

July 15, 2013

Ann Arbor City Planning Commission  
Ann Arbor City Council  
Larcom City Hall, Council Chambers, second floor  
301 E. Huron St.  
Ann Arbor, MI 48104  
[\(734\) 794-6161](tel:(734)794-6161)  
Fax: [\(734\) 332-5966](tel:(734)332-5966)  
[planning@a2gov.org](mailto:planning@a2gov.org)

Re: Glendale Drive Condominium Proposal

Greetings. I am writing on behalf of my mother, Griselda Cuadros, 1720 Abbott Ave., Ann Arbor, in regards to the proposed Glendale Condominium project and the issues storm runoff and drainage for residents below the project. My family has lived at 1720 Abbott Ave., since 1965 and we have an extensive historical connection to the neighborhood having seen it transformed over the many decades we have lived there. My mother is currently 86 years old and is the owner of the home at 1720 Abbott. She is too elderly to come and speak to you tonight and so we have asked our neighbors to speak on our behalf.

1720 Abbott Ave., and the other homes on this block represent the historic Old West Side neighborhood of Ann Arbor. In 1965 when my father, Alberto M. Cuadros purchased our home on Abbott Avenue, the neighborhood consisted of hard working class families who were employed by the university as staff or who worked in manufacturing or other blue collar work. The Old West Side of Ann Arbor represents a time in America when working people and their families were provided a means to move up the ladder and do better than the previous generation. My father, an immigrant from Peru, arrived in Ann Arbor in 1960 and lived and worked as a janitor at St. Mary's Student Chapel. In a short time he brought his family to Ann Arbor and found a new job at the university and purchased the home at 1720 Abbott Ave.

During the 1970s, our house began to experience flooding in our basement. Storm water runs from the top of the Glendale Condominium project down Abbott, Orchard, and Charleston streets. Homes at the bottom of these streets saw frequent flooding and drainage issues. My father met with several contractors to see what could be done to prevent flooding of our basement after heavy storms. His solution was to grade the backyard, elevating it and preventing the storm water from leaking into the house or from coming in through the back concrete porch and door. I remember several truckloads of sand and dirt being applied to our yard to prevent the flooding. This solution worked for many decades, as we no longer experienced flooding in the basement.

However, in the past three years, our basement has experienced flooding again. We don't know why this problem has reoccurred but we suspect that over the decades, erosion, construction, road repair, wear and tear, age, have all taken their toll on the neighborhood's storm drainage

system to deal with storm water. Storm water is once again collecting at the bottom of Abbott, Orchard, and Charleston streets.

The Glendale Condominium project represents a problem in terms of mitigating and preventing future flooding of homes at the bottom of this project. The Planning Commission and the City Council should carefully consider the impact on the long-time residents of this neighborhood, people who have paid property taxes to the city over a lifetime, contributed to their community, and created a neighborhood that has become attractive for developers. The Old West Side has become a very desirable neighborhood for families to buy homes and raise families to be in such close proximity to downtown Ann Arbor. The city needs to consider the storm water drainage issues for these blocks like Abbott and Orchard streets and develop a plan with the Glendale Condominium Project developers to deal with it. Now is the time before ground is broken to consider the impact of this project to existing and long-time residents of the neighborhood.

Most of all the City Council needs to consider whether this project as a whole is a good fit for the Old West Side and the traditional single-family homes that occupy the neighborhood. Condominiums seem strangely out of place for the tree-lined streets of the Old West Side. The Council should carefully consider whether this project is a good fit, philosophically, traditionally, what the neighborhood has been and what the neighborhood has represented for its residents and the city. The question to consider is whether this development is an organic outgrowth of the nature of the Old West Side or an opportunity to shoehorn a project simply because of its proximity to downtown Ann Arbor.

Thank you for your time and consideration.

Griselda Cuadros  
1720 Abbot Ave. Ann Arbor, MI

DATE: July 16, 2013

TO: Ann Arbor Planning Commission

FROM: Lynn M. Borset, 322 Virginia Ave.

RE: Speaking for the Trees, 312 Glendale Dr. condo development site plan

This is to supplement comments I plan to make at the July 16, 2013 Planning Commission meeting.

I am a member of the Advisory Committee for the development of Ann Arbor's first Urban and Community Forestry Management Plan.

An inventory of 312 Glendale shows there are over 60 trees on the property. The vast majority of them are 10 or more inches in diameter, therefore they provide the benefits of mature trees. Over 80% of these trees are to be removed to accommodate the proposed condo development.

Quoting from the Ann Arbor's forestry website:

"Trees reduce stormwater run-off, improve water quality, reduce energy demand, offset carbon dioxide emissions, improve air quality and provide other benefits associated with aesthetics, increased property values, and quality of life."

"Stormwater run-off is the most prevalent water quality problem in the nation. One 16" sugar maple tree can intercept 1763 gallons of stormwater run-off each year."

"Trees in the urban environment decrease the quantity of stormwater run-off and improve the quality of run-off that eventually reaches local lakes, streams, and reservoirs."

Using the calculator available from the City's forestry website I calculated the annual value of a few of the existing trees on the "old orchard."

A 20" diameter apple tree: intercepts 1,578 gallons of stormwater for an annual value of \$12.62, and reduces carbon dioxide levels by 245 pounds per year valued at \$10.08 annually. There are 17 apple trees, ranging from 8 to 20 inches in diameter on this site.

A 10" diameter black walnut tree: intercepts 1,132 gallons of stormwater for an annual value of \$9.06, and reduces carbon dioxide levels by 360 pounds per year valued at \$10.15 annually. There are 24 black walnuts, ranging from 9 to 28 inches in diameter, on this site. That is 27,168 of stormwater mitigation, 8,640 pounds of reduced carbon dioxide levels, for a combined annual value of \$461.00.

Loss of these trees will cause both aesthetic and economic losses for this neighborhood.

TreeCommentsfor071613 PlanComm.doc

**From:** [vrcaruso@comcast.net](mailto:vrcaruso@comcast.net)

**Date:** July 12, 2013, 11:54:20 AM EDT

**To:** [JThacher@a2gov.org](mailto:JThacher@a2gov.org)

**Subject:** 312 Glendale Dr. Proposed Development

Ann Arbor Planning Commission,

I would like to make comments on the proposed project for **312 Glendale Dr.**

The Allen's Creek Watershed Group ([ACWG.ORG](http://ACWG.ORG)) and others are requesting a **watershed study** before this development is allowed to proceed. A study has been in the CIP since 2008 and was to occur in 2010 but was postponed. Extensive flood hazard exists in this neighborhood and in the watershed as a whole. Most of the neighborhood groups on the westside have signed on to the need for such a study.

The flooding issues facing this neighborhood is very similar to others in the Allen's Creek watershed, being very flood prone and the flooding issues not very well understood by city planners.

Examples of this are many and include:

- The water issues **survey** done by the Glendale residents show extensive water issues with **over half** of those surveyed in an about four block area having water problems including over 11 having sewage in basements.
- The fresh water runoff (stormwater) from this area will flow into the **West Park** area. The West Park stormwater project of 2012 at a cost of \$2.2M was 'blown out' within one year in a mid-sized rain event (1.6"). After this event an additional \$1.2M was spend to partially retrofitting the project.
- The **North Main Affordable House** project in the floodplain, not supported by the ACWG, was canceled after a new floodplain map showed the property was farther in the floodplain and floodway than planned. The existing 6 buildings with affordable units were lost due to neglect.
- The **Liberty/Glendale development** forced the city to spend about \$1/2M to cut down a large part of a private woodland and pipe a section of the Allen's Creek because a development was allow to be built on a steep slope to close to an very high flowing creek.
- The **Homeless Shelter** initial plan was scraped due to private citizen and the ACWG showing the plan violated federal and state regulations by being in the Allen's Creek Floodway, was redone at about \$1M loss and many months delay, and the final design violated many city regulations contrary to initial statements of the planners.
- The Allen(s) Creek **Greenway Park** effort is a effort to mitigate with these very important flood hazard conditions.
- Many other examples exist to indicate a need for much better understanding of the flood hazard.

The **Green Streets** effort the ACWG has worked on with others (currently 4th, Madison, Miller, Sylvan, Forest, Willard, Liberty, Packard) is an **first in Michigan, and very early effort nation wide**, attempt by the city to deal with the current flood hazard.

**Climate change** for Michigan is causing much more intense rain events as predicted by national and U of M studies. The March 15, 2012 event was a 5-6" by NexRad estimates (see below) for the southwest side of the city and would be the **largest rain event on record** for Ann Arbor, and happened in about an hour. It was predicted to go through the center of the city. 100 and 500 year rains are much more common in the lower Michigan areas, we have many similar recent large rain event NexRad estimates for lower Michigan.

**Public health safety** and welfare are clearly at issue here with sewage and stormwater flooding issues un-addressed for the neighborhood and down stream neighborhoods.

The public meetings held by the developer did **not invite or include** the residents of the adjacent property to the west at **Hillside Terrace**. The residents (assisted living residents, with a existing active resident group formed) should have been invited to provide comment. We made comment to this effect at the Public Meetings.

**Grading issues** with the current design should not be allowed due to the danger it poses to homes to the north. These homes have spent extensive private funds to redo the grading to stop flooding of their homes from higher up the hill to the south. This design exacerbates this issue. With the grading and design **tree removal** by the developer in the current plan seem excessive and should not be allowed.

**Extensive grading** of this rolling site are unacceptable based on city code. Smaller buildings, single family, would require much less grading and loss of existing topography.

The developer stated at the first public meeting that '**all stormwater would be retained on site**' until questioned by the ACWG. It was then they corrected the comment later in the meeting.

This area has **existing very high density housing** and the need for higher density is not an issue for this neighborhood. Apartment and condo units are very well represented to the west and north of this neighborhood.

Thank you,

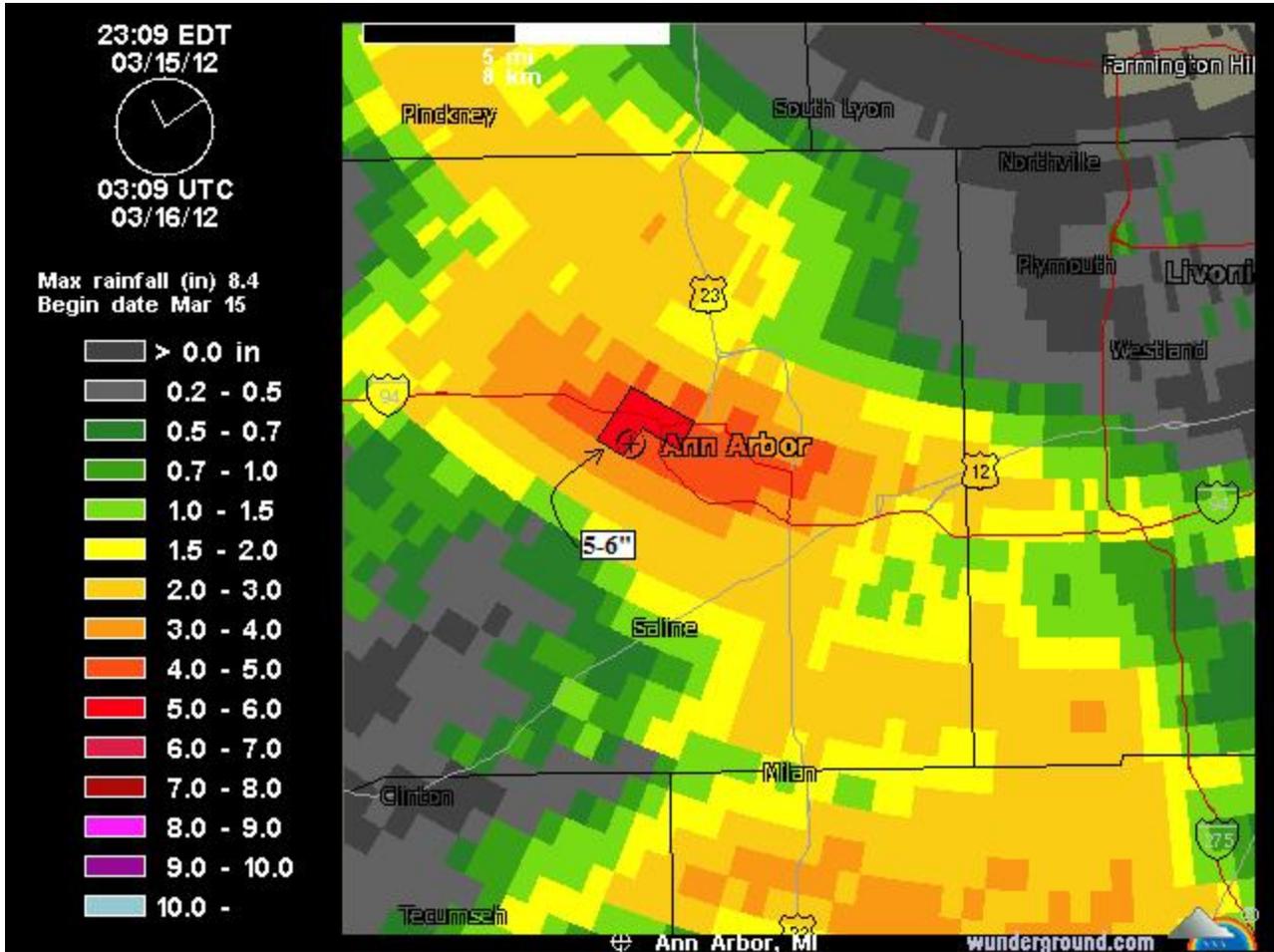
Vince Caruso

Coordinating Member

Allen's Creek Watershed Group (ACWG)

[ACWG.ORG](http://ACWG.ORG), ACWG MDEQ, County and City Adpoted Watershed Management Plan

[vpc@acwg.org](mailto:vpc@acwg.org) or [vrcaruso@comcast.net](mailto:vrcaruso@comcast.net)



NexRad, ACWG (ACWG annotation)

**From:** [Mary Cronin](#)  
**To:** [Thacher, Jill](#); [Anglin, Mike](#); [Warpehoski, Chuck](#)  
**Subject:** 312 Glendale Project  
**Date:** Thursday, July 11, 2013 1:47:20 PM

---

Since my husband is having eye surgery on Tuesday, I may not be able to make the planning commission meeting. In the event we can't attend, here is a list of our concerns:

1. **Stormwater/sewage drainage.** Our neighborhood is constantly dealing with water/sewage backups and flooding during heavy rains. All our homes sit downstream from 312 Glendale. How can we be assured that a development on this site wouldn't add to our already costly water issues? Will the city step in and upgrade our drains/sewers? How much extra would that cost to the city and to us?

2. **Traffic.** We live on Charlton, four houses from Glendale. We already have people racing down Charlton as a cut through to Jackson Rd. If the access to this development becomes an extension of Charlton, I can see the traffic increasing. Our neighborhood has a lot of children and seniors. One neighbor already had road bumps added to Glendale because of a special needs child. Despite this development being targeted to "empty nesters" they all will have at least one car. And just because they are "empty nesters" that doesn't mean they won't go anywhere. So this development would add more traffic to a predominantly quiet family neighborhood. Then what happens if Jackson goes to two lanes? We already often have a long wait to turn left onto Jackson from Glendale if there is heavy traffic on Jackson. We'll end up with a long line of cars on Glendale waiting to get onto Jackson.

3. **Change to the neighborhood.** As I said, this is a quiet neighborhood. Some have lived here for over 40 years. Although there are apartments and condos surrounding this property, they have been there for years. New homeowners bought into the neighborhood thinking it had a certain look and was a nice place to retire or to raise children as it is close to Eberwhite and Slauson. This development will forever change the character of it. The issues above may make people move and then you'll end up seeing more and more rental homes, which mostly aren't that well maintained. The developer already is in the rental property business. If these condos don't sell, how can we be assured they won't revert to rentals? He hasn't maintained the two homes on the property now.

Finally, why do we need more condos anyway? I'm not against progress, I like the new condos at Montgomery/Bemiji as they replaced some old not so great looking ones. But can't we keep some parts of Ann Arbor the way they are? The orchard is a nice respite in a busy world. I imagine the senior citizens at Hillside Terrace enjoy looking out at it. Now they're going to look at the backs of condos? Why can't the city buy the property and make it into a pocket park and sell the two houses to someone who would like to fix them up and own them and not turn them into rentals?

Mary Cronin  
1807 Charlton

Mary Cronin  
734-668-7239  
[www.marycronindesign.com](http://www.marycronindesign.com)

Mary Cronin  
734-668-7239  
[www.marycronindesign.com](http://www.marycronindesign.com)

**From:** [Charles Dunlop](#)  
**To:** [Thacher, Jill](#)  
**Subject:** Comments on Proposed Glendale Condo Project  
**Date:** Wednesday, July 10, 2013 10:43:26 PM

---

As a resident of Glendale Circle, I am writing to express my opposition to the proposed condo project on Glendale. Adding sixteen units to the current population density would have a severe negative impact on our area. First, 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 things currently stand, there is often a significant wait to turn onto Jackson from Glendale, even if there is no lineup of cars. Adding a 16-condo unit will significantly exacerbate this problem.

A further concern is the water run-off. It's impossible to replace the current green-space with concrete driveways and asphalt shingles without creating a negative consequence for water drainage. 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 neighborhood already has a solid mix of condos and single-family homes. I understand that the current administration is eager to increase mixed-use housing in Ann Arbor, but our area has already achieved that objective.

Thank you for your consideration.

Sincerely yours,

Charles Dunlop  
555 Glendale Circle  
Ann Arbor, MI 48103

1916 Old Orchard Ct  
Ann Arbor, MI 48103

July 11<sup>th</sup> 2013

**RE: 312 Glendale – Condominium Project**

To the Ann Arbor Planning Commission,

We are writing with respect to the proposed Condominium project appearing before Planning Commission on July 16th 2013 entitled “312 Glendale” project.

To date we have written and presented our concerns to the department of city planning on several occasions, we have also attended the two citizen participation meetings. While we’re pleased to note that the developer has addressed a number of concerns raised during these two meetings, there remain several issues that have not been addressed and, in some cases, ignored. Until satisfactory due-diligence has been carried out on this project, we **strongly urge the planning commission to deny approval of this development**. Failure to consider our neighborhood requests and concerns could ultimately lead to legal action between the city council and the residential group with which we are associated.

Attached to this letter is a presentation that we gave to city staff on May 3<sup>rd</sup> 2013. The salient points are summarized below:

**1) Water survey data indicates serious issues in the downstream area adjacent to the proposed development**

The Neighborhood Survey conducted by concerned residents highlights the severe issues of flooding related to storm water run-off and sewage overflow. These issues greatly impact the health and safety of the residents in our neighborhood. This development will exacerbate preexisting flooding and sewage overflow and tax the already tenuous infrastructure of our neighborhood. We don’t want to end up in the same position as Lawton.

**2) Steep hills in the north east corner**

The proposed site plan which includes a massive loss of permeable land, steep roof gradients and proposed grading changes in the north east corner of the site, will result in storm water run-off onto our property located directly downstream of the buildings. This storm water run-off will cause flooding in our basement. City code has governance surrounding listed steep slopes, no regard for city code is shown in the submitted plans.

**3) Zoning**

The zoning of this site was changed in the past 10 years by the developer, nobody in the

neighborhood was notified. The zoning changes are dubious and possibly questionable from a legal perspective. Until the zoning history is fully investigated the project should not be approved. From a residents perspective we would have opposed these zoning changes, and advocated for single family dwellings only.

