



STORMWATER MANAGEMENT CASE STUDIES OF COMMUNITY ORIENTED INFILL PROJECTS



LUCAS WEATHERLY, PE

REGISTERED IN NEBRASKA AND IOWA

16 YEARS EXPERIENCE IN LAND
DEVELOPMENT PROJECTS

MOST HAVE BEEN MULTI-
DISCIPLINARY

PROJECTS RANGE FROM SMALL
PAD SITES <1 AC. TO >150 AC.
SUBDIVISIONS

FOCUS ON REDEVELOPMENT
(OR INFILL) PROJECTS

WHAT IS A “COMMUNITY ORIENTED INFILL PROJECT”?

COMMUNITY ORIENTED

- SOMETHING THAT IS AVAILABLE TO THE GENERAL PUBLIC
- MULTIPLE STAKEHOLDERS (PRIVATE AND PUBLIC)
- ENHANCES AN AREA EXISTING AREA FOR A THE GOOD OF THE COMMUNITY

INFILL PROJECT

- REDEVELOPMENT OF A PREVIOUSLY DEVELOPED AREA
- GENERALLY LOCATED IN THE URBAN CORE

EXAMPLES

- THE RIVERFRONT REDEVELOPMENT
- BUILDER’S DISTRICT
- 75 NORTH / HIGHLANDER
- STERLING RIDGE
- MILLWORK COMMONS*
- UNMC – SADDLE CREEK CAMPUS*

MILLWORK COMMONS FACTS AND CHALLENGES

- 43+/- ACRES
- AGED INDUSTRIAL AREA
 - RAIL SIDINGS
 - MAN PLACED FILL
 - SUB-PAR SOILS
- HISTORIC WAREHOUSE BUILDINGS
 - ASHTON BUILDING – DISBROW BLOCK
- CSO AREA (PARTIALLY)
- AGED INFRASTRUCTURE
- HIGH WATER TABLE
- ENVIRONMENTAL CLEAN-UP ISSUES
- EXISTING BUSINESSES AND STAKEHOLDERS



