

Bassett Creek Main Stem Restoration – Regent Ave to Golden Valley Road



90% Design Plan Review

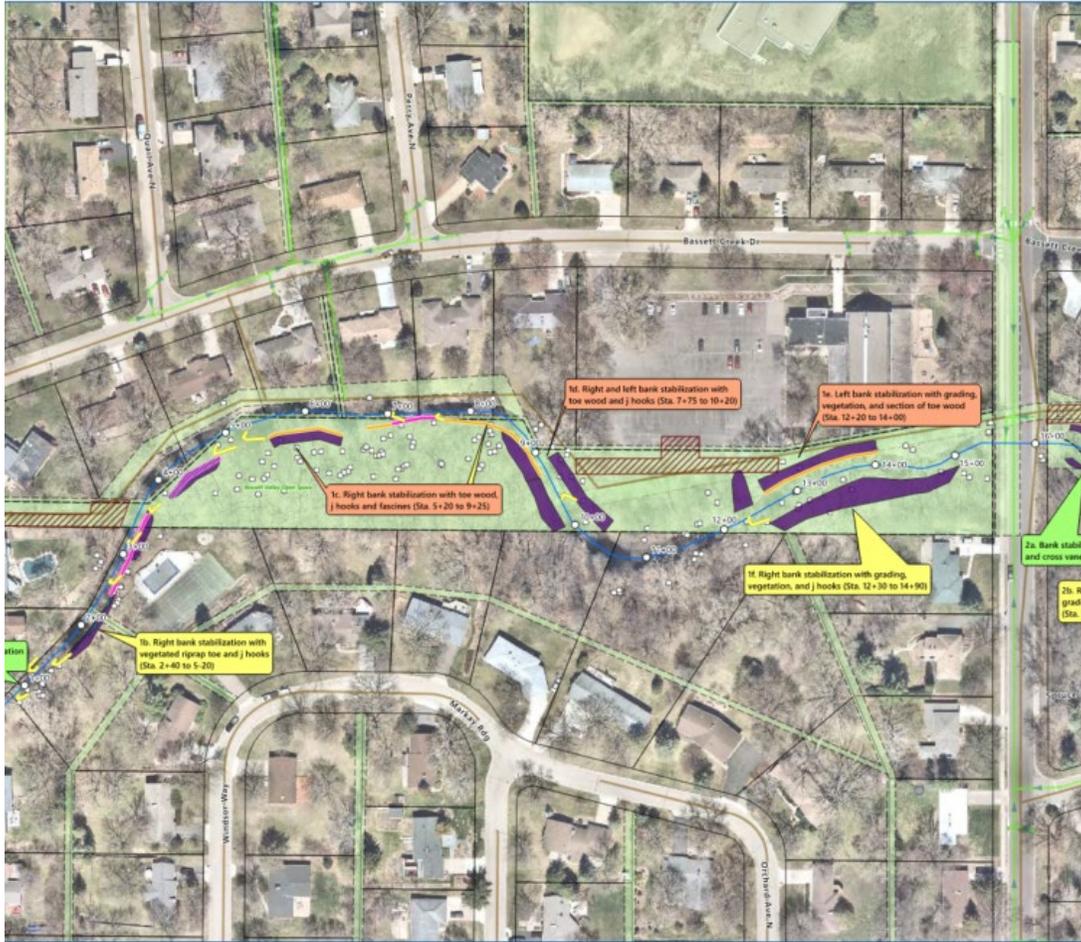
November 19, 2025

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Prepared for Bassett Creek Watershed Management Commission



Feasibility Study Summary



- 7,000 linear feet with 79 unique locations for stabilization, grouped into 40 restoration areas
- Ranked restoration areas from high to low priority. Factors included:
 - Protection of infrastructure
 - Public access
 - Erosion potential
- Three alternatives
 - Alternative 1- high priority
 - Alternative 2- high and medium priority
 - Alternative 3- high, medium, and low priority
- Commission selected Alternative 3

Stream Restoration Methods in Alternative 3



- Re-grade channel banks where feasible, stabilize with vegetation and/or bioengineering methods, such as live stakes or fascines
- Stabilize streambank toe with hard armoring, root wads/toe wood, fascines, coir logs, or a combination of these methods
- Install J-hook vanes
- Install boulder cross vanes



