COON CREEK WATERSHED DISTRICT

Permit Application Review Report
Date: 1/21/2026

Board Meeting Date: 1/26/2026
Agenda Item: 8

Applicant/Landowner:
Endeavor
Attn: Evan Mattson
200 Southdale Center
Minneapolis, MN 55435

Project Name: River Edge Business Center

Project PAN: P-25-039

Project Purpose: Redevelopment of a commercial building, parking and associated stormwater management features

Project Location: 7350 Commerce Lane, Fridley

Site Size: size of parcel - 15.54 acres; size of disturbed area - 15.0 acres; size of regulated impervious surface - 11.17 acres

Applicable District Rule(s): Rule 2, Rule 3, Rule 4, Rule 6

Recommendation: Approve with 3 Conditions and 3 Stipulations

Description: The applicant is proposing the redevelopment of a parcel in Fridley to include a new commercial building, parking, and associated stormwater treatment pond. The project will disturb 15 acres and create 11.17 acres of regulated impervious. The area drains to Oak Glen Creek. The existing site has a history of flooding. There is a City owned and operated pond with an iron enhanced sand filter that is treating runoff from the existing site. The relevant water resource concerns are stormwater management, soils and erosion control, and floodplain which correspond to District Rules 3, 4 and 6. See attached Figure 1: Project Location and Figure 2: Site Plan.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of $9,500.00.

Rule 3.0 – Stormwater Management

2. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.

Rule 4.0 – Soils and Erosion Control

3. Provide a standard detail for energy dissipation at pipe outlets.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
3. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Construction Plans	Alliant Engineering	01/16/2026	01/16/2026
Stormwater Management Hydrologic & Hydraulic Study	Alliant Engineering	01/16/2026	01/16/2026
MIDS	Alliant Engineering	10/31/2025	12/10/2025
Geotechnical Report	CVT	09/22/2025	01/16/2026

Findings

Fees and Escrows (Rule 2.7):
The applicant has submitted a $4,510.00 application fee and deposit which corresponds with the nonrefundable application fee ($10) and base fee for a Commercial/Industrial Development project of 15.54 acres ($4,500.00). The applicant will be required to submit a performance escrow in the amount of $9,500.00. This corresponds to a base escrow of $2,000, plus an additional $500/acre of disturbance (15.0 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):
Rule 3.0 applies to the proposed project because it includes land disturbing activities creating a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface.

The Hydrologic Soil Group (HSG) of soils on site are HSG C. Curve Numbers have been shifted down one classification to account for the impacts of grading on soil structure.

Rate Control: Peak stormwater flow rate at each point of site discharge does increase from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, 100-year events on site and the 100-year regional event as shown in Table 1. These increases have been reviewed, and no adverse impacts are anticipated. The project will not impact Drainage Sensitive Use areas. While rates may be able to be lowered, this would cause the bypass of the City iron enhanced sand filter, so water quality treatment is being prioritized. The rate control standard is met to the maximum extent practicable.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
West - Oak Glen Creek (Site Only)	6.3	7.0	17.16	24.0	58.32	60.1
West – Oak Glen Creek (Regional)	146.02	144.98	150.55	147.74	159.47	161.56

Table 1.

Volume Control: The application proposes redevelopment which disturbs more than 50% of the site or reconstructs more than 50% of the existing impervious surface, therefore the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface including existing impervious surface that is not proposed to be reconstructed. The amount of proposed impervious required to be treated is 488,874 ft^2.

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	Impervious required to be treated (ft^2)	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft^3)	Water Quality Volume Provided (ft^3)
Stormwater Pond	488,874	stormwater Pond	0.5	89,627	208,282
Totals:	**488,874**			**89,627**	**208,282**

Table 2.

Infiltration may not be used as a volume control practice because the practice would need to be placed in areas with less than three feet of separation from the bottom of the infiltration system to the seasonally saturated soils.

Geotechnical information from September 2025 has been submitted which indicates that seasonally high saturated soils are likely at an approximate elevation of 851 ft NAVD 88. The bottom of an infiltration system would need to be at elevation 854 ft NAVD 88 or above. This is infeasible because of existing site and utility grades.

Because the volume reduction standard cannot be met due to these site constraints, the project proposes the use of the stormwater management practices and their corresponding TP conversion factors listed in Table 2. The volume control standard has been met as shown in Table 2.

Water Quality: The total Water Quality Volume has been provided in aggregate.

Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The following TSS removal has been provided:

Discharge Point	TSS Removal Provided
West - Oak Glen Creek	84

Table 4.

The TSS removal standard is met at each discharge point as shown in Table 4.

Discharges to Wetlands: Stormwater from the proposed project is not being discharged into any wetlands, therefore this section does not apply.

Landlocked Basins: The proposed drainage system does not outlet to a landlocked basin, therefore this section does not apply.

Low Floor Freeboard: The proposed project is new development which includes buildings and habitable structures. Therefore, SMPs must be designed such that the lowest basement floor elevations are at least 2 feet above the 100-yr high water level and 1 foot above the emergency overflow. The lowest basement floor elevation proposed is at 858 ft NAVD 88. The applicable 100-year high water levels range from 848.66 to 854.22 ft NAVD 88 and the applicable emergency overflow is 853.8 ft NAVD 88. The freeboard requirement is met.

Maintenance:
Access: Sufficient maintenance access has been provided on the plans for all stormwater management practices.

Easements: All required maintenance easements have been provided on the plans.

Maintenance Agreements: The proposed stormwater management practices will not be maintained as part of standard municipal public work activities. Therefore, a maintenance agreement that meets District standards will be required.

Soils and Erosion Control (Rule 4.0)
Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to Oak Glen Creek. The soils affected by the project include urban and do not have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes a stabilized construction entrance, inlet protection, perimeter control, and street sweeping. The erosion control plan does not meet District requirements because a standard detail for energy dissipation at all outlets has not been provided. The site does require an NPDES permit. See attached Figure 3: Soils and Erosion Control.

Wetlands (Rule 5.0)
The proposed project does not include activities which result in the filling, draining, excavating, or otherwise altering the hydrology of a wetland. Rule 5.0 does not apply.

Floodplain (Rule 6.0)
Rule 6.0 applies to the proposed project because it includes land disturbing activities within the boundary of the 100-year flood elevation as mapped and modeled by the District.

The regulatory floodplain elevation is 854.22 ft NAVD 88. Compensatory storage is required. The existing flood storage is 12,133 cubic yards. The proposed flood storage is 23,086 cubic yards. The proposed project provides 10,953 cubic yards of additional compensatory storage, which exceeds the required 1:1 ratio and is within the relevant reach. See attached Figure 4: Floodplain Impact.

The proposed project is subject to flood damage. Low floor elevations are proposed at elevation 858 ft NAVD 88, which meets the minimum floor elevation of 2 foot above the 100-year flood profile.

Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)
The proposed project does not include land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek, public ditch, or major watercourse. The proposed project does not include land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The proposed project does not include land disturbing activities which construct, improve, repair or alter the hydraulic characteristics of a conveyance system that extends across two or more parcels of record not under common ownership and has a drainage area of 200 acres or greater. Rule 7.0 does not apply.

Buffers (Rule 8.0)
The proposed project does not include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