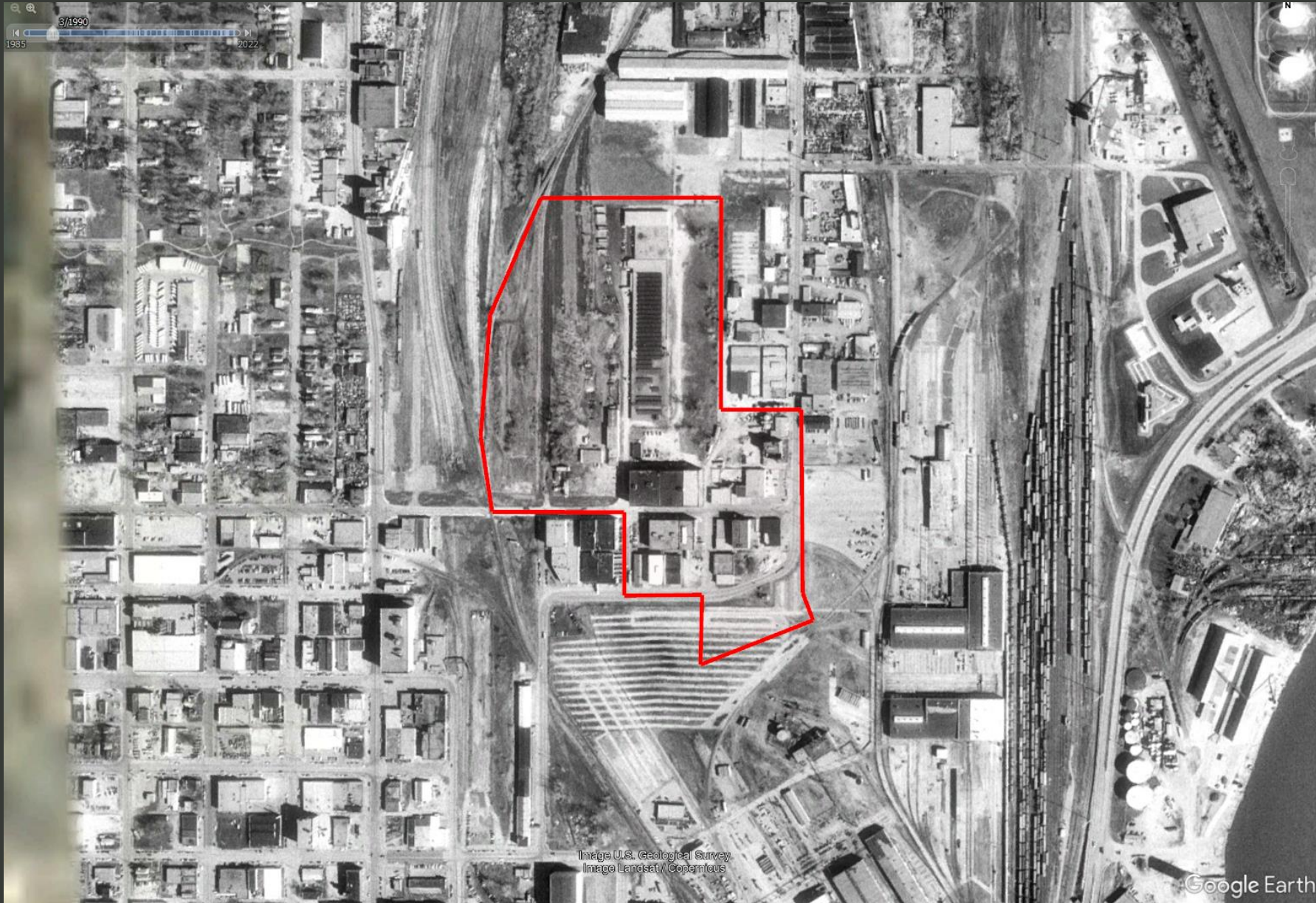


Image U.S. Geological Survey
Image Landsat / Copernicus

Google Earth









2022 AERIAL WITH PROJECT LABELS

MILLWORK COMMONS GRADING PERMIT APPROACH

WHAT WE KNEW AT THE ON-SET:

- MULTI-PHASE PROJECT
- ONE LEAD DEVELOPER LINKED TO ALL PROJECTS
- MOST LIKELY DIFFERENT CONTRACTORS FOR EACH PROJECT
- PUBLIC IMPROVEMENTS WILL BE REQUIRED
- SURROUNDING BUSINESSES WILL BE OPERATING THROUGHOUT PROJECT

- ...WHAT WE PERMIT NOW WILL ULTIMATELY CHANGE...

MODIFICATION PROCESS

- GRADING PERMIT MODIFICATION FORM
- SITE MAP UPDATE
- REPEAT...

MILLWORK COMMONS SHEET INDEX

GRADING PERMIT PLAN SET

**INITIAL GRADING
PERMIT MAP
SUBMITTAL**

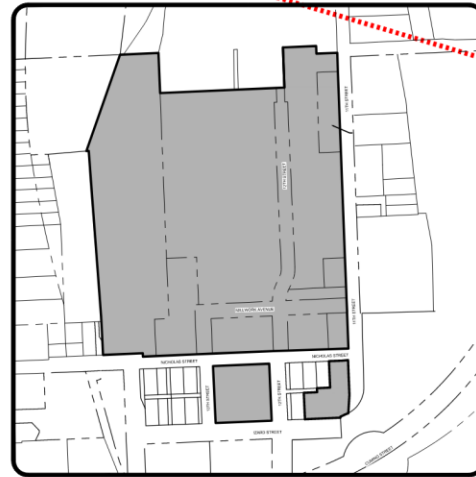
COVER SHEET	1
EROSION CONTROL NOTES	2
PERMIT LIMITS PLAN	3
MILLWORK AVENUE IMPROVEMENTS – PHASE 1 (OPW53601)	4–6

PROJECT TEAM

ENGINEER:
OLSSON
2111 S. 67TH STREET
SUITE 200
OMAHA, NE 68106
CONTACT: LUCAS WEATHERLY
PHONE: 402.341.1116

SURVEYOR:
OLSSON
2111 S. 67TH STREET
SUITE 200
OMAHA, NE 68106
CONTACT: TERRY ROTHANZL
PHONE: 402.341.1116

GEOTECHNICAL ENGINEER:
OLSSON
11627 VIRGINIA PLAZA, SUITE 103
LA VISTA, NE 68128



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
COVER SHEET	1
EROSION CONTROL NOTES	2
PERMIT LIMITS PLAN	3
MILLWORK AVENUE IMPROVEMENTS – PHASE 1 (OPW53601)	4–6