#### **4) Significant Neighborhood Impact**

This development radically changes the very aesthetic of the neighborhood and topology of the land. City code implies that there should be no significant changes to the natural features of the land (specifically hills and trees), yet the hills and trees are tremendously impacted by this development; of the original trees on the site (probably greater than 50) only four trees will remain with the current plans, new trees and shrubs will be planted but this is absolutely unsatisfactory when looking at this land from a neighborhood perspective, again it just doesn't fit with this neighborhood. The land has also been used by many people, especially mothers with children to safely access Charlton Road (west of the orchard) to reach Westgate, in lieu of using busy Jackson road. A request by City staff for a pedestrian walkway was dismissed by the developer.

#### **5) Town and country planning**

The purpose of town and country planning is to ensure that proposed developments "fit" with the surrounding area in an environmental and aesthetic way. The proposed "super structures" are in no way similar to the single family dwellings of the neighborhood. The orchard has always served as a buffer between Hillside Terrace (to the West of the site) and other structures to the south of the site, developing the Orchard in this manner negatively impacts the very essence of this neighborhood. This development in an area such as Burns Park, Barton Hills, or Arbor Hills would never be approved (fit and function), so why is it being allowed in this charming west side neighborhood? (Please see zoning questions above).

#### **6) Traffic**

The Glendale/Jackson intersection is already an accident hotspot, proposed changes to Jackson lane configuration will exasperate traffic and exit of traffic from Glendale onto Jackson (especially when heading west) and this development will just make matters worse. As parents of two young children we share a concern with many parents in this neighborhood of increased traffic flow and the safety of our children. City of Ann Arbor has already installed three speed bumps because of the pass through nature of this road from Liberty to Jackson, this in our opinion is already an acknowledgement that this is a traffic safety area (yet another reason why the zoning is so incorrect for this neighborhood).

#### **7) Green space**

It is our understanding that the city of Ann Arbor has funds allocated for green space and parks as part of the master plan. Preserving the land at 312 Glendale and turning the orchard into a park presents an opportunity for the city to maintain green space, protect against further flooding and enhance the Greenbelt. This site should seriously be considered for these funds.

## **8) Community participation**

We have yet to receive a satisfactory answer to this question; why were the residents of Hillside Terrace not yet notified of this development (no cards were received and there was no participation by residents at either of the citizen participation meetings)? Perhaps a reason for this omission is that the developer (Jeffrey Starman) is the owner of Hillside Terrace (through GSB Holdings LLC) which presents a conflict of interest.

While we respect the right of the land owner to develop this land, it cannot and must not come at the expense of the residents in our neighborhood. Ownership of land does not give the developer/owner nor city council carte blanche authority to build whatever they like without due consideration for the concerns raised above.

As a tax paying citizens, we implore the planning commission to reject this application until all environmental effects of the proposed development related to health and safety, specifically storm water drainage and sewage, are studied and fully understood. We request that a plan more in keeping with this neighborhood is submitted, and ultimately a review of green space within the city of Ann Arbor and not developing this land would be favored.

Sincerely,

Ian J Hubert (BEng, CEng, MiMechE) & Kira A Slovacek



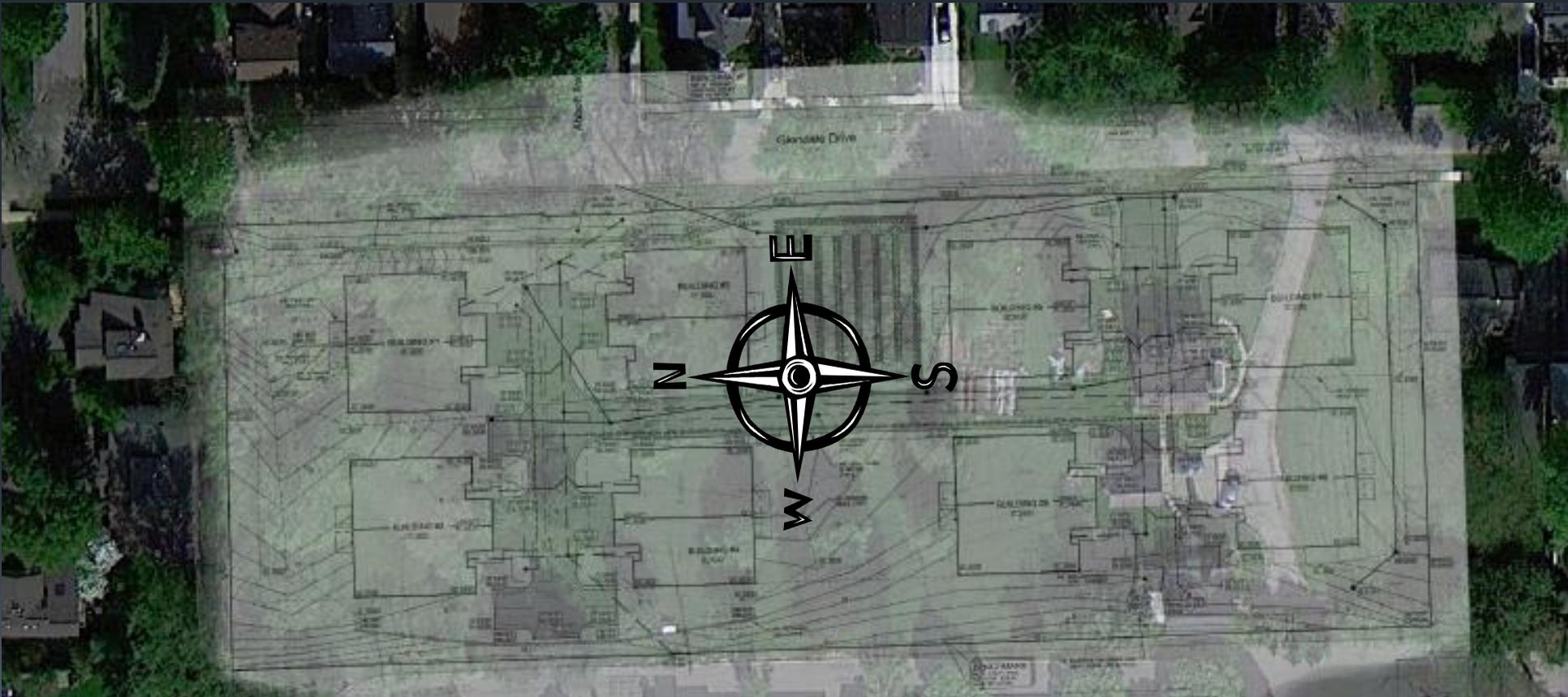
# Why Grading is so Important

Glendale Orchard Condominiums  
File Number: SP13-010

Ian Hubert – [ihube@hotmail.com](mailto:ihube@hotmail.com)

# Background

- Which way is North?

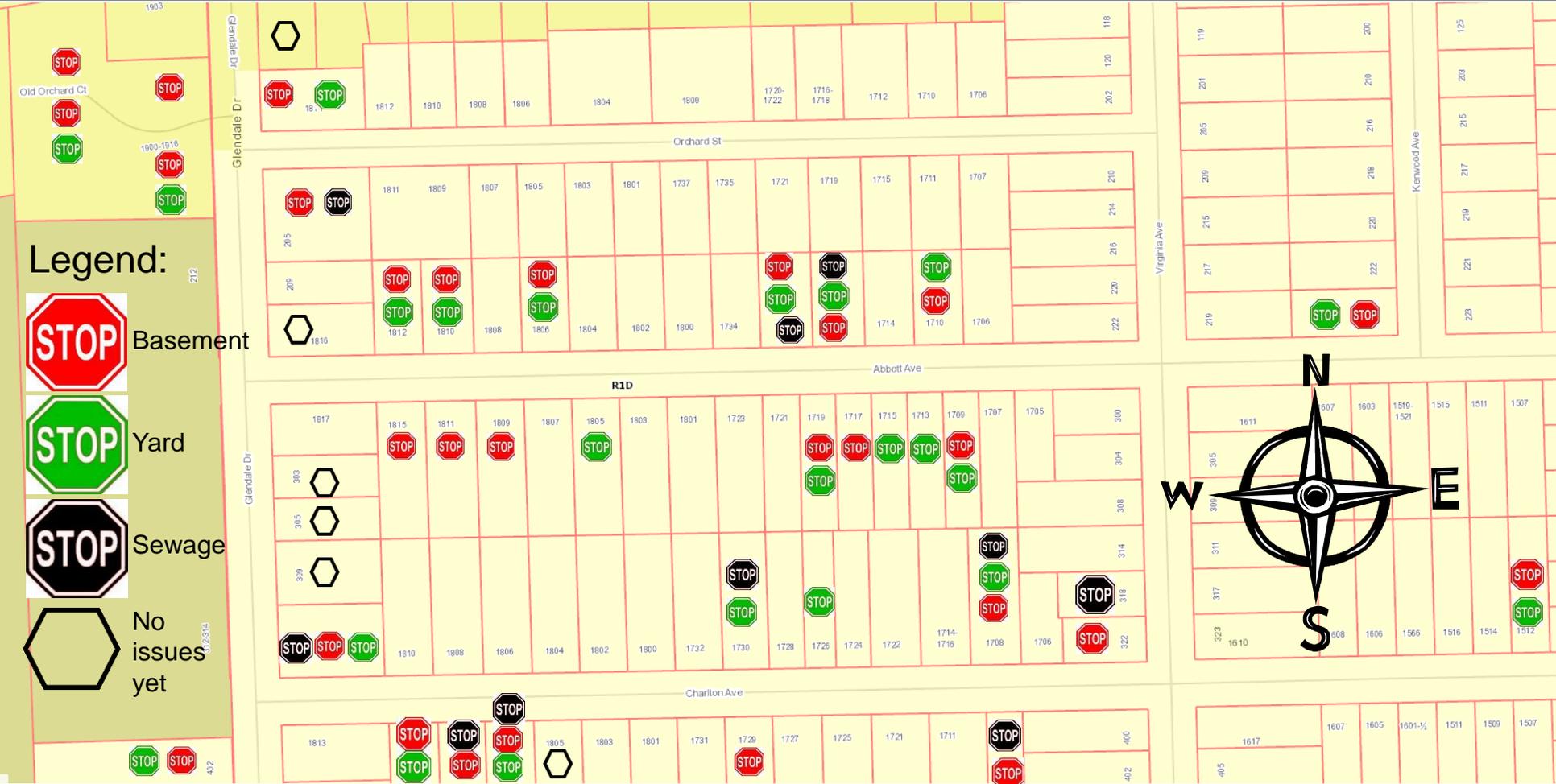


# Background

- Current issues, **West to East** runs down hill

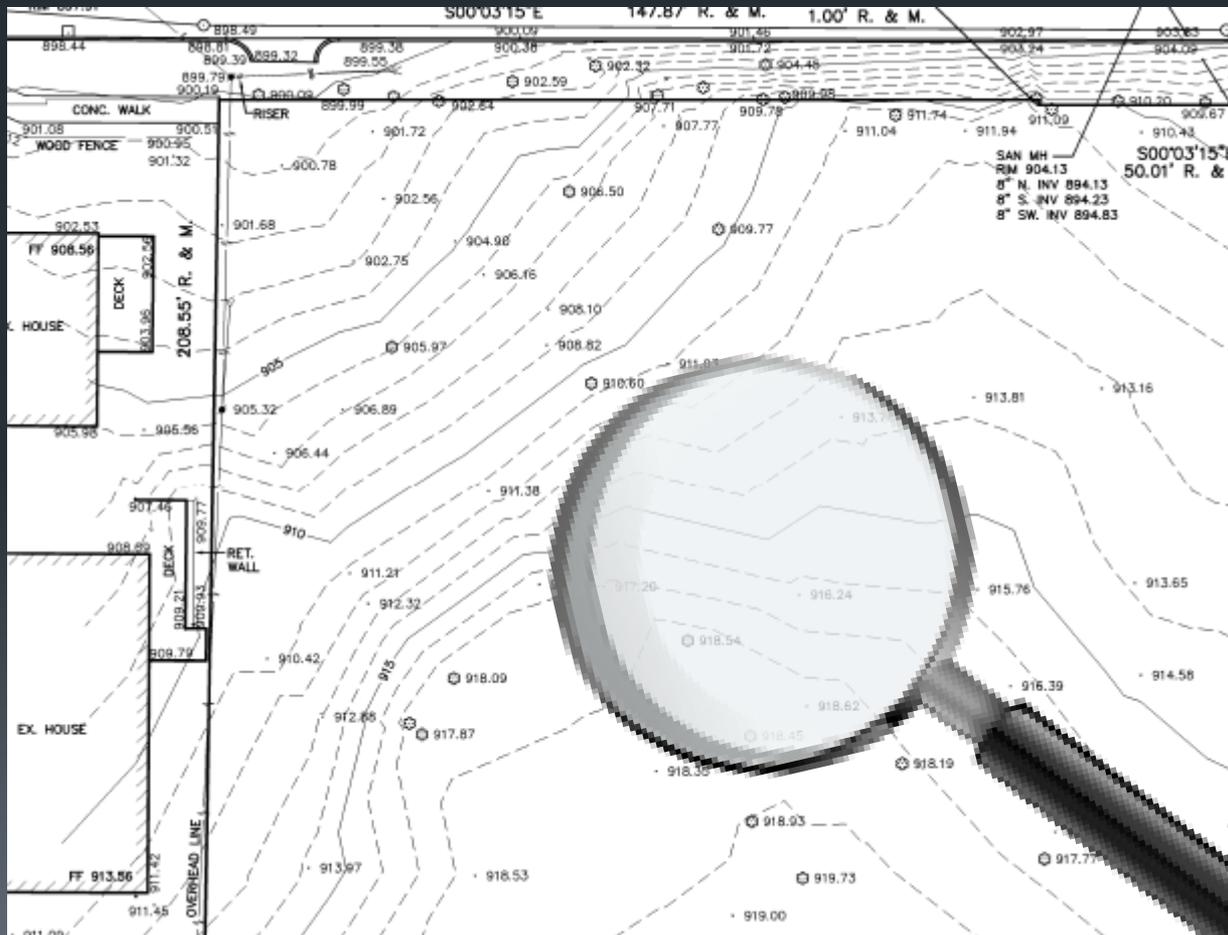
Legend:

-  Basement
-  Yard
-  Sewage
-  No issues yet



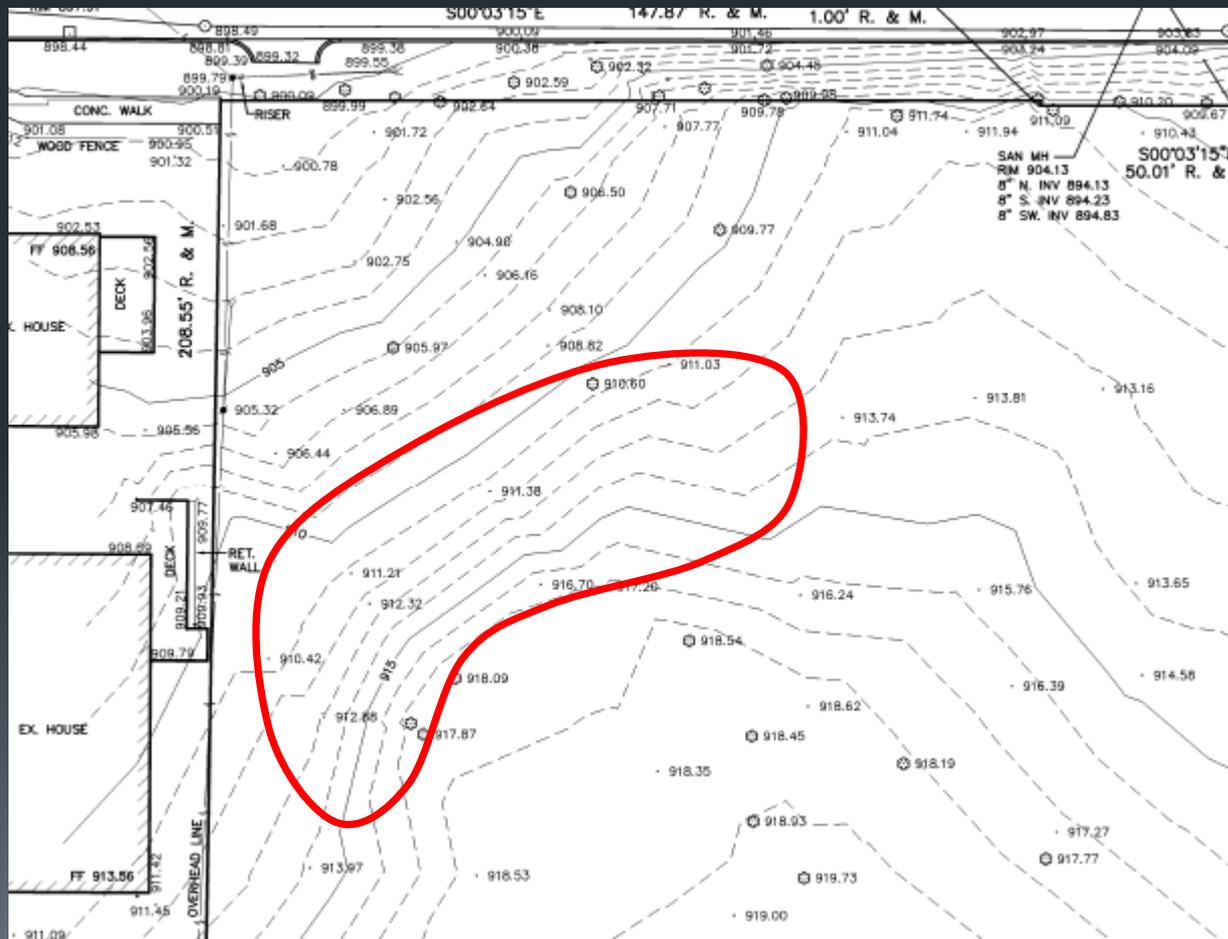
# Grading Concerns

- The north east corner of the proposed plan is where the gradients are highest



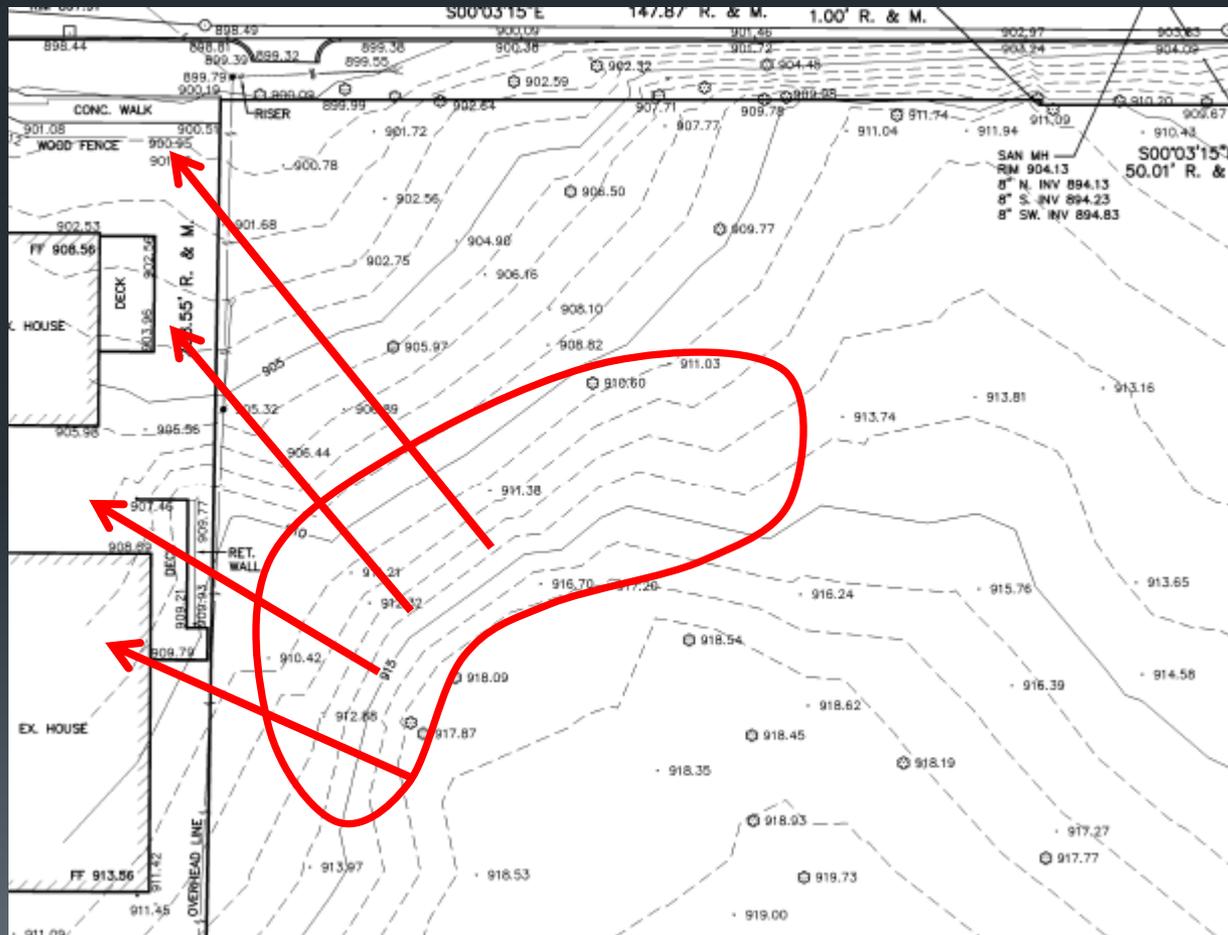
# Grading Concerns

- Gradient approaches 25 to 35% in certain areas (extremely steep)
- Gradient forms a natural circular ridge as shown below:



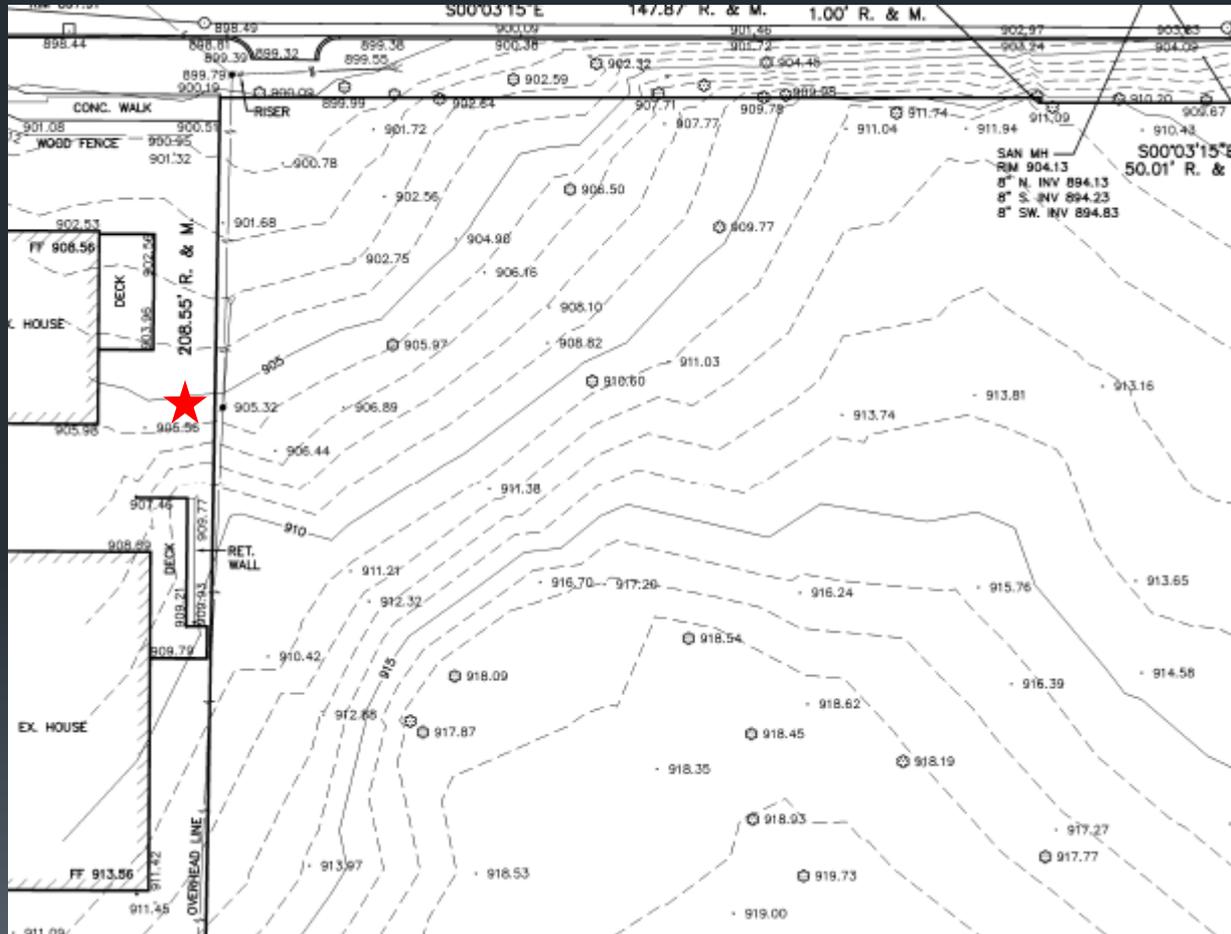
# Grading Concerns

- Water run off is perpendicular to the to the hill (assisted by gravity on the steeper gradients):



# Grading Concerns

- The following photo was taken from here ★

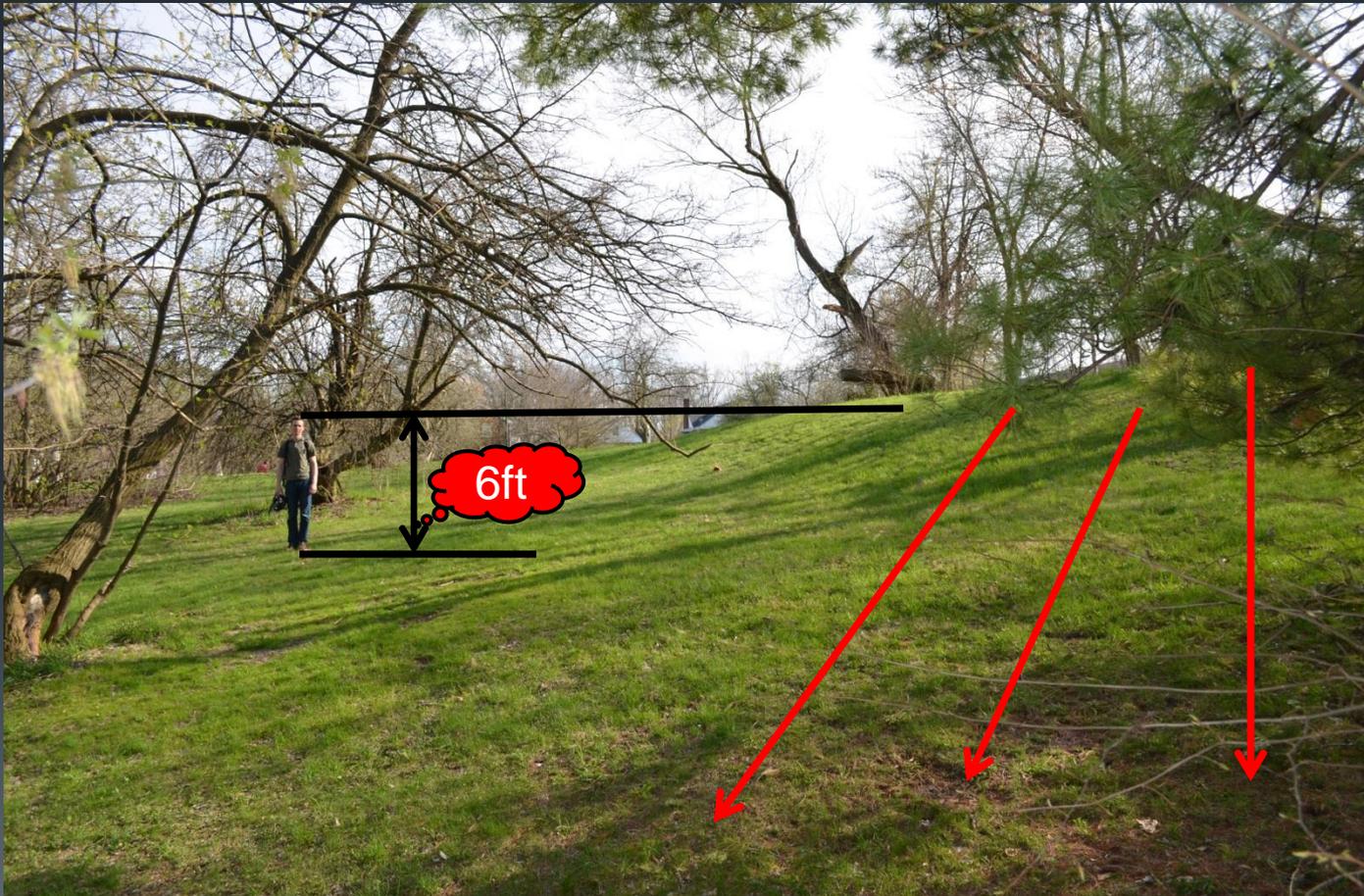


# Grading Concerns

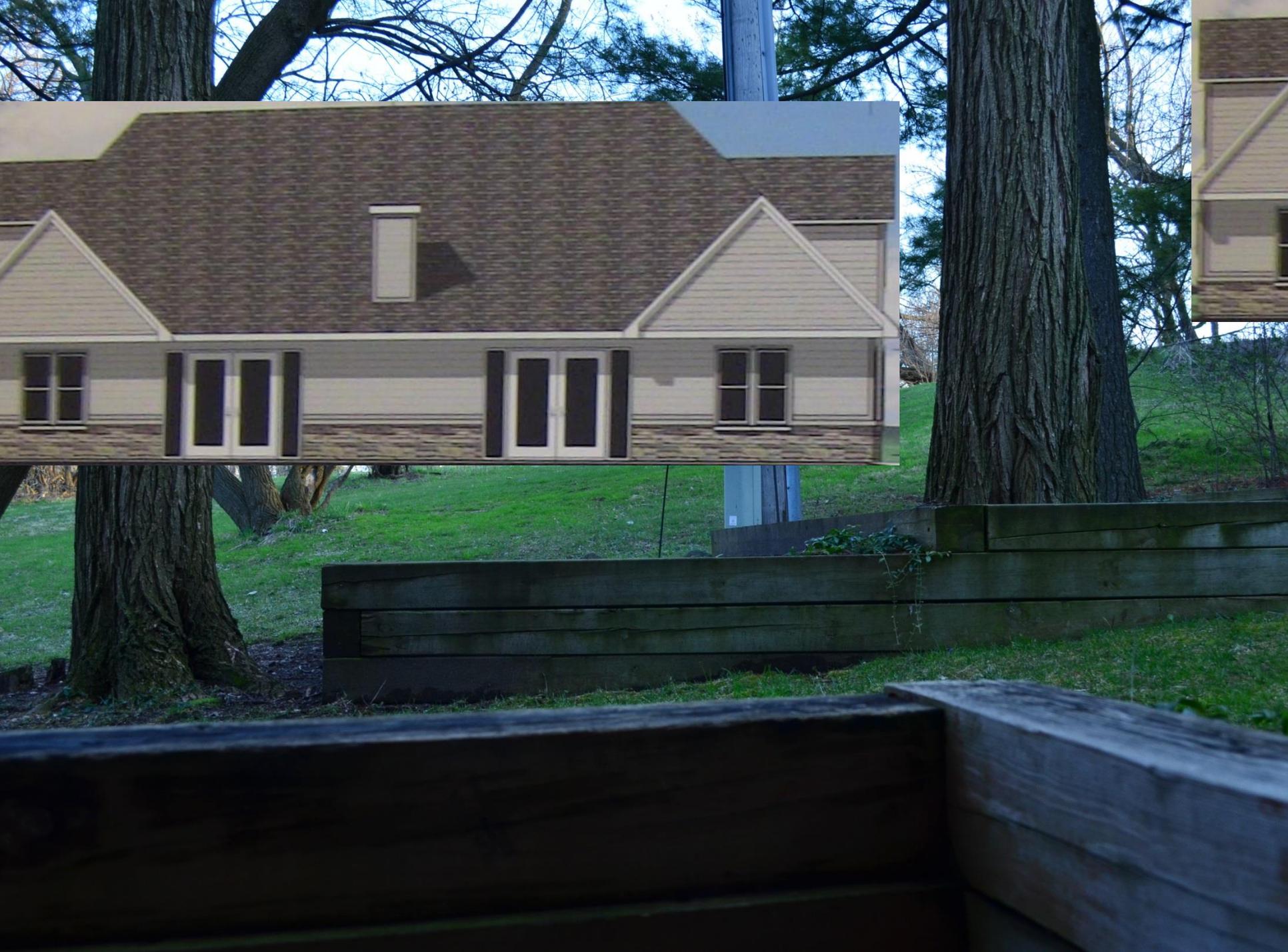


# Grading Concerns

- The position of Robbie is approximately where the back of building number 1 is located
- Arrow shows water runoff into existing structures



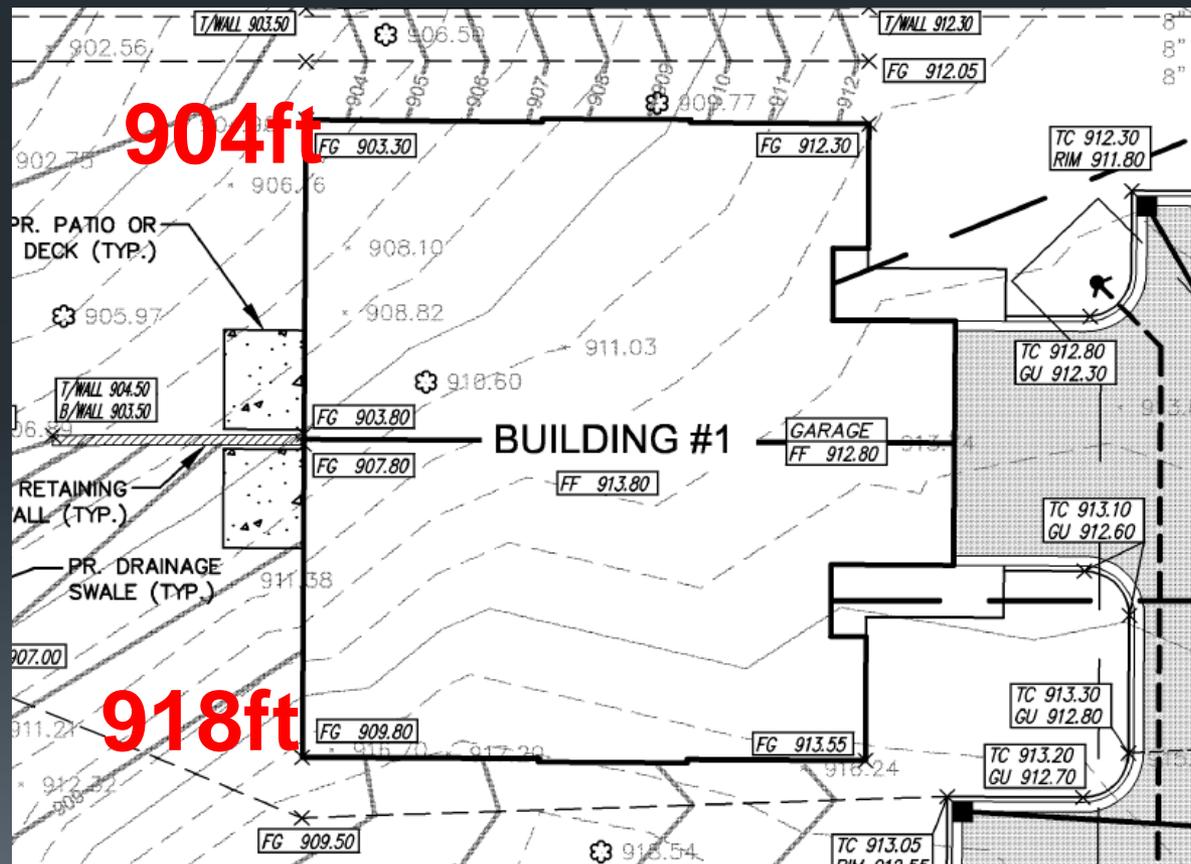






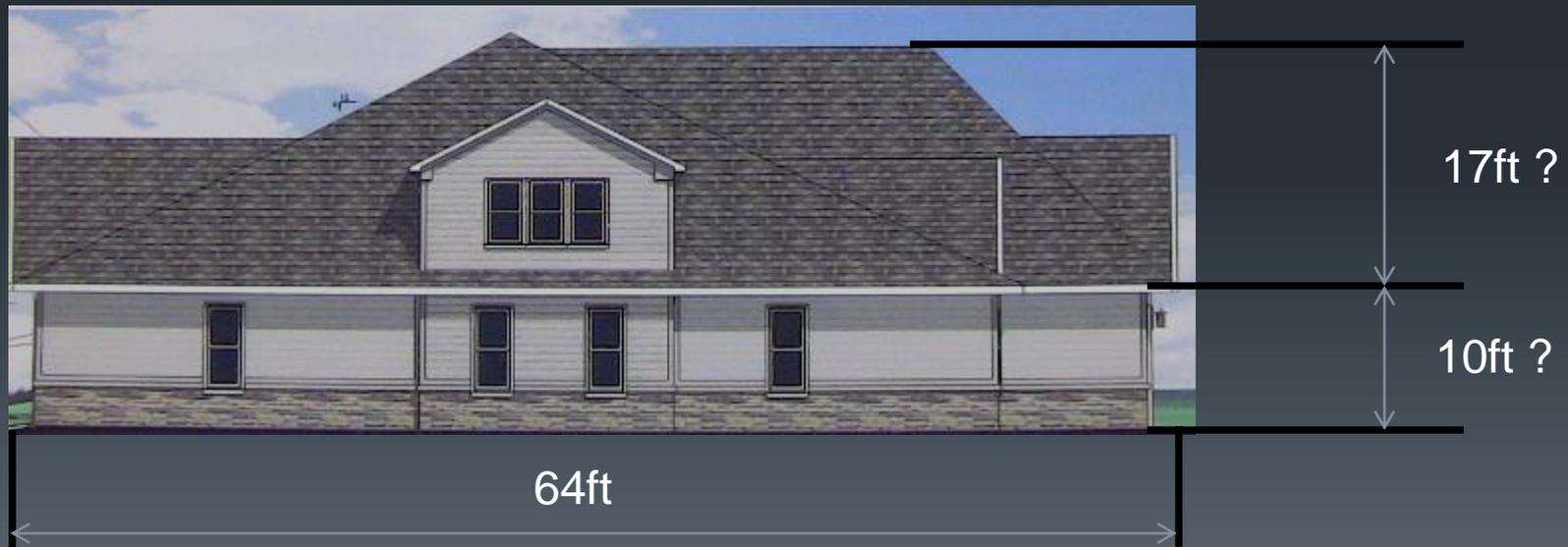
# Grading Concerns

- Building 1 will have a height difference from it's NE corner (904ft) to it's NW corner (918ft) of approximately 14ft (equivalent to 1.5 stories):



