

MEETING DATE: May 14, 2015

TITLE: Authorization of Cost Share Funding- Parkway Place Townhomes Stormwater Retrofit

RESOLUTION NUMBER: 15-XXX

PREPARED BY: Brett Eidem, Cost Share Grant Administrator

E-MAIL: beidem@minnehahacreek.org

TELEPHONE: 952-641-4523

REVIEWED BY: Administrator Counsel Program Mgr. (Name): Telly Mamayek
 Board Committee Engineer Other

WORKSHOP ACTION:

<input checked="" type="checkbox"/> Advance to Board mtg. Consent Agenda.	<input type="checkbox"/> Advance to Board meeting for discussion prior to action.
<input type="checkbox"/> Refer to a future workshop (date): _____	<input type="checkbox"/> Refer to taskforce or committee (date): _____
<input type="checkbox"/> Return to staff for additional work.	<input type="checkbox"/> No further action requested.
<input type="checkbox"/> Other (specify): _____	

PURPOSE or ACTION REQUESTED:

1. Order and authorize funding of 75 percent of the documented cost of the project, not to exceed \$100,000 from the Cost Share Fund, for the installation of stormwater BMPs at Parkway Place Townhomes, contingent on a signed agreement committing MCWD cost-share funds for construction of best management practices in accordance with a site plan and designs that have been mutually agreed upon by the grant recipient and District staff.
2. Authorize the Administrator to execute and sign a Cost Share funding agreement with Parkway Place Townhome Association and recordation of a maintenance declaration by owners of the property where the BMP's are installed.
3. Reimburse Parkway Place Townhomes 75 percent of the cost of BMP design and construction, not to exceed \$50,000 after construction in 2015, and not to exceed \$25,000 in both 2016 and 2017 after receiving an annual outreach report of how project is making an impact within the community.

PROJECT/PROGRAM LOCATION:

Parkway Ct, Minneapolis (map attached)

PROJECT/PROGRAM COST:

Fund name and number:	Cost Share Grant Program (3130)
Current budget:	\$832,000
Amount approved in 2014 to date:	\$531,815
Requested amount of funding:	75% of the documented costs for construction of stormwater BMPs, community outreach, and educational signage, not to exceed \$100,000

PROJECT TIMELINE

- Summer 2015- Parking lot reconstruction and construction of stormwater BMPs throughout the townhome association property. Conduct outreach within community and host tours to other townhome associations, using the site as a demonstration to see how they may be able to replicate these practices on their property to promote water quality and increase interaction between residents within the community.
- 2016- Submit annual inspection report and community outreach report showing pollutant reductions through functionality and impact and awareness being created within the community through outreach objectives implemented throughout year.
- 2016- Submit annual inspection report and community outreach report showing pollutant reductions through functionality and impact and awareness being created within the community through outreach objectives implemented throughout year.

SUMMARY

The Board of Parkway Place Townhome Association, a 22-unit association in South Minneapolis (just east of 35W and just south of Minnehaha Creek), intends to contract with Earth Wizards for construction of a major stormwater runoff retrofit. They will install a number of stormwater best management practices to improve water quality and significantly decrease the quantity of water runoff from the property, which drains to adjacent Minnehaha Creek. The project will also include demonstration and education outreach beyond the association, including partnerships with the overarching townhome management group and nearby schools. The project will be possible only through grants from MCWD and Hennepin County. Terry Hammink, a 2013 Master Water Steward, has taken the lead on this project and has been working with his Townhome Association, the District, and multiple contractors for 2 years to develop the entire site retrofit. Terry installed a raingarden on his property as his capstone project through the MWS program, and has been an advocate for stormwater management since.

The project proposes aboveground BMPs and proposes shrinking the impervious surface within the Townhome complex drainage area by 22% to minimize runoff. With the site's close proximity to Minnehaha Creek (immediately to the north), several BMPs would have a positive impact on reducing peak flows normally directed to the creek untreated. The proposed BMPs include boulevard and center median raingardens, multiple different catch basins, pervious pavers and bioswales. This includes raingardens with catch basins at the entrance of the townhomes and boulevard raingardens that will be highly visible to passersby. The proposed plan reduces the drive lane around the townhomes to a one lane, one way drive with a large center median that will become a community space. This will increase safety, as well as create a central meeting space, where one could sit in the newly constructed community space and be surrounded by raingardens and native plants.

The proposed project has potential to capture 387,000 gallons of runoff onsite, and would reduce runoff volume from the townhome property by 99%, total suspended solids by 99% and total phosphorus by 98%. Although the project will capture only onsite runoff, the project also has great potential for outreach through demonstration of what a townhome complex creates for stormwater runoff and how to minimize impact to natural resources through smart design. The townhome association has identified multiple partners, some of which are already involved in the project like Master Water Stewards (Freshwater Society), Macalester College, Cities Management, Mayflower Church and Nextdoor Page (a social network within the Page neighborhood). Parkway Place THA has also received a \$50,000 grant from Hennepin County for the project as well. Future potential partners are Friends of Diamond Lake, Washburn High School, and the City of Minneapolis.

As part of its review of the project, staff applied the new cost share evaluation criteria for what is categorized as a Community Engagement Project. Staff reviewed the results of this analysis at the April 9, 2015 MCWD Board of Managers Meeting. Consistent with state watershed law and Board policy for cost share funding requests greater than \$50,000, the Board approved holding a public hearing at the Board of Managers meeting on May 14, 2015, to consider approval of Cost Share funding for the project. Staff presented the project at the March 11 CAC meeting, where it received a unanimous recommendation for funding.

DESIGN, CONSTRUCTION, AND MATERIAL COSTS

Staff has worked with the designer and the THA to create the most cost effective design feasible for the site. The total cost of the site re-design is \$371,561. The portion of this project directly related to the stormwater management retrofit, and ultimately qualifying for cost share is \$260,047.00. Staff has worked on a phasing plan with the association, based on their contributions and what could be installed as separate phases. Staff has reviewed the project through the new cost share evaluation criteria, and recommends funding 75%, not to exceed our Community Engagement project cap of \$100,000.

Staff is proposing issuing reimbursement for the project over a three year period. We would reimburse the project up to \$50,000 in 2015 for the cost for the construction of all stormwater BMPs, followed by up to \$25,000 each of the next two years based on annual reporting on outreach plan. This would include numbers of people reached through tours, implementation of educational signage, and contingent on formalizing the potential partnerships with schools and the city/county.

