

From: Vince Caruso
Sent: Friday, December 02, 2016 4:21 PM
To: Kowalski, Matthew Evan Pratt
Cc: Planning; glendale-action a2na
Subject: ACWG not support Glendale Street Hillside Terrace addition at 312 Glendale

Mr. Kowalski, Planning Commission,

As the Coordinating Member and member of the Allen's Creek Watershed Group (ACWG) we would like to reiterate that the ACWG **does not** support this development proposal.

We would like to add to our previous comments regarding this site:

When we commented, at the last Planning Commission (PC) regarding this proposal, that an **owner of the property was in attendance** we were surprised the PC did **not ask** the owner to clarify ownership relationship with Hillside Terrace (HT). This is normal and customary for the PC. This was discussed extensively in residents comments presented and, between the PC and the owners representative. Issues were raised by residents and the ACWG regarding the omission that HT and this proposed new building are not made to come up to stormwater (SW) code, for example like Zion Church a few years ago.

Also it would seem the **two houses** on site are **not** being required to come up to SW code as part of the development. They are on the same parcel and should be included in the SW plan. They have extensive imperiousness that should be mitigated.

The ACWG and residents have been told over the last two decades that new development is the way we will see improvements in SW hazard in this watershed. Clearly that is **not happening** here but should be.

Residents downstream of this site have clearly shown extensive SW hazard, have sued and received money damages in the past relating to this, **Citywide Stormwater Study/Stormwater Advisory Group** effort of recent years has placed the area in a target zone for expedited SW mitigation, and the extensive neighborhood survey show over 50% of homes in a 5 block area down stream of the site have regular and unacceptable flooding issues. This flood hazard as shown in the survey includes extensive **sanitary sewage flooding** in basements.

We would agree with other PC members that the **back of the building**, high on a hill, with tall retaining walls is not a valuable, and we would say appropriate, addition to the residential neighborhood. This will be ugly and devalue the neighborhood. As commented by others on the PC this site does **have a Glendale Address**.

It is not clear from comments at the last meeting that the **neighbors to the north will be protected** from flood hazard from the development with little or no SW mitigation occurring on the north side of the development. These homes have already done their own flood mitigation in recent years relating to flows off the site and should not be required to do more or face new flood hazards in their homes.

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 from the documented existing extensive flood hazard.

Please see our ACWG.ORG web for the ACWG authored **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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