# Grading Concerns

- “Significant” loss of permeable land exasperates the problems with water runoff
- Building footprint (64ft x 60ft)
- The proposed gradient of the roof structure is quite steep ( $17/(64/2)$ ) ~ 50% (estimate)
- Changes in climate (drought/rain) tend to make plan even more concerning

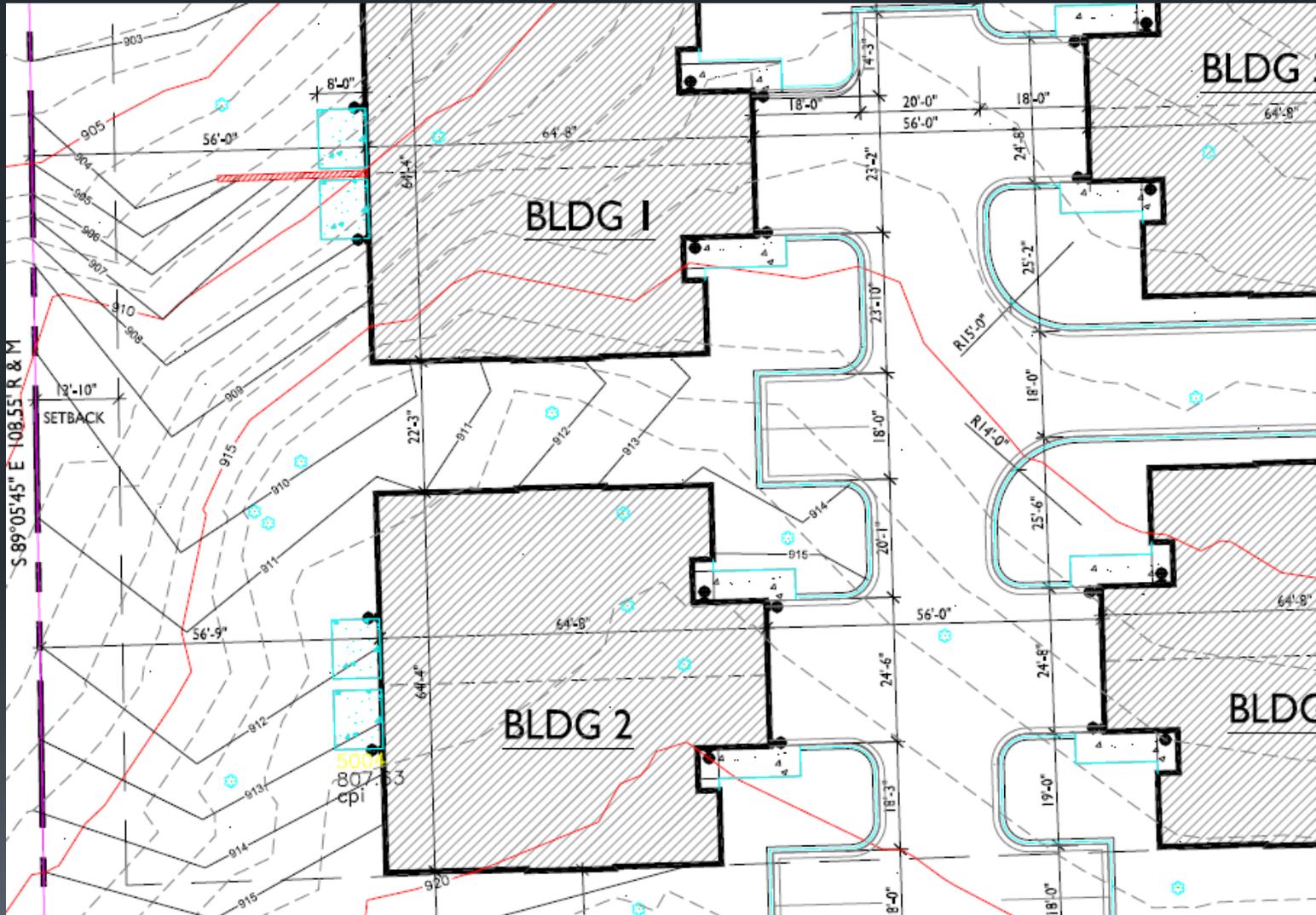


# Grading Concerns

- Rainfall on the proposed roof combined with the loss of permeable land and the direction of the existing topology is a disaster for existing homeowners:



# Swale?



# Grading Concerns

- **Kerry Gray's** review:
  - *"There are steep slopes on the north side of the site that are identified in the "Map of Steep Slopes of Ann Arbor, 2004" and are therefore a protected natural feature per the Land Development Regulations of Chapter 57 of Ann Arbor City Code. They must be added to the Natural Features impact statement."*
  - *In the city code: section [5:127: "Mitigation of natural features"](#)*
    - *"Steep slopes: Disturbed areas of steep slopes shall approximate the natural terrain and be planted with native vegetation at the completion of construction. **No new drainage may be directed over areas of disturbed slope.**"*
  - *City Master Plan (page 28 – 29):*
    - *"Preserving, through dedication or permanent easement, high and mid-quality natural systems such as landmark trees, woodlands, wetlands, creeks and steep slopes will protect wildlife habitat, water quality and a sense of natural history*

# Summary

- Developer plan glosses over re-grading
- Any satisfactory description of the developer plans are missing
- As noted in **Kerry Gray's** review these are **landmark and protected hills per city ordinance.**
- Loss of permeable land along with steep roofs and existing grade is a disaster waiting to happen
- Neighborhood impact/study has not been considered
- Hills are used extensively by the whole community for sledding in the winter and dog walking year round (can provide photos if interested?)
- If the land is re-graded it will be a huge loss for the community
- If the land is not re-graded it is likely significant water damage will be caused to the existing properties
- Existing properties have already reported water problems

# What is being requested?

1. Reconsider the location of these two buildings with respect to the topography of the land
2. Reduce the 64' x 60' footprint so that the units are aligned with the “average” size of the neighborhood homes and allow for greater square footage of permeable land
3. Do not approve changes to the existing landscape topography
4. Planning commission staff/city staff and councilors come and look at the land
5. Re-evaluate the plan in a way that “fits” with the existing neighborhood (single family homes) and isn't a blot on the landscape.

[http://en.wikipedia.org/wiki/Blott\\_on\\_the\\_Landscape](http://en.wikipedia.org/wiki/Blott_on_the_Landscape)

Thank You

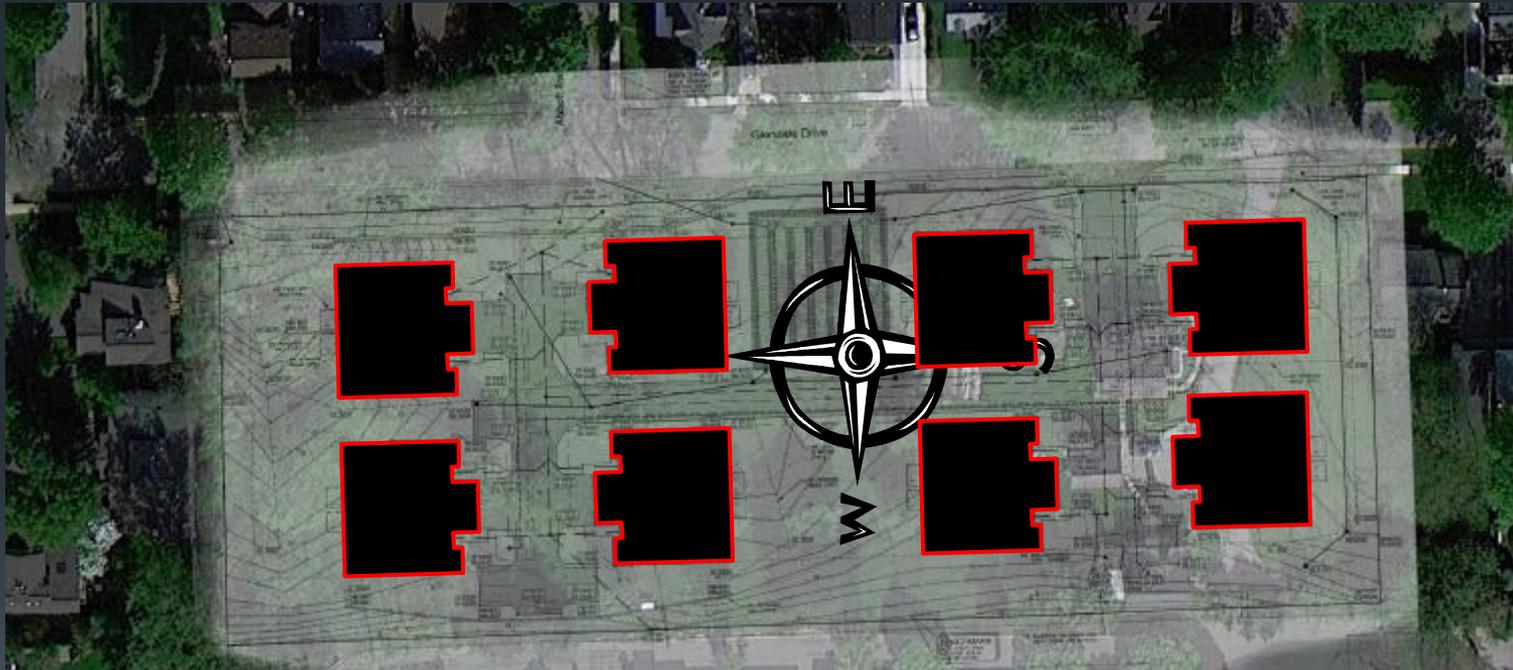


# Other Objections

- No consideration for the concept of “Town and Country Planning”, this aims to balance economic considerations with concepts of urban sprawl, pollution, land usage, environmental considerations **and alignment with existing community and dwellings**
  - Clearly these super structures have absolutely no place in this neighborhood, there is no clear fit with the existing properties
  - This is the last green space in the west side of Ann Arbor (other than parks), the removal of the trees will add to the carbon footprint
  - This orchard is central to this close knit community and serves many purposes throughout the year including an immeasurable amount of joy for those who live in this area:
    - Sledding, skiing, snowboarding
    - Walking the dog, throwing the stick
    - Easter egg hunt
    - Picnics
    - 4<sup>th</sup> July Fireworks
    - Kids running around and playing in open space
    - ...

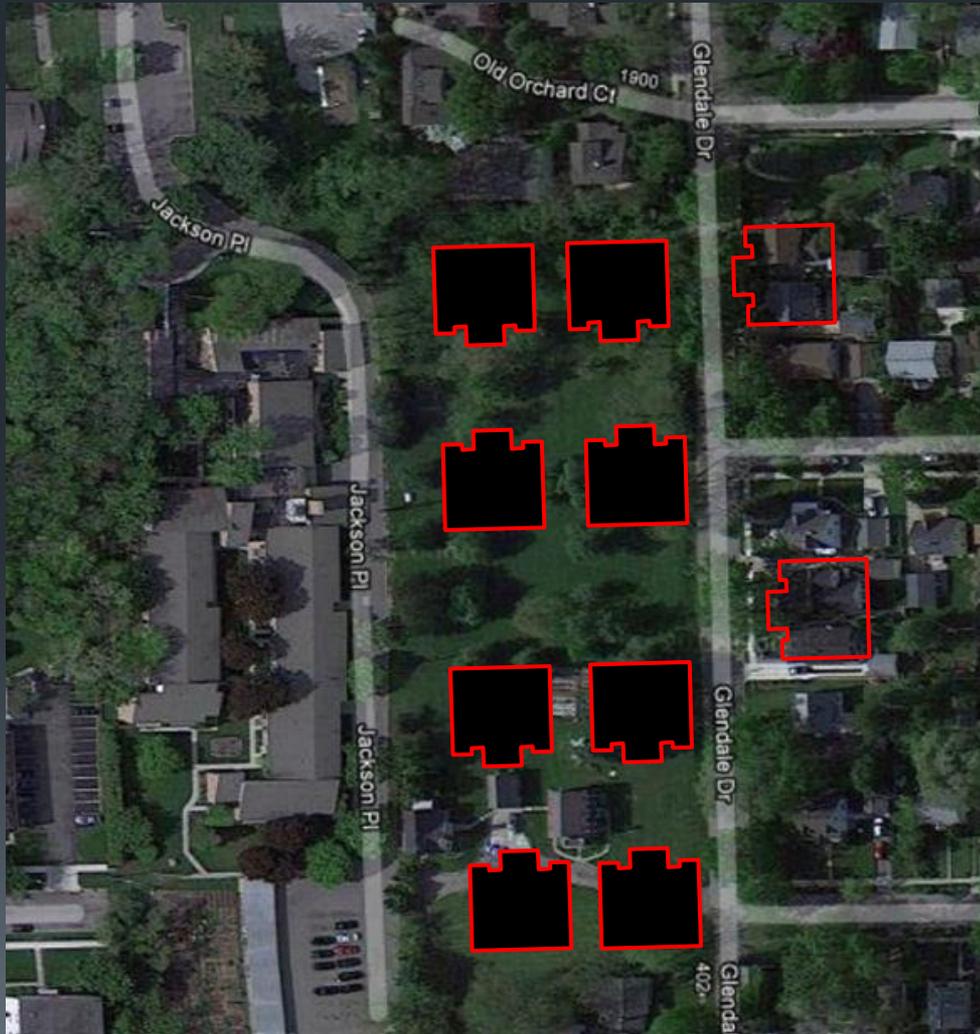
# Other Objections

- Looking at the property sizes



# Other Objections

- Essentially each structure is the equivalent to two existing individual neighborhood properties and is out of character with the neighborhood.



# Other Objections

- Environmental impacts could be catastrophic to existing property owners, in particular an already stressed storm system (see neighborhood survey for more details)
  - Drastic landscaping measures (grading)
  - Allen creek considerations
  - Flooding of basements
  - Destruction of historical trees
  - Reduction of sunlight
  - Removal of historical buildings



# Other Objections

- There are no similar structures in the neighborhood (look below!), the design of the units lack any imagination or sophistication or ability to blend with the surrounding community. Motel 8 is one description used.



# Other Objections

- Significant and drastic changes to a community which have invested in the city of Ann Arbor, would this get approved in Burns Park, Arbor Hills or Barton Hills, I suspect not.



# Other Objections

- The development company (Madison Property Company) behind this project do not have a good track record of financial security, their existing buildings are dilapidated and the Orchard for many years has been left in a state of disrepair (fallen trees are left to rot).



# Other Objections

- Is this a company that we want invested in our community?



# Other Objections

- Taxes are not paid:

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
2012, Winter	\$1,469.73	\$0.00		\$1,469.73
2012, Summer	\$6,069.58	\$0.00		\$6,069.58
2011, Winter	\$1,425.31	\$0.00		\$1,425.31
2011, Summer	\$5,942.96	\$0.00		\$5,942.96
2010, Winter	\$1,473.70	\$0.00		\$1,473.70
2010, Summer	\$6,195.44	\$0.00		\$6,195.44
2009, Winter	\$1,550.33	\$0.00		\$1,550.33

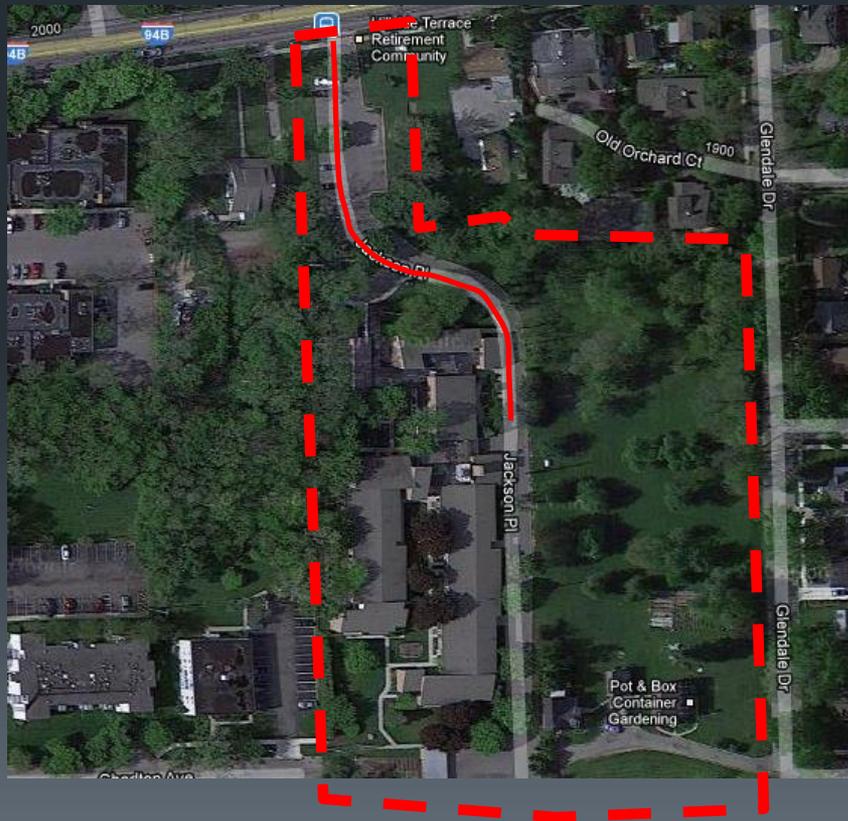
- The amount paid for this parcel of land is highly suspicious, when compared to other plots of land; \$250,000 in 2003 appears ridiculously low for 2.6 acres of prime real estate one mile from downtown Ann Arbor and never went on the open market:

4 sale record(s) found.

Sale Date	Sale Price	Adj Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
11/20/2003	\$1.00	\$1.00	U	CLARK FRANCIS D & CHAPMAN WENDY E	STARMAN JEFFREY S	Quit Claim Deed	4341/173
03/28/2003	\$250,000.00	\$241,835.00	Q	ORCHARD TERRACE	CLARK FRANCIS D & STARMAN JEFFREY S	Warranty Deed	4243/633
08/24/1995	\$1.00	\$1.00	U	HILLSIDE TERRACE	ORCHARD TERRACE	Warranty Deed	3169-0883
06/27/1994	\$1.00	\$1.00	U	GATEWAY COMMUNITIES, INC.	HILLSIDE TERRACE, INC.	Warranty Deed	3011-0491

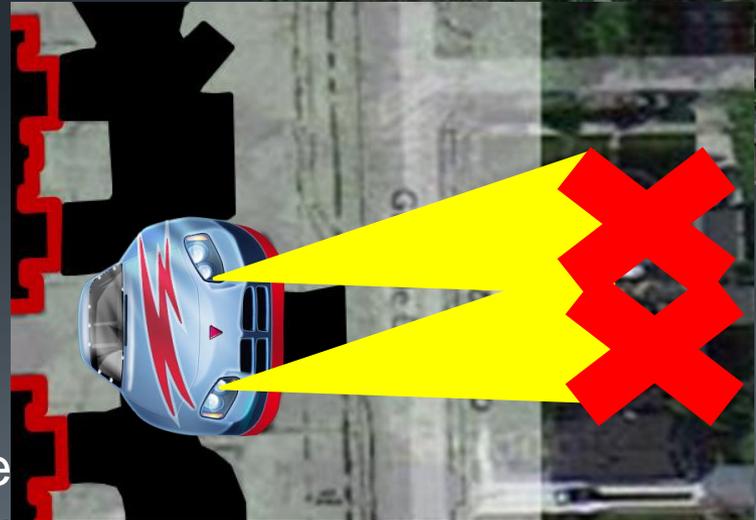
# Other Objections

- The zoning of this land is interesting, the land was originally zoned for the retirement community and adjacent orchard with planned traffic coming directly from Jackson Road as shown below:



# Other Objections

- They are now trying to utilize Glendale Drive for traffic, this presents a number of **major** issues:
- There have been numerous accidents at the intersection of Jackson Road and Glendale drive this will only get worse with the increased traffic from this proposed development and traffic calming measures currently proposed for Jackson Road
- Exit from the proposed development is directly into existing properties causing disruption of headlights
- There are many families with young children that live in this neighborhood, speed bumps were installed to assist in traffic calming



# Hillside Terrace

- A retirement community is situated to the west of this development, is this how we reward our seniors in their retirement?
  - Including a World War two veteran
- None of them are aware of this, probably because the owner of Hillside terrace is the main developer.
- Question? How many citizens from the retirement community showed up at the two citizen participation meetings??? Answer – NONE, they were not made aware!



