



**WATERSHED  
PROTECTION**

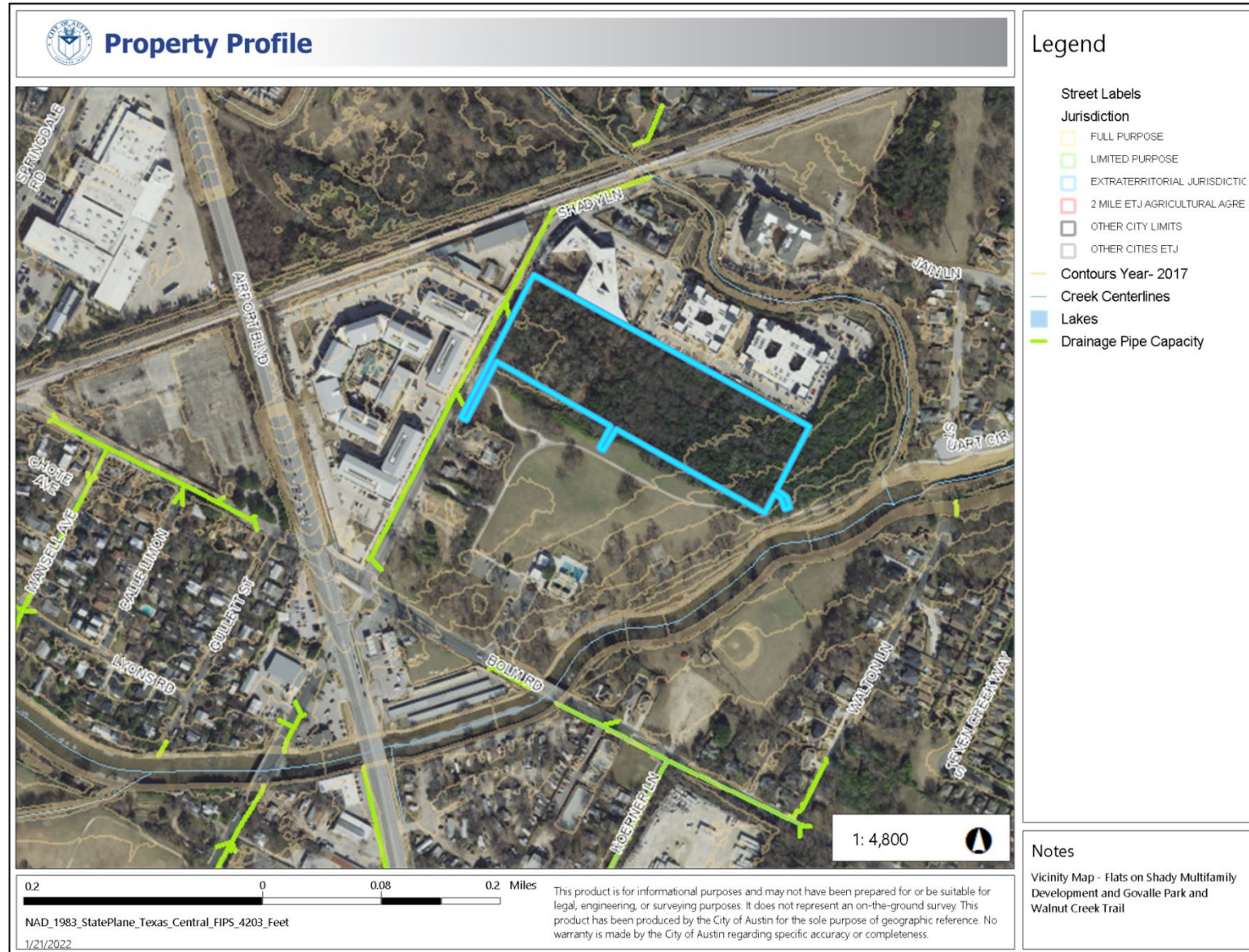
# **Temporary and Permanent Use of Parkland at Govalle Neighborhood Park**

