

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

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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

- Spicer and OHM consultants, and city staff have commented at public meeting that the Allen's Creek floodplain maps are unreliable lacking meaningful data
- Flooding in Glendale area is a major problem yet recently presented models don't show any issues
- Current models clearly cannot be used to protect the neighborhood or for planning
- 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
- The ACWG will be pushing council for a meaningful study that has been in the CIP for 6 years
- 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.
- 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,

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