

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. The Joy Place right of way generally drains toward Brackett Street. 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 Joy Place, the four proposed parking spaces, and the proposed building will drain to Brackett Street, where it will enter the city's combined storm sewer. Runoff from the remainder of the site will drain overland across the eastern property boundary, as it does today.

The existing project site, including the Joy Place right of way, contains approximately 5,550 square feet of impervious surface. Redevelopment of the project site will result in an increase of approximately 820 square feet of impervious area and a total impervious surface of 6,365 square feet. The project will result in less than 1,000 square feet of new impervious surface and less than 5,000 square feet of non-roof redeveloped impervious surface and 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 combined storm sewer network is not expected to overburden the system.