

Question Report

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Topic: Proposed Floodplain Management Overlay Zoning District Public Meet Actual Start Time

Webinar ID: 998 9793 4373

7/16/2020 17:03

Actual Duration (minutes)

122

Question

64

Question Details

# Question	Asker Name	Asker Email	Answer(s)
1 Issues with First Street Foundation's floodplain evaluations including up to 30 year evaluations.	Vince Caruso	vrcaruso@comcast.net	live answered
2 Is the city at full maxamum CRS discounts?	Vince Caruso	vrcaruso@comcast.net	No, the City is not at full CRS discounts. We believe that this ordinance has the potential to improve our rating however.
3 Building in the floodplain is like ptching your tent in the road when there's no traffic...and recognizing the limitations of the Flood Insurance Rate Maps[FIRMs], why not simply bar development in the floodplain, period, with a [say] 50 foot setback as if it was roadway...	thomas bletcher	thomasbletcher@aol.com	live answered
4 What are the draft ordinance implications for the City properties at 415 W. Washington and 721 N. Main? They appear to be under the jurisdiction of EGLE. Are they developable, as the City is considering, and with what restrictions? Could restrictions change with updated floodplain maps or for some other reason in the near to mid-term?	John Mirsky	jmirsky@sbcglobal.net	Great questions. The proposed concept for 415 W. Washington as designed would be compliant with these proposed regulations. 721 N. Main would need similar analysis, but is further constrained by deed restrictions on the property based on past federal funds granted to that site. 721 N. Main little structure development potential, compared to its overall size.
5 Plenty of Federal money is available for removing structuresfrom the FIRM flood prone ares...	thomas bletcher	thomasbletcher@aol.com	The City has been active and successful in seeking such funds in the past, and likely will continue exploring such sources going forward.
6 Buildings in the floodway will go away in a major flood (damaged) and would be a better outcome, most would see the threat and remove the structure.	Vince Caruso	vrcaruso@comcast.net	live answered
7 What is your feeling, Jerry, on residential or any buiding in the 415 W. Washington site now being evaluated for development, this sit is virtually all floodplain and floodway. This site should not be developed but used for the Greenway/Tree Line and reduce flooding upstream in the Old West Side.	Vince Caruso	vrcaruso@comcast.net	live answered
8 These proposals, are they limited to the Floodway, or do they apply to the Flood fringe as well?	Brian Burkett	bburkett@aspiredst.com	This would have application to both areas, for example requiring elevation to the higher elevation, but differing restrictions on use (e.g. no residential in floodway, allowed in flood fringe).
9 Liberty Lofts could not build condos in the lower section not because of the city but due to insurance brokers said you can't afford that huge cost.	Vince Caruso	vrcaruso@comcast.net	live answered
10 What would this mean for the proposed development on 415 W Washington St?	Andy Blyler	ablyler@barracuda.com	If the current concept for 415 W. Washington was pursued, it would be compliant with these proposed regulations (i.e. no physical development in the floodway, and residential or other development in the flood fringe elevated 1 ft. above the .2% change flood elevation.
11 Jerry, do you think the DTE site in the old Huron River bed to be safe for residential as was proposed, just down stream of two dams?	Vince Caruso	vrcaruso@comcast.net	live answered

