

## Memorandum

**To:** Bassett Creek Watershed Management Commission  
**From:** Barr Engineering Company  
**Subject:** Item 4F – The Tiburon – Site Redevelopment: Golden Valley  
BCWMC February 21, 2012 Meeting Agenda  
**Date:** February 13, 2012  
**Project:** 23270051 2013 259

### 4F. The Tiburon – Site Redevelopment: Golden Valley

#### Summary

**Proposed Work:** Site redevelopment

**Basis for Commission Review:** Green roof and underground water quality treatment

**Change in Impervious Surface:** Decrease 0.09 acres (assuming green roof is treated as pervious area)

**Recommendation:** Conditional approval

#### **General Background & Comments**

A request was received for review of a site redevelopment project in the City of Golden Valley. The project is located along the south side of Golden Valley Road, northeast of Highway 169 and Highway 55. The redevelopment involves demolition of two existing commercial buildings and parking lots, and construction of a six story apartment building, new parking lot, fire access road and an underground infiltration system. The apartment building includes a 0.25 acre green roof and rooftop patio consisting of bocce ball courts, synthetic putting green, planters and swimming pool.

The project is located in the Bassett Creek main stem watershed. Approximately 2.9 acres will be disturbed as a result of the project. The site currently has 2.02 acres of impervious surface. The proposed project will result in 1.93 acres of impervious surface, which assumes the 0.25 acres of green roof is treated as pervious area. Since the BCWMC has not adopted green roofs as an approved BMP, its use for treatment as requires Commission review and approval. However, runoff filtrating through the green roof will also discharge downstream to the underground infiltration system, which provides treatment in accordance to the BCWMCs non-degradation standards for redevelopment. The Commission has also requested review of underground treatment systems.

#### **Floodplain**

No work will take place within the floodplain.

## **Wetlands**

The City of Golden Valley is the Local Government Unit (LGU) responsible for review of the project for conformance to the MN Wetland Conservation Act.

## **Stormwater Management**

Under existing conditions, runoff from the northern portion of the site discharges north to Golden Valley Road and runoff from the southern portion of the site discharges south to the Highway 55 drainage ditch. Under proposed conditions, the majority of the site will discharge through the underground storage system that also provides rate control before discharging south to the Highway 55 drainage ditch. The remainder of the site will either discharge north to Golden Valley Road or south directly into the Highway 55 drainage ditch.

## **Water Quality Management**

Permanent BMPs include construction of two pretreatment sump manholes and an underground infiltration system. The underground infiltration system consists of a 392-ft. long 60-inch perforated pipe installed beneath the proposed parking area. The sump manholes include SAFL Baffles to improve its pretreatment efficiency. The green roof will provide additional water quality treatment for roof runoff before discharging downstream to the underground infiltration system.

