



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

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

Project Information

Project Name: Corcoran Triangle

Responsible Entity: City of Minneapolis

Grant Recipient (if different than Responsible Entity): Minneapolis Community Planning and Economic Development Department and Wellington Management (developer)

State/Local Identifier:

Preparer: Matt Bower, Manager Resource Coordination, Grants & Special Projects

Certifying Officer Name and Title: Spencer Cronk, City Coordinator

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

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

**307M City Hall
350 South Fifth St.
Minneapolis, MN 55415**

Project Location: 3120 24th Ave. S., Minneapolis MN, Hennepin County

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

A four-story, new construction, 103-unit housing development of workforce housing and 9 dedicated units of long term homelessness with HIV/AIDS. Project will bring increased density and vitality along Hiawatha Ave near Lake St commercial corridor reuniting the neighborhood fabric and fulfilling plans for targeted city growth and transit-oriented development.

The site is approximately 2 blocks from the Lake St LRT Station. The site is part of a remnant right of way parcel left over from the construction of the Hiawatha LRT line and was purchased from Metro Transit in 2008. The project will contain a mix of units at 30%, 50%, and 60% AMI. The project is adjacent to Clare Midtown and these units would receive services provided by Clare Housing.

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

Funds will be used to construct Corcoran Triangle, a 103-unit transit-oriented development consisting of two, 4-story elevator buildings of a modern, energy-efficient style reflective of recent market rate developments in the Corcoran neighborhood and along the Hiawatha Light Rail Transit (LRT) line. This development, however, will be accessible to households with a variety of incomes.

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

The project site is currently vacant. Past land uses were residential through the 1970s and vacant since. Corcoran Triangle will transform this underused urban infill lot with zero density into a modern, energy-efficient, transit-oriented development. The development's location on the Hiawatha LRT corridor reduces the need for vehicle and parking-oriented design, allowing for full use of this relatively small city parcel. The project location allows for easy access to the LRT line, making connections to jobs fast and economical for residents.

Funding Information

| Grant Number | HUD Program | Funding Amount |
|---------------------|--------------------|-----------------------|
| M-09-MC-27-0201 | HOME | \$735,000 |
| | | |

Estimated Total HUD Funded Amount: \$735,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$ 24,576,770

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

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

| Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6 | Are formal compliance steps or mitigation required? | Compliance determinations |
|---|---|---|
| STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6 | | |
| Airport Hazards 24 CFR Part 51 Subpart D | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The closest airport to a project location (MSP International) is 3.5 miles. |
| Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501] | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | There are no coastal zones in or near the City of Minneapolis. |
| Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a] | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The attached map indicates the project site is not located in a 100-year floodplain, floodway, or flood hazard area. The site is located within the jurisdiction of the Middle Mississippi Watershed District. |
| STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5 | | |
| Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | City of Minneapolis and the project location is not in a non-attainment area. |
| Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d) | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | There are no coastal zones in or near the City of Minneapolis. |
| Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2) | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | A Phase I Environmental Site Assessment (narrative attached) concludes that there are no recognized environmental conditions with the exception that there exists a potential that buried materials or fill soils may be encountered during ground disturbance that |

| | | |
|---|---|---|
| | | would require being managed as solid or hazardous waste due to past historic use of the property (residential housing utilizing fuel oil and as a storage site for earth fill from nearby Hiawatha Avenue expansion work in the 1990s). |
| Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The U.S. Fish and Wildlife trust resources list for technical assistance website was reviewed on June 23, 2015, for federally listed threatened and endangered species. According to the trust resources list, 3 species are listed for effects consideration: the Higgins Eye and Snuffbox Mussel clams and the Northern Long-eared Bat. There are also 17 migratory birds of concern in the project area, the majority of these breed seasonally in the surrounding County of the project area. The project site, action area, has been urbanized since the early 20th Century and vacant for some time as it has been former state highway department right of way. Adjoining property consists of impervious parking and road surfaces and development of varying intensities. There is no critical habitat. For these reasons, this review concludes that the project will have “no effect” on listed species, their habitats, or proposed or designated critical habitats. See attached U.S. Fish and Wildlife Service S7 IPAC Trust Resource List documentation. |
| Explosive and Flammable Hazards 24 CFR Part 51 Subpart C | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The PCA’s What’s in My Neighborhood database consulted and there are no above ground storage tanks or other explosive hazards located near the property. |
| Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | Project is located in an urbanized area exempt from the Farmland Protection Policy Act of 1981. See attached Urbanized Area Location map. |
| Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. See attached FIRMette Map Panel 27053C0378E. The City will not |

| | | |
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| | | provide HUD-funded assistance to any structure located within the 100-year flood plain. |
| Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | A letter has been sent to MN SHPO inquiring if any historic properties may be affected by the project. It is anticipated that there will be no adverse effects on any historic properties or areas as the site has been vacant since the late 1970s. A review of planning documents associated with neighboring land uses has not indicated any potential for historic properties. When the MN SHPO response has been received, it will be added to this project's file. If adverse effects or the potential for adverse effects are noted in the response, the City will require the developer to mitigate any effects. |
| Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B | Yes No <input checked="" type="checkbox"/> <input type="checkbox"/> | Site comes in at 70.9 on the HUD Day/Night Noise Level Calculator, a normally unacceptable siting. The site is 204 feet from Hiawatha Avenue, 812 feet from Lake Street and 65 feet from the light rail line. The noise attenuation measures to be found through the construction materials and techniques on the building envelope will bring noise levels down to acceptable levels. Documentation is attached. |
| Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The project will have no impact on sole source aquifers. The site is served by the Minneapolis Water Works which draws its water supply from the Mississippi River under MN DNR appropriation permit #786216-1. The closest designated sole source aquifer is the Mille Lacs aquifer located approximately 75 miles north of the project site. See attached map of sole source aquifer detail. |
| Wetlands Protection Executive Order 11990, particularly sections 2 and 5 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The site is located within the jurisdiction of the Middle Mississippi Watershed Management Organization. Per the National Wetlands Inventory (attached map), no wetlands have been identified on this urban site or nearby urban surroundings. |

| | | |
|---|--|---|
| Wild and Scenic Rivers | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The closest designated wild and scenic river to the City of Minneapolis is the St. Croix River located approximately 25 miles east of the city. See attached map. |
| Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c) | | |
| ENVIRONMENTAL JUSTICE | | |
| Environmental Justice | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | No adverse environmental justice impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. |
| Executive Order 12898 | | |

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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

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

| Environmental Assessment Factor | Impact Code | Impact Evaluation |
|--|-------------|--|
| LAND DEVELOPMENT | | |
| Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design | 1 | Installation of new street to meet City approved Corcoran Neighborhood plan. Property use is located in an R5 zone appropriate for this type of development. |
| Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff | 2 | Soils, slope and drainage all appropriate for proposed development on the site. Planned use of rain water for irrigation and required stormwater systems will be in place. Any unsuitable soils will be replaced with suitable. During demolition and construction, best management practices for control of erosion and sedimentation will be implemented as required by the Minneapolis Code of Ordinances. The City will also conduct on- |

| | | |
|---|---|--|
| | | site inspections throughout construction. |
| Hazards and Nuisances including Site Safety and Noise | 3 | Noise issues from Hiawatha Avenue and light rail line will be mitigated with higher rated windows and walls. 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 and housing which generally translates to increased public safety. |
| Energy Consumption | 2 | Energy Model per ASHRAE Standard 90.1, Appendix G demonstrating at least 15% better than ASHRAE 90.1-2007 with garage penalty. |

| Environmental Assessment Factor | Impact Code | Impact Evaluation |
|---|-------------|--|
| SOCIOECONOMIC | | |
| Employment and Income Patterns | 1 | The project will provide additional opportunities for housing and associated construction jobs within the neighborhood. The building will help to densify the City in an area appropriate for high-medium density housing, increase the property's value, and add to the City's tax base |
| Demographic Character Changes, Displacement | 2 | No displacement will occur with this project. |

| Environmental Assessment Factor | Impact Code | Impact Evaluation |
|--|-------------|---|
| COMMUNITY FACILITIES AND SERVICES | | |
| Educational and Cultural Facilities | 2 | South High School, two and half blocks to the west MN Transitions & Sanford Middle schools within 1 mile. |
| Commercial Facilities | 2 | Significant retail and food services within a quarter of a mile of the project. This includes Target, Hi Lake Shopping Center, YWCA, and other amenities. |
| Health Care and Social Services | 2 | Abbott Northwestern Hospital 1.2 miles to the NW from project. Hennepin Family Care a quarter mile to the NE of the project, other medical facilities within 1 mile. |
| Solid Waste Disposal / Recycling | 2 | Building will be served by private hauler. Recycling area will be provided and a trash chute serves the building. |
| Waste Water / Sanitary Sewers | 2 | Sanitary lines tied to Met Council's system are located immediately south and north of the project in 31 st & 32 nd Streets. |
| Water Supply | 2 | City of Minneapolis Water will provide water to the building. |
| Public Safety - Police, Fire and Emergency Medical | 2 | Minneapolis 3 rd Precinct is .25 miles to the NE of the project. Minneapolis Fire Station #5 is .9 of mile to the NW of the project. Abbott Hospital is 1.2 miles to the NW of the |

| | | |
|----------------------------------|---|---|
| | | project. |
| Parks, Open Space and Recreation | 2 | Corcoran Park is located approximately .3 miles to the SSW, Powderhorn Park is located approximately .9 mile to the west, Sibley Park is approximately 1.2 miles to S. |
| Transportation and Accessibility | 2 | The Blue Line light rail Midtown station is two blocks away along with many bus lines serving Lake Street. This intersection presently provides a total of 15 million rides annual. Project will connect existing Hiawatha Avenue bike trail with E. 31 st St. |

| Environmental Assessment Factor | Impact Code | Impact Evaluation |
|--|-------------|--|
| NATURAL FEATURES | | |
| Unique Natural Features, Water Resources | 2 | No unique natural features on this vacant city lot. |
| Vegetation, Wildlife | 2 | No unique vegetation or wildlife on this vacant lot. |
| Other Factors | | |

Additional Studies Performed: N/A

Field Inspection (Date and completed by):

May 2015 Matt Bower

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

City of Minneapolis planning documents and public review actions; project application materials; MN SHPO; Phase I ESA (Braun Intertec, June 2015), additional databases and sources of state and federal agencies.

List of Permits Obtained:

The City of Minneapolis will require that all appropriate permit approvals have been or will be issued to project.

Public Outreach [24 CFR 50.23 & 58.43]:

Developer has held multiple meetings with Corcoran Neighborhood Association, City of Minneapolis, Hennepin County and Minnesota Housing Finance Agency.

Cumulative Impact Analysis [24 CFR 58.32]:

Project will provide an increase of housing density on a vacant site ill-suited for other development uses and that is consistent with city plans. Project location is appropriate for a development of this size and use and consistent with city goals of preferred development. Surrounding land uses are complementary for a development of this density. The project will be

subject to multiple regulatory reviews to ensure that the project development is consistent with all applicable policies, plans, laws, and regulations.

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

This triangular shaped, former right of way parcel of land remained after the development of the Blue Line Light Rail Line. No development has occurred on this parcel and this plan fits in with the Corcoran Neighborhood master plan as approved by the City of Minneapolis.

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

This triangular shaped, former right of way parcel of land remained after the development of the Blue Line Light Rail Line. No development has occurred on this parcel and this plan fits in with the Corcoran Neighborhood master plan as approved by the City of Minneapolis.

Summary of Findings and Conclusions:

Project will provide an increase of housing density on a vacant site ill-suited for other development uses and that is consistent with city plans. Project location is appropriate for a development of this size and use and consistent with city goals of preferred development. Surrounding land uses are complementary for a development of this density. The project incorporates noise mitigation measures to allow for the development next to Hiawatha Avenue/LRT line.

