

From: Andrea Stevenson
Sent: Tuesday, December 06, 2016 11:31 AM
To: Kowalski, Matthew
Subject: 312 Glendale Development

Dear Mr. Kowalski,

I write today to express my firm opposition to the proposed 312 Glendale development. I live at 1812 Abbott, which is two homes down from the site. I moved back to Ann Arbor seven years ago from New York City because of the character and charm of the city, and the dedication of City leadership to preserve said character. I bought my home because of the beautiful trees and lovely open green space at the end of the block. Never did I imagine that city leaders would allow a commercial facility to be built there. The design of the building is entirely out of character with the surrounding homes, and will dwarf the entire neighborhood. Taxes in Ann Arbor are high but I view them as a good investment as I do my home. In completely changing the character of the neighborhood by approving this development, my investment as well as my neighbors will be significantly diminished, as will the tax base.

Ever since I moved in, my yard has been prone to significant flooding during heavy rainfall and I have had water in my basement. This 17,000 feet structure will only add to the issues that me and my neighbors have experienced. The stormwater mitigation plan does not take into account the runoff from Hillside Terrace. At minimum, the developer should have been required to develop a plan for both sites, but that has not happened and there is no doubt that flooding in the neighborhood will continue to get worse. It should not matter that the proposed site is less than 50% of the Hillside Terrace facility. Because it is very large and on a steep slope, this development requires special consideration.

I hope that you and the City Council will give the neighborhood and its residents consideration when evaluating this development.

Thank you,
Andrea Stevenson