



LOWER MINNESOTA RIVER WATERSHED DISTRICT

Executive Summary for Action

Lower Minnesota River Watershed District Board of Managers Meeting

Wednesday, July 17, 2024

Agenda Item

Item 6. A. – Fred Wells Tennis Education Center (FWTEC) Parking Lot Improvements (LMRWD No. 2024-009)

Prepared By

Linda Loomis, Administrator

Summary

Minneapolis Parks & Recreation is planning to make improvements to the parking lot at the Fred Wells Tennis Education Center in an unincorporated area of Hennepin County (Fort Snelling). Young Environmental Consulting Group has reviewed the permit application and applicable documentation on behalf of the LMRWD. They are recommending conditional approval of a permit based on their review. Findings of the permit review and the recommendations are contained in Technical Memorandum – Fred Wells Tennis Education Center (FWTEC) Parking Lot Improvements (LMRWD No. 2024-009), dated July 10, 2024, which is attached.

Attachments

Technical Memorandum – Fred Wells Tennis Education Center (FWTEC) Parking Lot Improvements (LMRWD No. 2024-009), dated July 10, 2024

Recommended Action

Motion for conditional approval of a permit for Fred Wells Tennis Education Center Parking Lot Improvements contingent upon receipt of a copy of the MPDES construction stormwater permit, final construction plans signed by a professional engineer and a copy of the Sidewalk Permit from the City of Minneapolis

Technical Memorandum



To: Linda Loomis, Administrator
Lower Minnesota River Watershed District (LMRWD)

From: Rachel Kapsch, Water Resources Scientist
Hannah LeClaire, PE, Project Manager

Date: July 10, 2024

Re: Fred Wells Tennis Education Center (FWTEC) Parking Lot Improvements
(LMRWD No. 2024-009)

The Minneapolis Park and Recreation Board (MPRB) has applied for an individual project permit from the LMRWD to perform pavement replacement and minor storm sewer improvements as part of the FWTEC Parking Lot Improvements Project (FWTEC Project). The improvements are to add additional parking spaces to the current FWTEC parking lot. The project is located in St. Paul, northwest of the Minnesota State Highway 62 (MN62) and Minnesota State Highway 5 (MN5) commons (Figure 1). The applicant's engineer, TKDA, submitted the permit application, associated application exhibits, and site plans for the FWTEC Project.

The FWTEC Project will disturb 1.13 acres of developed parking lot and grassy areas and proposes 0.13 acres of new impervious surfaces. Minor storm sewer improvements and landscaping (sod, mulch, rock, and plantings) will be implemented in the disturbed areas. Locations of proposed activities are detailed in Figure 2.

No new permanent stormwater best management practices (BMPs) will be constructed as part of this project. The project is not located within a High Value Resource Area, Steep Slopes Overlay District, or 100-year floodplain of the Minnesota River. The applicant proposes to begin construction in August of 2024. The project triggers LMRWD Rule B—Erosion and Sediment Control.

Because the City of St. Paul does not have their municipal permit, the project requires an LMRWD individual project permit.

SUMMARY

Project Name:

FWTEC Parking Lot Improvements Project

Purpose:

Pavement replacement, minor storm sewer improvements and landscaping.

Project Size:

Area Disturbed	Existing Impervious Area	Proposed Impervious Area	Net Increase Impervious Area
1.13 acres	0.78 acres	0.91 acres	0.13 acres

Location:

100 Federal Drive, Saint Paul, MN 55111

LMRWD Rules:

Rule B – Erosion and Sediment Control

Recommended Board Action:

Conditional approval of Rule B

DISCUSSION

The LMRWD received the following documents for review:

- LMRWD online permit application; received March 27, 2024.
- FWTEC Parking Lot Improvement Plan Set (dated March 28, 2024); received March 27, 2024.
- FWTEC Parking Lot Improvement Project – Addendum No. 1 (plan set dated March 28, 2024. Addendum No. 1 dated April 17, 2024); received May 15, 2024.
- Authorization of Agent Form (signed by U.S. Department of Veterans Affairs on June 18, 2024); received June 18, 2024.
- FWTEC 2411 Preliminary Schedule (dated June 11, 2024); received June 20, 2024.
- The following exhibits were received on June 21, 2024:
 - Blackstone Contractor’s contact information.
 - Revised Plan Set (Sheets L2.0 and L4.0, revision dated June 20, 2024).
 - Screenshot of Revised Plan Set.

The application was deemed complete on June 21, 2024, and the documents received provide the minimum information necessary for a Rule B permit review.

Rule B – Erosion and Sediment Control

The LMRWD regulates land-disturbing activities that affect one or more acres under Rule B. The proposed project would disturb approximately 1.13 acres within the LMRWD boundary. The applicant has provided a Stormwater Pollution Prevention Plan (SWPPP). Temporary erosion and sediment control measures include storm drain inlet protection and sediment control logs (conforming with MnDOT Spec. 3897). Disturbed areas are to be sodded (unless trap rock or mulch are specified).

