

# The "Art" in Floodplain Mitigation: Sculpting a Community Asset & Economic Driver

City of Ann Arbor

Kingsley and First Street Rain Garden

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ASFPM Annual National Conference - 2016

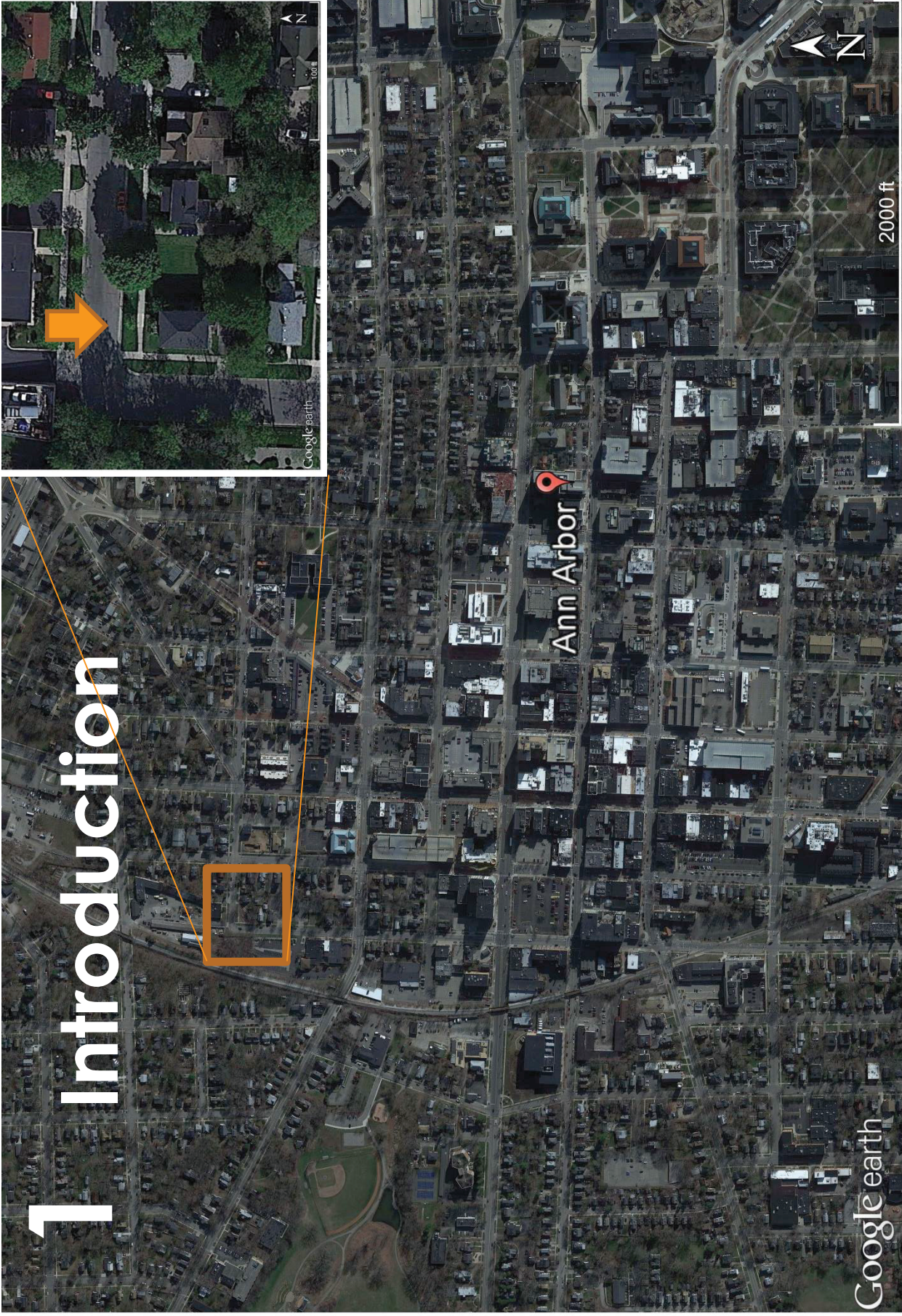


Stantec

# Agenda

- 1 Introduction**
- 2 Project History**
- 3 Project Concept**
- 4 Stewardship & Management**
- 5 Community Asset**
- 6 Budget & Results**