SITE INFORMATION			
10-15-19	OM-2019048-628-052	CDW-20190426	
MILLWORK COMMONS - OVERALL 14TH STREET NORTH OF NICHOLAS STREET			
MILLWORK COMMONS OMAHA DODDAS			
A1-272331	06-00473	NEBRASKA	68102
Total Site Area (Acres)	42.17	Asphalt/Paved (Square Feet)	48
Disturbed Area (Acres)	42.17	Soil Volume (CY)	13700
Contributed Area (Acres)	0	Fill Volume (CY)	3500
Impervious Area Before Construction (%)	0	Runoff Coefficient Before Construction	0.30
Impervious Area After Construction (%)	65	Runoff Coefficient After Construction	0.50

APPLICANT SWPPP CERTIFICATION

MILLWORK DISTRICT LLC DIMITRI HENRIKSON 402-991-8844

PAUL SMITH 1428 CLUMING STREET 772-8220

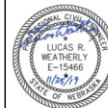
418-1408 OMAHA NE 68102

I hereby agree to act as APPLICANT in association with this SWPPP. Furthermore, I certify under penalty of law the following (1) that this document and all supporting information has been prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted; (2) that I understand and agree to abide by the terms and conditions contained within the Storm Water Pollution Prevention Plan - Site Map (SWPPP-Site), the associated Storm Water Pollution Prevention Plan - Narrative (SWPPP-N), and the PCWP Grading Permit Terms (<http://www.sanrapex.com>); (3) that, to the best of my knowledge and belief, information contained in this SWPPP is true, complete, and accurate; (4) that the SWPPP has been prepared and submitted to conform to all applicable Standards, Criteria, Ordinances, Laws, Rules, and Regulations enacted by the - [a] PCWP and its Members; [b] Douglas County [c] Stearns County, [d] State of Nebraska, and [e] United States Federal Government; (5) that, sound and established practices were used for the creation of this SWPPP; (6) that, I am obligated to ensure inspection, reporting and maintenance requirements occur under the terms of this SWPPP; (7) that, the SWPPP will be implemented as the first element of construction; (8) that I, as a small industry and save harmless the PCWP, its Members, Officers, Agents and Employees from all claims and demands of every nature and description growing out of the implementation of this SWPPP, including personal injuries, medical and all property damage sustained; (9) that, I will retain the services of the aforementioned DESIGNER and INSPECTOR, to perform all design and inspection duties associated with this SWPPP, through contractual agreement; and (10) that, corrections of defects and deficiencies in design, construction, inspection, implementation, and testing shall be without expense to the PCWP and its Members, Officers, Agents and Employees and shall be my obligations while acting as APPLICANT.

11-14-19

olsson

2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL: 402.341.1116
www.olsson.com



REVISION DESCRIPTION

DATE

REV. NO.

