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**- M E M O R A N D U M -**

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**TO:** Alexis DiLeo, Planning and Development Services Unit

**FROM:** Jerry Hancock – Stormwater and Floodplain Programs Coordinator,  
Systems Planning Unit, Public Services Area

**DATE:** March 16, 2017

**SUBJECT:** 1140 Broadway Site Plan  
1140 Broadway St.  
Project Number SP17-009

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I have reviewed the proposed site plan, dated 2-27-17, and provide the following comments for the petitioner:

**Floodplain Management**

1. The floodplain boundary shown on the site plan at the south property corner (Maiden and Nielson intersection) represents a flood elevation of about 767. However, the flood profile suggests a flood elevation above 769 in this area. Please adjust the flood boundaries on the proposed site plan to conform to the elevations shown on the flood profile found in the Flood Insurance Study for Washtenaw County.
2. Please provide cross section graphics along with the flood cut and fill analysis.
3. Please provide building elevations and notes demonstrating that the lowest floor will be elevated 1 foot above the BFE, and that the required openings will be provided at the ground level floors of both building A and B.
4. The ground floor uses for building A and B will be limited to parking, ingress and egress, and storage. Any enclosed spaces will have to have the required number and area of flood openings. Please acknowledge these requirements on the site plan.

**City Green Streets Policy**

5. On February 18, 2014 the Ann Arbor City Council approved a resolution adopting a Green Streets policy for all public street construction and reconstruction. It will be necessary for this project to comply with this new green streets policy since a portion of Broadway Street is proposed to be reconstructed. The policy requires a certain level of stormwater infiltration for the runoff generated from the public right-of-way. Please review the City's green street policy and identify how this standard will be met for the areas of the public streets that will be reconstructed.

Based on this review, the petition should not be scheduled for Planning Commission action until the items noted have been addressed.

NOTE: It is possible that additional issues related to floodplain management and the City's Green Streets Policy could arise as the plans are revised to address the above comments.

*1140 Broadway Floodplain Review (1)*