

Planning and Development Services
301 E. Huron St.
Ann Arbor, MI 48107
planning@a2gov.org

June 30, 2014

Dear Planning Commission,


We are writing to express our opposition to the most recent Glendale Condominium development proposal on the west side of Glendale Drive, just one block from where our family lives. Comparing this proposal with the initial one, we are struck that concerns voiced by citizens and explored in a preliminary impact study by Ian Hubert go unaddressed, including fundamental issues dealing with re-grading; the protection of landmark ^{trees} and protected hills; the large footprint and steep rooflines of the proposed buildings; and the absence of a thorough neighborhood impact study. It appears as if this new proposal has wholly ignored concerns raised by neighborhood residents when the first plans were unveiled. It does not appear that the Planning Commission has undertaken the most basic neighborhood impact study, or considered how changing weather patterns in response to climate change, including more intense rain storms like the ones we've experienced this spring, could potentially overwhelm the proposed storm water mitigation plan.


As residents of 1804 Orchard, we can attest personally to issues that have already flagged: our property is already subject to flooding from the runoff associated with Glendale Drive; we do not find the proposed buildings in keeping with the architectural style of the neighborhood; and we are not confident in the developer's track record as a good neighbor, considering the articles we've read online.

We would like to add 10 concerns to those already enumerated, as this is the number of children who live on our block of Orchard. As it is nearly impossible to access Jackson Ave. from the steep hill on Glendale, we are already subject to drivers using Orchard as a pass-through street in order to access Jackson from Virginia Ave. There is no sidewalk on the northern side of Orchard, so we and our neighbors navigate our short and often steep driveways in order to cross over to the sidewalk on the southern side of the street. The public median separating the southern sidewalk from the street is no more than three feet wide. Our collective awareness that the proposed development will significantly increase the number of cars on a street and near sidewalks often crowded with small children is a frightening one.

The solution here is simple: the developer should propose fewer units on the site. Fewer units will lessen the negative impact on the existing neighborhood and still deliver a healthy profit to the developers.

Thank you for considering our objections.


Carolyn Seabury


John Ramsburgh

1804 Orchard St.
Ann Arbor, MI 48103
cs1031@nyu.edu
jramsburgh@yahoo.com

From: **Charles Dunlop** <cemdunlop@yahoo.com>

Date: Wed, Jun 18, 2014 at 11:45 AM

Subject: Revised Statement of Opposition to Condo Project

As a resident of Glendale Circle, I am writing to express my opposition to the proposed condo project at 312 Glendale Drive. Adding twelve units, with the consequential increase in population density, would have a severe negative impact on our neighborhood. First, the project will result in a significant traffic increase on Glendale. Second, the only egress from Glendale to a major artery lies at the intersection of Glendale and Jackson Avenue. Jackson is a heavily-traveled route, and as matters currently stand, there is often a long wait to turn onto Jackson from Glendale, even if there is no lineup of cars seeking to do so. Adding 12 condos will exacerbate this problem, and the situation is likely to become even worse once the Jackson "road diet" is completed.

A further concern is the water run-off. Replacing the current green-space with concrete driveways and asphalt shingles will create a negative consequence for water drainage, and I am not reassured by the proposed drainage field that may itself produce runoff onto Glendale. In recent years during heavy rain, there have been significant water backups on Glendale Circle near Fair Street -- sometimes approaching flood-like conditions. Increasing the water runoff down Glendale Circle will inevitably make this problem far worse.

Finally, I should point out that our area already has a solid mix of condos and single-family homes. I understand the enthusiasm for mixed-use housing in Ann Arbor, but Glendale has already achieved that objective.

Thank you for your consideration.

Sincerely yours,

Charles Dunlop
555 Glendale Circle
Ann Arbor, MI 48103

To Planning Commission and City Council Members

Re: Glendale Condominium Site Plan (File No. SP13-010)

Date: July 1, 2014

Dear Commissioners,

I am writing to question and oppose the planning staff recommendation to approve the Glendale Condominium Site Plan, based primarily on the potential for risk to the public health, safety and welfare of immediately surrounding residents, those who live to the east and downhill from the grade presented at the site. Specifically, the site will increase impervious surfaces in a geographic area that has experienced problems with water in nearby basements under existing conditions.

The requirement of footing drain disconnections in a nearby residential area places the burden of development and risk of flooding immediately on the homes that are unrelated to the project. How will the homes be selected for footing drain disconnection? Who will be responsible if problems arise after installation of FDD? I understand that the city is studying the effectiveness or lack of effectiveness of the FDD. How is it that FDD is part of a project's plan, when the FDD process is being called into question?

The site currently performs a function of green open space for water management, as green infrastructure. Has the city considered use of Greenbelt funds to purchase the site from the developer, to provide a local park that would continue to benefit the city from the perspective of green infrastructure, and avoiding the expense to citizens of potential cleanups required in the event of flooding in the areas downhill from the site?

I question the effectiveness of the mitigation that is proposed for control of storm water flow. I ask you to think carefully about the potential to increase problems in an area of established homes, the owners of which have contributed for years to the community through their taxes. Your decision should result in doing no harm to the existing neighborhood and to existing infrastructure. The developer should be responsible for any water-related problems that happen in homes downhill from the development site. Unless that protection is provided for the existing residents, I recommend that you deny permission for the Glendale development, and move to use Greenbelt funds to purchase the area for park use and green infrastructure support of the neighborhood.

Thank you.

Sincerely,

Rita Mitchell
621 Fifth St.
Ann Arbor, MI 48103

From: Lynn Borset [lmborset@umich.edu]
Sent: Monday, June 23, 2014 11:18 PM
To: Thacher, Jill
Cc: glendale-action@googlegroups.com
Subject: 312 Glendale, the retention pond

Categories: Attention Needed

Hello Jill,

Neighbors are raising significant concerns about the open retention pond proposed on the 312 Glendale condo site plan. While the pond is apparently necessary for adequate stormwater management, it poses problems too.

