



TO: Scott Harlicker, City Planner
FROM: Kevin Kawlewski, City Engineer
SUBJECT: Preliminary Site Plan Review
Mercy Hospital Parking Lot Expansion
4050 Coon Rapids Boulevard NW
DATE: March 6, 2014

The following comments are based on a review of the preliminary site plans for the proposed Mercy Hospital parking lot expansion at 4050 Coon Rapids Boulevard NW prepared by Loucks & Associates dated 02/10/14. The project generally includes the construction of a 45,000 square foot parking lot on four vacant lots adjacent to the east property line of the hospital south of Coon Rapids Boulevard. The project generally includes surface improvements with infiltration basins around the edges of the lot and also with basins on interior traffic islands. Based on my review and discussions with John Donovan at Loucks & Associates, Inc., I would offer the following comments:

SHEET C2-1

1. The north curb line of the new parking lot is inside of the parking setback lines. The designer has been made aware of this and that they will be requesting dimensional flexibility for the design based on added stormwater management features.
2. In general, the improvements shown on the west side of Blackfoot Street that are being constructed with the Mother Baby Center should be shaded so it is clear this is not part of the parking lot project.
3. Yucca Street NW from the south edge of the new driveway entrance to Coon Rapids Boulevard should be edge-milled and overlaid as part of the project rather than patching for the curb cut.

SHEET C4-1

1. Due to the shallow cover over the pipe between the infiltration basins, this pipe should be RCP versus HDPE to minimize the potential for the pipe being crushed.

STORM WATER MANAGEMENT

1. The plans currently show vegetated infiltration basins on both the north and south side of the proposed parking lot. In addition, based on the review by Coon Creek Watershed, the interior islands in the parking lot are also proposed to be vegetated infiltration basins.
2. The hydrology report submitted will be modified to account for the added infiltration basins. Based on discussions with the Loucks, the site will provide on-site storage and treatment for a 25-year event, which is twice the amount required by Coon Creek Watershed. This will provide a substantial benefit to the City due to minimized storage and maintenance requirements of City owned facilities downstream.

3. Coon Creek has reviewed the hydrology and will be granting approval.

The plans are preliminary and not for construction. Further reviews of the plan will be necessary as the project continues to move further along in the process but there are no immediate concerns from Engineering based on the preliminary plans. Please feel free to contact me with any questions or concerns that you may have.

Cc: Tim Himmer, Public Works Director
John Donovan, Loucks and Associates