

Memorandum

To: Bassett Creek Watershed Management Commission
From: Barr Engineering Co.
Subject: Item 4D – TruStone Financial Building – Golden Valley
BCWMC August 21, 2014 Meeting Agenda
Date: August 12, 2014
Project: 23270051 2014 2018

4D TruStone Financial Building: Golden Valley

Summary:

Proposed Work: Construction of a building and parking lot with drive-up banking

Basis for Commission Review: Work in the floodplain

Change in Impervious Surface: Increase 1,100 square feet

Recommendation: Conditional Approval

General Background & Comments

The proposed financial facility will be located on the northwest corner of the Highway 55 and Boone Avenue intersection. The proposed redevelopment includes site grading and construction of the banking facility with associated parking and drive-up banking lanes. Approximately 1.1 acres will be graded as part of this project and there will be an increase in impervious surface of approximately 1,100 square feet. Proposed BMPs include grass filtration swales and two biofiltration areas. The site is in the Bassett Creek Main Stem Subwatershed.

Since the area to be graded is greater than 10,000 square feet, the proposed project must meet the BCWMC erosion control requirements. Because the parcel is a redevelopment on a parcel of less than 5 acres, the proposed project is exempt from the BCWMC Level 1 Standards. The project is exempt from meeting the BCWMC Nondegradation Policy for redevelopment projects because the parcel size is between 1 and 5 acres and the added impervious surface area is less than 2,000 square feet.

The site was previously developed as a building and a gas station. The development was demolished and removed in 2008/2009. In 2008/2009 an earth surcharge of approximately 4 foot depth was placed to consolidate the peat underlying existing clay fill on the site. This work was approved as BCWMC application number 2009-1. Preliminary design plans for a new development were prepared and approved as BCWMC application number 2009-1A. The development proposed in BCWMC application number 2009-1A was never constructed. The current plans submitted (BCWMC application number 2014-18) are for a development that is similar to the 2009 design.

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Floodplain

The project is located within the Bassett Creek floodplain (elev. 888.0). However, the site is protected from flooding by Golden Valley's T.H. 55/Boone Avenue floodplain improvement project (BCWMC 2003-25A). The Golden Valley floodplain improvement project included construction of a berm and pump station resulting in the loss of 26.07 acre-feet of floodplain storage in the vicinity of T.H. 55 and Boone Avenue. The city provided mitigation by developing 36.73 acre-feet of floodplain storage along Bassett Creek, north of Betty Crocker Drive/General mills. Although the site is currently protected from flooding, the project technically results in 0.26 acre-feet of fill below 888.0 ft., (since the protected area has not been formally removed from the FEMA floodplain) and thus requires BCWMC review and approval.

Wetlands

N.A.

Stormwater Management

Under existing and proposed conditions, the site discharges to the east to storm sewer under Boone Avenue. There is currently no rate control on the site. Under proposed conditions, some rate control will be provided by the proposed biofiltration areas and grassed swales.

Water Quality Management

Currently, there is no water quality treatment onsite. Proposed permanent BMPs include construction of grassed swales and two biofiltration areas. A total of 0.35 acres of the site's 0.66 acres of impervious surface will discharge through the biofiltration areas. The remaining 0.31 acres of impervious area will discharge offsite untreated.

Erosion and Sediment Control

Temporary erosion control features include silt fence, inlet protection around all storm sewer inlets, and a rock construction entrance.