Of course, the most important issues are safety and health. When the pond is full of water there is the danger of drowning; when it is empty, the steep pitch of the sides poses a fall hazard. While there is a protective fence, ponds are an "attractive nuisance" drawing curious children -- of which there are many in this densely populated neighborhood. The location of this pond, immediately adjacent to the Glendale Dr. sidewalk and the pedestrian path connecting east/west sections of our neighborhood makes it particularly visible and accessible to passers-by. This not only increases the safety risk, but makes it an eye-sore in our neighborhood.

Standing water and wet or damp ground pose health risks, from breeding mosquitoes and other insects and the diseases they spread, to attracting geese and their related 'dirt.' These potential health risks are far from desirable in our densely populated neighborhood.

I understand that the WCWRC approved this site plan for stormwater management, but they defer to the City for final judgment about the overall efficacy of the site plan. *Are there City ordinances or regulations that outline standards for building and maintaining "retention ponds" of this type? What oversight or enforcement is there?*

There are significant trade-offs here between stormwater management and the issues this retention pond poses. It is really not acceptable that one solution causes other problems.

I will appreciate it if you can answer the oversight questions above. If this is helpful in your report to Planning Commission, please feel free to include it.

Thanks for all your help,
Lynn

--

LMBorset@umich.edu



TO: Kirk Westphal, Chair, Planning Commission, City of Ann Arbor
Wendy Rampson, AICP, Planning Manager, Planning and Development Services
City of Ann Arbor
301 E. Huron St.
Ann Arbor, MI 48104

Re: 312 Glendale Drive Apartments/Townhomes (**Glendale Orchard, LLC**) petition (Starman)

The Sierra Club of Huron Valley represents 2500 members in the greater Ann Arbor area, committed to protecting and preserving the environment. It has come to our attention that an upcoming proposal is before the Planning Commission to build a 16-unit development on 312 Glendale Street in Ann Arbor.

Several of our members have approached us with concerns over the development. While the loss of a historic orchard and open space has raised our concerns, and concerns about increased traffic are significant, we are greatly concerned over the impact this development will have in terms of the flooding and storm water management with the nearby neighborhood, as well as impacts to the Allen Creek Drain.

On this basis, we are requesting that the City reject the petitioner request to develop this project unless the concerns of storm water management and flooding issues can be satisfied to the concerns of not just the city, nor the Office of the Washtenaw County Water Resources Commissioner, but neighborhood concerns as well, who are equal stakeholders.

Our thanks for your considering our comments.

Sincerely,

James D'Amour
Vice Chair, Executive Committee
Sierra Club, Huron Valley Group, Michigan Chapter

