March 6, 2009

Mr. Kevin Walsh, City Administrator
City of St. Paul Park
600 Portland Avenue
St. Paul Park, MN 55071

RE: Rivers Edge Updated AUAR and Mitigation Plan

Dear Mr. Walsh:

Thank you for the opportunity to comment on the *Rivers Edge Updated AUAR and Mitigation Plan*. We understand that the original AUAR has not been amended and the development scenarios described in that AUAR have not been modified.

I will not restate the comments included in Cottage Grove’s July 9, 2003 letter regarding the original AUAR, but will report that Washington County has recently completed a study of a future east-west county road alignment through the southern area of Cottage Grove. The study area includes portions of Cottage Grove, Saint Paul Park, and Grey Cloud Island Township. The purpose of the study was to plan for transportation improvements associated with potential land use changes and to proactively plan for a new east-west arterial roadway alignment that will accommodate the 2030 traffic forecast volumes and enhance traffic operations within the study area. The Southwest Study may preclude the need for extending 95th Street to Grey Cloud Trail based on the preliminary discussions that the connection to Grey Cloud Trail would remain only at 103rd Street. If 95th Street is built, the cost of crossing the railroad tracks and connecting to River Edge will be the developer’s or St. Paul Park’s responsibility.

Thank you for the opportunity to review and comment on the *Rivers Edge Updated AUAR and Mitigation Plan*. If you have questions or need additional information, please contact me at 651-458-2874.

Sincerely,

John McCool, AICP
Senior Planner
----- Original Message -----  
From: "Molly Shodeen" <Molly.Shodeen@dnr.state.mn.us>
To: <ksmitten@comcast.net>
Cc: "Dale Homuth" <Dale.Homuth@dnr.state.mn.us>; "Rebecca Wooden" 
    <Rebecca.Wooden@dnr.state.mn.us>; "Wayne Barstad" 
    <Wayne.Barstad@dnr.state.mn.us>
Sent: Monday, April 13, 2009 1:10 PM
Subject: River's Edge AUAR Update

Please consider that the DNR comment letters from 2003 contain our comments 
and concerns, even if the developer changes in the future. We continue to 
have significant issues with the development scenario proposed by Horton and 
hope that we can renew our discussions if this proposal or another goes 
forward. Of particular concern was the premise that the ordinances can just 
be amended, and the river classification can just be amended to suit the 
development. The DNR never agreed to this premise, and will continue to 
oppose proposed zoning changes within key ordinances and programs that would 
favor the current development scenario.

Thank you for your consideration and we look forward to working with the 
city should this project be renewed.
March 16, 2009

Kevin Walsh, City Administrator
City of Saint Paul Park
600 Portland Avenue
Saint Paul Park, MN 55071

RE: Updated Final AUAR--Rivers Edge
    Metropolitan Council Review File Number 18959-3
    Metropolitan Council District 12

Dear Mr. Walsh:

Council staff has conducted a review of this Updated Final Alternative Urban AreaWide Review (FAUAR) to determine its accuracy and completeness in addressing regional concerns. The staff review has concluded that the FAUAR is unchanged from the version acted on by the Council in 2004. This five year update is complete and accurate with respect to regional concerns and raises no major issues of consistency with Council policies. The Council does not object to the Updated FAUAR.

This will conclude the Council’s review of the Updated FAUAR. The Council will take no formal action on the FAUAR. If you have any questions or need further information, please contact Tom Caswell, Principal Reviewer, at 651-602-1319.

Sincerely,

Phyllis Hanson, Manager
Local Planning Assistance

cc: Crystal Carlson, MHFA
    Tod Sherman, Development Reviews Coordinator, MnDOT Metro Division
    Sherry Broecker, Metropolitan Council District 12
    Keith Butterman, Environmental Services
    Lisa Barajas, Sector Representative
    Tom Caswell, Principal Reviewer
    Cheryl Olsen, Reviews Coordinator
March 17, 2009

Kevin Walsh
City of St. Paul Park
600 Portland Avenue
St. Paul Park, MN 55071

Subject: Rivers Edge AUAR
Mn/DOT Review #AUAR09-001
West of TH 61, Adjacent to Grey Cloud Island Drive
St. Paul Park / Washington County
Control Section 8205

Dear Mr. Walsh:

The Minnesota Department of Transportation (Mn/DOT) has reviewed the above referenced Alternative Urban Areawide Review (AUAR) update. Mn/DOT has the following comment.

The intersection of Summit Ave and St Paul Park Road currently experiences some congestion due to the high number of trucks entering from St Paul Park Road from the refinery, the proposed development and additional traffic may accelerate the need to modify the control (all way stop or signal) of this intersection.

