

Public Works Committee

5. 3.

Meeting Date: 10/19/2021

By: Bruce Westby, Engineering/Public Works

Title:

Receive Sound Wall Request Letter from Residents East of State Highway 47, North of Xkimo Street

Purpose/Background:

Attached is a copy of an email recently received by the City Engineer/Interim Community Development Director from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, after meeting with the residents on site. The email respectfully requests the following items be pursued by the City of Ramsey:

- *Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's*
- *If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along ct 47*
- *If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along ct 47*
- *Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection*
- *Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior*
- *Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey*
- *Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.*

Staff has not yet begun to work on a response letter, and is awaiting Committee direction.

If the Committee would like an estimate of the costs to construct sound walls as requested, Staff can prepare an estimate and present it at the next regular Public Works Committee meeting.

Attached is an email from MnDOT with responses to Staff's questions regarding external funding sources. At this time it does not appear that external funds are available to extend the sound wall. However, Staff will continue to explore external funding sources for such sound wall improvements.

It is too late in the year to begin construction of a sound wall in 2021, so at best this work could be completed in 2022. This would require the collection of topo survey this fall or next spring to determine where a sound wall could effectively be constructed along this corridor. In order for a sound wall to be effective it should be constructed at a height extending at least 6-feet above the pavement of northbound Highway 47.

Attached is a figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north.

Timeframe:

Staff estimates 25 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff informed the residents that submitted the email that this case would be presented at this evening's Public Works Committee meeting so Staff anticipates there will be several residents in attendance.

Alternatives:

Alternative #1 – Motion directing Staff to prepare a response letter addressing the requested actions per the email received from the residents of Xkimo Court NW, and to present a draft response letter for action at the next regular Public Works Committee meeting.

Alternative #2 – Motion of other.

Funding Source:

To be determined based on the Committee's direction to Staff.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

Motion directing Staff to prepare a response letter addressing the requested actions per the email received from the residents of Xkimo Court NW, and to present a draft response letter for action at the next regular Public Works Committee meeting.

Attachments

[Xkimo Court Residents email](#)

[MnDOT Sound Wall email](#)

[Staff email to Xkimo Court residents](#)

[Sound Wall Gap Figure](#)

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	10/14/2021 04:08 PM
Kurt Ulrich	Kurt Ulrich	10/14/2021 04:13 PM
Form Started By: Bruce Westby		Started On: 10/14/2021 02:51 PM
Final Approval Date: 10/14/2021		

From: [Richardx.Bailey](#)
To: [Bruce Westby](#)
Cc: [Ted Blakley](#); [Megan Blakley](#); [angeli.hughes129@gmail.com](#); [Bertin Chabene](#); [Richardx.Bailey](#)
Subject: Xkimo Ct Nw Noise Wall Follow up and letter
Date: Friday, October 8, 2021 4:41:41 PM
Attachments: [RE: EXTERNAL: RE: Project 20-117.msg](#)
[Noise Wall 4.jpg](#)
[Noise Wall 1.jpg](#)
[Noise Wall 2.jpg](#)
[Noise Wall 3.jpg](#)

Hi Bruce,

Thanks again for stopping out last week to discuss the ongoing noise issues we've been experiencing and for offering to take forward a letter highlighting our concerns, to help move towards resolution. Please find this letter below. Attached you'll find the email we referred to during our discussion regarding the originally communicated noise wall length as well as photos of what was built.

Please let us know if you have any questions...

Hello,

First off, thank you for taking the time to review the below concern and related requests from us, the residents of Xkimo Court Nw.

The chief concern, which we have raised before, is the increased noise levels in our cul-de-sac, which directly affects the 20+ people that call Xkimo Ct Nw 'home'.

We first began noticing the increased traffic noise when the city approved the construction of Stoney River directly across, and elevated above, Highway 47 from us; as there exists no noise barrier on our side of 47, we feel the effects of traffic noise deflected from Stoney River directly into our neighborhood.

Last year we were notified of the approved sale of the land on the west side of the cul-de-sac to a third party home builder. Since this meant the removal of what little natural noise protection [mature trees/growth] we had on those lots, we raised our concerns regarding the noise impact we anticipated and, unfortunately, have since realized. The cumulative traffic noise level is so high at times that it can be heard clearly inside homes and even requires pausing conversations when outside.