Member, Planning Commission, City of Ann Arbor, 2003-2006

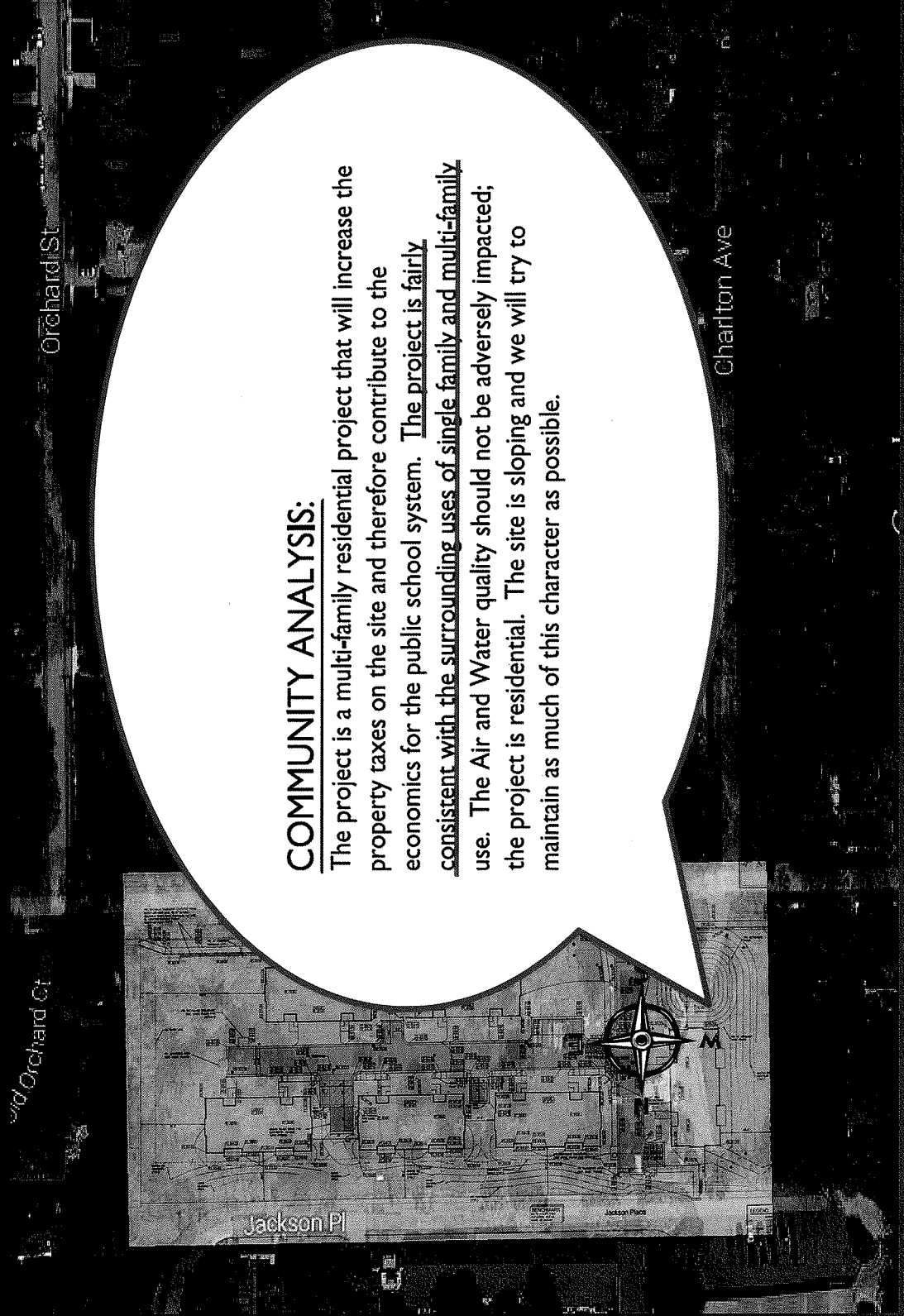


312 Glendale Maintaining Community Standards

File Number: SP13-010

Ian Hubert – ihube@hotmail.com

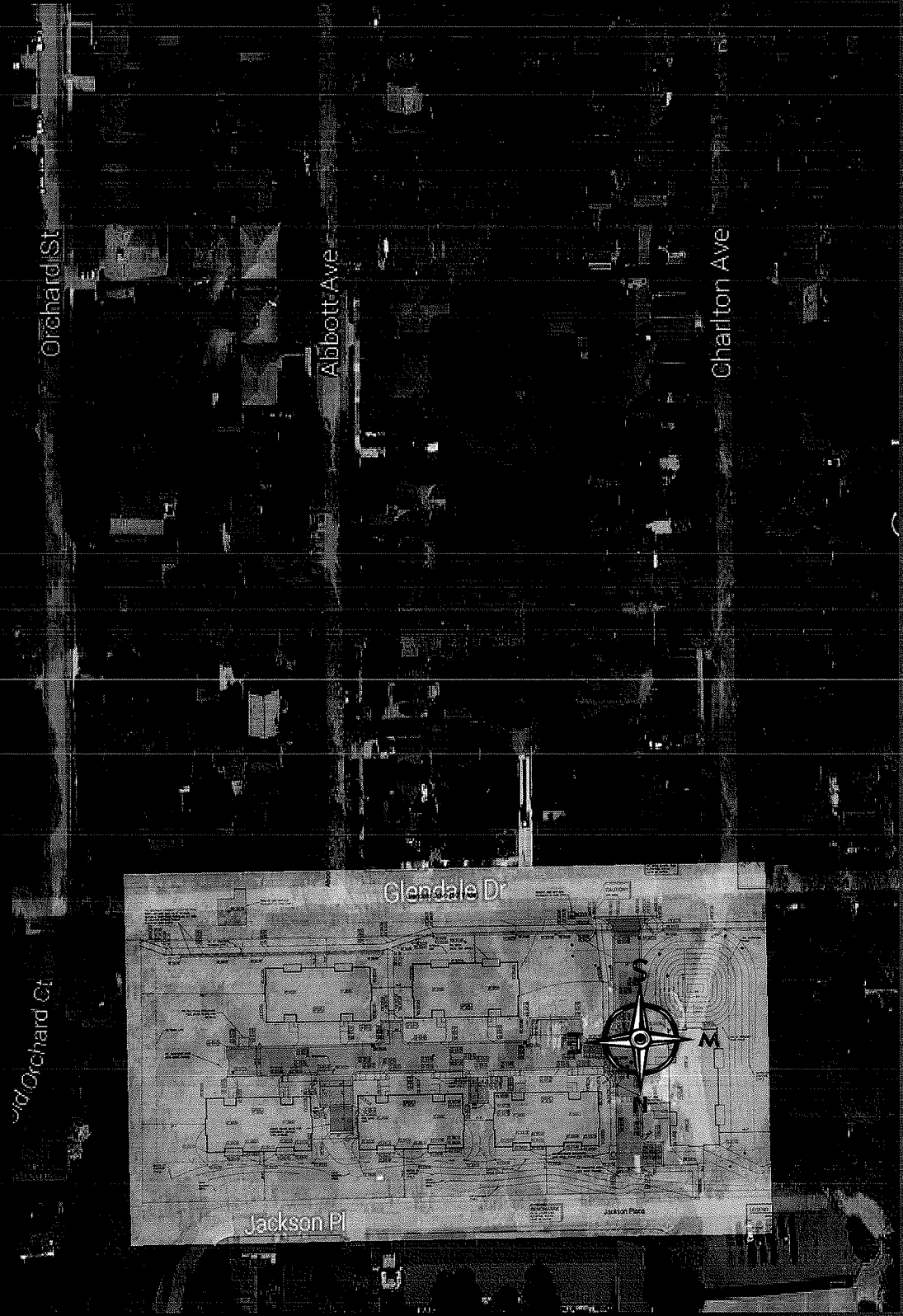
Alignment to the neighborhood



COMMUNITY ANALYSIS:

The project is a multi-family residential project that will increase the property taxes on the site and therefore contribute to the economics for the public school system. The project is fairly consistent with the surrounding uses of single family and multi-family use. The Air and Water quality should not be adversely impacted; the project is residential. The site is sloping and we will try to maintain as much of this character as possible.

