C**.

6.2 PRE-DEMOLITION REMOVALS

The existing Site building will be demolished in preparation for redevelopment. A hazardous materials survey of the building was completed by Peer and the results were reported in a report titled "*Pre-Demolition Hazardous Materials Survey, 2213 Golden Valley Road, Minneapolis, Minnesota*" dated June 25, 2013. Several Category I non-friable asbestos containing materials (ACMs) were identified to be present in the Site building. Current regulations allow Category I non-friable ACM to either be removed prior to demolition or to be managed in-place during demolition with appropriate care.

Any necessary abatement work will be conducted by appropriately licensed contractors and will include:

- Securing all necessary state, federal and local permits and submittal of required notifications and plans.
- Abatement of identified non-friable ACM, as required to facilitate the proposed demolition of the existing Site structure.
- Removal and disposal of all hazardous equipment, hazardous substances and remaining regulated materials as required for facilitating the proposed demolition of the existing Site structure.

An environmental professional will be on-site periodically during the abatement and demolition activities to observe and document the work and to monitor soil exposed during demolition of the structures. Relevant documentation will be included in the RAP Implementation Report.

6.3 DEMOLITION AND REMOVAL OF EXISTING STRUCTURES

The existing building and associated concrete slab and bituminous surfaces will be removed as part of Site redevelopment activities. The concrete will be broken up, removed from the ground, and transported for disposal at a demolition landfill or recycling facility. Prior to transporting the material from the site, the surfaces of the respective materials will be scraped of any large pieces adhered soil.

6.4 ENVIRONMENTAL MONITORING, SAMPLING AND TESTING

Overview

The Commons at Penn development project will require excavation of approximately 6,200 cubic yards of soil to accommodate the proposed underground parking garage. Based on the results of the Phase II ESA and the previous investigations documented in this report, it is expected that 1,500 cubic yards of contaminated soil will be excavated and disposed to facilitate the planned Site redevelopment. The estimated extent of contaminated soil (**Figure 3**) includes removal of contaminated soil from the footprint of the proposed apartment building and to a depth of 2 and 4 feet below proposed paved and green space areas, respectively. The extents of the contaminated soil excavations will be determined by a combination of physical evidence (i.e. staining, debris and odors), organic vapor monitoring (i.e. PID > 10 diesel/fuel oil and PID > 40 gasoline) and by laboratory data.

Environmental Monitoring

An environmental professional will perform full time environmental monitoring during all significant development-related soil excavation activities to identify and segregate potentially contaminated materials (e.g., fill soils, debris) and ensure they are managed appropriately. Contaminated materials will be segregated from clean materials using a combination of visual and/or olfactory observations, organic vapor screening results, and/or analytical testing results. During monitoring, the excavated materials will be

observed by the environmental professional for visual and olfactory evidence of significant contamination (e.g., debris, staining or discoloration, or chemical odors), and screened for organic vapors using a PID equipped with a 10.6 eV lamp. The PID will be calibrated to an isobutylene standard to read in parts per million (ppm) benzene.

Sampling and Analytical Testing

Sampling and analytical testing will be performed as necessary during RAP implementation. The sampling and analytical testing may include:

- Potential previously unknown source areas identified during demolition of existing structures and surfaces.
- Excavated contaminated materials for disposal facility characterization (as needed).
- Excavated materials for off-Site re-use as unregulated fill, if necessary and not adequately characterized during the previous Site investigations.
- Documentation sampling of known areas of contamination after removal of impacted soils.

It is expected that the laboratory analytical data for soil samples collected during the recently completed Phase II ESA and during previous Site investigations will be adequate to obtain disposal facility approvals for the project. If required by the selected disposal facility, additional sampling and analytical testing will be completed as required.

Clean fill, if any, imported to the Site may be sampled and tested to ensure the materials are clean and suitable for use. Prior to import, additional information regarding the fill source will be obtained to verify the source of the imported soil and determine appropriate sampling and testing requirements. The imported soil will be considered suitable for use on the Site if it meets the MPCA definition for unregulated fill.