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

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

| Law, Authority, or Factor | Mitigation Measure |
|--|--|
| 24 CFR Part 50.3(i) & 58.5(i)(2) | Any potential that buried materials or fill soils may be encountered during ground disturbance would require being managed as solid or hazardous waste. <i>Responsibility: Monitoring of any required actions will be Tom Frame of City of Minneapolis Environmental Services and other state oversight agencies.</i> |
| Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B | Sound attenuation measures to achieve HUD noise standards to be carried out consistent with the documentation provided in this environmental assessment. <i>Responsibility: David Wellington, Wellington Management.</i> |

Determination:

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

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

Preparer Signature:  Date: 7/17/15

Name/Title/Organization: ___ Matt Bower, Manager Resource Coordination

Certifying Officer Signature:  Date: 7/17/15

Name/Title: ___ Spencer Cronk, City Coordinator

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

Corcoran Triangle

Minneapolis, MN
JUN.09.2014

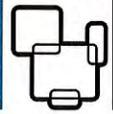
Collage Architects



A Looking north



B Looking south



Collage | architects

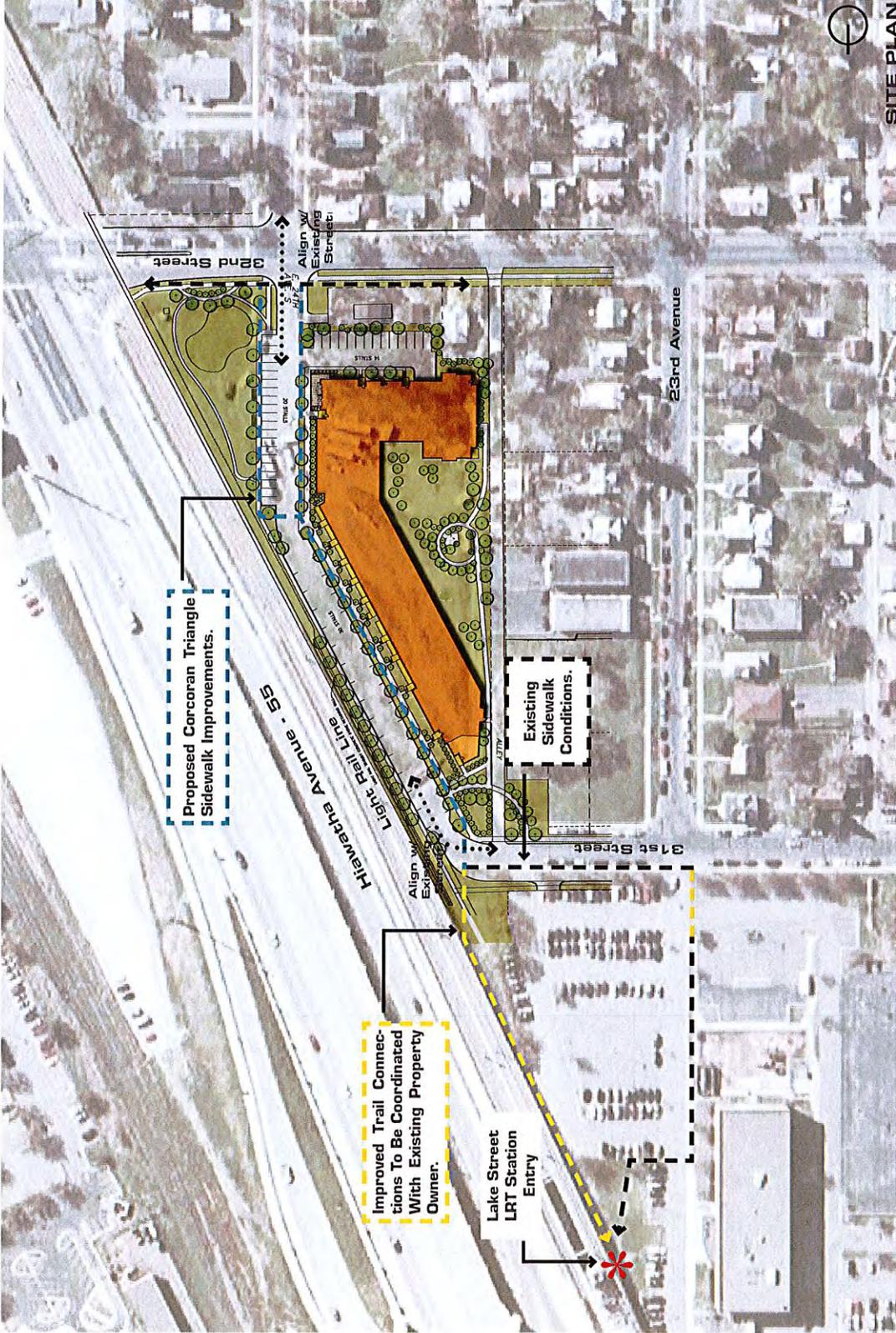


Corcoran Triangle

Minneapolis, MN
JUN.09.2014

INDEX

- 59 ONE BEDROOMS
- 56 TWO BEDROOMS
- 30 THREE BEDROOMS
- 135 TOTAL UNITS
- 64 SURFACE STALLS
- 97 UNDERGROUND STALLS
- 161 TOTAL PARKING STALLS



SITE PLAN



Corcoran Triangle

Minneapolis, MN
JUN.09.2014



SOUTH ELEVATION



EAST ELEVATION

Corcoran Triangle

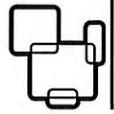
Minneapolis, MN
JUN. 09, 2014

INDEX

- 59 ONE BEDROOMS
- 56 TWO BEDROOMS
- 30 THREE BEDROOMS
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- 97 UNDERGROUND STALLS
- 161 TOTAL PARKING STALLS



SITE PLAN 1/32" = 1'-0"



Collage | architects



WELLINGTON
MANAGEMENT

Corcoran Triangle

Minneapolis, MN
JUN.09.2014

PLACE OF WORSHIP

- Missio Dei
- Holy Trinity Lutheran Church
- Apostolic Faith Church
- Vine Evangelical Church
- Unity Temple Church of God
- Gates-Heaven Mid Day Prayer
- All Saints Episcopal Church

SERVICES

- Nokomis Day Care
- Family Dental Care
- U.S. Bank
- Guaranty Bank
- Heritage House Child Care
- Aspen Medical Group

CIVIC FACILITIES

- Minneapolis Police 3rd Precinct
- Dept. of Public Works: Hiawatha Maintenance Facility
- Hennepin Family Center
- Phillips Eco Enterprise Center

EDUCATIONAL

- Broadway High School
- Minneapolis Community Education
- YMCA of Minneapolis Midtown
- South High School

RETAIL

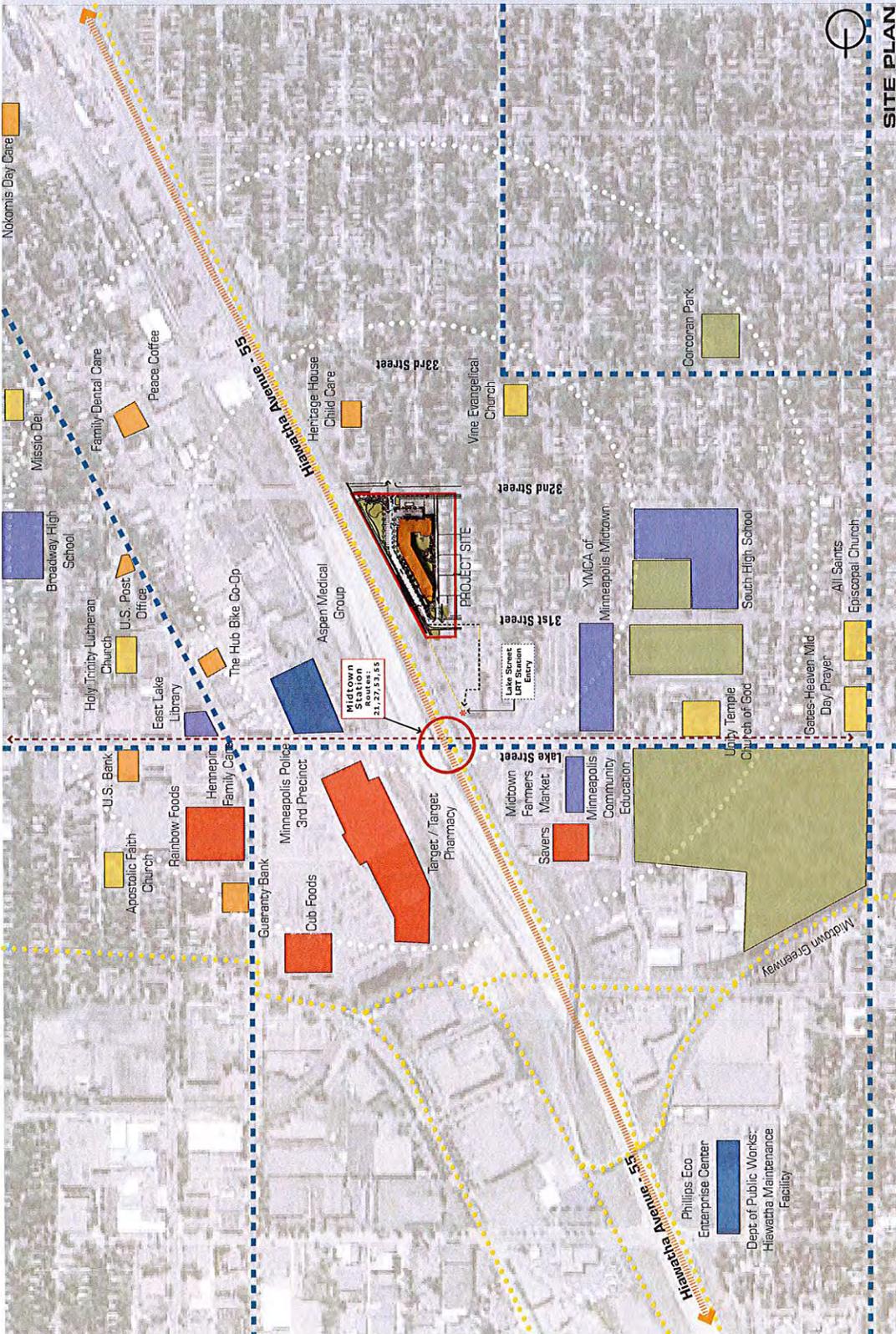
- Rainbow Foods
- Cub Foods
- Target / Target Pharmacy
- Savers

PUBLIC PARKS

- Corcoran Park

LIGHT RAIL TRANSIT

- Bus Transit
- Bike Routes

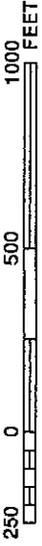


SITE PLAN





MAP SCALE 1" = 500'



MC

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0378E

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

PANEL 378 OF 479

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY: MINNEAPOLIS, CITY OF
NUMBER: 27072
PANEL: 0378
SUFFIX: E

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



MAP NUMBER
2705360378E

EFFECTIVE DATE
SEPTEMBER 2, 2004

Federal Emergency Management Agency

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



Phase I Environmental Site Assessment

Corcoran Triangle
3120 24th Avenue South
Minneapolis, Minnesota

Prepared For

**Corcoran Triangle Limited Partnership;
Corcoran Triangle LLC;
Corridor Plaza LLC;
Wellington Management, Inc.;
WNC Holding, LLC, its successors and/or
assigns;
Hennepin County;
Hennepin County HRA;
City of Minneapolis;
MHFA;
Family Housing Fund;
TCF National Bank;
TCF Investments Management, Inc.**

Project B1505342
June 25, 2015

Braun Intertec Corporation

June 25, 2015

Project B1505342

Ms. Alison Newton
Wellington Management, Inc.
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

Re: Phase I Environmental Site Assessment
Corcoran Triangle
3120 24th Avenue South
Minneapolis, Minnesota

Dear Ms. Newton:

In accordance with your written authorization, Braun Intertec Corporation conducted a Phase I environmental site assessment (ESA) of the above-referenced site (Site). The objective of the Phase I ESA was to evaluate the Site for indications of recognized environmental conditions and to assist in satisfying All Appropriate Inquiries (AAI) standards and practices. The Phase I ESA was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 CFR Part 312.

The Phase I ESA was prepared on behalf of, and for use by Corcoran Triangle Limited Partnership; Corcoran Triangle LLC; Corridor Plaza LLC; Wellington Management, Inc.; WNC Holding, LLC, its successors and/or assigns; Hennepin County; Hennepin County HRA; City of Minneapolis; MHFA; Family Housing Fund; TCF National Bank; and TCF Investments Management, Inc. No other party has a right to rely on the contents of the Phase I ESA without written authorization by Braun Intertec. The Phase I ESA was prepared in association with the redevelopment of the Site. Please refer to the attached report for the scope, methods and conclusions of our assessment.

We appreciate the opportunity to provide our professional services for you for this project. If you have any questions regarding this letter or the attached report, please contact James Stephan at 952.697.0567.

Sincerely,

BRAUN INTERTEC CORPORATION



James E. Stephan
Senior Scientist



Kelly W. Brown
Project Scientist

Attachment:
Phase I Environmental Site Assessment Report
AA/BOE

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Executive Summary

Braun Intertec Corporation conducted a Phase I Environmental Site Assessment (ESA) of the Corcoran Triangle located at 3120 24th Avenue South in Minneapolis, Minnesota (Site) in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 CFR Part 312.