The contractor and individuals responsible and liable for the inspection and maintenance of erosion and sediment control features are:

Contractor:

- Blackstone Contractors, LLC – 763-291-7728, barb@blackstonecontractorsllc.com

Erosion and Sediment Control:

- Brent Karvonen – Blackstone Contractors, LLC, 763-657-6276, brent@blackstonecontractorsllc.com
- Paul Keranen – Blackstone Contractors, LLC, 763-377-2395, paul@blackstonecontractorsllc.com
- Tyler Davidson – Blackstone Contractors, LLC, 763-291-5542, tyler@blackstonecontractorsllc.com

This project generally complies with Rule B, but a copy of the National Pollutant Discharge Elimination System (NPDES) construction stormwater permit, and a copy of the Sidewalk Permit from the City of Minneapolis are needed before the LMRWD can issue a permit.

Recommendations

Based on review of the project, we recommend conditional approval contingent on the receipt of the following:

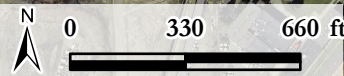
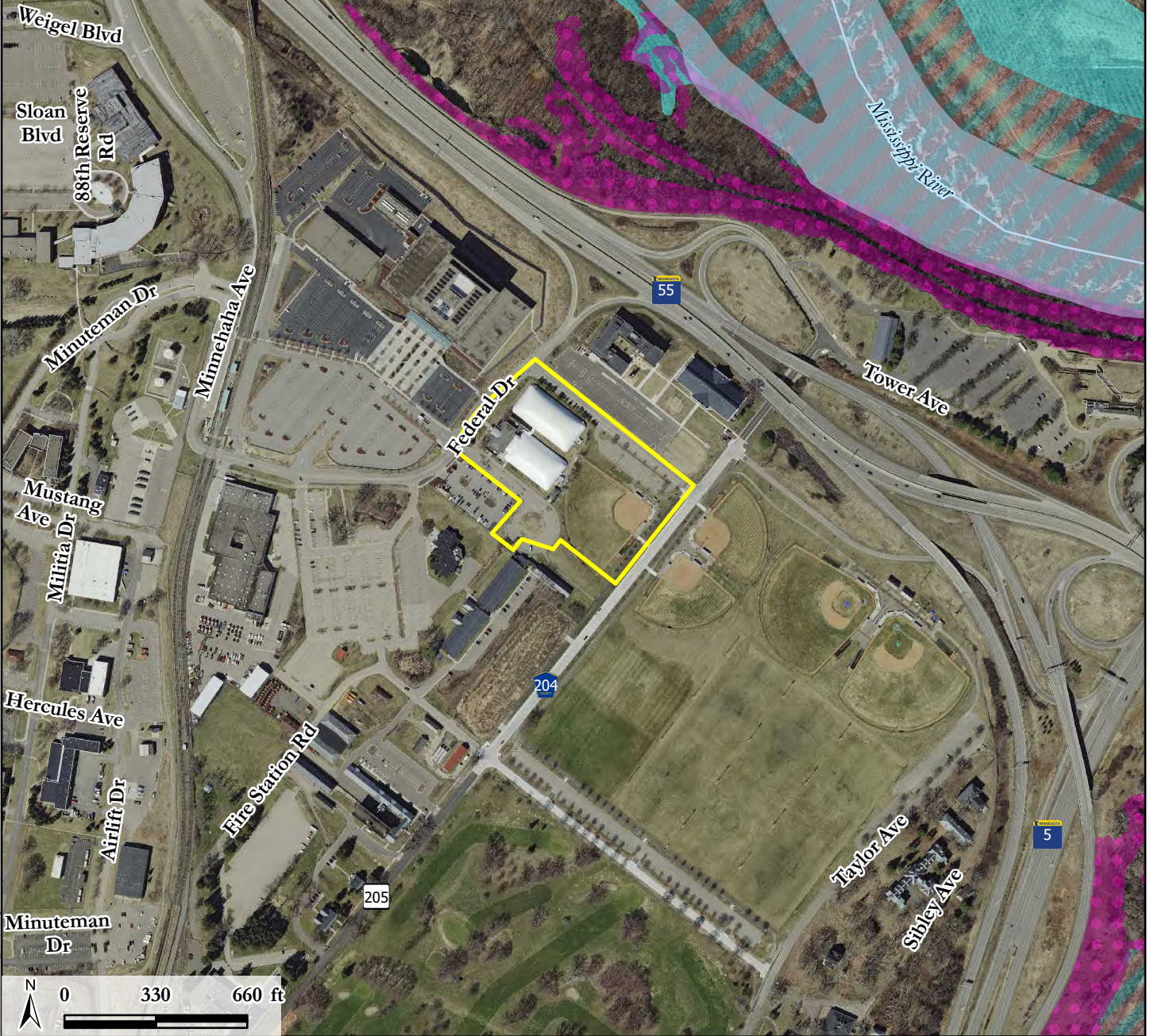
- Copy of the NPDES construction stormwater permit.
- Final construction plans signed by a professional engineer.
- Copy of the Sidewalk Permit from the City of Minneapolis

