



Title: St. Louis Park Public Schools - Stormwater Master Plan

Prepared by: Name: Erin Manlick
Phone: 952-641-4586
emanlick@minnehahacreek.org

Purpose:

The purpose of this memo is to inform the Board of a large upcoming public project that will require a permit from MCWD. This memo will summarize the anticipated project design, outline the plan review and opportunity screening undertaken thus far, and flag unique site characteristics that may influence how the permit application will be reviewed.

Background:

Project Scope and Site Characteristics:

St. Louis Park Public Schools (the Applicant) is proposing a campus improvement project that will trigger the MCWD Erosion Control and Stormwater Management rules. The project area is made up of the following addresses, which are reviewed as common scheme of development due to their proximity and common ownership. In total, the site covers 33.26 acres.

- St. Louis Park High School Site - 6425 West 33rd Street
- St. Louis Park Central Site - 6300 Walker Street
- St. Louis Park Oriole Stadium - 6525 West Lake Street
- St. Louis Park Central South Parking Lot - 3540 Colorado Avenue South

The applicant is proposing to replace the high school track and athletic field for safety and accessibility purposes, and redevelop several parking areas for more space and functionality. Redevelopment projects have created almost 40% total site disturbance since 2005, and as a result, any new projects that trigger the Stormwater Management rule will require the Applicant to treat the entire site's impervious surface.

The project area is within subwatershed MC-110, which ultimately drains to Bass Lake. The entire site is within [the approximate area of shallow VOC groundwater contamination identified by the EPA as a Superfund site](#) (Attachment A). As a result, stormwater infiltration is prohibited.

MCWD Opportunity Screening and Rule Review:

When screening for potential opportunities, staff reviewed this site's proximity to District investments and key resources (Attachment B), as well as any ability to increase stormwater treatment. The campus area is currently about 70% impervious surface, and since filtration BMPs, which only allow for 50% volume abstraction credit, will be required, the Applicant has provided a stormwater master plan that proposes to meet the Stormwater Management rule requirements, but will not be able to exceed them. This, in conjunction with the Superfund site designation and distance from District investments, brought staff to the conclusion that there are no opportunities on this site that MCWD would be interested in pursuing.

As no opportunities were identified, staff will review the forthcoming application for conformance with the Erosion Control and Stormwater Management rules. St. Louis Park Schools are in the process of finalizing plans for the campus improvements, with application submission likely in spring 2021. In the most recent version of the stormwater master plan (Attachment C), the Applicant has modeled what treatment is theoretically possible for volume and phosphorus control using a combination of existing and proposed BMPs. The District Engineer has confirmed that, while additional BMP details will be required as plans move from the theoretical phase to an actual permit application, the proposed plan can feasibly meet MCWD's Stormwater Management rule requirements through filtration only. As such, staff do not anticipate any variances to MCWD rules at this time. Due to the site's groundwater contamination, there is significant potential for public concern related to this project, which may result in a request for Board review of the permit application.

Summary:

St. Louis Park Public Schools are continuing to develop a stormwater master plan for a large campus improvement project, with input from staff and the District engineer. This is to ensure that the overall planned improvements meet MCWD rule requirements, are designed by the Applicant with the unique site constraints in mind, and provide resource protection to the maximum extent possible.

