– M E M O R A N D U M –

TO: Alexis DiLeo, Planning and Development Services Unit

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

DATE: April 6, 2017

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

I have reviewed the revised site plan, dated 3-22-17, and provide the following comments for the petitioner:

Floodplain Management

1. The floodplain boundary shown on Sheet 11 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 Sheet 11 to conform to the elevations shown on the flood profile found in the Flood Insurance Study for Washtenaw County. This issue was corrected on other sheet throughout the rest of the site plan.

2. The floodplain cut/fill summary on sheet 11 lists the existing and proposed flood storage capacity of the site as the same figure, 4123 cubic yards. However, that analysis does not list the proposed amount of cut and fill involved in the proposal. Please provide proposed amount of cut and fill involved in this proposal.

3. The cross section on Sheet 11 describes proposed Building B as having “below grade parking”. However, the proposal is to construct “at grade” parking. Please revise the text on the cross section on Sheet 11 accordingly.

4. Pease add information to the building elevations to demonstrate that the lowest floor will be elevated 1 foot above the BFE for Building A and B, and notes and calculations to demonstrate that the required flood openings will be provided at the ground level floor of building B.

5. The outlets for the proposed internal detention in Building A are proposed below the 100-year flood elevation of Traver Creek. How will floodwater be prevented from entering the proposed detention basin and building parking area?

6. Proposed Building A includes below grade parking at an elevation of 769.85. The adjacent floodplain elevation is 770.4. The building is proposed to be hydraulically connected to the floodplain (see comment above), so the below grade parking will flood when the surrounding area is flooded. To avoid building flooding please consider raising the parking floor level to one foot above the 1% annual chance flood elevation (770.4 +1 = 771.4 ft.). Due to the proposed hydraulic connection, the proposed building would be considered “in” the floodplain and flood insurance would be required for the structure.

7. Stormwater is proposed to outlet to an existing catch basin R-37, which is shown connecting to a 12” public storm line in Nielsen Court. This storm line and catch basin do not show up in the City’s GIS inventory of public storm infrastructure. Has this “existing” storm line and catch basin been verified?

City Green Streets Policy

8. On February 18, 2014 the Ann Arbor City Council approved a resolution adopting a Green Streets policy for all public street construction and reconstruction. The policy requires a certain level of stormwater infiltration for the runoff generated from the public right-of-way where being reconstructed. This proposal includes resurfacing and realignment of Broadway Street. Please work with the City Project Management team to determine which portions of Broadway would require reconstruction to accomplish the realignment. It will be necessary for this project to comply with this new green streets policy for any portions of Broadway Street that will be reconstructed. Please review the City's green street policy and identify how this standard will be met for the areas of the public street 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.