## **Erosion and Sediment Control**

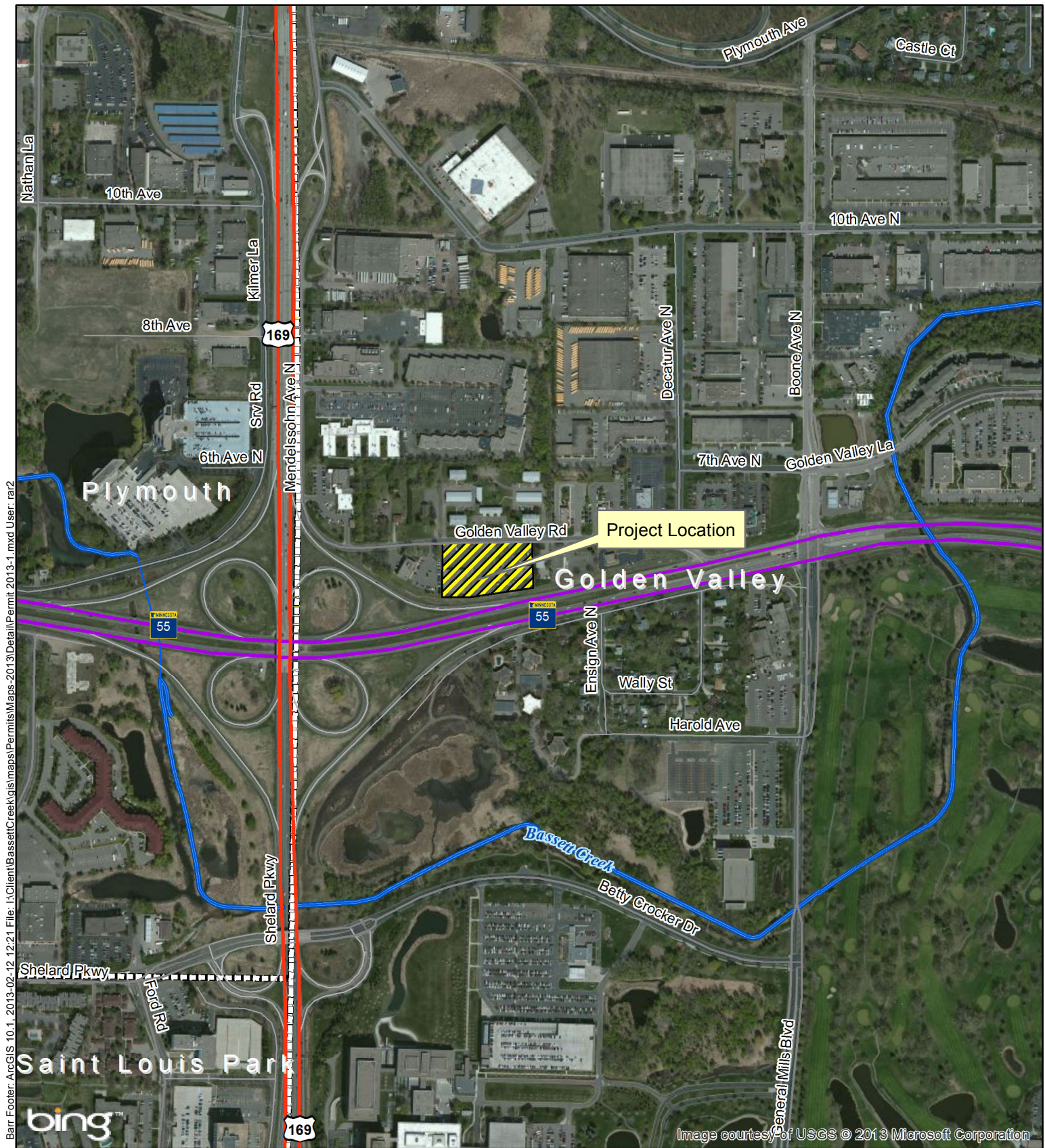
Silt fence will be utilized as a temporary erosion control feature. Daily street sweeping will be implemented as necessary during construction.

## **Recommendation**

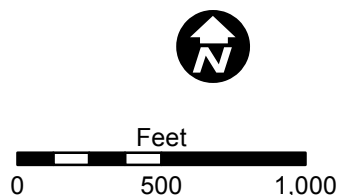
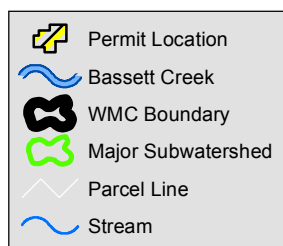
Approval based on the following conditions:

- a. Temporary vegetative cover should be spread at 1.5 times the usual rate per acre (Sheet C200, Notes 10B and 10C).
- b. Maintenance is extremely critical for proper operation of the sump manholes and underground infiltration system. Applicant must provide a maintenance program and schedule to the Commission's engineer for review and approval.
- c. A maintenance agreement for the sump manholes, underground storm chamber infiltration system and other permanent BMPs must be established between the City of Golden Valley and applicant.





Imagery Source: Bing Maps for ArcGIS (2010)



**LOCATION MAP**  
**APPLICATION 2013-01**  
**The Tiburon - Site Redevelopment**  
**Golden Valley, MN**