



KIMBERLEY, ALEXANDRA, AND SWIFT RUN AREAS PUBLIC ENGAGEMENT SUMMARY

**Ann Arbor Gravel Roads
Drainage Management Study - Year Two**
November 2025

YEAR TWO (2025) PROJECT LIMITS

Kimberley, Alexandra, and Swift Run Areas

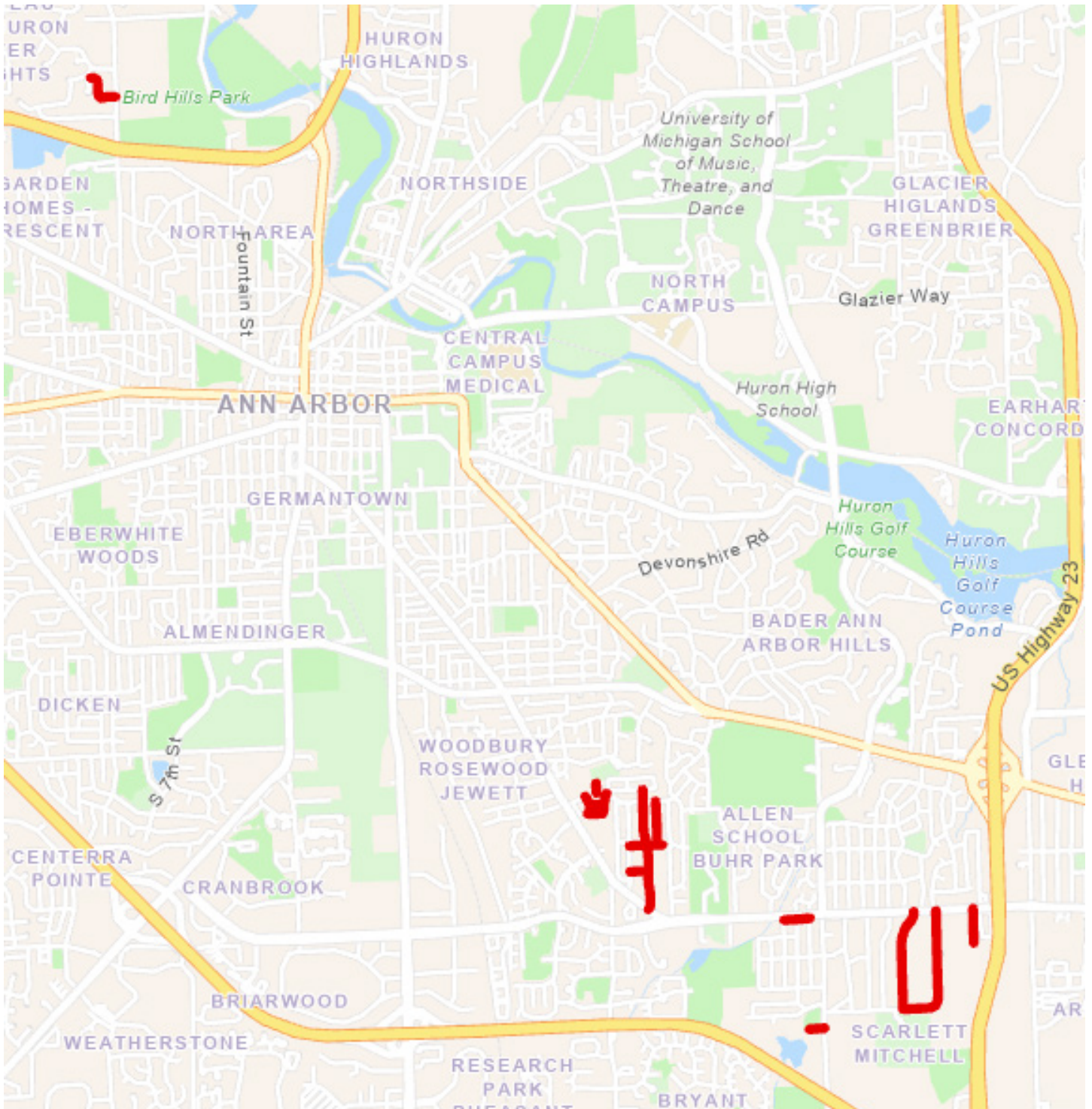


TABLE OF CONTENTS

SECTION 1.0 - Executive Summary	4
SECTION 2.0 - Public Listening Summary	5
SECTION 3.0 - Ann Arbor Gravel Road Drainage Management Study Website	6
SECTION 4.0 - Public Information Website	7
SECTION 5.0 - One-on-One Discussions	10
SECTION 6.0 - Open House	11

LIST OF FIGURES

FIGURE 1.0 - The City of Ann Arbor Webpage for the Gravel Roads Drainage Management Study	6
FIGURE 2.0 - Interactive Map Window Used for Observation Reporting for the Kimberley, Alexandra, and Swift Run Areas	7
FIGURE 3.0 - Graphic Displaying Timeline from Resident Comments to Recommendation	8
FIGURE 4.0 - Postcard Delivered to Residents of the Kimberley, Alexandra, and Swift Run Areas at the Beginning of Study Year Two	9

LIST OF TABLES

TABLE 1.0 - Display of Streets in the Year 2 that Submitted Observations and the Corresponding Observation Type	8
---	---

APPENDICES

APPENDIX 1.0 - Fall 2024 Meeting Video, Presentation (PDF) and Questions	
APPENDIX 2.0 - Recommendation Bracket	
APPENDIX 3.0 - Recommendation Bracket with Public Input	
APPENDIX 4.0 - Comments Received	

SECTION 1.0 - EXECUTIVE SUMMARY

The study area for Year Two of the Gravel Roads Drainage Management Study is the KimberYey, Alexandra, and Swift Run Areas in the City of Ann Arbor. These areas drain into three distinct creeksheds: Malletts Creek, Lower Middle Huron, Swift Run, and finally, directly into the Huron River. The conditions of the Year Two gravel roads have worsened with time. Over the last eight years, the City of Ann Arbor has received over 400 calls from subdivision residents about road conditions and stormwater related concerns.

The study team developed a public engagement process to ensure that residents were provided with opportunities to discuss their specific concerns. For each year of the four-year study, the study team follows the process below:

- Open the Gravel Roads Drainage Observation Reporter (mapping tool) and provide a link on the City's project webpage
- Send postcards to residents notifying them of the study and future opportunities for input
- Host a public listening session to introduce the study scope and solicit resident feedback
- Schedule in-person one-on-one discussions with residents over a three day period
- Schedule an Open House to discuss Year Two recommendations

Through this public engagement process, the study team collects photo documentation, location specific concerns, and other information. All input received is incorporated in the final report and is a valuable component in helping City staff and officials make informed decisions in the future.

SECTION 2.0 - PUBLIC LISTENING SUMMARY

On October 9, 2024, a virtual meeting was arranged to present information on Year Two of the Gravel Roads Drainage Management Study for the City of Ann Arbor. The meeting was hosted by Community Engagement Specialists Michelle Bennett and Jasmine Issac-Ofori, and Water Quality Manager Jennifer Lawson. This meeting's goal was to inform attendees about the City's stormwater management program and provide the public with an opportunity to deliver input based on their experiences in the Kimberley, Alexandra, and Swift Run Areas. The presentation specifically asked, "What do you want to know from us....?", to effectively address residents' inquiries.

The meeting commenced with a structured agenda designed to ensure productivity and efficiency, encompassing a stormwater management overview, a discussion on Kimberley, Alexandra, and Swift Run Areas' drainage history, and concluded with a Q&A period. During the meeting, information was disseminated regarding the City's stormwater management program, resident inquiries were addressed, and realistic expectations for the Study's progression were established.

A comprehensive timeline of stormwater history for Year Two Areas was presented to provide context for previous studies, plans, and implementations. Emphasizing a long-term approach, the goal of the study is to deliver sustainable stormwater management solutions to mitigate the adverse impacts on subdivisions, diverging from previous short-term remedies.

This meeting marked a pivotal step in fostering community engagement and inclusivity, essential for achieving a positive outcome in the Gravel Roads Drainage Management Study. To view the meeting, visit: [Oct. 9, 2024 Kimberley, Alexandra and Swift Run Areas Stormwater Management Information Session - YouTube](https://youtu.be/kRKwYKqKq4s?si=0L89siQkKmqoPbYS) (<https://youtu.be/kRKwYKqKq4s?si=0L89siQkKmqoPbYS>).

SECTION 3.0 - ANN ARBOR GRAVEL ROAD DRAINAGE MANAGEMENT STUDY WEBPAGE

For Year Two of the study, the City of Ann Arbor transitioned from the original Gravel Roads Drainage Management Study webpage, to a new platform called [Engage Ann Arbor](#), a website used by the City to display information for all active, open and closed projects.

The webpage for the Gravel Roads Drainage Management Study comprehensively outlines the project scope, timeline, geographical limits, engagement opportunities, an interactive map of City-maintained gravel roads, and the option to subscribe to notifications for project updates. The Project Manager and Community Engagement Specialist have direct contact information on this platform to facilitate community outreach as necessary.

This detailed webpage articulates the rationale driving this project, which is rooted in the prevalence of drainage issues, localized flooding, and standing water afflicting numerous properties within the City of Ann Arbor. *Figure 1.0* shows the webpage display of previous, current, and upcoming engagement opportunities. Notably, community members are given the opportunity to actively participate in addressing their drainage concerns and stay informed about previous engagements by accessing resources such as the Fall 2024 meeting recording on YouTube and the presentation slides in PDF format.

Figure 1.0: The City of Ann Arbor webpage for the Gravel Roads Drainage Management Study.

The screenshot displays the City of Ann Arbor's Gravel Roads Phase 2 webpage. The header includes the City of Ann Arbor logo, navigation links (Home, Projects, Data), a search bar, and a 'Join' button. The main content area features a large image of a gravel road. Below the image, the page is organized into three columns: 'Project Overview' with a 'Project Boundaries' section, 'Resources' with links to various documents, 'Project Staff' with contact information for Jennifer Lawson and Jasmine Isaac, 'Updates' with a 'Coming Soon!' message, and 'Phase 2 Timeline' with a 'Fall 2024' entry.

Project Overview
Project updates and information for the phase 2 project area: Kimberley, Alexandra, and Swift Run Areas

Project Boundaries

Public Engagement & Project Materials

October 9, 2024 Virtual Kick-Off Meeting

- Meeting Video (YouTube)
- Meeting Information Slides (PDF)

Public Engagement Website & Mapping Tool

- Throughout the duration of the project, residents were encouraged to visit the [Public Engagement Website & Mapping Tool](#) to find information about the project as well as report any drainage concerns that they have observed in the project area. The mapping tool is no longer accepting feedback but can be viewed.

Phase 2 Project Area Open House, Oct. 9, 2025

- Meeting Information Slides (PDF)
- Kimberley Hills Ann Arbor Drainage Analysis (PDF)
- Molin Nature Area - Stormwater Wetland Concept (PDF)
- Recommendations Matrix (PDF)
- Public Support for Regional Recommendations (PDF)

Resources
Check out the links below for more information on other city road improvement programs and processes:

- [New Sidewalks FAQ](#)
- [Sidewalk Gap Prioritization & Progress Dashboard](#)
- [Gravel Road Paving Process](#)
- [Road Resurfacing Program](#)

Project Staff

Jennifer Lawson
Water Quality Manager
[Email](#)

Jasmine Isaac
Community Engagement Specialist
[Email](#)

Updates
Coming Soon!