**Flats on Shady Multi-Family Development  
1125 Shady Lane  
SP-2020-0368C**

**Boggy Creek Watershed**

# Flats on Shady Multi-Family Development Project Area

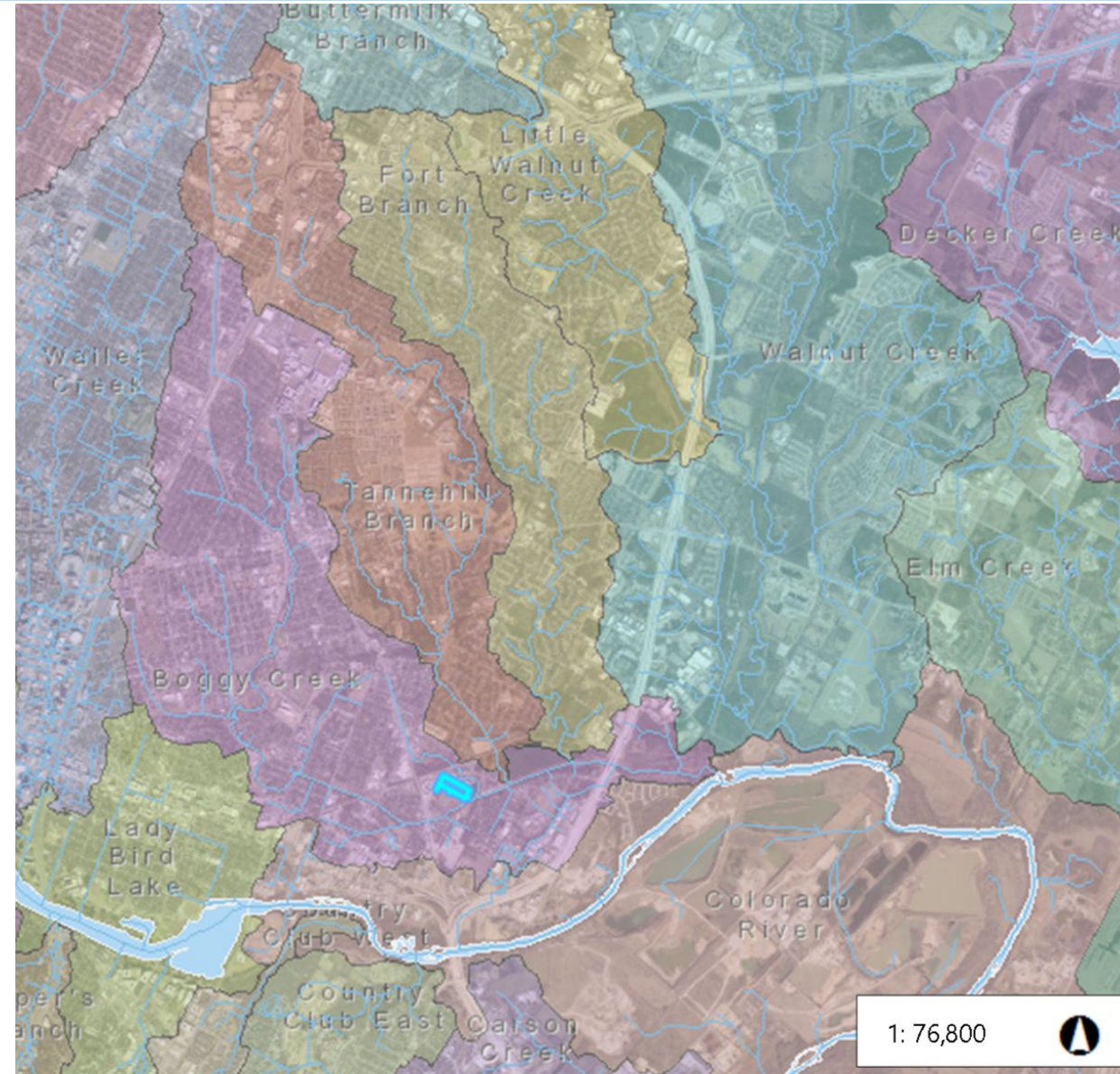
- Approximately 7.93-acre multi-family development
- Adjacent to Govalle Neighborhood Park and Southern Walnut Creek Trail
- Existing and proposed site drains to Boggy Creek
- Located in Council District 3



