

Permit Application Review

Permit No. 2021-96
Received complete: August 25, 2021

Applicant: Jeff Huggett: President of the Edina Housing Foundation
Consultant: Brian Wurdeman; Kimley-Horn
Project: Multi-Family Housing
Location: 4040 West 70th Street: Edina
Rule(s): 4,5,11,12
Reviewer(s): BCO

General Background & Comments

The project proposes the redevelopment of the site located at 4040 West 70th Street in Edina. The project will raze the existing office building and construct a 32,000 square foot (footprint) 4-level with one level of below ground parking, 118-unit apartment building.

The project site information is:

- Total Site Area: 1.58 acres (68,638 square feet)
- Existing Site Impervious Area: 49,886 square feet
- New Total Site Impervious Area: 48,658 square feet
- Decrease in the site impervious area: 1,228 square feet
- 2.5% decrease in the Site Impervious Area
- Total Area to be Disturbed: 68,638 +/- square feet

The Nine Mile Creek Watershed District's Rule for Redevelopment, Rule 4.2.3, states, if a proposed activity will disturb more than 50% of the existing impervious surface on a parcel or will increase the imperviousness of the parcel by more than 50%, storm water management will apply to the entire project parcel. Otherwise, the storm water requirements will apply only to the disturbed areas and additional impervious area on the parcel. The entire existing site impervious area is to be disturbed therefore storm water management is required for the entire site that includes 48,658 square feet of impervious area.

The District's requirements for both storm water management and erosion and sediment control apply to the project because more than 50 cubic yards of material will be disturbed and 5000 square feet or more surface area disturbed, Rules 4.2.1a and b and 5.2.1a and b.

Storm water management, volume retention and water quality management, is to be provided within an underground stormwater management facility (UGSWMF), Two rainwater gardens (North and South Basins) are to be constructed for water quality management. Rate control is provided by the decrease in the site impervious area with rates further attenuated by the three proposed BMP's.

Silt fence is to be constructed at the limits of construction, inlet protection, and a rock construction entrance will be provided for erosion control.

Exhibits

1. Permit Application dated July 6, 2021.
2. Plans dated July 30, 2021, prepared by Kimley-Horn.
3. Storm Water Management calculations dated April 12, 2021, most recent revision July 30, 2021, prepared by Kimley-Horn.
4. Erosion and Sediment Control Plan received on August 25, 2021, prepared by Kimley-Horn.
5. Geotechnical Report dated April 2, 2021 prepared by Braun Intertec.
6. E-mail correspondence dated July 16, 2021 stating the Edina Housing Foundation is to lease the property to the development team of Lupe Development and Ecumen and retain the property ownership with Jeff Huggert the President of the Housing Foundation.
7. E-mail correspondence dated July 16, 2021 summarizing 7 items, based on our review of the July 7, 2021 submittal requiring additional information or needed to be addressed for the application to be considered complete. E-mail correspondence dated August 4th, August 6th and August 19, 2021 requesting an erosion and sediment control plan be submitted.

The application is now considered complete based on the additional information received on July 30, 2021 and the erosion control plan received on August 25, 2021.

4.0 Stormwater Management

Stormwater management for compliance with Rule 4.3.1 will be provided by an underground stormwater management facility (UGSWMF) and two rainwater gardens.

Rule 4.3.1b requires the 2-, 10-, and 100-year post development peak runoff rates be equal to or less than the existing discharge rates where stormwater leaves the site. Rate control on the site is provided by the decrease in the site impervious area and will be further attenuated by the retention and detention provided by the three proposed BMP's.

The applicant used a HydroCAD hydrologic model to simulate runoff rates at all collection points where stormwater discharge leaves the site. The existing and proposed 2-, 10- and 100-year frequency discharges from the site are:

Existing Conditions			
Modeled Discharge Location	2 year (c.f.s.)	10 year (c.f.s.)	100 year (c.f.s.)

To the East	<1.0	1.9	3.8
To the West	3.0	5.5	9.5

Proposed Conditions			
Modeled Discharge Location	2 year (c.f.s.)	10 year (c.f.s.)	100 year (c.f.s.)
To the East	<1.0	<1.0	<1.0
To the West	1.2	4.5	7.9

Rule 4.3.1b is met.

