

From: Rita Mitchell
Sent: Tuesday, December 06, 2016 1:23 PM
To: Planning
Subject: 312 Glendale Project

Dear Planning Commissioners:

I am writing to express the following concerns with the proposed Memory Care Center at 312 Glendale Dr:

-The site's drainage is acknowledged as poor, and is upstream from long-existing neighborhoods whose households have experienced flooding and sewer backups. I understand that a stormwater detention system is planned for 120% of rainfall. **How will the proposed stormwater detention system address water that flows down the steep slopes on the northeast area of the site?** I suggest that any plan be required to implement a detention of more than 120%, given anticipated increased rainfall in our era of climate change.

-The staff report acknowledges that there may be pesticide residue in the proposed area of building. Staff further state that addressing pesticides on site is the responsibility of the developer, working with the MDEQ. **Is that the extent of city responsibility? How will we know whether the developer follows appropriate requirements for testing and remediation? How can the city so easily brush off the responsibility for monitoring potential chemical contamination of a neighborhood?**

-Increase in impervious surfaces: The large roof and parking areas reduce the space available to absorb surface water from storm events. I understand that 120% of storm water detention is planned. I question whether the amount of detention is adequate to address potential rain events in our era of climate change. **If the project proceeds, I ask that the Commission require a greater amount of stormwater detention. If neighbors are negatively affected by stormwater subsequent to implementing the development, what is their recourse for addressing flooding? Will the Commission require pervious pavement in the driveway and parking area?**

-Retaining wall: **The slope of land toward Glendale Street, and toward the north, is significant. What safety requirements will the developer follow to assure the integrity of the retaining wall long-term to avoid collapse? What are city standards for such a wall?**

-Loss of open space: **I agree with neighbors that consideration of purchase of the site for open park space is a good idea, and would benefit the city in the long run.**

-Energy use/efficiency: The project has a large roofline. **What is the plan for installing solar energy as an option/supplement to traditional electricity use? The project has an opportunity to be a leader in energy self-sufficiency. Will the Commission require installation of solar panels?**

Thank you for reviewing my concerns and suggestions.

Sincerely,
Rita Mitchell
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