Project Costs – Feasibility Study



\$2,241,000 estimated total project cost, based on feasibility study report

- \$1,568,000 – estimated construction costs with contingency from feasibility study
- \$673,000 – costs for feasibility study, administration, and engineering from feasibility study

Project Funding



Commission ordered the project in September 2023, with the funding sources for the \$2,241,000 project to include:

- Up to \$1,741,000 available to the Commission through a Hennepin County tax levy on watershed taxpayers
- Up to \$200,000 from the Commission's Closed Project Account
- \$200,000 from the City of Golden Valley's portion of the Commission's Channel Maintenance Fund
- Up to \$100,000 from the City of Golden Valley's capital improvement program



Work Completed as Part of 50% Design



- Field data collection
 - Drone flight
 - Site walk – survey below water, erosion changes, construction access routes
- Public meeting June 5, 2025
 - 41 people signed in, about half filled out comment cards
 - Overall support for project
- Existing conditions hydraulic modeling (2D HEC-RAS)
- Reviewed MPCA regulatory files on potential fuel oil release near project area
- Began permitting conversations
- 50% design plans and cost estimate

50% Design – Commission Actions



- July 17, 2025 - Commission approves 50% design and orders reprioritization of eroded sites and budgeting options
- August 21, 2025 – Commission approves restoring all priority areas and riparian vegetation restoration on public and private properties adjacent to creek, and approves increased project construction cost (\$2,592,000)

Work Completed Since 50% Design



- Public meeting held October 30, 2025
 - 29 attendees, about one third completed comment cards
- Refining design based on
 - Current site conditions
 - Feedback from City
 - Feedback from public
 - Proposed conditions modeling
- Continue permitting conversations with agencies
- Archeological and architectural history survey
- 90% design plans and cost estimate



Design Elements Retained from 50% Design Plans to 90% Design Plans



- Grading and vegetation
- Protecting existing utility infrastructure
- Variety of stream restoration methods
- Enhancing protection near pipe outfalls and street crossings
- Stabilizing concentrated flow area that carries parking lot runoff
- Buckthorn removal and vegetation restoration in floodplain adjacent to creek



Updated Design Elements from 50% Design Plans to 90% Design Plans



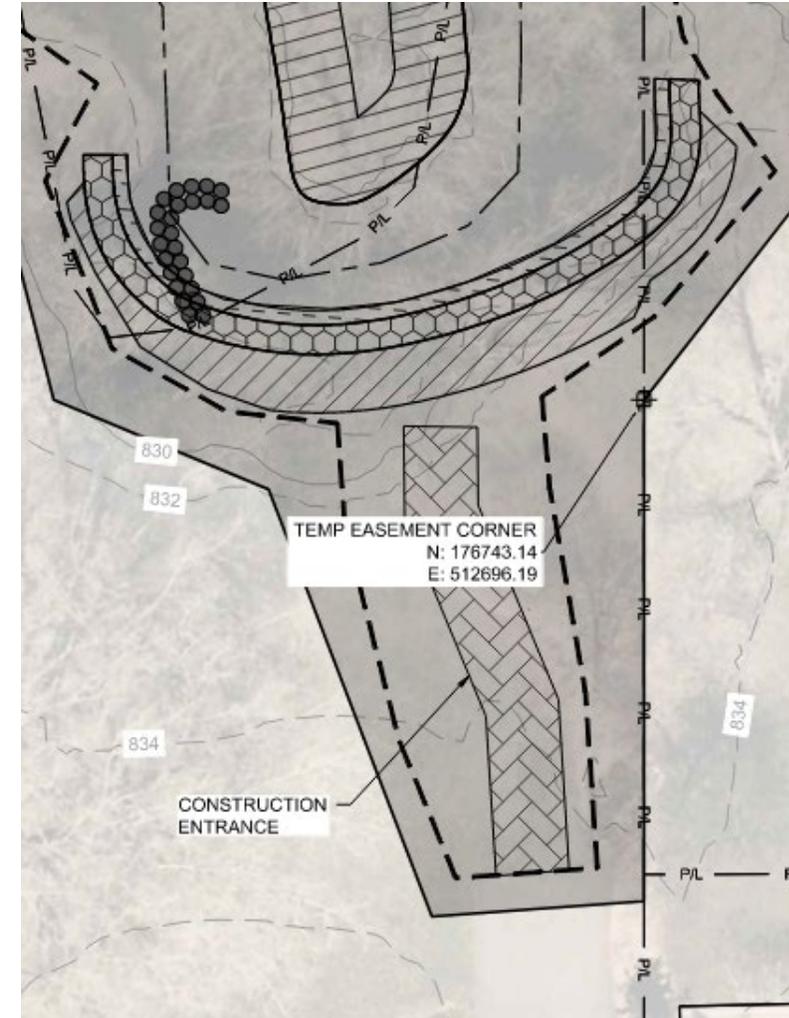
- Revised design based on public feedback
 - Construction access routes
 - Vegetation – high vs low vegetation and tree removal/protection
 - Extents of restoration
- Revised design based on current site conditions and proposed condition modeling
- Updated tree removal to align with grading and open canopy along restoration
- Detailed construction items such as cross section sheets and stormwater pollution prevention (SWPPP) sheets
- Drafted easement documents with City of Golden Valley input