Attachments

- Figure 1—FWTEC Parking Lot Improvements Project Location (LMRWD 2024-009)
- Figure 2—FWTEC Parking Lot Improvements (LMRWD 2024-009)



Figure I: FWTEC Parking Lot Improvements Project Location
LMRWD No. 2024-009



Legend

-  Project Location
-  Public Waters
-  Public Waterbodies
-  Steep Slope Overlay District
-  100-yr Floodplain
-  Floodway

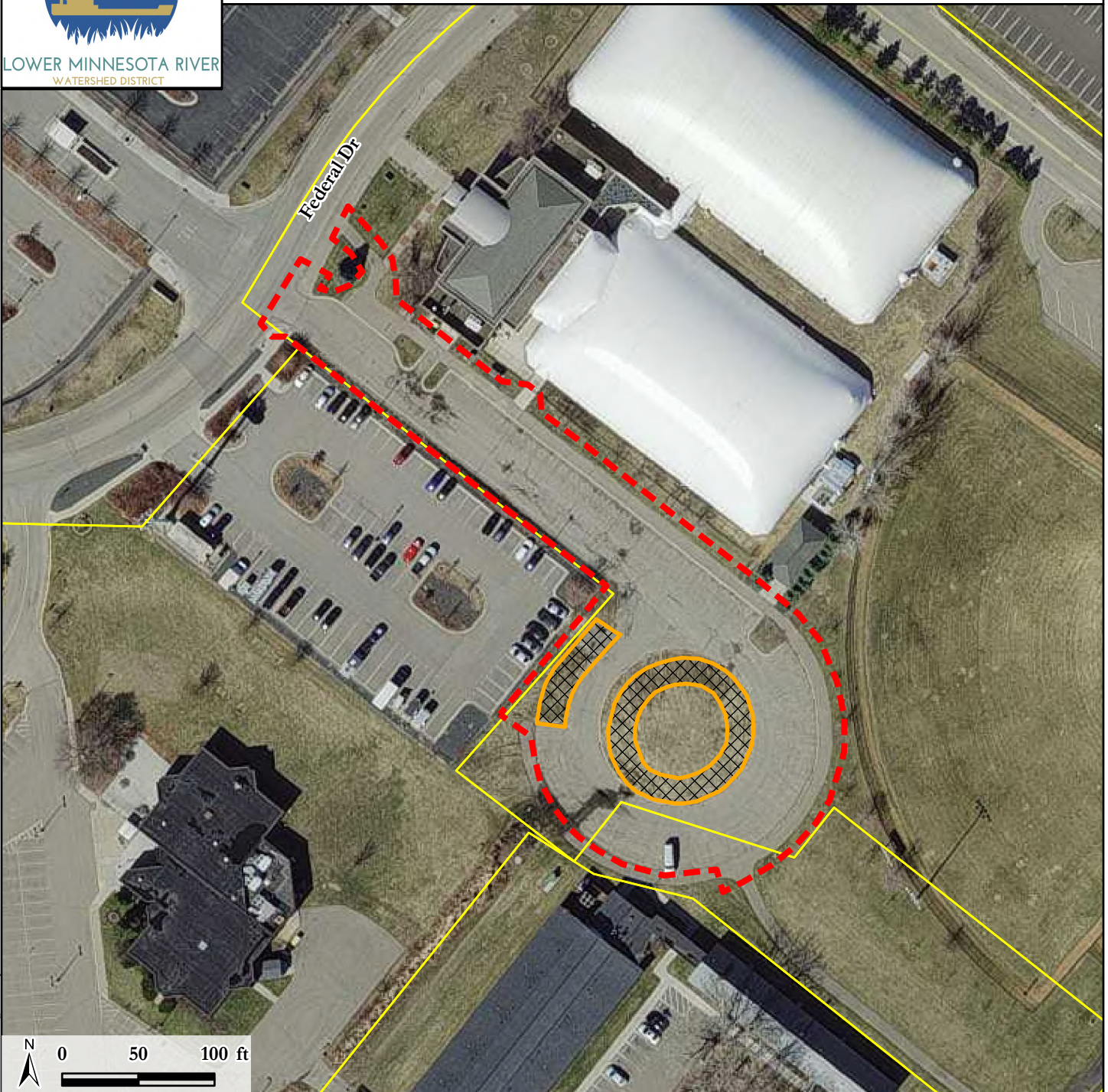
LMRWD Watershed Location Map

Young Environmental Consulting Group, LLC




Projects\LMRWD\Project Reviews\02 In Process\2024-009 FWTEC Parking Lot Improvements\04 GIS



Figure 2: FWTEC Parking Lot Improvements
LMRWD No. 2024-009



Legend

-  Proposed Impervious
-  Construction Limits
-  Parcels

**LMRWD Watershed
Location Map**