12	When I'm researching a property for a potential project, I typically head to FEMA's website to pull the floodplain maps. Do they have maps available that show the area affected by the 0.2% flood area as opposed to just the 1%?	Brian Burkett	bburkett@aspiredst.com	As referenced, available on the City's website - look for floodplain information page.
13	Two people were killed in N Ohio in recent years trying to get cars outside of floodplain parking site under their apts.	Vince Caruso	vrcaruso@comcast.net	live answered
14	Does the new Code mean no new accessory structures within the "Flood Fringe" area?	david.l.atkinson	atkinson.davidlawrence@gmail.com	No, accessory structure would be prohibited in floodway, possible in the flood fringe.
15	for residential properties?	david.l.atkinson	atkinson.davidlawrence@gmail.com	live answered
16	What would this mean for a structure if it is destroyed and it is in an area that it is now prohibited?	Andy Blyler	ablyler@barracuda.com	live answered
17	Generally support these changes, but we really should stop developing the floodplain, due to much larger rain events we are getting as was commented on by Mayor Taylor. I agree with him.	Vince Caruso	vrcaruso@comcast.net	Thank you for comment. Also a great reminder that all of this feedback will be provided to commissions and councils reviewing these proposed code changes.
18	Will you make the slides publicly available? They are quite helpful.	Rita Loch-Caruso	rlochcaruso@gmail.com	Yes we will. You will find them on the City website www.a2gov.org , following this trail: Departments » Systems Planning » Planning Areas » Water Resources » Floodplain Management.
19	Has there been an evaluation on the impact of these changes on existing property values and assessments.	Anonymous Attendee		live answered
20	How can we look up the BFE and 0.2% elevations for an address?	Andy Blyler	ablyler@barracuda.com	live answered
21	what does it mean to "floodproof" a structure, instead of elevating it?	ENelson	enelson@a2gov.org	live answered
22	Are the floodway and floodplain maps based on history, or on projections that could include increased depth of rain events due to climate change?	Rita	ritamitchell@gmail.com	live answered
23	Could you do a deeper dive into 2 issues	George Ferrell	gferrell@umich.edu	Which two issues?
24	The term Flood Fringe is taking the place of what we currently call Floodplain...	Alex	alex@annarborbuilders.com	It's not taking the place. The Floodplain has two components, the flood way and the flood fringe.
25	Major news organizations including NYT, show FEMA 'low balling' FEMA maps at least 30%! Not safe to ignore this. SAFPM say do not build in the floodplain at all, you displayed their logo on one of the slides. 'Like placing a ten on a highway' group.	Vince Caruso	vrcaruso@comcast.net	live answered
26	Please note that in order to bring your building up to FEMA standards for the flood insurance benefits, you can't have a basement.	Rebekka Kuhn	rebekka@rebekkahuhn.com	live answered
27	Please answer Vince Carruso's question: What is your feeling, Jerry, on residential or any building in the 415 W. Washington site now being evaluated for development, this site is virtually all floodplain and floodway. This site should not be developed but used for the Greenway/Tree Line and reduce flooding upstream in the Old West Side.		773312 kkahn@comcast.net	live answered
28	It seems like the cost of flood insurance might be prohibitively expensive for the "preferred option" at 415 W. Washington. Can you provide an estimate of those insurance costs PRIOR to the city starting to spend a quarter million dollars to pre-entitle what might not be viable?	Tom Stulberg	tomstulberg@hotmail.com	live answered

29	Definitions are everything in a regulatory framework. Let talk about meaning of Alteration.	Anonymous Attendee		Sure! What about it would you like to talk about? Please keep in mind that Alteration is defined in the Building Code. The City can't change it or redefine it.
30	Sorry, typo. Vince Caruso		773312 kkahn@comcast.net	live answered
31	Thank you for the explanation about Flood Fringe.	Alex	alex@annarborbuilders.com	You're welcome!
32	How often will these terms change from one to the other with the amount of flooding we have had? (sorry if you have answered and I missed)	Muffy MacKenzie	muffymackenzie@aol.com	live answered
33	Thank you for going over this and showing examples for each situation.	Evan	pratte@washtenaw.org	You're welcome. Thank you for participating.
34	If one wanted to sell a condo in a historic structure what additional requirements (aside from obtaining flood insurance) be required from either seller or buyer today to obtain a mortgage?	Anonymous Attendee		live answered
35	Sorry to say the city is constantly talking of putting affordable housing, long history of this, in dangerous places like floodplains, like 415 W. Wash., this should not continue.	Vince Caruso	vrcaruso@comcast.net	Thank you for comment!
36	Does the new code affect existing accessory structures already in the flood way?	Kevin	wkd002@prodigy.net	Not immediately. Existing accessory structures may remain as they are, but when they are removed, any new accessory structure must comply with these regulations. And that might mean it could not be replaced.
37	Many of us have detailed questions about the definition of terms in key definitions in the proposed ordinance: Historic Structure, Alteration, Substantial Improvement, the SI/SD calculation process, the implications of being a non-conforming property or structure after adoption, particularly after major damage - can we rebuild? Also, what about the costs of elevating existing structures?	Anonymous Attendee		live answered
38	Thank you, Jerry, for saying, as Floodplain Manager, you would not like to see anything built on 415 W. Washington. I agree. If anything, the Lambert plan to renovate the existing buildings would be the next best option. And they are historic buildings, which would fit in with our historic district neighborhood.		773312 kkahn@comcast.net	Thanks for comment.
39	The Argo Dam almost was lost in the 1968 100 year flood, major damage ocured on this dam.	Vince Caruso	vrcaruso@comcast.net	live answered
40	What impact does development elsewhere in the city have on these areas? Would you consider increasing stormwater retention mandates on new development sites, and would this benefit the stormwater system or floodways in any way?	Jeff Hayner	jhayner@a2gov.org	live answered
41	I know that - it thus appears as defined to limit the scope of the Historic Structure exemption unless you adopt the MI Building Code definition	Anonymous Attendee		It seems like you are already pretty knowledgeable about floodplain regulations and historic district regulations. This may not be the best forum to answer your question. Please feel free to send an email to me, Alexis DiLeo, at adileo@a2gov.org or Jerry Hancock at jhancock@a2gov.org and we can discuss more indepth.
42	If I go to the flodplain map and type in my address, I get a score of 100. What does that number mean?	Stephen & Deborah Burling	srb-dob@umich.edu	live answered
43	thank you for professional opinion regarding 415 Washington. It seems like a waste of taxpayers my net to keep pushing the "preferred" senerio. should be a park to absorb the water.	Muffy MacKenzie	muffymackenzie@aol.com	Thank you for comment!
44	sorry, money.	Muffy MacKenzie	muffymackenzie@aol.com	live answered