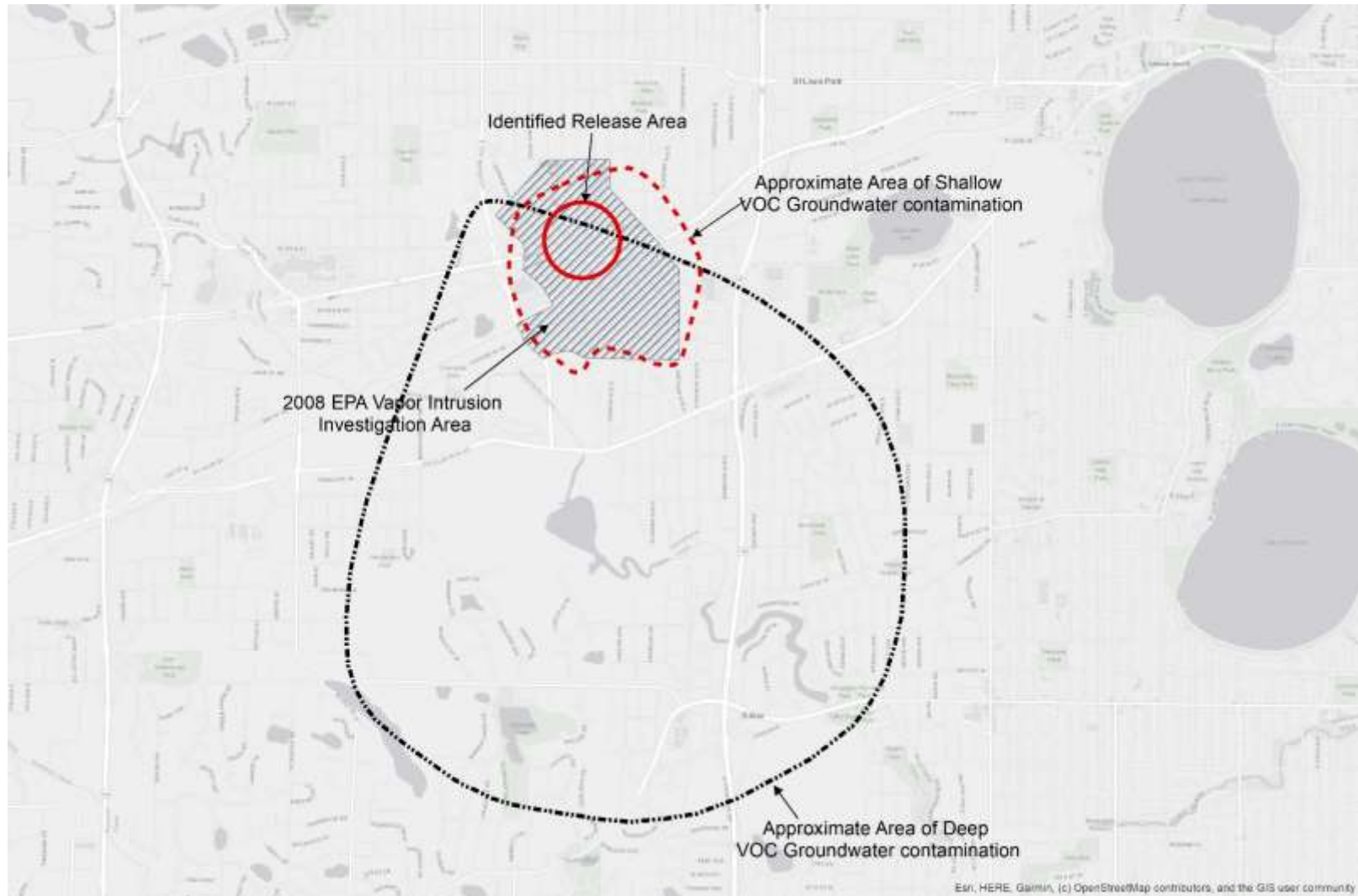
Supporting documents (list attachments):

