

City of Minneapolis Department of Public Works Preliminary Review of Site Hydrology and Stormwater Management Conditions

Several staff from the City of Minneapolis Department of Public Works, Water Resources and Sewers, reviewed records and inspected the former Minneapolis School District Headquarters site in NE Minneapolis during the first two weeks of November, 2012. The property evaluated included the four properties and the existing site and building improvements located at 807 Broadway St NE and 1100, 1110, and 1112 Quincy St NE, Minneapolis, Minnesota 55413.

Minneapolis Public Schools (MPS) has authorized The City of Minneapolis Department of Community Planning and Economic Development (CPED) to exclusively market the 807 Broadway Street NE property for sale. MPS and the City of Minneapolis make no representations or warranties. This is an “as is” sale.

This preliminary review of site hydrology and stormwater management is provided for general information purposes as part of the release of the Open Sale Memorandum for this property. Parties interested in purchasing this property are responsible for obtaining their own independent professional evaluations of the site and building conditions as part of their due diligence process. There are a wide range of potential redevelopment scenarios for this property. Specific proposals for the renovation, adaptive reuse, and/or redevelopment of this property will be subject to formal regulatory review based upon the required permit applications, applicable regulations, and plans submitted for the specific proposed projects.

Staff preliminary review of this site suggests that stormwater management requirements and existing public infrastructure should not pose any barriers to a successful redevelopment of this prime NE Minneapolis property.

- There is sufficient sanitary sewer capacity to serve the current building and any likely redevelopment project.
- Currently the building's sanitary sewer is connected out to Quincy and possibly a second or third connection to Jackson.
- The parking lot appears to sheet drain over the walk on Broadway which is not allowed.
- The Current Stormwater utility fees are billing about 226,000 SF of impervious area. A quick look puts it closer to 240,000. The current rate will remain in effect with the annual fees about \$20,000

- Staff does not have any reports of flooding of the property on file. However this does not mean the property has not had backups or flooding, only that none have been reported to Engineering. The capacity of adjacent storm drains will need to be verified before any new connections to the public system are approved. Existing soils do not allow for any infiltration. Rock appears to be 4 to 6 feet below grade deeper some areas and closer in others.
- The site is not captured under Chapter 54 (Stormwater Management) as it currently sits. As the site is over one acre, any land-disturbing activities on the site would require compliance with Chapter 54 for stormwater rate, quality and volume standards.
- Flood prone areas or ones with limited infrastructure must see no increase in runoff rates for 2-year, 10-year, and 100-year, 24 hour storm event over pre-developed (settlement) conditions. All projects must maintain the existing runoff rates for the 2-year, 10-year, and 100-year, 24 hour storm. Water quality requirements mandate that projects remove 70% of the total suspended solids (TSS) prior to the water leaving the site.
- Minneapolis Public Works staff has met with Public School plumbers to clearly identify where the existing non-compliant combined Sanitary/storm drain connections are. Rainleader disconnection work will be required of a new owner. The roof drainage cannot be rerouted to grade at Jackson Street. There are potential flooding issues already on Jackson. Compliance will be required by the new owner in a timely fashion and as a condition of the sale.

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