

From: John Ramsburgh

Sent: Tuesday, December 06, 2016 11:37 AM

To: Kowalski, Matthew Planning

Subject: For review and consideration of Hillside Memory Care, File #16-1607, at the 12/6/16 Planning Commission Meeting.

Dear Members of the Planning Commission and Mr. Kowalski,

We are writing to express our opposition to the proposed memory care development at 312 Glendale Dr. While we are not opposed to development per say, or even the appropriate development of this site, the proposed facility still presents a stormwater threat to downhill residents; is poorly situated on the site; and is starkly out of keeping with the residential character of our neighborhood.

We have read the stormwater mitigation plans submitted by the developer. However, even exceeding regulations does not bring them into the spirit of compliance needed to address the severe, intense rain events that are already a part of our changing climate. Even typical rain events present a challenge to our neighborhood, while severe rain events are overwhelming our yards and basements. Because our neighborhood has already been identified as a priority concern for flooding and sewage overflows, any approved plan should have to attain the highest threshold possible for stormwater mitigation and retention.

The fact that the proposed development constitutes less than 50 percent of the overall Hillside Terrace Retirement Center site should not dissuade you from requiring a comprehensive review and stormwater plan for both sites. Any topographical review of the two plans reveals that the proposed facility is nearly equal in size to the retirement center. More importantly, it is significantly downhill from the Hillside Terrace. The addition of a steep driveway and parking places between the two facilities means a great deal more water running onto the site during rain events. Sudden, flash floods will have the potential to overrun and overwhelm the retention systems currently proposed, threatening downhill residents.

Matters could be alleviated if this building were smaller and situated closer to the southwest corner of the site. As it stands, however, the facility will butt up against our residential neighborhood. Again, the regulations are a poor guide here and should not be the determining factor. The steep, natural slopes are steepest at this corner of the property and provide a beautiful, welcome viewscapes for the neighborhood. These natural hills will look like the high walls before an imposing edifice should this development be approved.

The planning commission is charged not only with enforcing the current codes, but with evaluating a proposal on the basis of its economic, social, environmental and health impacts. Everything about this proposal suggests that it will harm the surrounding neighborhood. This is not the case of NIMBYs crying foul over an unwanted development. The stormwater concerns have been extensively detailed by the neighborhood and suggest that we are already in a very precarious situation. It therefore behooves the planning commission to reject, or table, this proposal, until these well-documented concerns are addressed.

Thank you for your consideration.

John Ramsburgh and Carolyn Seabury, 1804 Orchard St.