STAFF RECOMMENDATION

Staff and the CAC recommends funding 75% of project, not to exceed \$100,000, contingent on a signed funding agreement that is mutually agreed upon by the Parkway Place Townhomes and District staff.

Attachments:

1. Public Notice Language
2. Subwatershed Drainage Map
3. Design Details
4. Existing/Proposed Perspectives
5. Partnerships and Outreach Opportunities
6. Cost Estimate Breakdown

RESOLUTION

RESOLUTION NUMBER: 15-XXX

TITLE: **Authorization of Cost Share Funding - Parkway Place Townhomes Stormwater Retrofit**

- WHEREAS, the Cost Share Program was established by the MCWD to provide grants to property owners to design and install best management practices that will reduce the volume and increase the quality of stormwater flowing offsite and provide support for beyond-regulation projects that protect and improve water resources; and
- WHEREAS, the District's 2007 Comprehensive Water Resources Management plan also identifies expanding the knowledge base of water resources management and providing education opportunities through demonstrative projects within the watershed as key functions of the Cost Share Program; and
- WHEREAS, funds are available in the 2015 budget for the Cost Share Grant Program; and
- WHEREAS, Metro Blooms, a Minnesota nonprofit corporation, applied for cost share funding for the Parkway Place Townhome Stormwater Retrofit, or Project, a stormwater BMP retrofit to reduce impervious surface, conduct community outreach, and install various BMPs throughout the property to collect and infiltrate roof and driveway runoff, preventing it from reaching Minnehaha Creek, which is impaired for excess nutrients; and
- WHEREAS, MCWD staff has reviewed the Project and finds it to be consistent with the goals of the Cost Share Grant Program and recommends funding 75 percent of the costs for construction of the BMPs at Parkway Place Townhomes, not to exceed the Cost Share community engagement category project cap of \$100,000; and
- WHEREAS, on March 5, 2015, MCWD Board of Managers reviewed the project and recommended the Board hold a public hearing and consider funding the project on May 14, 2015; and
- WHEREAS, on March 11, 2015, the Project was reviewed by the Citizen Advisory Committee (CAC), and the CAC made a recommendation to the Board to approve the proposal and provide funding in the amount requested; and
- WHEREAS, per MCWD Board Resolution 13-023, the District follows procedures under Minnesota Statutes § 103B.251 for public and Board review before authorizing cost share funding in excess of \$50,000; and
- WHEREAS, in accordance with Minnesota Statutes § 103B.251, subdivision 3, the MCWD held a duly noticed public hearing on the Project on May 14, 2015, at which time all interested parties had the opportunity to speak for and against the Project, and no comments were received; and
- WHEREAS, the Board of Managers finds that the project will be conducive to public health and promote the general welfare, and is in compliance with Minnesota Statutes sections 103B.205 to 103B.255 and the MCWD's plan adopted pursuant to section 103B.231;

NOW, THEREFORE, BE IT RESOLVED, that the MCWD Board of Managers, pursuant to Minnesota Statutes section 103B.251 and the comprehensive water resources management plan, orders the Project, with a total cost-share contribution from the MCWD of not-to-exceed \$100,000, and;

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of Managers authorizes the administrator to execute, on advice and consent of counsel, a Cost Share funding agreement with Parkway Place Townhome Association, providing reimbursement of 75 percent of the documented costs for construction of stormwater BMPs, from the Stormwater BMP Cost Share fund, contingent on a signed funding agreement with the property owner that includes a final landscape design plan approved for Cost Share purposes by District staff; total cost-share reimbursement not to exceed \$100,000, which will be reimbursed over three years after the completion of construction of the BMPs, the installation of educational signage, and contingent on receipt of documentation of recordation of a maintenance declaration and an outreach report each year on the community impact of the Project.

Resolution Number 15-XXX was moved by Manager _____, seconded by Manager _____.
Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: _____.

Secretary Date: _____

**DRAFT for discussion purposes only and subject to Board approval and the availability of funds.
Resolutions are not final until approved by the Board and signed by the Board Secretary.**

**MINNEHAHA CREEK WATERSHED DISTRICT (MCWD)
NOTICE OF PUBLIC HEARING**

The Minnehaha Creek Watershed District (MCWD) will hold a Public Hearing at the Meeting of the Board of Managers on Thursday, May 14, 2015 at 6:45 p.m. for consideration of Cost Share Grant funding for water resource improvements and community outreach surrounding Parkway Place Townhomes, located at Parkway Ct near 35W and Minnehaha Parkway in Minneapolis. The project involves storm water retention, infiltration, hard cover reduction, and the addition of pollinator plants to create wildlife habitat throughout the property.

The total estimated cost for the project is \$336,000 which will be funded through the Parkway Place Townhome Association, \$50,000 in Hennepin County Grant funds, and \$100,000 funded through the ad valorem tax levy established by MCWD. Approximately 4% of the ad valorem costs will be allocated to Carver County and 95.6% will be allocated to Hennepin County.

The meeting will be held at the MCWD Offices, 15320 Minnetonka Boulevard, Minnetonka, MN 55345. If you have any questions regarding this meeting, please call Brett Eidem at 952-641-4523.