If you have any questions concerning this review, please feel free to contact me at (651) 234-7797.

Sincerely,

Jon P. Solberg
Senior Planner

Electronic Copy Via Groupwise:
Tod Sherman
Wayne Lemaniak
Adam Josephson
Ann Braden / Metropolitan Council

Copy to Mn/DOT files:
Mn/DOT Division File CS 8205
Mn/DOT LGL File – St. Paul Park

An equal opportunity employer
From: Ann Pung-Terwedo [mailto:Ann.Pung-Terwedo@co.washington.mn.us]
Sent: Monday, March 16, 2009 2:54 PM
To: 'kwalsh@stpaulpark.org'
Cc: Ted Schoenecker; Carol Hanson
Subject: Rivers Edge Final AUAR and Mitigation Plan

Dear Kevin,

The attached letter dated March 31, 2004, is the final letter from Washington County on the Rivers Edge Final AUAR and Mitigation Plan. We understand that site conditions have not changed and development has not occurred. If the AUAR document itself has not been amended in any manner as stated in your cover memo, this letter addresses comments and concerns of Washington County.

There should be a signed copy of this letter in your RGU file from 2004. If not, and you would like a copy, please contact me.

Sincerely,

Ann

Ann Pung-Terwedo
Senior Planner
Washington County Public Works
11660 Myron Road North
Stillwater, MN 55082
Phone: 651-430-4362
FAX: 651-430-4350
E-Mail: Ann. Pung-terwedo@co.washington.mn.us
March 31, 2004

Barry Sittlow
City Administrator
City of St. Paul Park
600 Portland Ave.
St. Paul Park, MN 55071

RIVERS EDGE FINAL AUAR AND MITIGATION PLAN

Dear Mr. Sittlow:

We have reviewed the Final AUAR and Mitigation Plan for the Rivers Edge development. In Item C, "Response to Comments", we felt the need to respond to some of the responses to our comments. Our responses are listed below, grouped by Item and comment number:

- **Item 6. Project Description, Comment 4.** The response correctly states that our access spacing standards for County Road 75 allow access at 1/8-mile intervals. However, the traffic generated by this development would necessitate intersection improvements that would require greater than 1/8-mile spacing, so access at this spacing could not be accommodated.

- **Item 8. Permits and Approvals Required, Comment 1.** In addition to access permits that may be required, right of way permits would be required if any excavation, utility, or other work is done in County right of way.

- **Item 14. Water-related Land Use Management Districts, Comment 1.** The response states that amendments to Washington County's Shoreland Management Ordinance will be prepared in accordance with the state shoreland management regulations for Urban Rivers. These amendments must be acceptable to the Washington County Board of Commissioners. Washington County's normal procedure for Comprehensive Plan and ordinance amendments will be followed.

- **Item 21. Traffic, Comment 3.** We find the response to concerns about the feasibility of an eastern connection to 95th Street South unacceptably vague. This connection is critical to mitigating the impact of Rivers Edge-generated traffic impacts on other routes, such as Pullman Avenue. Whether this connection is acceptable to the City of Cottage Grove should be determined before the final AUAR is accepted. If the connection is not acceptable, the AUAR should be modified to reflect that.

- **Item 21. Traffic, Comment 4.** The lane configuration for Broadway Avenue (CSAH 22) that is recommended by the AUAR will result in significant loss of parking in the commercial area of Broadway Avenue. A recommendation for mitigating the parking loss should be addressed in the AUAR, prior to the detail design phase.

- **Item 21. Traffic, Comment 10.** We would like to reiterate that the traffic generated by this development would require intersection designs that would necessitate intersection spacing greater than our access spacing standards for a collector road. The response states that design parameters will be addressed in the final detail design and that the
illustrations in the AUAR do not reflect that level of design. Nevertheless, the illustrations in the AUAR indicate roadway connections that are not likely to be feasible under County and MN/DOT design standards.

➢ **Item 21. Traffic, Comment 11.** We feel that the phasing of roadway improvements recommended by the AUAR lags behind the need for them. If roadway capacity is not provided prior to the need for it, unwanted travel patterns may develop that would be difficult to change.

Please call me at 651-430-4300, if you have questions or comments

Sincerely,

Donald C. Wisniewski, P. E.
Director of Transportation and Physical Development

c: Richard Adams, Grey Cloud Island Town Board Chairman
   Myra Peterson, Washington county Commissioner, District 4
   Jim Schug, Washington County Administrator