

The main stretch of the creek was piped in 1926, and the lower segments of the main branches shortly thereafter. As development continued, so did the amount and rate of runoff entering the drain and, subsequently, the Huron River. Major flooding events occurred in 1947 and 1968.

The City enacted its first rainwater management ordinance in 1978. Even though the creekshed was largely developed by then, the high rate of runoff from pre-ordinance, undetained areas continued to damage the creek’s stream-channels, which occasioned further piping such as the Liberty-Glendale project in 1997. City records indicate that, of the National Flood Insurance Program claims (NFIP) filed City-wide between 1988 and 2001, 100% were in the Allen Creek watershed and within a quarter mile of its floodplain. A total of 18 public claims were processed in those 21 years, with a value/payout of \$104,000, or \$5,778 per claim. There is not a corresponding public record of private insurance claims or other unreported damages.

While more recent City projects such as Liberty Street and Stadium Boulevard reconstructions have included rainwater management components, much remains to be accomplished.

On-Going Policy Efforts

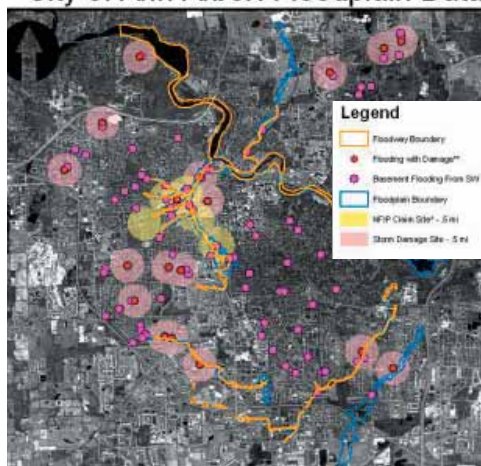
Two policy areas that affect the health and disposition of the Allen Creek watershed are:

1. rainwater, floodplain and hazard mitigation policies, and
2. planning, zoning and development policies.

The City has been grappling with the issue of rainwater and flood hazard management for many years. An annotated history of the past ten years’ efforts, some of which are specific to Allen Creek, is included in the Appendix. Recent activity will soon result in the release of new Federal Emergency Management Agency (FEMA) floodplain maps and the drafting of a Flood Hazard Mitigation Plan. A new Request for Services, issued by the Office of the Washtenaw County Drain Commissioner (Allen Creek storm sewer is a County drain), will begin the process of dynamic modeling in the Allen Creek drain. Planning Commission is working on a new comprehensive floodplain policy as the City continues to contemplate increased density in the downtown.

The City has been engaged in conversations about increasing downtown density through development as a way to foster a lively and stimulating city center and increase the tax base.

City of Ann Arbor: Floodplain Data



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