A retention volume of 4,460 cubic feet is required from the 48,658 square feet of proposed site impervious area. The Braun geotechnical report identifies the underlying soil within the area of the UGSWMF as poorly graded (SP) at a depth of 18 feet below ground surface. The Consultant has indicated that the material above the SP soils layer is to be excavated, removed, and replaced with similar soils – SP. An infiltration rate of 0.8 inches/hour using the Minnesota Storm Water Manual has been assumed for the poorly graded sand. A retention volume of 4,612 cubic feet is proposed to be provided (4,460 cubic feet required). At an inundation depth of 3.2 feet, the depth from the bottom of the UGSWMF to the outlet elevation, an area of 2,039 square feet (1,394 square feet required) is to be provided resulting in the volume retention drawn down within 32-hours complying with Rule 4.3.1a (ii).

Groundwater was not encountered to a depth of 25 feet, elevation 844.2 M.S.L.

The District's water quality criterion requires a 60% annual removal efficiency for phosphorus and 90% annual removal efficiency for total suspended solids. The results of a MIDS calculator provided shows the UGSWMF and Basins will provide an annual removal efficiency of 95% for total suspended solids (381 lbs.) and an annual removal efficiency of 95% for total phosphorus (2.1 lbs.). Rule 4.3.1c is met.

Rule 4.3.3 states that all new and reconstructed buildings must be constructed such that the low floor is at least two feet above the 100-year high water elevation or one foot above the emergency overflow of a constructed facility. The submittal indicates an elevation of 860.5 M.S.L. for the proposed lower-level parking. The HydroCAD modeling identifies a 100-year frequency high water elevation of 865.7 M.S.L. for the UGSWMF, 865.4 M.S.L. for the North Basin and 869.8 M.S.L. for the South basin. Appendix 4a as described in Rule 4.3.3a was used to determine compliance with this requirement. Using Plot 1, with groundwater not encountered to a depth of 25 feet (the bottom of the boring), elevation 844.2 M.S.L., a minimum distance of 10 feet between the structure and the stormwater facilities is required. A distance of 58-feet is shown to be provided between the structure and the UGSWMF and 13-feet from both the North and South Basins.

Additionally, Rule 4.3.3 states that all new and reconstructed buildings must be constructed such that no opening where surface flow can enter the structure is less than two feet above the 100-year high water elevation of an adjacent facility. Elevation 872.5 M.S.L., the finished first floor elevation of the structure, represents the low opening elevation. The HydroCAD modeling provided shows a calculated 100-year high water elevation of 865.7 M.S.L. for the

UGSWMF, 865.4 M.S.L. for the North Basin and 869.8 M.S.L. for the South Basin. A separation of 6.8-feet, 7.1-feet and 2.7-feet will be provided between the high-water elevation of the UGSWMF, the North Basin and the South Basin, respectively and low opening elevation of the structure. The high-point of the driveway to the underground parking level is 868.6 M.S.L.- 3.2 feet above the calculated highwater elevation of the North Basin and 2.0-feet above the 100-year highwater elevation (866.6 M.S.L.) of Valley View Road inundation as determined by the City of Edina.

In accordance with Rule 4.3.1a (i), an isolator row will be included as part of the UGSWMF to provide the required pre-treatment of runoff prior to reaching the infiltration facility.

Rule 4.5.4d (i), requires a minimum separation of 3 feet between the bottom of an infiltration facility, practice, or system and groundwater. As previously stated, the Braun geotechnical report indicates that groundwater was not encountered to a depth of approximately 25-feet (the bottom of the boring(s), elevation 844.2 +/- M.S.L. The bottom of the UGSWMF is shown to be 860.5 M.S.L. providing a minimum separation of 16.3 feet complying with Rule 4.5.4d (i).

In accordance with Rule 4.3.4, a post-project chloride management plan must be provided that will, 1) designate an individual authorized to implement the chloride-use plan and 2) designate a MPCA certified salt applicator engaged in the implementation of the chloride-use plan for the site.

5.0 Erosion and Sediment Control

The submitted erosion and sediment control plan includes silt fence at the limits of construction, inlet control, and a gravel construction entrance.

The contractor for the project will need to designate a contact who will remain liable to the District for performance under the District’s Erosion and Sediment Control Rule 5.0 from the time the permitted activities commence until vegetative cover is established, in accordance with subsection 5.4.1e.

11.0 Fees

Fees for the project are:

Rules 2.0-6.0	\$1,500
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12.0 Financial Assurances

Financial Assurances for the project are:

Rule 4.0 Volume Retention: 1,394 sq. ft. x \$12/sq. ft. = \$16,728	\$16,728
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Chloride Management:	\$5000
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Rule 5: Silt fence: 990 L.F. x \$2.50/L.F.= \$2,475	
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Inlet Control: 5 x \$100/each = \$500	
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Site restoration: 1.6 acres x \$2500/acre = \$4,000	\$6,975
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Contingency and Administration	\$10,297
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Findings

The proposed project includes the information necessary, plan sheets and erosion control plan, for review.