Overlay plans to existing neighborhood



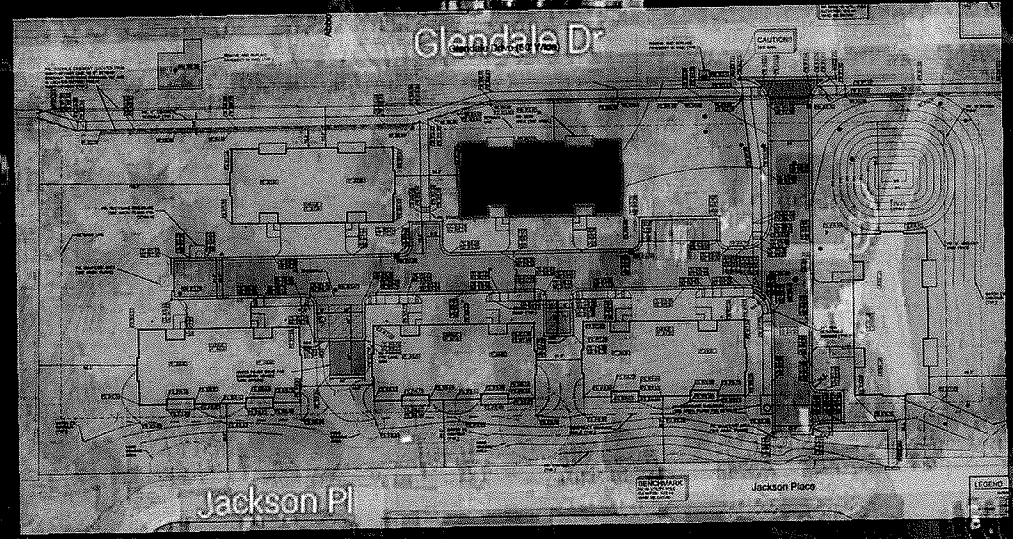
7/1/2014

1/4 Orchard Ct

Orchard St

Abbott Ave

Charlton Ave



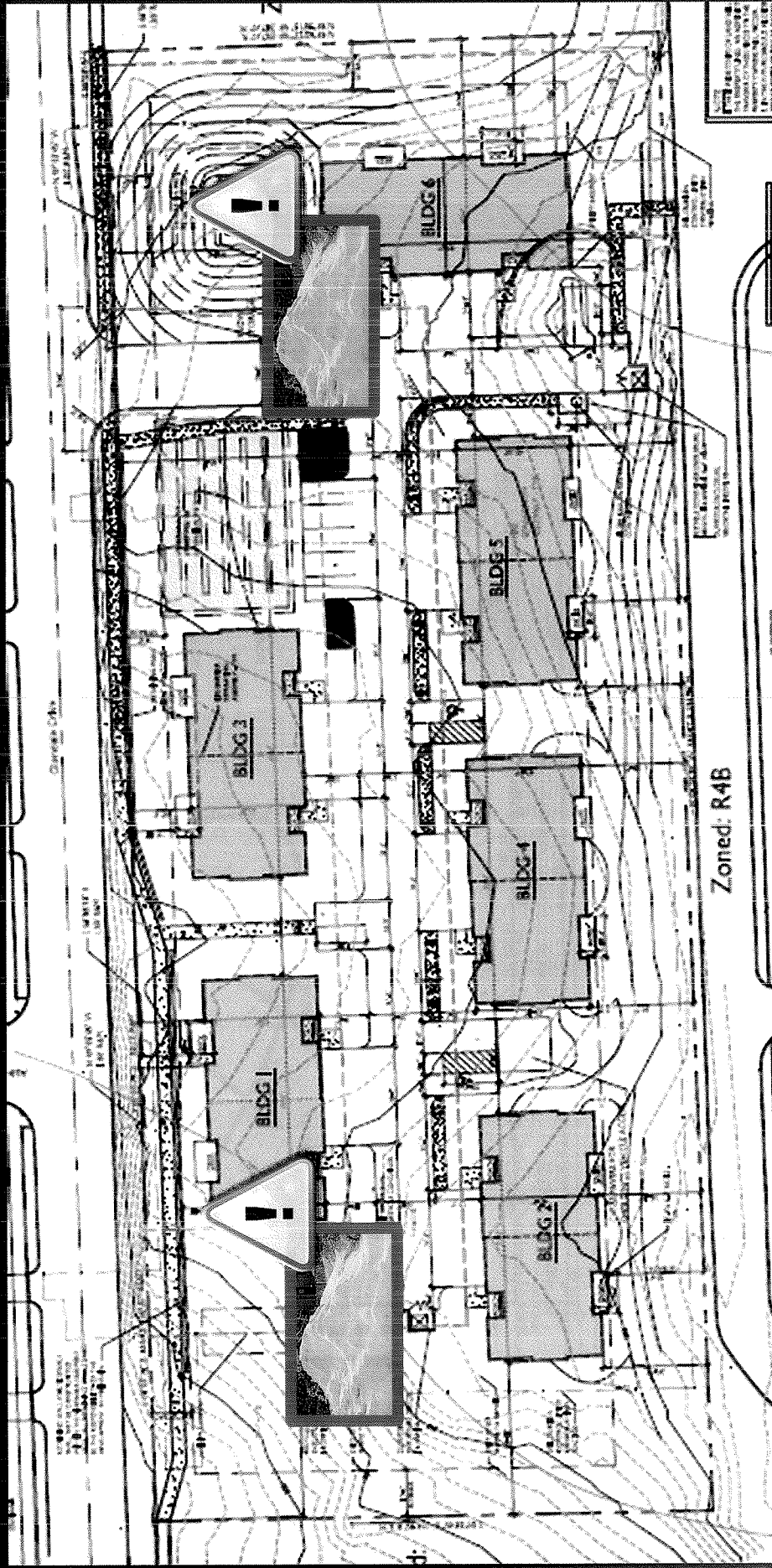
Almost **2.5** times
bigger than
neighborhood
homes

Almost **3** times
bigger than
neighborhood
homes

Building Size = 93' 8" x 43' 4"

