



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	July 24, 2012
Agenda Item	1
Title	Stormwater Management Plan for TIES Parking Lot Reconstruction
Submitted By	Deborah Jones, Staff Liaison

Description	The west parking lot of of the TIES facility at Larpenteur and Snelling is scheduled for a complete reconstruction in July and August of 2012. Chapter 107 of the Falcon Heights City Code requires the owner to submit a plan for stormwater management and erosion control and obtain the approval of the Planning Commission and the City Council.
Background	<p>TIES is undertaking a multi-phase renovation of its conference center and main building in 2012 and 2013. Renovation of the west parking lot is the first phase of that renovation. The owner hopes to have this stage of the project completed in time for the State Fair, which opens August 23.</p> <p>The west parking lot is located on two parcels that are separate from the main TIES property, including the former City Hall and fire station at 1644 Larpenteur. This building is being demolished.</p> <p>Chapter 107 requires a plan for erosion control during reconstruction and ongoing stormwater control. The contractor has submitted a plan as part of the building permit for reconstruction of the parking lot. Staff have found that the parking lot meets zoning and ADA requirements, and that the permit can be issued, pending the approval of the the stormwater and erosion control plans.</p> <p>The City Engineer has found that the erosion control and stormwater control plan meets the requirements of city ordinances. Her report is attached.</p>
Budget Impact	Unknown
Attachment	<ul style="list-style-type: none"> • Erosion control and stormwater control portions of the renovation plan for the west parking lot of TIES (1644 Larpenteur Avenue) • City Engineer's report
Action(s) Requested	Recommend approval to the City Council



CITY OF
FALCON HEIGHTS

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July 19, 2012

Deb Jones
Zoning and Planning Director
City of Falcon Heights
2077 W. Larpenteur Avenue
Falcon Heights, MN 55113

Re: TIES Conference Center Plan Review
Storm water management, Erosion Control and parking lot review

Dear Ms. Jones:

I have had an opportunity to review the plans that were submitted for the TIES Conference Center Site Improvements at 1667 Snelling Avenue in Falcon Heights. I recommend that the storm water management, erosion control, and parking lot plans be approved. My findings:

Storm Water Runoff

- Runoff rates for the proposed activity do not exceed existing runoff rates for the 2-, 10-, and 100-year critical storm events. Stormwater leaving the project area is discharged into a well-defined receiving channel or pipe and routed to a public drainage system.
- Stormwater runoff volume retention is achieved onsite in the amount equivalent to the runoff generated from one inch of rainfall over the impervious surfaces of the development.
- Best management practices do achieve 90% total suspended solids removal from the runoff generated by a NURP water quality storm (2.5" rainfall) or on an annual basis.

The storm water plan meets the requirements of the City Code.

Erosion Control

- Erosion and sediment control measures are consistent with best management practices, as demonstrated in the MPCA manual *Protecting Water Quality in Urban Areas*.
- Adjacent properties are protected from sediment transport/deposition.
- Wetlands, waterbodies, and water conveyance systems are protected from erosion/sediment transport/deposition.
- Project site is greater than 1 acre; an NPDES permit is required.

The erosion control plan meets the requirements of the City Code.

Parking Lot

- The parking lot design includes non-surmountable curb and gutter surrounding the majority of the parking lot.

- On the south and east edges of the site plan adjacent to the infiltration basins being constructed, the curb and gutter type is changed from non-surmountable to a flat curb to allow water from the parking lot to flow into these storm water treatment areas. This is necessary for the storm water design.

The parking lot meets the requirements of the City Code.

Please let me know if you have questions regarding these comments.

Sincerely,

A handwritten signature in black ink that reads "Debra M. Bloom". The signature is written in a cursive style with a large, stylized initial "D".

Debra M. Bloom
City Engineer

CC: Tim Pittman, Deb Jones