



## Memorandum

**To:** Bassett Creek Watershed Management Commission (BCWMC)  
**From:** Barr Engineering Co. (Barr)  
**Subject:** Item 4F: Four Seasons Mall Demolition – Plymouth, MN  
BCWMC November 16, 2022 Meeting Agenda  
**Date:** November 9, 2022  
**Project:** 23270051.53 2022 2298

### 4F Four Seasons Mall Demolition– Plymouth, MN BCWMC 2022-18

#### Summary:

**Project Proposer:** City of Plymouth

**Proposed Work:** Removal of existing commercial building and grading for future development

**Basis for Review at Commission Meeting:** Construction in the floodplain

**Impervious Surface Area:** Decrease approximately 11.5 acres

**Project Schedule:** December 2022 construction

**Recommendation for Commission Action:** Conditional approval

#### General Project Information

The Four Seasons Mall is in the Northwood Lake subwatershed, southwest of Rockford Road and Highway 169. Future development plans for the parcel will be submitted under a separate application. The proposed project phase includes demolition of an existing commercial building, removal of surface parking lot, and site grading and restoration resulting in 13.1 acres of disturbance.

The initial submittal was received on October 11, 2022. The BCWMC engineer reviewed the submittal and provided comments to the City on October 25, 2022. The applicant addressed the comments and submitted revised plans and documentation on November 4, 2022.

#### Floodplain

The proposed project includes work in the BCWMC 100-year floodplain. The 1% annual-chance (base flood elevation, 100-year) floodplain elevation along the North Branch of Bassett Creek upstream of Rockford Road is 892.9 feet NAVD88. The February 2021 BCWMC Requirements for Improvements and Development Proposals (Requirements) document states that projects within the floodplain must maintain no net loss in floodplain storage and no increase in flood level at any point along the trunk system (managed to at least a precision of 0.00 feet). The proposed demolition project will result in approximately 19,510 cubic yards of cut and no fill in the floodplain. Based on information provided by the applicant, the existing conditions and post-demolition floodplain storage is shown in the following table:

**Table A: Four Seasons 100-Year Floodplain Storage**

	<b>Volume below 100-year Floodplain Elevation (892.9 Ft. NAVD88)</b>
<b>Existing Conditions</b>	4.69 acre-feet
<b>Post-Demolition Condition</b>	7.17 acre-feet

As noted in the future development paragraph, the City of Plymouth is requesting that the BCWMC's floodplain analysis of the future development be based on the existing conditions floodplain storage.

### **Lakes, Streams, and Wetlands**

The City of Plymouth is the local government unit (LGU) responsible for administering the Wetland Conservation Act; therefore, BCWMC wetland review is not required. The project is adjacent the North Branch of Bassett Creek. Impacts to the creek are not anticipated as part of the project.

### **Rate Control**

The proposed project does not create one or more acres of new or fully reconstructed impervious surfaces; therefore, BCWMC rate control review is not required.

### **Water Quality**

The proposed project does not create one or more acres of new or fully reconstructed impervious surfaces; therefore, BCWMC water quality review is not required.

### **Erosion and Sediment Control**

The proposed project results in more than 10,000 square feet of land disturbance; therefore, the proposed project must meet the BCWMC erosion and sediment control requirements. Proposed temporary erosion and sediment control features include silt fence, inlet protection, and rock construction entrances. Permanent erosion and sediment control features includes stabilization with seed.

