

From: [Robins, Diane](#)
To: [Thacher, Jill](#)
Cc: 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

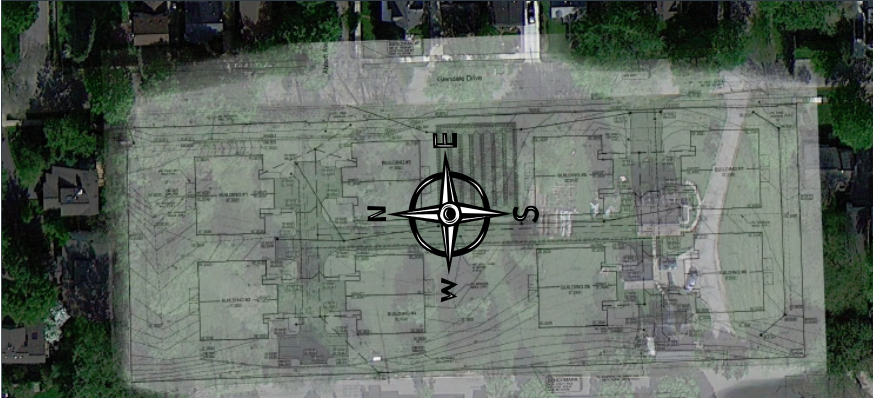
P.S. Jill - I realize you must be swamped right now, but could you please confirm that you received this as well as an earlier email from me with the neighborhood storm water survey (another 4 p attachment)? I did not put the meeting date or development address in the title of that email and hope it 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!

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Why Grading is so Important

■ Ian Hubert – ihube@hotmail.com

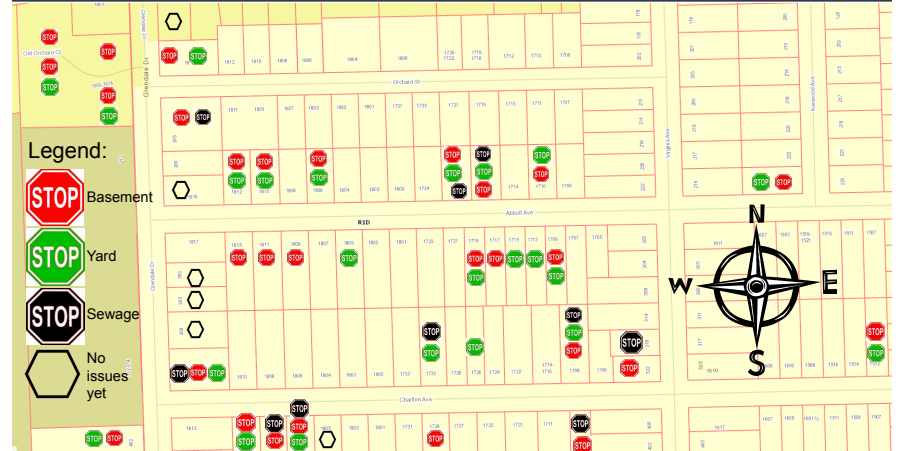


Which way is North?

1

Background

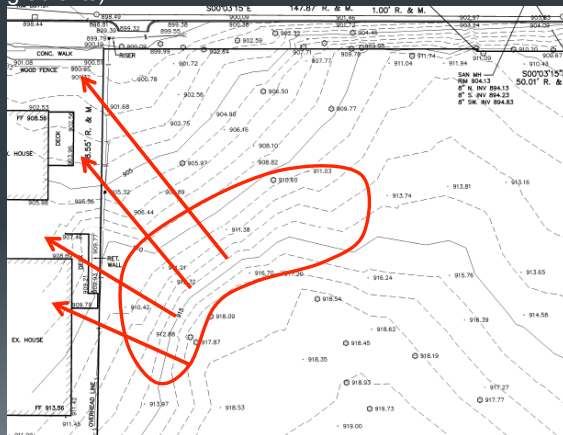
■ Current issues, **West to East** runs down hill



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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



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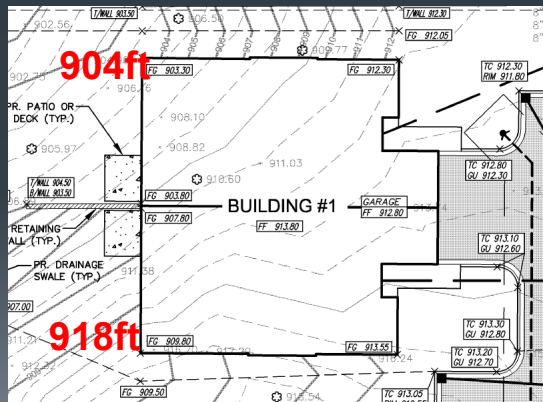
5



6

Grading Concerns

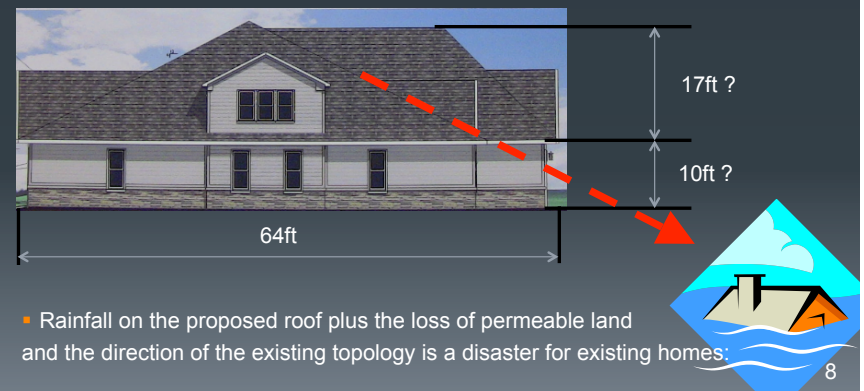
- Building 1 will have a height difference from it's NE corner (904ft) to it's NW corner (918ft) of approximately 14ft (equivalent to 1.5 stories):



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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

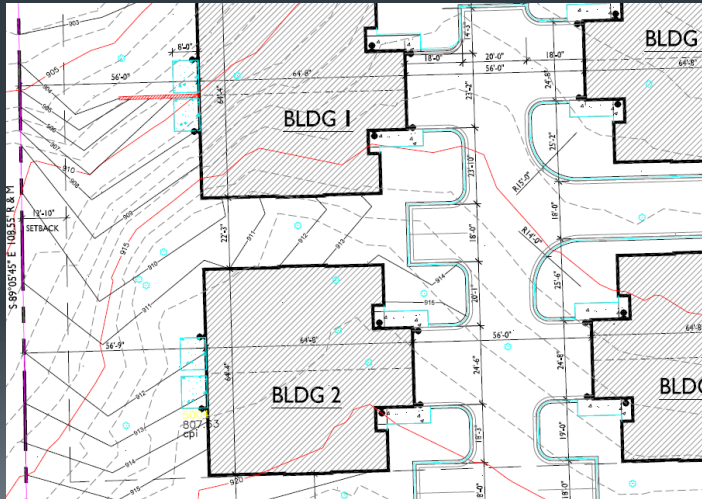


- Rainfall on the proposed roof plus the loss of permeable land and the direction of the existing topology is a disaster for existing homes:

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Swale?

9



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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"

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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

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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

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