

## Memorandum

**To:** Bassett Creek Watershed Management Commission  
**From:** Barr Engineering Company  
**Subject:** Item 4E – Boone Avenue Convenience Center and Retail Building – Golden Valley  
BCWMC January 17, 2013 Meeting Agenda  
**Date:** January 9, 2013  
**Project:** 23/27 051 2012

### 4E. Boone Ave Convenience Center and Retail Building: Golden Valley

#### Summary

**Proposed Work:** Convenience Center Reconstruction and Retail Building Construction

**Basis for Commission Review:** Non-BCWMC approved BMP for water quality treatment

**Change in Impervious Surface:** 0.45 acre increase

**Recommendation:** Conditional approval

#### General Background & Comments

The proposed redevelopment will be located at the northeast corner of Highway 55 and Boone Avenue in Golden Valley, MN. The proposed development includes demolition of the existing BP gas station/convenience center and construction of a new convenience center and a retail building. There will be an increase in impervious surface of 0.45 acres as a result of the project.

#### Floodplain

The project is located along the west side of Bassett Creek. The floodplain elevation is 888.0 at the project site. A portion of the proposed construction will be within the floodplain and placement of fill is required. However fill in this area of the floodplain has already been mitigated by construction of the Golden Valley Road regional treatment pond, located north of the proposed project area.

#### 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. There does not appear to be any wetlands within the construction area.

#### Stormwater Management

The site is in the Bassett Creek Main Stem watershed. The site currently discharges to a storm sewer at the northwest corner of the property that carries flow under Golden Valley Road and discharges into the Golden Valley Road regional treatment pond. The pond discharges to Bassett Creek. There

will be no change in stormwater management under proposed conditions. Peak flow rates will be controlled by the Golden Valley Road regional treatment pond.

## **Water Quality Management**

Because of the increase in impervious surface, the site must meet the BCWMC's non-degradation standards. There is currently no on-site water quality treatment. The applicant proposes utilizing a Hydro International Up-Flo Filter treatment manhole to treat runoff from the new impervious surfaces.

The Hydro International Up-Flo Filter documentation included with the application states that the device will remove 72% of the total phosphorus of the influent runoff. Removal is achieved by settlement of coarse material in a sump while fine particles are removed as the stormwater passes through filter media.

## **Erosion and Sediment Control**

Temporary erosion control features include silt fence, inlet protection at catch basins affected by construction and rock construction entrances.

