

# EXHIBIT E



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Exceptional outcomes.

October 2, 2017

**Ms. Traci Tomas**

The Village, LLC  
1907 Wayzata Blvd, Suite 250  
Wayzata, MN 55391

RE: The Village Stormwater Memo

**Dear Ms. Tomas:**

Redevelopment requires following city and watershed requirements for stormwater management to protect the water resources of Minnesota and protect infrastructure like roads, parks and homes from damage. The City of St. Anthony Village and Mississippi Watershed Management Organization (MWMO) have jurisdiction over the The Village and require the proposed redevelopment to meet or exceed their stormwater rules in a way that does not redirect stormwater or flooding to neighboring properties.

Managing stormwater from site improvement or redevelopment is a three-step process.

1. First, the existing condition must be defined and modeled to understand how much stormwater volume is produced and how fast the stormwater drains away, which establishes the requirement that is referred to as rate control. The new condition of the site must meet or be less than the previous condition.
2. Second, the new condition must be defined and modeled to understand how much treatment of the water needs to occur to meet the City and MWMO requirements. This includes removing phosphorus and solids from the stormwater.
3. The third and final step is to design the site and a stormwater system that meets the first two requirements while providing the required free board from existing and proposed buildings to prevent flooding. This includes storage through surface ponds and underground chambers in combination with grading to get to a final product.

There are many stormwater management tools available to designers as new technology becomes available. These tools in order of preference include infiltration (allow the water to soak into the ground), surface storage (traditional stormwater ponds), underground storage (tanks, cisterns and chambers under streets, sidewalks or even parks), and/or re-use (store the storm water and use it to irrigate grass). The Village is working on a combination of these techniques to manage and store stormwater. Infiltration is not an option for the Village due to high ground water levels (minimum separation is required to allow the stormwater to be filtered before it has a chance to enter ground water), however a combination of other techniques include a traditional surface stormwater pond, a

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surface pond coupled with plaza for gather space, a rain garden and underground storage vaults allowing for the surface area to continue to be utilized for recreation.

The resulting design meeting the requirements of the City and MWMO is that the proposed project will have to have nearly 2 million gallons of stormwater storage on the site. What does 2 million gallons stormwater look like? This can be equated to approximately the following:

- 8 City of St Anthony Water Tower (250,000 gallons per City Website)
- 65 Semi-trucks (53'x8.5'x9')
- 22 typical size homes (1,500 SF House)
- 3 Olympic Swimming (50 meters x 25 meters x 2 meters)
- 4'-7" depth of water over an entire football field

The proposed improvements meet the very significant restrictions on this site while implementing industry leading strategies and managing a significant amount of stormwater.

Sincerely,  
**Wenck Associates, Inc.**

A handwritten signature in black ink, appearing to read 'J. Ward', is written over a light blue horizontal line.

Jared T. Ward, PE  
Principal