On behalf of the owners of the Martway Mixed Use development, CFS Engineers, P.A., requests a waiver from stormwater management based on the minimal change is surface runoff characteristics between the pre and post-development site conditions. The site is bounded on the north by Martway Street, on the south by Rock Creek, and along the east and west by low-rise commercial/office buildings. Johnson Drive and Mission's downtown shopping strip is located less than a quarter mile to the north. The Sylvester Powell Jr. Community Center is located to the northwest. The Mission Aquatic Center is located across Rock Creek to the southeast.

The proposed 1.767 acre site calls for the removal of three existing single story office buildings and parking lots along the southern side of Martway Street between Beverly Avenue and Dearborn Street and replacing them with a multi-story apartment complex building with business space and parking on the lower level. The apartment building would be elevated to provide
parking at ground level. The changes between the pre and post-development impervious surface area was less than 5,000 sq ft per the APWA 5600, and was measured as follows:

Pre-Development Conditions:
Total Site Area = 1.767 acres
Impervious Surface = 1.415 acres/61,653 sqft
80.1% Impervious

Post-Development Conditions:
Total Site Area = 1.767 acres
Impervious Surface = 1.494 acres/65,071 sqft (3,418 sqft increase)
84.6% Impervious

Under the APWA Section 5601.3.A.3, “Remodeling, repair, replacement or other improvements to any existing structure or facility and appurtenances on sites smaller than two acres that does not cause an increased area of impervious surface on the site in excess of 10 percent of that previously existing.” The 1.767 acre site is smaller than two acres and the 3,418 sqft increase in impervious surface from 80.1% to 84.6% does not exceed the allowable 5,000 sqft increase limit allowed by the APWA.
Stormwater runoff from the site's proposed parking lot and building roofs would be collected and drained directly into Rock Creek flowing eastwards along the rear of the property. The FEMA FIRM Panel 20091C0024G indicates that a small portion of the site is designated within 100-year flood zone AE from flooding during the 100-year storm event. The 3,491 sqft of business space on the ground floor would be set along the northern side of the site fronting Martway Street, and would be out of the FEMA 100-year flood zone. The upper floor apartments would be constructed on raised piers above the ground floor parking lot and would be one story above the FEMA 100-year flood zone.

The proposed parking lot plan has a total of 166 spaces (including five ADA accessible spaces and one ADA van-accessible space), so the developer would need to lease an additional 44 off-site parking spaces to meet the City's total 210 space requirement for the proposed apartments and business space. Superimposing the 100-year FEMA floodplain elevations from Rock Creek onto the proposed parking lot grading indicated that 40 spaces would be within the floodplain limits, however, no space would have more than the allowable 7 inches of water during the 100-year event.