From: All Aboard On Depot Street <ritalmitchell@gmail.com>
Sent: Wednesday, September 08, 2021 9:44 AM
To: HDC <HDC@a2gov.org>
Cc: Briggs, Erica <EBriggs@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>
Subject: 415 W. Washington

Dear Historic District Commissioners,

I am concerned with the development proposed for 415 W. Washington, which is located inside the Old West Side Historic District boundaries. I am familiar with the property, as a resident of the Historic Old West Side. I know that you have discussed the location and the issues related to development there. I raise the following concerns:

Chimney Swifts

-The proposed design has been changed from that proposed previously. The chimney is now displayed as surrounded by multiple levels of floors of the building. With whom has JJR consulted about the effects of the building massing, proximity to the single and combined effects on the chimney and the chimney swifts of: ongoing noise of cars, vibration, people, music, etc.? The effects on the chimney swifts and on the structure of each of these actions and objects should be addressed singly and in combination. It is likely that multiple effects will impinge on the chimney simultaneously.

-Please discuss the above with an ornithologist qualified to comment, and provide adequate background to that consultant, so that there is understanding of the potential problems.

-How will the chimney be protected from destruction during the demolition and construction phases proposed for the building? What actions will be taken to assure that the birds are not deterred from using the chimney?

-Please keep in mind that nationally the chimney swifts have fewer and fewer places to roost in the city, state and nation. These birds are unique in that they fly constantly during the day, and cannot perch on horizontal surfaces or tree branches. They require a vertical surface, and they prefer the enclosure provided by a structure such as the chimney. Chimney swifts provide an important ecosystem service to us humans, by eating flying insects, including many mosquitoes.

Residential Use in a Floodplain

-The proposed development site is in a floodplain, adjacent to a floodway. Both flooding areas are mapped based on historical flood events. In the current state of known climate change events, and the high likelihood of future flooding what is the rationale for placing any person at risk for being affected by flooding, regardless of their income level? Please call to mind the speed of flooding that occurred in New York City and New Jersey with Hurricane Ida, just a few weeks ago. We should not intentionally build in risky areas.

-Please review the projected future flooding risk for this particular area, based on the projections provided by First Street/FloodFactor in this link, and the attached pdf that is specific to the 415 W. Washington site.

-Reference: https://floodfactor.com/property/415-w-washington-st-ann-arbor-michigan/262072917_fsid
(also see attached pdf, below)

-The First Street/Flood Factor uses projections based on current building conditions. If impervious surfaces are increased, it is likely that flooding factors will be modified. What is the plan for management of water runoff for this site that will avoid risk to the people for which the development is proposed?

-Parking at ground level has a risk in a flood, as cars can be moved by water by what seems to be a relatively shallow depth. Per FloodFactor, just six inches of moving water can knock over a person, and the same depth can move a car.

-Reference: https://help.floodfactor.com/hc/en-us/articles/360048265533-How-will-different-flood-depths-affect-my-property-

-The HDC and the City should not approve housing for anyone to live in a floodplain.

-Existing flood maps that indicate that the 415 W. Washington space is a flood plain, are acknowledged to be out of date. The increase in cumulative impervious surfaces in the entire city will influence and increase flooding.

I oppose the housing development that is proposed.

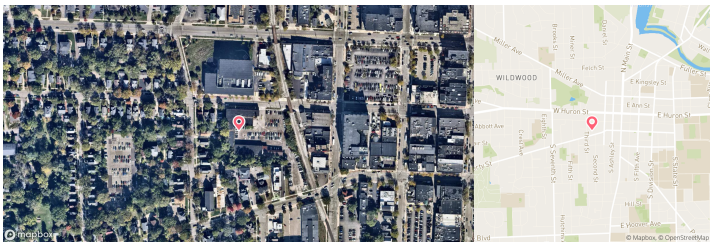
I support retaining and repairing the existing chimney for the benefit of the chimney swifts.