Welcome

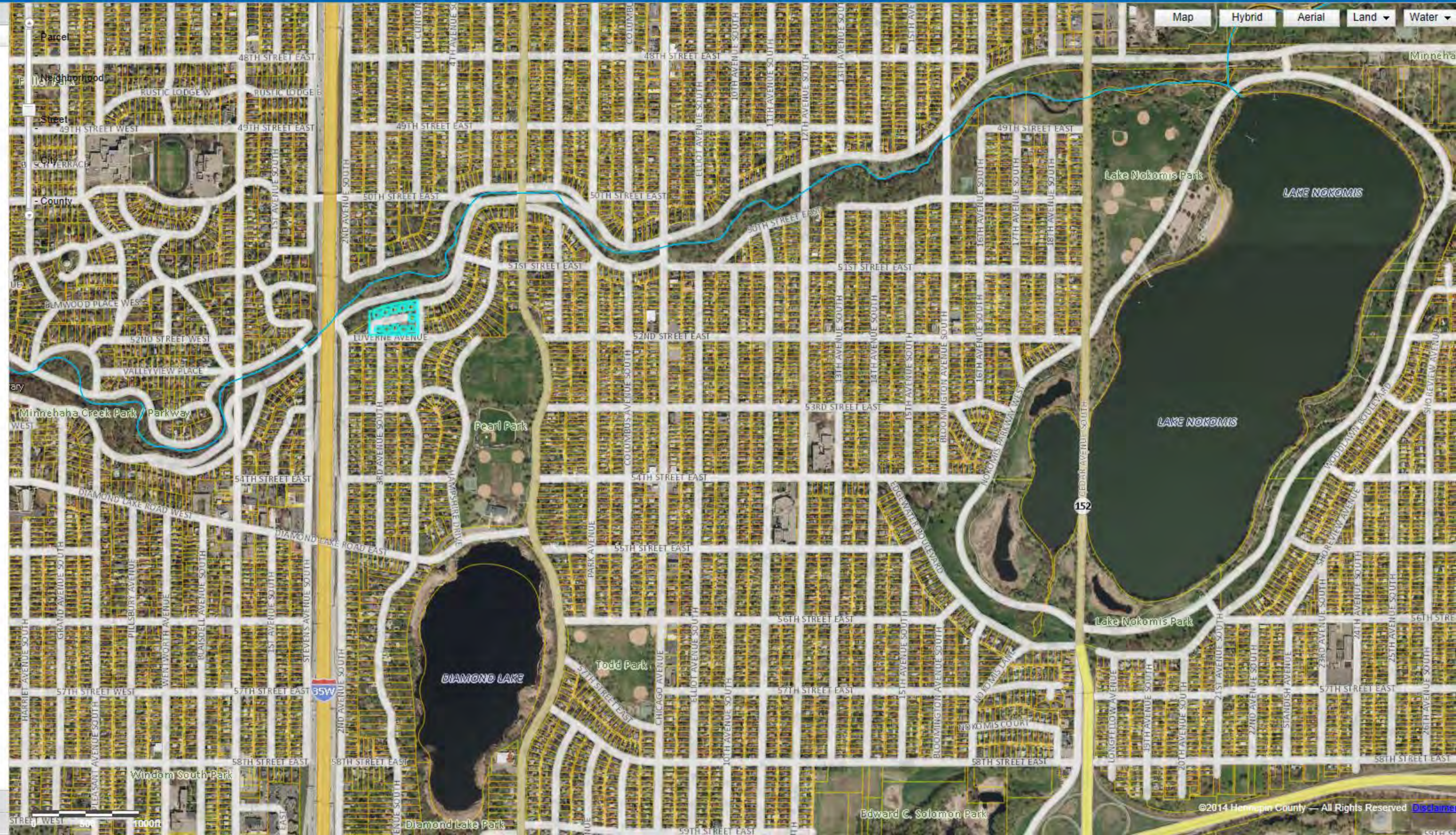
Results

Links

- [City information](#)
- [View oblique imagery \(Bing maps\)](#)
- [About the data](#)

PID:	1502824410149
Address:	344 PARKWAY CT MINNEAPOLIS, 55419
Owner Name:	PKWY PLACE HOMEOWNERS
Acres:	2.16

- Land Cover
 - No Ecologically Signif. Area Present
 - No Natural Resource Corridor Present
- Soils
 - No Public Waters Present
 - No Floodplain Present
- Wetlands Present
- Watershed



Legend Measure

KEY

- CONTOUR [EXISTING]
- CONTOUR [PROPOSED]
- PROPERTY LINE
- EXISTING ROAD EDGE
- PHASE 1: RAINGARDENS
- PHASE 2 & 3: RAINGARDENS



EARTH WIZARDS, INC.

Balancing Urban Development and Water Conservation

PROJECT NAME:
PARKWAY PLACE

PROJECT ADDRESS:
LUVERNE AVE & PARKWAY CT,
MINNEAPOLIS, MN 55419

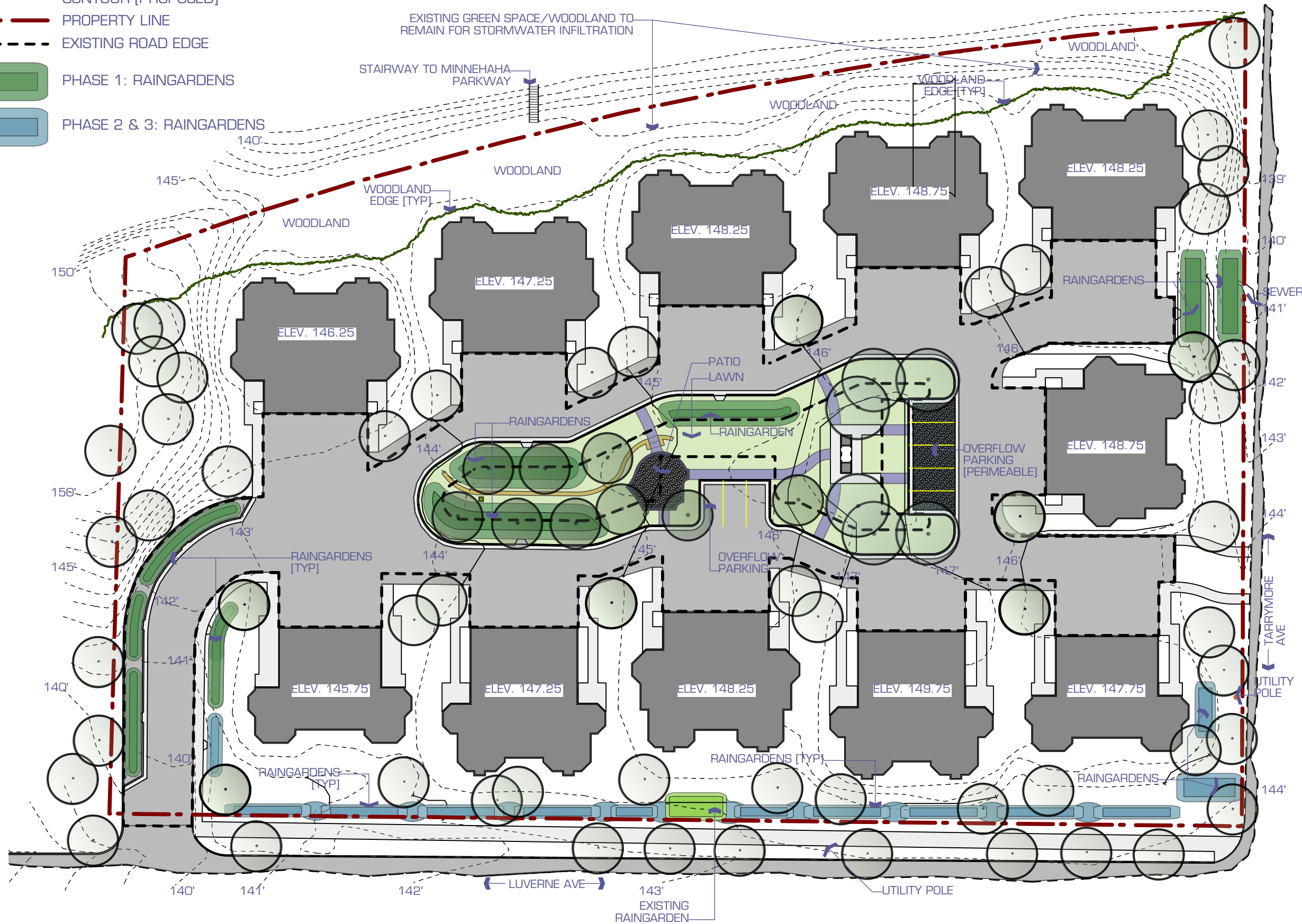
SCALE: 1" = 40'-0"

DRAWN BY:
J.L.

