

From: Rita Mitchell
Sent: Tuesday, February 7, 2023 11:54 AM
To: Planning <Planning@a2gov.org>
Subject: Flood Risk at 415 W. Washington

Dear Planning Commissioners,

The city-owned property at 415 W. Washington is in the Allen Creek floodway and floodplain, as defined by current FEMA mapping. I ask that you discuss with Mr. Jerry Hancock, the currency of the maps, and his assessment of the risk for building housing in a known flood plain that is owned by the City of Ann Arbor.

The prohibition of building in the flood way is important. Please consider future safety, to avoid the need for emergency services to a flooded housing site built in the flood plain of the site. You can prevent loss of life and property by designating the site for other than housing, similar to the situation presented by the Ann Arby YMCA, located just north of the site under question.

I suggest that you consider the area to be similar to the houses placed on Atlantic Ocean coastal floodplains that are now at great risk for inundation, as climate change increases the intensity and frequency of flooding events. From our distant view, it's easy to say that someone should not build or rebuild in such risky areas.

We have a comparable situation right here in our midst. Please know that using public land to allow a risky building is a decision that should be addressed in a safe way. Would we suggest building on or over the railway tracks? No. We need a future-forward plan for the space. The approach may not provide the short term gain that is being proposed, but long-term will save lives and funding for emergency services and retrofits required to address flooding.

I have looked at the flood risk from a different perspective, offered by the First Street Risk Factor for Flooding: <https://firststreet.org/risk-factor/>

The entire area is at risk for significant flooding. Please stop the push for housing in an inappropriate space.

Thank you,

Rita Mitchell
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