



Bassett Creek Watershed Management Commission

MEMO

To: BCWMC Commissioners
From: Laura Jester, Administrator
Date: August 11, 2016

RE: Four Seasons Redevelopment – Agora Development

At their meeting in September 2013, the BCWMC conditionally approved 90% plans for the [Four Seasons Area Water Quality Project](#) that included restoration of a channel upstream of the mall and creation of a stormwater pond. The project was never built due to residents' concerns with tree loss. The BCWMC CIP budget still includes over \$862,000 for that project. The City of Plymouth has been exploring different options and waiting for the mall site to change ownership.

Now the Four Seasons Mall area is slated for redevelopment and preliminary plans indicate the developer, Rock Hill Management (RHM), is able to treat more total phosphorus than is required by BCWMC development standards. RHM hired Solution Blue to design innovative stormwater management features that also help create a community amenity and gathering space. RHM is interested in a partnership with the BCWMC to implement these features by utilizing CIP funds previously slated for the Four Seasons Project.

BCWMC staff is supportive of exploring a potential partnership as it creates a unique opportunity to 1) develop a public-private partnership, 2) obtain the BCWMC goal of reducing pollutant loading to Northwood Lake, and 3) provide education to residents and visitors about surface water management. One cursory way to approach a potential financial contribution to the project is based on dollars per pound of phosphorus removed. The original Four Seasons Project (per [50% design plans](#), August 2013) would have removed an estimated 100 pounds of phosphorus per year at an initial construction cost of \$939,831 or \$9,398/pound. Solution Blue indicates they can remove 77.85 pounds of phosphorus (above the 13.7 pounds required by BCWMC standards) for an initial construction cost of \$1,059,000 or \$13,600/pound (also noting higher construction costs than in 2013).

A better way to compare the projects would be to look at the annualized cost of phosphorus removal over 30 years for each project. That information was not available at the time of this writing, but will be brought to the Commission meeting. Please see the information from Solution Blue in the meeting packet. Staff recommends the Commission approve partnering with RHM and contributing financially to the redevelopment project at an appropriate cost per pound of pollutant removal.