# 1 Introduction

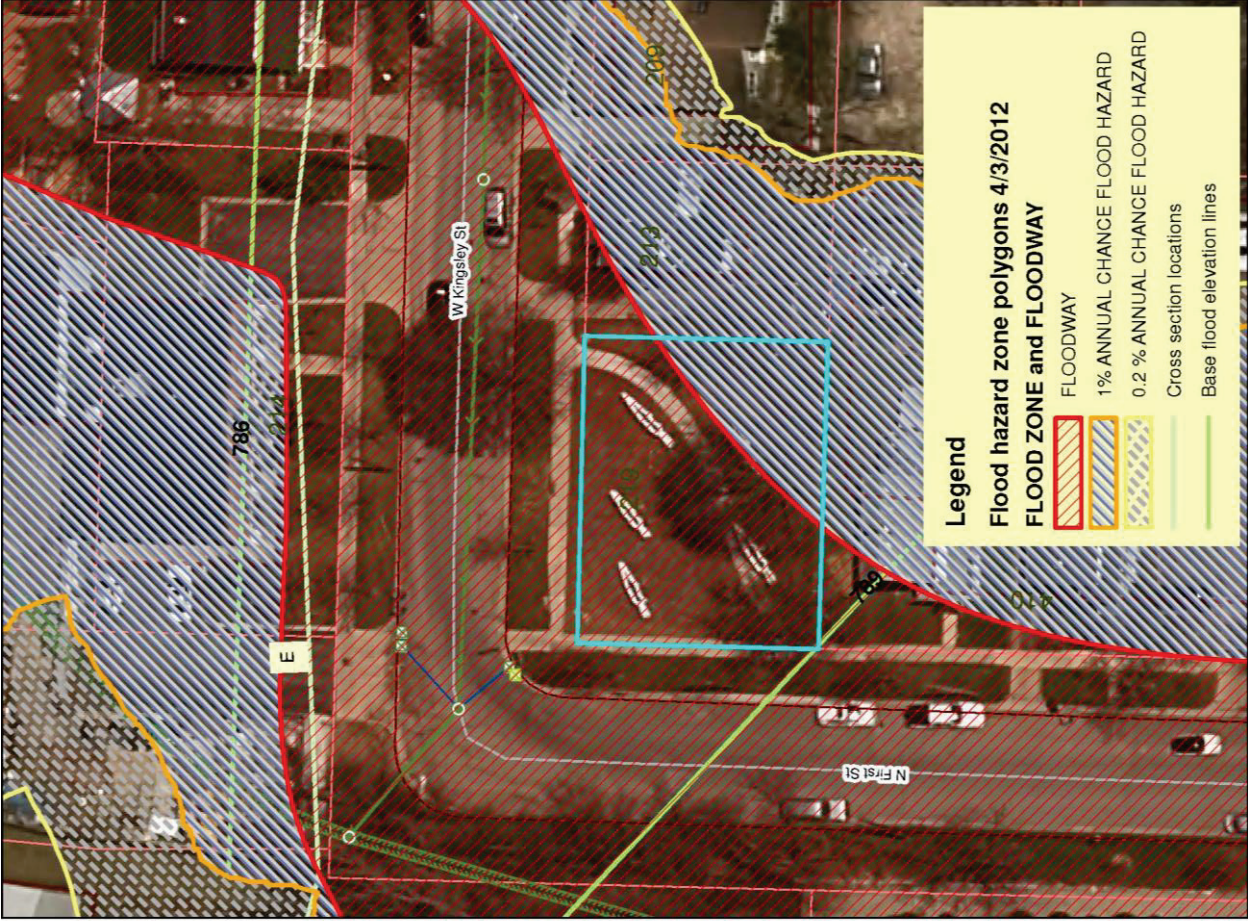


Location: N. First St. and W. Kingsley St.