Phase 2 Timeline

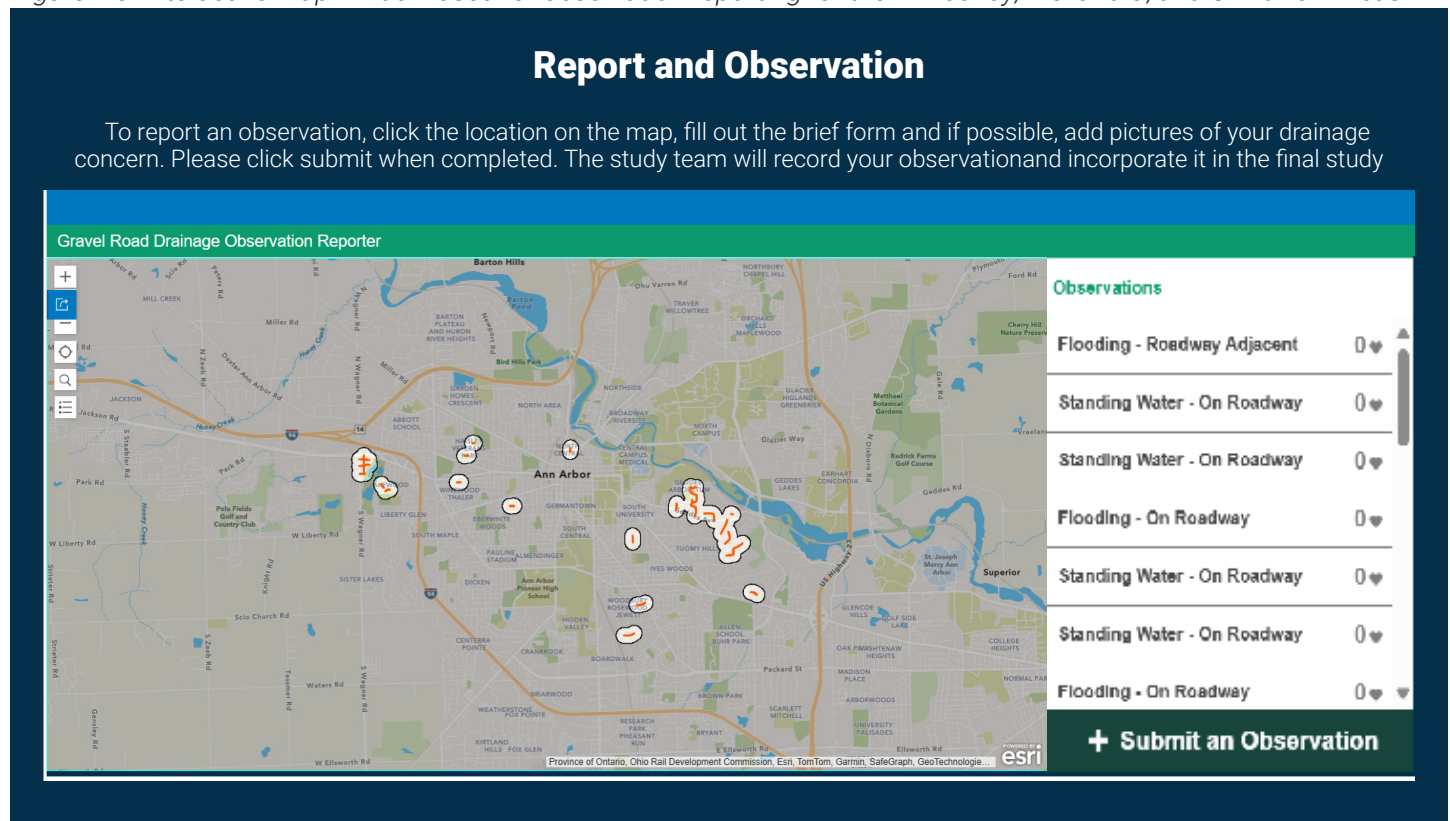
Fall 2024

SECTION 4.0 - PUBLIC INFORMATION WEBSITE

Part of the public engagement strategy was to create an interactive public engagement [website](#) for the community to provide comments and submit concerns and photographs. The public engagement website, provides an opportunity for the public to paint a picture of existing conditions by submitting observations, noting areas of concerns and sharing images of past stormwater flooding.

Clear and comprehensive instructions are provided for utilizing the interactive map depicted in *Figure 2.0*, labeled “Gravel Road Drainage Observation Reporter.” This functionality empowers the public to “submit an observation” either as an image or text to provide information about the drainage concerns they have observed. Once submitted, each observation is added to the study.

Figure 2.0: Interactive map window used for observation reporting for the Kimberley, Alexandra, and Swift Run Areas.



The Study Team is able to overlay the observations submitted with other map related data. Other data includes existing drainage structures, topographic variations and bodies of water. The goal is to verify areas of known flooding as observed by residents and determine what existing infrastructure and land contours are accelerating stormwater collection. Public observations are key to the progress and outcomes of this Study.

SECTION 4.0 - PUBLIC INFORMATION WEBSITE

(CONTINUED)

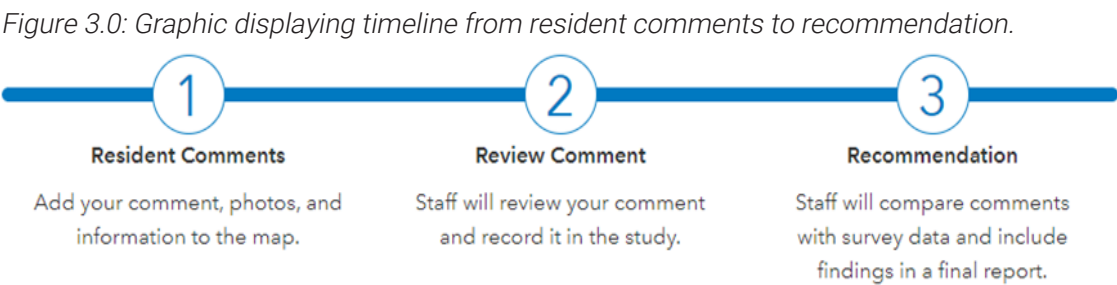
All submissions have been recorded and analyzed, accounting for diverse road conditions, locations, and weather. *Table 1.0* presents the street names within the the Kimberley, Alexandra and Swift Run Areas, accompanied by the corresponding observation type, and number of comments made regarding the observation. A total of 26 comments were documented and analyzed.

Table 1.0: Display of streets in Year Two that submitted observations and the corresponding observation type.

Street Name	Observation Type
Kimberley Road	Washout (2)
	On Roadway (2)
	Culvert/Pipe (1)
	Roadway Adjacent (1)
	Other (2)
Joseph Street	Roadway Adjacent (1)
	On Roadway (4)
Columbia Street	Washout (1)
Pittsview Drive	On Roadway (4)
Powell Avenue	Other (1)

Among these submissions, 16 highlighted instances of flooding or standing water in the roads, private yards, and homes. Seven submissions mentioned blocked/clogged stormwater drains from runoff after storms and grading. Five submissions cited steep/ elevated driveways and lowered streets due to grading.

The website hosts various informative graphics to display observation trends. *Figure 3.0* provides a step-by-step timeline that clarifies the process through which comments are reviewed and incorporated into survey data and final reports by staff members. Frequently asked questions (FAQs) are readily accessible with complete answers to address common inquiries at the bottom of the webpage.



SECTION 4.0 - PUBLIC INFORMATION WEBSITE (CONTINUED)

This public information flyer was mailed out to all residents in the study area, notifying them of the Year Two Study and opportunities for input.

Figure 4.0: Postcard sent out to residents of the Kimberley, Alexandra, and Swift Run Areas at the beginning of Year Two.



**GRAVEL ROADS DRAINAGE
MANAGEMENT STUDY**
Phase 2 Project Site Walkabouts
Kimberley, Alexandra and Swift Run Areas

The study team is offering walkabouts for the Phase 2 Project Area in Spring 2025. Residents will be able to share questions and concerns with staff at this time. Scan the QR code or visit the website below to reserve a time slot for a one-on-one walkabout with a project team member.

Scan the QR code to select a time slot.



Visit the website for additional project details:
<https://url.a2gov.org/GravelRoadPhase2>

SECTION 5.0 - ONE-ON-ONE DISCUSSIONS

A pivotal aspect of the public engagement strategy for the Gravel Roads Drainage Management Study involved the project team hosting one-on-one discussions. These discussions were scheduled over three days and were organized with site visits within the Kimberley, Alexandra, and Swift Run Areas. Participants were given the opportunity to physically explore the designated project areas with staff, enabling them to directly observe and articulate their concerns regarding gravel road maintenance and drainage issues. Specifically, these one-on-one discussions served as valuable opportunities for project leaders to actively engage with community members, gather feedback, address questions or concerns, and foster transparent communication and community engagement. The discussions were conducted on:

- April 23, 2025 from 3:00 p.m. to 6:00 p.m.
- April 25, 2025 from 3:00 p.m. to 6:00 p.m.
- April 26, 2025 from 10:00 a.m. to 1:00 p.m.

Each one-on-one discussion lasted approximately 30 minutes. There were two project teams available to meet at any time, therefore, two appointments would often be scheduled at the same time, one for each project team. This was done to further accommodate the residents of the study area. Sixteen appointments were scheduled over the three-day period with one day-of cancellation, for a total of 15 appointments. Residents in the Kimberley, Alexandra, and Swift Run Areas who had not registered for an appointment, came outside to proactively engage with staff during the discussions, taking the opportunity to discuss their concerns directly.

During these one-on-one discussions, emphasis was placed on the availability of the digital mapping tools. Community members were encouraged to utilize these resources to upload photos or provide comments regarding any areas of concern within the study limits.

SECTION 6.0 - OPEN HOUSE



Year Two: Kimberley, Alexandra, and Swift Run Areas of the Ann Arbor Gravel Roads Drainage Management Study concluded with an Open House on October 9, 2025 at 5:00 p.m. at Malletts Creek Branch Library in Ann Arbor. The event was attended by 34 residents, including two children, and offered a valuable opportunity for more residents to learn about the purpose and progress of Year Two.

The Open House started with a comprehensive overview of the project and data collection methods used for in-depth analysis. The presentation then detailed topography of the Year Two Areas as well as key findings and plans specific to the Kimberley, Alexandra, and Swift Run Areas.

The project team presented the recommendations bracket that addressed potential improvements at the maintenance, local capital improvement, or regional levels. To facilitate active engagement, a multi-stationed brainstorming session encouraged attendees to move freely through stations, ask questions, and share feedback directly with the project team. Residents were also invited to participate in a visual feedback exercise by placing green or red stickers on the recommendations pertaining to their address or street; green indicated support and red indicated opposition.

SECTION 6.0 - OPEN HOUSE (CONTINUED)

The majority of both maintenance and local capital improvement recommendations received strong support during the visual feedback exercise. Residents supported all recommended maintenance efforts re-establish ditches, assess culverts and clear blockages, grade/regrade road, and maintenance after rain events. The only exception was the recommendation to re-establish ditches along 2000-2098 Columbia Street, which received three opposing stickers.

Among the local capital improvement recommendations, the most supported were:

- Developing Retention, Sediment, or Debris Management Areas
- Developing Stormwater Infrastructure to Molin Nature Area and Direct Water to Area

The maintenance and local capital improvement recommendations received predominately “in-support” stickers, likely because these types of recommendations are maintained through City funding.

The regional solution, paving curb and gutter, received significant opposition, with 12 “in-support” stickers and 25 “opposing” stickers. It is estimated that the high amount of opposition stems from the high cost burden that would be placed on the homeowner when paving and adding curb and gutter. Additionally, several residents voiced concerns during the meeting, stating they intentionally chose to live on a gravel road because of its unique characteristics, such as minimal lighting, reduced noise and less traffic, and fear that paving the road will destroy the rural atmosphere they desire.



THE CITY OF
ANN ARBOR

APPENDIX A - FALL 2024 MEETING VIDEO, PRESENTATION SLIDES (PDF) & QUESTIONS

The link to the recorded virtual meeting on October 9, 2024 can be found at:
<https://youtu.be/kRKwYKqKq4s?si=vMREmsW9RbVeol1g>

Below are the Listening Session Question Report and presentation slides from
October 9, 2024. All questions were addressed during the Listening Session.

Question Report	
Report Generated:	11/12/2024 10:
Topic	
Kimberly, Alexandra and Swift Run Areas Stormwater Management Information Session	
Question Details	
#	Question
1	Very glad to hear that paving the road is a last resort because I love living on a gravel road and look forward to meeting the surveying team.
2	Will the walkabouts be announced a few weeks prior to the date to be able to take time off to be present?
3	Could you mention once again where to submit issues about drainage on private property?
4	Thank you for the info I'll be watching the website and following over time.