Easements Update – 90% Design Plans



- Temporary easements are required for
 - construction site access routes
 - access for restoration work, including:
 - sediment and erosion control
 - clearing and grubbing
 - vegetation management
 - earthwork and structure installation
 - plantings and vegetation maintenance
- City staff mailed a Temporary Construction Easement template to impacted property owners in October 2025



Easements Update – 90% Design Plans



- Approximately 61 properties in project area
 - Approximately 20 property owners are willing to provide access to participate in project
 - 39 impacted property owners have not provided feedback; 20 of these properties have existing City easements, 19 do not have any easements
 - 2 property owners expressed concerns related to property access
- After 90%, City staff will contact property owners to formalize temporary construction easements, beginning with owners identified as willing

Black = No response

Blue = Yes

Red = No

Yellow = Maybe



Opinion of Cost – 90% Design Plans



Description	Estimated Cost
Mobilization / Demobilization	\$209,000
Traffic Control	\$30,000
Erosion & Sediment Control	\$93,000
Removals (clearing / grubbing, trees, excavation)	\$345,000
Stream Restoration (grading, installing structures, etc.)	\$1,083,000
Restoration and Vegetation Management ^[1]	\$471,000
Estimated Construction Cost	\$2,231,000
Construction Contingency (Approximately 20%)	\$446,000
Total Estimated Construction Cost	\$2,677,000 (\$2,543,000 - \$2,945,000)

[1] This work will be completed under a separate bid and contract and includes mobilization, demobilization, traffic control and other items in addition to restoration and vegetation management

Cost Comparison



Item	Feasibility Study	50% Plans	90% Plans
Construction Cost Estimate with Contingency	\$1,568,700 (\$1,334,000 - \$2,039,000)	\$2,592,000 (\$2,333,000 - \$2,981,000)	\$2,677,000 (\$2,543,000 - \$2,945,000)
Length of Restoration	7,370 feet	8,610 feet	8,150 feet
Annual Pollutant Removal	82.4 pounds total phosphorus 164,820 pounds total suspended solids	190.6 pounds total phosphorus 381,130 pounds total suspended solids	193.4 pounds total phosphorus 386,570 pounds total suspended solids
TP Load Reduction Cost/lb/yr	\$1,650	\$813	\$817
Tree Removals	88	57	138

- Cost increases relate to increased length of stabilization + enhanced stabilization and vegetation measures + increased construction costs
- Changes in length relate to adjusting stabilization measures to better align with site conditions
- Pollutant reduction updates in 50% and 90% design plans reflect current bank erodibility category
- Tree removals do not include buckthorn or dead/dying trees
- Additional trees identified in 90% design are limited to less desirable species (mulberry, green ash, box elder, elm)