DATE: 3/9/15
DRAWN: 9/2/14
REVISION: 9/23/14
REVISION: 9/29/14
REVISION: 10/9/14
REVISION: 10/14/14
REVISION: 10/29/14
REVISION: 3/4/15
REVISION:

DESIGN TEAM:
S. ANDERSON
D. PUTNAM

NOTES:
CONCEPTUAL DRAWINGS
ONLY, NOT FOR
CONSTRUCTION PURPOSES



SITE PLAN

L1.1

KEY

- CONTOUR [EXISTING]
- _____ CONTOUR [PROPOSED]
- --- PROPERTY LINE
- - - - EXISTING ROAD EDGE



EARTH WIZARDS, INC.

Balancing Urban Development and Water Conservation

PROJECT NAME:
PARKWAY PLACE

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MINNEAPOLIS, MN 55419

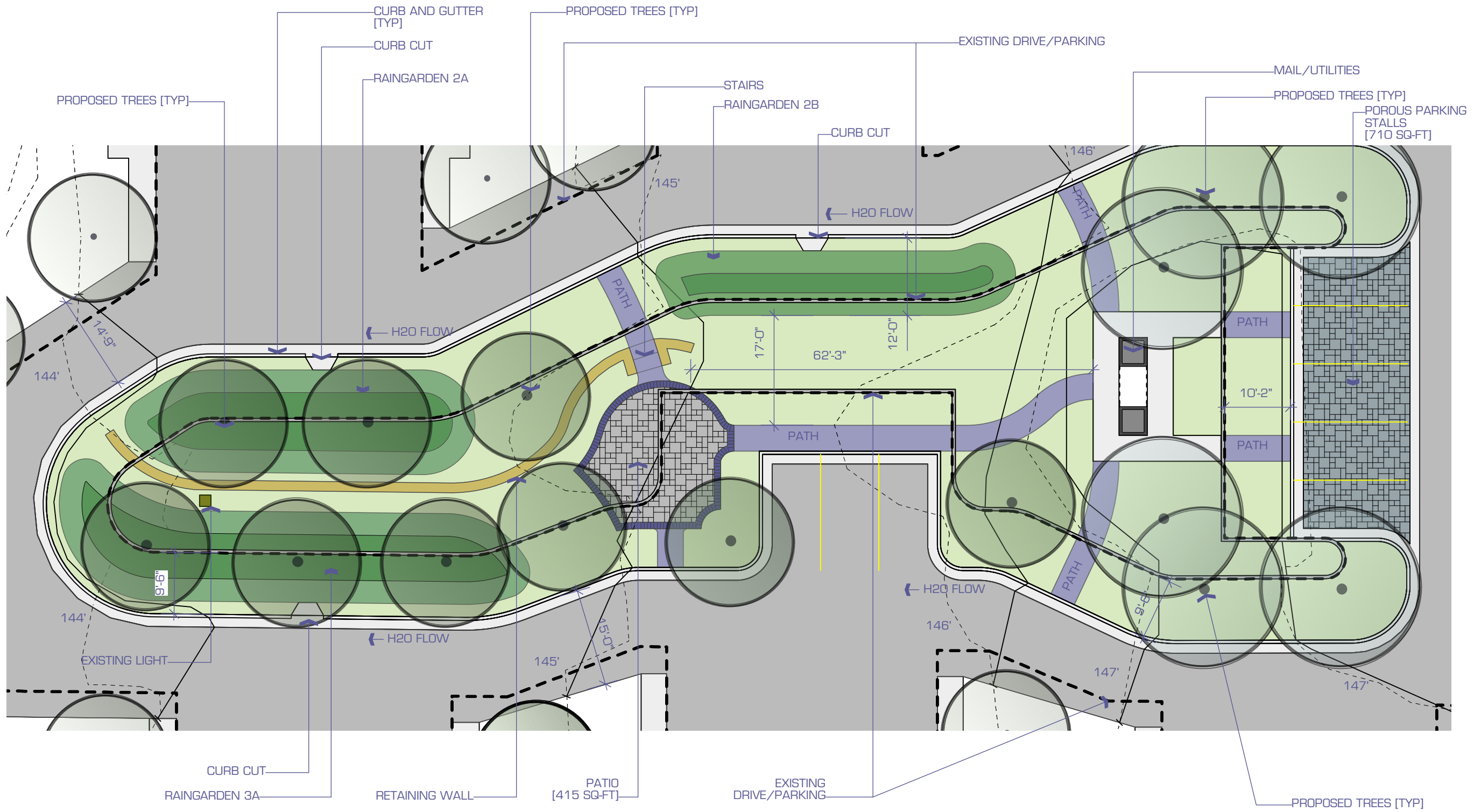
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DRAWN BY:
J. LOCHNER

DATE: 3/9/15
DRAWN: 9/2/14
REVISION: 9/23/14
REVISION: 9/29/14
REVISION: 10/9/14
REVISION: 3/9/15
REVISION:
REVISION:

DESIGN TEAM:
S. ANDERSON
D. PUTNAM

NOTES:
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CONSTRUCTION PURPOSES



COMMUNITY SPACE



EARTH WIZARDS, INC.