At the time of this assessment, the Site consisted of a vacant parcel totaling approximately 2.5 acres. A portion of the Site is developed with a road that extends from East 32nd Street and terminates in a circle on the south side of the Site. Grass/weeds cover the majority of the remainder of the Site with some piles of soil, concrete, and other debris present.

It appears that the first developed use of the Site was for residential purposes in the late 1800s. Approximately thirteen residential structures formerly occupied the Site. Based on the available information the structures that were previously present on the Site were constructed at various times between 1896 and 1960. Wrecking permits for the various structures were issued between 1968 and 1978. At least three of the previous structures utilized fuel oil for heating. The Site has remained vacant since the structures were removed; however, it appears that earth moving activities have occurred and that fill soil may have been placed on the Site as part of the expansion of Hiawatha Avenue to the east.

This assessment identified no controlled recognized environmental conditions in connection with the Site. This assessment identified no recognized environmental conditions in connection with the Site, with the exception of the following:

Based on the available information the structures that were previously present on the Site were constructed at various times between 1896 and 1960 and were demolished between 1968 and 1978. At least three of the previous structures utilized fuel oil for heating. The Site has remained vacant since the structures were removed; however, it appears that earth moving activities have occurred and that fill soil may have been placed on the Site as part of the expansion of Hiawatha Avenue to the east. It is unknown if the demolition debris associated with the buildings was buried on the Site or hauled away for disposal. The potential exists that buried materials or fill soils are present at the Site that will require management as solid or hazardous waste. Impacts related to past fuel oil use may also remain.

A. Introduction

A.1. Purpose

Braun Intertec Corporation received authorization from Wellington Management, Inc. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 3120 24th Avenue South in Minneapolis, Minnesota (Site). The objective of the Phase I ESA was to evaluate the Site for indications of recognized environmental conditions and to assist in satisfying All Appropriate Inquiries (AAI) standards and practices. The Phase I ESA was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 CFR Part 312. No intentional deviations from the ASTM Practice E1527-13 were made in conducting this Phase I ESA for the Site. The Phase I ESA was prepared on behalf of, and for the use by Corcoran Triangle Limited Partnership; Corcoran Triangle LLC; Corridor Plaza LLC; Wellington Management, Inc.; WNC Holding, LLC, its successors and/or assigns; Hennepin County; Hennepin County HRA; City of Minneapolis; MHFA; Family Housing Fund; TCF National Bank; and TCF Investments Management, Inc. (collectively the User) in accordance with the contract between Wellington Management, Inc. and Braun Intertec, including the Braun Intertec General Conditions. No other party has a right to rely on the contents of the Phase I ESA without written authorization by Braun Intertec. All authorized parties are entitled to rely on the attached report according to our contract with Client, and under the same terms, conditions and circumstances. Please note that our contract with Client may contain a limitation of our total liability. If so, such limitation also applies to all those receiving this permission.

According to the User, the Phase I ESA was conducted in association with the redevelopment of the Site.

The purpose of this Phase I ESA was to evaluate the Site for indications of “recognized environmental conditions.” A recognized environmental condition is defined by ASTM Practice E1527-13 as: “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.”

In addition, a “controlled recognized environmental condition” is also a recognized environmental condition. A controlled recognized environmental condition is defined by ASTM Practice E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

A.2. Site Location

We accessed various documents and online sources to obtain Site location information. The Site address provided for this assessment was 3120 24th Avenue South, Minneapolis, Hennepin County, Minnesota. The Site is comprised of two parcels, PIN 0102824210120 and 0102824120134, and also includes the existing street (24th Avenue South) that lies between these two parcels. The total parcel size is approximately 2.5 acres. Information obtained from Hennepin County indicates that the two parcels are owned by Corridor Plaza LLC. Historical addresses for these parcels included all or parts of the parcels associated with even numbers between 3108 to 3138 24th Avenue South and odd numbers between 3121 to 3147 24th Avenue South.

A Site location map and Site sketch are attached in Appendices A and B, respectively. Information obtained from the Hennepin County Property Information web page is attached in Appendix C.

A.3. Scope of Services

Services provided for this project included:

- Preparing a description of the Site location, current use and improvements, and surrounding area.
- Preparing a general description of the topography, soils, geology, and groundwater flow direction at the Site.
- Reviewing reasonably ascertainable and practically reviewable regulatory information published by state and federal agencies, health, and/or environmental agencies.
- Reviewing the history of the Site, including aerial photographs, fire insurance maps, directories, and other readily available Site development data.
- Conducting a reconnaissance and environmental review of the Site, including observations of the Site for indications of hazardous materials, petroleum products, polychlorinated biphenyls (PCBs), wells, storage tanks, solid waste disposal, pits and sumps, and utilities.
- Conducting an area reconnaissance, including a brief review of adjoining property uses and pertinent environmental information noted in the Site vicinity.

- Interviewing current owners and/or occupants of the Site and accessible past Site owners, operators and/or occupants.
- Interviewing local government officials or agencies having jurisdiction over hazardous waste disposal or other environmental matters in the area of the Site.
- Reviewing previous environmental reports prepared for the Site, if provided.
- Preparing a written report of our methods, results, and conclusions.

The Standard Scope of the ASTM Practice E1527-13 is not intended to provide a universal analysis of potential environmental risks and hazards. This assessment included no analysis of non-standard scope environmental risks and hazards unless otherwise listed above. Analysis of other non-standard scope issues by Braun Intertec would require additional contractual arrangements.

A.4. User-Provided Information

The purpose of this section is to describe tasks to be performed by the "User." The "User" as defined by ASTM Practice E1527-13, is "the party seeking to use ASTM Practice E1527-13 to complete an environmental site assessment of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager."

As stated in 40 CFR 312 (the rule), the Brownfields Amendments provide important liability protections for Users who qualify as contiguous property owners, bona fide prospective purchasers, or innocent landowners. To meet the statutory requirements for any of these Landowner Liability Protections (LLPs), a User must meet certain threshold requirements and satisfy certain continuing obligations. To qualify as one of the three LLPs, the User must perform "all appropriate inquiries" (AAI) on or before the date on which the User acquired the Site. The rule defines AAI, which includes inquiries and activities performed by the User and an environmental professional (EP).

The rule allows (but does not mandate) the User performing AAI to conduct inquiries or activities that may include searches for environmental liens, assessments of any specialized knowledge on the part of the User, an assessment of commonly known or reasonably ascertainable information about the Site, and an assessment of the relationship of the purchase price to fair market value. However, if the User performing AAI conducts one or more of these inquiries and/or activities, the rule allows (but does not mandate) that the User may communicate information gathered from these inquiries and/or activities to their EP to identify a possible recognized environmental condition.

Braun Intertec provided a User Questionnaire to the Client as a means to communicate information gathered from these inquiries and/or activities to the EP. The User may elect whether to communicate this information to the EP and/or to communicate this information to the EP by other means (e.g., through conversation or submission of documents). As indicated in our contract, if multiple Users are requesting reliance on the Phase I ESA, the Client was responsible for forwarding a copy of the questionnaire to all appropriate entities (collectively the User).

User-supplied information is discussed in applicable sections of this report. Sections A.4.a through A.4.f present any information communicated to us by the User that the EP has determined to indicate the possible presence or likely presence of a recognized environmental condition.

A.4.a. Environmental Liens

An environmental lien is a charge, security, or encumbrance, upon title to the Site to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of environmental issues at the Site. The User was not aware of a record or awareness of environmental liens recorded against the Site.

A.4.b. Activity and Use Limitations

Activity and Use Limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to, a Site to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the Site or to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. AULs, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, groundwater, and/or surface water on the Site. The User was not aware of a record or awareness of AULs recorded against the Site.

A.4.c. Specialized Environmental Knowledge

Specialized environmental knowledge includes any information and/or experience related to the Site or adjoining properties including, but not limited to, any obvious indicators that point to the presence or likely presence of environmental issues at the Site. The User was not aware of specialized environmental knowledge for the Site.

A.4.d. Valuation Reduction for Environmental Issues

Valuation reduction for environmental issues includes the relationship of the purchase price to the fair market value of the property. No information was provided to use by the User indicating any reduction in purchase price or fair market value of the Site due to environmental issues.

A.4.e. Commonly Known or Reasonably Ascertainable Information

Commonly known or reasonable ascertainable information includes information about the Site that generally is known to the public within the community where the Site is located and can be easily sought and found from individuals familiar with the Site or from easily attainable public sources of information. The User was not aware of commonly known or reasonably ascertainable information for the Site.

A.4.f. Degree of Obviousness

The User must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the Site and the ability to detect releases or threatened releases by appropriate investigation. The User was not aware of any obvious indications of the presence or likely presence of releases or threatened releases at the Site.

B. Records Review

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the Site. We consulted only those regulatory and historical sources that were readily available, practically reviewable, and likely to be useful to develop a history of previous uses of the Site and surrounding area within the time and cost constraints of this Phase I ESA.

B.1. Physical Setting Information

B.1.a. Topography

According to the United States Geological Survey (USGS) 7.5-minute topographic map series, St. Paul West, Minnesota quadrangle, the Site is located at an elevation of approximately 845 feet above mean sea level.

B.1.b. Geology

Based on the Geologic Atlas of Hennepin County, Minnesota, County Atlas Series, Atlas C-4, Minnesota Geological Survey, 1989, surficial soils in the vicinity of the subject property consist of middle terrace deposits composed of sand, gravelly sand, and loamy sand; overlain by thin deposits of silt, loam or organic sediment. The depth to bedrock is described as between 50 and 100 feet below the ground surface. Bedrock consists of calcareous shale of the Decorah Shale Formation.

B.1.c. Hydrogeology

Based on the Geologic Atlas of Hennepin County, Minnesota, County Atlas Series, Atlas C-4, Minnesota Geological Survey, 1989, the ground water table is estimated to occur at a depth of approximately 25 feet below the ground surface. The regional direction of ground water flow is estimated to be easterly toward the Mississippi River. It should be noted that the depth and gradient of the water table could change seasonally in response to variations in precipitation and recharge, and over time in response to urban development such as storm water controls, impervious surfaces, and pumping wells.

The Site-specific groundwater flow direction was not determined through direct measurement during this Phase I ESA. Additional field investigation, beyond the Scope of Services of this Phase I ESA, would be required to determine this information.

B.2. Regulatory Report

We obtained regulatory database information pertaining to the Site and surrounding area from Environmental Data Resources, Inc. (EDR). The EDR report is a compilation of records of facilities that are included on current federal and state environmental regulatory databases. The databases were searched based on the specified minimum search distances from the Site as established by ASTM Practice E1527-13.

The EDR report also includes a description, source reference, date of acquisition, and the specified approximate minimum search distance criteria for each database and list. A copy of the EDR report is attached in Appendix D.

We reviewed the EDR report to identify records that indicate known or potential recognized environmental conditions on the Site and/or surrounding area and to evaluate the likelihood for those recognized environmental conditions to impact the Site based on the information obtained in this Phase I ESA.

B.2.a. Site

The Site is not listed in the EDR report on any of the standard environmental record sources as specified in the ASTM Standard.

B.2.b. Adjoining Properties

No facilities in the EDR report are listed at properties that adjoin the Site and are located within the approximate minimum search distances on the standard environmental records sources as specified in the ASTM Standard.

B.2.c. Surrounding Area

We reviewed the EDR report for facilities located beyond adjoining properties that may indicate a release or likely release of hazardous substances and/or petroleum products that may impact the Site. Based on factors that include regulatory status, distance from the Site, and/or location relative to the regional groundwater flow direction, as referenced in Section B.1., no facilities are identified in the EDR report that appear to warrant further consideration as potential recognized environmental conditions. There is a cluster of sites located approximately 0.25 mile north of the Site that have reported soil and/or groundwater contamination and sites to the east with similar issues; however, based on the estimated direction of groundwater flow these sites are downgradient and/or crossgradient of the Site.

B.2.d. Unmapped Sites

The EDR report identified two “orphan” sites, which, because of poor or inadequate address information could not be mapped by EDR. Using online mapping resources, all of these sites were identified outside the appropriate minimum search distances for the Site, could not be located based on the information provided, were included as part of the sites plotted by EDR, or do not warrant further consideration as potential recognized environmental conditions.

B.3. Regulatory Agency File and Records Review

The purpose of the regulatory file review is to obtain sufficient information to assist in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a *de minimis* condition exists at the Site in connection with a regulatory report listing. Based on our review of the regulatory report, it is our opinion that the properties that were identified and discussed previously do represent a recognized environmental condition and no additional file or records review would be required to confirm this conclusion.

B.4. Additional Federal, State, and Local Environmental Records

To enhance and supplement the regulatory database report, we obtained or reviewed practically reviewable or reasonably ascertainable local city and/or county records and/or additional state records to identify records that indicate known or potential recognized environmental conditions at the Site.