APPENDIX B - RECOMMENDATION BRACKET

STREET	ADDRESS	CONCERN	MAINTENANCE				LOCAL CAPITAL IMPROVEMENT								REGIONAL SOLUTION
			Re-Establish Ditches	Check/ Clear Culverts	Grade/ Regrade Road	Maintenance After Rain Events	Add/Extend Culvert to Direct Stormwater	Develop Retention, Sediment, or Debris Management Areas	Add Catch Basin to Connect to Storm System	Add Stormwater Basin or Rain Garden to ROW	Construct Bioswales Around Culverts	Develop Stormwater Infrastructure to Main Natural Area & Direct Water to Area	Install Stormwater Infrastructure	Extend Pavement at Intersection	Pave and Add Curb Gutters
Victoria Cr/Alexandra Blvd	2081 Newport Rd	Stream of water flowing down Alexandra Blvd to Victoria Cir (no standing water on property). Road ice over in winter. Water flows to ditch across the street.	X	X	X			X							X
	Victoria Circle	Standing water on roadway due to area being a natural low point.	X	X	X										X
Elizabeth Ave	1875 Independence Blvd	Water flows down the sidewalks on Elizabeth Ave and through the residents' yard at a fast rate. No runoff enters storm drains located at Independence and Elizabeth intersection causing the intersection to hold standing water.			X		X								X
Robert St	1843 Robert St	Roads have gone down in elevation causing a drop at the edge of driveway. Water flows down property lines from backyard due to a 5ft change in elevation from back to front.			X										X
	1827 Robert St	Flow washes away gravel at base of driveway.				X									X
Joseph St	1832-1866 Joseph St	Standing water on roadway after storms.			X				X						X
	1838 Josephe St	Standing water in road. Road grading has lowered about a foot. Gully forms as James and Robert then flows to Independence. Deposition of fines in front yard recently.	X												X
	1832 Joseph St	Front yard and driveway holds standing water and flows into neighbor's low point. Flooding onto land at the intersection of Joseph and James Streets.	X					X	X	X					X
Kimberley Rd (North of Columbia Ave)	2460 Kimberley Rd	Water flows from paved roads causing potholes and standing water. Freeze/thaw cycle in winter results in worse potholes. Minor pooling on sides of road.			X										X
	2500-2698 Kimberley Rd	2520 Kimberley Rd is the low point between Independence and 2640 Kimberley, where runoff flows west toward Gladstone Ave. The storm drain between 2520 Kimberley and 2585 Gladstone often clogs, causing yard flooding and standing water near 2520 Kimberley for days after rain.			X		X			X					X
	2515 Kimberley Rd	The property sits at a low point on Kimberley between Independence and Columbia, where water collects in front of the house and cannot reach the storm drain. Runoff from Kimberley Hills and Powell flows through the yard, causing standing water and driveway puddles for days when the road isn't graded. Basement flooding has occurred in multiple homes. Drainage improvements (grading, rain garden, limestone, swales) have helped but issues persist.			X		X			X					X
	2525 Kimberley Rd	Rain garden is being designed by resident in the front yard. Flooding/standing water in road/driveway remaining for a few days past storm. Driveway slopes towards road and causes runoff.			X		X								X
Kimberley Rd (South of Columbia Ave)	2779 Kimberley Rd	The backyard has water from Powell. Appears to have an old 18" CMP drainage pipe in the backyard with multiple blow holes. No active standing water but often during rain events. Water also comes from neighbor's driveway.									X				X
	2870 Kimberley Rd	Located mid-hill between Calumet and Packard, the road has dropped about half a foot, forming deep gullies after rain. Regrading has lowered the street over time, leaving the driveway apron 10 inches above grade and exposing a likely nonfunctional culvert. The elevation loss has caused severe wear and poor driveway access, making the condition unsustainable.		X	X										X
	2710 Kimberley Rd	Deep ditch develops after rainstorms -washout road condition.			X			X							X
	2769 Kimberley Rd	Neighbor not maintaining driveway bump to prevent stormwater from entering her yard causing it to drain into residents' property, contributing to the volume of city stormwater draining through our yard.									X				X
	2700- 2798 Kimberley Rd	Broken city storm pipe in the neighbor's yard is draining into yards. Currently being managed by a French drain that is no longer sufficient . Flooding is occurring regularly during storms in 2024 and 2025 and is reaching the house.						X							X
	2959-2999 Kimberley Rd	All the dirt/rock runoff from Kimberley collects at the base of the Kimberley/Packard intersection. This creates blockages from the storm water drains. Wheelchair users and cyclists have difficulty crossing the street with the deep sand/gravel that has accumulated.											X		X
Columbia Ave	2000-2098 Columbia St.	There are potholes. The sides of Columbia develop gullies after every rain event. The west end of the street is especially bad for potholes and icy areas in winter.	X		X						X				X
	2114 Columbia St	Water pools in the driveway and backyard, bringing mud from the road. Runoff from uphill neighbors, where a former retention area was replaced by walls, now flows faster onto the property. The City-installed culvert is filled with mud, and the resident maintains a trench to the nature center for drainage.	X	X				X							X
Powell Ave	2650 Powell Ave	The berm built at the end of the residents' driveway two years ago keeps road gravel out, but after each rain the drainage area needs to be cleared to prevent overflow and gravel buildup.	X								X				X
	2680 Powell Ave	House has an outlet in front yard which fills the yard and eventually goes over Columbia road into the neighbor's driveway. The swale developed around the property.			X		X				X				X
	2675 Powell Ave	Water from the road pools in the front and side yards, flowing between houses into the driveway and low point in the yard. Frequent potholes, gravel deposition, and driveway erosion occur. Road is chemically treated for dust control.		X							X				X
	2640 Powell Ave	Water flows along the edge of road in front of home.													X
Pittsview Dr	3217 Pittsview Dr	Ditches are not working and never funnel water. Standing water on roadway.	X		X										X
	3300 Pittsview Dr	On Pittsview Drive there is a low spot where water gathers and drains backwards into the low point along the property line and disperses in residents' backyard.	X		X										X
	3005 - 3499 Pittsview Dr	Water collects at the end of driveway, along road edge, and in front of yard near road.	X		X										X
	3301 Pittsview Dr	Standing water on roadway.	X		X										X
Charing Cross Rd	3255 Charing Cross Rd	Road conditions vary from dusty to muddy, with runoff carrying silt into the property. Resident added a rain garden, but water still flows down the driveway and in front of the garage. The road sits lower than surrounding properties, causing flooding in nearby yards (notably at 3212 Charing Cross) and ice buildup in winter.	X	X										X	
Cherrytree Ln	3109 Cherry Tree Lane	Row drainage collects at driveway and floods driveway.	X		X							X			X

APPENDIX C - RECOMMENDATION BRACKET WITH PUBLIC INPUT

[illegible]

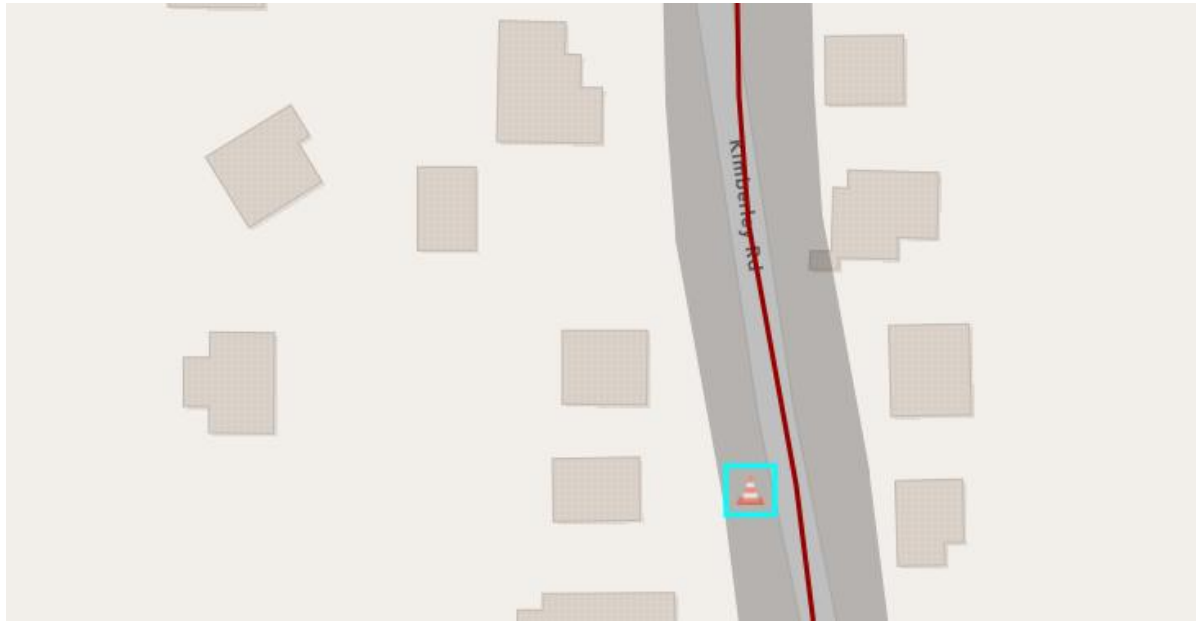
APPENDIX D - COMMENTS RECEIVED

Submitted: 11/19/2024

Submitted By: Jennifer Eshelman

Contact Info: 734-223-9256

Location: 2870 Kimberley Rd, Ann Arbor, Michigan, 48104



Comment: 2870 Kimberly is at the middle of the hill from Calumet to Packard. After each rain, runoff creates significant deep gulleys in the road. In the 13 years I've lived at this house, the regular re-grading has solved the gulleys crisscrossing the street in front of my house to the edges of the street. Unfortunately that re-grading has lowered the street level significantly. My driveway apron, already steep, is now almost 10 inches above the current grade-level. This has created significant wear on the gravel driveway apron, now exposing the culvert below, and requiring speedy off-roading drive certification to get up onto the driveway. If you look at the road grade where the mailboxes are, compared to the current grade, you can also see this loss. This is not sustainable.



Public Comment(s):

January 25 2025

I walk through this area as part of my commute, usually staying on the eastern side so I face oncoming traffic. I have often needed to navigate the gully that forms here after a rain and before it gets graded back over. The uneven surface that forms is hard on my ankles and legs. Sometimes the gully crosses over in front of me and I will need to take an awkward step to get over it. It is a real pain as a pedestrian.

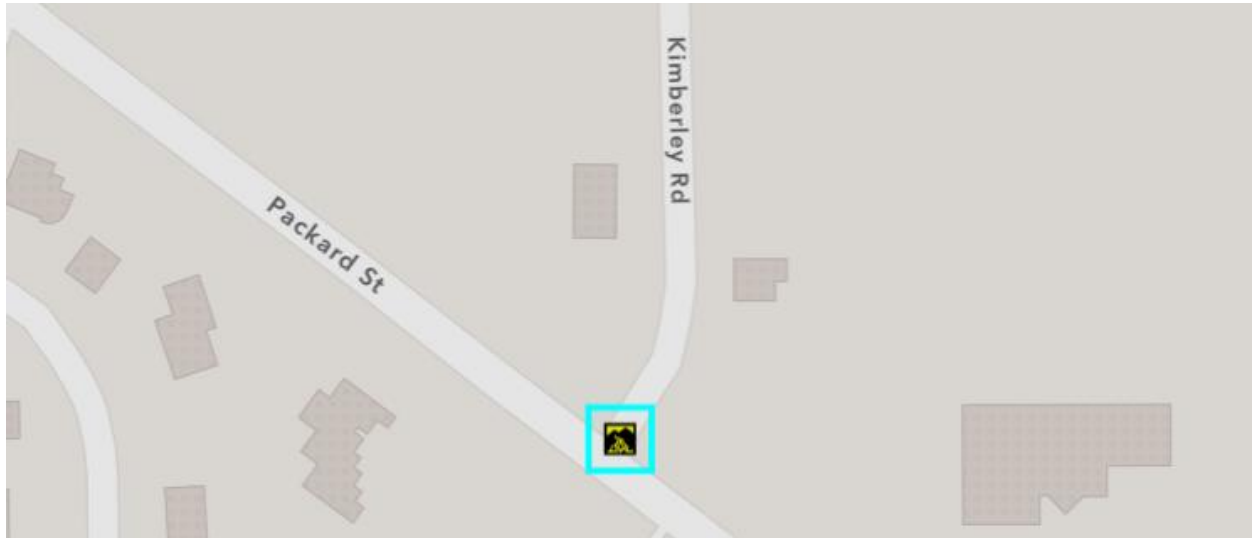
Saskia Dwarshuis

Submitted: 11/19/2024

Submitted By: Jennifer Eshelman

Contact Info: 734-223-9256

Location: 2959-2999 Kimberley Rd, Ann Arbor, Michigan, 48104



Comment: all of the dirt/rock runoff from Kimberley collects at the base of the Kimberley/Packard intersection. This creates blockages from the storm water drains. Wheelchair users and cyclists have difficulty crossing the street with the deep sand/gravel that has accumulated. Soooo much runoff.