45	Thanks, Brett and Jerry. This was very well done and informative!	John Mirsky	jmirsky@sbcglobal.net	Very kind of you. I'll be sure to pass along your compliments. And thank you for participating.
46	Assn. Of State Floodplain Managers (ASFPM): 'Building in the floodplain is like pitching a tent on the highway when no cars are coming!' there logo was shown on one of the slides tonight.	Vince Caruso	vrcaruso@comcast.net	live answered
47	The draft code says "shall apply to all Development within and extending 50' from Flood Hazard Areas". does that mean that any work on an exiting residential structure within 50' of the floodway fringe would be included? Is it the location of the proposed improvement, location of the existing structure, or location of the parcel proprty line, used to determine distance of 50' ? The 50' seems arbitrary and does not take into consideration elevations which are a prime consideration in determining floodplain locations, why use this arbitrary 50' delieation?	glennziegler	geziegler@att.net	live answered
48	Dr. Missy Stults, City of Ann Arbor Sustainability Office : 'I do not support building in the floodplain, peroid.'	Vince Caruso	vrcaruso@comcast.net	live answered
49	Study was 2006, maps made in 2012 and the 415 Washington proposal is basing the structure on this information? sorry if I keep going back to 415, just need clarification. thank you.	Muffy MacKenzie	muffymackenzie@aol.com	live answered
50	Is there an alternative approach to improve the drainage systems in these floodway creek bed areas as opposed to tightening the restrictions on existing structures.	Kevin	wkd002@prodigy.net	live answered
51	building on madison east of main across from [MIA] fingerle store, a UofM surge use was "floodproofed" at construction vis-a-vis Allen's Creek...floods pass through the building...passed easily the 1968 flood of record...	thomas bletcher	thomasbletcher@aol.com	live answered
52	Is the stormwater infrastructure in historic floodway areas held to the same design standard of a 1% storm event?	Rebekka Kuhn	rebekka@rebeccakuhn.com	Yes. There is just one stormwater management standard for the City, applicable to areas inside and outside historic districts as well as areas in and not in a floodplain. There are rules within the stormwater management regulations that prohibit stormwater infrastructure, like a detention basin, within the floodway. What that typically means is the required stormwater management systems are the same but the instrastructure has to go on the portion of the site outside of the floodplain.
53	Fine. What are your plans for future outreach to affected property owners where we get to talk about policy decisions the city has made and how they distribute the burdens across existing owners and other stakeholders? This webinar is pretty limited if the next stop is the Planning Commission. Can you explain what the outreach will look like after this?	Anonymous Attendee		live answered

54	Would agree that greenfield development adds volume. Whether it impacts historic flooding is more of an "it depends" situation. The goal of matching the rate of water leaving the site is intended to hold back new volume until after it rains. Some situations can result in impacting flooding downstream if the downstream flooding is slow to recede. It is relevant to note that the reason we have flooding in the City is that most existing homes and businesses were built before any stormwater management and really cause those flash flooding spikes. Retrofitting within existing neighborhoods with little or no detention is one of the few ways to solve existing flooding problems	Evan	pratte@washtenaw.org	live answered
55	Again, regarding the 50' extension of application of the proposed code, your verbal explanation is fine and reasoned. Unfortunately the verbage in the proposed code says it shall "apply to all development within and extending 50' from flood hazard areas". Some language in the proposed ordinance, reflecting your verbal explanation, would certainly allay many concerns.	glennziegler	geziegler@att.net	Thank you for the feedback, we will take a second look. My initial response is that language says the overlay district boundaries apply to those areas, but again, we will review to make sure that it's clear the overlay district applies the the area within the flood hazard areas and extending 50 feet while the regulations themselves only apply within the flood hazard area.
56	the railroad berm project does not appear to change th floodplain much, particularly at the 100 and 500 year storms...	thomas bletcher	thomasbletcher@aol.com	live answered
57	When will this likely come up at Planning Comm?	Anonymous Attendee		live answered
58	The Birm Opening does not change the FP map just up stream like at 721 N. Main city lot according to OHM proposed map.	Vince Caruso	vrcaruso@comcast.net	Please contact jhancock@a2gov.org for seeing projected impacts.
59	Thanks, Brett & Jerry! Really informative!	Peter Honeyman	honey@umich.edu	Very kind of you to say. I will be sure to share your comments. And thank you for participating.
60	Thanks, Jerry!	John Kosco	jkosco@umich.edu	live answered
61	Thanks for the time on this.	Vince Caruso	vrcaruso@comcast.net	
62	Thank you!	Jack Eaton	jeaton@a2gov.org	
63	Thanks Jerry, Brett and Alexis. Good presentation.	Heath Hartt	hth@midwesternconsulting.com	
64	YES, thank you to all for leading this discussion!	ENelson	enelson@a2gov.org	