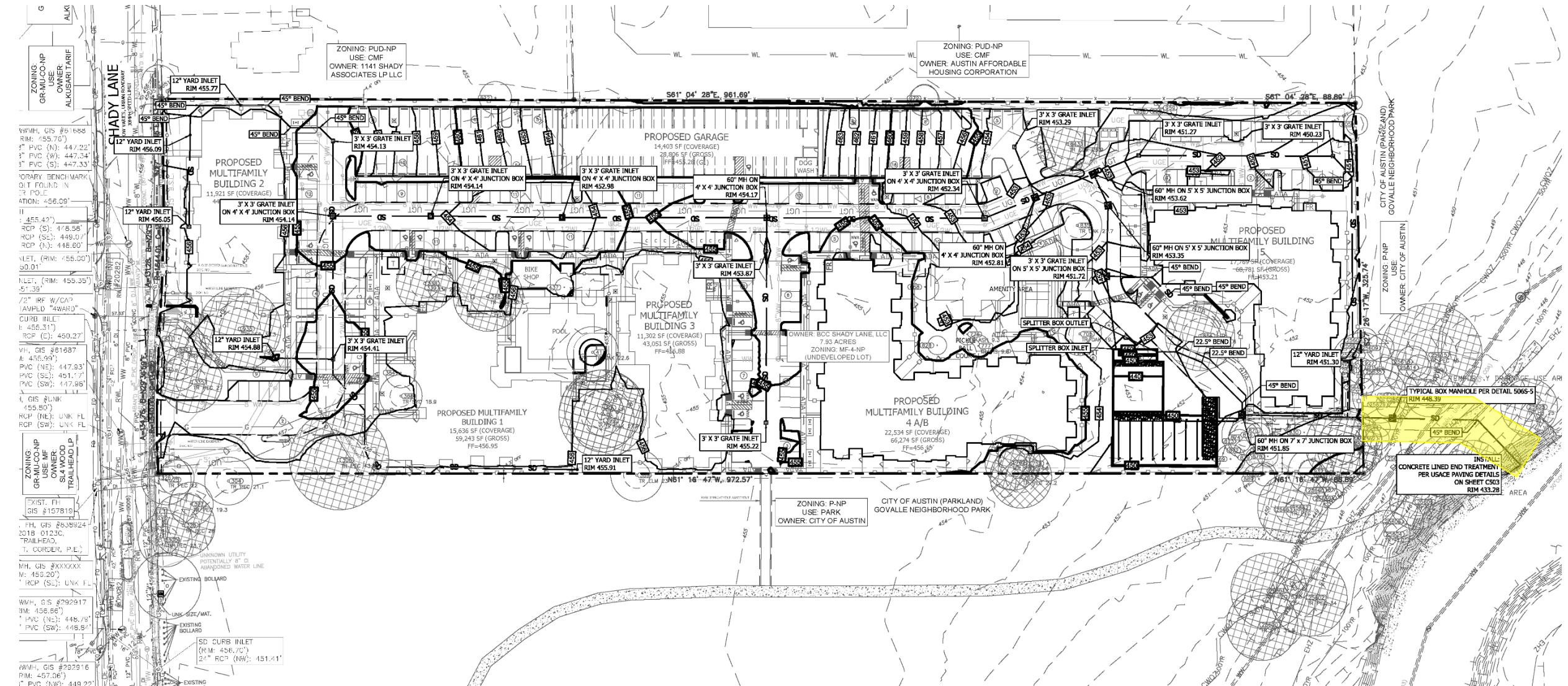


# Regional Stormwater Management Program (RSMP)

- Located in lower end of Boggy Creek watershed
- Site proposed to drain directly to Boggy Creek
- Timing of flow from site versus Boggy Creek watershed
  - Release preferable to detention
  - Water quality and 2-year detention provided