Variances (Rule 10.2)
The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

Figure 1: Project Location

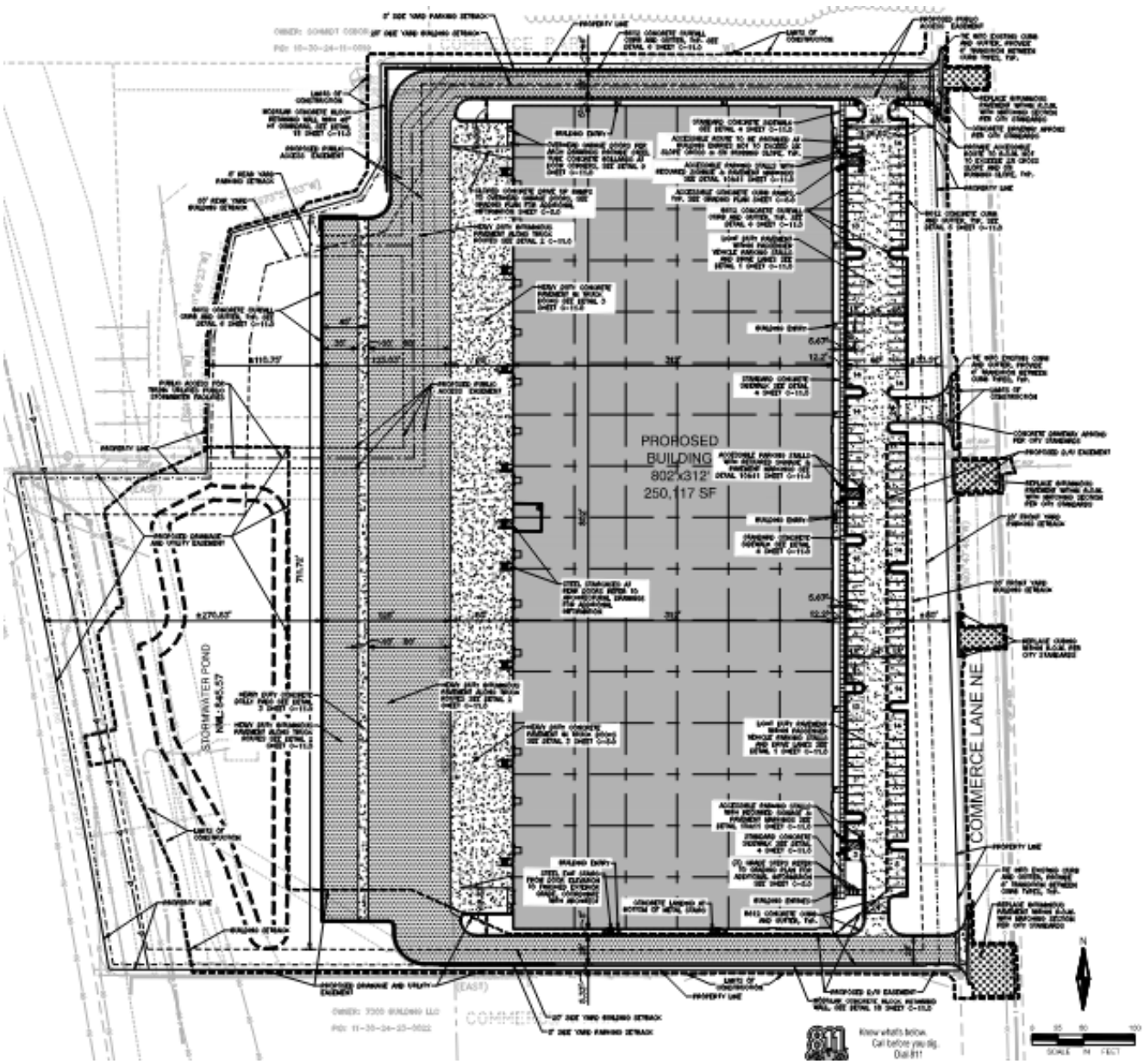


Figure 2: Site Plan

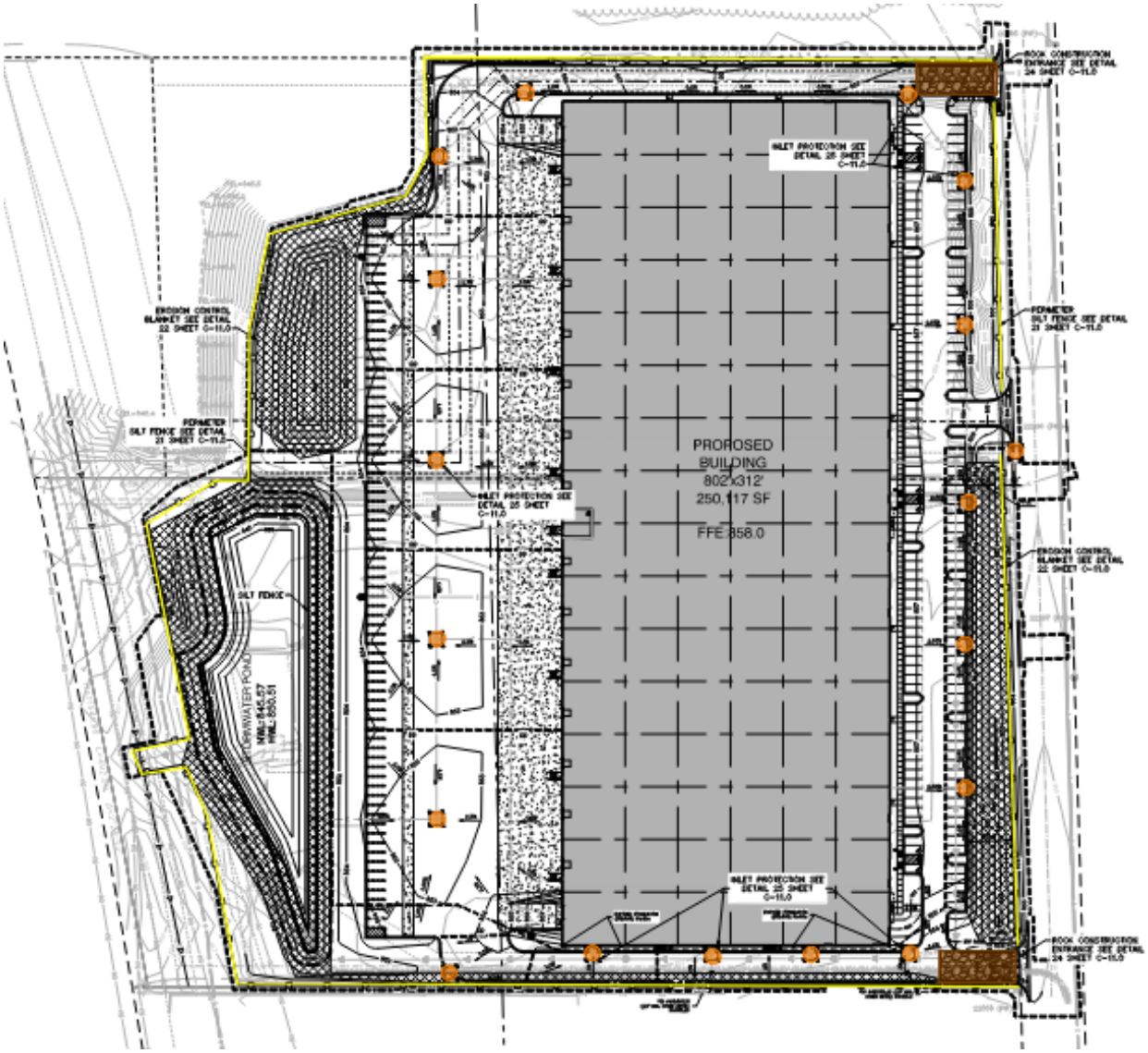
