

June 28, 2014

Planning Commission

RE: 312 Glendale Development Project

This project should NOT be approved due to the many unsolved and serious issues regarding the development.

I have reviewed the minutes from the previous Planning Committee meeting where this issue was discussed. I found an issue that I believe has not been addressed satisfactorily to the concerns of the neighborhood regarding flooding:

“Commissioner Giannola asked if they accounted for any of the water coming onto the site from upstream. Susan Bowers said that per the Washtenaw County Water Resources Commissioner code, they are not required to take that into consideration but that they are still reviewing it. Giannola asked if they were concerned with flooding onto the site. Bowers said that they fixed existing storm sewer lines to go through the site from Hillside Terrace.”

If the development is completed and these storm sewer lines from Hillside Terrace are reconnected the storm water from there will be flowing into our neighborhoods. If there will be more water flowing into our neighborhoods why is this not being taken into consideration?

Another serious issue has arisen regarding this development. It is proposed that retention and detention ponds be constructed on the site to deal with flooding issues. Several factors have come up regarding the safety, construction, maintenance, and effectiveness of the ponds. According to the site plan a detention pond is placed not at low elevation. Will it collect much water? And it is placed near the public ROW, an “attractive nuisance?”

How will the several catch basins work? There are no signs of grading needed to send stormwater to them. Will the ponds be monitored for public safety? Just because these ponds will be constructed does not mean there will not be any more problems with containing stormwater, especially because of the grading issues. There will still be more water that cannot be managed by these ponds and the water

will eventually make its way down the streets into the neighborhoods and cause flooding.

Documented unsafe conditions can occur under both dry and wet weather conditions. These range from readily apparent problems such as outlet pipes that are open (unprotected with trash/safety racks) to the less obvious concerns such as outflow pipes that are subject to overwhelming hydrostatic forces due to high headwater depths. A complicating factor is that children are often attracted to stormwater facilities and this poses special design challenges and risks.

Pond safety issues that do not involve drowning must also be considered. For example embankment slopes that are too steep can be hazardous to the public. In the past years a serious public health concern that has emerged is related to ponds that create mosquito-breeding habitats due to shallow and stagnant standing water, thus increasing the risk of West Nile virus to the adjacent community.

Other safety deficiencies in storage facilities have been noted. Outlets are open and unprotected, they lack trash/safety racks, the racks have openings large enough to pose a danger to the public and/or the racks are too close to the outlet to provide sufficiently slow flow velocities that will not impinge a person against them.

There is also concern about some conflicting information regarding these ponds that we have been given by different city authorities.

These are just examples of some of the problems that will be created for our neighborhood if this project is approved. Increased car traffic, pollution (both air and noise), loss of green space and trees, flooding, pedestrian safety, (especially children), and a host of other issues will occur if this project is approved. And most importantly it just does NOT FIT into this neighborhood-both in size and aesthetics.

Respectfully submitted,
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