Schedule

Tasks and milestones	Schedule as of March 2025	Recommended Revised Schedule, as of November 2025
Design – complete 50% plans for review and permitting	Summer 2025	July 2025 (complete)
Permitting	Summer / Fall 2025	Ongoing through Spring 2026
Public Meeting #2	Not set	October 2025 (complete)
Design – complete 90% plans for review	Fall 2025	November 2025
Design – complete 100% plans for bidding	Fall 2025	December 2025 / January 2026
Bidding	Fall 2025	January/February 2026
Construction	Fall 2025 / Winter 2025/2026	Tree clearing in March or early April 2026, Construction in late Summer / Fall 2026
Restoration, planting and vegetation establishment	2026-2028	2026-2030 (Planting to occur as soon as possible following completion of construction)
Record construction drawings, final restoration, project closeout	Fall 2025 / Winter 2026	Spring 2027 (w/ veg. maintenance final closeout in 2030)



Approval and Permits Required

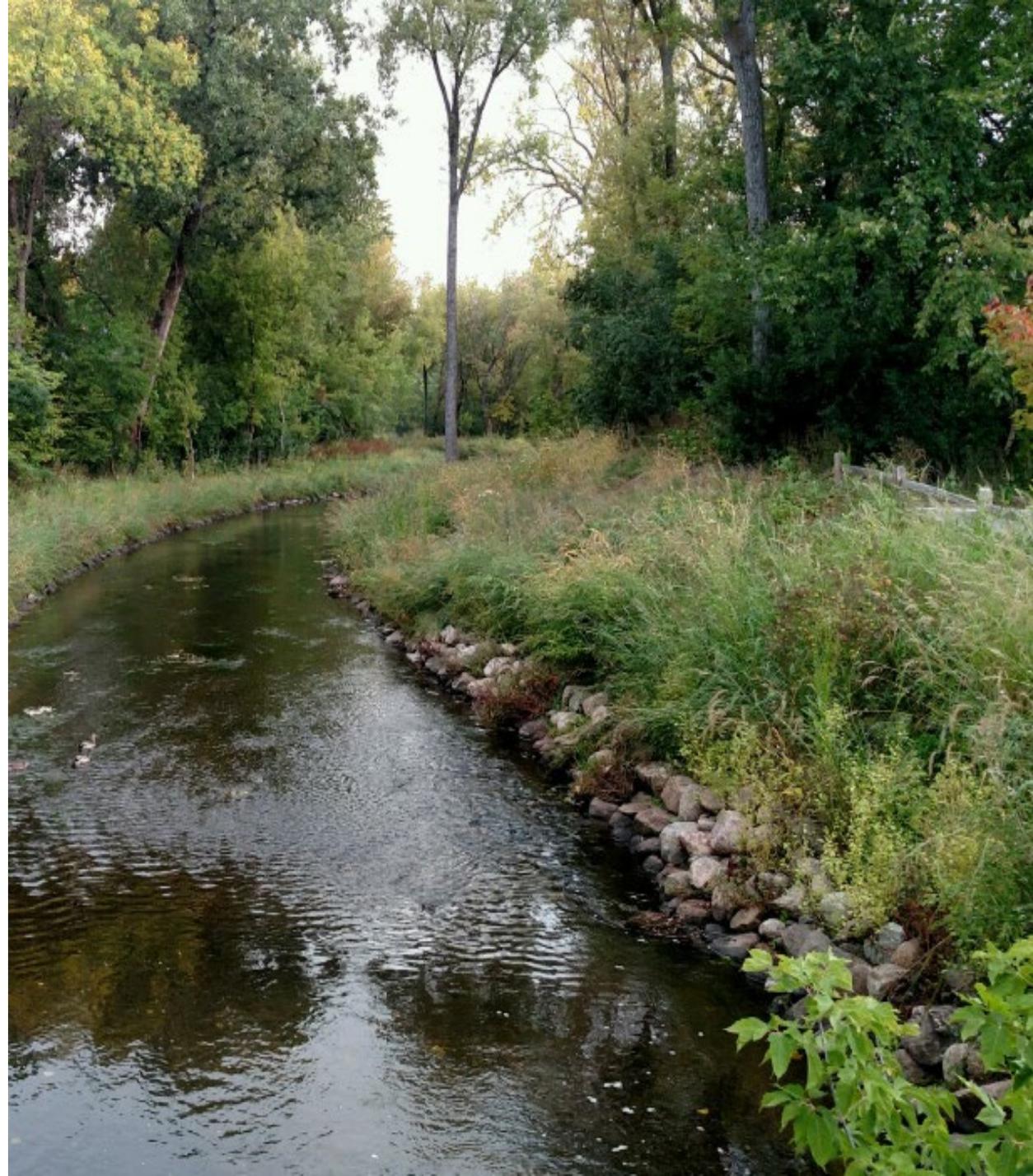


- Compliance with the Minnesota Wetland Conservation Act (WCA)
- US Army Corps of Engineers (USACE) Permit – includes architectural and archaeological studies (Section 404 permit, Section 401 Certification, and Section 106)