Public Comment(s):

June 12 2025

The city used to push the dirt/mud from Kimberley away from Packard to where there was no mud/dirt near the storm drains where Kimberley meets Packard. That is not the case now. The storm drains and downstream pipes receive a good amount dirt from Kimberley with each rain.

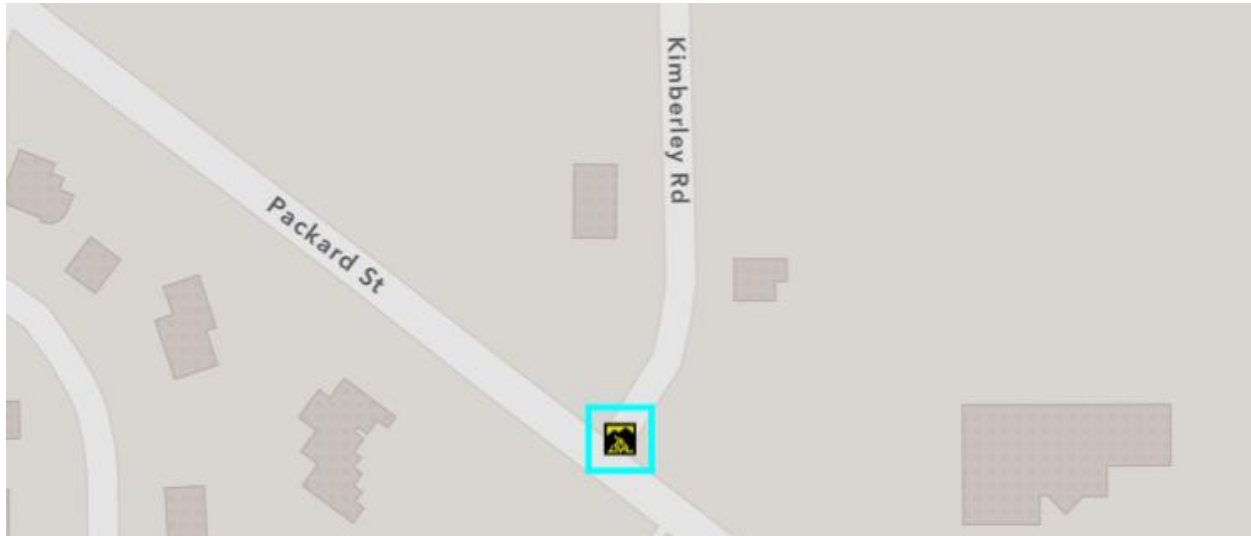
Robert Steinbock

Submitted: 1/3/2025

Submitted By: Inge Gaiser

Contact Info: 734-223-9256

Location: 2515 Kimberly Rd, Ann Arbor, Michigan, 48104



Comment: "We live on the low spot between Independence and Columbia for over 20 years. We had water in our basement several times and had work done on the basement and side of the house to improve drainage and added a rain garden in the front. Overall, the situation has actually improved over the years in front of our house, and we feel the city workers do a great job with grading the road. We have sometimes water standing in the road if it is not graded sufficiently. The water from Kimberley Hills must cross the road to get to a storm drain between 2 houses across the street."

Public Comment(s):

February 25 2025

Attached is a photo taken the morning of 2/25, after a thaw then overnight refreeze. There were patches of ice all along Kimberley, but this patch went quite out into the road. It's a walking hazard.

Saskia Dwarshuis

saskiald@gmail.com



January 25 2025

I walk through this area as part of my commute. I have noticed standing water here in the street before. It can also get quite muddy. As a pedestrian, any standing water or mud is more so an inconvenience, but if it turns icy, I worry about a walking hazard.

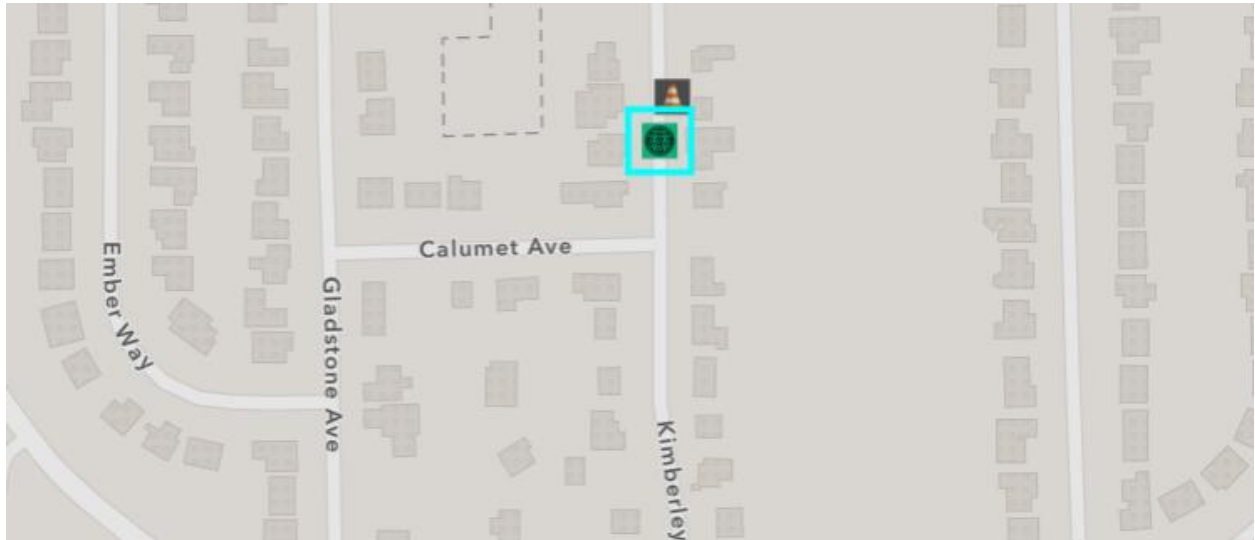
Saskia Dwarshuis

Submitted: 2/14/2025

Submitted By: Ryan Stedman

Contact Info: 5174102756

Location: 2700-2798 Kimberley Rd, Ann Arbor, Michigan, 48104



Comment: There seems to be a city storm pipe that is broken in the neighbors yard that is draining into our yard. It's been an issue in the past, but it's been managed by a French drain. This solution has recently no longer been working. Flooding is occurring regularly during storms in 2024 and 2025 and is reaching the house.

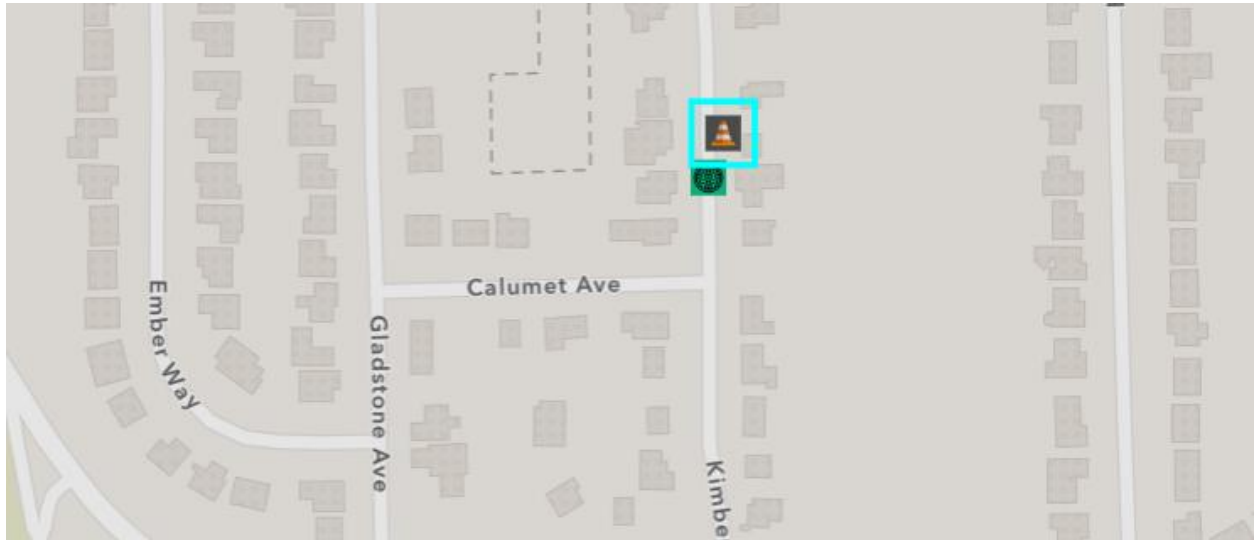


Submitted: 2/14/2025

Submitted By: Ryan Stedman

Contact Info: 5174102756

Location: 2769 Kimberley Rd, Ann Arbor, Michigan, 48104



Comment: neighbor not maintaining driveway bump to prevent storm water from entering her yard. It then drains into ours, contributing to the volume of city stormwater draining through our yard.