Attachment A: Map of Shallow Groundwater Contamination Area

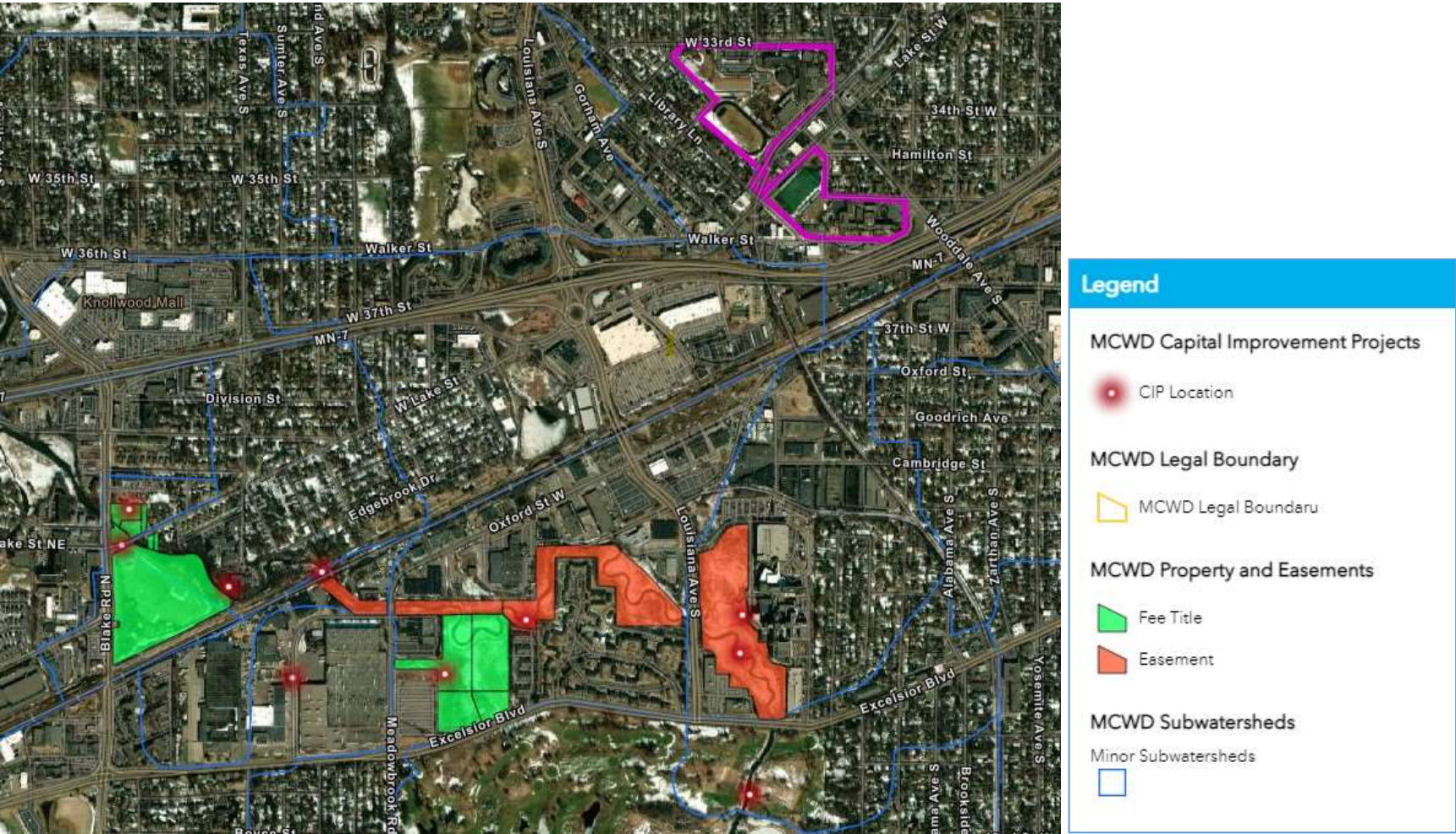
Attachment B: Map of Project Area in Relation to District Properties and Investments

Attachment C: Proposed St. Louis Park High School and Central Site Stormwater Master Plan

Attachment A: Map of Shallow Groundwater Contamination Area



Attachment B: Map of Project Area in Relation to District Properties and Investments