- Minnesota Department of Natural Resources (MDNR) Public Waters Work Permit
- Minnesota Pollution Control Agency (MPCA) Construction Stormwater General Permit
- City of Golden Valley Right-of-Way Permit
- City of Golden Valley Stormwater Permit
- City of Golden Valley Buffer Requirements
- Bassett Creek Watershed Commission Floodplain Requirements

Next Steps



- If Commission approves to move forward with design:
 - Update plans and cost estimate to 100% design for bidding
 - Finalize construction specifications
 - Revise proposed conditions hydraulic (HEC-RAS) modeling to reflect 100% design
 - File permit applications
 - Assist City with easements acquisition
 - Assist City with bidding, contractor selection, and construction observation & administration

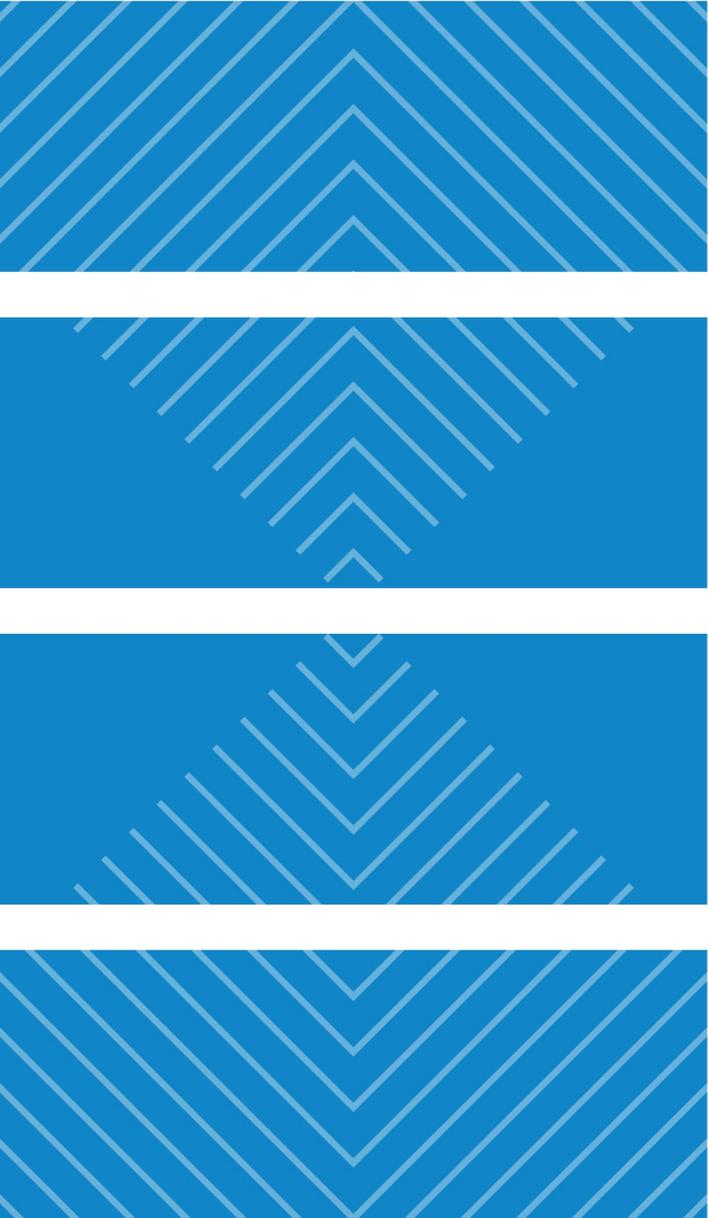




Recommendations



1. Consider approval of 90% design plans
2. Authorize Commission Engineer to complete 100% plans and contract documents for bidding and construction by the City of Golden Valley



Thank you Discussion/Questions