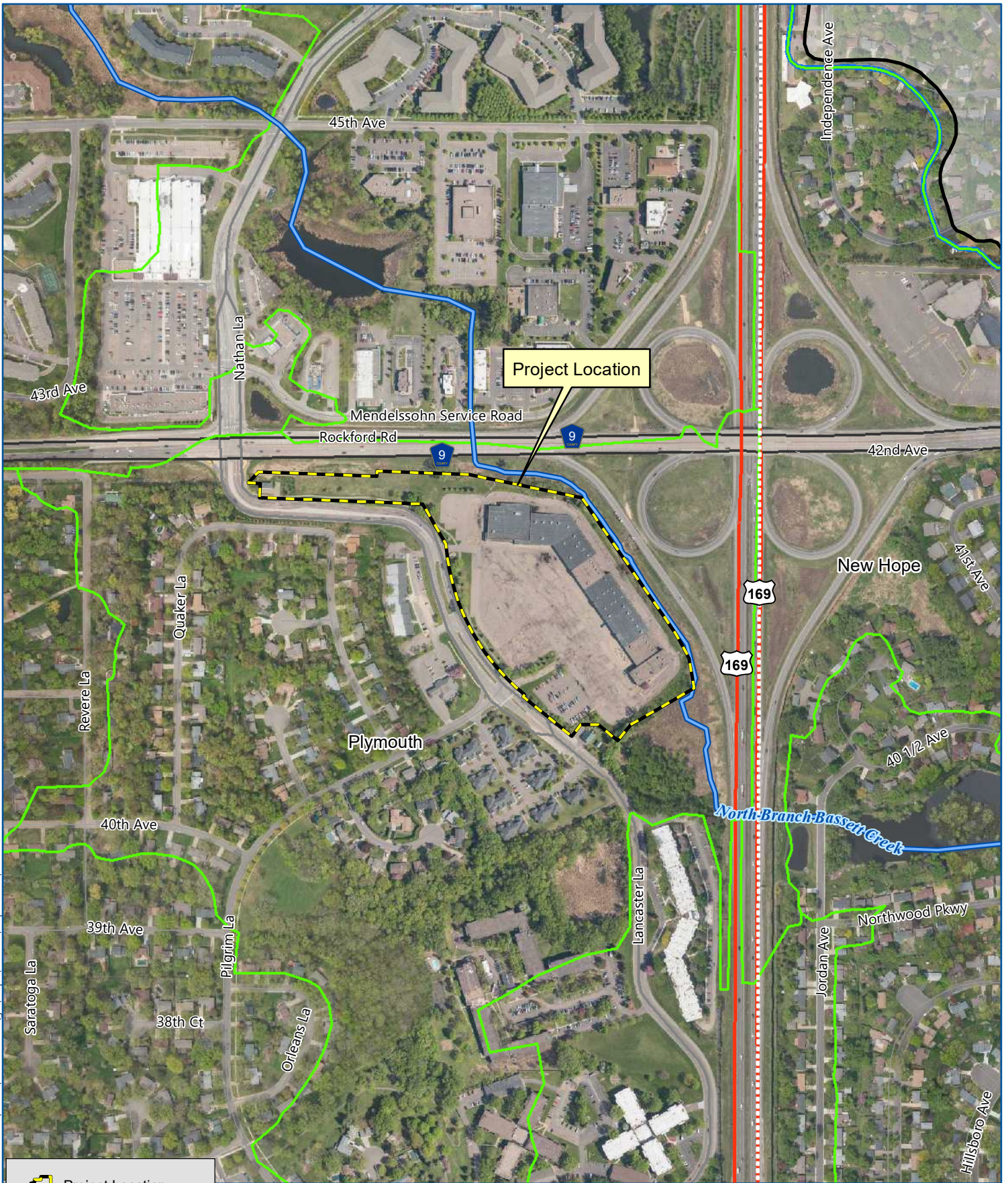
### **Future Development**







The City is working with potential developers to redevelop the Four Seasons Mall site. The BCWMC is also coordinating with the City to implement the Four Seasons Area Water Quality Project NL-2 (Project NL-2) to provide above-and-beyond water quality treatment. The Commission Engineer understands that the BCWMC and the City are working on a cooperative agreement for Project NL-2 and that future development at the site may be based on the site conditions that are in existence now, i.e., prior to demolition and prior to construction of the redevelopment, as more thoroughly clarified in the cooperative agreement and exhibits. The cooperative agreement will be considered by the BCWMC at a future meeting.

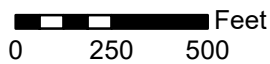
### **Recommendation**

Conditional approval based on the following comments:

1. Although the location of the 100-year floodplain is shown on the plans, the 100-year floodplain elevation (892.9 feet NAVD88) must be identified in the legend or the plans.
2. A note must be added to the plans indicating that timber piling must be removed and carefully handled using a method that will prevent release of creosote and other chemicals into the water and soil.



-  Project Location
-  Municipality
-  BCWMC Legal Boundary
-  Major Subwatershed
-  BCWMC Hydrologic Boundary
-  Bassett Creek



BCWMC #2022-18  
 FOUR SEASONS  
 MALL DEMOLITION  
 Plymouth, MN  
**LOCATION MAP**