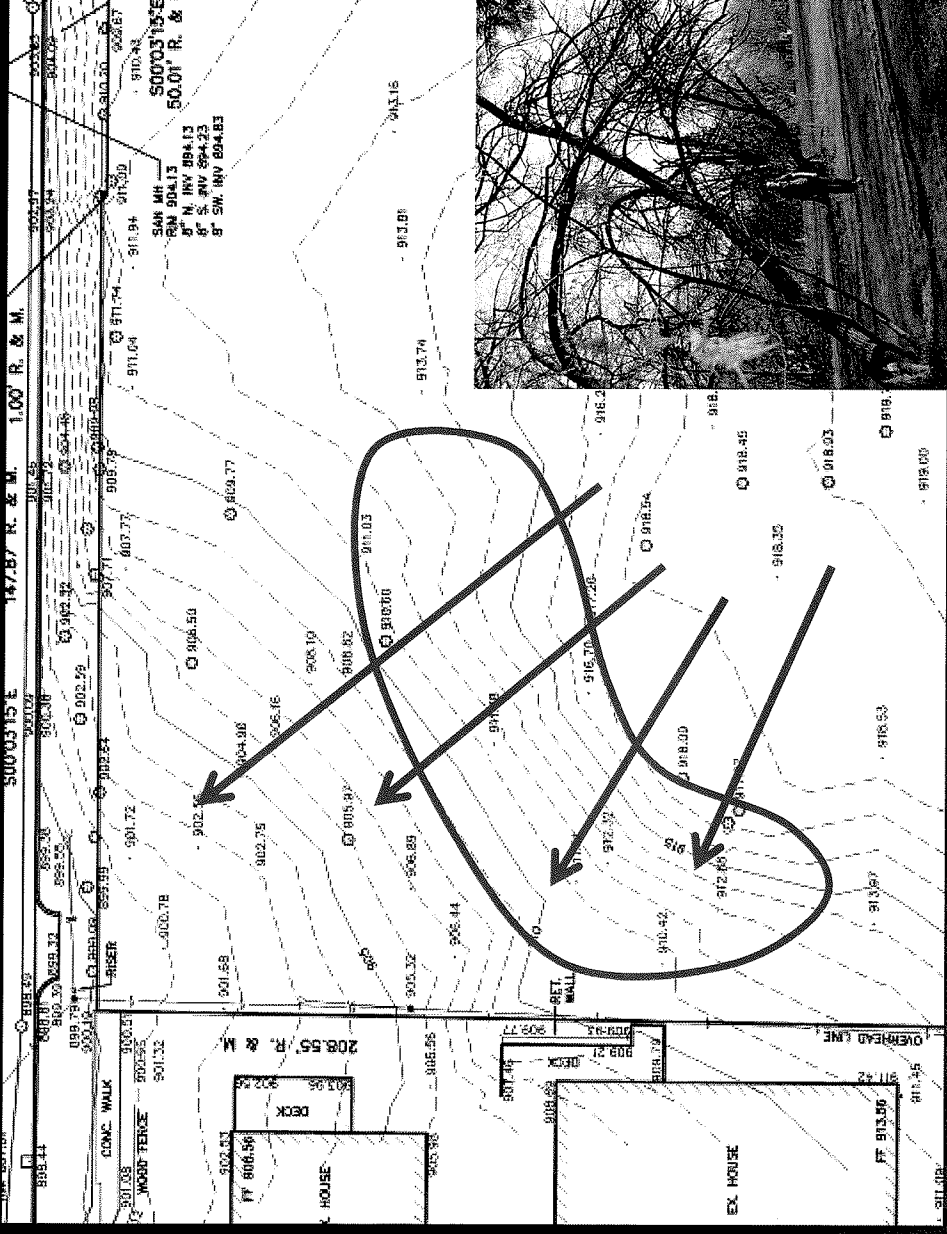
Proposed snow storage

- Two locations, (1) Top of the steep slope to the north of the property (2) Adjacent to the retention pond



Proposed snow storage (1)

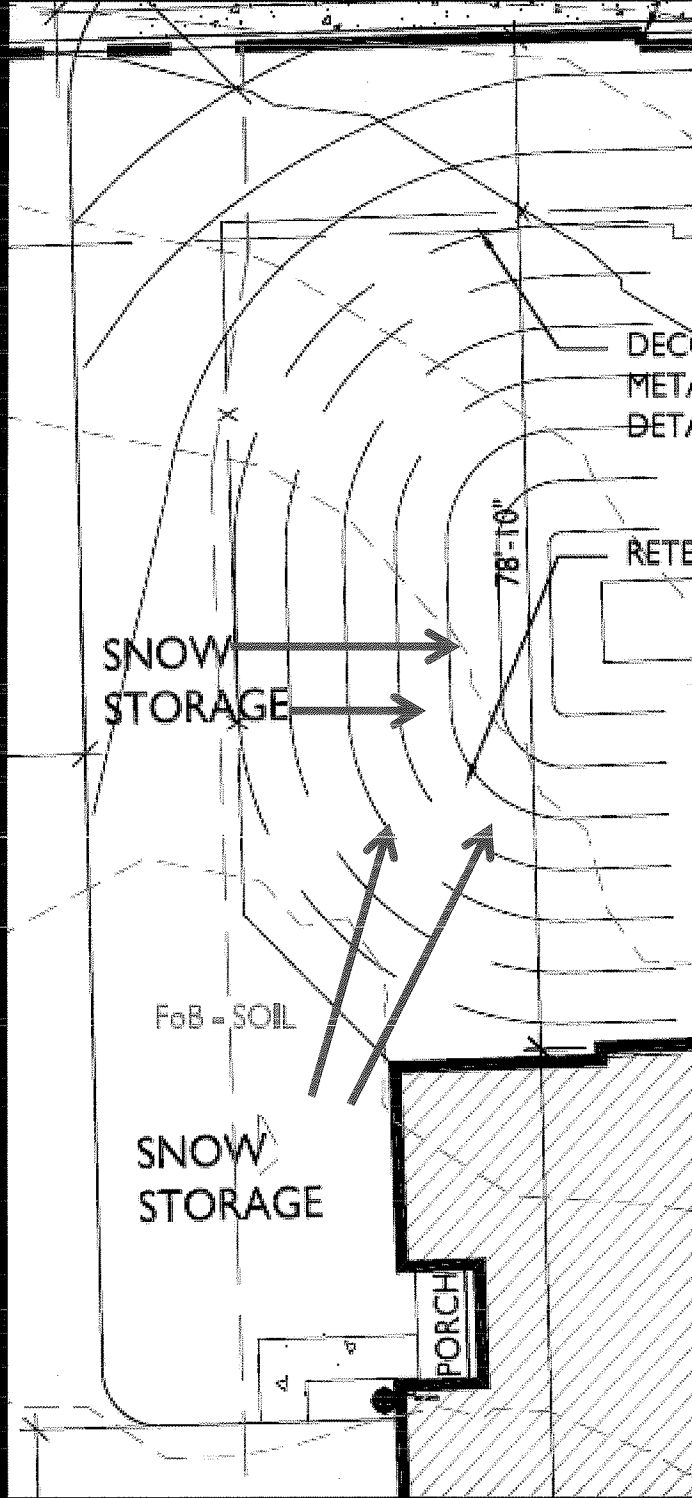
- Snow melt straight in to the basement of existing homes



7/1/2014

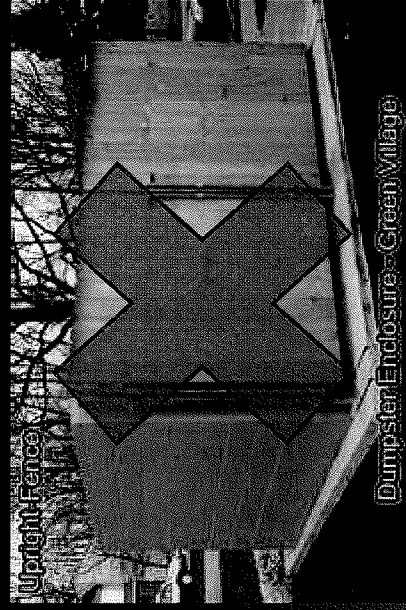
Proposed snow storage (1)

- Debris from snow causes sediment in the retention pond leading to blockages



Dumpsters

- There are no dumpsters near residential homes in this neighborhood.
- Screening does not hide the fact that it's a dumpster
- This does not align with community standards
- If the wind is blowing there's potential for a stench especially during hot weather



Other thoughts if I don't run out of time!