B.4.a. Well Databases

The Minnesota Geological Survey (MGS) maintains the Minnesota County Well Index (MCWI), which is a limited database of water well records. The MCWI was accessed through the Minnesota Department of Health (MDH) website. Not all private water wells are listed in that database. No records of wells on the Site were identified.

B.4.b. State Regulatory Web Pages

We accessed MPCA's Aboveground/Underground Storage Tank and Leak Site Search web page, Minnesota Department of Agriculture (MDA) "What's In My Neighborhood" Agricultural Interactive Mapping web page and the MPCA's "What's In My Neighborhood" web pages for information regarding the potential for the Site, adjoining properties, or surrounding properties to be of environmental concern that were not identified in the regulatory database report. We did not identify facilities on the state regulatory web pages we accessed that were not already listed in the EDR report discussed in Section B.2 above.

B.5. Historical-Use Information

The objective of the historical-use information review was to develop a history of the previous uses of the Site and surrounding area, to help evaluate the likelihood of past uses having led to recognized environmental conditions in connection with the Site.

B.5.a. Historical Maps

We retained EDR to obtain fire insurance maps of the Site and surrounding area. EDR provided fire insurance maps for the years 1912, 1924, 1949, 1950, 1952, 1963, and 1968. Copies of the fire insurance maps are attached in Appendix E.

The Site is comprised of several residential parcels and a portion of 24th Avenue South on all of the maps. Between 1912 and 1924 approximately one-half of the parcels were developed with all but one developed by 1949 and the last parcel developed by 1963. All of the development is depicted as residential dwellings with associated garages or sheds. It appears that there were up to thirteen residential structures on the Site. No underground storage tanks or any other obvious indications of environmental concerns are depicted on the Site on these maps.

Adjoining properties are depicted with similar residential developments on all of the maps. Some industrial manufacturing type uses are depicted further east, across Hiawatha Avenue.

B.5.b. Aerial Photographs

We retained HIG to obtain aerial photographs of the Site and surrounding area. HIG provided aerial photographs for the years 1934, 1937, 1940, 1947, 1956, 1966, 1974, 1983, 1988, 1994, 1997, 2000, 2004, 2009, and 2012. Copies of the aerial photographs are attached in Appendix F.

The Site appears to have been developed with residential type structures, similar to those depicted on the Sanborn Maps, through 1966. As depicted on the Sanborn maps, a portion of the Site appears

utilized as a street (24th Avenue South). The Site appears to have been cleared by 1974 with the exception of two houses located at the southwest corner of the Site. Those houses were removed by 1983. The Site appears generally as grass-covered land through 1994. By 1997 some disturbance of the land surface is noted with an apparent soil pile evident. This activity may be related to the expansion of Hiawatha Avenue to the east of the Site. The soil pile is not evident on the 2000 through 2012 aerials; although, the surface of the Site remains disturbed over this time period.

Adjoining properties appear primarily developed with residential dwellings. The residences to the east, north, and at the northwest corner of the Site were removed by 1974. The residences to the west and south remain evident through 2012. The adjoining light-rail track to the east appears evident by 2004 and the apartment building to the northwest is evident by 2012.

B.5.c. City Directory Information

We retained HIG to provide city directory information pertaining to the Site and surrounding area. HIG provided city directories for the Site vicinity at approximate five-year intervals from 1930 to 2012.

Residential occupants are listed at the current and historic property addresses in the 1930 through 1966/67 directories. By 1972 there were no listings for the Site addresses. Based on the review of aerial photographs, the majority Site had been cleared by the early 1970s. Adjoining properties listed in the directories that were reviewed appears to have also been listed with residential occupants.

B.5.d. City of Minneapolis

We retained HIG to review City of Minneapolis records. HIG reviewed records available at the Building Department, Fire Department, Tax Assessor and Environmental Department. Based on the available information the structures that were previously present on the Site were constructed at various times between 1896 and 1960. Wrecking permits for the various structures were issued between 1968 and 1978. The majority of the permits issued were for various alterations or renovations. At least three of the previous structures were issued oil burner permits. Two of the permits indicated that the heating oil was stored within the structures.

B.6. Previous Environmental Documents

The Site representatives provided the following document that were previously prepared in regard to the Site:

Phase I ESA, Completed for Hiawatha LRT Property NW of 32nd Street and Hiawatha Avenue, Minneapolis, Minnesota 55407, prepared by Thatcher Engineering, April 2007.

The 2007 Phase I ESA identified the past use of the Site as residential with the Site vacant at the time of that report. The report indicated that the residential structures were constructed at various times between 1896 and 1960 and were demolished between 1968 and 1978. The report found that two of the residences were heated with fuel oil. The fuel oil was reportedly stored in tanks located within the two houses. The 2007 Phase I ESA concluded that they identified no recognized environmental conditions.

C. Interviews

We contacted the following to obtain knowledge or historical and current land-use information regarding the Site:

Mr. David Wellington, Wellington Management, Inc. (Site owner representative)

Wellington Management, Inc. provided the report that was previously completed in regard to the Site. Mr. Wellington reported that the Site has been developed previously with residences and had no other specific knowledge of the past use of the Site or of any environmental concerns.

City of Minneapolis

A reasonable attempt was made to contact applicable local government offices and/or officials to conduct our inquiry to obtain knowledge of historical and current land-use information regarding of the Site and surrounding area. As noted in Section B.5.d, we retained HIG to review City of Minneapolis records. HIG reviewed records available at the Building Department, Fire Department, Tax Assessor and Environmental Department. The 2007 Phase I ESA reviewed City of Minneapolis files and the results of that review are included with the summary presented in Section B.6.

D. Site Reconnaissance

The objective of the Site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the Site.

A Braun Intertec environmental professional, James Stephan, conducted a Site reconnaissance on June 19, 2015. We were unaccompanied during the Site reconnaissance. At the time of the Site reconnaissance, the weather was sunny with a temperature of about 80 degrees Fahrenheit.

D.1. Site Characteristics

At the time of the reconnaissance, the Site consisted of a vacant parcel totaling approximately 2.5 acres. The Site topography was relatively level.

D.2. Adjoining Property Use and Characteristics

The Site was bordered on the north by East 31st Street followed by a light rail line and then Hiawatha Avenue; to the east by a light rail line and then Hiawatha Avenue; to the south by East 32nd Street and then residential properties; and to the west by single and multi-family residential properties.

D.3. Site Improvements and Layout

The Site is currently vacant. A portion of the site is developed with a road that extends from East 32nd Street and terminates in a circle on the south side of the Site. Grass/weeds cover the majority of the remainder of the Site with some piles of soil, concrete, and other debris present.

A Site Sketch and Site Photographs are attached in Appendices B and G, respectively.

D.4. Pits, Ponds, or Lagoons

No indications of pools of liquids, standing water, cisterns, cesspools, or other surface-water features were observed at the Site or on adjoining properties at the time of our reconnaissance.

D.5. Stained Soil, Pavement, or Corroded Surfaces

No stained soil, pavement, or other surfaces were observed at the Site at the time of our reconnaissance.

D.6. Solid Waste Disposal

No solid waste is currently generated.

D.7. Stressed Vegetation

No areas of stressed, discolored, stained or dead vegetation beyond what would be expected due to seasonal conditions were observed at the time of the Site reconnaissance.

D.8. Hazardous Substances

No hazardous substance storage was observed on the Site. No indications of current and/or historic use, storage, staining, or spills of hazardous substance were observed at the Site at the time of the reconnaissance.

D.9. Petroleum Products

No indications of current and/or historic use, storage, staining, or spills of petroleum products were observed at the Site at the time of the reconnaissance.

D.10. Storage Tanks

No indications of aboveground or underground storage tanks (AST/UST) were noted at the Site at the time of the reconnaissance.

D.11. Unidentified Drums and Containers

No drums containing unidentified substances suspected of being a hazardous substance or petroleum product were observed at the Site at the time of our reconnaissance.

D.12. Odors

No indications of strong, pungent, or noxious odors were observed at the time of the Site reconnaissance.

D.13. Potential PCB-Containing Electrical and Hydraulic Equipment

No electrical transformers were observed on the Site.

D.14. Wastewater Discharges

No indications of wastewater discharging into a drain, ditch, underground injection system, or stream on or adjacent to the Site were observed at the Site at the time of the reconnaissance.

D.15. Sewage Disposal System

It appears likely that municipal sewer services are available.

D.16. Wells

No indications of wells such as monitoring wells, dry wells, irrigation wells, injection wells, abandoned wells, or other non-potable wells were observed at the Site at the time of the reconnaissance.

D.17. Potable Water Supply

It appears likely that city water services are available.

E. Summary of Land-Use Activities

E.1. Historical Site and Adjoining Property Land Use

It appears that the first developed use of the Site was for residential purposes in the late 1800s. Approximately 13 residential structures formerly occupied the site. Based on the available information the structures that were previously present on the Site were constructed at various times between 1896 and 1960. Wrecking permits for the various structures were issued between 1968 and 1978. At least three of the previous structures utilized fuel oil for heating. The Site has remained vacant since the structures were removed; however, it appears that earth moving activities have occurred and that fill soil may have been placed on the Site as part of the expansion of Hiawatha Avenue to the east.

E.2. Current Site and Adjoining Property Land Use

At the time of this assessment, the Site consisted of a vacant parcel totaling approximately 2.5 acres. A portion of the site is developed with a road that extends from East 32nd Street and terminates in a circle on the south side of the Site. Grass/weeds cover the majority of the remainder of the Site with some piles of soil, concrete, and other debris present. Adjoining properties are primarily residential with some commercial sites located to the east across Hiawatha Avenue.

F. Limiting Conditions and Data Gaps

The findings and conclusions presented in this report are based on procedures described in ASTM Practice E1527-13, inquiries with public officials, available literature cited in this report, conditions noted at the time of our Phase I ESA, and our interpretation of the information obtained as part of this Phase I ESA. Our findings and conclusions are limited to the specific project and properties described in this report and by the accuracy and completeness of information provided by others.

An environmental site assessment cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property within reasonable limits of time and cost.

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

No data gaps were identified during the Phase I ESA process.

G. Findings

The findings include any identified known or suspect recognized environmental conditions, controlled recognized environmental conditions, historical recognized conditions, *de minimis* conditions and additional issues in connection with the Site.

The following findings are based on the results of our assessment:

- At the time of this assessment, the Site consisted of a vacant parcel totaling approximately 2.5 acres. A portion of the site is developed with a road that extends from East 32nd Street and terminates in a circle on the south site of the Site. Grass/weeds cover the majority of the remainder of the Site with some piles of soil, concrete, and other debris present.
- It appears that the first developed use of the Site was for residential purposes in the late 1800s. Approximately 13 residential structures formerly occupied the site. Based on the available information the structures that were previously present on the Site were

constructed at various times between 1896 and 1960. Wrecking permits for the various structures were issued between 1968 and 1978. At least three of the previous structures utilized fuel oil for heating. The Site has remained vacant since the structures were removed; however, it appears that earth moving activities have occurred and that fill soil may have been placed on the Site as part of the expansion of Hiawatha Avenue to the east.

H. Opinions

According to the User, the Phase I ESA was conducted in association with the redevelopment of the Site. Opinions expressed herein are influenced by the stated reason for conducting the Phase I ESA. Furthermore, the expressed opinions might not be applicable to alternate reasons for reliance on the content of the Phase I ESA.

H.1. Recognized Environmental Conditions

A recognized environmental condition is defined by ASTM Practice E1527-13 as: “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.”

This assessment identified no recognized environmental conditions in connection with the Site, with the exception of the following:

- Based on the available information the structures that were previously present on the Site were constructed at various times between 1896 and 1960 and were demolished between 1968 and 1978. At least three of the previous structures utilized fuel oil for heating. The Site has remained vacant since the structures were removed; however, it appears that earth moving activities have occurred and that fill soil may have been placed on the Site as part of the expansion of Hiawatha Avenue to the east. It is unknown if the demolition debris associated with the buildings was buried on the Site or hauled away for disposal. The potential exists that buried materials or fill soils are present at the Site that will require management as solid or hazardous waste. Impacts related to past fuel oil use may also remain.

H.2. Controlled Recognized Environmental Conditions

A controlled recognized environmental condition is defined by ASTM Practice E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

This assessment identified no controlled recognized environmental conditions in connection with the Site.

H.3. Historical Recognized Environmental Conditions

A historical recognized environmental condition is defined by ASTM Practice E1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the Site and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Site to any required controls.”

This assessment identified no historical recognized environmental conditions in connection with the Site.

H.4. *De Minimis* Conditions

A *de minimis* condition is defined by ASTM Practice E1527-13 as “a condition that generally does 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.”