I support retaining the space for open recreation, possibly for repurposing the existing buildings, to allow the temporary action to store storm water after rain and snow melt events.

Thank you.

Sincerely,

Rita Mitchell
621 Fifth St.
Attachment:



6 |10 MAJOR Flood Factor™

6 |10 MAJOR Flood Factor™

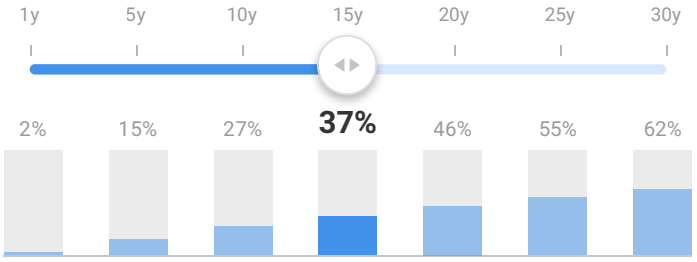
415 W Washington St, Ann Arbor, Michigan

FEMA Zone (est.): AE Flood insurance: required

Flood risk is increasing for this property.

This property has a **Major Flood Factor®**, and its risk of flooding is increasing as weather patterns change.

Likelihood of **> 0 in** flood water to this building within **15 years**



Within the next 15 years, this property has a 37% chance of 1 inch of flood water reaching the building at least once.

SCORE MAP

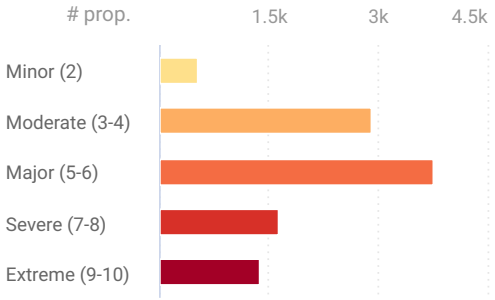
Flood Factors across this area.