COVER SHEET

MILLWORK COMMONS GRADING PERMIT

OMAHA, NEBRASKA

2019

REVISIONS

Drawn by: _____

Checked by: _____

Approved by: _____

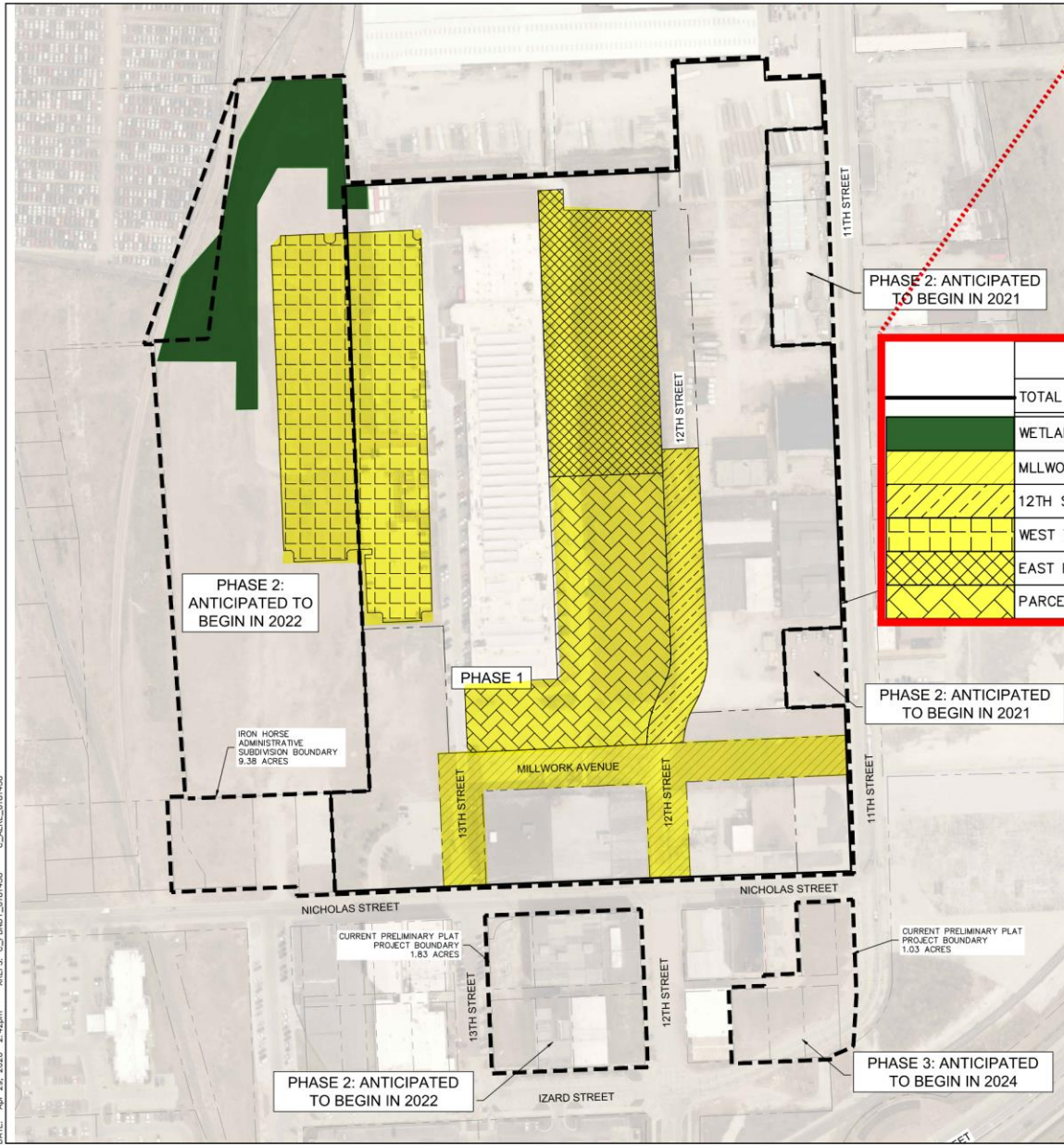
Project no.: _____

Sheet no.: 11-08-19

SHEET 1

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 DATE: MAR 28, 2020 2:42PM
 USER: jwhite
 PROJECT: C:\P\1516-1458\1516-1458.dwg
 C:\P\1516-1458\1516-1458.dwg



PERMIT LIMIT OF DISTURBANCE		
TOTAL PERMIT AREA		42.17 AC
WETLAND GRADING	OMA-20190328-4938-GP2	CLOSED OUT
MILLWORK AVENUE IMPROVEMENTS - PHASE 1	OPW53601	1.89 ACRES
12TH STREET IMPROVEMENTS	OPW53788	0.87 ACRES
WEST TEMPORARY PARKING LOT	PRIVATE PLANS	4.10 ACRES
EAST PARKING LOT	PRIVATE PLANS	2.41 ACRES
PARCEL 8/HELLO APARTMENTS	PRIVATE PLANS	2.86 ACRES

NOTE
 1. ALL OPERATORS/CONTRACTORS MUST CONFIRM WITH THE APPLICANT THAT ANY AND ALL APPLICABLE GOVERNMENTAL APPROVALS HAVE BEEN RECEIVED PRIOR TO THE START OF WORK. NO WORK MAY OCCUR IN AREAS WITHOUT AN APPROVED GRADING PERMIT MODIFICATION.

PERMIT LIMIT OF DISTURBANCE		
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1. PARCEL 8 / HELLO APTS & EAST PARKING LOT ADDED TO PERMIT AS ACTIVE AREAS.