From Staff review

The Washtenaw County Water Resources Commissioner's office reviewed and approved the plans, and the petitioners were required to make no impact on stormwater volumes downstream from this site.

?? Which one is it ??

SHEET + NUMBER

C8.00

While the rate of flow of storm water from the site has been greatly reduced due to the inclusion of a retention basin, the volume of storm water will increase due to the addition of hard surfaces (pavement, buildings, etc.). The volume of water generated by the proposed improvements to this development is negligible when compared to the overall tributary area to the drain. Regardless, the revised storm water management plan includes both detention to meet the flow requirements and retention to meet the volume requirements as requested by the WCWRC and the City of Ann Arbor.

- Zoning history of this site is tenuous, nobody recalls public notices announcing the change. The site is incorrectly zoned for this neighborhood
- No notification was received by resident of Hillside Terrace (there is a conflict of interest between ownership of this development and Hillside Terrace)
- A2 storm water management, once this site is lost there will never be an opportunity to use it in storm water mitigation

Other thoughts if I don't run out of time!

- The increase in volume of water leaving this site, coupled with how long this water takes to drain (5 days in one case) and the quality of the city model (proven to be incorrect) are a huge concern
- A walkthrough from Charlton St will be lost, forcing pedestrians to either take Jackson Rd or a secluded path
- Global warming, the city has increased water increase by 15%, what impact does this have on proposed system?
- Driveway alignment with existing neighborhood (headlights)
- North/South driveway on the site will result in headlights in to OOCA bedroom windows (due to high differences)
- According to David S Liebl of the Solid & Hazardous Waste Education Center at the University of Wisconsin, retention ponds can accumulate enough phosphorous to support toxic algae blooms which can be life threatening to people and pets

From: vrcaruso@comcast.net
To: [Thacher, Jill](#)
Subject: Comments with regards to the development at 312 Glendale
Date: Friday, June 27, 2014 12:13:06 PM

Planning Commission,

Comments with regards to the development at 312 Glendale.

- Developer representatives misrepresented the facts at public meeting and they had to be challenged to get it corrected before the meeting was over - **'no stormwater flows will leave site'** not a true statement
 - Here is a direct quote from the site plans stormwater narrative 'Glendale Detention Study' 3-2014 - page 2
 - **"While the rate of flow of stormwater from the site had been greatly reduced due to the inclusion of retention basin, the volume of storm water will increase due to the addition of hard surfaces (pavement, buildings, ect.)."**
- Developer did **not notify residents** of Hillside Terrace, a retirement home just next to the site, of public meetings and would not allow members of the neighborhood group to pass out flyers; Residents daughter attended a public meeting and expressed some residents concern of loss of the orchard and the view of it from their dining area.
- Largest public turnout at developer public meeting to date according to staff shows the concern of the neighborhood for this development
- This neighborhood is currently a very high density neighborhood being in an area of many apartment buildings
- Too much development trying to fit on this site:
 - 7' deep detention basin is a hazard to the neighborhood; these types of structures are notoriously under managed by the owner, county and city staff; many basins in and around AA have been left for ponds, even with major flooding downstream of them it is still not enough to get them fixed. We had a drowning in one near Target in recent years. Use Google Maps and look around you will see many full of water and the lawns very dry at the time the aerial photo was taken.
 - In years to come when the fence around this basin is in disrepair children and pets will be able to have access to a clear and present danger
 - 7' deep fenced detention basin in the front of the lot is an eyesore for the neighborhood.
 - Drive out of the site effecting neighbors homes with headlights into the homes. Relocation of the drive is necessary
- Models for the Allen's Creek and this area not accurate
 - FDD meetings with models not show issues in the area, even after detailed discussion in the CAC by the ACWG
 - Survey show major water issues facing the neighborhood with about 50% of homes, basement, yard and street flooding

- o Spicer and OHM consultants, and city staff have commented at public meeting that the Allen's Creek floodplain maps are unreliable lacking meaningful data
- o Flooding in Glendale area is a major problem yet recently presented models don't show any issues
- o Current models clearly cannot be used to protect the neighborhood or for planning
- o City is working on a city wide calibration but will not be ready for a year and is not detailed enough for the Allen's Creek with 100's of homes and businesses at risk
- o The ACWG will be pushing council for a meaningful study that has been in the CIP for 6 years
- o Climate change is also causing more intense rain events, records now show major rain and snowfall amounts in last few years, 5-6" record AA rain in 3-15-12 in Lawton area, record snow amounts '13-'14 AA's own models being done now include 15% increase for Climate Change.
- o New Bemiji condos just down stream are having flooding problems, Abbott recent full home rehab now with basement wall problems from water issues

This neighborhood settled out of court with the city when Hillside was developed and caused flooding. City paid for losses to the residents who had flooding due to the development. We do not want a repeat of this type of poor planning.

