COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 9, 2016
AGENDA NUMBER: 14
FILE NUMBER: 16-040
ITEM: Mercy Hospital

RECOMMENDATION: Table with 6 Stipulations

APPLICANT: Mercy Hospital
4050 Coon Rapids Blvd
Coon Rapids, MN

PURPOSE: Building addition, parking ramp and building entrance

LOCATION: Southwest of Coon Rapids Blvd and Blackfoot St in Coon Rapids, Minnesota
APPLICABILITY:
1) Construction of 1 acre or greater of impervious surface
2) Any land alteration within 1 mile of an impaired water
3) Project site is greater than 5 acres, a NPDES permit is required

EXHIBITS:
2) Geotechnical Report by Braun Intertec, dated 4/14/2016, received 4/14/2016.
HISTORY & CONSIDERATIONS: This is a new permit. However, at the March 10, 2014 CCWD Board meeting, Mercy Hospital was approved for a parking lot expansion with the following stipulation:

1. Coordinate a meeting with all property owners, the city and watershed district to develop a comprehensive Stormwater Management Plan for the site.

During a pre-application meeting on March 28, 2016 for this proposed project, staff reminded the applicant of this stipulation. A meeting was held on April 27, 2016 at Mercy Hospital. Representatives from the City of Coon Rapids, Allina Health staff, their engineer, and Tim Kelly and Ed Mattheisen attended this meeting to discuss the future plans for the hospital and the need for a comprehensive Stormwater Management Plan. The applicant was informed that without a plan, future projects may be denied because the site won’t be able to meet District Rules. The same type of planning also needs to be completed for Unity Hospital in Fridley which is also part of Allina Health.

FINDINGS:
Ditches: There is not a public ditch on the property.

Ditch Hydraulics: A crossing of the ditch is not proposed or needed.
**Erosion and Sediment Control:** Soils affected by the proposal are Hubbard. Stabilizing vegetation is proposed for disturbed areas within two weeks (14 days) of rough grading. Adjacent properties and stormwater ponds are protected from sediment deposition. Project site is greater than 1 acre, a NPDES permit is required.

**Floodplain:** There is no floodplain on the property according to the District model and FEMA.

**Groundwater:** Geotechnical information has been submitted. Geotechnical information collected in April 2016 indicates long term groundwater elevation is present at 30 feet below the surface.

The site is not within a Drinking Water Supply Management Area (DWSMA). The project site is not within the 10 Year Well Head Protection Area. The project site is not within the Emergency Response Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

Storage and use of petroleum products exceeding fifty-five (55) gallons are not proposed on-site.

**High Water Flooding:**
Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Coon Rapids; 3 ft above highest anticipated water table, 1 ft over 100 yr.

**Dewatering:**
The project does not require dewatering

**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 an approved local water plan.

No changes to drainage proposed, adjacent property owners will not be affected.

**Maintenance:** The Owner of the Stormwater Management features and treatment practices is Allina Health (Mercy Hospital). Allina Health (Mercy Hospital) has not agreed to maintain the Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Underground Storage System</td>
<td>1</td>
</tr>
<tr>
<td>Infiltration Basin</td>
<td>2</td>
</tr>
<tr>
<td>Filtration Basin</td>
<td>1</td>
</tr>
</tbody>
</table>

The owner has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

Easements: The proposed project does include ditch maintenance easement. A maintenance access to all storm water management features is not needed.

Inspection and maintenance of stormwater facilities will be the responsibility of Allina Health. A maintenance agreement has not been executed.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is not achieved for drainage to the north. The stormwater management system utilizes underground storage system, filtration, and infiltration. 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:** The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into filtration/infiltration basins are not pretreated by a sediment basin/water quality pond, and are designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. The proposal will detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

Impairments: This project is within one (1) mile and drains to an Impaired Water. The Impaired Water is the Mississippi River. The Impaired Water is the Mississippi River. Mississippi River is impaired for Aquatic Life Macro-invertebrates. The major stressors are Mercury and PCB. There is an EPA approved Total Maximum Daily Load (TMDL) for the Mercury Impairment but not for PCB.

The project does not propose site stabilization within 7 days after construction. The proposed stormwater system does retain at least one inch of runoff from the project site.

There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and is not required.
**Wildlife:** The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

There are not Ground Water Dependent water resources on site.

**Performance Escrow:** $4,065.00  
**Wetland Escrow:** N/A  
There are not ditch liens on the property.

**FINDINGS/ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td><strong>Water Quality:</strong> Infiltration/filtration basins do not have pretreatment.</td>
<td>1. Pretreatment is required for infiltration/filtration basins at curb cuts. RainGuardians are one option for pretreatment at curb cuts.</td>
</tr>
</tbody>
</table>
| **Stormwater & Hydrology:** Additional details need to be provided for the Underground Storage System and filtration/infiltration basins. | 2. Underground Storage System  
   a. Utility plan sheet indicates that proposed underground chambers will be constructed under existing storm sewer. Details need to be provided that indicate if existing pipe will be removed and where termination will be.  
   b. Provide SHASM calculations to ensure TSS removal is met at proposed sump/SAFL location.  
   3. Provide location of roof drain for Filtration Basin #4  
   4. Infiltration Basin #3:  
      a. Memo states 954 CF of storage but model indicates closer to 600 CF. To meet district requirements, additional basin volume is required below outlet (871.9)’  
      b. FES is higher than outlet elevation on plan set, and |
### Erosion Control:
A note is required on the plans stating stabilization of vegetation will take place within 7 days of rough grading or inactivity.

<table>
<thead>
<tr>
<th>Escrows: $2,000 + (4.13 ac * $500/ac) = $4,065.00</th>
<th>does not match model elevation.</th>
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<tr>
<td>5. The site is within 1 mile of an impaired water. Revegetation stabilization must take place within 7 days, not 14 days.</td>
<td>6. Receipt of escrows.</td>
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### RECOMMENDATION:
Table with 6 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Pretreatment is required for infiltration basins (#2 and #3) at curb cuts.
3. Underground Storage System
   - a. Details need to be provided that indicate if existing pipe will be removed and where termination will be.
   - b. Provide SHASM calculations to ensure TSS removal is met at proposed sump/SAFL location.
4. Provide location of roof drain for Filtration Basin #4
5. Infiltration Basin #3
   - a. Provide additional volume to meet district requirements.
   - b. Provide consistent elevations for outlet.
6. Provide a note that revegetation stabilization must take place within 7 days.