COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 9, 2013
AGENDA NUMBER: 13
FILE NUMBER: 13 - 101
ITEM: Unity Hospital – TCU Addition

RECOMMENDATION: Table with 7 Stipulations

APPLICANT: Pierce Pini & Associates
9298 Central Avenue NE, Suite #202
Blaine, MN 55434

PURPOSE: Construction of a new building on the Unity Hospital campus. Project also includes a new parking area, restriping the existing parking area, constructing an above ground link between the existing Unity Hospital building and the proposed building, new sidewalks and landscape work.

LOCATION: Unity Hospital campus located south of Osborne Road NE and west of Madison Street NE in Fridley.

APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils.
3. Highly erodible soils

EXHIBITS:
1. Interlude – Unity Project Schedule, Dated 8/21/2013, Received 8/28/2013
2. Topographic Survey, Dated 5/9/2013, Received 8/28/2013
3. Stormwater Calculations, Dated 8/14/2013, Received 8/28/2013
4. Geotechnical Evaluation Report, Dated 8/15/2013, Received 8/28/2013
5. Plan Sheets C100, C200, C300, C400, C500, C501, C600, C601, C602, C603, C700, C701 and C702, Dated 8/16/2013, Received 8/28/2013

HISTORY & CONSIDERATIONS:

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Oak Glen Creek. The trend in land use for this drainage area is toward residential, commercial and industrial. There are no flooding concerns downstream however Lower Oak Glen Creek has experienced significant erosion and damage from
stormwater lows. Alternatives to additional drainage considered and reviewed include storage, infiltration and retention.

**Floodplain:** There is no floodplain on the property according to FEMA. The District Atlas 14 model currently does not include the subwatershed. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

**Groundwater:** Ground water is present at 7.5 to 20 feet below the surface at elevations between 967 and 875.5 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of Fridley.

**Historic Sites:** The proposed project does not include sites of historic or archeological significance.

**Local Planning & Zoning:** The proposed project is consistent with local planning and zoning. There is no approved local water plan.

**Maintenance:** The proposed project does not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is provided for the storm water/infiltration pond(s) shown on the drainage plan. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.

**Soils & Erosion Control:** Soils affected by the proposal are Zimmerman. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

**Stormwater & Hydraulics:** The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system. Drainage sensitive uses do not exist downstream from the proposed site. The rate of post development runoff from the site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.

**Water Quality:** Project does include new impervious drainage areas greater than 1 acre. The site does not discharge to wetlands. The proposal will not detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Wetlands:** There are no wetlands on-site according to the NWI, Soil Survey and the 87 Manual’s regional supplements.
**Wetland Mitigation:** n/a

**Wildlife:** The proposed project does not include endangered & threatened species, colonial waterbird nesting sites, migratory supply, waterfowl concentration areas, deer wintering areas, wildlife travel corridors. The site does not include rare natural communities.

**Escrows:** Escrows have not been paid. $1500 + (2.75 acre *200/acre) = $2,050.00

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<tr>
<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<tr>
<td><strong>Maintenance:</strong> Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.</td>
<td>Evidence that a public review was held by the City or that adjacent land owners are aware of the project.</td>
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<td><strong>Soils &amp; Erosion Control:</strong> Infiltration basins are not protected from erosion and sedimentation during construction.</td>
<td>After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging. Infiltration basins should have some level of pretreatment to prevent clogging over time.</td>
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<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation.</td>
<td>All projects in the Coon Creek Watershed District must meet this requirement. If applicants cannot meet this requirement due to site constraints in its entirety, they must meet it to the greatest extent practical and explain why it cannot be met. Not all of the proposed runoff from impervious surfaces get routed to an infiltration BMP. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
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<td><strong>Escrows:</strong> Escrows have not been paid.</td>
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$1500 + (2.75 acre * 200/acre) = $2,050.00

**RECOMMENDATION:** Table with 7 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
4. Provide details that show where roof drainage is directed.
5. Provide stormwater runoff calculations that show the entire disturbed area new impervious is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation.
6. Provide pretreatment basins or some other water quality unit prior to discharging in to the infiltration basin.
7. Evidence that a public review was held by the City or that adjacent land owners are aware of the project.