1916 Old Orchard Ct  
Ann Arbor, MI 48103

July 11<sup>th</sup> 2013

**RE: 312 Glendale – Condominium Project**

To the Ann Arbor Planning Commission,

We are writing with respect to the proposed Condominium project appearing before Planning Commission on July 16th 2013 entitled “312 Glendale” project.

To date we have written and presented our concerns to the department of city planning on several occasions, we have also attended the two citizen participation meetings. While we’re pleased to note that the developer has addressed a number of concerns raised during these two meetings, there remain several issues that have not been addressed and, in some cases, ignored. Until satisfactory due-diligence has been carried out on this project, we **strongly urge the planning commission to deny approval of this development**. Failure to consider our neighborhood requests and concerns could ultimately lead to legal action between the city council and the residential group with which we are associated.

Attached to this letter is a presentation that we gave to city staff on May 3<sup>rd</sup> 2013. The salient points are summarized below:

**1) Water survey data indicates serious issues in the downstream area adjacent to the proposed development**

The Neighborhood Survey conducted by concerned residents highlights the severe issues of flooding related to storm water run-off and sewage overflow. These issues greatly impact the health and safety of the residents in our neighborhood. This development will exacerbate preexisting flooding and sewage overflow and tax the already tenuous infrastructure of our neighborhood. We don’t want to end up in the same position as Lawton.

**2) Steep hills in the north east corner**

The proposed site plan which includes a massive loss of permeable land, steep roof gradients and proposed grading changes in the north east corner of the site, will result in storm water run-off onto our property located directly downstream of the buildings. This storm water run-off will cause flooding in our basement. City code has governance surrounding listed steep slopes, no regard for city code is shown in the submitted plans.

**3) Zoning**

The zoning of this site was changed in the past 10 years by the developer, nobody in the

neighborhood was notified. The zoning changes are dubious and possibly questionable from a legal perspective. Until the zoning history is fully investigated the project should not be approved. From a residents perspective we would have opposed these zoning changes, and advocated for single family dwellings only.

#### **4) Significant Neighborhood Impact**

This development radically changes the very aesthetic of the neighborhood and topology of the land. City code implies that there should be no significant changes to the natural features of the land (specifically hills and trees), yet the hills and trees are tremendously impacted by this development; of the original trees on the site (probably greater than 50) only four trees will remain with the current plans, new trees and shrubs will be planted but this is absolutely unsatisfactory when looking at this land from a neighborhood perspective, again it just doesn't fit with this neighborhood. The land has also been used by many people, especially mothers with children to safely access Charlton Road (west of the orchard) to reach Westgate, in lieu of using busy Jackson road. A request by City staff for a pedestrian walkway was dismissed by the developer.

#### **5) Town and country planning**

The purpose of town and country planning is to ensure that proposed developments "fit" with the surrounding area in an environmental and aesthetic way. The proposed "super structures" are in no way similar to the single family dwellings of the neighborhood. The orchard has always served as a buffer between Hillside Terrace (to the West of the site) and other structures to the south of the site, developing the Orchard in this manner negatively impacts the very essence of this neighborhood. This development in an area such as Burns Park, Barton Hills, or Arbor Hills would never be approved (fit and function), so why is it being allowed in this charming west side neighborhood? (Please see zoning questions above).

#### **6) Traffic**

The Glendale/Jackson intersection is already an accident hotspot, proposed changes to Jackson lane configuration will exasperate traffic and exit of traffic from Glendale onto Jackson (especially when heading west) and this development will just make matters worse. As parents of two young children we share a concern with many parents in this neighborhood of increased traffic flow and the safety of our children. City of Ann Arbor has already installed three speed bumps because of the pass through nature of this road from Liberty to Jackson, this in our opinion is already an acknowledgement that this is a traffic safety area (yet another reason why the zoning is so incorrect for this neighborhood).

#### **7) Green space**

It is our understanding that the city of Ann Arbor has funds allocated for green space and parks as part of the master plan. Preserving the land at 312 Glendale and turning the orchard into a park presents an opportunity for the city to maintain green space, protect against further flooding and enhance the Greenbelt. This site should seriously be considered for these funds.

## **8) Community participation**

We have yet to receive a satisfactory answer to this question; why were the residents of Hillside Terrace not yet notified of this development (no cards were received and there was no participation by residents at either of the citizen participation meetings)? Perhaps a reason for this omission is that the developer (Jeffrey Starman) is the owner of Hillside Terrace (through GSB Holdings LLC) which presents a conflict of interest.

While we respect the right of the land owner to develop this land, it cannot and must not come at the expense of the residents in our neighborhood. Ownership of land does not give the developer/owner nor city council carte blanche authority to build whatever they like without due consideration for the concerns raised above.

As a tax paying citizens, we implore the planning commission to reject this application until all environmental effects of the proposed development related to health and safety, specifically storm water drainage and sewage, are studied and fully understood. We request that a plan more in keeping with this neighborhood is submitted, and ultimately a review of green space within the city of Ann Arbor and not developing this land would be favored.

Sincerely,

Ian J Hubert (BEng, CEng, MiMechE) & Kira A Slovacek

To: Members of the Planning Commission, City of Ann Arbor  
From: Matt & Marti Keefe, 1710 Abbott Avenue, 48103  
Date: July 10, 2013  
Re: 312 Glendale Condo Development

We live on Abbott, a block east of 312 Glendale, the site of the proposed 16 unit condo development, land that presently is covered with grasses, other vegetation and plenty of trees and is commonly referred to as "the Orchard". Like our neighbors on Abbott and the parallel streets, Orchard and Charlton, we are "downhill" from this property on Glendale, or more aptly put, we are downstream, as our streets lie along the bed of the old Allen Creek. This description of our location is important to fully appreciate the impact that any change to the landscape upstream will have on our neighborhood.

During our 26 years living here, we have witnessed countless times how rain storms, and the inability of the storm water system to handle such storms, have negatively affected our neighbors: flooded basements and yards, and potentially dangerous flooded streets. Many neighbors have incurred much expense to try to alleviate this flooding of their property by contracting with companies to "waterproof" their basements and/or find some drainage solution. All these storm water problems have occurred in the past with the current storm water drainage system in place and the current natural drainage system of vegetation and trees in "the Orchard" in place.

We do not need to cut down trees, asphalt over and build structures on the land upstream from this established neighborhood that is already experiencing many problems from the flow of storm water. We do not need any more impervious surfaces that will add to the deluge of flowing water before we find a better way to manage the storm water with which we already have to deal.

As a community that needs to preserve the safety and well-being, and protect the property, of the home owners already in place, we need to find a better way to manage our storm water, whether it be to examine changes to the infrastructure or more creatively, establish more "green" ways to absorb the storm water. UNTIL WE ARE ABLE TO MORE EFFECTIVELY DEAL WITH OUR HISTORIC AND PRESENT PROBLEMS WITH STORM WATER, WE SHOULD NOT ALLOW ANY DEVELOPMENT THAT WILL EXACERBATE THIS PROBLEM ANY FURTHER.

WE ASK THAT THE PLANNING COMMISSION, AND THE CITY OF ANN ARBOR, NOT ALLOW THE CONDO DEVELOPMENT AT 312 GLENDALE TO MOVE FORWARD.

At the very least, we ask that no approval be given to any development at 312 Glendale until a complete and thorough analysis of storm water behavior and the present storm water management system is implemented. Hopefully that analysis will point us in a direction to improve our ability to manage the problem we currently have with storm water, before we consider how, and if, we should increase our capacity to handle even more storm water in the future.

**From:** Mary Parsons <[map7122003@yahoo.com](mailto:map7122003@yahoo.com)>  
**Date:** July 10, 2013, 2:12:55 PM EDT  
**To:** "JThacher@a2gov.org" <[JThacher@a2gov.org](mailto:JThacher@a2gov.org)>  
**Subject:** re proposed 16 unit development at 312 Glendale  
**Reply-To:** Mary Parsons <[map7122003@yahoo.com](mailto:map7122003@yahoo.com)>

Regarding the proposed 16 unit condo/townhome development at 312 Glendale; I live at 1606 Charlton (btwn S Revena and Virginia). Although the footing drains were disconnected from the storm sewer when the basement walls were replaced in 2000, a sump pump installed, my sewer line maintained to be free of roots--the city sewer main overflow backed up into my basement twice.

The first time was in late Nov. of '05. The city paid Coach to do the initial clean up (approx. \$3000). As I did not have flood insurance I had to replace my practically new furnace out of pocket, along with other costly losses. Filed claim--city claims governmental immunity. Too bad for me.

The next time was April 21st, 2013. The city paid Balfor to do the initial cleanup (they refused to disclose the cost). This time I did have sewer backup coverage with my home owner's insurance, but my losses were once again over \$5000 (which the ins company quickly paid-however I expect an increase in my premiums). I had a backflow preventer installed on my sewer line (\$2800), then had the have the yard landscaped again (over \$900).

I once again filed a claim, although I have gotten no response. Thank you, City of Ann Arbor, for failing to properly maintain the sewer lines. I was hoping to sell my house this season. What will I tell a potential buyer? Can the present infrastructure handle waste water from an additional 16 households?

Concerned neighbor,  
Mary Parsons  
1606 Charlton  
[map7122003@yahoo.com](mailto:map7122003@yahoo.com)

**From:** [Robins, Diane](#)  
**To:** [Thacher, Jill](#)  
**Cc:** [ihube@hotmail.com](mailto:ihube@hotmail.com); [Kira Slovacek](#)  
**Subject:** letter for Planning Commission meeting, concerning 312 Glendale  
**Date:** Wednesday, July 10, 2013 10:40:20 PM  
**Attachments:** [Orchard presentatn Redux.pdf](#)

---

Dear Ms. Thacher,

I would like to request that you include the attached 3 page illustrated document in the packet of information for the Planning Commission meeting, July 16, 2013, concerning the planned development for 312 Glendale. If possible, please include this email as an explanatory cover, although I think the attachment is sufficiently self-explanatory.

The document describes grave concerns about the grading of the orchard for 312 Glendale, and the negative impact this development, with or without grading, will have on the existing condos to the immediate north (Old Orchard Court) as well as to the entire downstream neighborhood to the east, due to inadequately retained/detained storm water and direction of run-off from the steep and extensive roofing. The attached report was researched and prepared by Ian Hubert (1916 Old Orchard Court), with the aid of Robert Beane (Glendale Ave), and originally presented in a longer form at a meeting between city staff and several neighborhood representatives, May 3, 2013. I have edited it for brevity and am sending it in case this does not arrive in time from Ian since he is unfortunately in England.

If I can clarify anything in any way, please let me know.

thank you very much,

Didi Robins  
1900 Old Orchard Court

P.S. Jill - I realize you must be swamped right now, but could you please confirm that you received this as well as an earlier email from me with the neighborhood storm water survey (another 4 p attachment)? I did not put the meeting date or development address in the title of that email and hope it doesn't get lost. If I don't hear back from you, I will resend before noon tomorrow to insure that it is placed in the packet for Planning Commission. Again, thank you very much!

\*\*\*\*\*

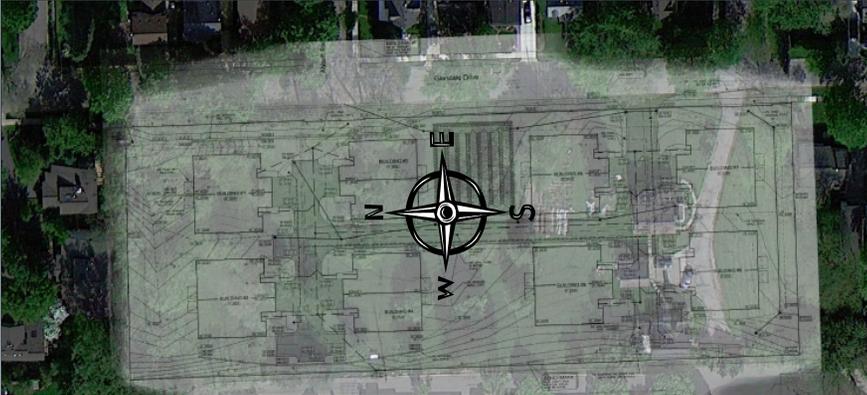
Diane M. Robins, Ph.D.  
Department of Human Genetics  
4909 Buhl Bldg, 1241 E. Catherine St.  
University of Michigan Medical School  
Ann Arbor, MI 48109-5618  
phone: 734-764-4563  
fax: 734-763-3784  
email: [drobins@umich.edu](mailto:drobins@umich.edu)  
[www.hg.med.umich.edu/faculty/diane-m-robins-phd](http://www.hg.med.umich.edu/faculty/diane-m-robins-phd)

\*\*\*\*\*

Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

# Why Grading is so Important

■ Ian Hubert – ihube@hotmail.com

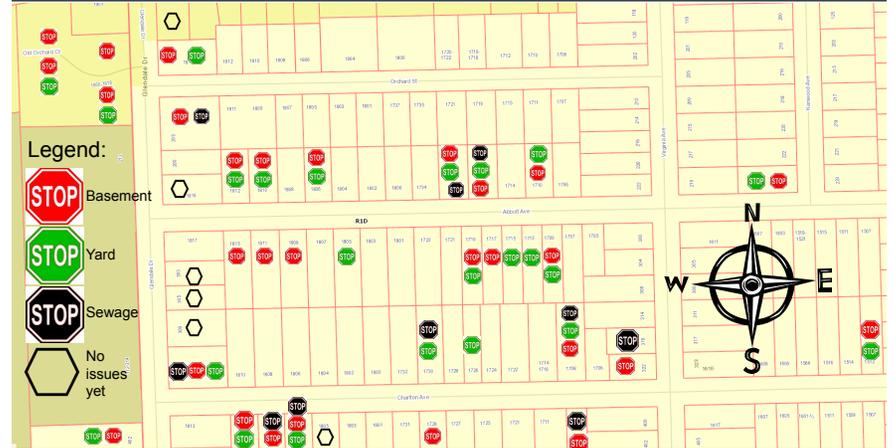


Which way is North?

1

# Background

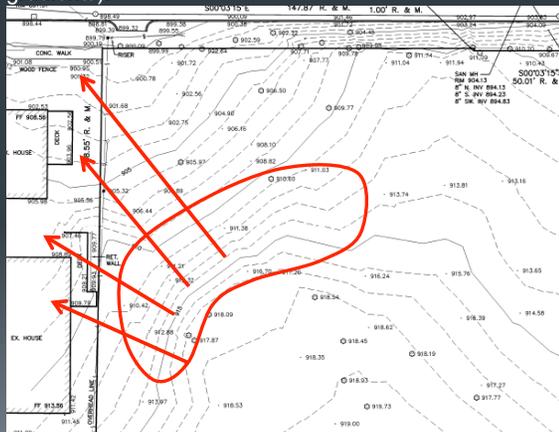
■ Current issues, **West to East** runs down hill



2

# Grading Concerns

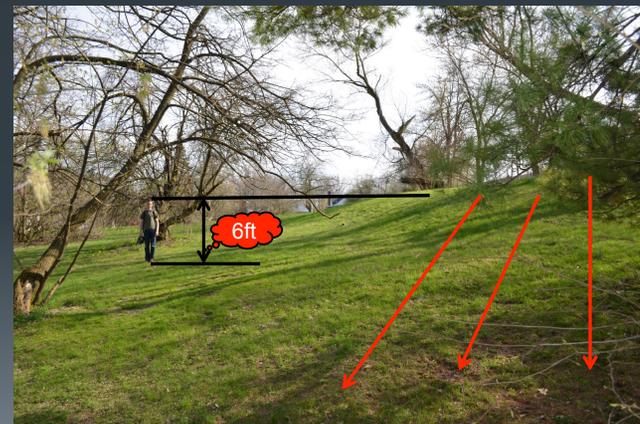
- The northeast corner of the proposed plan is where gradients are highest
- Gradient approaches 25 to 35% in certain areas (extremely steep)
- Gradient forms a natural circular ridge as shown below:
- Water run off is perpendicular to the to the hill (assisted by gravity on the steeper gradients):



3

# Grading Concerns

- The position of Robbie is approximately where the back of building number 1 is located
- Arrow shows water runoff into existing structures



4



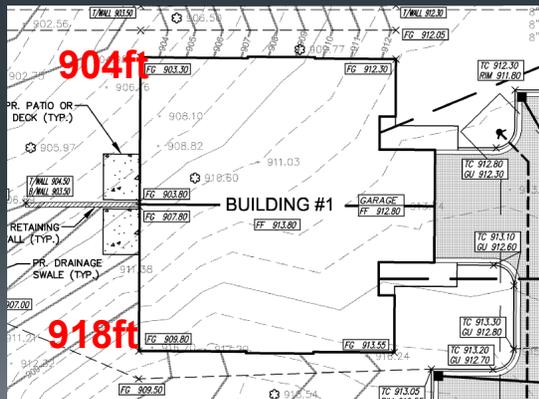
5



6

## Grading Concerns

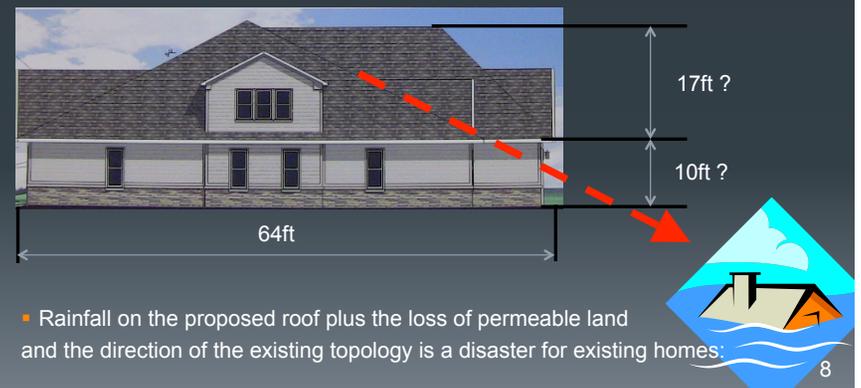
- Building 1 will have a height difference from it's NE corner (904ft) to it's NW corner (918ft) of approximately 14ft (equivalent to 1.5 stories):



7

## Grading Concerns

- "Significant" loss of permeable land exacerbates the problems with water runoff
- Building footprint (64ft x 60ft)
- The proposed gradient of the roof structure is quite steep ( $17/(64/2)$ ) ~ 50% (estimate)
- Changes in climate (drought/rain) tend to make plan even more concerning