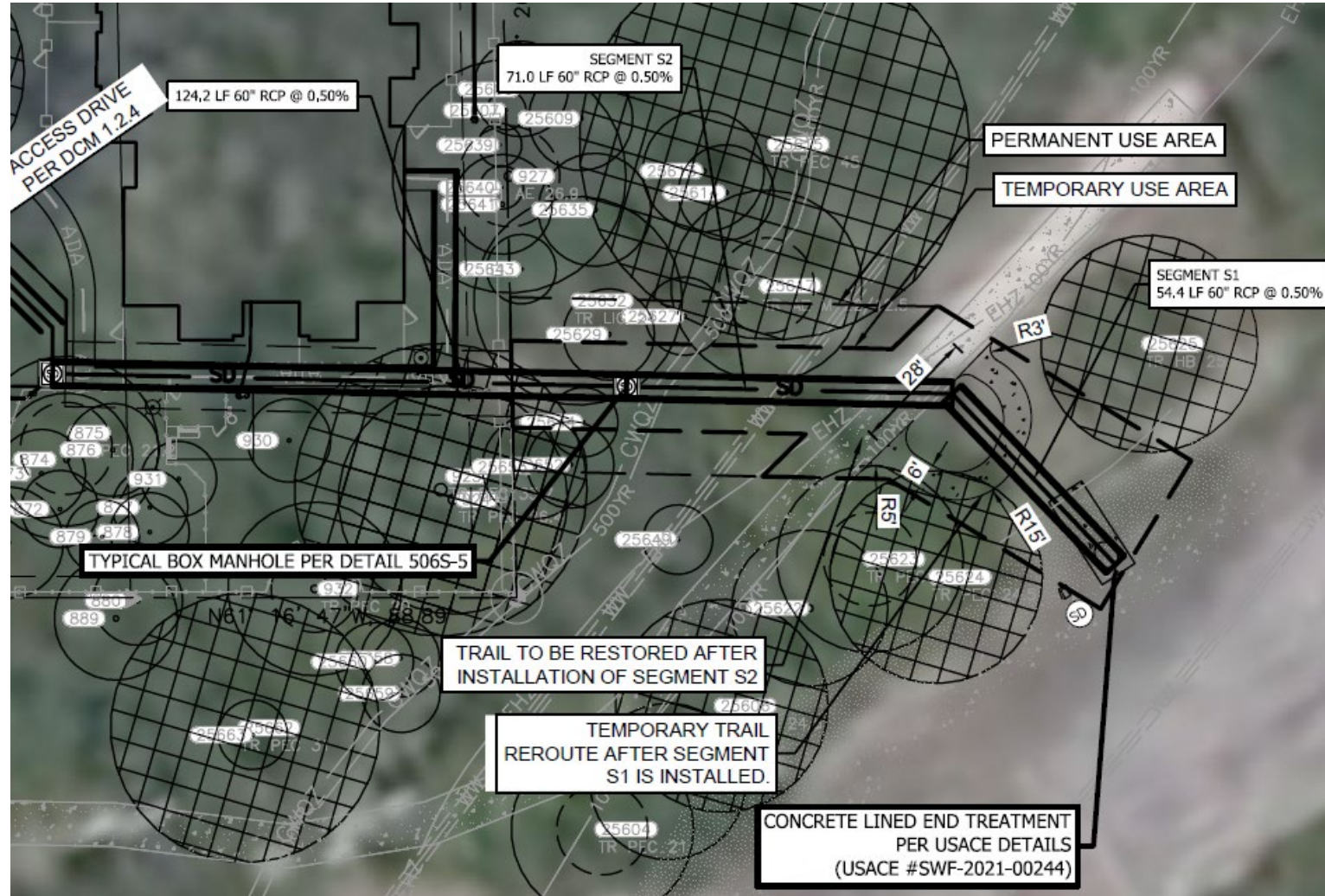
# Flats on Shady Site Plan





# Storm Drain Outfall for Multi-Family Project

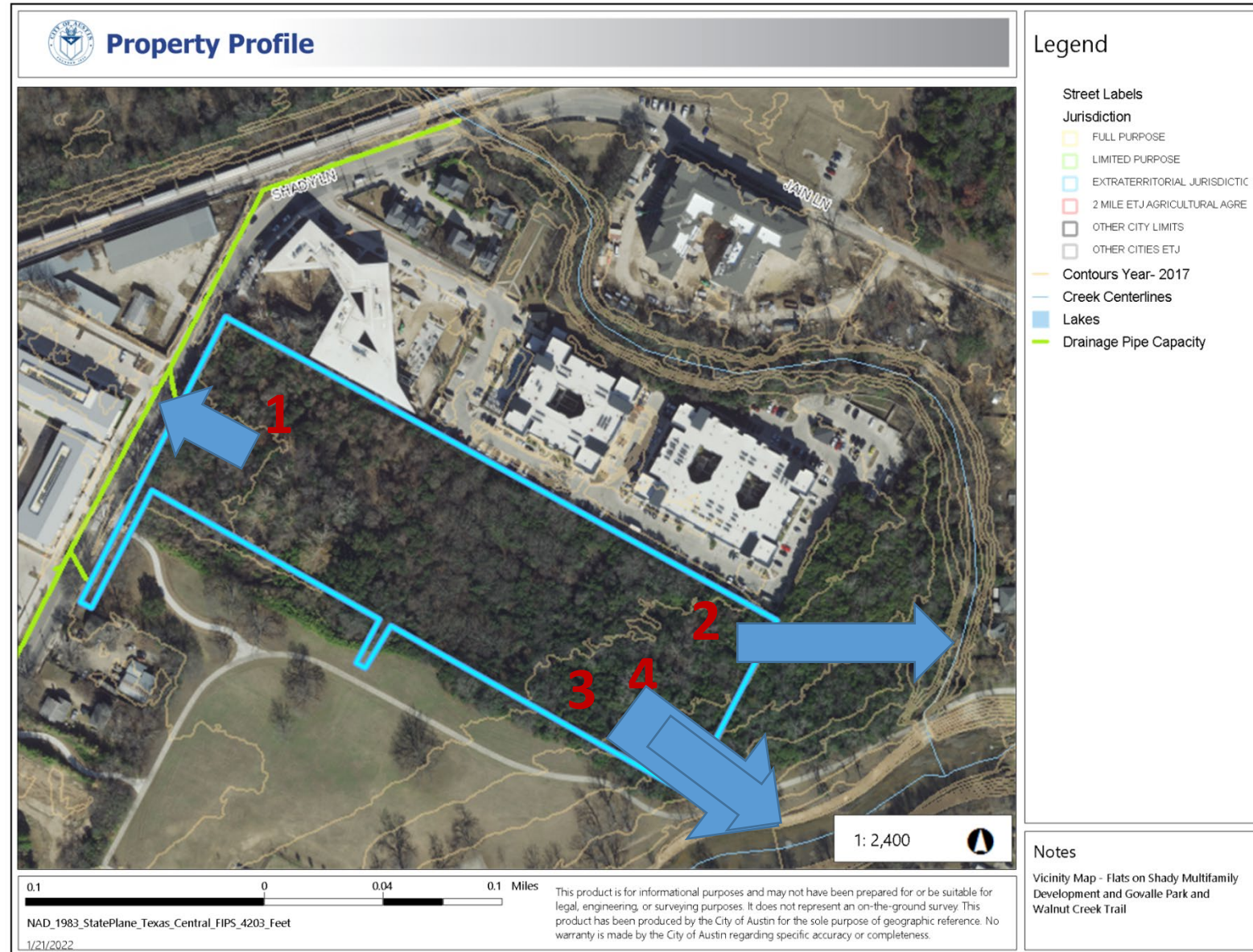
- Need
  - Provide storm drainage for proposed multi-family development
- Description
  - Approximately 156 feet of 60-inch storm drain and one manhole in Govalle Neighborhood Park and Southern Walnut Creek Trail parkland
- Schedule
  - Best case: 60 days within the August to October 2022 timeframe
  - Worst case: 60 days within the January to March 2024 timeframe
- Easement Request
  - Temporary use: 4,655 sq. ft.
  - Permanent use: 6,205 sq. ft.





