**Not Your Typical SWPPP Story Bob Janssen**

Having and implementing a successful SWPPP plan is one of the key elements that goes into a construction project. Woodbury’s City Place construction site has a unique story to tell when talking about their successful plan.

**What is SWPPP anyways?**

This process was put in place to [prevent construction site storm runoff](http://www.krausanderson.com/blog/a-clean-swppp-stormwater-pollution-prevention-plans/) from entering into local lakes, ponds or other wetlands. Runoff from sites can carry dirty or polluted water into clean water, which can cause a lot of harm and damage to the surrounding areas.

The Stormwater Pollution Prevention Plan (SWPPP) is monitored by the Minnesota Pollution Control Agency (MPCA). MPCA requires owners and builders to check in periodically throughout the life of the project and after any major rain events. They also require a detailed plan to ensure that the site will not have any polluted storm runoff entering into nearby waters. Is this section necessary? I can just link back to the other blog post about SWPPP

**City Place’s Challenges**

City Place’s success did not go without any complications or challenges. To better understand the SWPPP for City Place we talked to Kraus Anderson’s very own Bob Janssen, who has a strong background and extensive experience working with the MPCA and SWPPP projects. He says some of the biggest challenges were:

* Grading
* The lay of the land—hills, fills and cuts of 30ft, etc.
* A lot of water to manage
* The amount of rainfall

The first challenge was the size of the site. Having 100 acres to plan for, grade, and manage is a difficult task to take on. In order to improve costs and constructability the 100 acres was graded all at once.

It is a large amount of water to manage in the event of a rainfall, all the water must remain on the site. “When assembling the SWPPP you need to plan and prepare for these kinds of challenges and make sure drainage is always going towards the interior of the site and to the site’s pond system,” says Janssen.

The site also got a lot of rain in 2015 and in 2016.(Insert exact amount during summer) 2015 provided two 50 year rain events\*. It is important to understand that SWPPPs only prepare for two year rain events, so these events have required quick thinking and proactive planning from the team on multiple occasions.

Janssen says the best thing to do when hit with large amounts of rain is to, “have a plan before contacting the MPCA.” This way you can assure them that you have a game plan and know how you are going to remedy the situation.

**Why was City Place so successful?**

This project brought new and innovative ideas to the table. By implementing new and different best management practices (BPMs) Kraus Anderson’s SWPPP team was able to test new ideas and management styles. Some of these included:

* Hydromulch
* Erosion Control Blanket
* Biologs
* Collaboration
* Constant documentation and communication

Collaboration being the one of the most important BPMs put in place. This project one of the firsts to develop their own inspection checklist through iAuditor, a tool used for inspections.

Janssen’s team learned that building trust and communicating with their partners\*\* proves better success.

“Many people are scared of the MPCA. The way that we see it is that sending reports to them gives them a sense of transparency, lets them know that were not hiding anything and assuring them that we are doing what is needed.”

The team documented everything on a weekly basis and sent weekly reports to the city and MPCA. Janssen says that even after significant rain events the MPCA has not been back to visit the site because of the relationship and trust the team has built.

“This says a lot with a project of that size and that high profile, with that much area open. We’ve had significant rain events but they haven’t felt the need to come inspect us.”

City Place’s team has opened the door to many new ideas and practices that can be utilized to create higher quality and more cost effective SWPPPs. Janssen emphasized that SWPPPs are living documents, they are meant to undergo changes and adapt when necessary.

\*(*Meaning that these events are predicted to happen every 50 years.)*

*\*\*(City of Woodbury, MPCA, Elion, West Wood, Frattalone)*