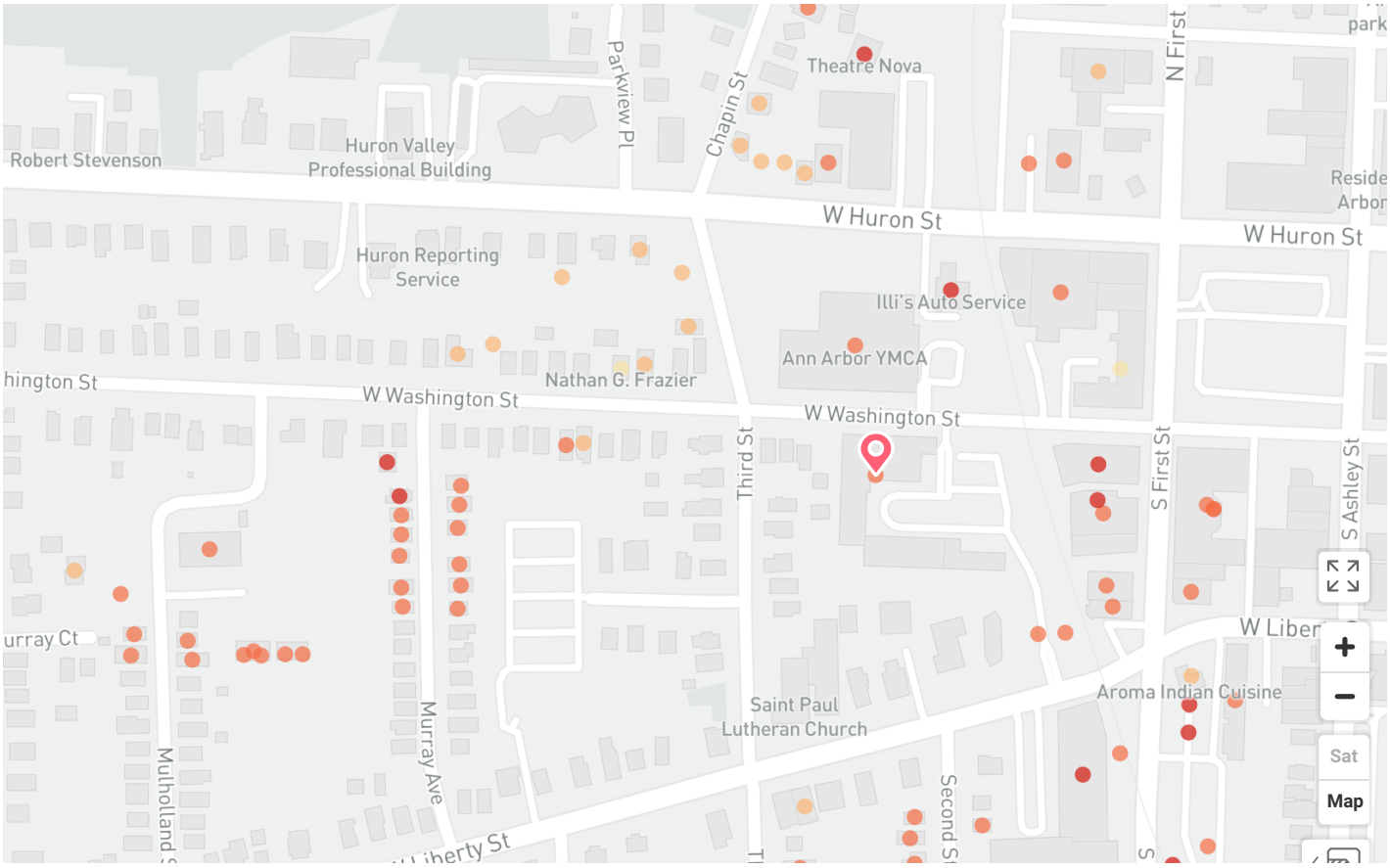
8% of properties are at risk of flooding in Washtenaw County. A property's Flood Factor is an indicator of its comprehensive flood risk, as determined by its likelihood of flooding and the potential depth of that flood. Properties with higher Flood Factors are more likely to flood, more likely to experience high floods, or both. Learn more about Flood Factors.

Filter properties by Flood Factor:

- [ ] All
- [ ] Minimal (1)
- [x] Major (5-6)
- [x] Minor (2)
- [x] Severe (7-8)
- [x] Moderate (3-4)
- [x] Extreme (9-10)

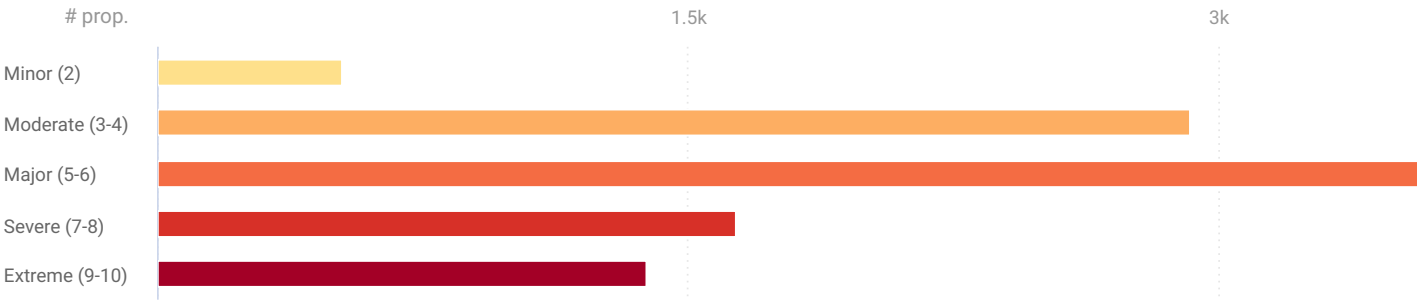
Distribution of properties at risk in Washtenaw County