Prior to the development being approved, we had inquired regarding having a noise wall included with the construction on the site, and were subsequently provided a plat drawing/photo [see attached email] which indicated a noise wall *would* be built and *would* extend for a considerable length of the property as well as mirror the size the noise wall farther north along 47. Since we were advised this was the plan, we were satisfied with the accommodations to protect the interests of our families.

Unfortunately this accommodation was not followed through upon, to the detriment of our neighborhood and directly affects our quality of life. We were advised after the sale was approved, that a 'mistake' was made and the drawing shared wasn't actually correct; the noise wall would not equal the length we were told it would, but instead be less than 1/2 as long. In addition the "noise wall" that was constructed by the builder is completely ineffective and quite frankly, unacceptable. As shown by the photographs attached, the wall was not built using the street level as the baseline, but instead followed the undulating topography of the land itself; this resulted in an inferior "noise wall" who's top, in places, is below street level and can be described, at best, as an exercise in futility and who's appearance doesn't do any favors for the aesthetics or reputation of the city.

To rectify the above we respectfully request the following items be pursued by the City of Ramsey:

- Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's
 - If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along city 47
 - If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along city 47
- Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection
 - Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior
 - Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey
- Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Thank you in advance for your review and partnership on this matter that is of high importance to us; please let us know how we can support you in this pursuit.

From: [Ries, Natalie \(DOT\)](#)
To: [Bruce Westby](#)
Cc: [Barnes, Melissa \(DOT\)](#); [Wiltgen, Jennifer \(DOT\)](#)
Subject: RE: TH 47 noisewall extension north of Xkimo Street in Ramsey
Date: Tuesday, July 13, 2021 4:56:21 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Bruce,

There could be an option to build the wall within MnDOT's ROW. But I think the preference would be for the wall to be on the private property, especially if there is still an opportunity for the developer to build the wall as part of a new development. Here's the official language:

If a municipality wishes to construct a barrier on MnDOT's right of way, they must submit plans certified by a registered engineer or landscape architect to be reviewed by MnDOT before constructing. Per State Statute 429.021 subdivision 1, the municipalities are given the power to make these improvements.

I'm not aware of any funding availability for this type of work. Residential developments must be built prior to 1997 in order to be eligible for the Metro Standalone Noise Wall Program (aka retrofit program/ranking list), so a new development wouldn't be eligible for program funding. The only other time MnDOT would analyze noise abatement for this area is if we had a Type 1 federally-funded project on TH 47 that expanded capacity or significantly shifted the roadway.

Just to clarify – I don't think that either of the walls you mentioned are MnDOT noise walls, correct? I'm not seeing any MnDOT-owned assets along this stretch of TH 47 in our asset database. The older wall looks like it could be on MnDOT property but it doesn't look like our typical noise wall design: <https://www.google.com/maps/@45.234705,-93.3998485,3a,75y,125.04h,75.4t/data=!3m6!1e1!3m4!1sAITVzXq8Gsdz4QllpBRQ!2e0!7i13312!8i6656>

Thanks!

Natalie Ries
Noise/Air Quality Program Supervisor
MnDOT Metro District
Address: 1500 West County Road B2 • Roseville, MN 55113
Email: Natalie.Ries@state.mn.us
Phone: (651) 234-7681



From: Bruce Westby <bwestby@ci.ramsey.mn.us>
Sent: Monday, July 12, 2021 4:09 PM
To: Ries, Natalie (DOT) <natalie.ries@state.mn.us>
Subject: TH 47 noisewall extension north of Xkimo Street in Ramsey

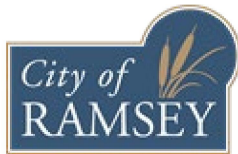
This message may be from an external email source.

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Natalie:

Some residents are asking for the noisewall that was constructed along Highway 47 north of Xkimo Street as part of the Ramsey Villas North development this spring/summer to connect to the existing wall located over 900-feet north of Xkimo Street. I am wondering if MnDOT would allow the wall to be constructed within their right-of-way, or whether the wall would need to be constructed on private property. Also, are you aware of any funding that might exist for such work?