Flood Map - 1992



Flood Map - 2012



219 W. Kingsley  
October 08, 2008

## 2 History

- Allen Creek enclosed in early 1920s
- House constructed 1924
- Foundation structurally damaged in two flood events on 8/6/1998 and 6/25/2000
- Remained unoccupied after 2000 event

## PDM Grant Application

- 2007 Flood Mitigation Plan made City eligible for FEMA Mitigation Grants
- Attorney's Office involved in enforcement, but grant a more palatable process with voluntary owner
- 2009 filed grant application
  - Cost Estimate \$ 288,964.00
  - Federal Share Percentage 75% - \$ 216,723.00
  - City Stormwater Fund Share Percentage 25% - \$ 72,241.00



Rain Event: Flooding  
March 15, 2012



# 3 Project Concept

- Leave a depression for a rain garden
- FEMA requested the City take the rain garden out of the grant application
- November 10, 2010 FEMA Grant accepted by the City
- Properties purchased on February 24, 2012
- Purchase price \$185,000
- \$60,400 less than anticipated in the 2009 grant application

# Project Concept

continued

- About \$28,000 of City Stormwater Funds identified in the CIP to cover the rain garden costs and hire Consultant
- National Call for Artist (22 Submissions)
- Three finalist selected for final interviews
- City commissioned Joshua Wiener of Boulder, CO. through Arts Commission
- Public input on final concept at various venues and events over two months