415 W Washington ...

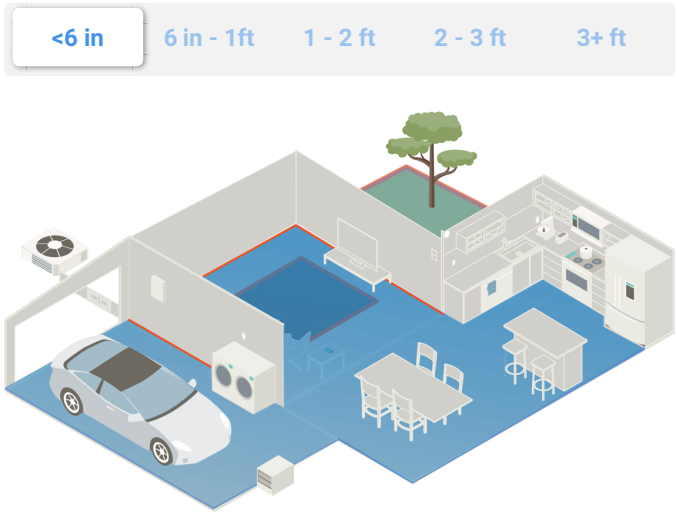
Distribution of properties at risk in
Washtenaw County

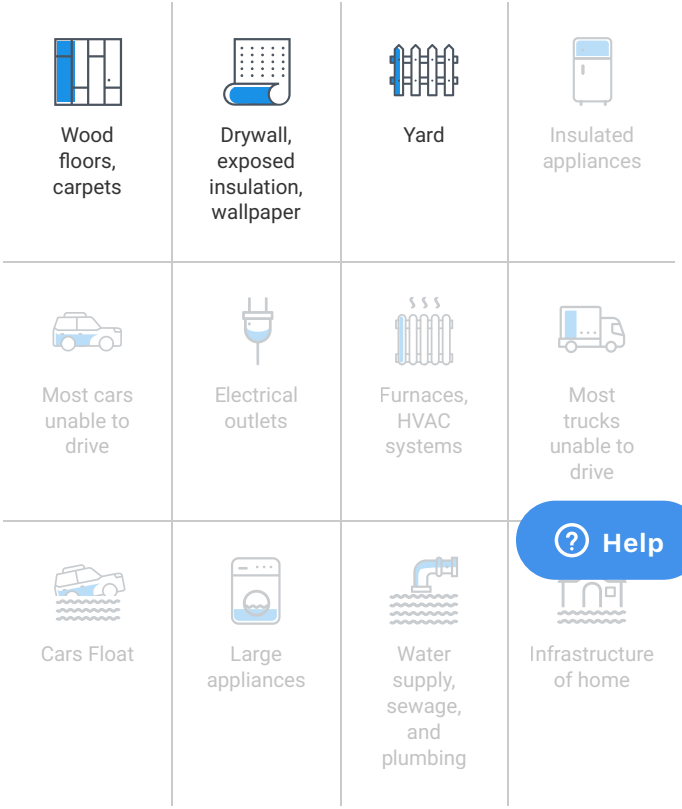


FLOOD DEPTH EXPLAINED

Even a little flooding can damage a building.

It may not seem like a lot, but just an inch of flooding can cause major damage to a property and belongings and spur mold growth.





Help

FLOOD RISK EXPLORER

Flood risks vary by depth and likelihood

Major flood events are less likely to occur than smaller, more frequent events, but have a greater capacity for damage. If water reaches a building, the amount of damage, if any, will depend on the building's elevation and foundation.