Balancing Urban Development and Water Conservation

PROJECT NAME:
PARKWAY PLACE

PROJECT ADDRESS:
LUVERNE AVE & PARKWAY CT,
MINNEAPOLIS, MN 55419

SCALE: 1" = 40'-0"

DRAWN BY:
JL

DATE: 3/9/15
DRAWN: 9/2/14
REVISION: 9/23/14
REVISION: 9/29/14
REVISION: 10/9/14
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REVISION:

DESIGN TEAM:
S. ANDERSON
D. PUTNAM

NOTES:
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ONLY, NOT FOR
CONSTRUCTION PURPOSES

KEY

→ WATERFLOW

☐ SURFACE INFILTRATION

☐ PERMEABLE PAVEMENT

WATERSHEDS

☐ 1	☐ 4
☐ 2	☐ 5
☐ 3	☐ 6

Watershed 1

Surface Cover	Sq-Ft
Road/Parking	9516
Curb/Cutter	200
Roof (Pitched)	4750
Sidewalk	1841
Landscaped	7014
Raingarden	1100
Retaining Wall	0
Total	24421
% Impervious	71%

Stormwater Facilities

With Side				
Bio-Infiltration	Basin (Sq-Ft)	Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth (Ft)
1A	140	300	300	0.5
1B	75	160	160	0.5
1C	120	250	250	0.5
1D	65	140	140	0.5
1E	120	250	250	0.5
Total	520	1100	1100	

Permeable Pavement Square Feet: 0

Watershed 2

Surface Cover	Sq-Ft
Road/Parking	3524
Curb/Cutter	317
Roof (Pitched)	3790
Sidewalk	900
Landscaped	4551
Raingarden	1319
Retaining Wall	154
Total	14555
% Impervious	69%

Stormwater Facilities

With Side				
Bio-Infiltration	Basin (Sq-Ft)	Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth (Ft)
2A	388	784	784	1.5
2B	143	535	535	1.5
Total	531	1319	1319	

Permeable Pavement Square Feet: 0

Watershed 3

Surface Cover	Sq-Ft
Road/Parking	3910
Curb/Cutter	422
Roof (Pitched)	2966
Sidewalk	1713
Landscaped	4504
Raingarden	1013
Retaining Wall	0
Total	14528
% Impervious	69%

Stormwater Facilities

With Side				
Bio-Infiltration	Basin (Sq-Ft)	Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth (Ft)
3A	465	1013	1013	1.5
Total	465	1013	1013	

Permeable Pavement Square Feet: 402

Watershed 4

Surface Cover	Sq-Ft
Road/Parking	4485
Curb/Cutter	171
Roof (Pitched)	3797
Sidewalk	650
Landscaped	2652
Raingarden	704
Retaining Wall	0
Total	12459
% Impervious	79%

Stormwater Facilities

With Side				
Bio-Infiltration	Basin (Sq-Ft)	Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth
4A	178	352	352	1.5
4B	178	352	352	1.5
Total	356	704	704	

Permeable Pavement Square Feet: 255

Watershed 5

Surface Cover	Sq-Ft
Road/Parking	4675
Curb/Cutter	209
Roof (Pitched)	2769
Sidewalk	1018
Landscaped	3289
Raingarden	452
Retaining Wall	0
Total	12412
% Impervious	74%

Stormwater Facilities

With Side				
Bio-Infiltration	Basin (Sq-Ft)	Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth
5A	85	172	172	1.5
5B	144	280	280	1.5
Total	229	452	452	

Permeable Pavement Square Feet: 455

Watershed 6

Surface Cover	Sq-Ft
Road/Parking	0
Curb/Cutter	0
Roof (Pitched)	5634
Sidewalk	36
Landscaped	12659
Raingarden	1750
Retaining Wall	0
Total	20079
% Impervious	37%

Stormwater Facilities

With Side				
Bio-Infiltration	Basin (Sq-Ft)	Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth
6A	900	1750	1750	0.5
Total	900	1750	1750	

