

From: Steve Krebs
Sent: Thursday, March 16, 2017 5:10 PM
To: Planning <Planning@a2gov.org>
Subject: Memory Care facility proposal on glendale

I am requesting that the city table this resubmitted proposal until the following issues, raised by the residents in that neighborhood, are addressed.

1. There are overlapping ownership relationships between the owners of Hillside Terrace Retirement Center and the proposed memory care facility, begging the question of why the new facility isn't being treated as an expansion of the existing campus that might be more thoughtfully integrated into the existing facility, rather than designed as such a stark and out-of-character intrusion into our neighborhood.
2. Stormwater concerns. Our neighborhood is subject to extensive flooding, which impacts us all and our home values. Last year, a study by the city concluded that Hillside Terrace is the source for much of our stormwater problem. A more integrated plan might provide the owners with the opportunity to create a comprehensive stormwater mitigation proposal for the entire hilltop, a great and overdue step given the increasing rainfall that our region is experiencing and will continue to experience.
3. Parking. The zoning calls for a minimum of four parking places. The new facility proposes 20, adding a huge, impermeable surface to the orchard. The existing Hillside Terrace has abundant, unused parking that might allow the developer to drastically shrink the space allotted for parking and move the facility back away from our neighborhood.
4. Sustainability and Climate. The city commissioned a major sustainability plan and council members noted that this proposal does not entertain any of its recommendations. Any project of this size and scope should do more than the bare minimum with respect to our city ordinances.

By resubmitting the same proposal, this is looking very much like a slight of hand try by the developer. I depend upon the city council to defend the residents against development that is done irresponsibly.

Best regards,

Steve Krebs
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