This year | In 15 years | In 30 years

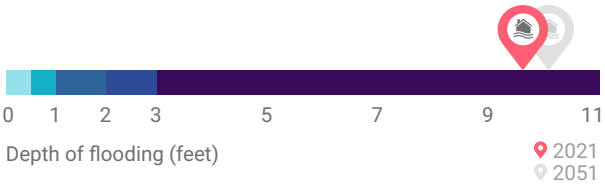
Select a projected flood risk for 2021:

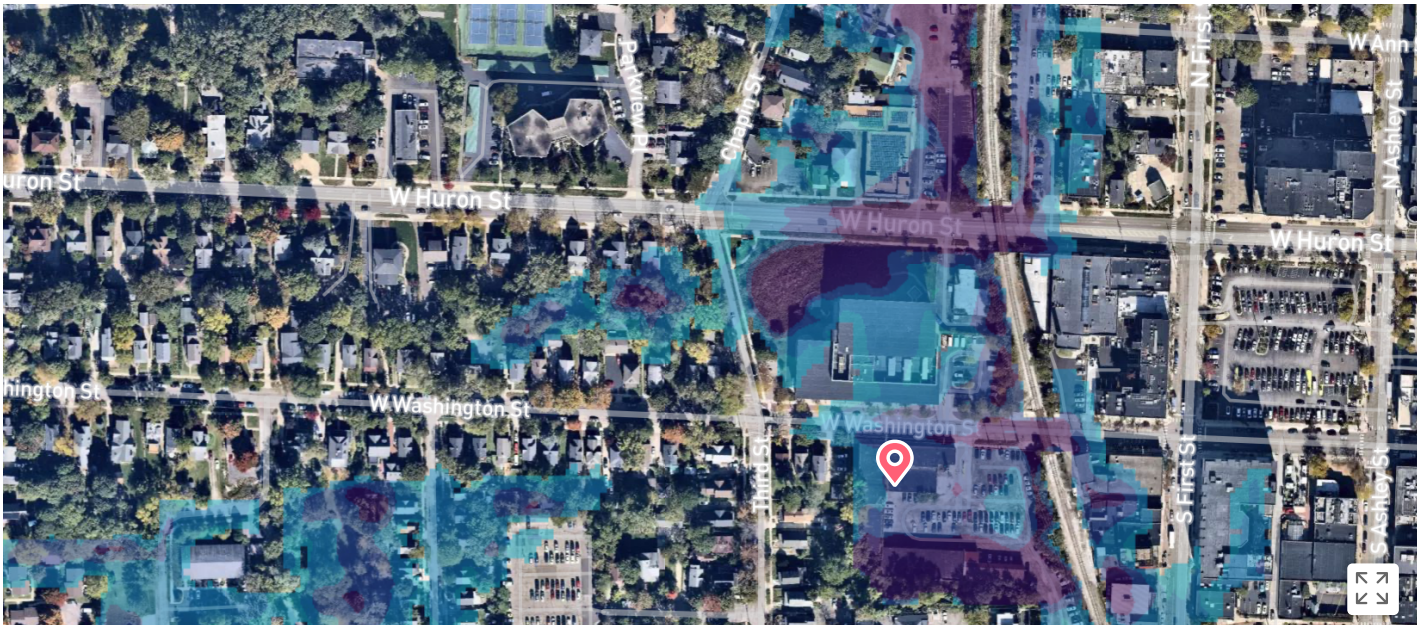
More likely to occur ⟶

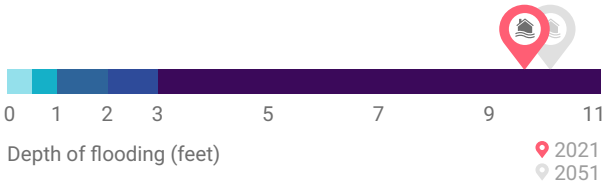
Flooding likelihood	0.2%	1%	5%	20%
Water to building	10.3 ft	4.6 ft	0 ft	0 ft

⟵ Higher depth of flooding

In **2021**, it is **0.2%** likely that **10.3 feet - 10.4 feet** of water will reach the largest building on this property.