Permeable Pavement Square Feet: 0

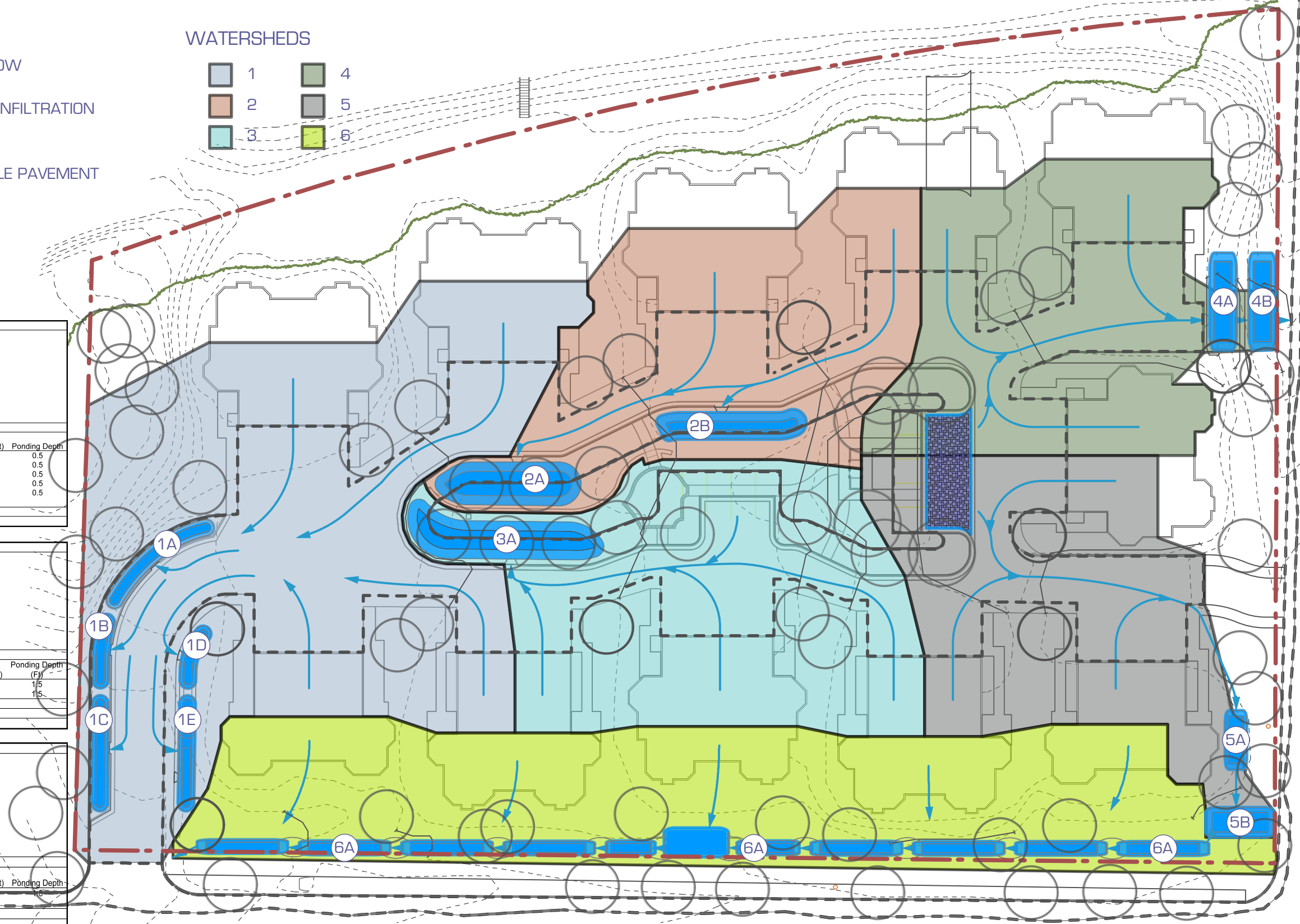
Totals

Surface Cover	Sq-Ft
Road/Parking	26110
Curb/Cutter	1319
Roof (Pitched)	23706
Sidewalk	6158
Landscaped	34669
Raingarden	6338
Retaining Wall	154
Total	98454
% Impervious	65%

Stormwater Facilities

With Side				
Bio-Infiltration	Basin (Sq-Ft)	Slopes (Sq-Ft)	Total (Sq-Ft)	Ponding Depth
Total (1.5' Ponding)	3001	6338	6338	1.5
Total (0.5' Ponding)	1420	2850	2850	0.5

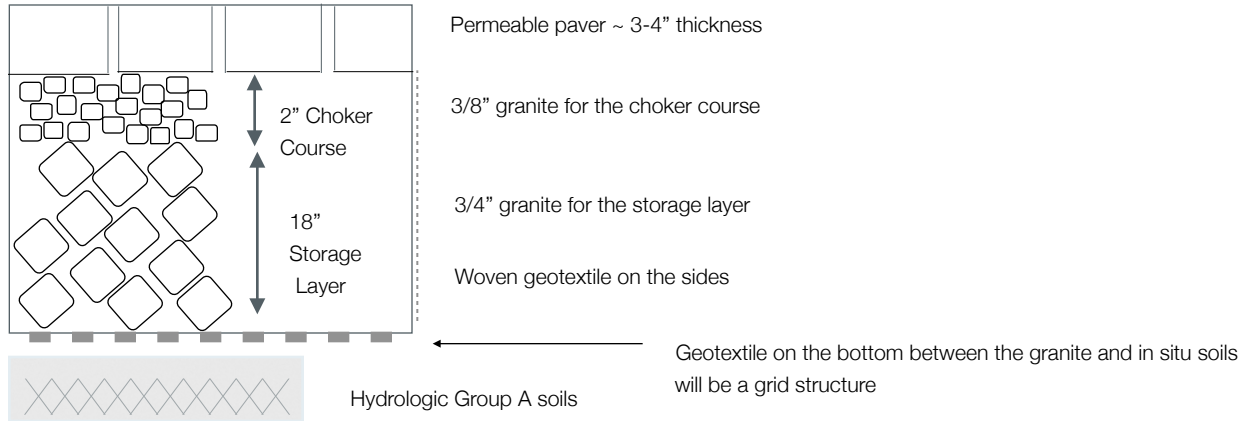
Permeable Pavement Square Feet: 455



**STORMWATER
MANAGEMENT**

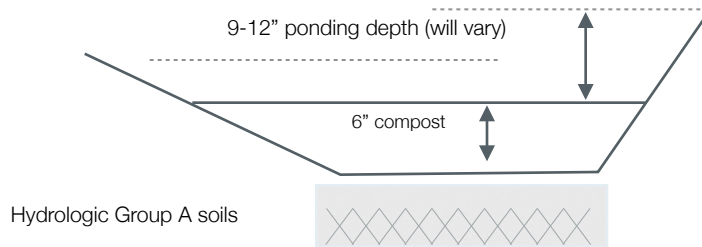
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PARKWAY PLACE TOWNHOME ASSN - STORMWATER RETROFIT DESIGN DETAILS



PERMEABLE PAVEMENT CROSS SECTION VIEW: *not to scale*

Rain garden side slopes will vary. Slopes beyond 3:1 will have a coconut bionet fabric placed to help stabilize soils until the plant growth has matured.

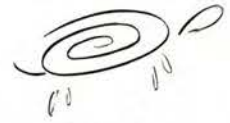


RAIN GARDEN CROSS SECTION VIEW: *not to scale*

DATE	12/4/2014	STORMWATER RETROFIT DETAILS
DRAWN	S.ANDERSON EARTH WIZARDS, INC.	PARKWAY PLACE TOWNHOME ASSN MINNEAPOLIS, MN

PARKWAY PLACE

ILLUSTRATION:
CENTER ISLAND
ENHANCEMENT



EARTH WIZARDS, INC.



EXISTING CENTER ISLAND

PARKWAY PLACE

ILLUSTRATION: ENTRANCE ENHANCEMENT



EARTH WIZARDS, INC.



EXISTING ENTRANCE

Cost Share Grant Evaluation Form

Name of Reviewer: Brett Eidem

Community Engagement Grant

Date Reviewed:3-6-2015

Applicant: Parkway Place Townhome Association

Project: Parkway Place Townhome SW Retrofit

Total Project Budget: \$371,561

Community Engagement Grant: must be designed to produce greater public awareness of ways to improve water quality. These projects use a stormwater BMP as a demonstration to educate the public to build community capacity to grow knowledge and support of stormwater management in the community.

