

December 2, 2016

Honorable Planning Commissioners,

Thank you for postponing the 312 Glendale Dr. site plan at your 11/15/16 meeting, and for the excellent questions you posed about it.

I think the 3 primary areas of your questions were: (1) stormwater, especially whether flow from the adjacent Hillside Terrace parcel is addressed in the Memory Care site plan, (2) ownership relationships between Hillside Terrace and 312 Glendale Dr., and (3) fit of this commercial building within the residential neighborhood, especially the "view" from across Glendale Dr.

(1) is likely the most critical question. I am not an engineer, but I can find nothing in the site plan documents that provides any indication that stormwater runoff from Hillside Terrace is included or addressed in the calculations of the stormwater detention / retention system proposed for the Memory Care facility at 312 Glendale Dr.

A July 3, 2013 letter from Scott Miller, P.E., Stormwater Engineer with the WCWRC to Ms. Susan Bowers of Bowers & Associates about the Glendale Condo proposal contains the following paragraph: "4. The regional topographic contours indicate the site to the west is located at a higher elevation than the subject site but is not included in the drainage area plan. Please revise the drainage area to reflect these flows or demonstrate that run-off is not entering the site from this location."

(2) ownership between Hillside Terrace and 312 Glendale Dr. is certainly intertwined, with a series of land transfers between individuals and different companies (Limited Liability Corporations -- LLCs). The June 20, 2016 site plan for Hillside Memory Care lists the owner/developer as Hillside Terrace Holdings LLC, 230 Huronview Blvd., in Ann Arbor. The Sept. 16 and Nov. 21, 2016 site plans list the owner/developer as Glendale Orchard LLC, 230 Huronview Blvd., in Ann Arbor. All site plans contain the same Statement of Interest in the Land: "There are several partners in the development. There is common ownership with one of the partners in the Glendale property and Hillside Terrace to the west."

According to the City Assessor's records the ownership of 312 Glendale Dr. changed on Oct. 22, 2014 from Jeffery S. Starman to Glendale Orchard LLC for the sale price of \$1. There is more history of ownership of this parcel below.

Also according to the City Assessor's records the owner of Hillside Terrace, 1939 Jackson Ave. in Ann Arbor, is GSB Holdings LLC.

The state of Michigan Licensing and Regulatory Affairs (LARA) website contains this information about these LLCs:

- Glendale Orchard LLC, ID #D7736R, Resident Agent Gerald A. Spears
- Hillside Terrace Holdings, ID #D0750D, Resident Agent Braley J. Hayosh
- GSB Holdings LLC, ID #B5358N, Resident Agent Bradley Hayosh
- GSB Development Company LLC, ID #D0964A, Resident Agent Jeffrey S. Starman.

Members / partners of LLCs do not appear to be in the public domain. With the intertwined history of these two parcels, it seems the "burden of proof" of separate ownership should be put on the Owner/Developer.

(3) New renderings showing the street view of the proposed building from Glendale Dr. have been submitted. These are from the sidewalk on the development (west) side, which does not accurately reflect the verticle view (elevation) from the east (residential) side of the street. The 312 Glendale property rises from the curb from about 2 feet at the south end to about 5 feet at the north end. Here is a photo taken from the orchard at the end of Abbott. It shows the height of the ground is well above the street level.



I thank you for taking the time to review this information (including the sales history below). And I urge you to vote to deny the site plan for Hillside Memory Care.

Lynn M. Borset
322 Virginia Ave.

Tracking Ownership: Hillside Terrace and 312 Glendale Dr.

From the Ann Arbor Property Search Website:

1939 Jackson Ave., Hillside Terrace, Home for the Elderly, Parcel #: 09-09-30-204-016

2015 Assessed Value: \$2,724,800

Property Owner: GSB Holdings LLC, 230 Huronview Blvd. A2 48103

Date of Last Name Change: 7/14/2014

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber / Page	Comments
3/31/2003	\$3,500,000	Q	Hillside Terrace, Inc.	GSB Holdings LLC	Warranty Deed	4243 / 634	

(Miscellaneous Information: Built in 1969. Zoned R4B, description "Commercial / Industrial Bldg.")

1939 Jackson Ave., Parcel #: 09-90-00-081-311 **Personal Property

2015 Assessed Value \$0

Property Owner: GSB Holdings LLC, 230 Huronview Blvd. A2 48103

Date Created and Date of Last Name Change: 5/18/2016

No sales history found.

(Miscellaneous Information: Property Class: Commercial Personal)

312 Glendale Dr., Parcel #: 09-09-30-204-021
 2014 Assessed Value: \$356,100
 Property Owner: Glendale Orchard LLC, 230 Huronview Blvd. A2 48103
 Date of Last Name Change: 03/27/2015

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber / Page	Comments
10/22/2014	\$1.00	U	Starman, Jeffrey S. (1)	Glendale Orchard LLC	Quit Claim Deed	5079 / 121	Recorded 2/13/2015
11/20/2003	\$1.00	U	Clark Francis D & Chapman Wendy E.	Starman, Jeffrey S.	Quit Claim Deed	4341 / 173	
3/28/2003	\$250,000	Q	Orchard Terrace	Clark Francis D & Starman, Jeffrey S.	Warranty Deed	4243 / 633	
8/24/1995	\$1.00	U	Hillside Terrace	Orchard Terrace	Warranty Deed	3169: 0883	
6/27/1994	\$1.00	U	Gateway Communities, Inc.	Hillside Terrace, Inc.	Warranty Deed	3011: 0491	

(1) In July 2014 the City Assessor's Owner Information for 312 Glendale Dr. listed Jeffrey S. Starman at 230 Huronview Blvd. A2 48103.

HillsideMemoryCare.doc