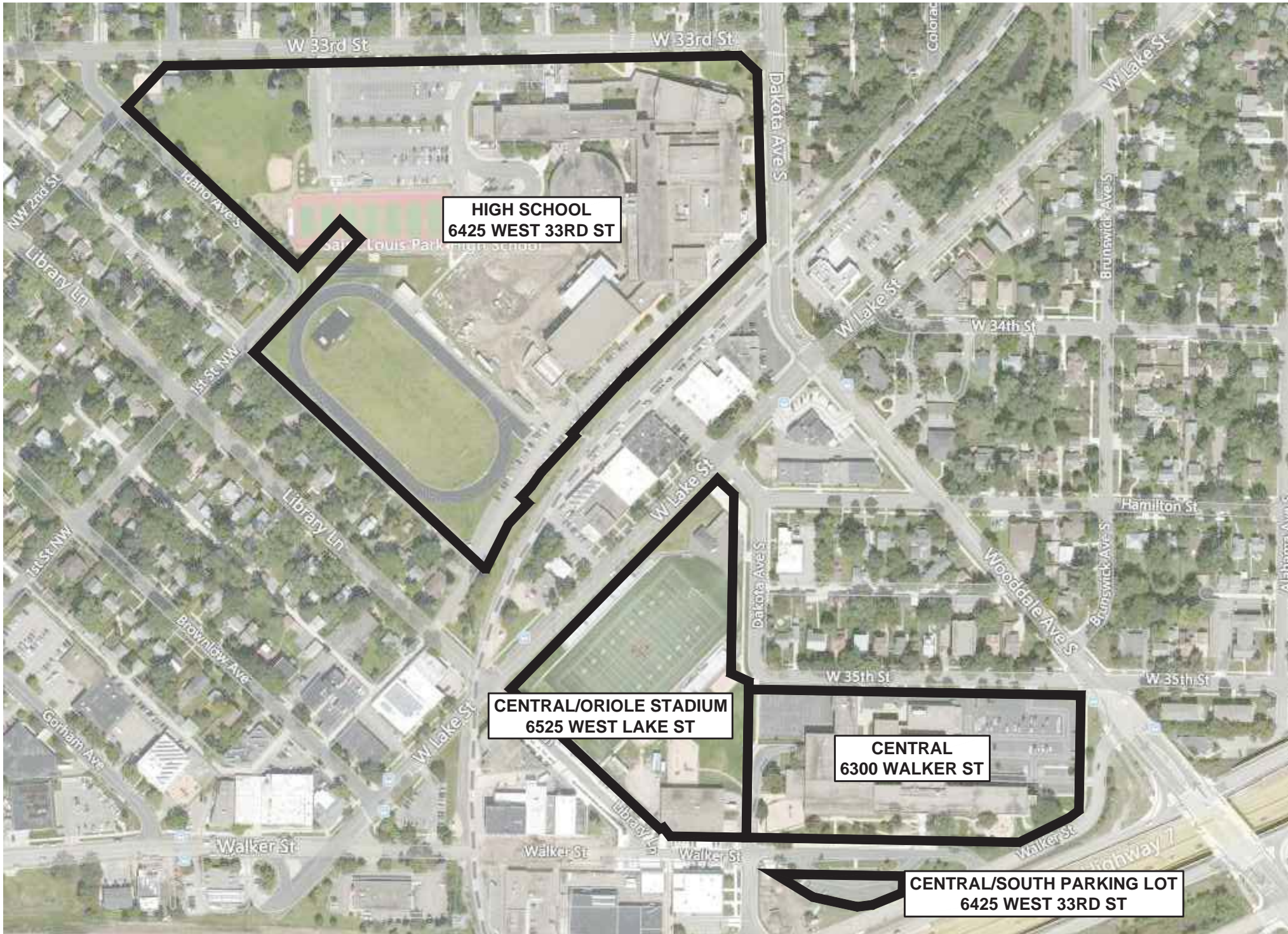


SLP MASTER PLAN

DRAINAGE AREAS BY SITE (2020 - After SLP HS Track)

Site	Latest Permit #	Address	Pervious	Impervious	Total Area	% Impervious
High School	New SLP HS Track	6425 West 33rd St	6.504 acres	15.412 acres	21.916 acres	70.32%
Central	19-583	6300 Walker St	4.363 acres	4.269 acres	5.550 acres	76.91%
Central	16-086	6525 West Lake St	4.872 acres	0.598 acres	5.470 acres	10.94%
Central	NA	3540 Colorado Ave S	0.020 acres	0.300 acres	0.320 acres	93.75%

Total	15.759 acres	20.579 acres	33.256 acres	62%
--------------	---------------------	---------------------	---------------------	------------

