

**City Planning Commission - This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)**

**To speak at public comment call: 877 853 5247 (Toll Free) or 888 788 0099**

**Meeting ID: 995 2327 1957**

**Meeting Time: 07-21-20 19:00**

## **eComments Report**

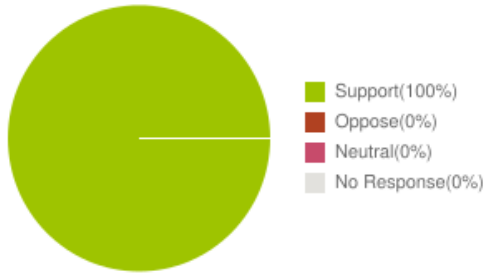
<b>Meetings</b>	<b>Meeting Time</b>	<b>Agenda Items</b>	<b>Comments</b>	<b>Support</b>	<b>Oppose</b>	<b>Neutral</b>
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### **Sentiments for All Meetings**

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment

Agenda Item: eComments for 9-a 20-1100 Valhalla Ann Arbor Site Plan, Annexation, and Rezoning for City Council Approval - Proposed multiple-family residential project containing 454 units and townhomes with parking located under the buildings and along the private drives. Project includes annexation of parcels from Pittsfield Township and petitioner is requesting a conditional R4E multiple-family zoning designation of this 9.8-acre site, located at 31-163 Valhalla Drive and 2065, 2099 South Main Street.



#### Overall Sentiment

#### **Peregrine Gerety**

Location:

Submitted At: 4:58pm 07-21-20

Hello. This afternoon I received an unwelcome email through the Nextdoor Social network from a group called the Valhalla Glen Action Group. I'm not sure how many other people received it, but given the reach of Nextdoor, my guess is that the number is substantial. The Action Group was hoping to flood tonight's meeting with public opposition to this "monstrous project."

As a resident of the Dicken neighborhood who believes strongly in the need to increase housing stock throughout Ann Arbor in order to make housing more affordable and more equitable, I want to let you know that I strongly disagree with the Valhalla Glen Action Group. Please approve the rezoning of this parcel in order to allow the construction of more housing.

**From:** Laura Strowe  
**Sent:** Monday, July 20, 2020 11:11 AM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Broadway Park West

Dear Commissioners,

Tomorrow night the PUD Site Plan for Broadway Park West will be presented to you for approval. The developers have had many meetings with the neighbors, and are to be commended for that. They have taken some of the neighbor's concerns into consideration in making their plans. However, there is one area that they have hardly budgeted: the plan for a 9-story hotel on the edge of the river.

The Northside/Lowertown neighborhood is already being besieged by outrageously large and out-of-character building lately: the second and larger U of M parking lot, and the monstrously huge Morningside development. This 9-story hotel will continue the obliteration of the natural features of the land, the hills and the river. We appreciate that a good part of this development will be a park (the part that is in the flood plain that can't be developed), but the hotel will block the view of the river from the Broadway Bridge and be an eyesore to those trying to enjoy the river scenery in the park on the other side. Building a 9-story building right on the river bank contradicts our move to protect and beautify our natural resources.

Moreover, we need to be re-thinking our plunge into unlimited economic expansion, given the state of our economy. With the likely shrinking of the university population and the downsizing of everything else that will occur, do we really need another hotel?

If it is not our choice to have that hotel, but the developer's need to have that economic resource, at least move it further from the river.

Thank you for your consideration. I know I speak (or write, as it were) for many in the neighborhood who are stymied by the new system of participating in public hearings.

Laura Strowe  
1327 Broadway  
665-8980

**From:** Philip Stoll

**Sent:** Tuesday, July 21, 2020 12:02 AM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>

**Subject:** Broadway Park West Planned Unit Development(PUD) Site Plan

July 21, 2020

Dear Planning Commission,

This concerns Broadway Park West Planned Unit Development (PUD) Site Plan for City Council Approval.

There are many reasons to approve the DTE lot plans. The lot has sat vacant and unused for over a decade. A new use would continue the re-vitalization of the River District. The proposed 6-acre park could as popular as Argo Cascades.

There are reasons not to approve the DTE lot plans. DTE has not adequately cleaned up the site. Tar and cyanide-contaminated soils are just feet from the river and source of drinking water for people living downstream. The stone placed to stabilize the bank looks like an industrial canal. The added intersection and will add to gridlock and not a few accidents. The 8.29 acres impervious surface without on-site detention means large amounts of runoff directly into the river. Even if the FEMA map revision is approved, floodplains are not built on for a reason. The 'Hospitality' and 'Food and Beverage' buildings have inadequate setback from the river, and will spoil this beautiful river location for generations to come.