Thanks, Bruce



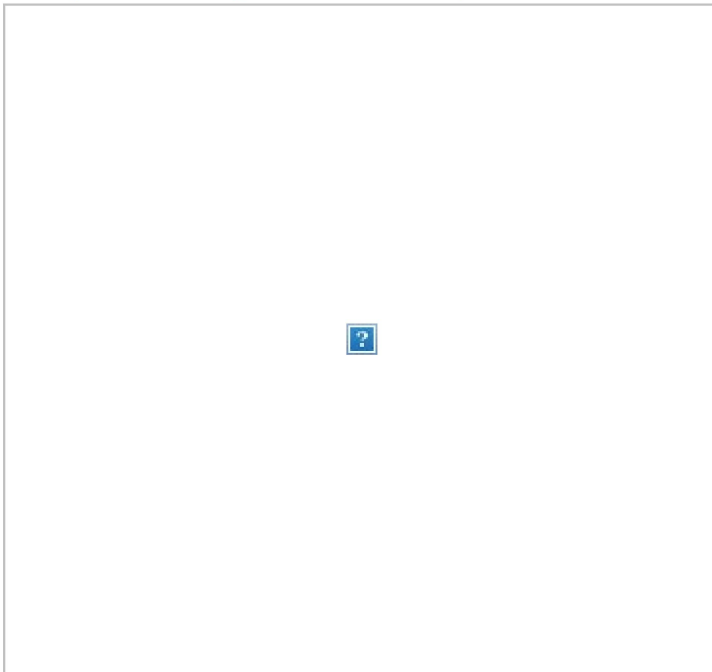
Bruce Westby, P.E., City Engineer
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bwestby@cityoframsey.com
www.cityoframsey.com

***Our Mission: To work together to responsibly grow our community,
and to provide quality, cost-effective, and efficient government services.***

From: [Chloe McGuire Brigl](#)
To: [Richardx.Bailey](#)
Cc: "[rjeo13@gmail.com](#)"; [Ted Blakley](#); [Tim Gladhill](#)
Subject: RE: [EXTERNAL] RE: Project 20-117
Date: Monday, March 22, 2021 1:24:26 PM
Attachments: [image004.png](#)
[image001.jpg](#)
[image003.png](#)

I've cc'd Tim Gladhill, Deputy City Administrator, to see what that process would be to request it from the City Council or see if it's in any of our current plans!

The good news is that the noise wall should cover your homes, it will extend along the blue property line on the west along 47, which extends a bit north of your homes. However, I do understand having it the full length of 47 would help as well.



From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 1:13 PM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Thanks Chloe,

What would be the process to request the city continue the noise barrier from the edge of the property line to where the existing noise barrier is [I believe it's about a block further up 47]? The reason I ask is we've continued to experience a significant amount of road noise since the Stoney River facility was built up across 47 [assuming due to reverberation], so would like to request the city take the opportunity to improve this too.

Thank you~

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Sent: Monday, March 22, 2021 10:46 AM

To: Richardx.Bailey <Richardx.Bailey@target.com>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>

Subject: RE: [EXTERNAL] RE: Project 20-117

Great question –

We will require it be the same treatment, height, and size as the adjacent noise wall to the north so it will look consistent to the adjacent properties. The noise wall adjacent to this project measures at: approximately 69” tall posts, with 6 foot long sections of 3 inch deep panels. It will extend to the edge of the property line for this project (we can't require that they build outside the property lines).

Best,

Chloe

From: Richardx.Bailey <Richardx.Bailey@target.com>

Sent: Monday, March 22, 2021 10:40 AM

To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>

Subject: RE: [EXTERNAL] RE: Project 20-117

Thanks Chloe! One added question regarding the noise barrier- has the height/length/type been shared yet? I'm assuming it will extend further north along 47 beyond just where the new homes will be built, but wanted to confirm too. [I'm cc'ing my neighbor Ted whose property is directly next to the new builds as well].

Thanks!

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Sent: Monday, March 22, 2021 10:36 AM

To: Richardx.Bailey <Richardx.Bailey@target.com>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>

Subject: RE: [EXTERNAL] RE: Project 20-117

Hi Rick –

Thanks for reaching out, and good timing. Tomorrow night, the development agreement for this project is slated to be approved by the City Council. This agreement gives the City an assurance that the project will be completed to City standards, and we hold a financial security to ensure that. After that is approved, our Engineering Team holds an internal pre-construction meeting to talk through some of the items you've noted below.

I've cc'd our City Engineer, Bruce Westby, on this email, who hosts those meetings for the City.

I will work to get some preliminary answers to your questions, and then after our pre-construction meeting, we will have more firm answers for you.