Thanks you,

Vince Caruso
556 Glendale Cr.
Coordinating Member
Allen's Creek Watershed Group (ACWG)
ACWG.ORG
vpc@acwg.org or vrcaruso@comcast.net

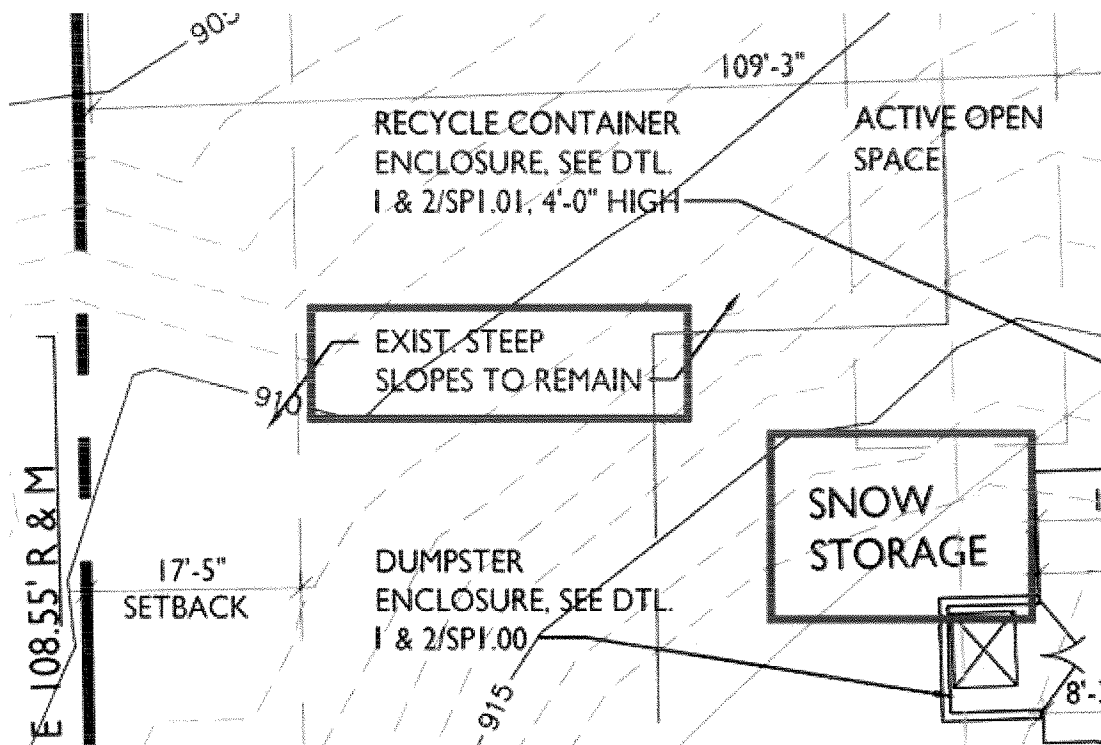
From: [Ian Hubert](#)
To: [Thacher, Jill](#)
Cc: glendale-action@googlegroups.com; [Warpehoski, Chuck](#); [Anglin, Mike](#)
Subject: Snow storage and other urgent concerns regarding 312 Glendale
Date: Monday, June 23, 2014 11:41:58 PM
Attachments: [image002.png](#)

Hi Jill,

Old Orchard Condo Association (OOCA) used to push snow across Glendale like this:



Ironically it would cause pretty severe flooding problems for our neighbors on Orchard St (neighbors who later became very good friends). Ironically the proposed plans for 312 Glendale look like a recipe for disaster; once again repeating the very same mistake by placing snow at the top of a hill..



What can be done to prevent flooding our house during the thaws? Same question stands also for the rest of the neighborhood when we get one of the crazy storm events that seem ever more prevalent?

On aside note I'd also like to pursue the Dumpsters, why in this world do they need dumpsters on this site when the rest of the neighborhood walk out once a week and put carts in the street (storing the stench in their garage like the rest of us), this is absolutely unacceptable, it's a blot on the landscape, an eyesore and totally unbecoming of this neighborhood.

I also see Lynn's note on retention ponds also, as a father of two and soon to be three children this simply **CANNOT** be allowed to proceed, it's represents a clear and present danger to our children (an "attractive nuisance" in legal speak and that in my opinion is an oxymoron if ever I heard one), a health risk and clearly a developer who is willing to do anything to make a fast buck at all and any costs. This would never be approved in Orchard Hills or Burns Park and likewise it should never be approved in this neighborhood.

I appreciate your thoughts on these very concerning matters, along with the Planning Commission and City council.

With thanks and kind regards,

Ian J Hubert, CEng, IMechE, BEng.

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):