The following findings are considered *de minimis* conditions:

- The Site is currently vacant undeveloped land with a street terminating on the south side of the Site. It is our opinion that the use of the Site is considered a *de minimis* condition.
- The government database records review identified several regulated facilities in the vicinity of the Site. Based on mitigating factors that affect the apparent significance of the additional identified facilities on the Site, such as regulatory status, distance from the Site, location of the facility in relation to the groundwater flow direction, and/or the database(s) the identified regulated facilities are listed on, it is our opinion that the identified regulated facilities are considered *de minimis* conditions.

I. Conclusions

We have conducted this Phase I ESA of the Site in general conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Section F of this report.

This assessment identified no controlled recognized environmental conditions in connection with the Site.

This assessment identified no recognized environmental conditions in connection with the Site, with the exception of the potential presence of buried demolition debris, fill soil, and/or fuel oil impacts related to the past property uses.

J. References

References are listed in Appendix H.

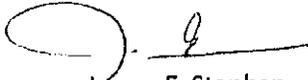
K. Environmental Professional Statement and Qualifications

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.

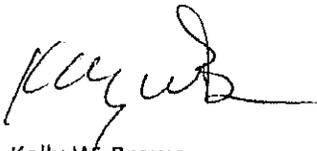
Qualifications of the environmental professional and the qualifications of the personnel conducting the site reconnaissance and interviews, if conducted by someone other than an environmental professional, are attached in Appendix I.

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

BRAUN INTERTEC CORPORATION

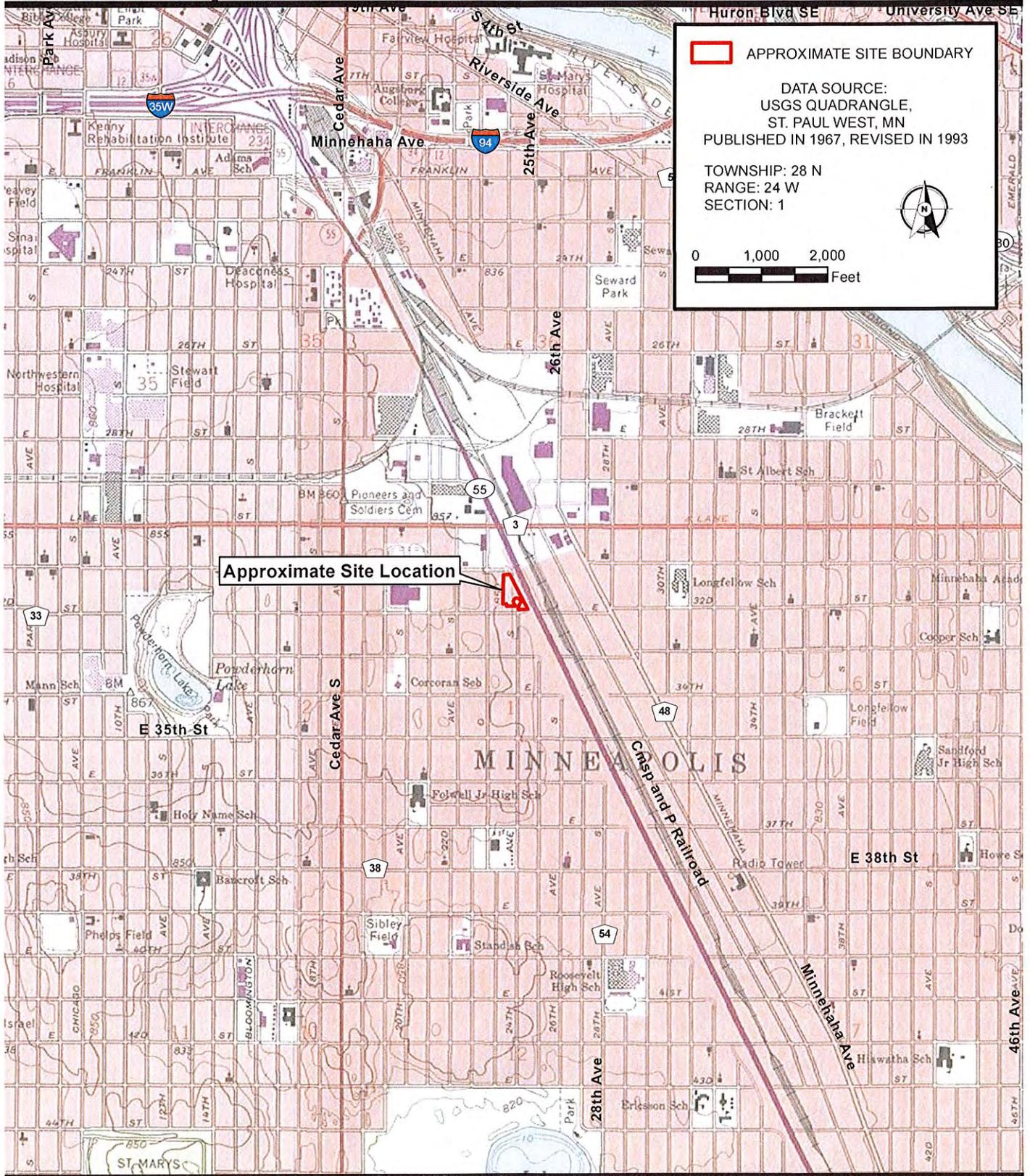


James E. Stephan
Senior Scientist



Kelly W. Brown
Project Scientist

Appendix A
Site Location Map



| | | |
|--------------------------------|----------------|------------------|
| Sheet: 1 of 1 Fig.: 1 | Project No: | B1505342 |
| | Drawing No: | B1505342_SiteLoc |
| | Scale: | 1 in = 2,000 ft |
| | Drawn By: | FER |
| | Date Drawn: | 6/16/15 |
| | Checked By: | JES |
| | Last Modified: | 6/16/15 |

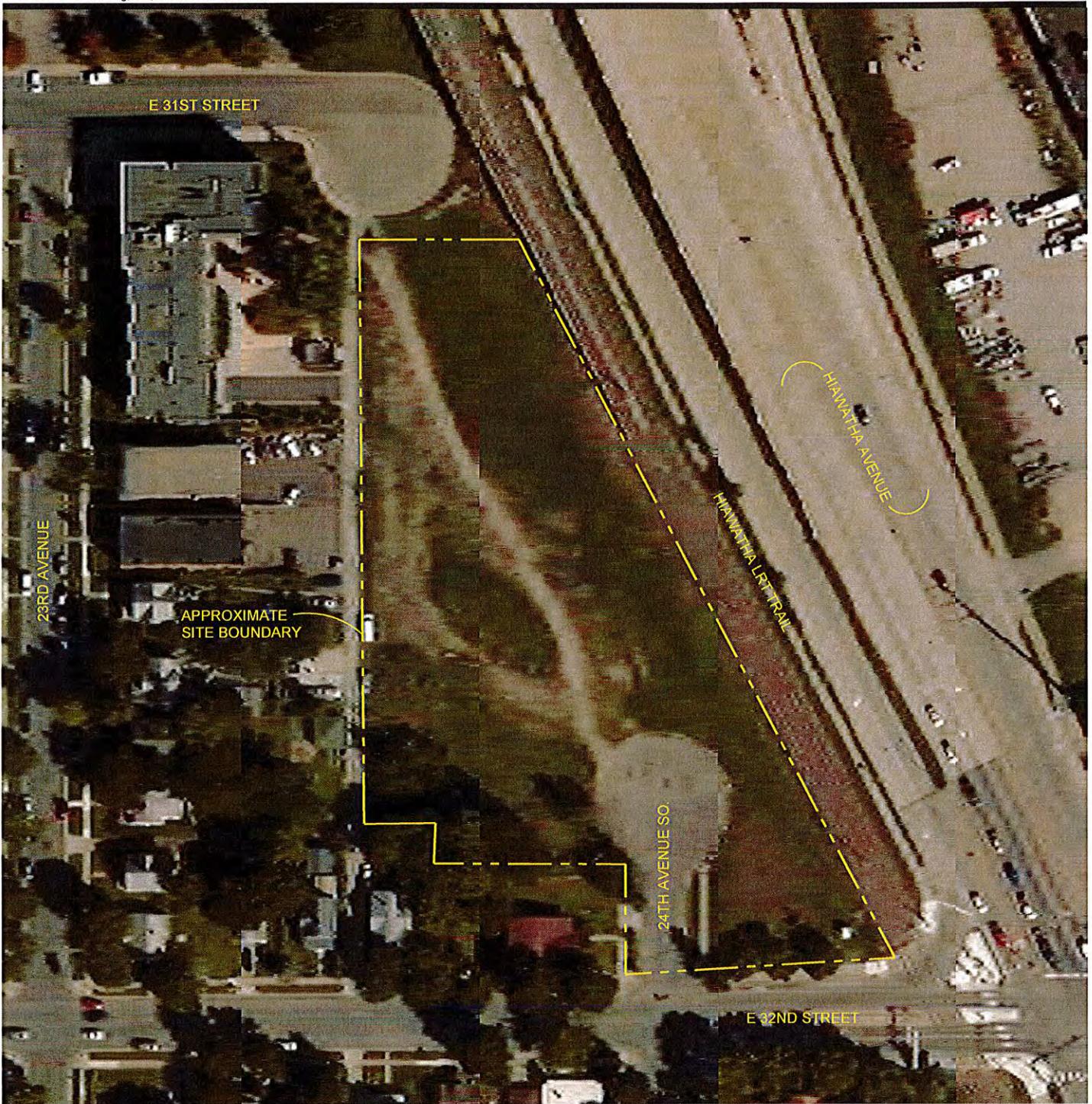
SITE LOCATION MAP
 CORCORAN TRIANGLE
 3120 24TH AVENUE SOUTH
 MINNEAPOLIS, MINNESOTA

BRAUN
INTERTEC

11001 Hampshire Avenue So.
 Minneapolis, MN 55438
 PH. (952) 995-2000
 FAX (952) 995-2020

Appendix B

Site Sketch



50' 0 100'

SCALE: 1" = 100'

| | | |
|---------------|----------------|-----------|
| Sheet of Fig. | Project No: | B1505342 |
| | Drawing No: | B1505342 |
| | Scale: | 1" = 100' |
| | Drawn By: | REJ |
| | Date Drawn: | 6/22/15 |
| | Checked By: | JES |
| | Last Modified: | 6/22/15 |

SITE SKETCH
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 CORCORAN TRIANGLE
 3120 24TH AVENUE SOUTH
 MINNEAPOLIS, MINNESOTA

**BRAUN
 INTERTEC**

The Science You Build On.

11001 Hampshire Avenue S
 Minneapolis, MN 55438
 PH. (952) 995-2000
 FAX (952) 995-2020

Appendix C

Hennepin County Property Information



| | | | |
|---|--|--|---|
| Parcel ID: 01-028-24-21-0120 | A-T-B: Both | Map Scale: 1" ≈ 100 ft. |  |
| Owner Name: Corridor Plaza Llc | Market Total: \$604,300 | Print Date: 6/25/2015 | |
| Parcel Address: 3120 24Th Ave S Minneapolis, MN 55407 | Tax Total: \$12,261.78 (Payable: 2015) | <p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2015</p> <p> Think Green!</p> | |
| Property Type: Vacant Land-Apartment | Sale Price: | | |
| Home-stead: Non-Homestead | Sale Date: | | |
| Parcel Area: 1.77 acres 77,028 sq ft | Sale Code: | | |