6.5 SEGREGATION AND DISPOSAL OF CONTAMINATED MATERIALS

Contaminated materials segregated by environmental monitoring will be loaded onto trucks and transported to a permitted facility for disposal as industrial waste and/or alternative daily cover, depending on its composition and specific disposal facility requirements. All temporary stockpiles used to stage contaminated materials during RAP implementation will be placed on and covered with 10-mil reinforced plastic sheeting and secured with clean soil or other suitable materials. All contaminated material truckloads removed from the Site will be accompanied by a disposal manifest. The MPCA will be notified of the specific disposal facilities to be used for the project once they have been determined.

If large pieces of concrete or other debris are encountered, the materials will be segregated and targeted for disposal at a demolition waste landfill. Recycling of large pieces of concrete will be considered, if appropriate. Prior to disposal as demolition

waste or recycling, the surfaces of the respective materials will be scraped of any large pieces of adhered soil.

When practical, zones or layers of clean material encountered during the contaminated soil excavation process will be segregated and targeted for on-Site or off-Site beneficial reuse. To be considered for on-Site reuse, the soil must be geotechnically suitable for its intended use and meet the MPCA definition for unregulated fill.

6.6 INSTALLATION OF VAPOR INTRUSION CONTROLS

Vapor controls will be installed to limit the potential for contaminant vapor accumulation beneath the building floor slabs. Elevated concentrations of benzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylenes have been identified at concentrations greater than 10 times the industrial ISV (sample SG-1 on the former gas station property). Based on the results of the previously completed LSI and current development plans, petroleum impacted soil and groundwater will remain under the footprint of the proposed development structure. The proximity of the proposed building to petroleum contaminated soil and groundwater increases the potential for future vapor impacts to the proposed building.

As noted in section 4.3.3 and 5.0, 1,3-butadiene was also detected at concentrations greater than 10 times the Residential ISV (in SG-2A and SG-3). However, 1,3-butadiene is a compound that is regularly seen in soil gas samples collected in urban areas. The source of the 1,3-butadiene is unknown at this time, but without added evidence of a 1,3-butadiene source, the MPCA is unlikely to view it as a concern.

6.7 CONSTRUCTION CONTINGENCY PLAN

The Construction Contingency Plan outlined in this section will be implemented during development to address unanticipated significant contamination. When the environmental professional is not present on-Site, it will be the responsibility of the owner and its contractor to ensure that appropriate response actions are carried out in accordance with this section. Specifically, if any unanticipated significant contamination is encountered, excavation activities will cease until the situation has been properly assessed and a plan of action is developed. Potential contingency events could include encountering previously unknown tanks, drums, wells, oily substances, and/or suspect ACM. The following steps will be taken if such contingency events occur:

1. The situation will be assessed by the environmental professional to determine the nature of the issue and the potential risks involved. The MPCA VIC Program staff assigned to the project will be notified of the potential issue, as appropriate.
2. Samples of the suspect contaminated materials will be collected for laboratory analysis as appropriate. The analytical parameters will be selected based on the

nature of the suspected contamination and input by the MPCA. Further actions will depend on the test results and discussions with MPCA staff.

3. If suspect ACM are identified, samples of the suspect materials will be collected by a licensed asbestos inspector and tested for asbestos. The need for further actions (e.g., Emissions Control Plan) related to asbestos will be dependent upon the test results.
4. All findings will be incorporated into the RAP implementation report prepared for the Site.

Contact information related to RAP implementation and construction contingencies is provided in Section 8.0.

7.0 RAP IMPLEMENTATION REPORT

Following completion of response actions for the Site redevelopment, a RAP Implementation Report will be prepared and submitted to the MPCA VIC and PB Programs. The RAP Implementation Report will include the following:

- Overview of the environmental response actions performed.
- Documentation regarding the pre-demolition abatement activities.
- Locations and volumes of contaminated fill soil and/or debris excavated and disposed.
- Documentation of removal and/or abandonment of subsurface structures/features.
- Environmental monitoring procedures and results.
- Documentation of final disposition of contaminated soil and/or debris (including manifests).
- Documentation of imported fill sources and associated analytical testing results, if necessary.
- Descriptions and documentation related to any contingency actions completed during construction.
- Photographic documentation.