

June 27, 2014
Old Orchard Court
Ann Arbor, MI 48103

Ms. Jill Thacher
City Planner / Historic Preservation Coordinator
301 E. Huron St.
Ann Arbor, MI 48104

Dear Ms. Thacher

As residents adjacent to the proposed **312 Glendale Condominium Development**, we would like to express our concern regarding stormwater run-off, flooding and sewage overflow. These water-related problems are already severe in our neighborhood and we expect that increased water discharge due to development of this site will adversely impact downstream property owners and natural water-courses. Given the proposed extensive coverage of existing greenfield by roofs and asphalt, the developer's re-submitted plans for stormwater retention and detention remain inadequate to contain current rain levels, let alone those in the event of a "100 year flood". Moreover, the proposed "solution" of a huge retention pond will instead create problems with respect to safety, health and visual disturbance. We are greatly concerned that this proposed development will damage our environment and neighborhood, beyond its already fragile state.

To document our concerns of flooding issues, we created a flood, storm water and sewage survey modeled after the City of Ann Arbor's water survey. The first survey was distributed and analyzed one year ago; based on our significant results, we re-canvassed the neighborhood with more detailed questions. Our surveys were delivered via email and by a door-to-door campaign. Out of about 135 surveys delivered, our response rate was over 50% (the vast majority of respondents had water problems, as might be expected), indicating exceptional concern on this issue throughout the neighborhood. Results of the survey are summarized below, and followed by a neighborhood map with affected houses marked (red, green and black symbols for basement flooding, yard flooding and sewage overflow, respectively), as well as some photos of spring street flooding. The excel file with all addresses and survey data is extensive and available upon request.

Updated Summary of 312 Glendale Flooding Survey (as of 050414):

Total surveys	135	
Total responses	70	(52% of surveys)
Basement flooding	51	(73% of respondents)
Yard flooding	43	(61% ")
Sewage overflow	12	(17% ")
Extensive repairs due to water damage	18	(26% ")
Flooding in street adjacent	26	(37% ")

We hope that you take our concerns into consideration as you evaluate the plans for the Glendale Condominiums. We request that the stormwater modeling and evaluation be completed by the city prior to further consideration of this development. Thank you very much for your time and consideration.

With sincere regards,

Diane Robins, 1900 Old Orchard Court
Kira Slovacek, 1916 Old Orchard Court

Photos of corner of Charlton and Virginia after a heavy rain in May, 2012

These were taken in May and so are not due to fall leaves clogging drains.