Thanks,

Chloe

From: Richardx.Bailey <Richardx.Bailey@target.com>

Sent: Monday, March 22, 2021 10:02 AM

To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>

Subject: RE: [EXTERNAL] RE: Project 20-117

Hi Chloe,

I hope you're doing well! I was wondering if you could provide an overall update regarding the below project. I also am wondering specifically regarding:

- Expected start date/duration
- Anticipated hours/days of work— I wanted to make sure with the nice weather there is some balance so we're not hearing construction early in the morning until late at night.
- Sequence of activity if able [one house @ a time, or all three @ once, when is the Noise Barrier going in etc]
- How traffic/congestion within the cul de sac will be handled during construction, or will construction vehicles be able to park on the CTY 47 side vs. within the cul de sac?

Thanks!

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Sent: Wednesday, July 8, 2020 8:21 AM

To: Richardx.Bailey <Richardx.Bailey@target.com>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>

Subject: [EXTERNAL] RE: Project 20-117

This Rick –

Thanks for your email. There is an agenda item for this project [here](#), which you may find helpful. It answers a lot of your questions. But I'll also answer them specifically below.

- **Noise:** Staff has recommended a noise barrier along 47 included in the next step.
- **Traffic:** I will request that something is considered to this end with the preliminary plat submittal. Likely this number of homes is not enough to trigger a traffic study, but we could request a stacking diagram to ensure that the cul-de-sac functions properly. Staff has recommended a reduction in the number of homes from 4 to 3, which may help alleviate some of your concerns in terms of morning traffic.
- **Home Type:** Proposed at this time are 4 detached villa (single family) patio homes. The grading plan isn't completed yet, but the engineer for the project indicated that it is likely one or two of the homes will have basements to help accommodate the sloping onsite. The homes will be held to the same standards as a home like yours in terms of height, building materials, etc. These are not multi-unit properties – but instead single family homes on slightly smaller lots.
- **Is the final review/approval something that citizens have a vote regarding:** Short answer is no. Development projects like this are reviewed by Staff, then they are reviewed by the Planning Commission (Thursday's meeting) who makes a recommendation to the City Council. The City Council makes the final decision. For a project like this where the zoning isn't changing, if the project meets all of our standards, we approve it. This site is zoned for R-2 residential and guided for Medium Density Residential (4-7 units per acre) which is typically attached townhomes or detached villas.
- **Is this city owned property or privately held:** Privately held.
- **What is the timing of the development:** We are in the first stage of the project, and the project has no approvals yet. Land is subdivided through a three step process:
 1. Sketch Plan (this step) – high level drawing so the City can identify red flags, and

note items that should be included in the full plan set submitted in the next step. So far, the items Staff has identified are noise, as you noted, as well as a recommendation to reduce the number of lots onsite from 4 to 3 to better match the neighborhood.

2. Preliminary Plat – engineering plans
3. Final Plat – construction documents and legal agreements

Best,
Chloe



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Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

From: Richardx.Bailey <Richardx.Bailey@target.com>

Sent: Monday, July 6, 2020 4:26 PM

To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>

Subject: Project 20-117

Hi Chloe,

My name is Rick Bailey, and I live @ 5021 Xkimo Ct. Nw. We received the notice of the sketch plan application for Project #20-117 in our cul-de-sac, and had a few questions/concerns I'm hoping you can assist with.

The biggest question/concern around the project for us is a potential increase to an already problematic noise level. Since the building of Stoney River across County 47 (which seems to deflect traffic noise in our direction), coupled with a noticeable increase in traffic in general, noise volumes are already undesirably high. The only noise buffer we have between us and 47 are the woods on the property being discussed for development. Regarding this, could there be included a requirement of any developer to preserve some of the woods as well as have them be responsible for building a high quality noise barrier, similar to what exists farther up 47 towards Alpine? I'm hoping something of this nature would both help control the noise issue as well as preserving a balance of urban and rural/nature that Ramsey values.

A second question/concern, would be around the increase in traffic. Xkimo St., which we intersect with, has a particularly high level of traffic given the presence of Holiday, and as it's used as a thoroughfare for other neighborhoods, causing a bottleneck near the traffic lights. What this means for us, is that it can be a challenge to get out of the cul-de-sac because traffic actually blocks our street depending on the time of day. Adding 4 more households seems like it would exacerbate the issue, not to mention the morning traffic may cause the driveways of the new homes to be blocked while others in the cul-de-sac wait to enter traffic onto Xkimo St.

I also wanted to find out more on the type of homes that are being considered. Is there a photo/nearby development that could be a reference for what these would look like? Can you confirm if these will be single family owned homes vs. multi-unit or rented properties?

