COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 23, 2013
AGENDA NUMBER: 14
FILE NUMBER: 13-105
ITEM: The Mother Baby Center

RECOMMENDATION: Approve 1 Stipulations

APPLICANT: Allina Health
2925 Chicago Ave.
Minneapolis, MN 55407

PURPOSE: Demolition of existing parking area and installation of a new Mother Baby Center and Multi-purpose OR Building

LOCATION: Coon Rapids Blvd. and Dakota Street NW, Coon Rapids, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. The lands and water that have been, or may be covered by the regional flood.
4. High infiltration soils.

EXHIBITS:
1. Plan Set for Mother Baby Center dated 8/12/2013; received 8/28/2013
2. Plan Set for OR Building dated 8/16/2013; received 8/28/2013
3. Hydrology Report dated 8/12/2013; received 8/28/2013

HISTORY & CONSIDERATIONS:

FINDINGS:

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

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas I4 model does not cover this area of Coon Rapids. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Groundwater information is not provided.

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.

Maintenance: The proposed project does not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water/infiltration pond 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 Hubbard. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. 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 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. There are no discharges into 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.

**Escrows:** $2,900

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<tr>
<th>ISSUES/CONCERNS:</th>
<th>NEEDS</th>
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<tr>
<td><strong>Stormwater &amp; Hydraulics</strong></td>
<td>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.</td>
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<tr>
<td>The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. All projects in the Coon Creek Watershed District must meet this requirement.</td>
<td><strong>Note:</strong> Options were reviewed and discussed with the applicant’s engineer on 9/18/13 and due to location of utilities infiltration is not possible.</td>
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Escrows: $1,500 + (7 acres x $200/acre) = $2,900

**RECOMMENDATION:** Approve 1 Stipulations

**Stipulations:**

1. Receipt of $2,900 escrow.