Thank you,

Philip Stoll

1314 Broadway St

**From:** Vince Caruso  
**Sent:** Tuesday, July 21, 2020 11:00 AM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** 841 Broadway PUD Not Support: ACWG.ORG;

Planning Commission,

841 Broadway PUD is not supported by Allen's Creek Watershed Group.

This very polluted site should be cleaned up by DTE and made into a green space park.

**DTE, a \$26B company**, should be doing a full cleanup of this site as the Responsible Party Legal Owner, not taxpayers.

On Nov. 11th 2020, at the A2Zero Sustainability Meeting and had I asked **Dr. Stults** if **she supported building homes in Ann Arbor's floodplains**. She had a simple and categorical answer which was **NO**.

Jerry Hancock has also commented publicly, as the city's Floodplain Manager, he does not support building in the floodplain.

This from recent past [ACWG Agenda and Updates](#):

## **Discussions of Development of Polluted DTE Site at Depot St and Broadway St In the FW FP, Unlike the City Effort, No Real Cleanup Proposed, Like "Zombies Rising Up"**



Coal Tar (highly toxic) found at the DTE Site and shown by DEQ/EGLE at river's edge at the site, image of the pollution at the river's edge subsequently cleaned up in recent years but is still leaching into the Huron River (WUOM)

**Coal tar** is a mixture of volatile organic compounds such as **benzene**, and a class of compounds known as polynuclear aromatic hydrocarbons (PAHs) which include compounds such as **naphthalene** and **benzo(a)pyrene**. These compounds are rated as possible and known carcinogens and are very dangerous to humans and other life forms. Some PAHs, Benzene and benzo(a)pyrene are **Group 1 carcinogens**.

Pollution on this site **goes down 30'**, contaminating the groundwater according to city officials.

At the Ground Breaking for the **Berm Opening Project** on Depot St. and DTE site in February the **city indicated they will do a full cleanup** where the work is done including on the DTE site because it is the right thing to do and funding sources require it.

The city has **received a draft Letter Of Map Revision FEMA (LoMR)** with some changes in the floodplain floodway map, calculated by and submitted to FEMA by the developer of the DTE site.

**Staff had indicated the developer's models presented for the LoMR:**

- Do not **accurately portray the railroad berm damming effect** - they do not show it continuously dropping off to level grade at the AmTrak Station making the site more flood-prone, according to city staff
- Do not include **current data used by the city** for 100-year (1% chance) rainfall amounts, according to city staff
- Do not take into account the **very poorly calibrated flood maps** used for this site, according to city staff passed comments
- Does not take into effect **Global Warming** effects on much larger rain events.

In the **1968 100-Year** (1% chance) Flood, we had **15 Feet of Flood Water careening across this site, most of the dams were damaged** some breached and destroyed. Groundwater on site is contaminated but downriver has not been tested and pollution is 30' down on the site.

**Argo Dam**, just **up stream** of this site, was severely damaged and almost destroyed in the 1968 flood.

The **city** recently passed a resolution in support of the **State's Proposed Polluter Pay** Legislation yet seems supportive of building on **top of a toxic** DTE Coal Tar site with very little cleanup.

These **Engler GOP Polluted Sites** are caused by the very weak MI Part 201 "Environmental" laws.

*"What's kind of a **like a zombie rising from the grave** is these buried contaminants that are now showing up in people's homes, in their air, specifically. That was not envisioned by the science at the time; if you left chemicals in the ground they could actually migrate up through even impervious surfaces and **affect people's health.**"* **Dave Dempsey, For The Love Of Water FLOW - WUOM** (bold by us)

**DTE Energy rated top 10 worst Water Polluter** in the USA.

Researchers at the University of [Massachusetts Amherst have published](#) three lists detailing the 100 worst air, water and greenhouse gas polluters in the country.

The lists — the [Toxic 100 Air Polluters Index](#), [Toxic 100 Water Polluters Index](#) and [Greenhouse 100 Index](#) — rank industrial polluters based on complex “right-to-know” data released annually by the federal Environmental Protection Agency. The set of researchers at the university’s Political Economy Research Institute, or PERI, have been producing the first two lists for about 15 years.’ - Sierra Club MI Leaders Forum EMail



**Association of State Floodplain Managers 2007 (ASFPM)**

**"BUILDING IN THE FLOODPLAIN IS LIKE PITCHING YOUR TENT ON A HIGHWAY WHEN THERE ARE NO CARS COMING"! ASFPM: [www.floods.org](http://www.floods.org)**

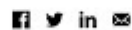
## Bloomberg News Warns Unsuspecting Americans, That Flooding Is Much Worse Than FEMA Reports, Check For Yourself *Bloomberg News; June 29, 2020*



### Mapping America's Underwater Real Estate

What happens to home prices if flood maps start measuring climate change? Millions of Americans are about to find out.

