

**Supplemental Staff Report
Site Plan Review Application
Mixed-Use Development on North Shore LU 2022 02 (Phase 1)
September 1, 2022**

Date of Completeness: July 29, 2022

120th Day: November 26, 2022

Notice sent: August 9, 2022

Property Owner: North Shore, LLC

Applicant: Jerry Valencia, North Shore, LLC

Applicant's Representative: Rex Prater, AIA

1. Additional Materials Submitted.

On September 1, 2022, the applicant submitted additional evidence in the form of a Drainage Memo. The memo was drafted by Mr. Anthony J. Favreau, PE, of The Favreau Group. The memo states that the proposed impervious surface is approximately 10,000 square feet. The proposal will include a parking lot surface over an existing compacted gravel surface and a newly constructed mixed-use building. The applicant is proposing to utilize the existing 12" storm drain crossing North Shore Drive.

According to Mr. Favreau's calculations the existing gravel area will produce a runoff of 0.20 cubic feet per section (c.f.s); the proposed impervious surfaces will produce a runoff of 0.36 c.f.s.

It is the opinion of Mr. Favreau that the runoff from the proposed impervious area can adequately be discharged to the existing 12" storm drain.

Staff Response: Staff thank the applicant and Mr. Favreau for the submittal of the additional materials. The drainage memo addressed staff's concern about the adequacy of technical plan (related to drainage) and the issue of delegation of authority with respect to drainage standards.

The drainage memo outlines the amount of impervious surfaces and the amount of runoff those surfaces will generate and a reasonable method to deal with that runoff. The Planning Commission should take the drainage memo into consideration when determining if the applicant has feasibly shown that stormwater drainage/runoff standards can be met by the applicant. If so, then a condition of approval delegating final review and approval of a full-detailed drainage study to the City Engineer is appropriate. It's staff opinion that the drainage memo does address the feasibility staff are looking for so that a final drainage plan can be delegated to the City Engineer.

The drainage memo is hereby incorporated into the record as **Attachment H**.

The Favreau Group, LLC
3750 Norwich Ave.
Eugene, OR 97408

DRAINAGE MEMO FOR TAX LOT 19-01-14-23-09700

APPLICANT: Jerry Valencia

DATE: September 1, 2022

The applicant is proposing to build an office building and parking lot on the subject tax lot. The applicant indicated the proposed impervious area is approximately 10,000 square feet and will be constructed over an existing compacted gravel surface. According to the City of Lowell's Master Plan of Drainage's South Section Basin Map, there is an existing 12" diameter storm drain crossing North Shore Drive, approximately in the middle of the tax lot. Currently there is approximately 5 acres of tributary area to this existing 12" storm drain.

Net increase in Runoff Calculations:

Q = CIA

Q = Runoff

C = Coefficient of Runoff, = 0.90 impervious, 0.50 gravel

I = Intensity of 5-year storm, = 1.8

A = Area in acres = 10,000 square feet = 0.22 acres

The existing gravel area will produce a runoff of 0.20 c.f.s.

The proposed impervious area will produce a runoff of 0.36 c.f.s.

The difference is 0.16 c.f.s.

It is my opinion that the runoff from the proposed impervious area can adequately be discharged to the existing 12" diameter storm drain.

Anthony J. Favreau, PE
The Favreau Group, LLC