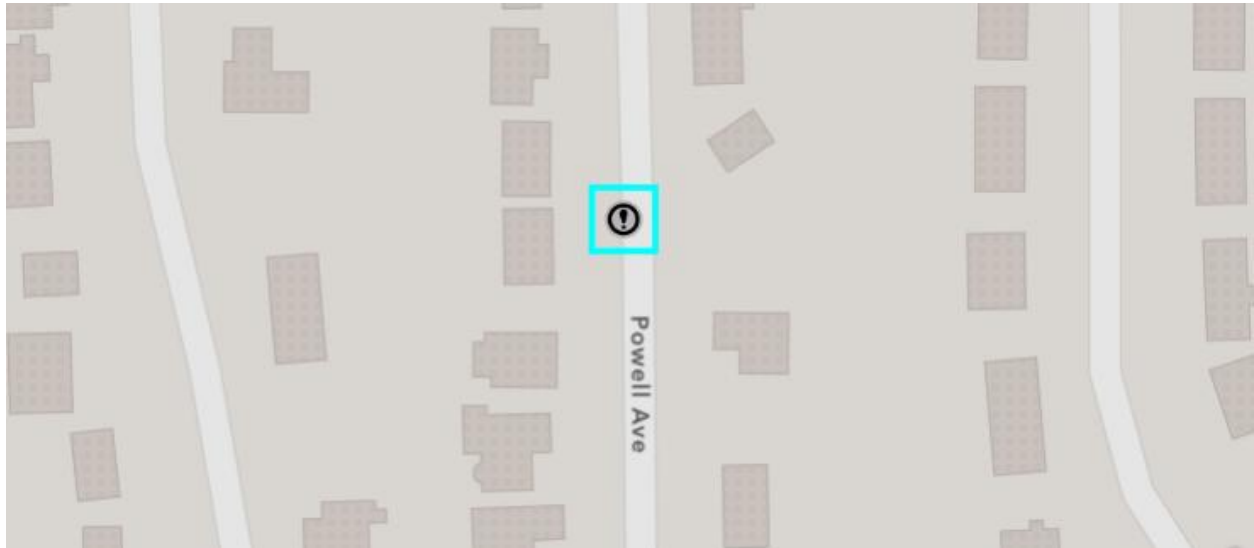


Submitted: 2/14/2025

Submitted By: David Mcalpine

Contact Info: 734.249.1406

Location: 2650 Powell Ave, Ann Arbor, Michigan, 48104



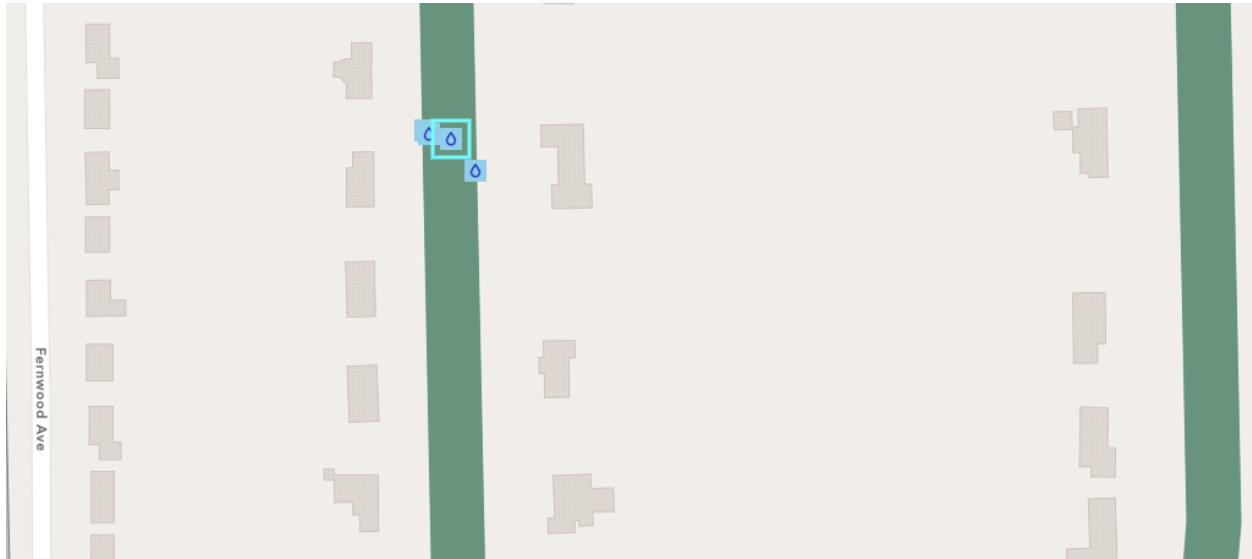
Comment: Since I built a berm at the end of my drive 2 years ago, it has kept the loose gravel from the road out. However every time it rains I must spend some time with a rake to re-establish the drainage area between my berm and the road to keep the next storm from overflowing with gravel that has to be dug out and removed.

Submitted: 2/25/2025

Submitted By: Robert Marinier

Contact Info: 7347307123

Location: 3005-3499 Pittsview Dr, Ann Arbor, Michigan, 48108



Comment: Water collects at end of driveway, along road edge, and in front yard near road.

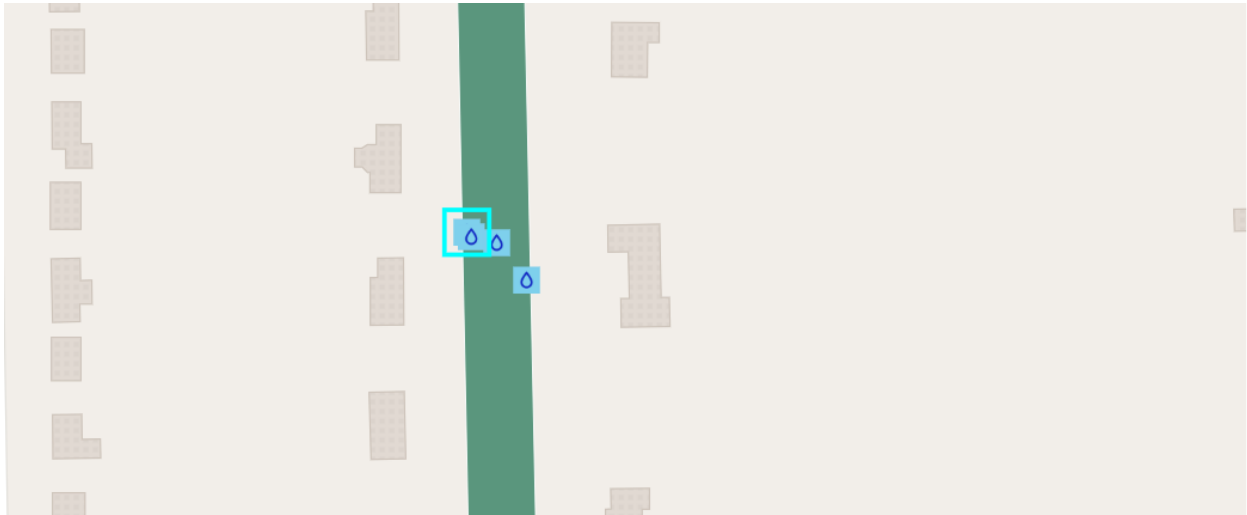


Submitted: 2/25/2025

Submitted By: Michael Knox

Contact Info: (517) 294-7278

Location: 3300 Pittsview Dr, Ann Arbor, Michigan, 48108



Comment: On Pittsview Drive there is a low spot where water gathers. What is a bit frustrating is that we pay (or paid) a storm water runoff fee based on the length of frontage on lot. In this case, the water drains backwards into the lot along the property line (fence line) and disperses (or puddles) in our back yards. Technically, we should have a storm water credit on our water bill.

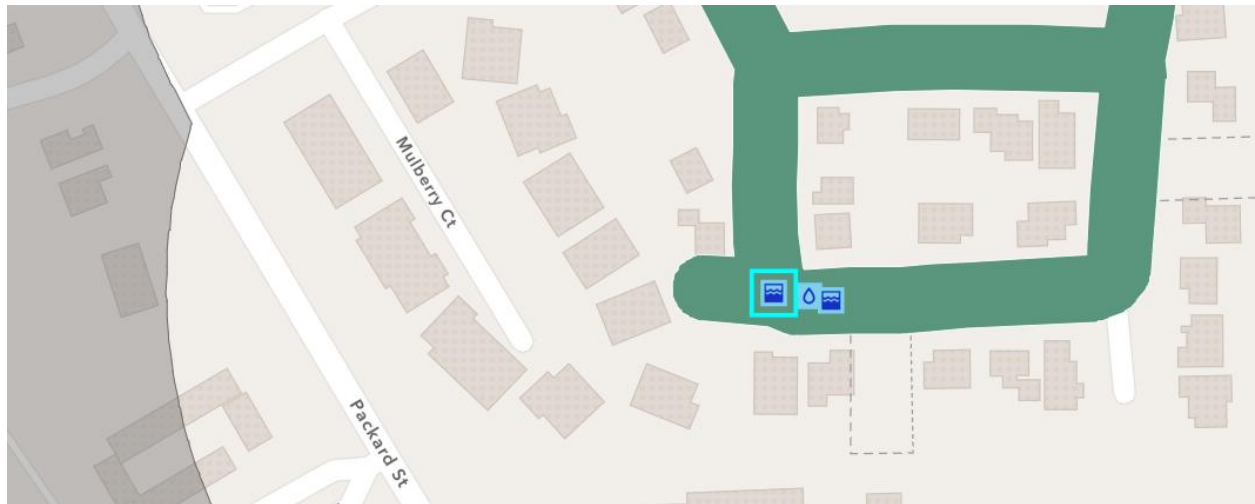


Submitted: 2/26/2025

Submitted By: Lesley Farrell

Contact Info: 734-476-7539

Location: 1832 Joseph St, Ann Arbor, Michigan, 48104



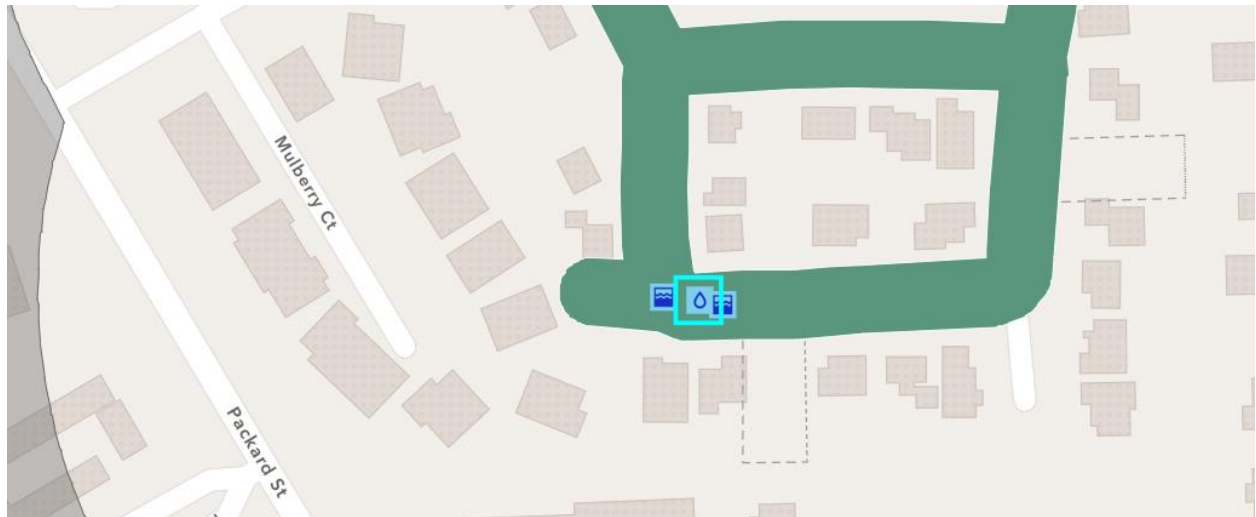
Comment: Flooding onto land at the intersection of Joseph and James Streets.

Submitted: 2/26/2025

Submitted By: Lesley Farrell

Contact Info: 734-476-7539

Location: 1801-1835 Joseph St, Ann Arbor, Michigan, 48104



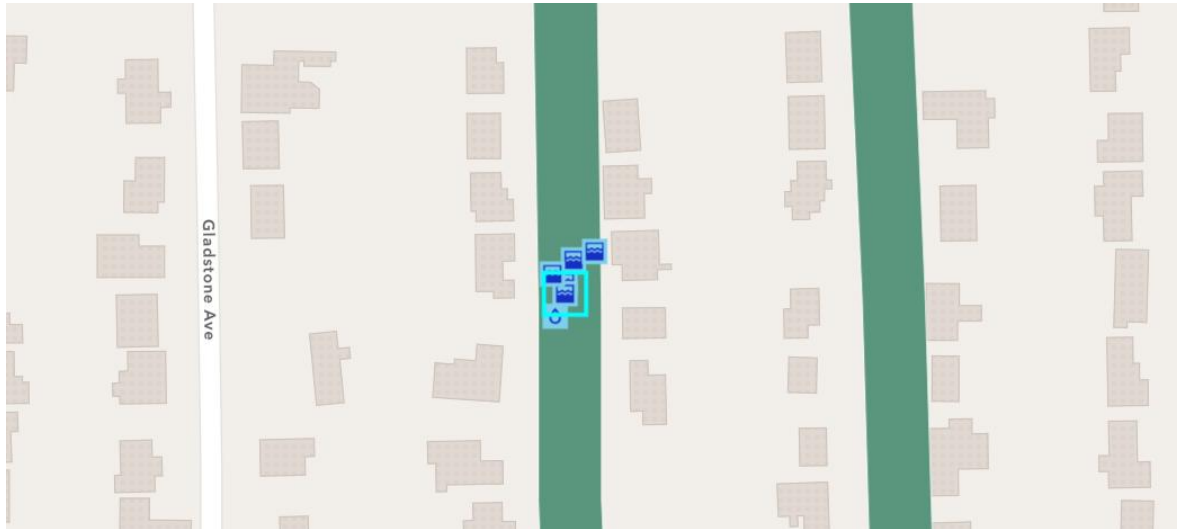
Comment:

Submitted: 2/27/2025

Submitted By: Robert Stern

Contact Info: 2482249158

Location: 2515-2521 Kimberley Rd, Ann Arbor, MI 48104



Comment:

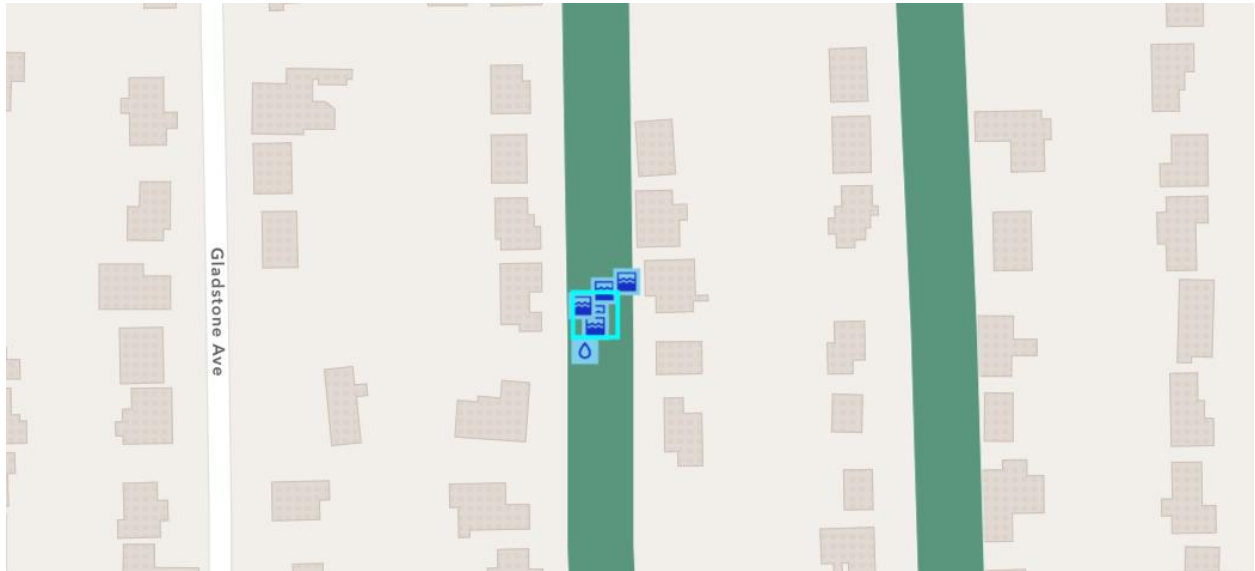


Submitted: 2/27/2025

Submitted By: Robert Stern

Contact Info: 2482249158

Location: 2515-2521 Kimberley Rd, Ann Arbor, MI 48104



Comment:

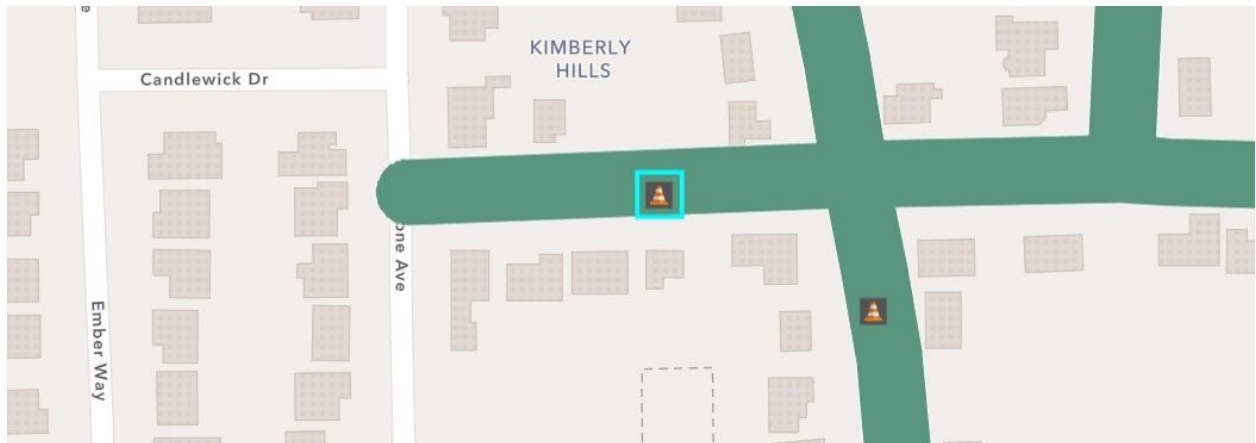


Submitted: 3/26/2025

Submitted By: Karis Crawford

Contact Info: 7243553887

Location: 2000-2098 Columbia St, Ann Arbor, Michigan, 48104



Comment: There are also potholes. The sides of Columbia develop gullies after every rain. The west end of the street is especially bad for potholes and icy areas in winter.

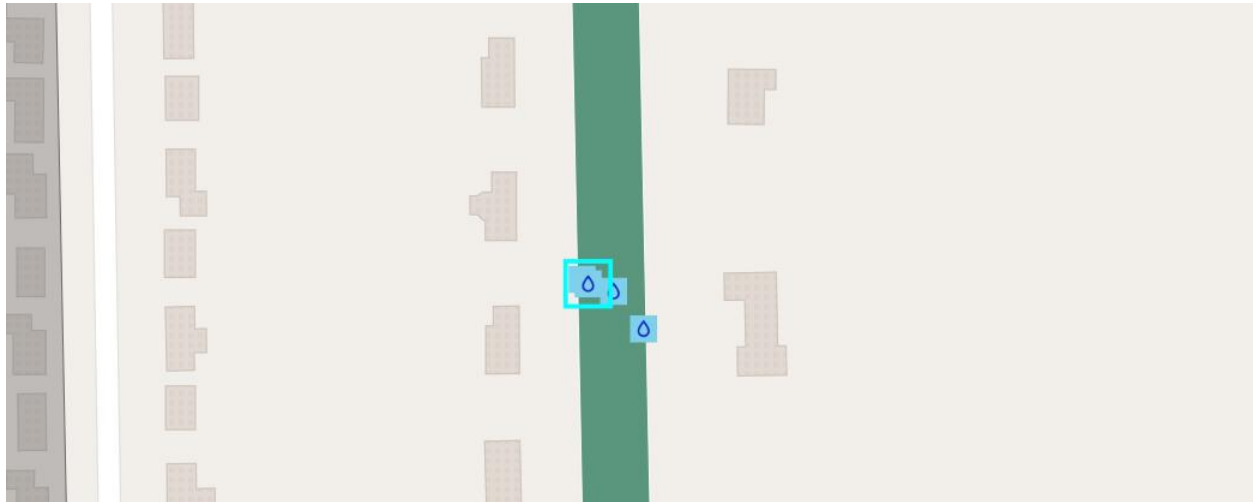


Submitted: 4/3/2025

Submitted By: Robert Mariner

Contact Info: 7347307123

Location: 3300 Pittsview Dr, Ann Arbor, Michigan, 48108



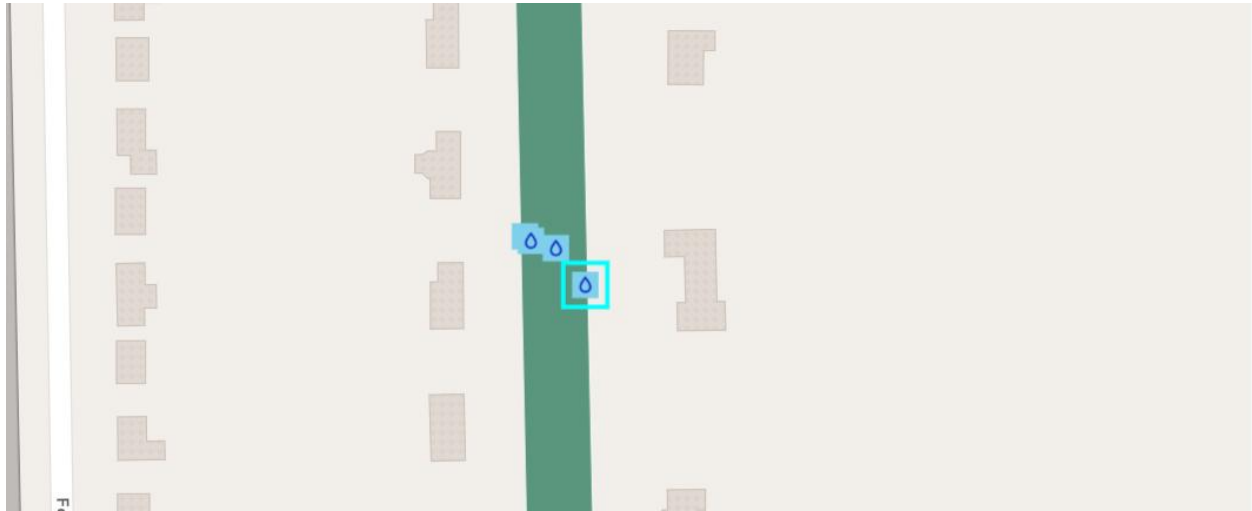
Comment: Blocks access to mailboxes

Submitted: 4/3/2025

Submitted By: Robert Mariner

Contact Info: 7347307123

Location: 3301 Pittsview Dr, Ann Arbor, Michigan, 48108



Comment:



Public Comment(s):

April 28 2025

Live at 3217, the ditches are very steep/deep and do little to help with any drainage of the roadway. Lived here for 12 years, city grades the streets too deep and the roadway is lower than the berms, causing water to turn the street into a river while the ditches remain dry. Would love to see the ditches removed or cleared as some are too steep to mow and are of now value.

Curtis Damon

574-329-2520

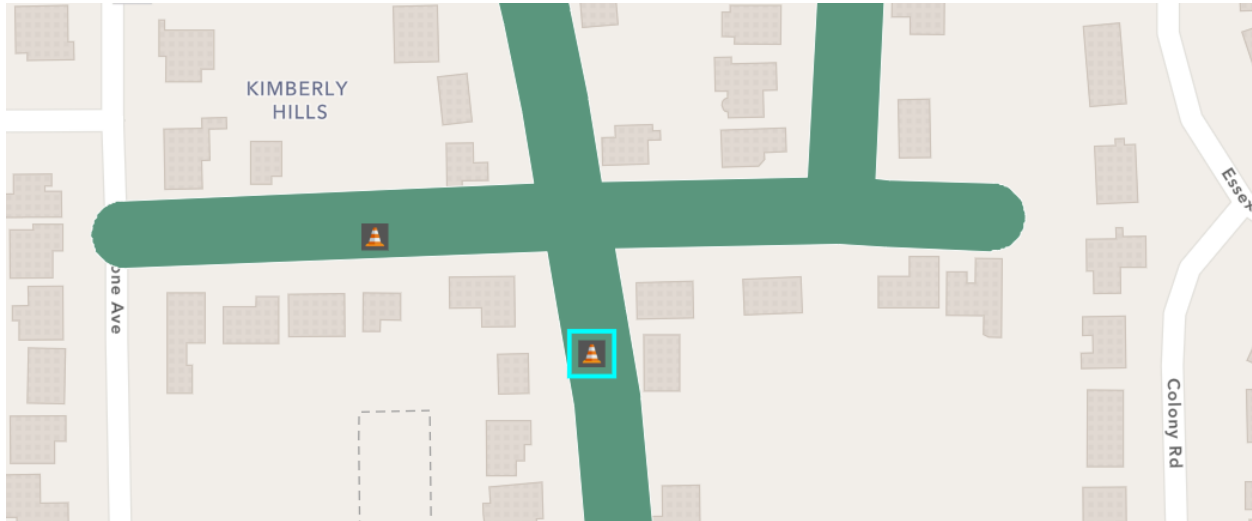
cmdamon81@gmail.com

Submitted: 4/5/2025

Submitted By: Johannes Postma

Contact Info: 734-395-3299

Location: 2710 Kimberley Rd, Ann Arbor, Michigan, 48108



Comment: deep breath develops after rain storms

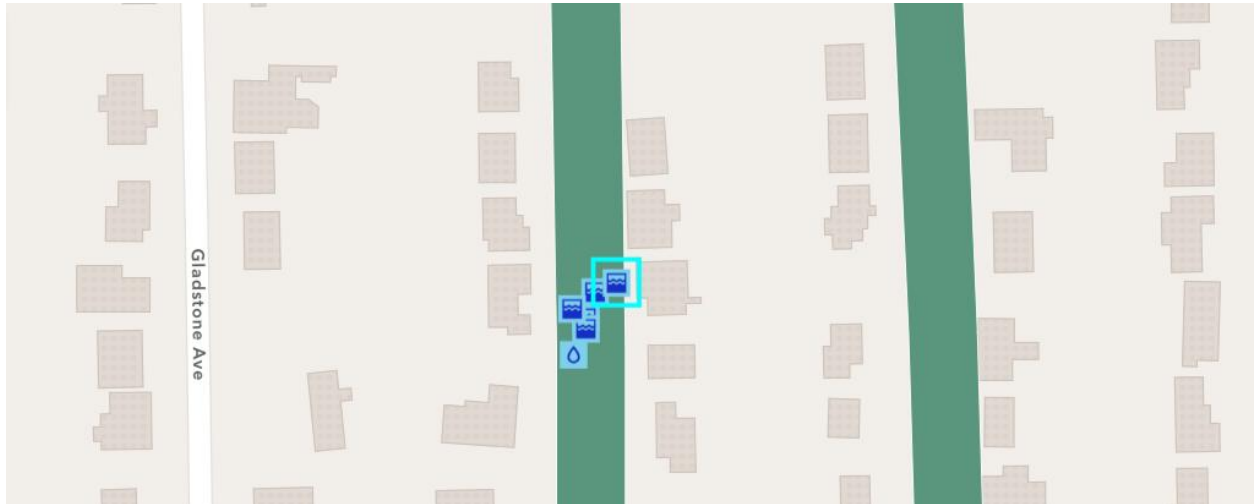


Submitted: 4/24/2025

Submitted By: Inge Gaiser

Contact Info:

Location: 2515 Kimberley Rd, Ann Arbor, Michigan, 48104



Comment: From Inge Gaiser post walkabout 4/23/25- "It was nice meeting you today with your crew. We really appreciate help with the drainage problems.