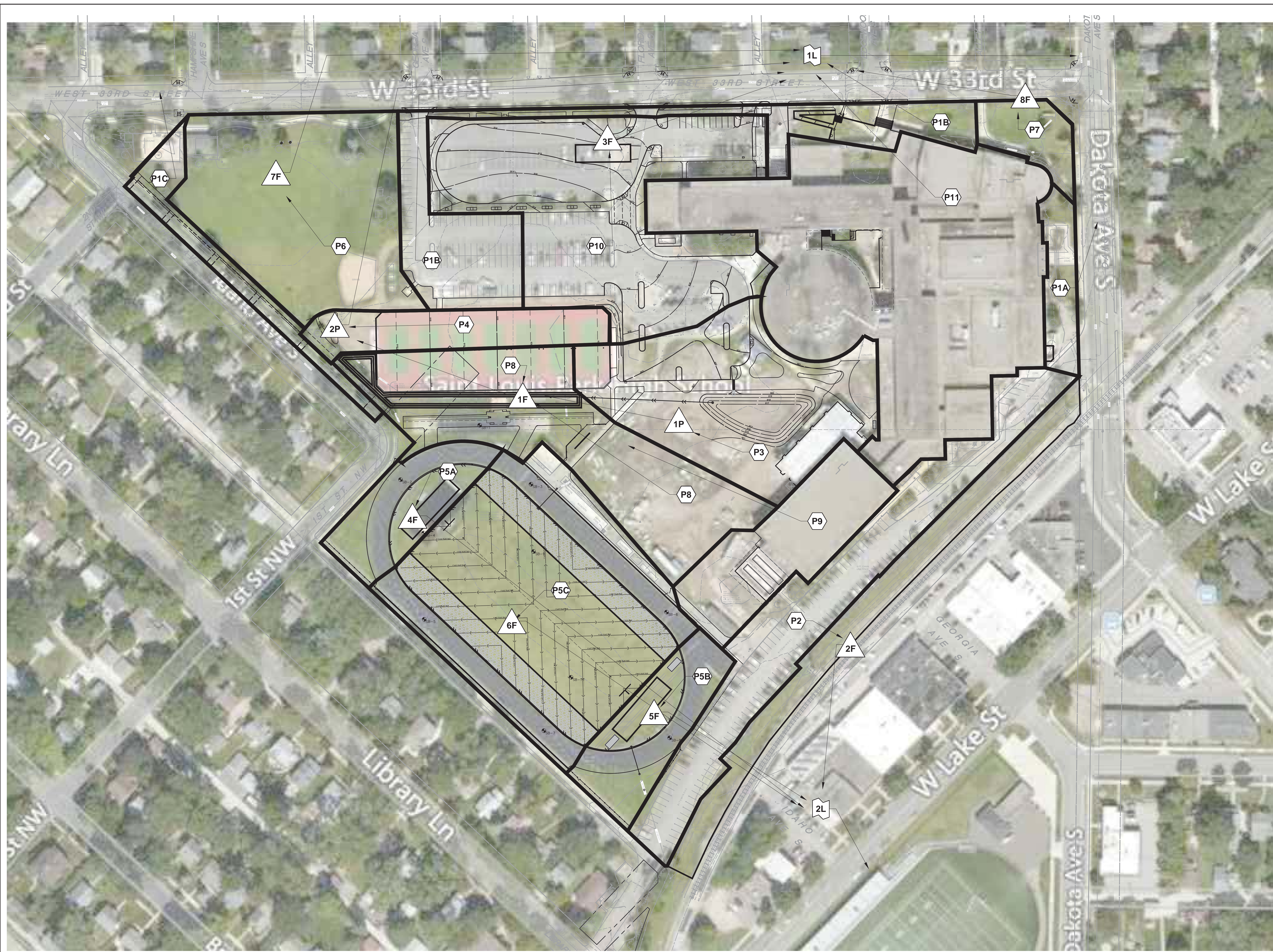


HIGH SCHOOL
6425 WEST 33RD ST

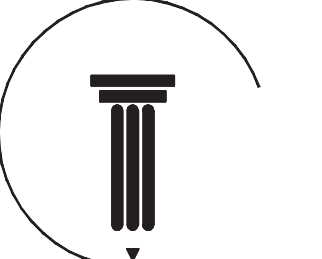
CENTRAL/ORIOLE STADIUM
6525 WEST LAKE ST

CENTRAL
6300 WALKER ST

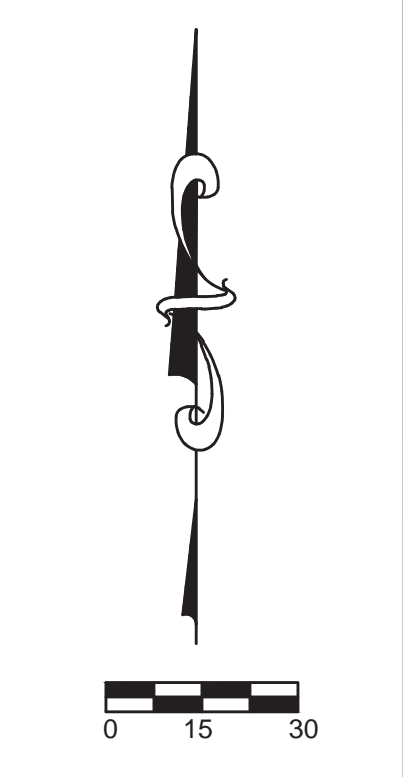
CENTRAL/SOUTH PARKING LOT
6425 WEST 33RD ST



