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## Memorandum

**To:** Bassett Creek Watershed Management Commission  
**From:** Barr Engineering Company  
**Subject:** Item 4E – Three Nine Four Apartments and Senior Care - Golden Valley  
BCWMC October 17, 2013 Meeting Agenda  
**Date:** October 9, 2013  
**Project:** 23/27 051 2013 271

### 4E. Three Nine Four Apartments and Senior Care: Golden Valley

#### Summary

**Proposed Work:** Redevelopment of a High Density Residential site

**Basis for Commission Review:** Alternative Treatment Proposed

**Change in Impervious Surface:** Increase 2.75 acres

**Recommendation:** Approval

#### General Background & Comments

The proposed Three Nine Four Apartment building and Senior Care facility will be located northwest of the Highway 394 and Highway 100 interchange, in Golden Valley. The proposed development includes demolition of two existing apartment buildings and associated parking, and the construction of a new apartment building and new care facility, with associated parking. The entire 7.5 acre parcel will be graded and the impervious area will increase 2.75 acres from 2 acres to 4.75 acres. Proposed BMPs include three underground filtration systems and a wet pond to bring the entire site up to Level 1 standards. The site is in the Sweeney Lake Subwatershed.

#### Floodplain

N.A.

#### Wetlands

A *No Wetland Determination Report* was submitted with the application. Based on the report, there are no wetlands on the site. The City of Golden Valley is the Local Government Unit (LGU) responsible for review of the project for conformance to the Minnesota Wetland Conservation Act.

## **Stormwater Management**

Under existing conditions, the majority of the parcel discharges to the north through city storm sewer. The remainder of the site discharges to the south to MnDOT right-of-way. Eventually all stormwater discharges to the Sweeney Lake Branch of Bassett Creek and Sweeney Lake. Under proposed conditions, approximately half the site will discharge north to city storm sewer and half the site will discharge south to the MnDOT right-of-way. Peak flow rates will be reduced by the wet pond and the underground filtration systems.

## **Water Quality Management**

Currently, there is no water quality treatment onsite. Proposed permanent BMPs include construction of a wet pond, and three underground filtration systems with four foot sumps and SAFL baffles to serve as pretreatment. Approximately nine acres, including the majority of the site as well as part of the residential area north of the site, will be directed to the underground filtration systems before discharging off-site. Approximately 0.5 acres of the site will discharge directly to a proposed wet pond on the northwest corner of the site. An additional 3.3 acres of the site is tributary to the proposed wet pond, but first it discharges to (and is treated by) the west underground filtration system. The entire proposed impervious surface will discharge to the proposed BMPs.

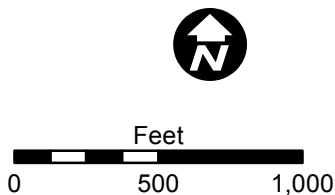
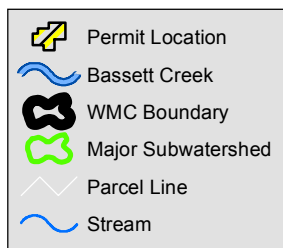
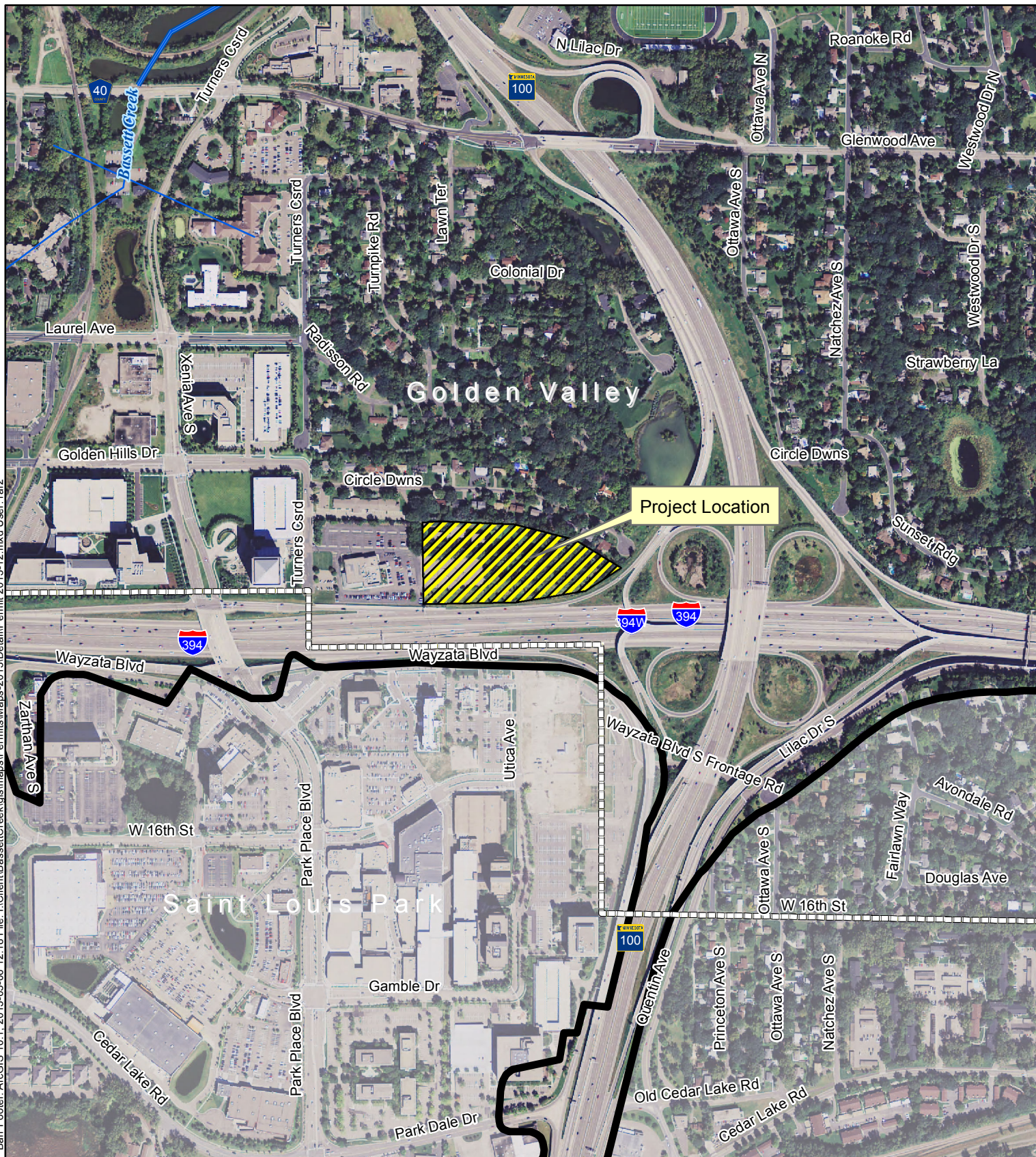
## **Erosion and Sediment Control**

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

## **Recommendation**

Approval.





**LOCATION MAP**  
**APPLICATION 2013-12**  
**Three Nine Four Apartments and Senior Care**  
**Golden Valley, MN**