Organization Type: Town Home Association		
Are the Goals of Project Clearly Outlined? Yes. Minimize hard surface through a stormwater retrofit with community engagement.		
Past History: Has the applicant applied before? No. One of the town home residents has received CS funding for a raingarden in 2012.		
<i>Project Design (30pts)</i>		
Notes: Capturing 99% of site runoff in a 1.25" rain event -Innovative as a demonstration for how townhome associations can adopt BMPs into their parking lots and entire site design to enhance aesthetics and community space for the homeowners and passersby.	10 /10	Water Resource Improvement to MCWD
	5 /5	Innovative Design
	5 /5	Budget Detail
	10 /10	Maintenance Plan
Project Design Total:		30 /30
<i>Education & Outreach (60 pts)</i>		
Notes: Ed Signage, hosting community events, newsletters, social media, partnerships with nearby schools, townhome mgmt. groups. Visible to the public and nearby Minnehaha creek parkway. Leveraging grant funds from Henn. County	20 /20	Influence within Community
	25 /25	Outreach Techniques
	5 /10	Visibility of Demonstration
	5 /5	Leveraging Other Grant Funds
Education and Outreach Total:		55 /60
<i>Water Resource Prioritization (10 pts)</i>		
Notes: Very close proximity to Minnehaha Creek. Partners include potential CS projects in the area.	5 /10	Alignment with District Priorities
Water Resource Prioritization Total:		5 /10
Total:		90 /100
100 -90pts 75% Funding	The proposal is among the very best; it exceeds expectations in many areas, was very clearly presented, is an excellent match for this funding, and should be funded. Potential for up to 75% funding, not to exceed \$100,000 *project will need Board approval for funding requests over \$5,000 and a public hearing if funding request is over \$50,000	
89-75 pts 50% Funding	The proposal is generally strong and is a good match for this funding. If enough funding is available, this proposal should be funded. A few concerns might need to be addressed. Potential for up to 50% Funding, not to exceed \$50,000 *project will need Board approval for funding requests over \$5,000 and a public hearing if funding request is over \$50,000	
74-50 pts Needs Further Development	The proposal has some strengths but also several problem areas. Areas of concern would need to be addressed before further consideration of funding for this proposal.	
49-0 pts Does Not Qualify	This proposal is quite weak in many of the important areas. Concerns preclude recommendation of funding for this proposal.	
<i>Reporting</i>	*Required for all Community Engagement projects, needed before phased reimbursement is released - Description and location of outreach techniques used - Number of people engaged and educated on the project - Has the project and outreach initiated other efforts on improving water quality and awareness - Opportunities for monitoring - Inspection Form	

Comments and Notes: This project can serve as a larger demonstration to other townhome associations. The design has been revised to be a cost effective retrofit to capture almost the entire site's runoff, as well as minimize impervious surface onsite and create a community space for the residents to gather. There will be raingardens around the perimeter of the site permeable paver visitor parking, and educational signage throughout. There is a very detailed outreach plan that includes holding community events and social media outreach. Staff has worked with the THA on a phased construction and reimbursement plan.

Cost Share 2015 Detailed Evaluation Criteria
Community Engagement Grant Evaluation Criteria

Project Design- 30 Points

- Water resource impact to MCWD (cost benefit)
 - o Proposed project captures greater than 50% of site runoff
 - o Reduces flow, promotes infiltration, reduces erosion
 - o Creates habitat and promotes pollinator plants
 - o Entire site design, with detailed breakdown of BMPs and correlating removals of each
- Innovation- something we haven't funded before, innovative use of stormwater BMPs, first of its kind in the region/state, multi-functionality, re-use system
- Budget- Detailed cost estimate of project (construction and outreach efforts)
- Maintenance- having a detailed maintenance plan and recommended schedule

Education and Outreach- 60 Points

- Influence within Community
 - o Delineating who within the organization will execute education and outreach efforts
 - o Partnerships
 - Schools, other organizations- establishing classroom curriculum around water quality education
 - Collaborations- working with other organizations on the same water quality project
 - o Community Capacity- Does the project encourage community involvement or service by local citizens?
- Outreach Techniques
 - o Educational Signage- Project specific/ Connections to other District Efforts
 - o Host an Event-utilizing partnerships to host an event that incorporates stormwater management awareness and creates a foundation for building community capacity to impact the problem of water pollution
 - o Innovative Outreach Techniques- Use of cutting edge technology, something we haven't funded before, first of its kind in the region/state, utilizing social media
- Visibility- How easily can passersby understand what the project is and how it works
- Leveraging other funds- is project utilizing other grant dollars or resources to accomplish project goals

Water Resource Prioritization- 10- Points

- Proximity to Focal Geography of MCWD Initiatives
 - o How can the project complement other District initiatives/future projects
- Proximity to an impaired waterbody
 - o How does project address impairments through BMPs or education
- Protection of high value resource

Reporting- Required for Community Engagement projects

- o Description of outreach techniques used and their location
- o Number of people educated and engaged on the project
- o Has the project and outreach initiated other efforts on improving water quality and awareness
- o Opportunities for monitoring
- o Inspection Report

Parkway Place Townhome Association: Partners and Collaboration

Existing Partners

- Cities Management- who Parkway Place Townhomes have a contract with
 - Will work with 30+ other management groups on outreach to incorporate stormwater BMPs at other Townhome Associations
 - Will nominate project for an environmental award with the Minnesota Multi Housing Association and Community Association Institute
- Hennepin County
 - Received a \$50,000 grant from Hennepin County for the retrofit project
- Connections with Neighbors
 - Have hosted open houses in the past and intend to do stormwater specific open houses in the future
- Nextdoor Page- Social network for neighbors in the Page neighborhood. Parkway Place Townhomes is the site of the old Page school
 - 300+ members
 - Will use the social network to inform neighbors of project construction, initiatives and results, as well as open house opportunities
- Washburn High School
 - Communication with Eric Adams, a science teacher
 - Host a field trip for students to learn about stormwater runoff, stormwater BMPs and their benefits
 - International Bachelorette Classes
- Macalester College
 - Through Master Water Stewards, Terry Hammink has established a connection with the Geography department
 - Will continue to provide information on project to map outreach initiatives and connections between who they have reached through the project
- Freshwater Society
 - Example project for future Master Water Stewards
 - Freshwater would provide funding for incidental costs of hosting open houses and informational meetings
- Mayflower Church
 - Partnership with church's recently established 'Groundwise Group'
 - Has MWS in group, with congregation
 - Will support each other's efforts
 - Assist in outreach plan development

Potential Partners

- Friends of Diamond Lake
 - Joint education event related to stormwater and Parkway Place retrofit
 - Educate their group on this project and other efforts- how to get involved
- Earth Wizards and the City of Minneapolis
 - Use project with city education and outreach efforts

Phase 1 Work

PARKING LOT WORK (ADDED 3 PARKING STALLS)	Quantity	Unit	Unit Rate	Total
Demolition of Concrete Curbing (Center and Driveway Entrance)	760	lf	\$ 3.00	\$ 2,280.00
Demolition of Concrete Sidewalks	2250	sf	\$ 3.00	\$ 6,750.00
Reclaiming	32287	sf	\$ 0.20	\$ 6,457.40
Stockpile and Subcut to Alter Drainage into Rain Gardens	120	hrs	\$ 125.00	\$ 15,000.00
Removal of Excess Subsoils for New Asphalt (Regrading to RGs)	400	tons	\$ 25.00	\$ 10,000.00
Removal of Excess Base Aggregate (De-pavement Areas)	250	tons	\$ 25.00	\$ 6,250.00
#Basing and Paving	25606	sf	\$ 2.53	\$ 64,776.60
TOTAL				\$ 111,514.00