1. Rules 4 and 5 are met.

Recommendation

Approval, contingent upon:

General Provisions.

Financial assurance in the amount of \$39,000 - \$34,000 for stormwater management, erosion control and site restoration and \$5,000 for compliance with the chloride management requirements.

A receipt showing recording of a maintenance declaration for the on-site stormwater management facilities, Rule 4.3.5. A draft of the declaration must be approved by the District prior to recordation.

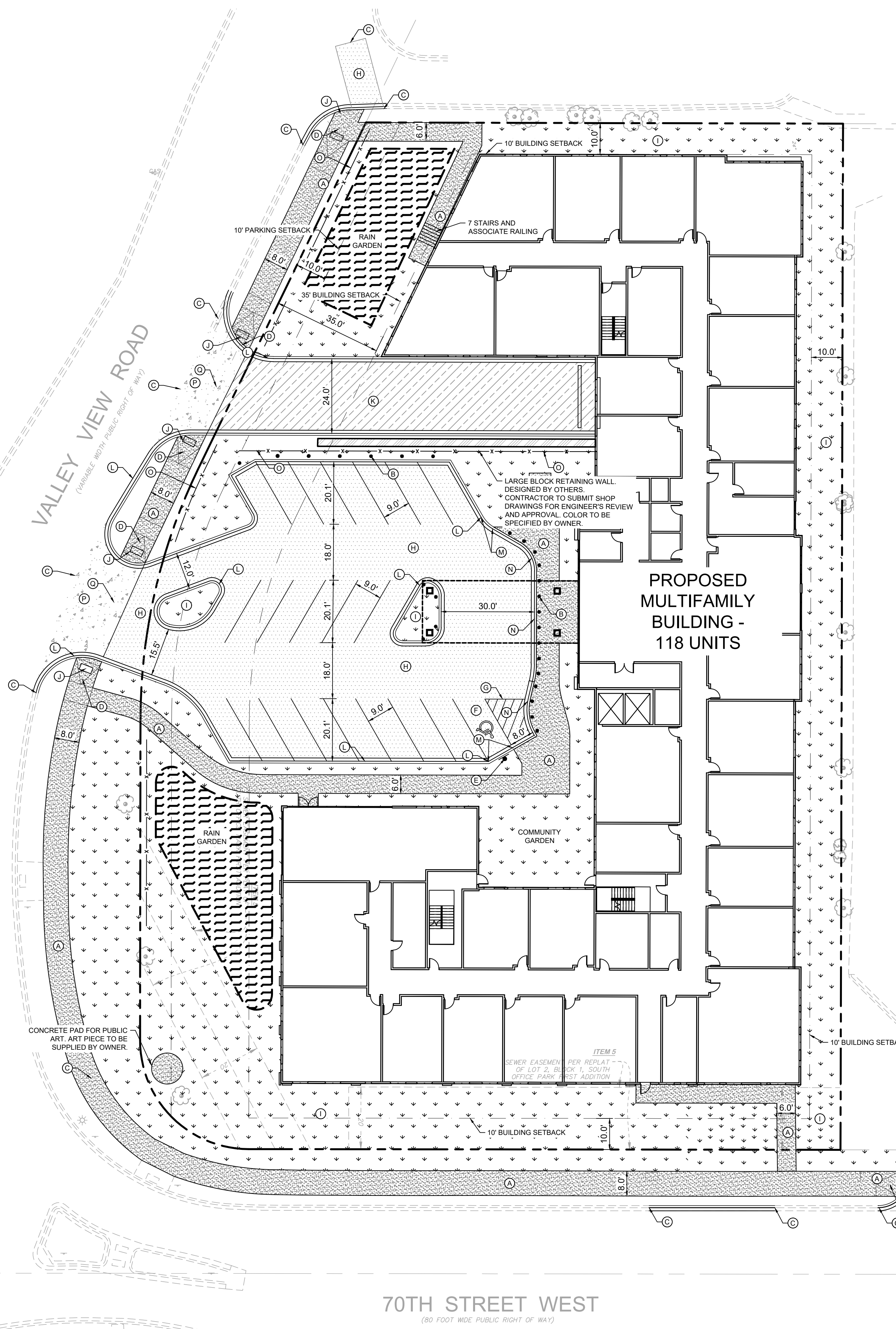
The applicant providing a name and contact information from the contractor responsible for the erosion and sediment control at the site. NMCWD must be notified if the responsible individual changes during the permit term.

By accepting the permit, when issued, the applicant agrees to the following for closeout of the permit and release of the financial assurance after the project:

Per Rule 4.5.6, submit an as-built drawing of the storm water facilities conforming to the design specifications, including a stage volume relationship in tabular form for the UGSWMF and the two Basins, as approved by the District must be submitted.

