9. STORMWATER MANAGEMENT

The following information is provided in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-526(b)(3).

9.1 OVERVIEW

The existing project site is entirely developed and relatively flat. Stormwater runoff from most of the project site drains overland across the eastern property boundary towards Federal Street. The Federal Street right of way generally drains east toward Hampshire Street and an existing city stormwater system located in Federal and Hampshire Streets. A small portion of the existing paved parking lot on the northwestern portion of the site drains towards Franklin Street over a vegetated median. There are no known areas of erosion or flooding on or adjacent to the site.

Post development stormwater runoff will generally follow existing patterns. Runoff from the proposed paved parking to the northwest of the building will continue to drain towards Franklin Street over a vegetated median. Run-on to the proposed paved parking beneath the building will drain to a proposed stormdrain system within the garage that connects to the existing stormdrain system in Federal and Hampshire Streets, as it does today. Runoff from the proposed building will drain to a roof drain system that outlets to an existing catch basin structure in front of the site in Federal Street. The roof will be made up of a 7,440 sf green roof that stores stormwater, and 5,167 sf of impervious roof surface. The green roof reduces stormwater runoff from the roof through retention or slowing of stormwater, and is considered pervious for zoning impervious calculations.

The existing project site contains approximately 16,555 square feet of impervious surface. Redevelopment of the project site will result in a decrease of approximately 7,215 square feet of impervious area and a total impervious surface of 9,340 square feet. Therefore, the project is not required to meet the General or Flooding Standards.

The project is not expected to cause ponding, flooding, or erosion problems on or downstream of the site. The relatively small amount of runoff entering the city’s storm drain network is not expected to overburden the system.