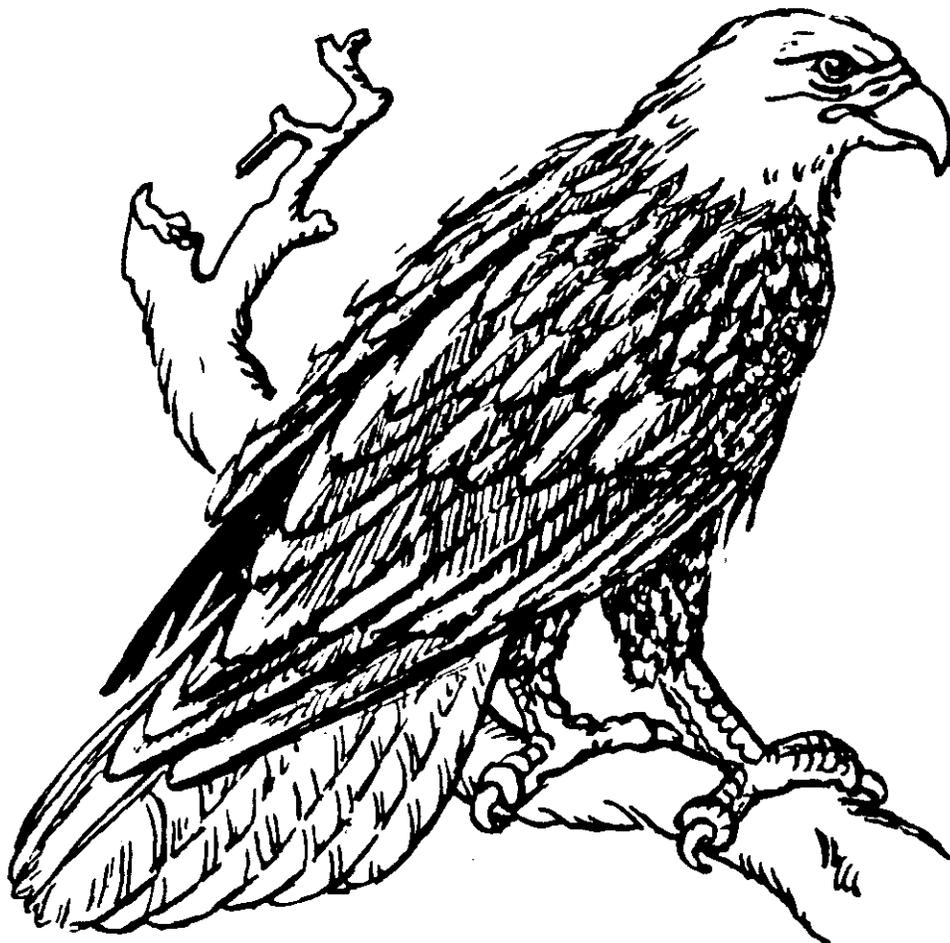


| | | | |
|---|---|--|---|
| Parcel ID: 01-028-24-12-0134 | A-T-B: Abstract | Map Scale: 1" ≈ 100 ft. |  |
| Owner Name: Corridor Plaza Llc | Market Total: \$74,800 | Print Date: 6/25/2015 | |
| Parcel Address: 3147 24Th Ave S Minneapolis, MN 55406 | Tax Total: \$1,517.70 (Payable: 2015) | <p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2015</p> <p> Think Green!</p> | |
| Property Type: Vacant Land-Apartment | Sale Price: | | |
| Home-stead: Non-Homestead | Sale Date: | | |
| Parcel Area: 0.28 acres 12,056 sq ft | Sale Code: | | |

My project

IPaC Trust Resource Report

Generated June 23, 2015 11:53 AM MDT



US Fish & Wildlife Service

IPaC Trust Resource Report



Project Description

NAME

My project

PROJECT CODE

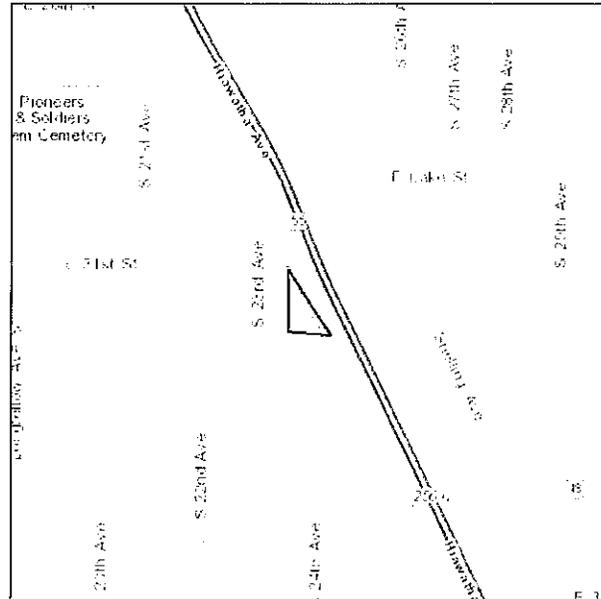
5SAPC-TFT4Z-HM5G7-KMZGK-B2XVUI

LOCATION

Hennepin County, Minnesota

DESCRIPTION

No description provided



U.S. Fish & Wildlife Contact Information

Species in this report are managed by:

Twin Cities Ecological Services Field Office

4101 American Blvd E
Bloomington, MN 55425-1665
(612) 725-3548

Endangered Species

Proposed, candidate, threatened, and endangered species that are managed by the Endangered Species Program and should be considered as part of an effect analysis for this project.

Clams

Higgins Eye (pearlymussel) *Lampsilis higginsii* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=F009>

Snuffbox Mussel *Epioblasma triquetra* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=F03J>

Mammals

Northern Long-eared Bat *Myotis septentrionalis* Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=A0JE>

Critical Habitats

Potential effects to critical habitat(s) within the project area must be analyzed along with the endangered species themselves.

There is no critical habitat within this project area

Migratory Birds

Birds are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act.

Any activity which results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service (1). There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

You are responsible for complying with the appropriate regulations for the protection of birds as part of this project. This involves analyzing potential impacts and implementing appropriate conservation measures for all project activities.

| | |
|---|------------------------------|
| American Bittern <i>Botaurus lentiginosus</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0F3 | |
| Bald Eagle <i>Haliaeetus leucocephalus</i> | Bird of conservation concern |
| Year-round https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B008 | |
| Black Tern <i>Chlidonias niger</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B09E | |
| Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0HI | |
| Blue-winged Warbler <i>Vermivora pinus</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0JY | |
| Bobolink <i>Dolichonyx oryzivorus</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0IY | |
| Brown Thrasher <i>Toxostoma rufum</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0IE | |
| Cerulean Warbler <i>Dendroica cerulea</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B09I | |
| Dickcissel <i>Spiza americana</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0IX | |
| Least Bittern <i>Ixobrychus exilis</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0JW | |

| | |
|--|-------------------------------------|
| Marsh Wren <i>Cistothorus palustris</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0KC | |
| Pied-billed Grebe <i>Podilymbus podiceps</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0JQ | |
| Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0HR | |
| Short-eared Owl <i>Asio flammeus</i> | Bird of conservation concern |
| Season: Wintering https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0HD | |
| Upland Sandpiper <i>Bartramia longicauda</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0HC | |
| Willow Flycatcher <i>Empidonax traillii</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0F6 | |
| Wood Thrush <i>Hylocichla mustelina</i> | Bird of conservation concern |
| Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?scode=B0IB | |

Refuges

Any activity proposed on National Wildlife Refuge lands must undergo a 'Compatibility Determination' conducted by the Refuge. If your project overlaps or otherwise impacts a Refuge, please contact that Refuge to discuss the authorization process.

There are no refuges within this project area

Wetlands

Impacts to NWI wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes.

Project proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate U.S. Army Corps of Engineers District.

DATA LIMITATIONS

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

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

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

DATA EXCLUSIONS

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

DATA PRECAUTIONS

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

There are no wetlands identified in this project area

Site ID
 Record Date
 User's Name

Road # 1 Name:

Road #1

| Vehicle Type | Cars <input checked="" type="checkbox"/> | Medium Trucks <input type="checkbox"/> | Heavy Trucks <input checked="" type="checkbox"/> |
|--|--|--|--|
| Effective Distance | <input type="text" value="204"/> | | <input type="text" value="204"/> |
| Distance to Stop Sign | <input type="text"/> | | <input type="text"/> |
| Average Speed | <input type="text" value="35"/> | | <input type="text" value="35"/> |
| Average Daily Trips (ADT) | <input type="text" value="31623"/> | | <input type="text" value="5148"/> |
| Night Fraction of ADT | <input type="text" value="13"/> | | <input type="text" value="4"/> |
| Road Gradient (%) | | | <input type="text" value="0"/> |
| Vehicle DNL | 59.8 | | 68.9 |
| <input type="text" value="Calculate Road #1 DNL"/> | <input type="text" value="69.4"/> | <input type="text" value="Reset"/> | |

Road # 2 Name:

Road #2

| Vehicle Type | Cars <input checked="" type="checkbox"/> | Medium Trucks <input type="checkbox"/> | Heavy Trucks <input checked="" type="checkbox"/> |
|--|--|--|--|
| Effective Distance | <input type="text" value="812"/> | | <input type="text" value="812"/> |
| Distance to Stop Sign | <input type="text"/> | | <input type="text"/> |
| Average Speed | <input type="text" value="30"/> | | <input type="text" value="30"/> |
| Average Daily Trips (ADT) | <input type="text" value="20153"/> | | <input type="text" value="2905"/> |
| Night Fraction of ADT | <input type="text" value="11"/> | | <input type="text" value="4"/> |
| Road Gradient (%) | | | <input type="text" value="0"/> |
| Vehicle DNL | 47.1 | | 57.4 |
| <input type="text" value="Calculate Road #2 DNL"/> | <input type="text" value="57.8"/> | <input type="text" value="Reset"/> | |

Railroad #1 Track Identifier:

Rail # 1

| Train Type | Electric <input checked="" type="checkbox"/> | Diesel <input type="checkbox"/> |
|--|---|--|
| Effective Distance | <input type="text" value="65"/> | |
| Average Train Speed | <input type="text" value="35"/> | |
| Engines per Train | <input type="text" value="0"/> | |
| Railway cars per Train | <input type="text" value="3"/> | |
| Average Train Operations (ATO) | <input type="text" value="292"/> | |
| Night Fraction of ATO | <input type="text" value="26"/> | |
| Railway whistles or horns? | Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | Yes: <input type="checkbox"/> No: <input type="checkbox"/> |
| Bolted Tracks? | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | Yes: <input type="checkbox"/> No: <input type="checkbox"/> |
| Train DNL | 64.6 | |
| <input type="text" value="Calculate Rail #1 DNL"/> | <input type="text" value="64.6"/> | <input type="text" value="Reset"/> |

Airport Noise Level

Loud Impulse Sounds?

 Yes NoCombined DNL for all
Road and Rail sources

70.9

Combined DNL including Airport

N/A

Site DNL with Loud Impulse Sound

Mitigation Options

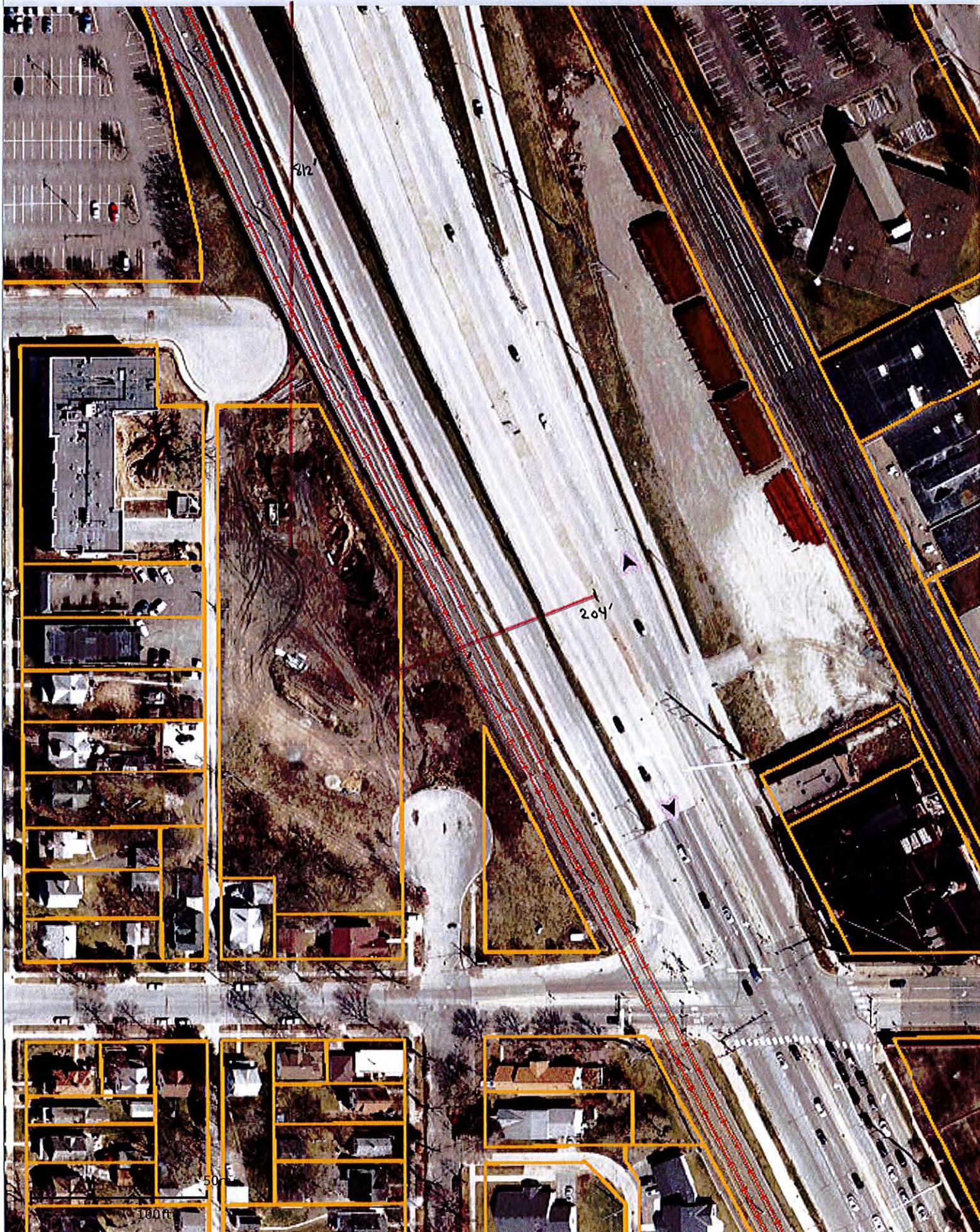
If your site DNL is in Excess of 65 decibels, your options are:

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

Tools and Guidance

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

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



Bower, Matthew A.

