

Memo

To: Paul Davis
From: Bill Hazelton
Date: 9/24/2008
Re: FLOODPLAIN USE AND REGULATION ORDINANCE 114-159

Mr. Davis,

Below is a project summarization in accordance with the City of Rochester Hills Floodplain Ordinance 114-159:

(C) Criteria. A resolution of approval shall be adopted by the city council if it determines that the proposed use would be consistent with the public health, safety and welfare after considering the following factors:

(1) Private or community need for the proposed facility or use;

The proposed parking lot resurfacing is necessary due to the poor condition of the existing pavement. Additionally, the existing slopes do not meet the guidelines of the Americans with Disabilities Act (ADA). Given the need for improvements to the existing parking lot, the applicant proposes to resurface the parking lot and re-grade portions of the lot outside of the floodplain limits to facilitate safe access to the buildings.

(2) Importance of a proposed waterfront location;

The work associated with the permit is for an existing building and associated parking field on the waterfront therefore there will be no impact to the community when modifying this waterfront location.

(3) Alternative locations not subject to flooding;

Parking area outside the flood zone is also being improved. No additional property is available for improvement outside the flood zone to utilize.

(4) Compatibility with existing and proposed floodplain development and use;

The existing parking field is located within the flood zone. The proposed modifications will have little impact to the community.

(5) Relationship to comprehensive plans and the floodplain management program;

The proposed improvements will have little effect on the overall floodplain management program.

(6) Environmental compatibility;

There should be very little environmental impact since the majority of the impacts will be limited to previously paved surfaces.

(7) Danger to life and property due to increased flood heights or velocities caused by encroachments;

The height of the parking field in the flood zone is being increased a maximum of 3" above existing grade which will increase the flood zone heights very slightly in extreme storm events. There will be no effect on the velocities caused by the improvements since the impacted area is already paved.

(8) Danger from materials swept downstream;

No loose material is planned in the flood zone besides grown cover for the two small landscaped islands we are replacing in the parking field.

(9) Ability of public utilities to function during floods and the prevention of disease and contamination;

There will be no effects to the existing public infrastructure system onsite. All existing utility lines will remain as is.

(10) The susceptibility of the proposed facility and its contents to flood damage;

The buildings onsite are well above the flood zone.

(11) Potential flood heights, velocities, duration, rate of rise, and sediment transport;

Very little impact to the flood heights will be noticed. The velocities will be unchanged since the existing site is paved. The rate of rise should change only slightly since the improvements planned are only 3" in height and in the upper end of the flood zone.

(12) Accessibility to ordinary and emergency vehicles; and

No changes are planned to how vehicles enter or exit the site. Modifications have been planned outside the flood zone to accommodate handicapped individuals using the facility.

(13) Such other factors as may be relevant to the proposed use and the purpose of this article.

The improvements planned are to an existing parking field and will have little effect on the overall system. The improvements planned are to increase the structural stability of the pavement and provide a more aesthetically pleasing site.