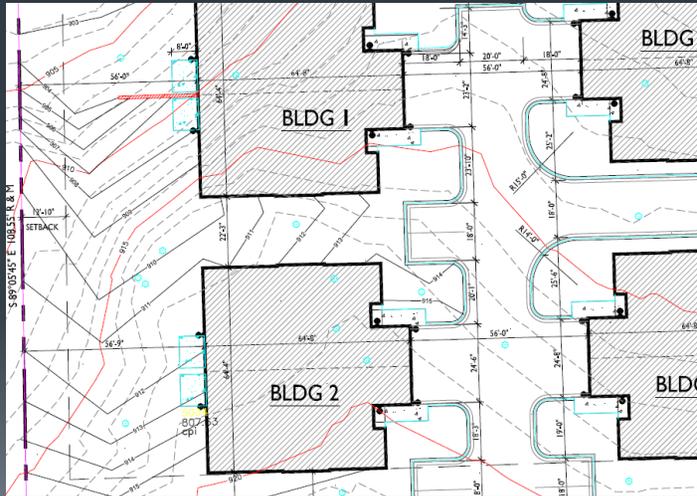


- Rainfall on the proposed roof plus the loss of permeable land and the direction of the existing topology is a disaster for existing homes:

8

## Swale?

9



9

## Grading Concerns

- **Kerry Gray's** review:
  - "There are steep slopes on the north side of the site that are identified in the "Map of Steep Slopes of Ann Arbor, 2004" and are therefore a protected natural feature per the Land Development Regulations of Chapter 57 of Ann Arbor City Code. They must be added to the Natural Features impact statement."
  - In the city code: section 5:127: "Mitigation of natural features"
    - "Steep slopes: Disturbed areas of steep slopes shall approximate the natural terrain and be planted with native vegetation at the completion of construction. **No new drainage may be directed over areas of disturbed slope.**"
- City Master Plan (page 28 – 29):
  - "Preserving, through dedication or permanent easement, high and mid-quality natural systems such as landmark trees, woodlands, wetlands, creeks and steep slopes will protect wildlife habitat, water quality and a sense of natural history"

10

## Summary

- Developer plan glosses over re-grading
- Any satisfactory description of the developer plans are missing
- As noted in **Kerry Gray's** review these are **landmark and protected hills per city ordinance.**
- Loss of permeable land along with steep roofs and existing grade is a disaster waiting to happen
- Neighborhood impact/study has not been considered
- Hills are used extensively by the whole community for sledding in the winter and dog walking year round (can provide photos if interested?)
- If the land is re-graded it will be a huge loss for the community
- If the land is not re-graded it is likely significant water damage will be caused to the existing properties
- Existing properties have already reported water problems

11

## What is being requested?

1. Reconsider the location of these two buildings with respect to the topography of the land
2. Reduce the 64' x 60' footprint so that the units are aligned with the "average" size of the neighborhood homes and allow for greater square footage of permeable land
3. Do not approve changes to the existing landscape topography
4. Planning commission staff/city staff and councilors come and look at the land
5. Re-evaluate the plan in a way that "fits" with the existing neighborhood (single family homes) and isn't a blot on the landscape.  
[http://en.wikipedia.org/wiki/Blott\\_on\\_the\\_Landscape](http://en.wikipedia.org/wiki/Blott_on_the_Landscape)

12

**From:** [Ann Robins](#)  
**To:** [Thacher, Jill](#)  
**Cc:** [Diane Robins](#)  
**Subject:** 312 Glendale, planning Commission  
**Date:** Wednesday, July 10, 2013 9:04:51 PM

---

Dear Jill,

I live at 1914 old orchard court, directly facing the proposed development, and I am deeply concerned about the impending effects of all that pavement and roofing on my basement. The grading is unclear from the plans. My house is down a steep hill from where they intend to build. I do not believe the developers have made adequate provisions for storm water/run-off. I would like to request a formal storm water survey.

Sent from my iPhone



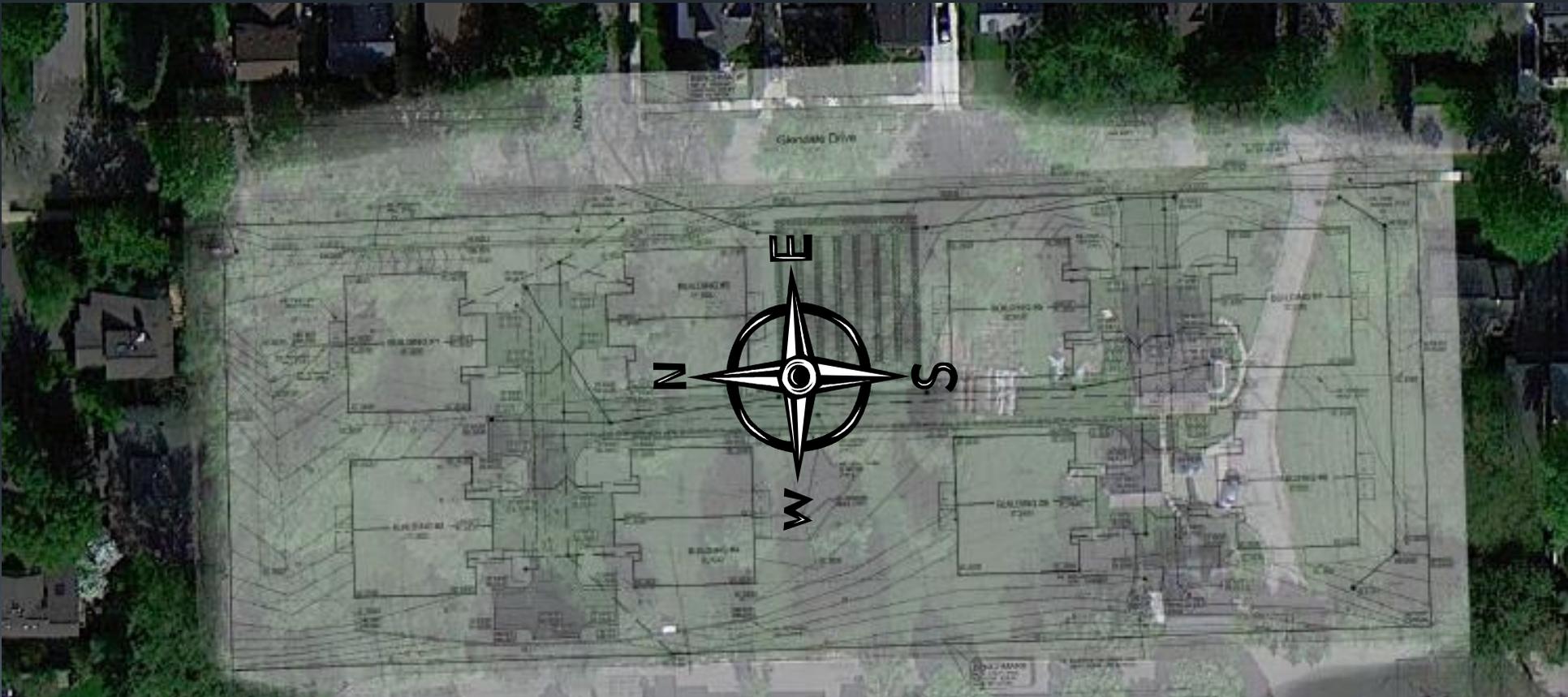
# Why Grading is so Important

Glendale Orchard Condominiums  
File Number: SP13-010

Ian Hubert – [ihube@hotmail.com](mailto:ihube@hotmail.com)

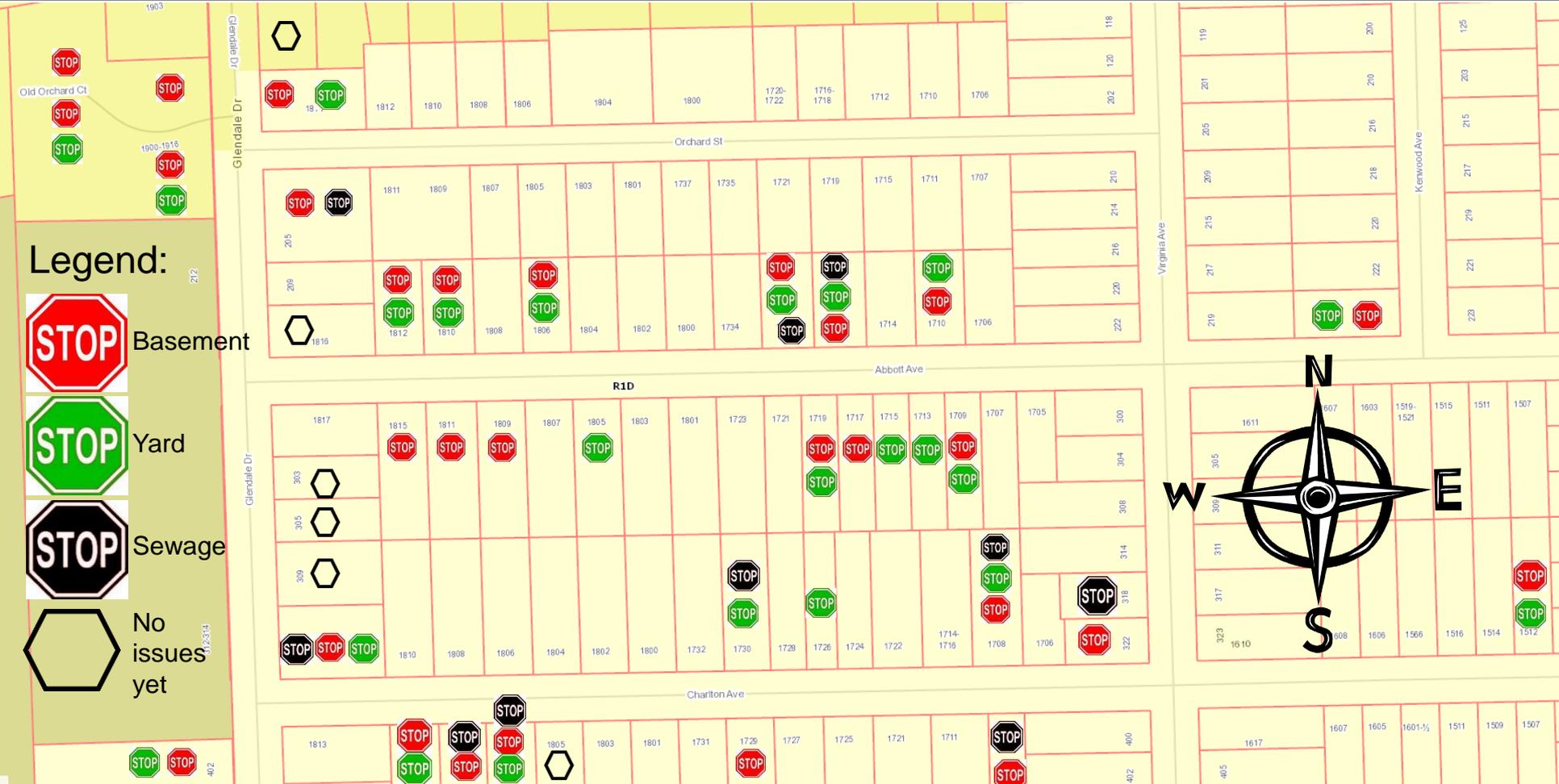
# Background

- Which way is North?



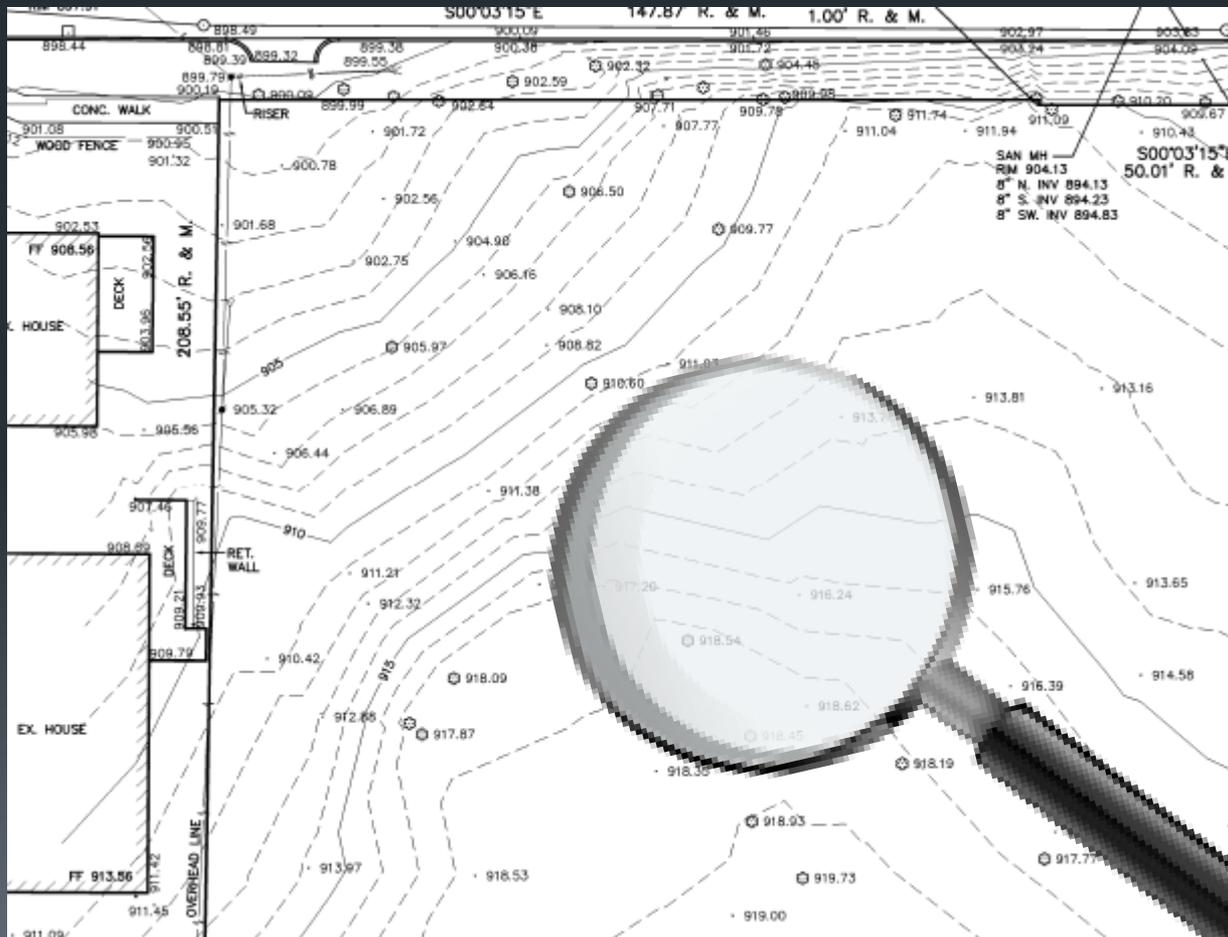
# Background

- Current issues, **West to East** runs down hill



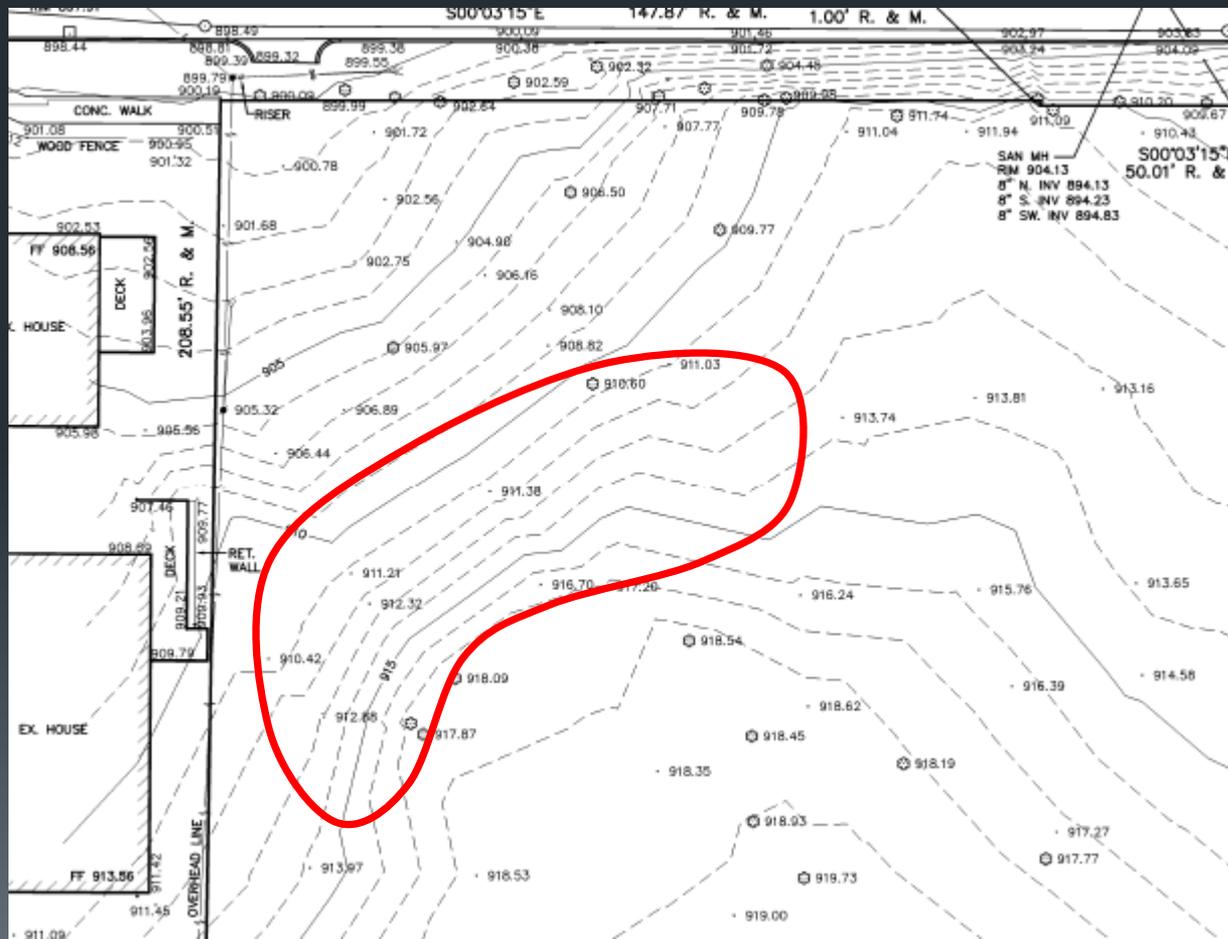
# Grading Concerns

- The north east corner of the proposed plan is where the gradients are highest



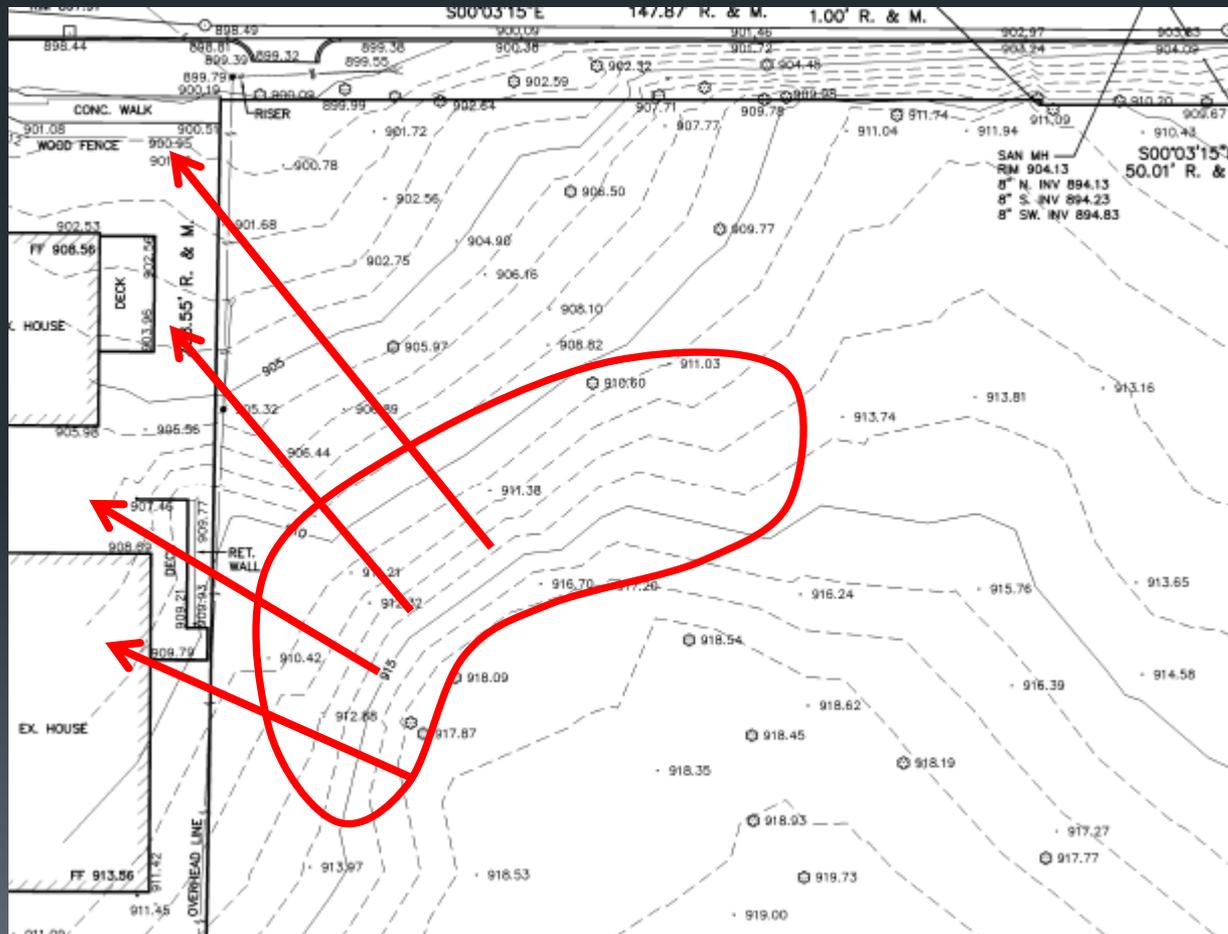
# Grading Concerns

- Gradient approaches 25 to 35% in certain areas (extremely steep)
- Gradient forms a natural circular ridge as shown below:



# Grading Concerns

- Water run off is perpendicular to the to the hill (assisted by gravity on the steeper gradients):



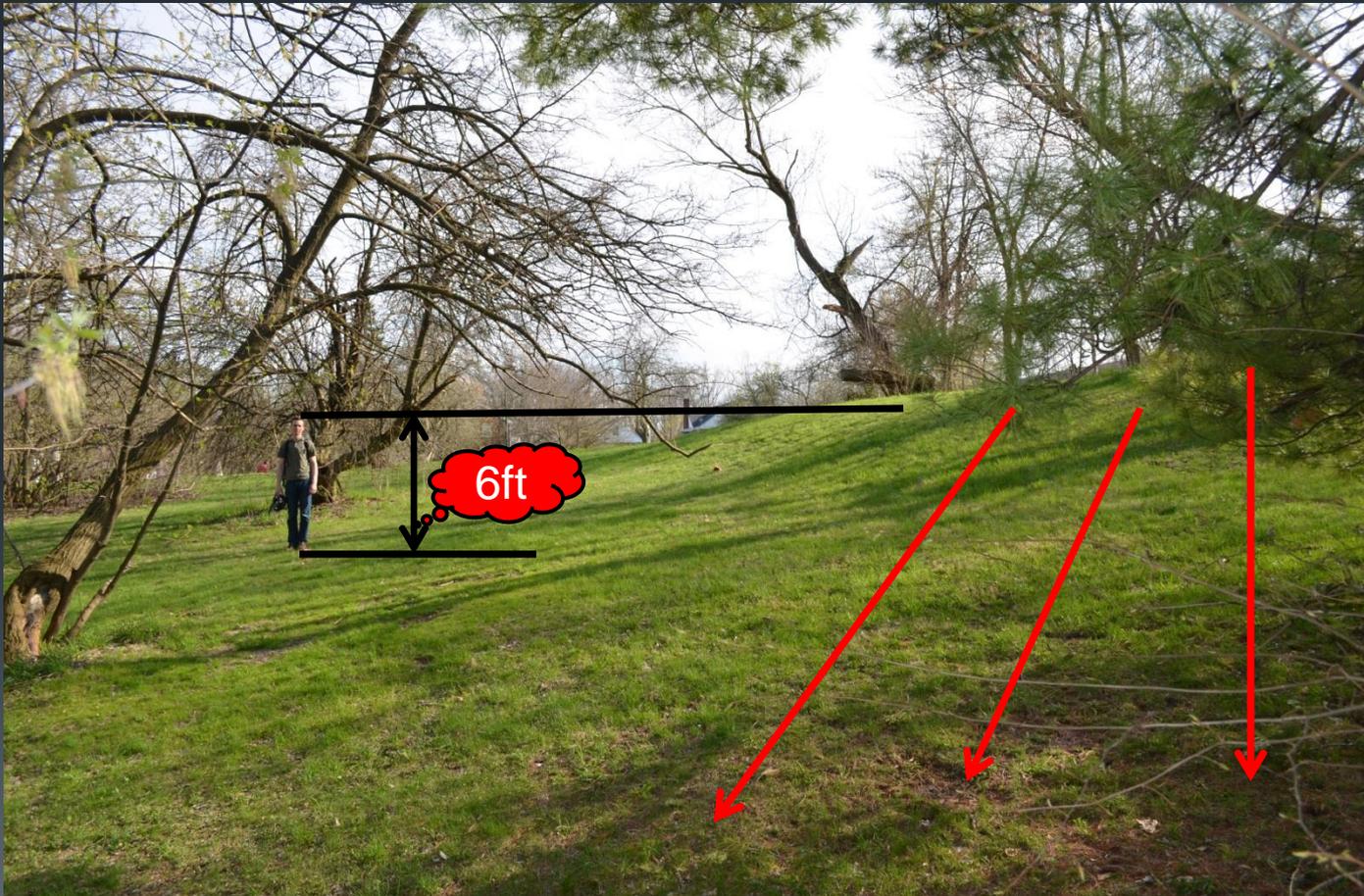


# Grading Concerns



# Grading Concerns

- The position of Robbie is approximately where the back of building number 1 is located
- Arrow shows water runoff into existing structures



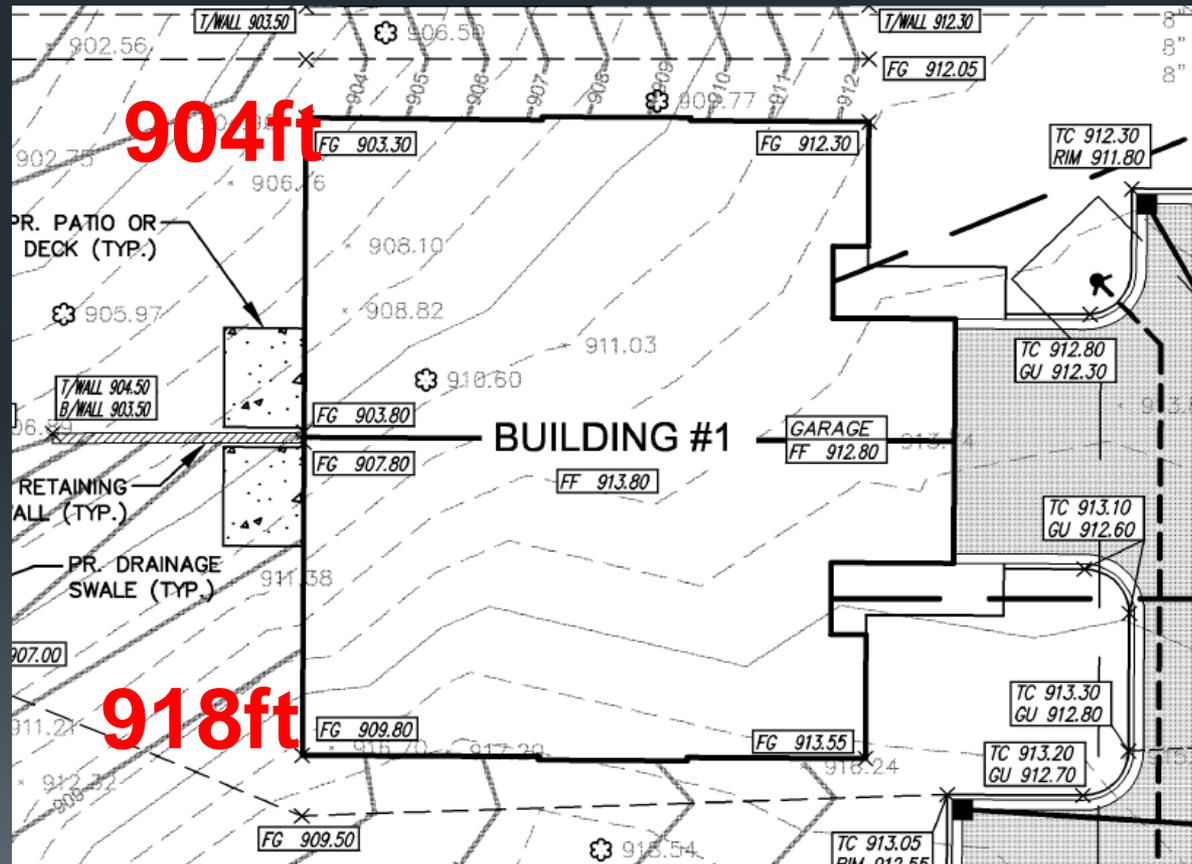






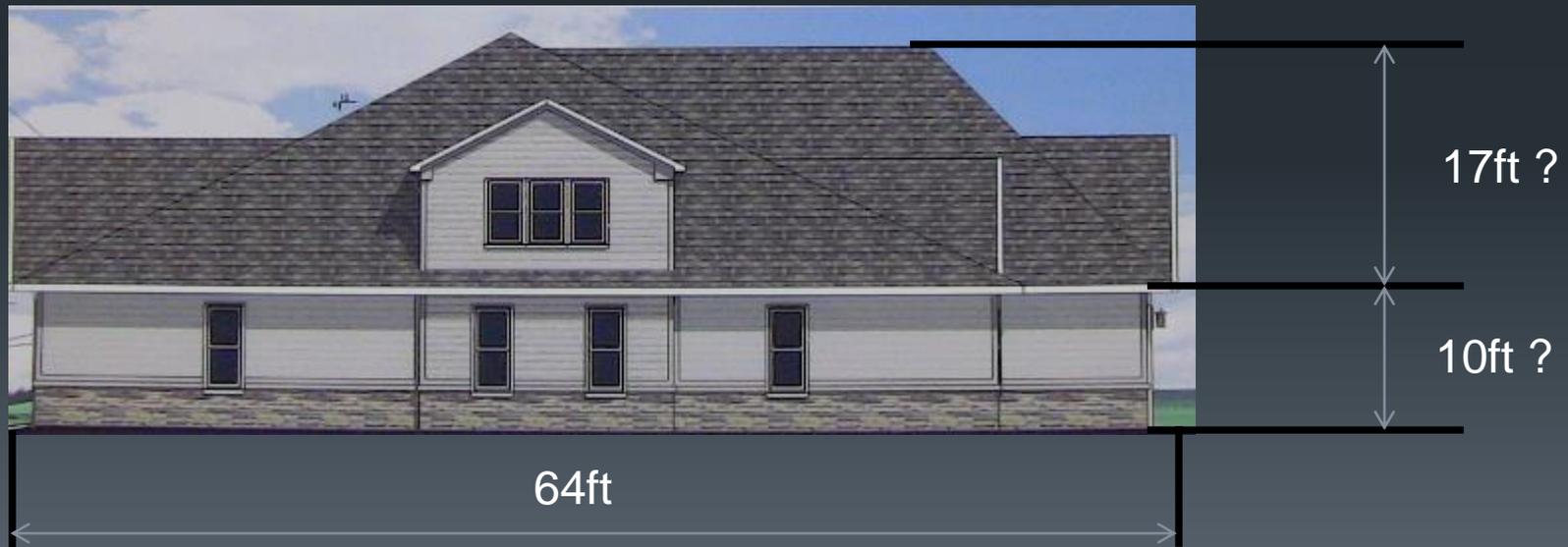
# Grading Concerns

- Building 1 will have a height difference from it's NE corner (904ft) to it's NW corner (918ft) of approximately 14ft (equivalent to 1.5 stories):



# Grading Concerns

- “Significant” loss of permeable land exasperates the problems with water runoff
- Building footprint (64ft x 60ft)
- The proposed gradient of the roof structure is quite steep ( $17/(64/2)$ ) ~ 50% (estimate)
- Changes in climate (drought/rain) tend to make plan even more concerning



# Grading Concerns

- Rainfall on the proposed roof combined with the loss of permeable land and the direction of the existing topology is a disaster for existing homeowners:





# Grading Concerns

- **Kerry Gray's** review:
  - *"There are steep slopes on the north side of the site that are identified in the "Map of Steep Slopes of Ann Arbor, 2004" and are therefore a protected natural feature per the Land Development Regulations of Chapter 57 of Ann Arbor City Code. They must be added to the Natural Features impact statement."*
  - *In the city code: section [5:127: "Mitigation of natural features"](#)*
    - *"Steep slopes: Disturbed areas of steep slopes shall approximate the natural terrain and be planted with native vegetation at the completion of construction. **No new drainage may be directed over areas of disturbed slope.**"*
  - *City Master Plan (page 28 – 29):*
    - *"Preserving, through dedication or permanent easement, high and mid-quality natural systems such as landmark trees, woodlands, wetlands, creeks and steep slopes will protect wildlife habitat, water quality and a sense of natural history*

# Summary

- Developer plan glosses over re-grading
- Any satisfactory description of the developer plans are missing
- As noted in **Kerry Gray's** review these are **landmark and protected hills per city ordinance.**
- Loss of permeable land along with steep roofs and existing grade is a disaster waiting to happen
- Neighborhood impact/study has not been considered
- Hills are used extensively by the whole community for sledding in the winter and dog walking year round (can provide photos if interested?)
- If the land is re-graded it will be a huge loss for the community
- If the land is not re-graded it is likely significant water damage will be caused to the existing properties
- Existing properties have already reported water problems

# What is being requested?

1. Reconsider the location of these two buildings with respect to the topography of the land
2. Reduce the 64' x 60' footprint so that the units are aligned with the “average” size of the neighborhood homes and allow for greater square footage of permeable land
3. Do not approve changes to the existing landscape topography
4. Planning commission staff/city staff and councilors come and look at the land
5. Re-evaluate the plan in a way that “fits” with the existing neighborhood (single family homes) and isn't a blot on the landscape.

[http://en.wikipedia.org/wiki/Blott\\_on\\_the\\_Landscape](http://en.wikipedia.org/wiki/Blott_on_the_Landscape)

Thank You

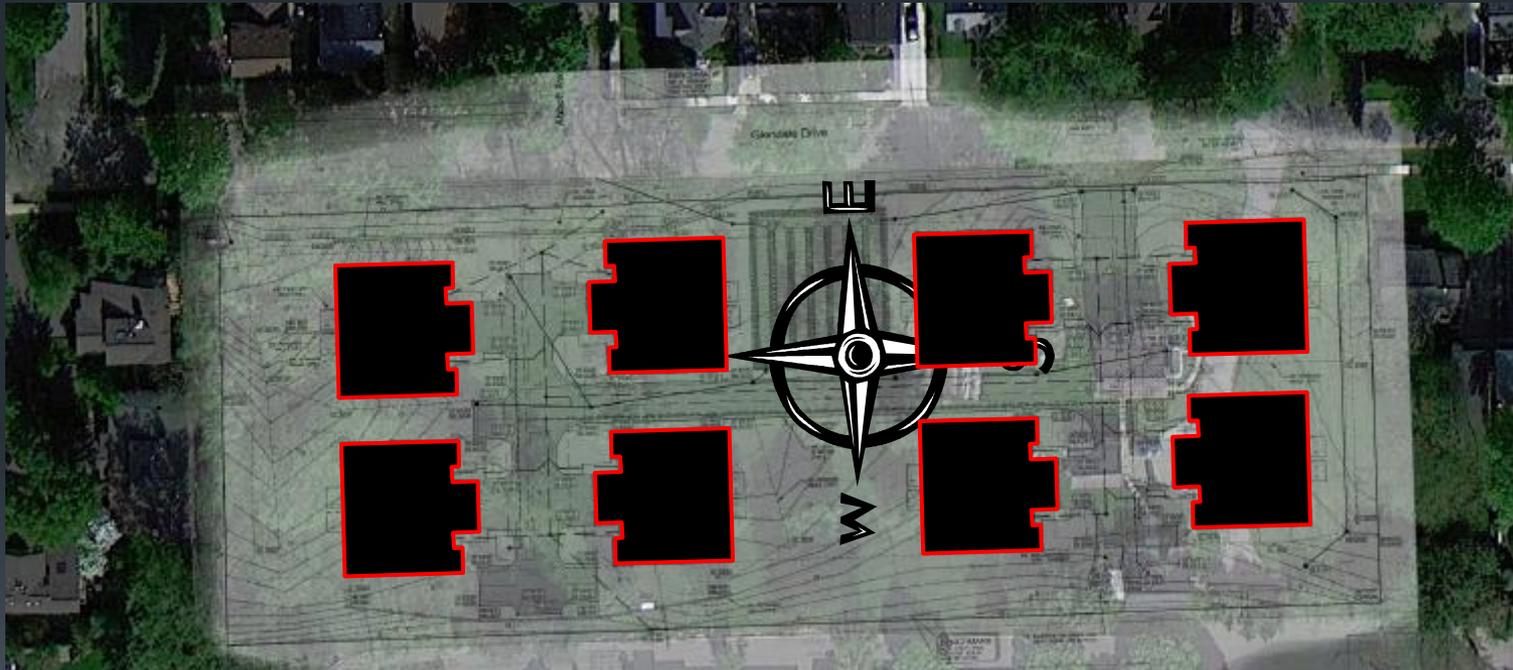


# Other Objections

- No consideration for the concept of “Town and Country Planning”, this aims to balance economic considerations with concepts of urban sprawl, pollution, land usage, environmental considerations **and alignment with existing community and dwellings**
  - Clearly these super structures have absolutely no place in this neighborhood, there is no clear fit with the existing properties
  - This is the last green space in the west side of Ann Arbor (other than parks), the removal of the trees will add to the carbon footprint
  - This orchard is central to this close knit community and serves many purposes throughout the year including an immeasurable amount of joy for those who live in this area:
    - Sledding, skiing, snowboarding
    - Walking the dog, throwing the stick
    - Easter egg hunt
    - Picnics
    - 4<sup>th</sup> July Fireworks
    - Kids running around and playing in open space
    - ...