By Leslie Kaufman, Mira Rojanasakul, Hayley Warren, Jason Kao, Brittany Harris and Prashant Gopal  
June 29, 2020



Millions of Americans just woke up in a flood zone that had never before been listed on U.S. government maps.

" Millions of Americans just woke up in a flood zone that had never before been listed on U.S. government maps."

Look up the real flood risk for your address [here!](#)

"The **first-ever public evaluation of flood risk** for every property in the 48 contiguous states has found that federal maps underestimate the number of homes and businesses in significant danger by 67%. The [new flood-risk data](#), released Monday by the research and technology **nonprofit First Street Foundation**, is a virtually unprecedented disclosure of how much damage climate change can be expected to inflict at the level of individual homes.

[Look up the Flood Factor score for your home and any other property in the database.](#)

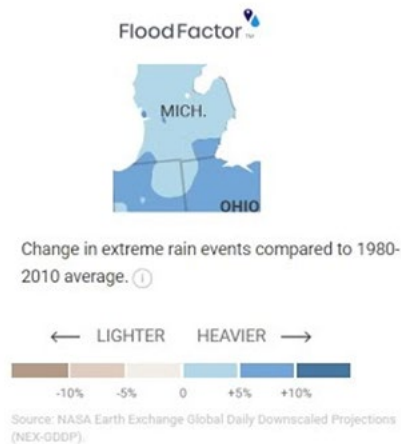
First Street's model gives homeowners access to risk-analysis techniques that had previously been available to insurers and financiers. (**Look up your address [here.](#)**) Until now public information on flood vulnerability in the U.S. relied heavily on maps produced by the Federal Emergency Management Agency, which are often [out of date, incomplete, and difficult to understand.](#)" (bold by us)

Use the links to search your street and see the current First Street Foundation flood risk, **normally not available to the public** but that has now changed.

**First Street Foundation's Flood Factor Extreme Rain Events Flood Rating for Ann Arbor Area, Much Heavier Rains and Flood Risks Projected; June 2020**



## First Street Foundation's Flood Factor Extreme Rain Events Flood Rating for Ann Arbor Area, Much Heavier Rains and Flood Risks Projected



"The **First Street Foundation Flood Model** is a nationwide, **probabilistic flood model** that shows any location's risk of flooding from rain, rivers, tides, and storm surge. It builds off of **decades of peer-reviewed research** and forecasts how **flood risks will change** over time due to changes in the environment." (bold by us)

Ann Arbor and needs to adjust to **Global Warming's effects** on rainfall amounts and flood hazard, not hope "**it will all go away**" like our President continually pontificates.

Michigan has had the **greatest perception levels ever recorded last year in 2019**.

Our city leaders have an obligation to ask the tough questions and make decisions that protect life, health and property to the best ability available.

## NYT 6-29-20: New Data Reveals Hidden Flood Risk Across America

New York Times (NYT) [Article](https://www.nytimes.com/interactive/2020/06/29/climate/hidden-flood-risk-maps.html?action=click&module=News&pgtype=Homepage): **New Data Reveals Hidden Flood Risk Across America**: <https://www.nytimes.com/interactive/2020/06/29/climate/hidden-flood-risk-maps.html?action=click&module=News&pgtype=Homepage>

" **Nearly twice as many properties may be susceptible** to flood damage than previously thought, according to a new effort to map the danger. Across much of the United States, the **flood risk is far greater** than government estimates show, new calculations suggest, exposing millions of people to a hidden threat — and one that will only grow as **climate change worsens**.

That **new calculation**, which takes into account sea-level rise, rainfall and flooding along smaller creeks **not mapped federally**, estimates that 14.6 million properties are at risk from what experts call a 100-year flood, far more than the 8.7 million properties shown on federal government flood maps.

Federal flood maps, managed by the Federal Emergency Management Agency, have **long drawn concerns** that they underestimate flood risk.

... FEMA's maps **aren't** designed to account for flooding caused by **intense rainfall, a growing problem** as the atmosphere warms.

Ms. Forbes [Ms. Forbes, a member of the Broward County Climate Change Task Force and a policy expert at the **Natural Resources Defense Council**] pointed out that **black families** tend to be more exposed to flooding because their homes are often built on cheaper land in historically segregated areas." (bold by us)

Thanks,

Vince Caruso

Founding and Coordinating Member - **ACWG.ORG: Allen's Creek Watershed Group**

Founding and Board Member - **CARD: Coalition for Action on Remediation of Dioxane**

Former Executive Committee Member - **Sierra Club Huron Valley Group**