From: Joshua Donato <jdonato@collagearch.com>
Sent: Wednesday, May 27, 2015 11:04 AM
To: Bower, Matthew A.
Cc: 'Steve Burch'; dwellington@wellingtonmgt.com; dbergstrom@wellingtonmgt.com
Subject: Corcoran Triangle sound attenuation
Attachments: A SOUTH First Floor STraCAT - Environment - CPD - HUD.pdf; A1 First, Second, Third, and Fourth Floor STraCAT - Environment - CPD - HUD.pdf; A2 First Floor STraCAT - Environment - CPD - HUD.pdf; B First Floor STraCAT - Environment - CPD - HUD.pdf; C Fourth Floor STraCAT - Environment - CPD - HUD - Copy.pdf; C2 First, Second and Third Floor STraCAT - Environment - CPD - HUD.pdf; C4 First, Second and Third Floor STraCAT - Environment - CPD - HUD.pdf; C4 Fourth Floor STraCAT - Environment - CPD - HUD.pdf; E First Floor STraCAT - Environment - CPD - HUD.pdf; E Second, Third, and fourth Floors STraCAT - Environment - CPD - HUD.pdf; G second, third, and fourth floors STraCAT - Environment - CPD - HUD.pdf; H First, Second and Third Floor STraCAT - Environment - CPD - HUD.pdf; L Second, Third, and fourth Floor STraCAT - Environment - CPD - HUD.pdf; M Second, Third, and fourth Floor STraCAT - Environment - CPD - HUD.pdf

Good morning Mr. Bower,

Thank you for your help figuring out the sound attenuation software for HUD. I am attaching the files for all units facing the train area. I have used a wall system that most closely represents our wall according to the Catalog of STC and IIC Ratings for wall and Floor/Ceiling Assemblies published by the California Department of Health Services. The STC for the wall type that most closely represents our wall is 45. The wall I used for the HUD software has a STC of 44. The brick and mortar walls were straightforward as HUD has wall types for Brick and Mortar.

All walls passed the sound attenuation requirements. Our walls are going to be better than the walls we used for testing so residence will have even better sound attenuation with the designed walls.

Thank you again,

If you need anything else for the sound attenuation requirements please let me know.

Regards,



Joshua Donato
705 RAYMOND AVENUE #200
St. Paul, MN 55114
651.472.0055

 [Print this summary.](#)

Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**

Location: **2300 24th Avenue, Minneapolis, MN**

Noise Level (From NAG): **70.9** Attenuation Required: **28.9**

Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | |
|--|----------------------|-----------------------|
| Wall Material 1: Brick and Mortar | Area: 209.25 | STC: 53.0 |
| Wall Material 2: None selected | Area: 0.0 | STC: 0.0 |
| Wall Material 3: None selected | Area: 0.0 | STC: 0.0 |
| | Total: 209.25 | Avg. STC: 53.0 |

Window Construction Detail

| | | | |
|---|--------------------|-------------------|----------------|
| Window Material 1: 3x5ft double hung | Quantity: 5 | Area: 75.0 | STC: 26 |
| Window Material 2: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Window Material 3: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |

Door Construction Detail

| | | | |
|---------------------------------------|--------------------|------------------|---------------|
| Door Material 1: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Door Material 2: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Door Material 3: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |

Percentage of wall composed of windows: **35.84 %**

Percentage of wall composed of **0.0 %**

doors:

Combined attenuation for wall component: **30.44 dB**

Prepared By: **Collage Architects**

Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**

Location: **2300 24th Avenue, Minneapolis, MN**

Noise Level (From NAG): **70.9** Attenuation Required: **28.9**

Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | | | | |
|------------------|---|--------|---------------|-----------|-------------|
| Wall Material 1: | "2 1/2"" metal studs and 1/2"" gypsum board" | Area: | 303.75 | STC: | 44.0 |
| Wall Material 2: | None selected | Area: | 0.0 | STC: | 0.0 |
| Wall Material 3: | None selected | Area: | 0.0 | STC: | 0.0 |
| | | Total: | 303.75 | Avg. STC: | 44.0 |

Window Construction Detail

| | | | | | | | |
|--------------------|--------------------------|-----------|----------|-------|-------------|------|-----------|
| Window Material 1: | 3x5ft double hung | Quantity: | 4 | Area: | 60.0 | STC: | 26 |
| Window Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Window Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Door Construction Detail

| | | | | | | | |
|------------------|----------------------|-----------|----------|-------|------------|------|----------|
| Door Material 1: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Percentage of wall composed of windows: **19.75 %**

Percentage of wall composed of doors: **0.0 %**

Combined attenuation for wall component: **32.77 dB**

Prepared By: **Collage Architects**
Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**

Location: **2300 24th Avenue, Minneapolis, MN**

Noise Level (From NAG): **70.9** Attenuation Required: **28.9**

Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | | | | |
|------------------|---|--------|--------------|-----------|-------------|
| Wall Material 1: | "2 1/2"" metal studs and 1/2"" gypsum board" | Area: | 207.0 | STC: | 44.0 |
| Wall Material 2: | None selected | Area: | 0.0 | STC: | 0.0 |
| Wall Material 3: | None selected | Area: | 0.0 | STC: | 0.0 |
| | | Total: | 207.0 | Avg. STC: | 44.0 |

Window Construction Detail

| | | | | | | | |
|--------------------|--------------------------|-----------|----------|-------|-------------|------|-----------|
| Window Material 1: | 3x5ft double hung | Quantity: | 5 | Area: | 75.0 | STC: | 26 |
| Window Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Window Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Door Construction Detail

| | | | | | | | |
|------------------|----------------------|-----------|----------|-------|------------|------|----------|
| Door Material 1: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Percentage of wall composed of windows: **36.23 %**

Percentage of wall composed of doors: **0.0 %**

Combined attenuation for wall component: **30.29 dB**

Prepared By: **Collage Architects**

Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**

Location: **2300 24th Avenue, Minneapolis, MN**

Noise Level (From NAG): **70.9** Attenuation Required: **28.9**

Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | | | | |
|------------------|---|--------|--------------|-----------|-------------|
| Wall Material 1: | "2 1/2"" metal studs and 1/2"" gypsum board" | Area: | 373.5 | STC: | 44.0 |
| Wall Material 2: | None selected | Area: | 0.0 | STC: | 0.0 |
| Wall Material 3: | None selected | Area: | 0.0 | STC: | 0.0 |
| | | Total: | 373.5 | Avg. STC: | 44.0 |

Window Construction Detail

| | | | | | | | |
|--------------------|--------------------------|-----------|----------|-------|-------------|------|-----------|
| Window Material 1: | 3x5ft double hung | Quantity: | 6 | Area: | 90.0 | STC: | 26 |
| Window Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Window Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Door Construction Detail

| | | | | | | | |
|------------------|----------------------|-----------|----------|-------|------------|------|----------|
| Door Material 1: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Percentage of wall composed of windows: **24.1 %**

Percentage of wall composed of doors: **0.0 %**

Combined attenuation for wall component: **31.97 dB**

Prepared By: **Collage Architects**

Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**
 Location: **2300 24th Avenue, Minneapolis, MN**
 Noise Level (From NAG): **70.9** Attenuation Required: **28.9**
 Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | |
|--|----------------------|-----------------------|
| Wall Material 1: Brick and Mortar | Area: 338.25 | STC: 59.0 |
| Wall Material 2: None selected | Area: 0.0 | STC: 0.0 |
| Wall Material 3: None selected | Area: 0.0 | STC: 0.0 |
| | Total: 338.25 | Avg. STC: 59.0 |

Window Construction Detail

| | | | |
|---|--------------------|-------------------|----------------|
| Window Material 1: 3x5ft double hung | Quantity: 2 | Area: 30.0 | STC: 26 |
| Window Material 2: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Window Material 3: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |

Door Construction Detail

| | | | |
|---------------------------------------|--------------------|-------------------|----------------|
| Door Material 1: sliding glass | Quantity: 1 | Area: 36.0 | STC: 28 |
| Door Material 2: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Door Material 3: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |

Percentage of wall composed of windows: **8.87 %**

Percentage of wall composed of **10.64 %**

doors:

Combined attenuation for wall component: **34.06 dB**

Prepared By: **Collage Architects**

Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**
 Location: **2300 24th Avenue, Minneapolis, MN**
 Noise Level (From NAG): **70.9** Attenuation Required: **28.9**
 Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | | | | |
|------------------|---|--------|--------------|-----------|-------------|
| Wall Material 1: | "2 1/2"" metal studs and 1/2"" gypsum board" | Area: | 409.5 | STC: | 44.0 |
| Wall Material 2: | None selected | Area: | 0.0 | STC: | 0.0 |
| Wall Material 3: | None selected | Area: | 0.0 | STC: | 0.0 |
| | | Total: | 409.5 | Avg. STC: | 44.0 |

Window Construction Detail

| | | | | | | | |
|--------------------|--------------------------|-----------|----------|-------|-------------|------|-----------|
| Window Material 1: | 3x5ft double hung | Quantity: | 4 | Area: | 60.0 | STC: | 26 |
| Window Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Window Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Door Construction Detail

| | | | | | | | |
|------------------|----------------------|-----------|----------|-------|------------|------|----------|
| Door Material 1: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Percentage of wall composed of windows: **14.65 %**

Percentage of wall composed of doors: **0.0 %**

Combined attenuation for wall component: **33.96 dB**

Prepared By: **Collage Architects**

Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**

Location: **2300 24th Avenue, Minneapolis, MN**

Noise Level (From NAG): **70.9** Attenuation Required: **28.9**

Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | | | | |
|------------------|---|--------|--------------|-----------|-------------|
| Wall Material 1: | "2 1/2"" metal studs and 1/2"" gypsum board" | Area: | 441.0 | STC: | 44.0 |
| Wall Material 2: | None selected | Area: | 0.0 | STC: | 0.0 |
| Wall Material 3: | None selected | Area: | 0.0 | STC: | 0.0 |
| | | Total: | 441.0 | Avg. STC: | 44.0 |

Window Construction Detail

| | | | | | | | |
|--------------------|--------------------------|-----------|----------|-------|--------------|------|-----------|
| Window Material 1: | 3x5ft double hung | Quantity: | 7 | Area: | 105.0 | STC: | 26 |
| Window Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Window Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Door Construction Detail

| | | | | | | | |
|------------------|----------------------|-----------|----------|-------|------------|------|----------|
| Door Material 1: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Percentage of wall composed of windows: **23.81 %**

Percentage of wall composed of doors: **0.0 %**

Combined attenuation for wall component: **32.02 dB**

Prepared By: **Collage Architects**

Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**

Location: **2300 24th Avenue, Minneapolis, MN**

Noise Level (From NAG): **70.9** Attenuation Required: **28.9**

Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | | | | |
|------------------|---|--------|---------------|-----------|--------------|
| Wall Material 1: | "2 1/2"" metal studs and 1/2"" gypsum board" | Area: | 180.0 | STC: | 44.0 |
| Wall Material 2: | Brick and Mortar | Area: | 213.75 | STC: | 53.0 |
| Wall Material 3: | None selected | Area: | 0.0 | STC: | 0.0 |
| | | Total: | 393.75 | Avg. STC: | 46.79 |

Window Construction Detail

| | | | | | | | |
|--------------------|--------------------------|-----------|----------|-------|-------------|------|-----------|
| Window Material 1: | 3x5ft double hung | Quantity: | 5 | Area: | 75.0 | STC: | 26 |
| Window Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Window Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Door Construction Detail

| | | | | | | | |
|------------------|----------------------|-----------|----------|-------|------------|------|----------|
| Door Material 1: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Percentage of wall composed of windows: **19.05 %**