The first 2 pictures that show the water in front of the house after rain (cannot drain as it cannot get across the street to the storm drain) The next 2 pictures are from the South side of the house near the road during a rain .

Thanks again for your work"



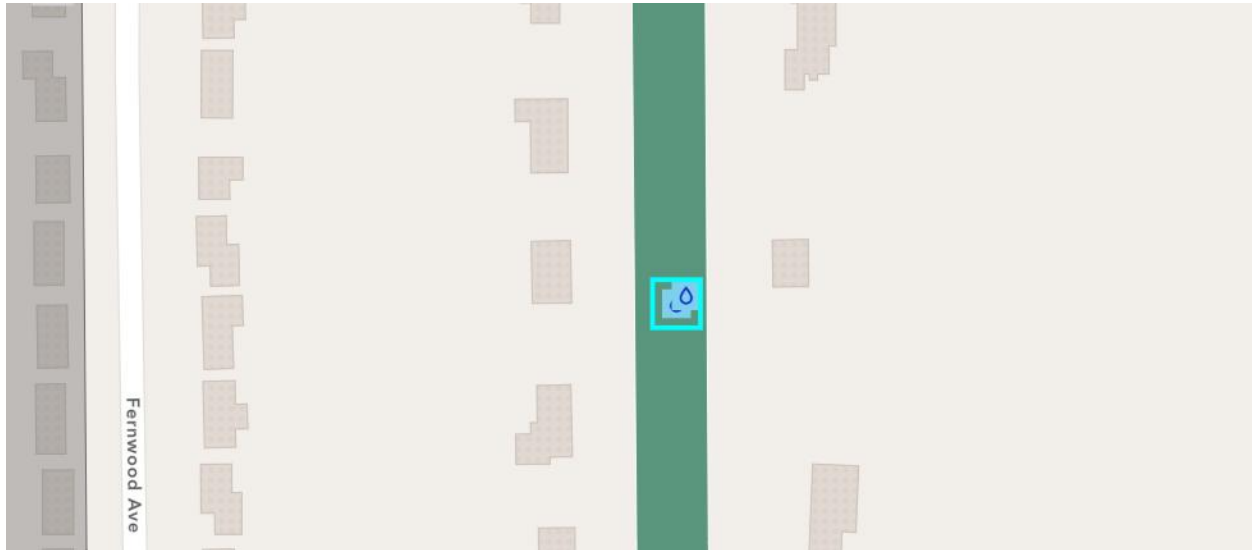


Submitted: 5/6/2025

Submitted By: Curtis Damon

Contact Info: 5743292520

Location: 3217 Pittsview Dr, Ann Arbor, Michigan, 48108



Comment: Standing water, ditches don't work and never funnel water.



Public Comment(s):

May 20 2025

Streets become minor streams, ditches remain dry as berms on road edge are higher. City cuts down road to remove potholes, but never puts back enough dirt/gravel to build back to correct grading.

Curtis Damon

574-329-2520

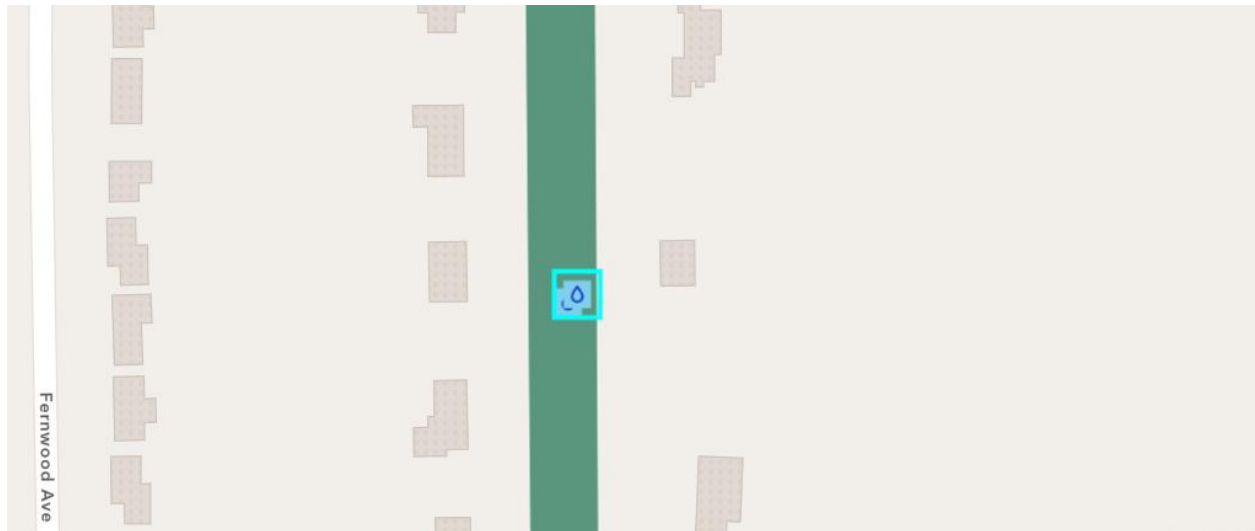
cmdamon81@gmail.com

Submitted: 5/6/2025

Submitted By: Curtis Damon

Contact Info: 5743292520

Location: 3217 Pittsview Dr, Ann Arbor, Michigan, 48108



Comment: Ditches are not working.

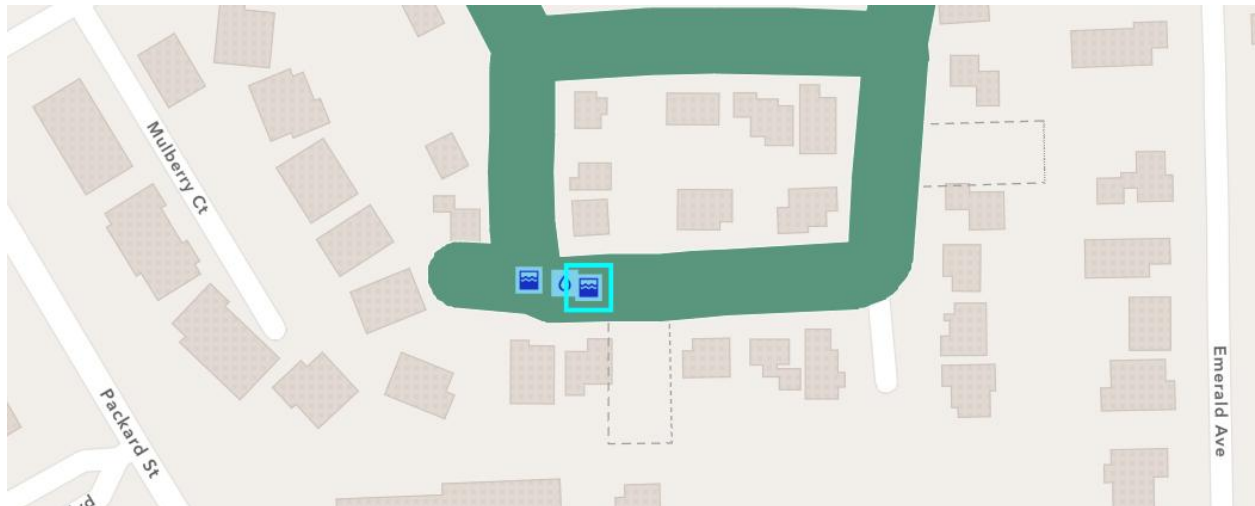


Submitted: 5/8/2025

Submitted By: Lesley Farrell

Contact Info: 734-476-7536

Location: 1837-1839 Joseph St, Ann Arbor, Michigan, 48104



Comment:

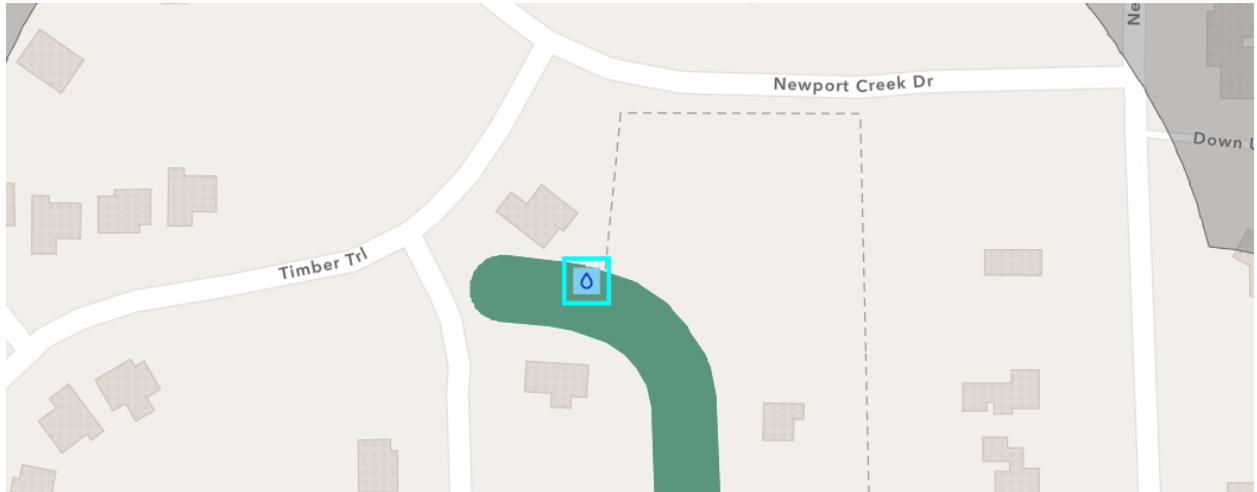


Submitted: 6/5/2025

Submitted By:

Contact Info:

Location: 1601 Timber Trail, Ann Arbor, MI 48103



Comment:

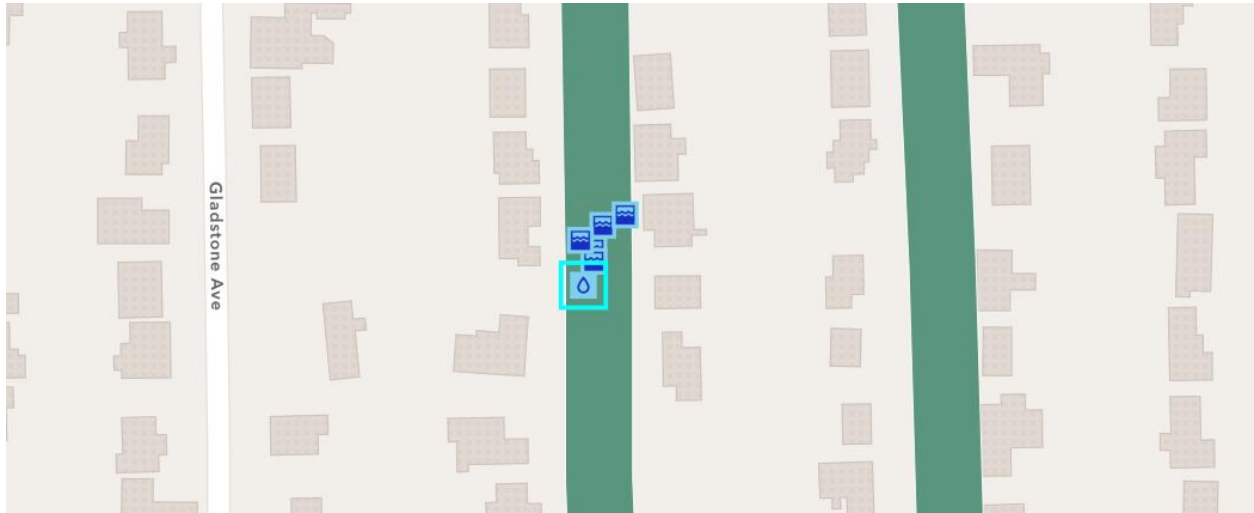


Submitted: 6/12/2025

Submitted By: Robert Steinbock

Contact Info: 5024037110

Location: 2500-2698 Kimberley Rd, Ann Arbor, Michigan, 48104



Comment: 2520 Kimberley Rd is the low point on Kimberley between Independence and 2640 Kimberley. All of the runoff between these areas flows towards 2520 Kimberley. There is always standing water near 2520 Kimberley several days after rain.