Other questions would be:

Is the final review/approval something that citizens have a vote regarding?

Is this city owned property or privately held?

What is the timing of the development?

Thanks in advance!

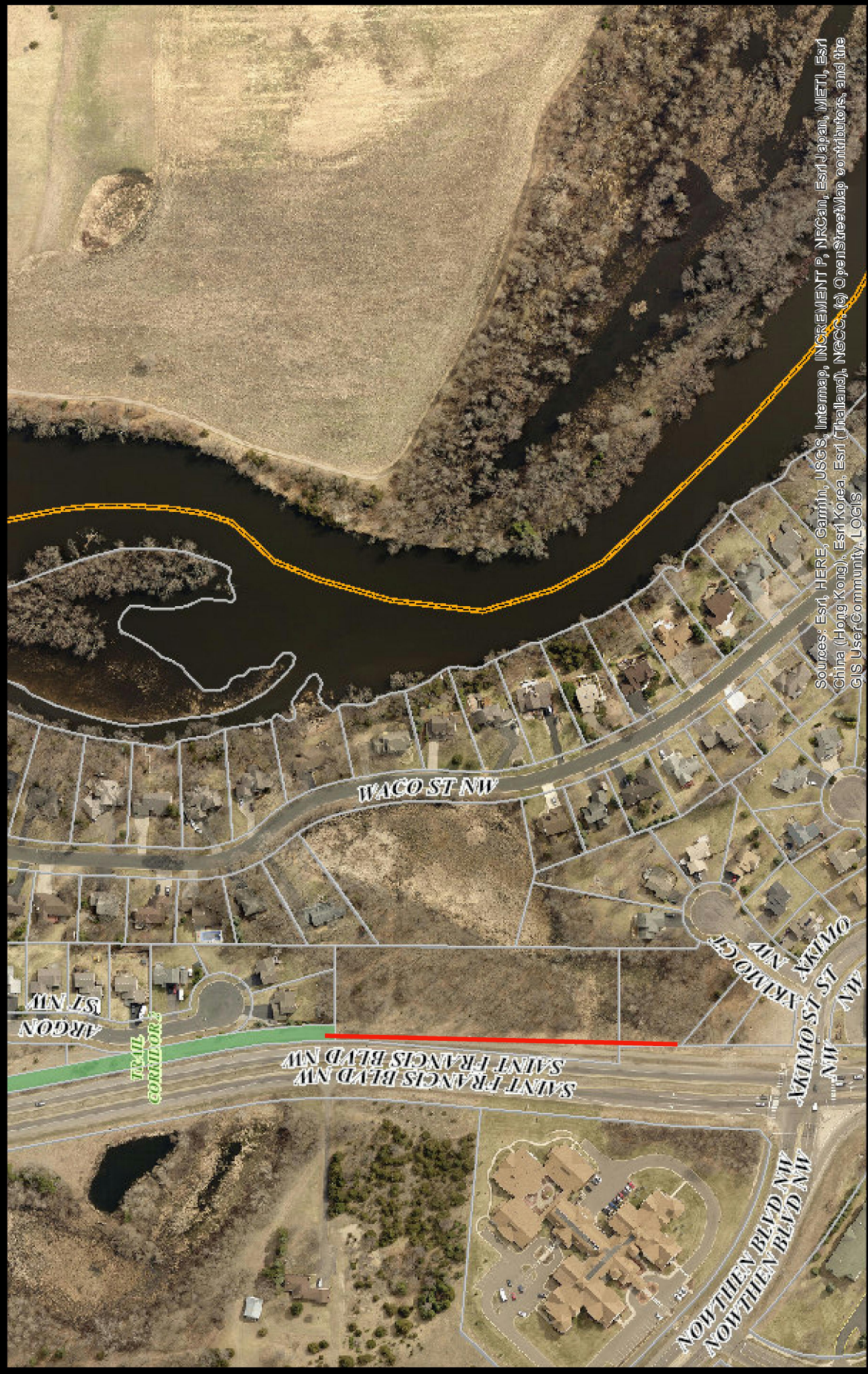
Rick

Rick Bailey |  **Target** | Sr. Manager | Planning, Alignment, & Program Management | FRS Operations and Product Team

Office 612.696.0878 | Email RichardX.Bailey@Target.com



TH 47 Sound Wall Gap



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community, LOGIS

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