**COON CREEK WATERSHED DISTRICT**  
**PERMIT REVIEW**

**MEETING DATE:** March 10, 2014  
**AGENDA NUMBER:** 17  
**FILE NUMBER:** 14-022  
**ITEM:** Mercy Hospital Parking Lot Expansion

**RECOMMENDATION:** Approve with 4 Stipulations

**APPLICANT:** Mercy Medical Office LLC, Allina Health Systems  
**PURPOSE:** Add additional needed parking lot for Mercy Hospital’s Operation  
**LOCATION:** Coon Rapids Blvd. and Yucca Street NW, Coon Rapids

![Map of Mercy Hospital Parking Lot Expansion](image-url)
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils.
3. Highly erodible soils

EXHIBITS:
1. Plan set by Loucks and Associates; dated 2/26/2014; received 2/26/2014
2. Letter to Rebecca Haug and updated HydroCAD runs by Todd McLouth at Loucks and Associates; dated 2/25/2014; received 2/26/2014

HISTORY & CONSIDERATIONS:

Mercy Hospital is proposing to reconstruct a portion of their existing parking lot to provide better accessible routes to the building entrance and constructing a new 45,000 square foot parking lot on vacant property owned by the hospital. The new parking lot will tie into their existing parking lot on the west end.

FINDINGS:

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

Floodplain: There is no floodplain on the property according to FEMA. This watershed is not modeled in the District Atlas 14 model. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Groundwater information is not provided. Adjacent building low floor elevations are not provided. The applicant has indicated that a groundwater report will be coming.

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.

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 ponds shown on the drainage plan. There is no affect to adjacent property owners.

Soils & Erosion Control: Soils affected by the proposal are Hubbard. Stabilizing vegetation is not 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 not required.
**Stormwater & Hydraulics:** The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. However, it has been shown that they are meeting the rule to the maximum extent possible. 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. It cannot be determined at this time if 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. 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:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**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.

**Performance Escrow:** $3,450

**Wetland Escrow:** $0

**ISSUES/CONCERNS:**

| The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation since all of the impervious construction area is not shown in the modeling. All projects in the Coon Creek Watershed District must meet this requirement. However, it has been shown that they are meeting the rule to the maximum extent possible. The grass filter strips leading into the infiltration basins will not provide the necessary pretreatment for sedimentation. | 1. The applicant must provide a means for sediment to settle out prior to entering the basin. The settlement area must be easily cleanable and maintainable. Several techniques will meet this criterion including but not limited to
| 1. **Groundwater:** The applicant has not provided any groundwater information that shows groundwater | a. a rock settling basin at the end of the curb cut entrances
| 2. Provide a groundwater report. | b. a pretreatment chamber such as the Anoka Conservation District’s Rain Guardian [http://www.rainguardian.biz](http://www.rainguardian.biz) |
is at least 3 feet below the infiltration basin.

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<th>2. Escrows: $1,500 + (2.9 \times $500/acre) = $3,450.00</th>
<th>3. Receipt of Escrows</th>
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**RECOMMENDATION:** Approve with 4 Stipulations  

**Stipulations:**
1. Receipt of escrows.
2. Provide a groundwater report.
3. Provide adequate pretreatment for infiltration basins
4. Coordinate a meeting with all property owners, the city and watershed district to develop a comprehensive Stormwater Management Plan for the site.