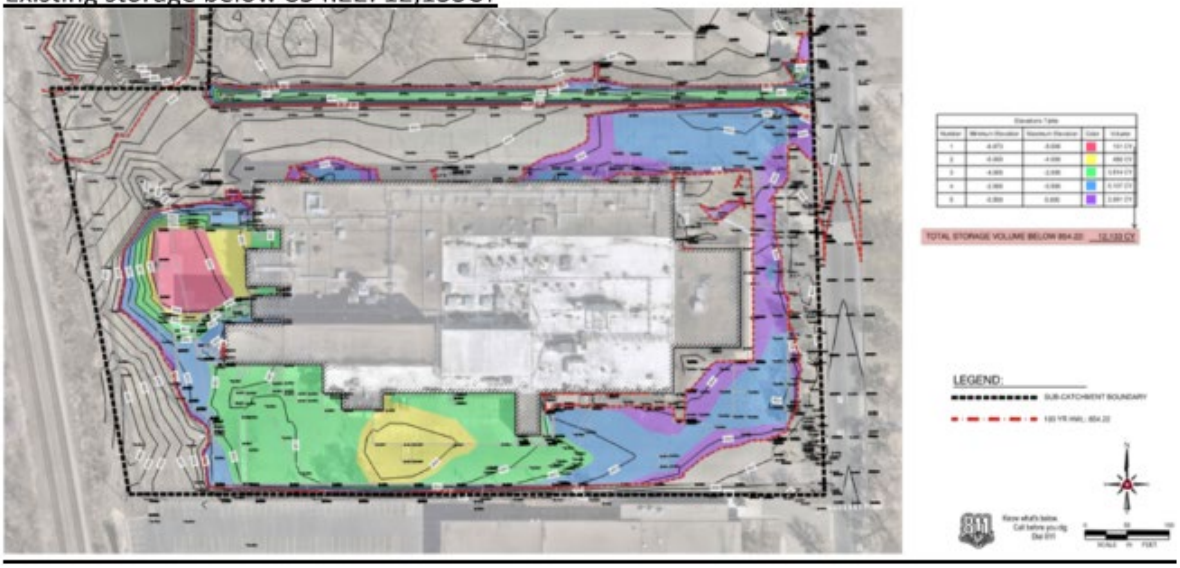


Figure 3: Soils and Erosion Control

Existing storage below 854.22: 12,133CY



Proposed storage below 854.22: 20,638 CY

Figure 4: Floodplain Impact