

## TECHNICAL MEMORANDUM

**TO:** City of New Bedford Department of Public Infrastructure (DPI)

**FROM:** Bree D. Sullivan, P.E.

**RE:** 718460 The Caravela Apartments  
SS Union Street (fka 278 Union St.)  
Plot 46, Lots 18 & 21

**DATE:** September 27, 2021

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### General

This memo has been prepared to provide support for a waiver from the New Bedford Stormwater Management Rules and Regulations in accordance with Section 4 - SMP Waivers. The project includes redevelopment of a disused lot.

Existing Conditions: The existing lot is 95% impervious and has a paved parking area the discharges untreated runoff into the municipal stormwater system via an on-site catch basin.

Proposed Conditions: The proposal is to provide a six-story, 82,000 SF building that will cover 97% of the site (97% impervious area). The site will include roof runoff directly discharging to the municipal stormwater system, and therefore will not require and treatment for pollutant removal. The increase in impervious surface is 210 square feet (3%).

The following are provided to support a waiver form strict adherence with the provisions of Section 3.2.8 – *Recharge* of the City of New Bedford Stormwater Management Rules and Regulations:

- The proposed project meets the Massachusetts Stormwater Standards for redevelopment projects with respect to recharge (see Gale Technical Memorandum dated September 28, 2021).

- The site is currently comprised of fill of unknown origin, which will be removed for building construction. The soil under the fill is densic glacial till and glacial outwash material. According to the foundation engineering report by McPhail Associates, LLC, the potential for a perched water table is possible by introducing additional stormwater into the subsoil. This could have potentially unwanted impacts to abutting properties.
- The project will provide much need affordable housing to the downtown area.
- The project will not increase the rate and improve the quality of the stormwater runoff from the property.

Because of these factors, the project meets the applicability for a waiver as listed in Section 4.1 of the New Bedford Stormwater Management Rules and Regulations.