04/26/2020 MAP UPDATE

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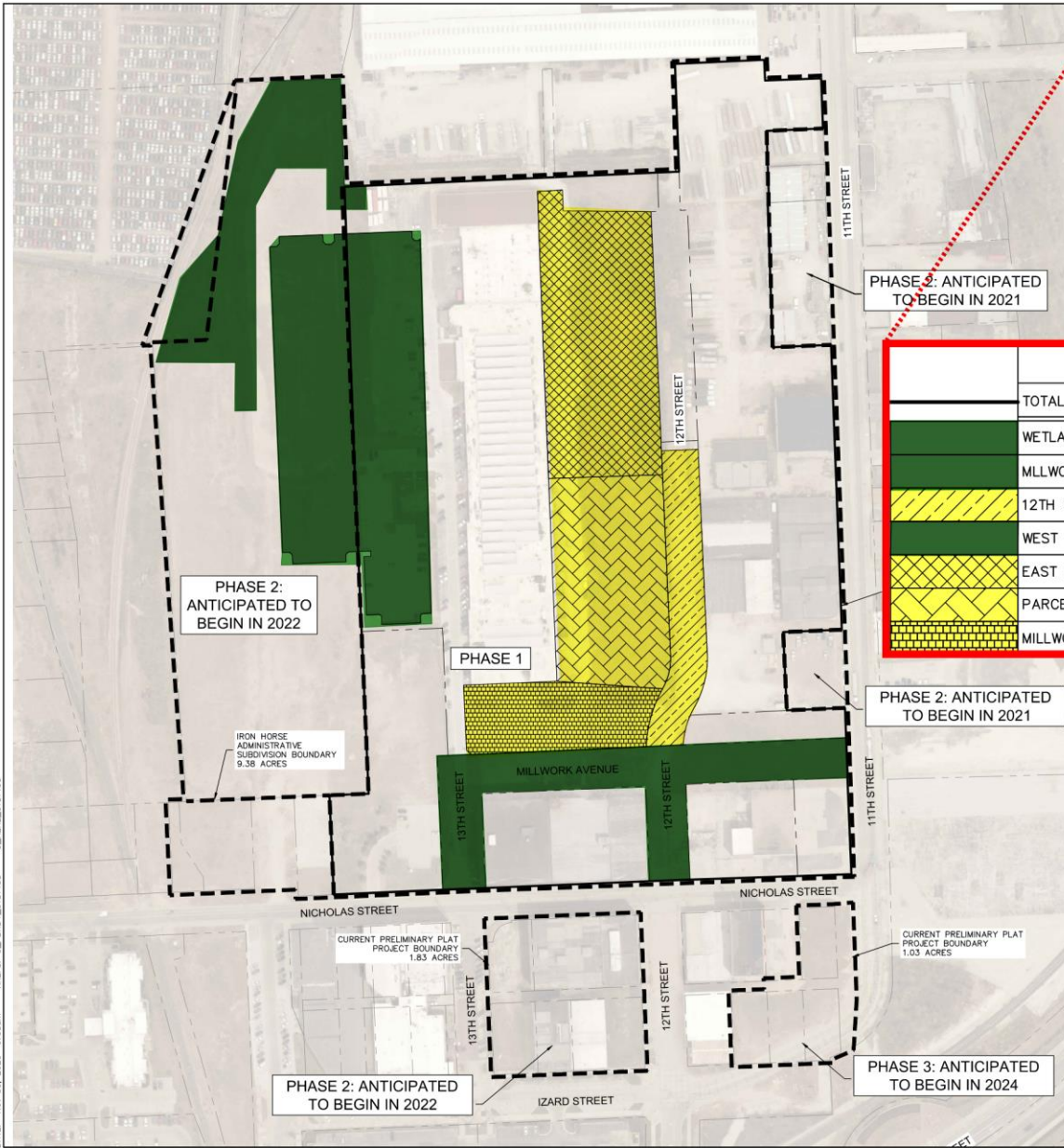
DATE	
REV	
NO.	
2019	

PERMIT LIMITS PLAN
 MILLWORK COMMONS
 GRADING PERMIT
 OMAHA, NEBRASKA

drawn by: _____
 checked by: _____
 approved by: _____
 GAVGC by: _____
 project no: _____
 drawing no: _____
 date: _____