Architecture
Interior Design
Planning
Construction Services



Cunningham Group
Cunningham
Hamilton
Quiter, PA
201 Main St. SE
Minneapolis, MN
55414
Telephone:
612-379-3400
Facsimile:
612-379-4400
Internet:
www.cunningham.com



Consultant
AJA ASSOCIATES, INC.



Revisions

No.	Date	Description

CUP APPLICATION
NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

JAY R. POMEROY
Reg. No. 23543 Date XX/XX/XX
Date: 08/20/2018
Comm. No.: AJA 18086
File Path:
Drawn By: Checked By: JRP
DLJ/RAA/JRP Document Phase: CUP
Project Title

SLP
HIGH SCHOOL

Sheet Title
PROPOSED
DRAINAGE PLAN

Sheet Number
C0.20

High School Site

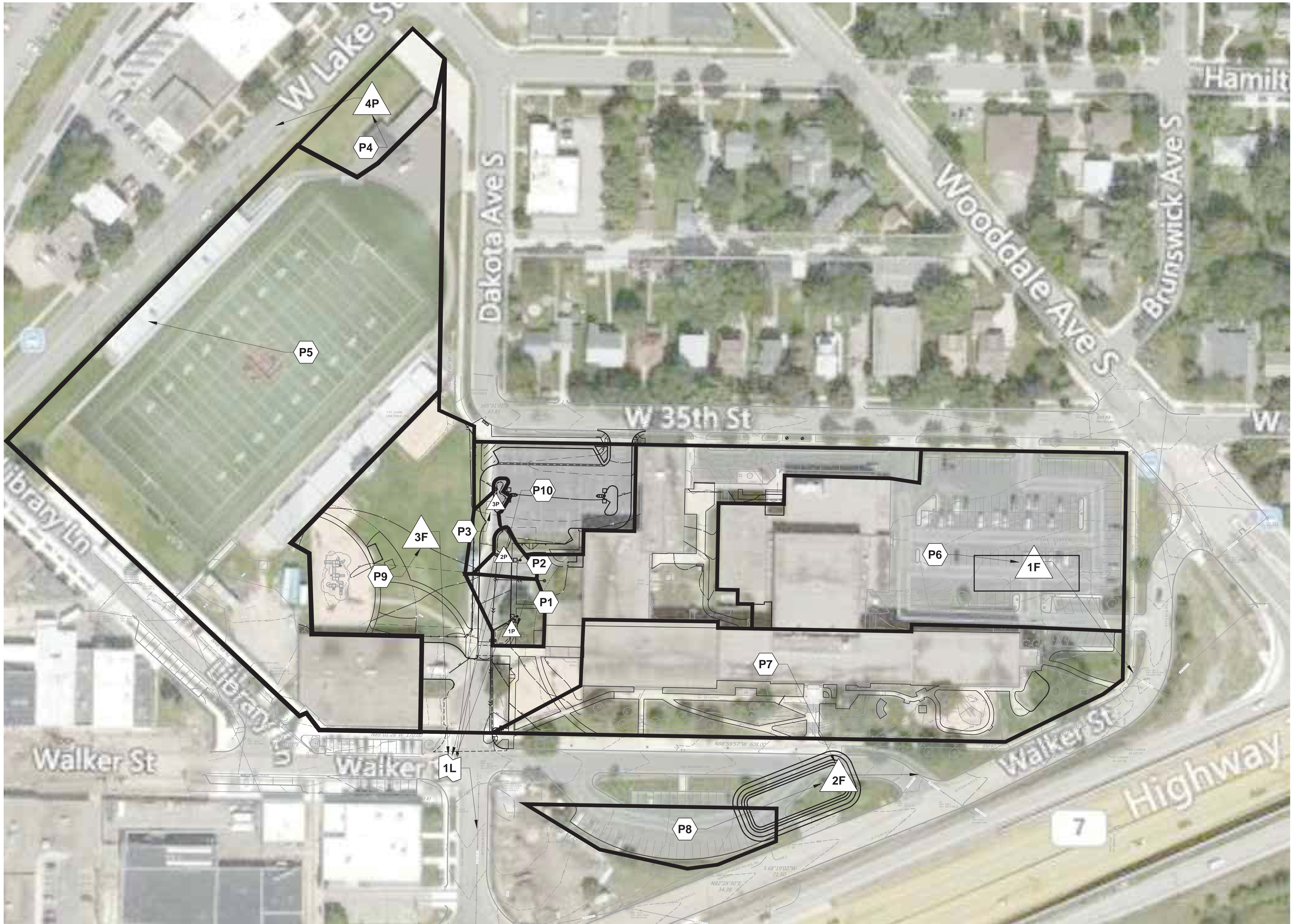
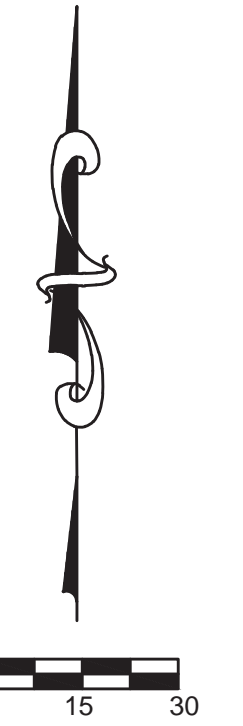
DRAINAGE AREAS

