

**From:** All Aboard On Depot Street <[ritalmitchell@gmail.com](mailto:ritalmitchell@gmail.com)>  
**Sent:** Wednesday, September 08, 2021 9:15 PM  
**To:** HDC <[HDC@a2gov.org](mailto:HDC@a2gov.org)>  
**Cc:** Briggs, Erica <[EBriggs@a2gov.org](mailto:EBriggs@a2gov.org)>; Ramlawi, Ali <[ARamlawi@a2gov.org](mailto:ARamlawi@a2gov.org)>  
**Subject:** Re: 415 W. Washington

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Dear Historic District Commissioners,

The article here addresses the future likelihood of excess stormwater, and implies that on-site mitigation is likely to be inadequate:

[https://www.wxyz.com/news/state/massive-rainfall-events-arent-going-away-in-michigan-experts-say-our-infrastructure-needs-to-adapt?fbclid=IwAR2P\\_ThvsiVlaOah8Wmxg7R3BerwvXNOBJNluanY9xwG5QQADpcQGanOFyE](https://www.wxyz.com/news/state/massive-rainfall-events-arent-going-away-in-michigan-experts-say-our-infrastructure-needs-to-adapt?fbclid=IwAR2P_ThvsiVlaOah8Wmxg7R3BerwvXNOBJNluanY9xwG5QQADpcQGanOFyE)

Please consider this information in addition to that which I sent earlier today regarding 415 W. Washington.

Thank you.

Sincerely,

Rita Mitchell

On Sep 8, 2021, at 9:43 AM, All Aboard On Depot Street <[allaboardondetpotstreet@gmail.com](mailto:allaboardondetpotstreet@gmail.com)> wrote:

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](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.