SHEET
 3

DWG: F:\2019\1001-1500\019-165\10-Design\AutoCAD\Drawn P\DWG\Plans\Sheets\C_COV_D01R145.dwg USER: kuzako
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PERMIT LIMIT OF DISTURBANCE		
TOTAL PERMIT AREA		42.17 AC
WETLAND GRADING	OMA-20190328-4938-GP2	CLOSED OUT
MILLWORK AVENUE IMPROVEMENTS - PHASE 1	OPW53601	CLOSED OUT
12TH STREET IMPROVEMENTS	OPW53788	0.87 ACRES
WEST TEMPORARY PARKING LOT	PRIVATE PLANS	CLOSED OUT
EAST PARKING LOT	PRIVATE PLANS	2.41 ACRES
PARCEL 8/HELLO APARTMENTS	PRIVATE PLANS	1.88 ACRES
MILLWORK COMMONS GREEN SPACE	PRIVATE PLANS	0.98 ACRES

NOTE
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MILLWORK COMMONS GREEN SPACE	PRIVATE PLANS	0.98 ACRES

1. MILLWORK AVENUE AND WEST PARKING LOT SHOWN AS STABILIZED AND REMOVED FROM PERMIT
2. 12TH ST. EAST PARKING LOT, HELLO APTS, AND GREEN SPACE ARE STILL ACTIVE

11/30/2020 MAP UPDATE

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 www.olsson.com

PERMIT LIMITS PLAN
 MILLWORK COMMONS GRADING PERMIT
 OMAHA, NEBRASKA

drawn by: _____
 checked by: _____
 approved by: _____
 QA/QC by: _____
 project no: _____
 drawing no: _____
 date: _____

SHEET
 3

2019

MILLWORK COMMONS GRADING PERMIT APPROACH PROS AND CONS

PROS:

- ONE PERMIT FOR THE ENTIRE PROJECT (NDEE AND PCWP)
- ONE INSPECTION FOR THE ENTIRE PROJECT AREA
- ALL ACTIVE SWPPP DOCUMENTS HOUSED WITHIN ONE PLAN SET

CONS:

- CAN CAUSE SOME CONFUSION ON WHAT IS PERMITTED IF THE MAPS ARE NOT CONTINUALLY UPDATED
- CONFUSION ON RESPONSIBLE PARTY FOR EACH SEPARATE PROJECT AREA
- CONTINUAL MODIFICATION IS NECESSARY THROUGH THE LIFE OF THE DEVELOPMENT

UNMC SADDLE CREEK CAMPUS GRADING PERMIT APPROACH

WHAT WE KNOW:

- MULTI-PHASE PROJECT
- **SEPARATE DEVELOPERS INTENDED (OR POSSIBLE) FOR EACH PROJECT AREA**
- MOST LIKELY DIFFERENT CONTRACTORS FOR EACH PROJECT
- PUBLIC IMPROVEMENTS WILL BE REQUIRED
- SURROUNDING BUSINESSES WILL BE OPERATING THROUGHOUT PROJECT
- ...WHAT WE PERMIT NOW WILL ULTIMATELY CHANGE...

MODIFICATION PROCESS

- GRADING PERMIT MODIFICATION FORM FOR EACH PROJECT AFFECTED
- SITE MAP UPDATE FOR EACH PROJECT AFFECTED
- REPEAT...



DOUGLAS ST.

FARNAM ST.

SADDLE CREEK

ADMINISTRATIVE BUILDING

PARKING GARAGE

48TH ST.

INNOVATION HUB AT CATALYST

EMILE ST.