Demolition:  
September 10, 2012



Flooding:  
June 27, 2013



Placement of Engineered Soil & Finish Grading



Planting:  
August 18, 2014



Site Stabilization

Inspiration

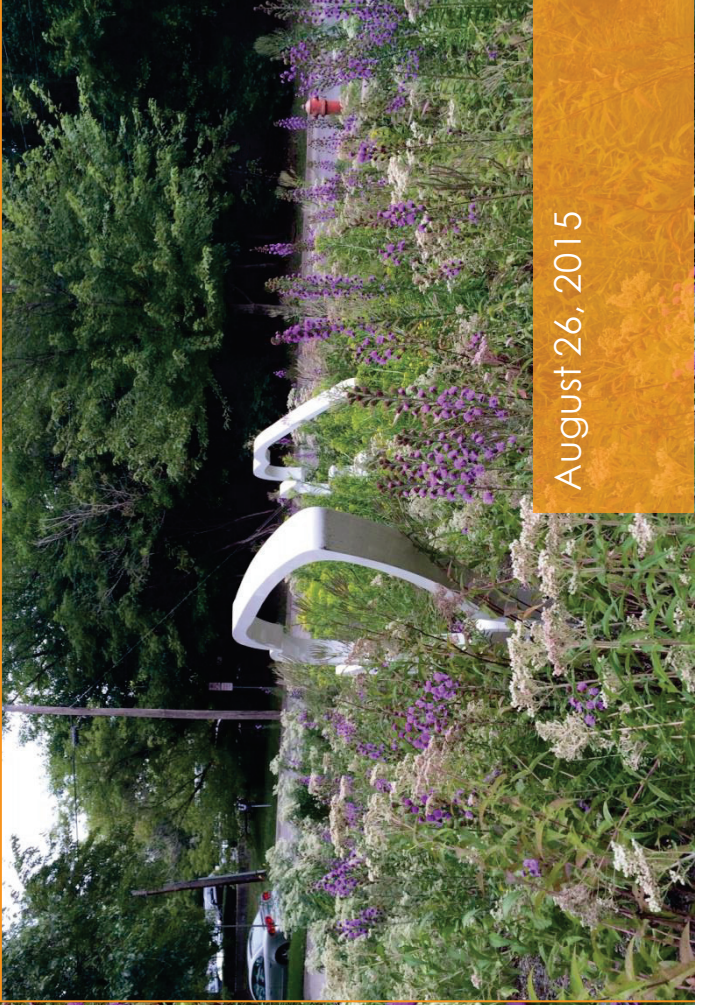






Art Installation:  
August 18, 2014





August 26, 2015

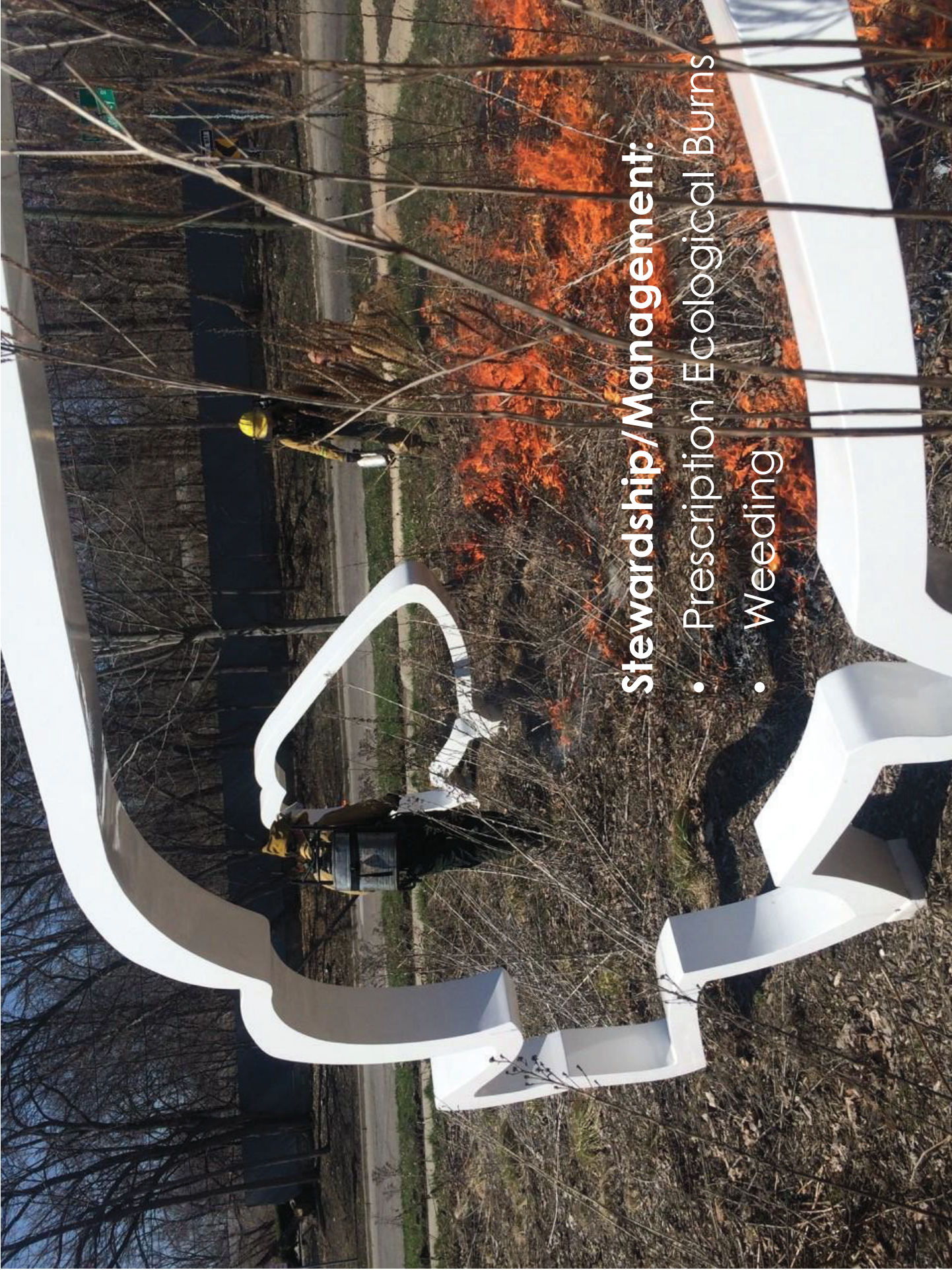


# 4 Stewardship & Management

## Stewardship/Management:

- Washtenaw County provides staff through Raingarden Program
- City pays the County Staff