Percentage of wall composed of doors: **0.0 %**

Combined attenuation for wall component: **33.05 dB**

Prepared By: **Collage Architects**

Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**

Location: **2300 24th Avenue, Minneapolis, MN**

Noise Level (From NAG): **70.9** Attenuation Required: **28.9**

Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | |
|--|---------------------|-----------------------|
| Wall Material 1: Brick and Mortar | Area: 297.0 | STC: 53.0 |
| Wall Material 2: None selected | Area: 0.0 | STC: 0.0 |
| Wall Material 3: None selected | Area: 0.0 | STC: 0.0 |
| | Total: 297.0 | Avg. STC: 53.0 |

Window Construction Detail

| | | | |
|---|--------------------|-------------------|----------------|
| Window Material 1: 3x5ft double hung | Quantity: 5 | Area: 75.0 | STC: 26 |
| Window Material 2: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Window Material 3: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |

Door Construction Detail

| | | | |
|---------------------------------------|--------------------|------------------|---------------|
| Door Material 1: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Door Material 2: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Door Material 3: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |

Percentage of wall composed of windows: **25.25 %**

Percentage of wall composed of doors: **0.0 %**

doors:

Combined attenuation for wall component: **31.95 dB**

Prepared By: **Collage Architects**

Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**

Location: **2300 24th Avenue, Minneapolis, MN**

Noise Level (From NAG): **70.9** Attenuation Required: **28.9**

Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | | | | |
|------------------|---|--------|--------------|-----------|-------------|
| Wall Material 1: | "2 1/2"" metal studs and 1/2"" gypsum board" | Area: | 297.0 | STC: | 44.0 |
| Wall Material 2: | None selected | Area: | 0.0 | STC: | 0.0 |
| Wall Material 3: | None selected | Area: | 0.0 | STC: | 0.0 |
| | | Total: | 297.0 | Avg. STC: | 44.0 |

Window Construction Detail

| | | | | | | | |
|--------------------|--------------------------|-----------|----------|-------|-------------|------|-----------|
| Window Material 1: | 3x5ft double hung | Quantity: | 5 | Area: | 75.0 | STC: | 26 |
| Window Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Window Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Door Construction Detail

| | | | | | | | |
|------------------|----------------------|-----------|----------|-------|------------|------|----------|
| Door Material 1: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Percentage of wall composed of windows: **25.25 %**

Percentage of wall composed of doors: **0.0 %**

Combined attenuation for wall component: **31.78 dB**

Prepared By: **Collage Architects**

Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**

Location: **2300 24th Avenue, Minneapolis, MN**

Noise Level (From NAG): **70.9** Attenuation Required: **28.9**

Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | | | | |
|------------------|---|--------|---------------|-----------|--------------|
| Wall Material 1: | Brick and Mortar | Area: | 207.0 | STC: | 59.0 |
| Wall Material 2: | "2 1/2"" metal studs and 1/2"" gypsum board" | Area: | 87.75 | STC: | 44.0 |
| Wall Material 3: | None selected | Area: | 0.0 | STC: | 0.0 |
| | | Total: | 294.75 | Avg. STC: | 48.95 |

Window Construction Detail

| | | | | | | | |
|--------------------|--------------------------|-----------|----------|-------|-------------|------|-----------|
| Window Material 1: | 3x5ft double hung | Quantity: | 5 | Area: | 75.0 | STC: | 26 |
| Window Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Window Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Door Construction Detail

| | | | | | | | |
|------------------|----------------------|-----------|----------|-------|------------|------|----------|
| Door Material 1: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Percentage of wall composed of windows: **25.45 %**

Percentage of wall composed of doors: **0.0 %**

Combined attenuation for wall component: **31.88 dB**

Prepared By: **Collage Architects**
Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**

Location: **2300 24th Avenue, Minneapolis, MN**

Noise Level (From NAG): **70.9** Attenuation Required: **28.9**

Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | | | | |
|------------------|---|--------|--------------|-----------|-------------|
| Wall Material 1: | "2 1/2"" metal studs and 1/2"" gypsum board" | Area: | 297.0 | STC: | 44.0 |
| Wall Material 2: | None selected | Area: | 0.0 | STC: | 0.0 |
| Wall Material 3: | None selected | Area: | 0.0 | STC: | 0.0 |
| | | Total: | 297.0 | Avg. STC: | 44.0 |

Window Construction Detail

| | | | | | | | |
|--------------------|--------------------------|-----------|----------|-------|-------------|------|-----------|
| Window Material 1: | 3x5ft double hung | Quantity: | 5 | Area: | 75.0 | STC: | 26 |
| Window Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Window Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Door Construction Detail

| | | | | | | | |
|------------------|----------------------|-----------|----------|-------|------------|------|----------|
| Door Material 1: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 2: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |
| Door Material 3: | None selected | Quantity: | 0 | Area: | 0.0 | STC: | 0 |

Percentage of wall composed of windows: **25.25 %**

Percentage of wall composed of doors: **0.0 %**

Combined attenuation for wall component: **31.78 dB**

Prepared By: **Collage Architects**

Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**

Location: **2300 24th Avenue, Minneapolis, MN**

Noise Level (From NAG): **70.9** Attenuation Required: **28.9**

Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | |
|--|----------------------|-----------------------|
| Wall Material 1: Brick and Mortar | Area: 339.75 | STC: 53.0 |
| Wall Material 2: None selected | Area: 0.0 | STC: 0.0 |
| Wall Material 3: None selected | Area: 0.0 | STC: 0.0 |
| | Total: 339.75 | Avg. STC: 53.0 |

Window Construction Detail

| | | | |
|---|--------------------|-------------------|----------------|
| Window Material 1: 3x5ft double hung | Quantity: 4 | Area: 60.0 | STC: 26 |
| Window Material 2: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Window Material 3: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |

Door Construction Detail

| | | | |
|---------------------------------------|--------------------|------------------|---------------|
| Door Material 1: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Door Material 2: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Door Material 3: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |

Percentage of wall composed of windows: **17.66 %**

Percentage of wall composed of doors: **0.0 %**

doors:

Combined attenuation for wall component: **33.49 dB**

Prepared By: **Collage Architects**

Date: **5/26/2015**

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Environmental Noise Calculation v1.0

Part I - Description

Project: **Corcoran Triangle** Sponsor/Developer: **Wellington Management**

Location: **2300 24th Avenue, Minneapolis, MN**

Noise Level (From NAG): **70.9** Attenuation Required: **28.9**

Primary Noise Source(s): **Train**

Part II - Wall Components

Wall Construction Detail

| | | |
|--|---------------------|-----------------------|
| Wall Material 1: Brick and Mortar | Area: 207.0 | STC: 53.0 |
| Wall Material 2: None selected | Area: 0.0 | STC: 0.0 |
| Wall Material 3: None selected | Area: 0.0 | STC: 0.0 |
| | Total: 207.0 | Avg. STC: 53.0 |

Window Construction Detail

| | | | |
|---|--------------------|-------------------|----------------|
| Window Material 1: 3x5ft double hung | Quantity: 3 | Area: 45.0 | STC: 26 |
| Window Material 2: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Window Material 3: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |

Door Construction Detail

| | | | |
|---------------------------------------|--------------------|------------------|---------------|
| Door Material 1: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Door Material 2: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |
| Door Material 3: None selected | Quantity: 0 | Area: 0.0 | STC: 0 |

Percentage of wall composed of windows: **21.74 %**

Percentage of wall composed of doors: **0.0 %**

doors:

Combined attenuation for wall component: **32.6 dB**

Prepared By: **Collage Architects**

Date: **5/26/2015**

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U.S. Fish and Wildlife Service

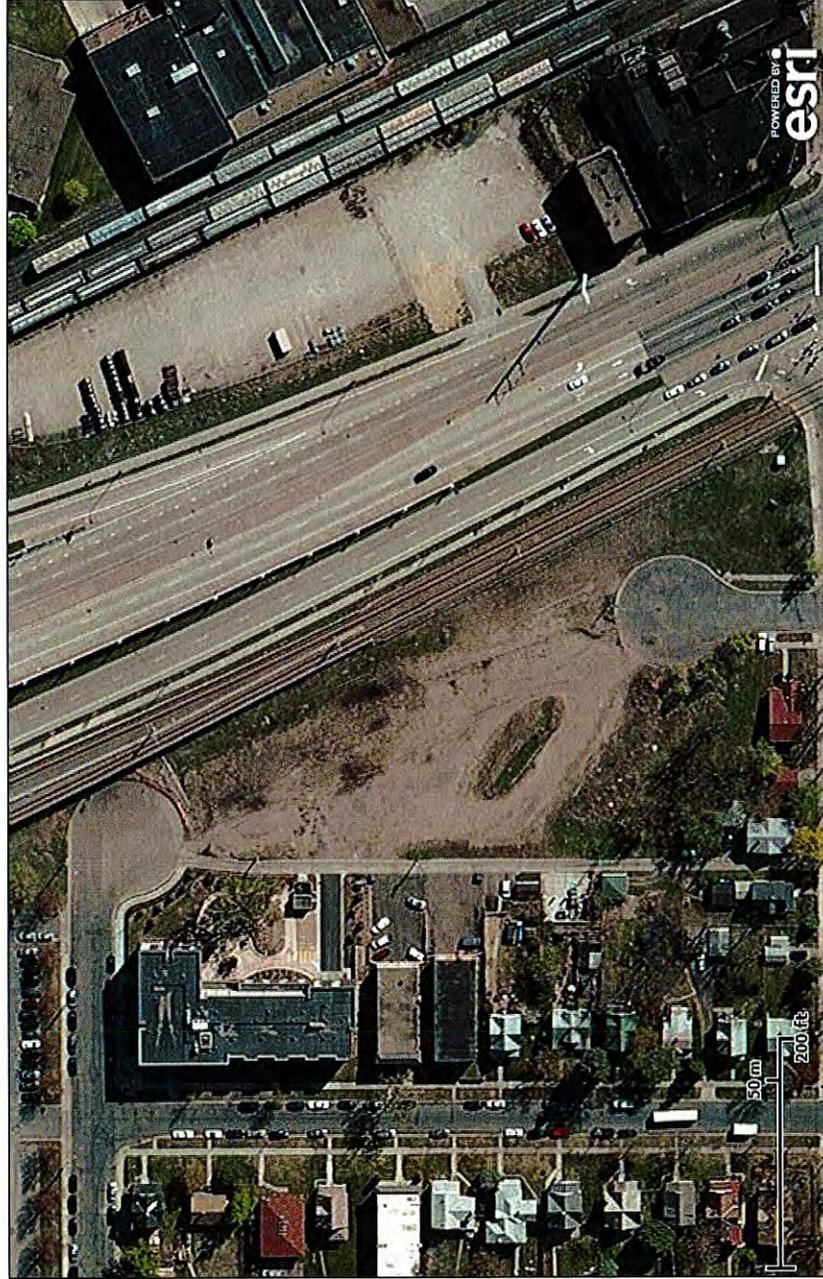
National Wetlands Inventory

Corcoran Triangle
site

Jun 23, 2015

Wetlands

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



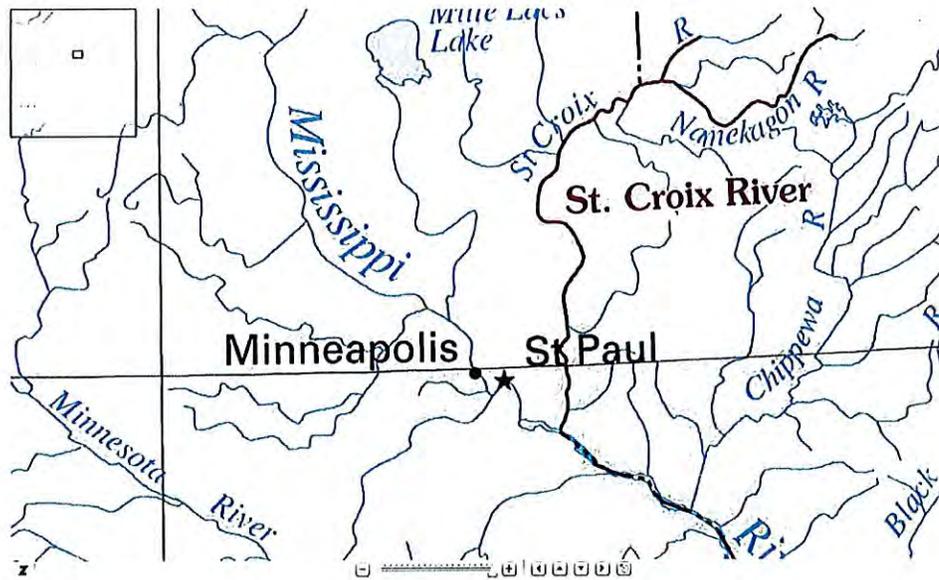
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