AREA	PERVIOUS	IMPERVIOUS	TOTAL
P1A	0.201 acres	0.098 acres	0.299 acres
P1B	0.382 acres	0.962 acres	1.344 acres
P1C	0.113 acres	0.333 acres	0.446 acres
P2	0.261 acres	1.328 acres	1.589 acres
P3	0.956 acres	0.901 acres	1.857 acres
P4	0.177 acres	0.392 acres	0.568 acres
P5A	0.133 acres	0.461 acres	0.594 acres
P5B	0.165 acres	0.522 acres	0.687 acres
P5C - Turf	0.102 acres	2.763 acres	2.865 acres
P6	1.782 acres	0.207 acres	1.989 acres
P7	0.257 acres	0.045 acres	0.302 acres
P8	1.261 acres	0.654 acres	1.916 acres
P9	0.268 acres	0.633 acres	0.901 acres
P10	0.444 acres	2.196 acres	2.640 acres
P11	0.000 acres	3.918 acres	3.918 acres
TOTAL	6.504 acres	15.412 acres	21.916 acres



CUNNINGHAM GROUP

Cunningham Group
Architecture, Inc.
St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414
Tel: 612 379 3400
Fax: 612 379 4400
www.cunningham.com



Consultant
ANDERSON ANDERSON
ASSOCIATES
P.C.
LANDSCAPE ARCHITECTURE • SITE PLANNING • LIGHT ENGINEERING

Revisions
No. Date Description

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed under the laws of the State of Minnesota.

JAY R. POMEROY
Reg. No. 23843 Date 10/09/2019

Document Phase: CD
Date: 10/09/2019
Drawn By: CLG
Checked By:
Comm. No.: 17-0571

Project Title
St. Louis Park Public Schools - Central Building - Early Childhood Renovations

Sheet Title
CENTRAL MASTER BMP MAP

Sheet Number
C0.20

Central Site

(Combined with Oriole Stadium Site and South Parking Lot Site)

DRAINAGE AREAS

AREA	PERVIOUS	IMPERVIOUS	TOTAL
P1	0.058 acres	0.067 acres	0.125 acres
P2	0.024 acres	0.025 acres	0.050 acres
P3	0.020 acres	0.041 acres	0.061 acres
ORIOLE-P4	0.143 acres	0.086 acres	0.229 acres
ORIOLE-P5	3.740 acres	0.462 acres	4.203 acres
P6	0.090 acres	1.799 acres	1.889 acres
P7	1.564 acres	1.908 acres	3.472 acres
SOUTH LOT-P8	0.020 acres	0.300 acres	0.320 acres
P9	0.049 acres	0.382 acres	0.431 acres
P10	0.464 acres	0.097 acres	0.561 acres
TOTAL	6.173 acres	5.167 acres	11.340 acres