## Stewardship/Management:

- Prescription Ecological Burns
- Weeding



Fish Fry /



Smoked Fish



March 6, 2016

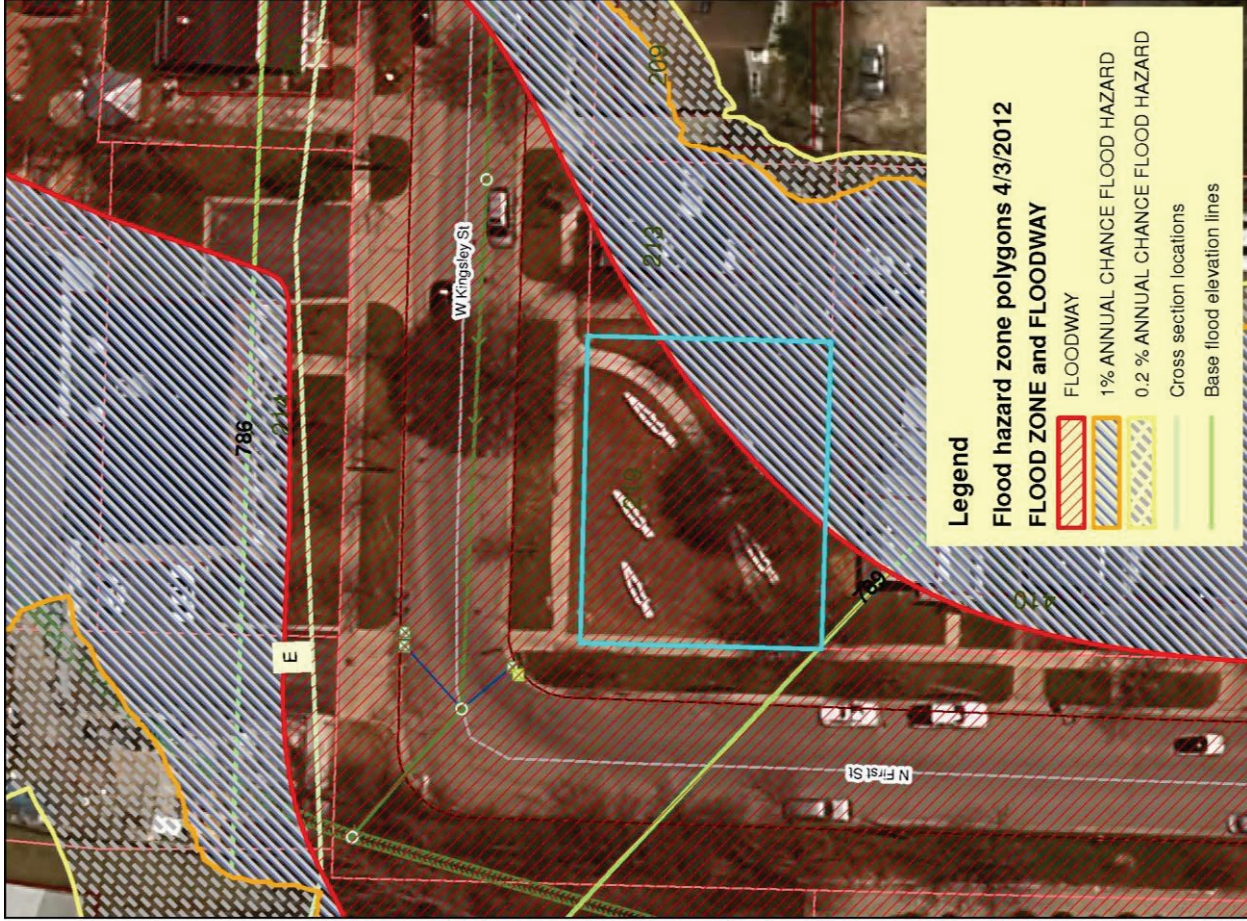


In 2005 The Multi-hazard Mitigation Council documented that FEMA flood mitigation dollars have a 4 to 1 cost benefit ratio.