Submission of a plan for post-project management of Chloride use on the site. The plan must include 1) the designation of an individual authorized to implement the chloride use plan and 2) the designation of a Minnesota Pollution Control Agency certified salt applicator engaged in the implementation of the chloride-use plan for the site. The release of the \$5,000 of the financial assurance required for the chloride-management plan requires that chloride-management plan has been provided and approved by the District's Administrator.

The applicant is required to demonstrate that the storm water management facilities are functioning as designed and permitted (Rule 12.4.1b). Verification, through daily observation logs and photographs, must be provided showing the storm water facilities used for volume retention have drained within 48 hours from the completion of two 1.1-inch (approximate) separate rainfall events.



KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) 6" CONCRETE FILLED PIPE BOLLARD
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP
- (E) ACCESSIBLE PARKING SIGN
- (F) ACCESSIBLE PARKING
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) STANDARD DUTY ASPHALT PAVEMENT
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) TRUNCATED DOME RAMP
- (K) HEAVY DUTY ASPHALT PAVEMENT
- (L) B612 CURB & GUTTER (TYP.)
- (M) TRANSITION CURB
- (N) FLAT CURB
- (O) 4" ALUMINUM PICKET FENCE
- (P) CONCRETE PAVEMENT
- (Q) PEDESTRIAN CROSSWALK

LEGEND

- PROPERTY LINE
- x-x-x-x-x-x-x-x-x-x- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

PROPERTY SUMMARY

EDINA MULTIFAMILY	
TOTAL PROPERTY AREA	68,638 SF (1.57 AC)
PROPOSED IMPERVIOUS AREA	48,658 SF (1.11 AC)
PROPOSED PERVIOUS AREA	19,980 SF (0.46 AC)
TOTAL DISTURBED AREA	68,634 SF (1.57 AC)

ZONING SUMMARY

EXISTING ZONING	PCD-3 (PLANNED COMMERCIAL)
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
PARKING SETBACKS	ROAD = 10'
BUILDING SETBACKS	FRONT = 35' SIDE = 10' REAR = 10'

BUILDING DATA SUMMARY

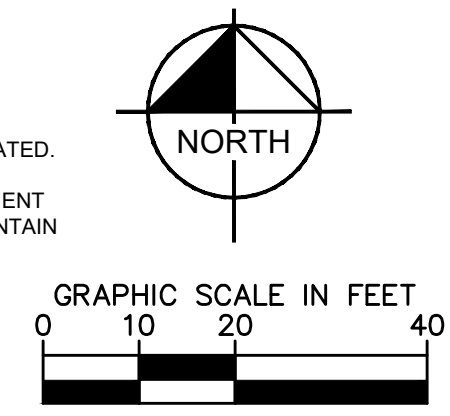
AREAS	
PROPOSED PROPERTY	68,634 SF (1.57 AC)
BUILDING AREA	31,446 SF (45.8% OF TOTAL PROPERTY AREA)

PARKING

REQUIRED PARKING	1 SPACE/4 RESIDENTS BASED ON MAXIMUM CAPACITY OF THE BUILDING, PLUS ONE SPACE/EMPLOYEE ON THE MAJOR SHIFT, PLUS ONE SPACE PER VEHICLE OWNED BY THE BUILDING'S MANAGEMENT
PROPOSED SURFACE PARKING	24 STALLS
PROPOSED UNDERGROUND PARKING	86 STALLS
SURFACE ADA STALLS REQ'D / PROVIDED	1 STALLS / 1 STALLS
UNDERGROUND ADA STALLS REQ'D / PROVIDED	4 STALLS / 4 STALLS

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC., DATED 02/02/2021.
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 1.57 ACRES.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL MINIMIZE IMPACTS TO PEDESTRIANS BY SEQUENCING REPLACEMENT (TEMPORARY OR PERMANENT) OF THE SIDEWALK WITHIN 48 HOURS OF REMOVAL. MAINTAIN ACCESS THROUGHOUT CONSTRUCTION.



PRELIMINARY - NOT FOR CONSTRUCTION

EDINA MULTIFAMILY

PREPARED FOR
LUPE DEVELOPMENT PARTNERS

EDINA MN

SHEET NUMBER
C400

SITE PLAN

SCALE: AS SHOWN
DESIGNED BY: BMW
DRAWN BY: RAV
CHECKED BY: BMW

DATE: 07/30/2021

BRIAN N. WURDEMAN, P.E.
MN LIC. NO. 33113

Kimley»Horn

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No.	REVISIONS	DATE	BY