

March 26, 2024

PL202400026

PL2024-26

Liz O'Day
City Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

SUBJECT: MnDOT Review # **P24-016**
6701 West 78th Street
NW Quad I-494 & Bush Lake Road
Bloomington, Hennepin County

Dear Ms. O'Day:

Thank you for the opportunity to review the plans for the **6701 West 78th Street**. MnDOT has reviewed the documents and has the following comments:

Noise:

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise.

If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at Natalie.Ries@state.mn.us or 651-234-7681.

Surveys:

MnDOT has platted I-494 Right-of-Way on Plat 27-133 and that should be noted and referenced on the plat.

An equal opportunity employer

Questions concerning this comment should be directed to Jordan Olson, MnDOT Surveys, 612-297-1168 or jordan.olson@state.mn.us.

Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.
2. PDF file(s) uploaded to MnDOT's external shared internet workspace site at: <https://mft.dot.state.mn.us/metrodevreviews.dot@state.mn.us>. Contact MnDOT Planning development review staff at for uploading instructions, and send an email listing the file name(s) after the document(s) has/have been uploaded.

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

Sincerely,



Cameron Muhic
Senior Planner

Copy sent via E-Mail:

Buck Craig, Permits
Jason Swenson, Water Resources
Ryan Wilson, Area Manager
Jordan Olson, Surveys
Michael Kowski, Maintenance
Sara Dunlap, Multimodal

Lance Schowalter, Design
Eric Lauer-Hunt, Traffic
Doug Nelson, Right-of-Way
Natalie Ries, Noise
Amrish Patel, Transit
Joe Widing, Metropolitan Council