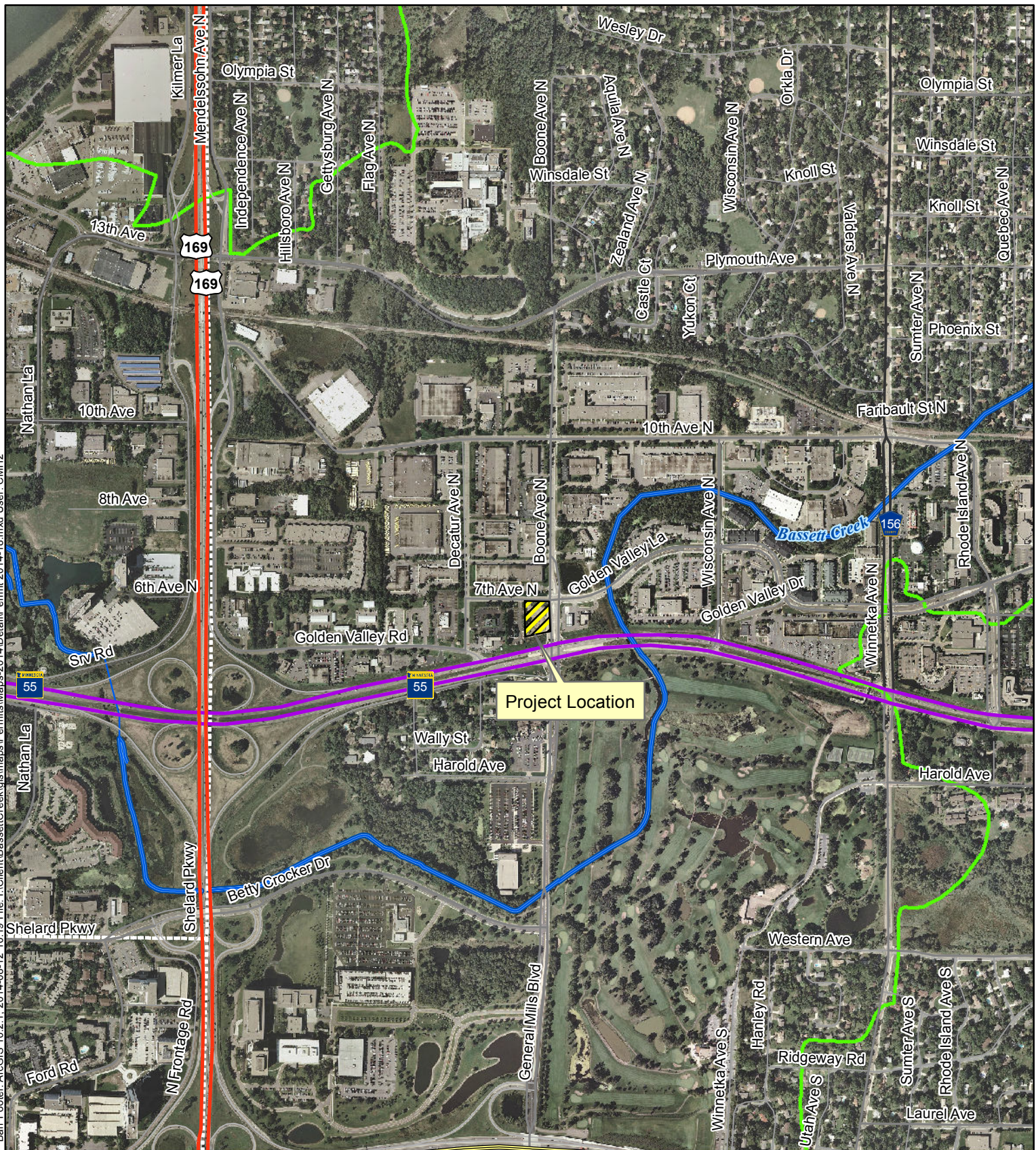
Recommendation

Conditional approval based on the following comments:

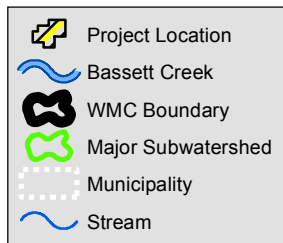
1. It is unclear if the biofiltration areas are designed as "filtration" or "infiltration" BMPs. Details and cross sections of the biofiltration areas must be included on the plans.
2. The stormwater report narrative and HydroCAD report are not consistent with drawings. Applicant should revise these items to clarify. We recommend including a soil boring location map and logs in the stormwater report to clarify existing soil conditions.

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3. Pretreatment is important for infiltration and filtration BMPs to help reduce clogging of the filter beds. Pretreatment devices such as four-foot sumps, grit chambers, grass swales, filter strips or sediment forebays/traps should be incorporated into the design. If sumps are used for pretreatment, we recommend installing SAFL baffles or other environmental manholes to increase removal efficiency.
4. A planting plan must be provided showing proposed plantings for the biofiltration area and restoration method for all other green space areas.
5. The site was previously used as a gas station. Applicant must ensure impacted soils are not present and that soils are appropriate for biofiltration BMPs.
6. The following erosion control comments must be added to the plans:
 - Temporary vegetative cover must be spread at 1.5 times the usual rate per acre. If temporary cover is to remain in place beyond the present growing season, two-thirds of the seed mix shall be composed of perennial grasses.
 - All exposed soil areas must be stabilized as soon as possible, but in no case later than 14 days after the construction activity has temporarily or permanently ceased.
 - Silt fence stakes must be placed at least every 4 feet.
 - Include an inlet protection detail
7. A maintenance agreement for the biofiltration areas should be established between the applicant and the City of Golden Valley.
8. Revised plans must be submitted to the BCWMC Engineer for review and approval.



Imagery Source: Aerial Express (2009)



Feet

0 500 1,000 1,500 2,000



LOCATION MAP
APPLICATION 2014-18
TruStone Financial Building
Golden Valley, MN