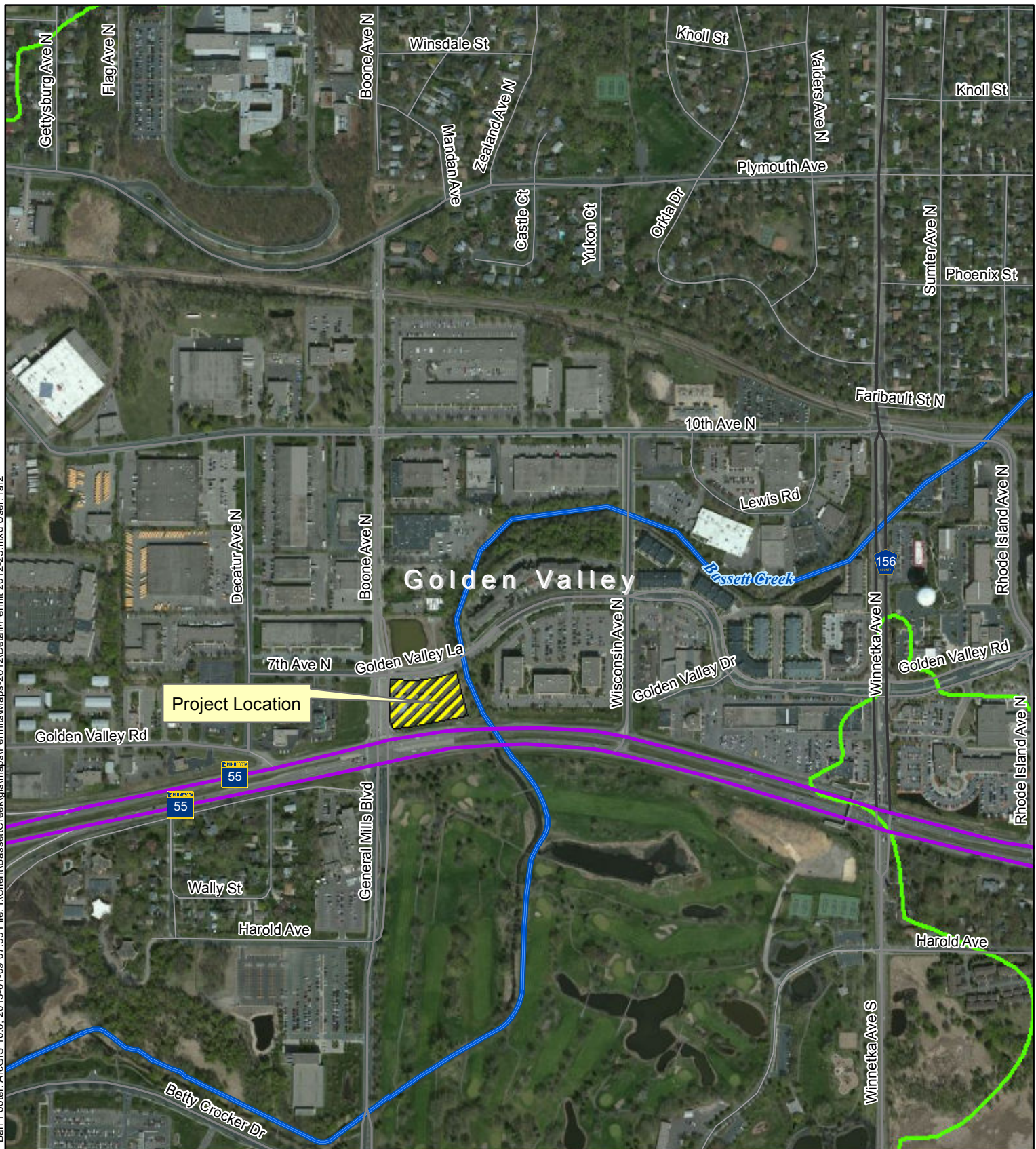
## **Recommendation**

Conditional approval based on following comments:

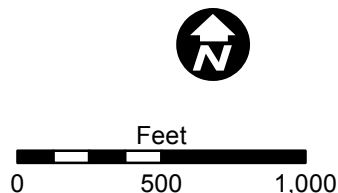
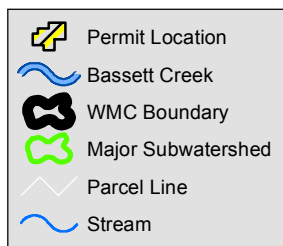
1. Applicant must demonstrate that the Up-Flo Filter treatment manhole is sized appropriately for the runoff leaving the site via the storm sewer.
2. A four foot sump should be included in CBMH-1 to provide pre-treatment before runoff enters the Up-Flo Filter treatment manhole.
3. Applicant must review and revise the existing impervious areas in the water quality calculations.
4. Maintenance is extremely critical for proper operation of these filtration units. Applicant must provide a maintenance program and schedule to the Commission's engineer for review and approval. The maintenance program must be consistent with the manufacturer's recommendation and the appropriate BCWMC's maintenance requirements for wet vaults.
5. A maintenance agreement for the treatment system must be established between the City of Golden Valley and applicant.



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Imagery Source: Bing Maps for ArcGIS (2010)



**LOCATION MAP**  
**APPLICATION 2012-25**  
**Boone Ave Convenience Center and Retail Bldg**  
**Golden Valley, MN**