

February, 16, 2016

Ann Arbor City Planning Commission  
Public Hearing February 17, 2016

**Comments concerning South Pond Village project #SP14-051**

Dear Commissioners,

On the first page of the South Pond MDEQ revised Application Submitted 11-05-2015, in the cover letter from King and MacGregor Environmental, Inc., I was surprised to read:

"Floodplain

In consultation with City of Ann Arbor staff, the project engineer has now mapped an elevation of 751.7 as the 100-year floodplain for both the Huron River and Mallets Creek on the subject site."

I have lived across the street from South Pond for more that 15 years. During a heavy rain the level of South Pond is considerably higher than the level of the Huron River. This area of Ann Arbor has had numerous heavy rainstorms during these 15 years I have lived here. Probably the most significant was the remnants of the Dexter tornado that traveled down Washtenaw Avenue during the early evening of March 6, 2012. A simple Google search will chronicle other heavy storms. Mallets Creek has flooded its banks several times in the 15 years I have lived here, as evidenced by the grass that is bent over by the water flow between Mallets Creek and the wetlands to the east. The wetlands serve as an important reservoir for the heavy rain to flow into and lessen the increase in the level of South Pond. I would hope that the proposed South Pond Way would be constructed in a manner that will not restrict the flow of water when Mallets Creek floods and thereby let the wetland serve as a buffer when Mallets Creek overflows its banks.

Limiting changes in the level of water in South Pond is an important concern for Ann Arbor. After a high water event in South Pond, for several days the trains on the tracks on the north side of South Pond traverse the tracks very slowly. I suspect the railroad bed has taken up some water and is a bit unstable. This must make it very difficult for the freight trains to carry heavy loads and Amtrak to keep on schedule.

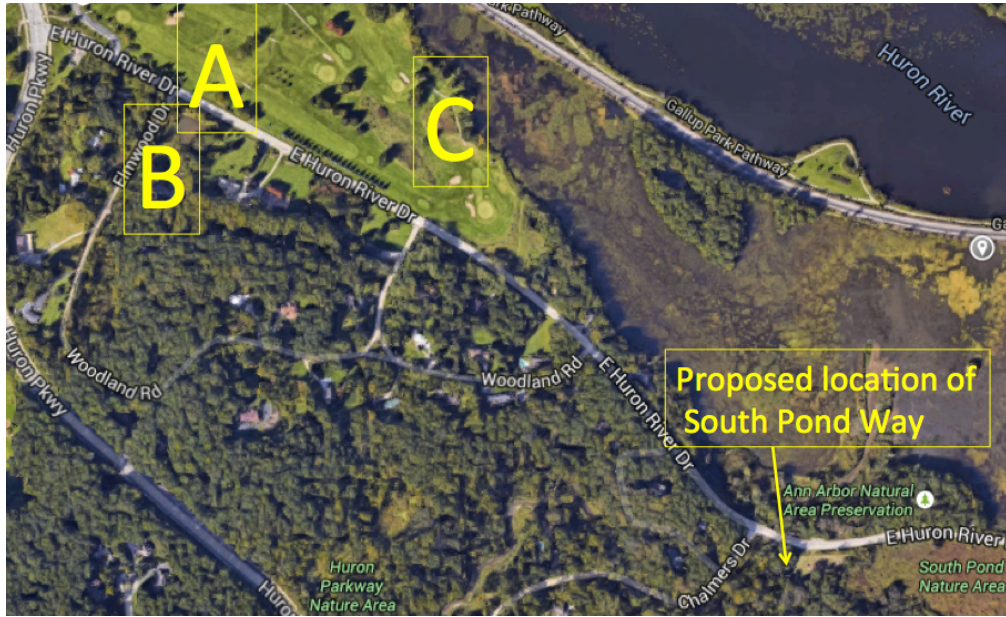
I would also hope that the storm sewers along the proposed South Pond Way are able the handle the water flow that will travel down the roadway. Excess water flowing across E Huron River Dr and down the embankments on the north side of E Huron River Dr would be a traffic hazard and increase the potential for erosion and costly repairs.

On the following pages I have included several pictures of South Pond and flooding of E Huron River Dr after heavy rainstorms. There were more storms than the ones for which I have pictures. The highest water level that I remember in South Pond nearly reached the top of the railroad tracks on the north side of South Pond.

Sincerely,

Larry Argetsinger  
3520 E Huron River Dr.  
Ann Arbor,  
MI 48104

Map of location of pictures



**A.** E Huron River Dr. just east of Elmwood looking across towards Huron Hills Golf course. The 26 inch culvert under E Huron River Drive has flooded. (Picture taken after the rainstorm had passed, ~June 28, 2013)





**B.** Water flowing down Elmwood towards E Huron River Dr. (Picture taken after the rainstorm had passed, ~June 28, 2016)



**A.** Erosion of embankment following rainstorm. Next to E Huron River Dr. just east of Elmwood by Huron Hills Golf course, (same area as first picture) (~June 6, 2010) (Water from another storm overflowed E Huron River Dr ~July 26, 2011)



**C.** Pump house for Huron Hills Golf Course next to South Pond. Water in this picture is 6-7 feet above normal height of South Pond. The water had receded a fair amount before I ventured out to take this picture. (Storm of ~June 6, 2010)