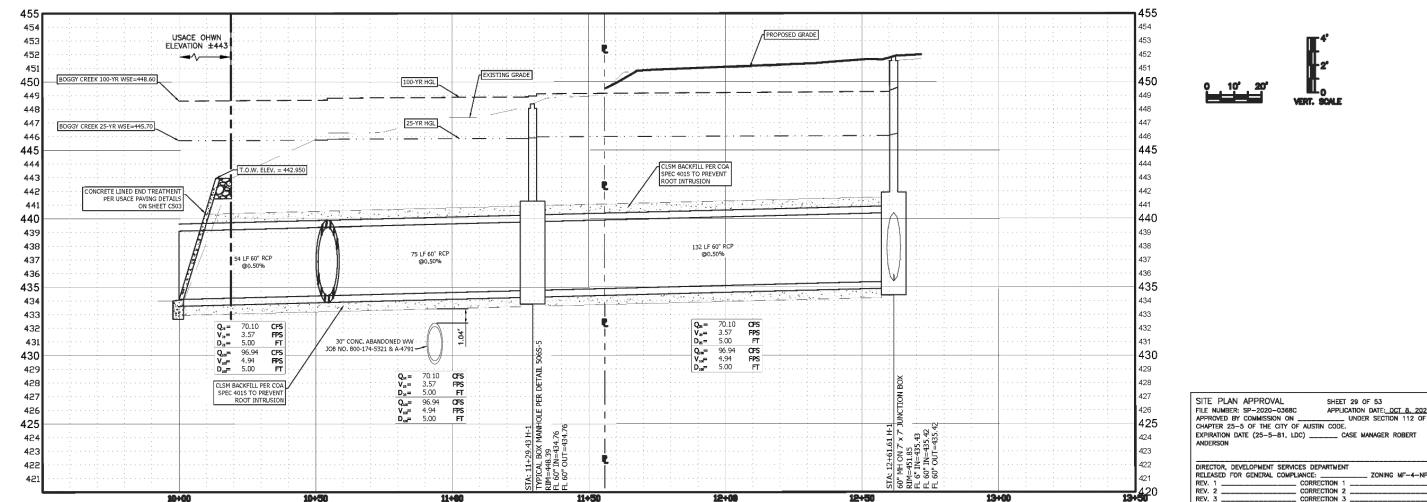
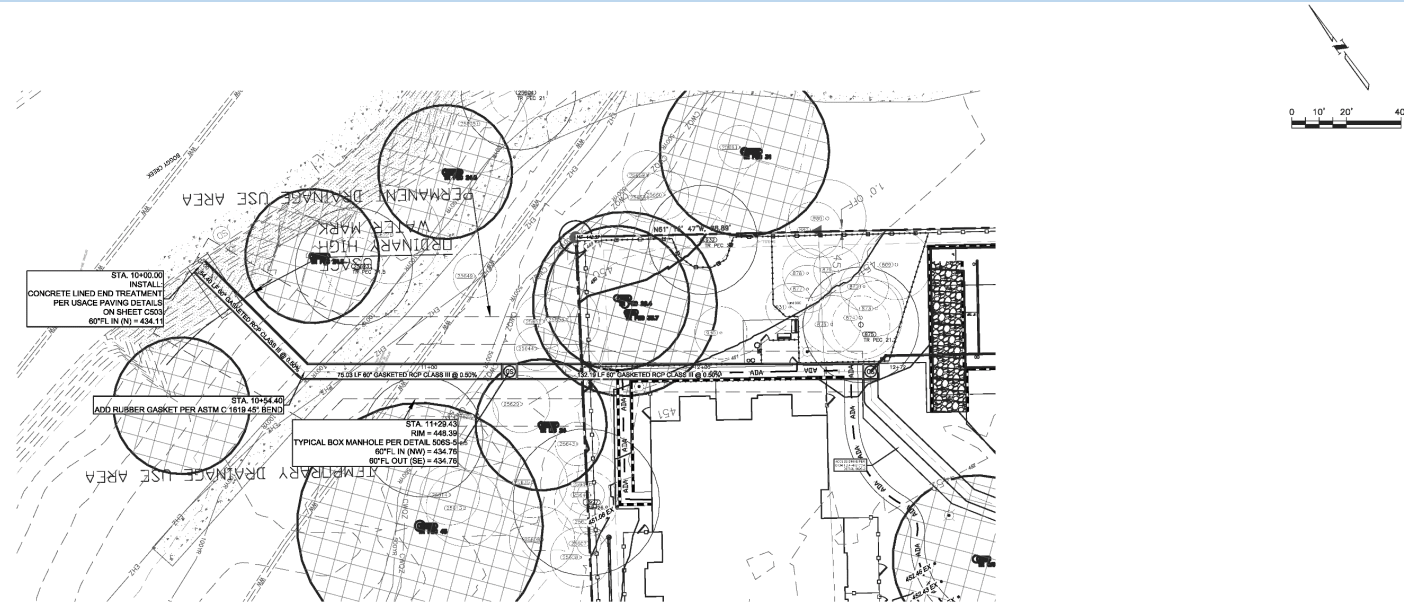
# Flats on Shady Project Drainage Considerations