In **2021**, it is **0.2%** likely that **10.3 feet - 10.4 feet** of water will reach the largest building on this property.

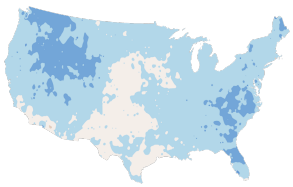
ENVIRONMENTAL CHANGES

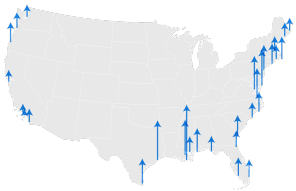
Flood risks are increasing because of the environment.

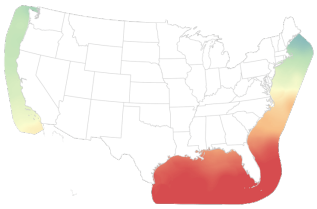
A changing environment means higher seas, new weather patterns, and stronger storms. As the atmosphere warms, there is more evaporation and more water available when it rains.

A warmer atmosphere also means warmer oceans, which can intensify flooding from hurricanes and offshore storms. Sea level rise also increases coastal flood risks, as higher seas mean there's more water available when high tides and coastal storms cause flooding.

Learn more about the environmental factors increasing flood risk.



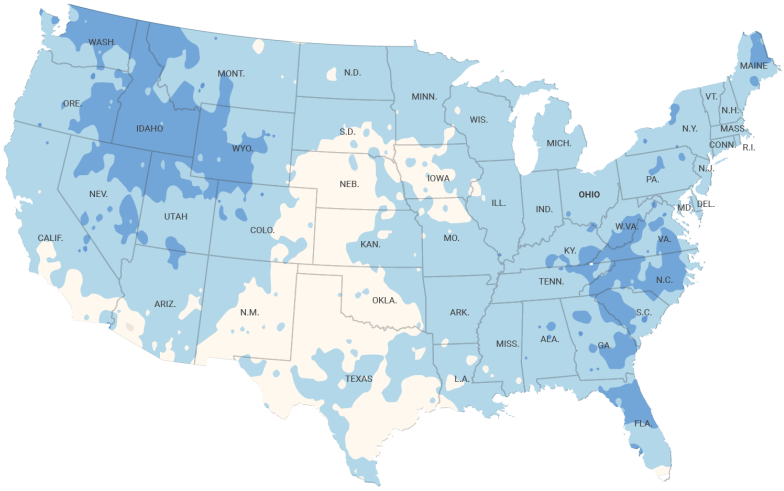




Precipitation Change | Sea Level Rise | Sea Surface Temperatures

Select year of projection

This year | In 15 years | In 30 years



Change in extreme rain events compared to 1980-2010 average. (i)

← LIGHTER HEAVIER →

-10% -5% 0 +5% +10%

Source: NASA Earth Exchange Global Daily Downscaled Projections (NEX-GDDP).

PERSONAL SOLUTIONS

There are solutions to protect your property.

Just an inch of flooding can cost $25,000 or more, yet typical homeowners insurance does not cover flood damage. Learn more about solutions to protect your home, business, and community.

$ | $$ | $$$ | $$$$

- Cleared gutters
- Contact city officials
- Coatings and Sealants
- Nonporous Flooring
- Sandbags
- Rain barrels
- Regraded property

LOCAL RISK OVERVIEW

Flood risks beyond this property.

Explore the risks for your neighborhood, zip code, and state and find more solutions that can protect your community.

	48103	Ann Arbor	Washtenaw County	Michigan
	View page	View page	View page	View page

Risk status	Increasing	Increasing	Increasing	Increasing
This year # properties at risk	1,399	2,202	9,737	570,341
In 30 years # properties at risk	1,486	2,318	10,228	585,552
% Change in properties at risk	▲ +6.2%	▲ +5.3%	▲ +5%	▲ +2.7%

Page URL

https://floodfactor.com/property/415-w-wa