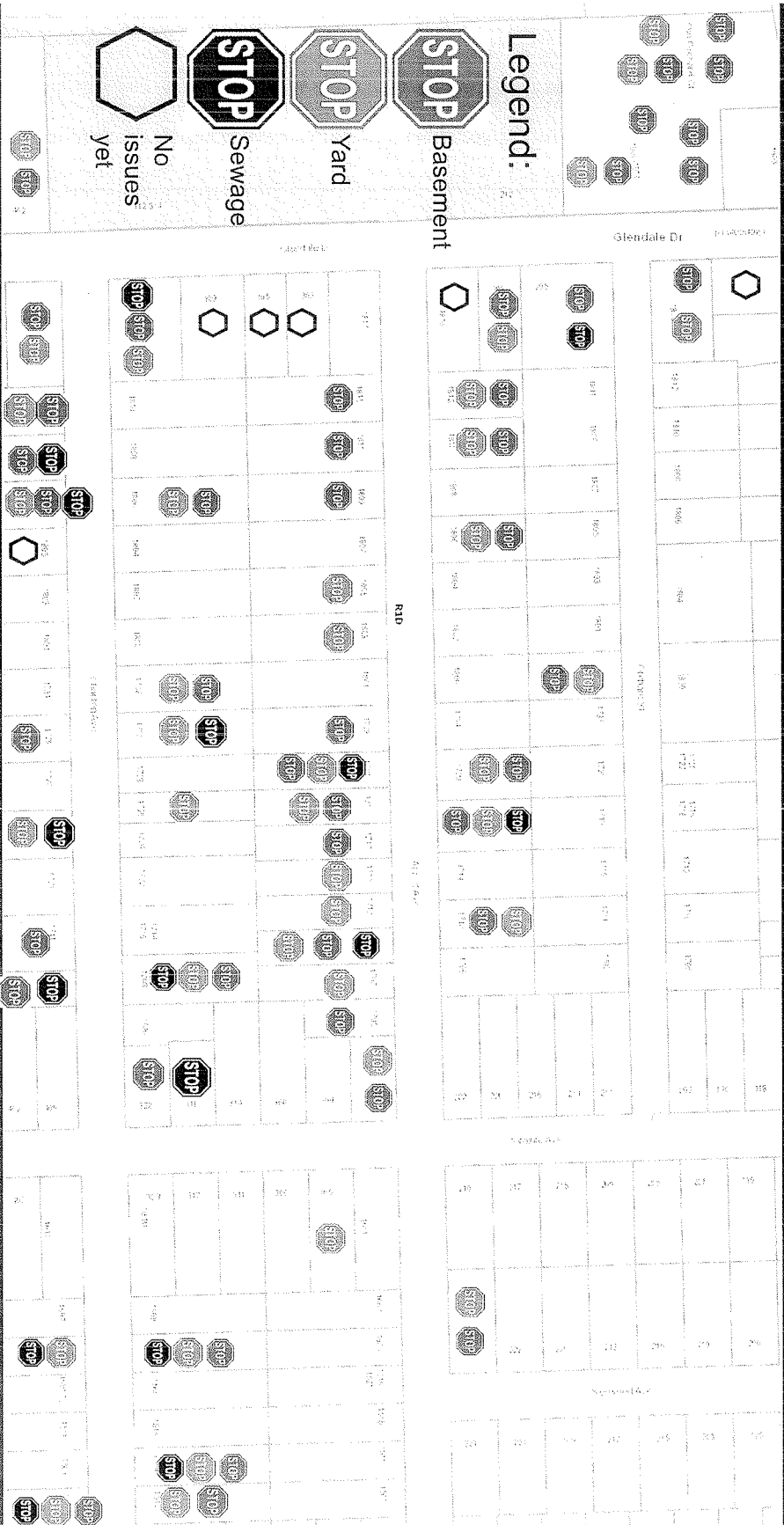
Total surveys	135	
Total responses	70	(52% of surveys)
Basement flooding	51	(73% of respondents)
Yard flooding	43	(61% ")
Sewage overflow	12	(17% ")
Extensive repairs due to water damage	18	(26% ")
Flooding in street adjacent	26	(37% ")

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,

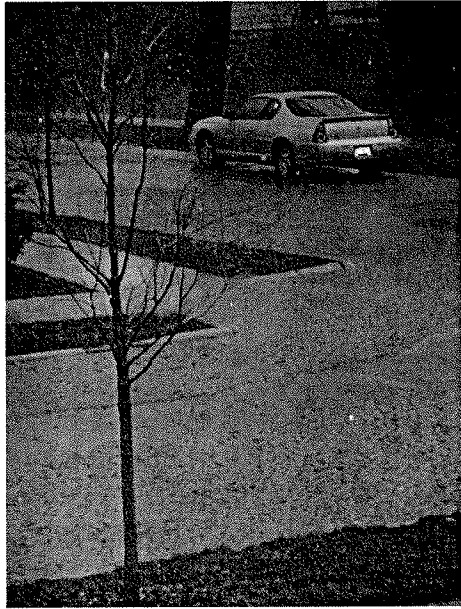
Diane Robins, 1900 Old Orchard Court
Kira Slovacek, 1916 Old Orchard Court

Location of homes and their issues from responders to survey (olive-colored area where legend is placed is the development site [Old Orchard])



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.



June 28, 2014
Planning Commission

RE: 312 Glendale Development Project

This project should NOT be approved due to the many unsolved and serious issues regarding the development.

I have reviewed the minutes from the previous Planning Committee meeting where this issue was discussed. I found an issue that I believe has not been addressed satisfactorily to the concerns of the neighborhood regarding flooding:

“Commissioner Giannola asked if they accounted for any of the water coming onto the site from upstream. Susan Bowers said that per the Washtenaw County Water Resources Commissioner code, they are not required to take that into consideration but that they are still reviewing it. Giannola asked if they were concerned with flooding onto the site. Bowers said that they fixed existing storm sewer lines to go through the site from Hillside Terrace.”

If the development is completed and these storm sewer lines from Hillside Terrace are reconnected the storm water from there will be flowing into our neighborhoods. If there will be more water flowing into our neighborhoods why is this not being taken into consideration?

Another serious issue has arisen regarding this development. It is proposed that retention and detention ponds be constructed on the site to deal with flooding issues. Several factors have come up regarding the safety, construction, maintenance, and effectiveness of the ponds. According to the site plan a detention pond is placed not at low elevation. Will it collect much water? And it is placed near the public ROW, an “attractive nuisance?”

How will the several catch basins work? There are no signs of grading needed to send stormwater to them. Will the ponds be monitored for public safety? Just because these ponds will be constructed does not mean there will not be any more problems with containing stormwater, especially because of the grading issues. There will still be more water that cannot be managed by these ponds and the water

will eventually make its way down the streets into the neighborhoods and cause flooding.

Documented unsafe conditions can occur under both dry and wet weather conditions. These range from readily apparent problems such as outlet pipes that are open (unprotected with trash/safety racks) to the less obvious concerns such as outflow pipes that are subject to overwhelming hydrostatic forces due to high headwater depths. A complicating factor is that children are often attracted to stormwater facilities and this poses special design challenges and risks.

Pond safety issues that do not involve drowning must also be considered. For example embankment slopes that are too steep can be hazardous to the public. In the past years a serious public health concern that has emerged is related to ponds that create mosquito-breeding habitats due to shallow and stagnant standing water, thus increasing the risk of West Nile virus to the adjacent community.

Other safety deficiencies in storage facilities have been noted. Outlets are open and unprotected, they lack trash/safety racks, the racks have openings large enough to pose a danger to the public and/or the racks are too close to the outlet to provide sufficiently slow flow velocities that will not impinge a person against them.

There is also concern about some conflicting information regarding these ponds that we have been given by different city authorities.

These are just examples of some of the problems that will be created for our neighborhood if this project is approved. Increased car traffic, pollution (both air and noise), loss of green space and trees, flooding, pedestrian safety, (especially children), and a host of other issues will occur if this project is approved. And most importantly it just does NOT FIT into this neighborhood-both in size and aesthetics.

Respectfully submitted,
Priscilla Parker
1706 Charlton