

DATE: Dec 1, 2016

TO: Members of the Ann Arbor Planning Commission

FROM: Kathy Boris, 1726 Charlton

RE: 312 Glendale, Memory Care Center Site Plan

Thank you for your careful attention to comments at the November 15 Public Hearing regarding the 312 Glendale Memory Care Center site plan, and for your thoughtful questions and discussion afterward.

I would like to bring up once more the question of ownership of the Hillside Terrace and the 312 Glendale properties.

In 1994 a 64-unit “addition,” to be built on the 312 Glendale property, was approved for the Hillside Terrace “convalescent home.” At that time, there would have been no hesitation in labeling it an “addition” because storm water regulations were not as stringent as they are today. In fact, there may have been no requirement for Hillside Terrace to update its storm water retention plan (if indeed it had one) as part of the site plan for the 1994 “addition.”

In contrast, today, additions, redevelopments, and expansions of current buildings cause the storm water plans of a property to be reexamined and upgraded in the proposed site plan. The current Memory Care site plan appears to me to be an “addition” to the Hillside Terrace facility. In this case, use of the private road (Jackson Place) by both properties, shared use of parking facilities, shared staff, shared residents, or residents who will be “funneled” to the Memory Care Center all point to common ownership of the adjacent properties.

Please remember that LLC's, being easy both to form and disband, and having no limit on the number of officers, often obscure ownership.

I urge you to view the Memory Care Center site plan before you as an "addition" to the existing Hillside Terrace facility and to require Hillside Terrace to upgrade its storm water retention plan. By doing this, you would put the burden of payment for new storm water retention systems on the private owners of the properties which will benefit financially from private expansion. At the same time, you will save the city of Ann Arbor and its taxpayers from having to "pick up" this financial burden. And, most importantly, you will give our neighborhood the best possible chance of avoiding additional flooding from upstream development.

Thank you for your attention to this matter.

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