8:22



May 6
6:24 PM



Add a Comment...

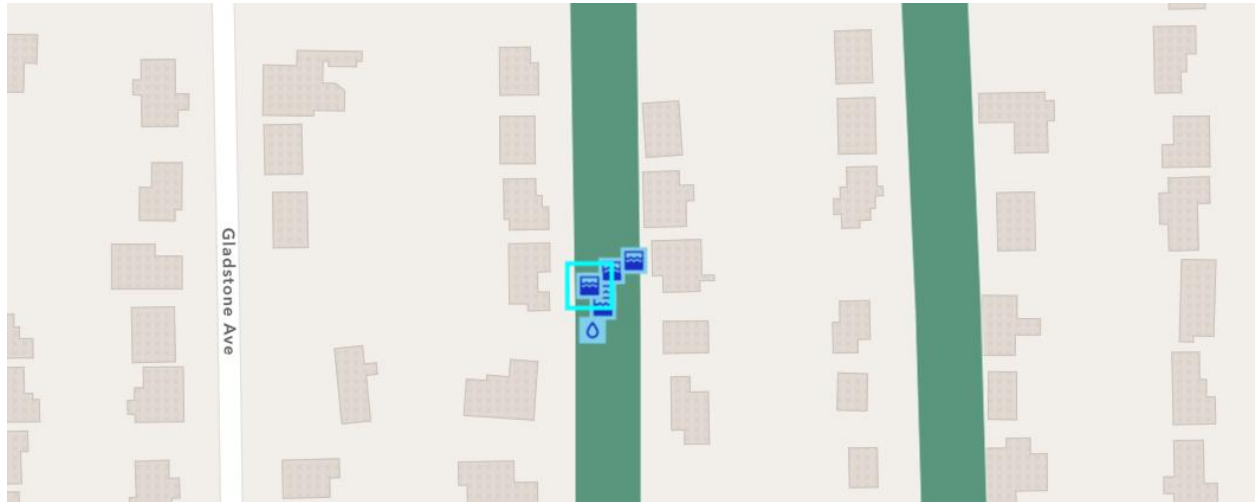


Submitted: 6/12/2025

Submitted By: Robert Steinbock

Contact Info: 5024037110

Location: 2500-2698 Kimberley Rd, Ann Arbor, Michigan, 48104



Comment: 2520 Kimberley Rd is the low point on Kimberley between Independence and 2640 Kimberley. All of the runoff between these areas flows towards 2520 Kimberley and off the road west (downhill) towards Gladstone Ave. There is a storm drain between 2520 Kimberley Rd and 2585 Gladstone Ave. This storm drain frequently clogs with dirt, leaves, branches, and logs during storms. After the storm drain clogs, the surrounding yards are flooded. I attempt to clear the drain area multiple times every year, but this preventive maintenance is inadequate to prevent flooding for the amount of water that accumulates during storms.



Public Comment(s):

June 26 2025

flooding continues downstream of drain

June 26 2025

Looking at the drain -- under ~10 inches of water



June 26 2025

Upstream of the clogged drain

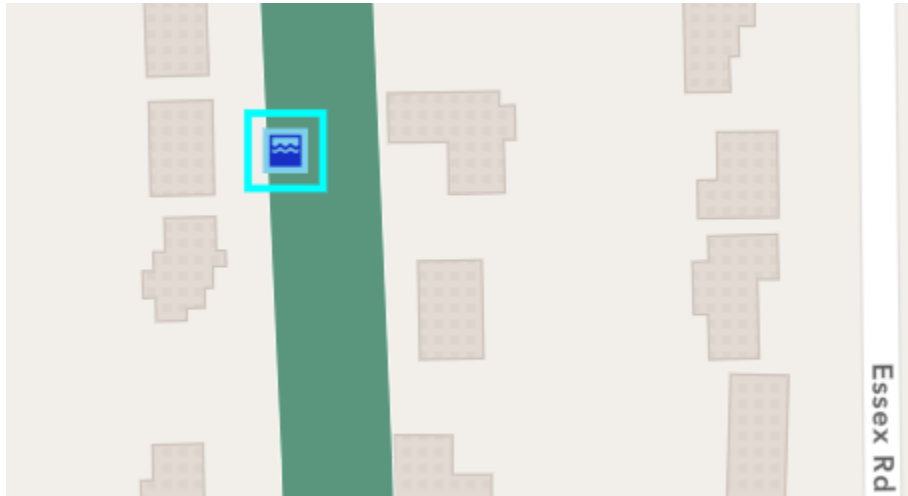


Submitted: 9/17/2025

Submitted By: Thomas Annesley

Contact Info: 7346603648

Location: 2530 Powell Ave, Ann Arbor, Michigan, 48104



Comment: Driveway and yard flood both during and after rains. Mud and debris wash into the driveway. The mud must be shoveled back onto road after flooding. Previously added French drain unable to handle volume of water.



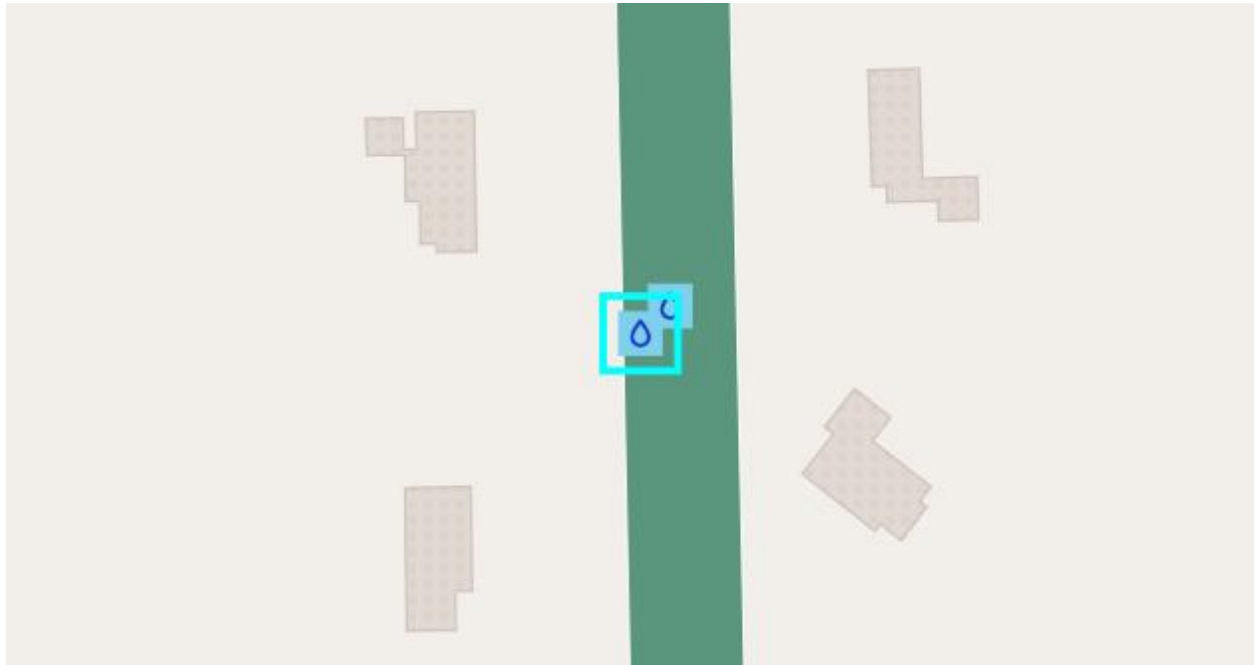
Comment:

Submitted: 9/28/2025

Submitted By:

Contact Info:

Location: 3360 Charing Cross Rd, Ann Arbor, Michigan, 48108



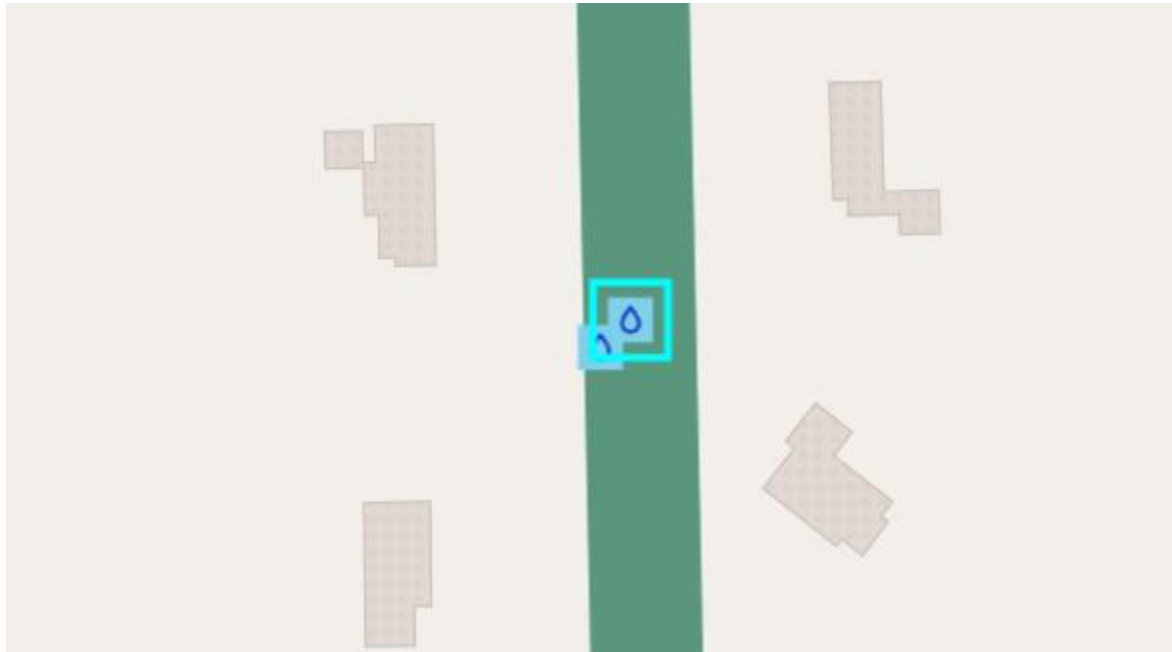
Comment: This area has been a problem for years. It has improved some recently but it would be great to ensure it's included in the study.

Submitted: 10/8/2025

Submitted By: Matt Postiff

Contact Info: 734-417-0023

Location: 3223-3453 Charing Cross Rd, Ann Arbor, Michigan, 48108



Comment: At appx. the location of the water droplet on Charing Cross, let's say the south 1/4 mile before the curve toward Lorraine and the schools, we have a long-standing problem. Water sits on the roadway and it degrades the condition, causing a lot of potholes. Frequent grading necessary. Several things contribute. 1) Grading is sometimes done when it is very wet and this just dredges up mud on the roadway. Solution: pick better times to grade. 2) The road is too flat at the aforementioned location. Solution: It needs to be crowned more to get water to run off. Some swales/ditch will need to be created in this area to help this happen. Farther north on the road, there is a hill (I live on that section) the road drainage is fine and no drainage change is needed. The only problem is 3) the crown has gotten so that there is a substantial dropoff from the end of my driveway onto the road surface. It has gotten steadily more pronounced over the years. Happy to talk to anyone about this. Sorry I missed the earlier comment periods.