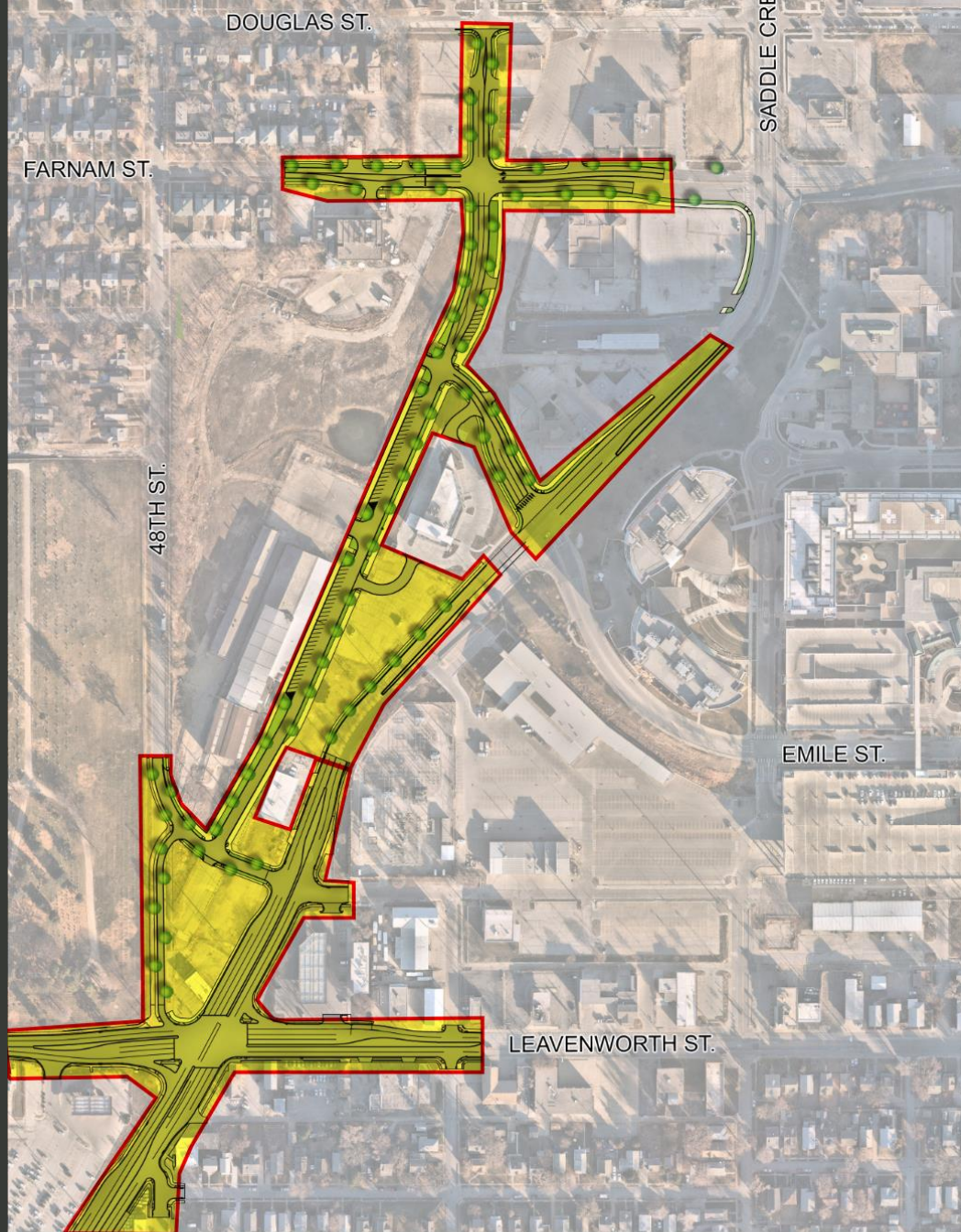
LEAVENWORTH ST.

