

**From:** Vince Caruso

**Sent:** Friday, November 11, 2016 9:10 AM

**To:** Kowalski, Matthew

**Cc:** Planning; glendale-action; Diane Robins; a2na

**Subject:** ACWG not support Glendale Street Hillside Terrace addition, for Planning Commission meeting 11/15/16

Mr. Kowalski, Planning Commission,

As the Coordinating Member and member of the Allen's Creek Watershed Group (ACWG) we would like to echo comments in Diane Robins email and attached letter (see below) as well as others in the neighborhood.

The ACWG **does not** support this development proposal.

We were involved in the city stormwater changes required at **Zion Church** addition on Liberty St. a few years ago. They added about 15% to the existing building and were required by the city to **bring the entire site up** to stormwater code. The church asked for a variance which we and many other neighbors did not support. We think **Hillside Terrace** (HT) should be required to **do the same** and meet code with this addition. In the previous proposal they submitted they stated that the drive along HT was **part of HT** property and therefore they needed access on Glendale. Now they are using HT access. They commented at the public meeting for the current proposal they could use the existing **HT back parking lot** but wanted to add some new parking near the new building. The owners were said to be part of the HT ownership as well. Will **workers be paid by and coming over from, and residents be coming over** from, HT?

Flooding from this site occurred when first built in the 1970's. Downstream homeowners settled out of court for money damages. Adding a new building and imperiousness in this area will cause flooding.

Homes to the **north of the site** are down hill and have had **flooding** from the site in its natural state and were forced to do owner payed landscaping to try to mitigate the flows. With a new building on site flooding will be worse.

Inappropriate development across the creek on Liberty St. from our house at 556 Glendale in early 2000's forced the **city** to spend close to **\$1/2M to mitigate flooding** issues in the new development. In our Fair Glen Commons private park space 7 landmark trees were cut down, the woodland half cleared and an open section of the **Allen's Creek enclosed** in a 5'x8' 1,000' long ugly pipe. Tax return on the new homes will be **35 to 40 years before** the increase tax is realized by the city. Many of the owner occupied homes at risk are now rental units with much less value then previously.

This orchard should be a **stormwater detention/park space** to mitigate all the flooding downstream, purchased with **Green Belt Millage** funds to create a green space for a very dense urban area with very little park space. The city Greenbelt Millage language requires **1/3** of the millage funds be used **inside** the city limits. Protecting existing green space and, reduce pollution and flooding are key goals.

The city paid for land locked green space next to Eberwhite Woods in recent years with **general funds**. No public access except through the schools land, or parking. Dicken Woods was also paid for mainly with **general funds** to prevent additional flooding in the Dicken area and create new green park space.

We asked our council members to ask for a meeting with the developer regarding a park option but **never** received a communication back from them.

The HRWC and UM/MSU/Health Dept of MI (not radical folks by any means) all agree in recent reports we must plan to the **500 year Floodplain** not 100 when the city just approved about 60 new homes in the floodplain (!), 52 with parking in the Floodway. Ann Arbor needs to head these warnings. Global Warming is

giving SEM much bigger rains to deal with even now. The **500 year** rain in the summer 2014 in Warren just missed us on it's way to Warren. The March 15, 2012 Dexter Tornado storm dropped **5-6" record rain fall** on Ann Arbor's south west side, a record for the city, in less than an hour.

Vince was part of the **Citywide Stormwater Study/Stormwater Advisory Group** effort that indicated **this area** as a **target area** for enhanced Stormwater management and relief. This neighborhood should not be put under more pressure for flood hazard.

The city needs to **protect** long lived **tax base** with any reasonable development proposal. We have many blocks of homes down stream of this site with major flooding as shown in the neighborhood survey presented to the PC and CC, and beyond this immediate neighborhood.

We see private owner efforts at West Gate Shopping Center with **rain gardens in the parking islands** to reduce runoff flows, unfortunately that reduction in flows will not effect the Glendale neighborhood.

The public meetings for the **previous proposal** for this site had the **largest turnout** of residents for any development proposal public meeting, the vast majority oppose the development. This proposal will have much the same impact. Ann Arbor Chronicle did a story on this discussion with the PC with many details - [Article Link](#) - and we ask these comments be added to this planning packet for the record.

Having the **back of this building** facing our neighborhood is not appropriate and will lower our property values and 'uglify' the area lowing the tax base. This is not an appropriate development for a single family residential neighborhood.

Once again this site is too small for the proposed development and should be set aside as a stormwater detention/park space using Green Belt Millage and preserve the extensive tax base and wonderful neighborhoods down stream of this site.

Please see our [ACWG.ORG](http://ACWG.ORG) web site for our **Allen's Creek Watershed Management Plan** - Michigan Department of Environmental Quality (MDEQ) Approved, as Appendix L of the Watershed Plan for the Huron River in the Ann Arbor-Ypsilant Metropolitan Area and other information.

Sincerely,

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