Flood Map - 1992



Flood Map - 2012

# 5 Community Asset

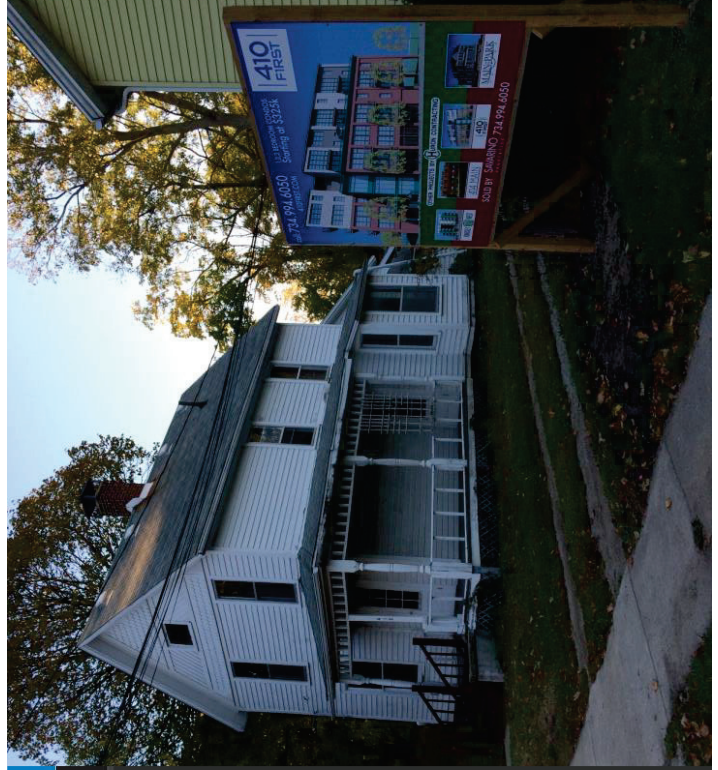



Oct. 2015





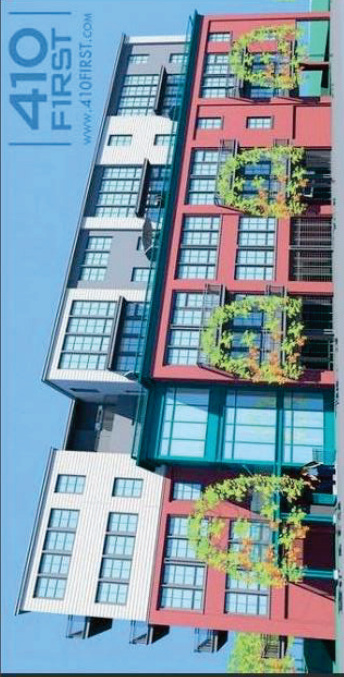





Michigan

Share
79

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**410 First**  
www.410FIRST.COM

Ann Arbor developer Tom Fitzsimmons has a 25-unit condo development planned just south of the city's fish sculpture park at the corner of First and Kingsley. Two houses at 412 N. First and 408 N. First, would be demolished to make way for the condos ranging in size from just under 800 square feet to just under 2,400 square feet, priced from \$350,000 to \$1 million. Fitzsimmons hopes to have the \$7.5 million project on the Planning Commission's agenda in August. He hopes to start construction in late fall or early winter, with completion by

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**BATTLE CREEK COUNTRY CLUB**

**JULY 19 - 24**

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**FIREKEEPERS CHAMPIONSHIP**

**FIREKEEPERS CASINO • HOTEL BATTLE CREEK**

Milve News: July 20, 2016

"20 developments to watch around downtown Ann Arbor"

# 6 Budget & Results

## Final Project Budget

- Purchase and Demo - \$226,621.77
  - FEMA Share \$169,966.33 (75%)
  - City Share (Storm) \$56,655.44 (25%)
- Rain Garden (Storm) - \$27,940.00
- Art Installation (Art) - \$24,970.00
- Total FEMA - \$169,966.33
- Total City - \$109,565.44
- Grand Total - \$279,531.77

# Budget & Results

continued

## Results

- FEMA funded purchase and removal of 1 structure
- Community invested in creating a community asset
- 3 additional structures mitigated with private funds
- Redevelopment of safer structures spurred

# Questions?

ASFPM Annual National Conference – 2016



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