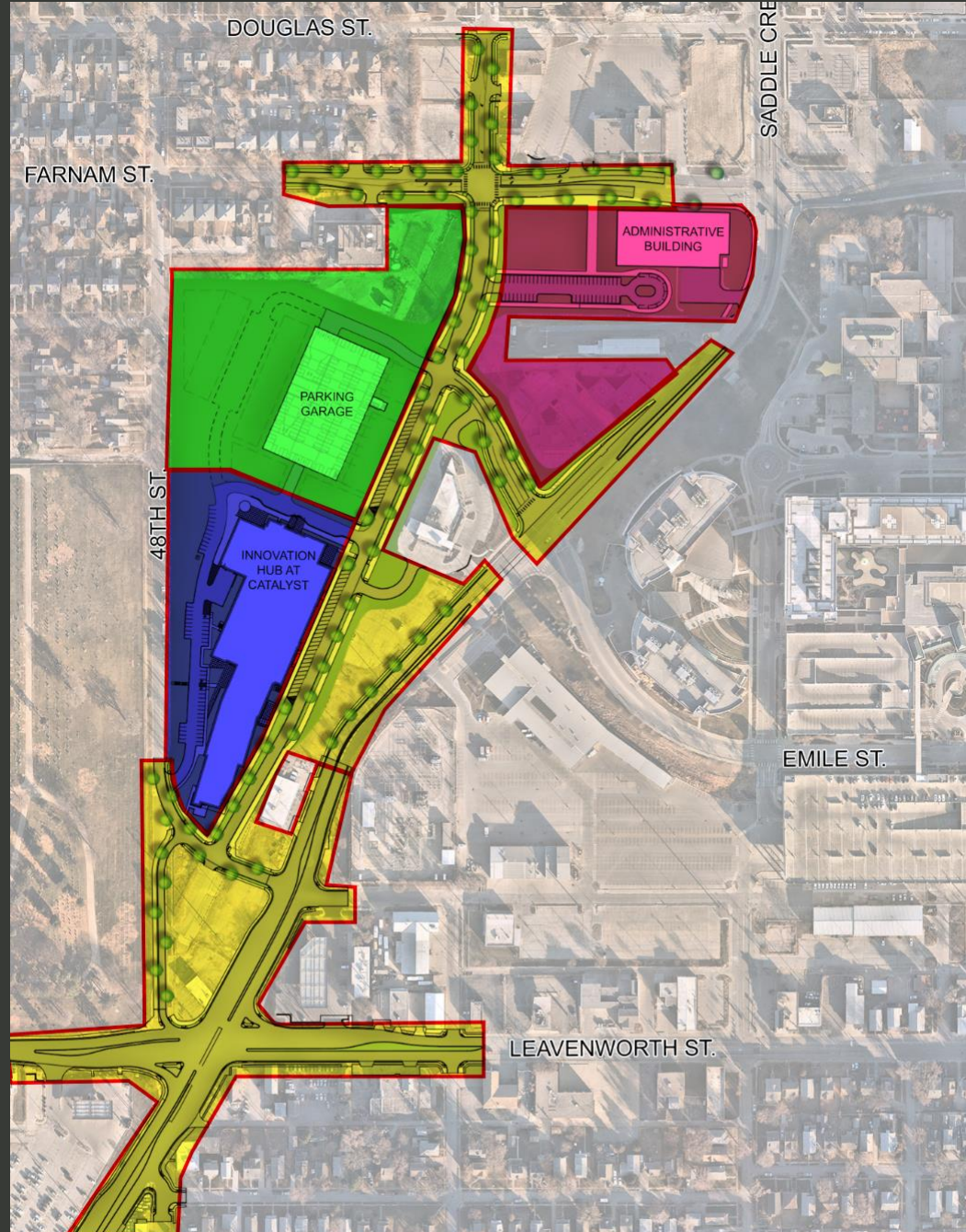


FUTURE DEVELOPMENT
UNMC Saddle Creek Development | Omaha, NE
December 28th, 2022 | 020-0763



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DOUGLAS ST.

FARNAM ST.

SADDLE CREEK

ADMINISTRATIVE BUILDING

PARKING GARAGE

48TH ST.

INNOVATION HUB AT CATALYST

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FUTURE DEVELOPMENT

UNMC Saddle Creek Development | Omaha, NE

December 28th, 2022 | 020-0763



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UNMC SADDLE CREEK CAMPUS PERMIT APPROACH

PROS AND CONS

PROS:

- RESPONSIBILITY FOR EACH PERMIT IS CLEARLY DELINEATED ON EACH PROJECT'S SITE MAPS.
- CLOSE-OUT OF EACH PROJECT AREA CAN BE ACCOMPLISHED WITHOUT MODIFYING ONE OVERALL PERMIT

CONS:

- MULTIPLE PERMITS NEEDED
- MULTIPLE INSPECTION REPORTS REQUIRED
- SEPARATE MAPS SO HAVING AN OVERVIEW OF THE ENTIRE DEVELOPMENT WILL BE CUMBERSOME
- CONTINUAL MODIFICATION IS NECESSARY THROUGH THE LIFE OF THE DEVELOPMENT

An aerial photograph of a city street grid, likely in Kansas City, Missouri, showing streets such as Farnam St, Leavenworth St, Jones St, and Jones Plaza. The word "QUESTIONS?" is overlaid in large, bright green, bold, sans-serif capital letters in the center of the image.

QUESTIONS?