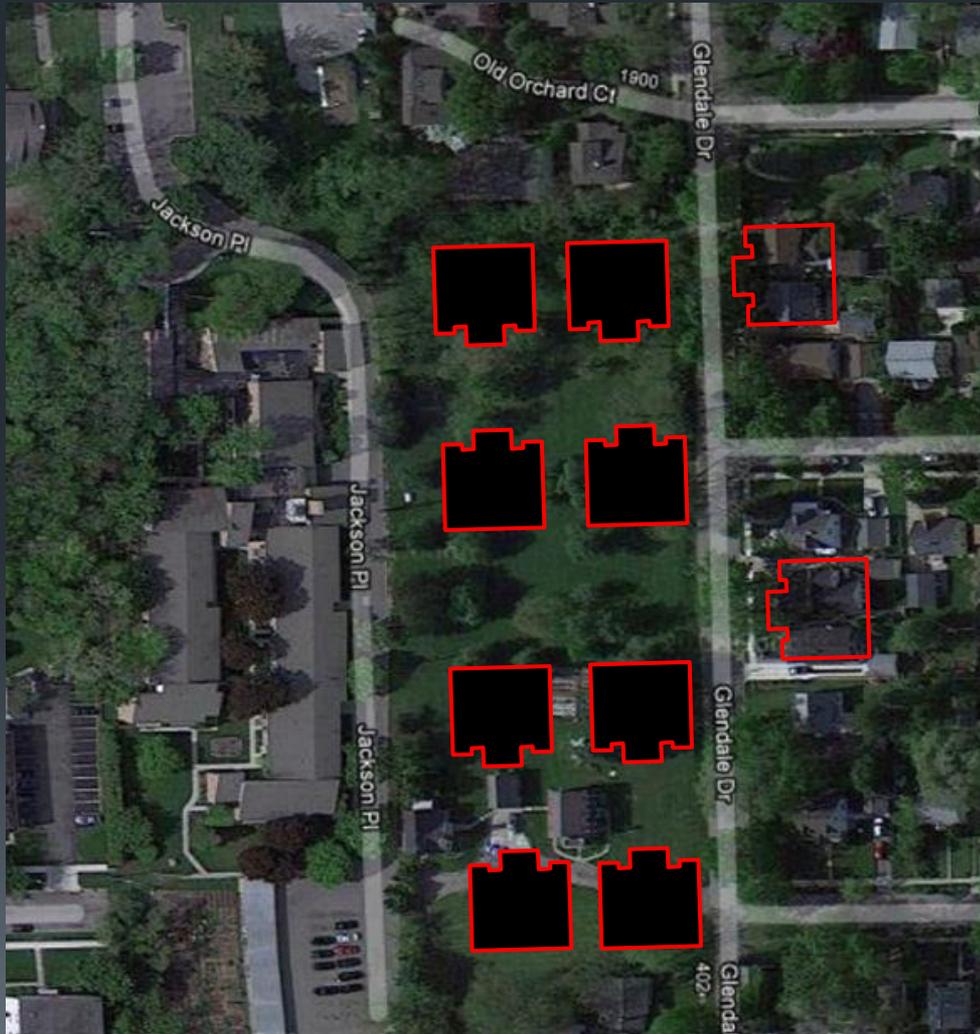
# Other Objections

- Looking at the property sizes



# Other Objections

- Essentially each structure is the equivalent to two existing individual neighborhood properties and is out of character with the neighborhood.



# Other Objections

- Environmental impacts could be catastrophic to existing property owners, in particular an already stressed storm system (see neighborhood survey for more details)
  - Drastic landscaping measures (grading)
  - Allen creek considerations
  - Flooding of basements
  - Destruction of historical trees
  - Reduction of sunlight
  - Removal of historical buildings



# Other Objections

- There are no similar structures in the neighborhood (look below!), the design of the units lack any imagination or sophistication or ability to blend with the surrounding community. Motel 8 is one description used.



# Other Objections

- Significant and drastic changes to a community which have invested in the city of Ann Arbor, would this get approved in Burns Park, Arbor Hills or Barton Hills, I suspect not.



# Other Objections

- The development company (Madison Property Company) behind this project do not have a good track record of financial security, their existing buildings are dilapidated and the Orchard for many years has been left in a state of disrepair (fallen trees are left to rot).



# Other Objections

- Is this a company that we want invested in our community?



# Other Objections

- Taxes are not paid:

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
2012, Winter	\$1,469.73	\$0.00		\$1,469.73
2012, Summer	\$6,069.58	\$0.00		\$6,069.58
2011, Winter	\$1,425.31	\$0.00		\$1,425.31
2011, Summer	\$5,942.96	\$0.00		\$5,942.96
2010, Winter	\$1,473.70	\$0.00		\$1,473.70
2010, Summer	\$6,195.44	\$0.00		\$6,195.44
2009, Winter	\$1,550.33	\$0.00		\$1,550.33

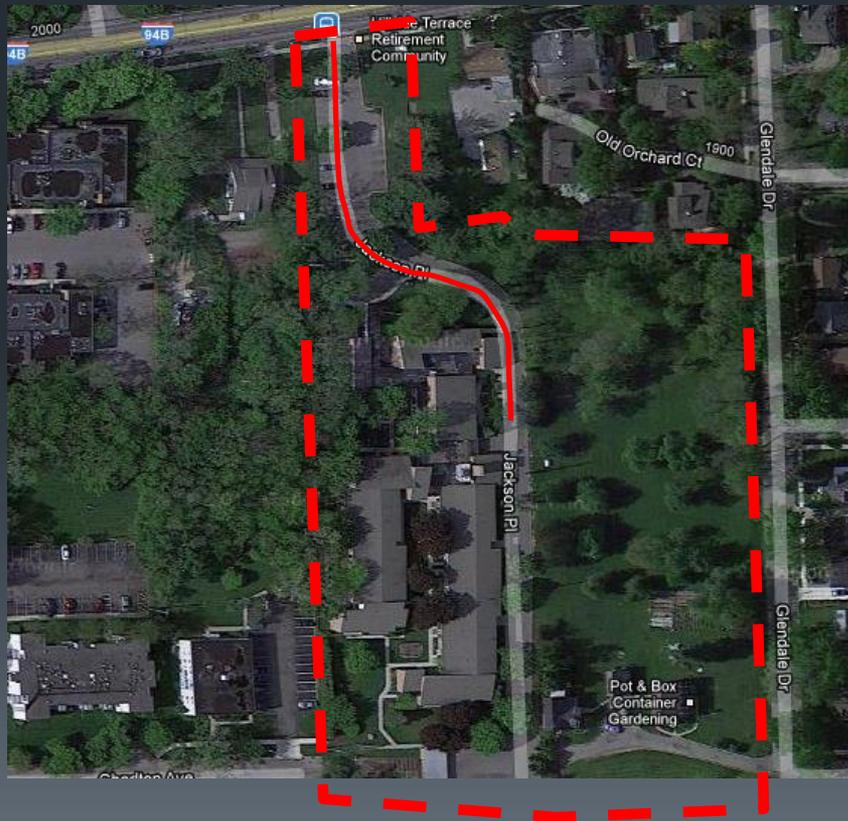
- The amount paid for this parcel of land is highly suspicious, when compared to other plots of land; \$250,000 in 2003 appears ridiculously low for 2.6 acres of prime real estate one mile from downtown Ann Arbor and never went on the open market:

4 sale record(s) found.

Sale Date	Sale Price	Adj Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
11/20/2003	\$1.00	\$1.00	U	CLARK FRANCIS D & CHAPMAN WENDY E	STARMAN JEFFREY S	Quit Claim Deed	4341/173
03/28/2003	\$250,000.00	\$241,835.00	Q	ORCHARD TERRACE	CLARK FRANCIS D & STARMAN JEFFREY S	Warranty Deed	4243/633
08/24/1995	\$1.00	\$1.00	U	HILLSIDE TERRACE	ORCHARD TERRACE	Warranty Deed	3169-0883
06/27/1994	\$1.00	\$1.00	U	GATEWAY COMMUNITIES, INC.	HILLSIDE TERRACE, INC.	Warranty Deed	3011-0491

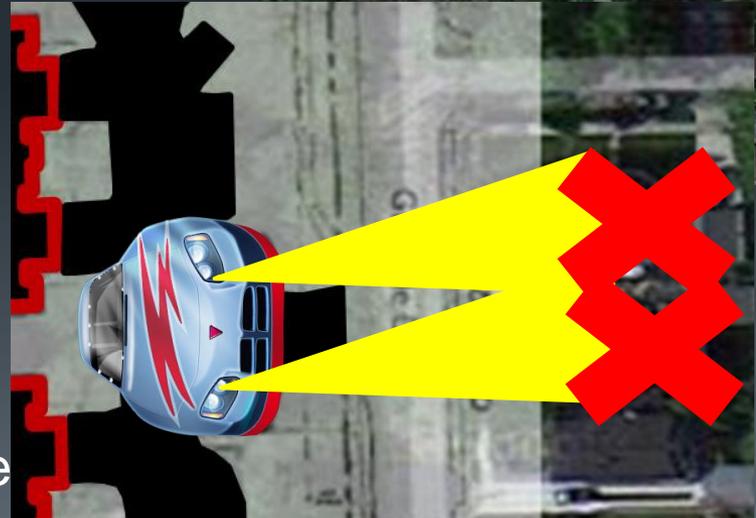
# Other Objections

- The zoning of this land is interesting, the land was originally zoned for the retirement community and adjacent orchard with planned traffic coming directly from Jackson Road as shown below:



# Other Objections

- They are now trying to utilize Glendale Drive for traffic, this presents a number of **major** issues:
- There have been numerous accidents at the intersection of Jackson Road and Glendale drive this will only get worse with the increased traffic from this proposed development and traffic calming measures currently proposed for Jackson Road
- Exit from the proposed development is directly into existing properties causing disruption of headlights
- There are many families with young children that live in this neighborhood, speed bumps were installed to assist in traffic calming



# Hillside Terrace

- A retirement community is situated to the west of this development, is this how we reward our seniors in their retirement?
  - Including a World War two veteran
- None of them are aware of this, probably because the owner of Hillside terrace is the main developer.
- Question? How many citizens from the retirement community showed up at the two citizen participation meetings??? Answer – NONE, they were not made aware!



April 11, 2013

Ms Jill Thacher, City Planner:

I am writing regarding the proposed 312 Glendale Condo Project, and more specifically, regarding the Pedestrian/Bicycle easement which many residents in the surrounding neighborhoods hope will be made a part of the site plan for this development.

There is only one essential question regarding this easement, and that is:

Does the use, over the course of several decades, of the present driveway at 312 Glendale, by the public, traveling on foot or by bicycle, establish a common law right for the public to continue to cross the 312 Glendale property on foot and by bike after the proposed condos are built?

Presently, the public uses this "pathway" to reach the parking lot of Hillside Terrace which they traverse to reach a wide range of destinations including the following: the adjoining neighborhood to the west of the Virginia Park neighborhood, the Project Grow gardens, Ann Arbor Animal Hospital, hard ware stores along Stadium, and, perhaps most important, the Kroger at Westgate. The pedestrian island, constructed within the last few years, at Collingwood Dr and W Stadium Blvd, makes crossing Stadium Blvd far easier than it was previously; this improvement makes Kroger's and all the shops at Westgate accessible to pedestrians and bicyclists coming from neighborhoods to the East of this major shopping center. But if the possibility of traversing 312 Glendale is eliminated, walkers and bikers will have to use a new, longer, and perhaps less secure route to reach the destinations mentioned above.

Please consider that the Non-Motorized Plan, part of Ann Arbor's Master Plan, reads as follows:

*Connectivity Between Neighborhoods and to the Primary Road System*

*If a new development has limited road access to surrounding arterial streets, special access points for pedestrians and bikes should be incorporated between property lines or along utility rights-of-way. Non-motorized connectivity between adjacent residential, commercial and institutional developments should be provided. The City can regulate the form and shape of new neighborhoods to support and promote pedestrian and bike mobility both by modifying masterplans and development standards. Careful site design encourages walking by making non-motorized travel more direct than motorized transportation modes.*

What position does the city take regarding the public's rights to continue to cross the 312 Glendale property on foot or by bicycle after the 312 Glendale condo project is completed?

Thank you for your attention to this matter. I look forward to your response.

Kathy Boris

1726 Charlton

Ann Arbor, MI 48103

[kathyboris@gmail.com](mailto:kathyboris@gmail.com)

734 647-1508

July 10, 2013  
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 and Planning Commission:

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 issues are already severely problematic 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 submitted plans for underground stormwater retention are inadequate to contain current rain levels, let alone those in the event of a "100 year flood". We are greatly concerned that this proposed development will damage our environment and neighborhood, beyond its already fragile state.

To document our concerns, we created a flood, storm water and sewage survey modeled after the City of Ann Arbor's water survey. Our surveys were delivered via email and by a door-to-door campaign to expedite results so that our concerns could be addressed prior to the Planning Commission meeting. Out of about 100 surveys sent, our response rate was over 50%, indicating exceptional concern on this issue throughout the neighborhood. We are continuing to collect surveys and anticipate more responses. 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). The excel file with all addresses and survey data collected to date is also attached, as well as some photos of spring street flooding.

Summary of 312 Glendale Flooding Survey Results:

Total surveys	~ 100
Total responses	51
Basement flooding	33
Yard flooding	24
Sewage overflow	11
Extensive repairs due to water damage	18
Flooding in street adjacent	13

We hope that you take our concerns into consideration as you evaluate the plans for the Glendale Condominiums. We are requesting that a stormwater evaluation be performed by the city, taking into consideration increasingly severe flooding, and we request that the development plan be brought into compliance with ordinances, prior to its approval. Thank you very much for your time and consideration.

With sincere regards,

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



Address	Basement	Yard	Street adj.	Sewage	None	Additional Comments & Repairs
222 Virginia	X					Spring
300 Virginia	X	X				spring, fall
305 Virginia		X				spring, fall , winter
318 Virginia	X			X		spring rain 3x sewer back up, \$15K installing B-Dry basement
322 Virginia	X		X			Spring
1402 Charlton	X					Spring, B-Dry system installed \$\$\$
1405 Charlton				X		storm H2O back-up, and toilet overflows in heavy rain, B-dry insalled
1512 Charlton	X	X				
1707 Charlton	X			X		
1708 Charlton	X	X		X		B_dry instsllled, floor drain backs up, year-round water pooling in yard
1726 Charlton		X				(some H2o in basement)
1729 Charlton	X					heavy rain+1" in basement
1730 Charlton	X			X		Spring, Re-grading back yard, over \$300.00
1805 Charlton			X			
1807 Charlton	X	X	X	X		spring, summer
1809 Charlton	X			X		Sewer backs up=H2Oin basement, T-system installed, sewer line foamed annually \$\$\$
1811 Charlton	X	X				Spring, \$1500.00 regrading
1814 Charlton	X	X	X	X		spring, winter thaw-2 sump pumps, problems w/ floor drian to city st drain.
1709 Abbott	X	X		X		Spent over \$25K insalling catch basin and several drains into the city st drain
1606 Abbott	X	X				spring, winter snow melt
1710 Abbott	X	X	X			
1713 Abbott		X				Yard needs grading & drain
1715 Abbott		X				have regraded yard
1716 Abbott	X	X	X	X		Spring, Fall, annual sewer back-up, put sand along house to help \$\$\$
1717 Abbott	X					swampy in backyard
1719 Abbott	X	X				storm H2O back-up
1720 Abbott	X	X				water drains into & floods yard from neighbors on either side of property
1723 Abbott	X		X			backup from heavy rain coming through pipes
1804 Abbott			X			St pipe replaced in front of house \$\$\$
1805 Abbott		X				spring; tons of H2O in yard
1806 Abbott	X	X				
1809 Abbott	X		X			heavt rain, snow melt, \$20K on foundation work, 2 catch drains
1810 Abbott	X	X				
1811 Abbott	X					
1812 Abbott	X	X				Spring, H2O drains from Charlton, \$300.00 on grading
1815 Abbott	X					Spring
1816 Abbott					X	concerned this development will create new water problems
205 Glendale Drive		X	X	X		clogged storm water drain flooded st 4-5x in last 2 decades
402 Glendale	X	X				Spring, winer thaw, over \$500.00 in flooded basement repair
543 Glendale					X	
303 Glendale Tom					X	
100 Longman Lane	X					
114 Grandview	X					(a few years ago)
1809 Fair		X				
1821 Jackson					X	
1900 Old Orchard Ct	X					
1906 Old Orchard Ct	X					Spring, winter thaw, over \$15K in basement and foundation repairs
1908 Old Orchard Ct	X	X				Spring and summer, 2 sump pumps insalled and basement repairs \$2000.00
1916 Old Orchard Ct	X	X	X			Spring , heavy rains, regrading and yard drain installed by previous owners

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.



DATE: July 13, 2013

TO: Ann Arbor Planning Commission

FROM: Lynn M. Borset, on behalf of residents of Virginia Park and Glendale-Fair Neighborhoods

RE: Traffic Impact and Safety Concerns, 312 Glendale Dr. condo development site plan

Residents of Glendale Dr., Charlton, Abbott, and Orchard Streets, and Virginia Ave. have serious concerns that the condo development proposed for 312 Glendale Dr. will increase vehicle traffic and create safety issues for our neighborhood.

We think the concerns described below warrant a Traffic Impact Analysis before the proposed site plan for 312 Glendale Dr. is approved. We ask that you postpone a decision on the site plan until this analysis is completed.

We are a quiet residential neighborhood with many young children, pedestrians, and bicyclists. Slauson Middle School is just a few blocks away on Washington St. and many children walk to school. Our neighborhood is an east-west cross-through for pedestrians and bicyclists between downtown Ann Arbor and Stadium Blvd. We also have considerable vehicle traffic cutting through our neighborhood between Liberty and Jackson Ave.

Another significant safety concern is the additional vehicle traffic the proposed condo development will generate at the intersection of Glendale Dr. and Jackson Ave., just a few hundred **feet** to the north.

This is a difficult intersection due to the volume of traffic on Jackson Ave. (the I-94 business loop through Ann Arbor) and the steep uphill slope of Glendale Dr. approaching that intersection.

Some data from a Traffic Volume study conducted by MDOT in February 2013 are presented in the table below. Turning right or left from Glendale Dr. onto Jackson Ave. is difficult because vehicles must cross, and merge into, a very high volume of traffic.

This causes impatient drivers to seek alternate routes via our neighborhood streets. More traffic on our residential streets poses a danger to pedestrians and bicyclists, especially our children.

**Data from February 2013 MDOT Traffic Volume Study, intersection of Glendale Dr. and Jackson Ave.**

**Traffic Volume Data**

	Hour(s)	Glendale Drive	Jackson East-bound	Jackson West-bound	Jackson Ave. Total Traffic
<b>Total Traffic, Tuesday 2/12/13</b>	12:01 a.m. -				
	12:00 p.m.	455	8,010	7,570	15,580
<b>Peak Hour Traffic, Tues., 2/12/13</b>	8-9:00 a.m.	28	716	384	1,100
	12-1:00 p.m.	41	514	514	1,028
	5-6:00 p.m.	54	581	789	1,370
	6-7:00 p.m.	40	547	577	1,124

**Left Turns from Glendale Dr. onto Jackson Ave (heading west)**

Wednesday, 2/13/13, selected peak hours	Hour	Glendale Drive	Jackson East-bound traffic	Jackson West-bound
	8-9:00 a.m.	17	across 692	to merge into 351
	12-1:00 p.m.	9	across 482	to merge into 521
	2-3:00 p.m.	16	across 460	to merge into 490
	5-6:00 p.m.	13	across 588	to merge into 790