CENTER LANDSCAPE (CHANGED NON-PERM. PAVERS TO TRAPROCK)	Quantity	Unit	Unit Rate	Total
Demolition of Trees	1	ls	\$ 9,000.00	\$ 9,000.00
Excess Soil Removal for Stormwater Treatment	100	cy	\$ 100.00	\$ 10,000.00
Curbing to Control Run-on for Pretreatment	615	lf	\$ 30.00	\$ 18,450.00
Pretreatment Forebays	3	ea	\$ 1,500.00	\$ 4,500.00
Rain Garden Excavation	150	cy	\$ 100.00	\$ 15,000.00
Rain Garden Soils and Mulch	60	cy	\$ 90.00	\$ 5,400.00
Rain Garden Plantings	1	ls	\$ 9,000.00	\$ 9,000.00
Trees, Native	12	ea	\$ 300.00	\$ 3,600.00
Grading of Low Mtc. Turf Areas, Topsoil, Seed and Erosion Control	7500	sf	\$ 1.00	\$ 7,500.00
Boulder Wall for Tiered Structure	300	sf	\$ 25.00	\$ 7,500.00
#Path and Patio, Dresser Traprock	1050	sf	\$ 12.14	\$ 12,750.00
Path, Concrete (Mailbox)	100	sf	\$ 15.00	\$ 1,500.00
Deliveries, Stormwater Treatment-related	4	ea	\$ 150.00	\$ 600.00
Deliveries	6	ea	\$ 150.00	\$ 900.00
TOTAL				\$ 105,700.00

#PERMEABLE PAVEMENT (DECREASED AREA/PARKING STALLS 8 TO 5)	Quantity	Unit	Unit Rate	Total
Excavation	75	cy	\$ 105.00	\$ 7,875.00
Ribbon Curb (to Maintain Edge)	55	lf	\$ 25.50	\$ 1,402.50
Tensar Grid (Bottom of Excavation Area)	892	sf	\$ 1.00	\$ 892.00
Geotextile (Perimeter of Excavation Area)	323	sf	\$ 1.00	\$ 323.00
Granite 3/4"	62	cy	\$ 135.00	\$ 8,370.00
Granite 3/8"	6	cy	\$ 135.00	\$ 810.00
Permeable Pavers	930	sf	\$ 13.25	\$ 12,322.50
Deliveries	3	ea	\$ 150.00	\$ 450.00
TOTAL				\$ 32,445.00

#DRIVE ENTRANCE RAIN GARDENS (1 GARDEN FOR PHASE 2)	Quantity	Unit	Unit Rate	Total
Rain Garden Soil and Mulch	48	cy	\$ 90.00	\$ 4,320.00
Rain Garden Plants	1	ls	\$ 4,510.00	\$ 4,510.00
Curbing to Control Run-on for Pretreatment	145	lf	\$ 30.00	\$ 4,350.00
Pretreatment Forebays	4	ea	\$ 1,500.00	\$ 6,000.00
Dry Creek Bed, Check Dams in Rain Gardens	140	lf	\$ 20.00	\$ 2,800.00
Trees, Native	6	ea	\$ 300.00	\$ 1,800.00
Channel Drain	1	ea	\$ 3,500.00	\$ 3,500.00
Deliveries	3	ea	\$ 150.00	\$ 450.00
TOTAL				\$ 34,730.00

#NE RAIN GARDEN - TIERED + SE GRADING	Quantity	Unit	Unit Rate	Total
Excavation	25	cy	\$ 175.00	\$ 4,375.00
Grading	1	ls	\$ 1,350.00	\$ 1,350.00
Erosion Control Blanket on Hillside/C125Bionet	1500	sf	\$ 0.75	\$ 1,125.00
Rain Garden Soil and Mulch	20	cy	\$ 90.00	\$ 1,800.00
Rain Garden Plants	1	ls	\$ 5,500.00	\$ 5,500.00
Pretreatment Forebays	2	ea	\$ 1,500.00	\$ 3,000.00
SE Grading/ Dry Creek Bed - Prep for 2016 RG Work	1	ea	\$ 1,250.00	\$ 1,250.00
Deliveries	3	ea	\$ 150.00	\$ 450.00
TOTAL				\$ 18,850.00

Phase 2 & 3 Work

#PERIMETER RAIN GARDENS - TIERED BIOSWALE (SE, SOUTH AND ONE @ ENTRANCE)	Quantity	Unit	Unit Rate	Total
Mobilization	2	ea	\$ 1,250.00	\$ 2,500.00
Excavation	125	cy	\$ 90.00	\$ 11,250.00
Rain Garden Soil and Mulch	90	cy	\$ 90.00	\$ 8,100.00
Rain Garden Plants (include larger plants with plug plantings)	1	ls	\$ 13,380.00	\$ 13,380.00
Contingency Budget (DrainTile/Dry Creek Bed to Connect Gardens)	1	ls	\$ 5,000.00	\$ 5,000.00
Deliveries	3	ea	\$ 150.00	\$ 450.00
Labor/Material Increases - 5% per year allowance				\$ 2,568.00
TOTAL				\$ 43,248.00

SUMMARY	TOTAL
Parking Lot Work	\$ 111,514.00
Center Landscape	\$ 105,700.00
Permeable Pavement	\$ 32,445.00
Drive Entrance with Rain Gardens	\$ 34,730.00
NE Tiered Rain Garden	\$ 17,600.00
SE Rain Garden - Prep Only Work/Regrading & Dry Creek Bed	\$ 1,250.00
TOTAL FOR PHASE 1 (2015)	\$ 303,239.00
Contingency Budget 2015 (5%)	\$ 15,162.00
PHASE 2 & 3 (2016-2017)	
Perimeter Rain Gardens and Bioswale (Southeast, Entrance (1) and South Tiered Bioswale)	\$ 43,248.00
Signage Allowance (Graphic Design Work, Sign and Installation - 3 locations)	\$ 7,500.00
TOTAL FOR PHASES 2 & 3	\$ 50,748.00
Contingency Budget 2016-2017 (5%)	\$ 2,412.00

Total \$371,561.00

Total Qualifying for CS

\$260,047.00

STAFF RECOMMENDATION 75%, NOT TO EXCEED \$100,000.00