1. Drain to Storm Drain in Shady Lane (Not Viable)
  - Against slope of site
  - System in Shady lacks capacity
2. Storm Drain Through Park Land to Boggy Tributary
  - Avoid USACE coordination
  - Significant tree impacts
  - Longer path
3. Detain and Release Overland to Boggy
  - Pumping required
  - Overland flows through parkland
4. Storm Drain Through Parkland to Boggy
  - Shortest path
  - Requires USACE coordination
  - Minimizes parkland impact



# Design Elements to Minimize Maintenance Needs

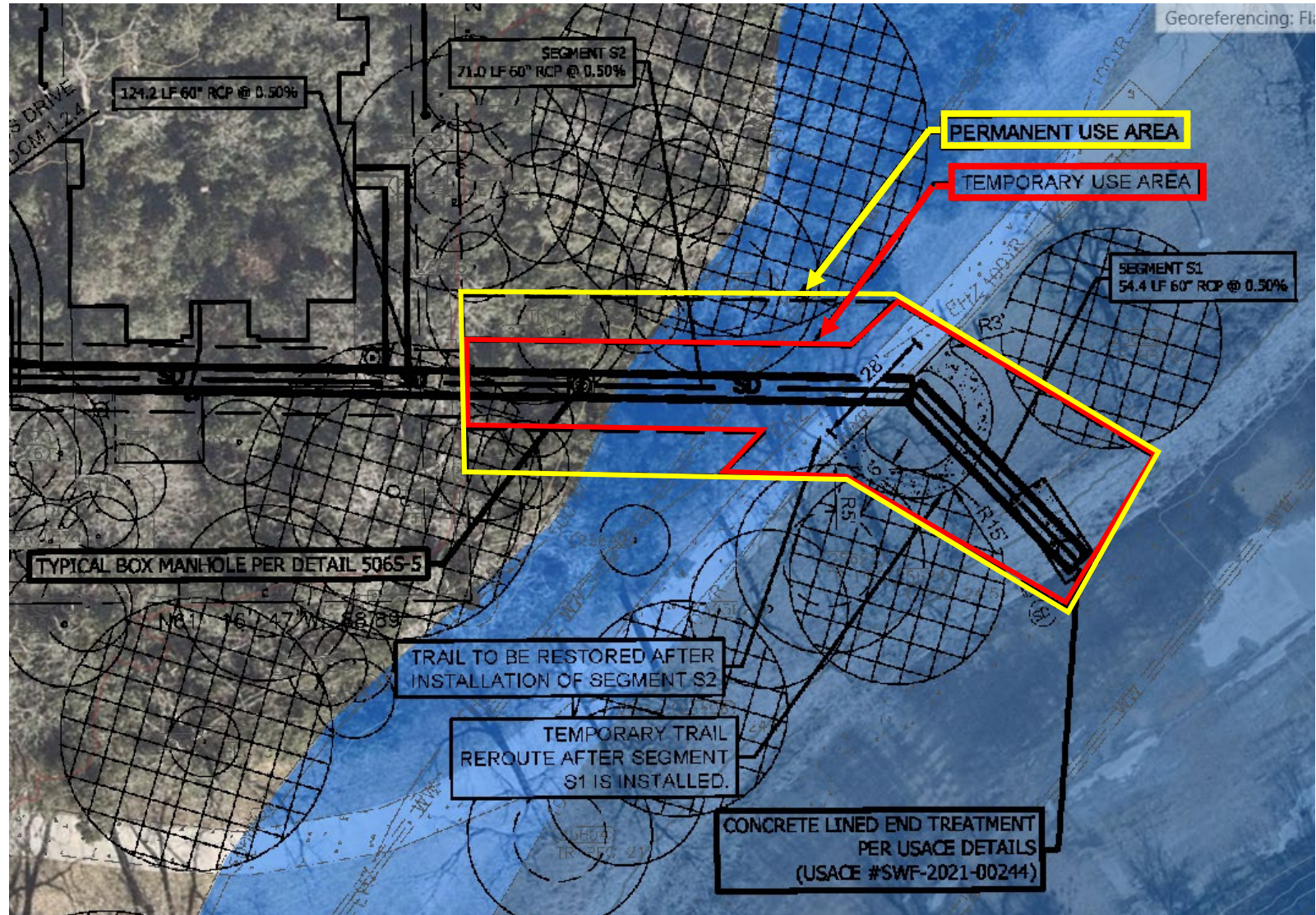
- Gasketed and wrapped pipe joints
- Controlled Low Strength Material (CLSM) bedding
- Access manhole on property
- Access manhole in parkland





# Means of Construction

- Open cut construction proposed
- Boring construction evaluated
  - Much higher cost
  - Challenges due to size of pipe
  - Additional impacts from bore pits
  - Trail likely would need to be closed
- Trail re-route





# Maintenance Access Considerations

1. Through Govalle Park
2. Walnut Creek Trail
3. New Trail and Bridge
4. Through Site
5. Boggy Creek





[illegible]



# Request for Committee Action

- Make a recommendation to City Council for approval of Permanent Use and Temporary Use not to exceed 60 Days of parkland located at Govalle Neighborhood Park (5200 Bolm Road).
- Total Mitigation is \$67,818.
  - Permanent Drainage Use: \$67,014
  - Temporary Working Space: \$804

# Watershed Protection Sponsor Contact

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