

From: Robins, Diane
Sent: Sunday, November 13, 2016 9:13 PM
To: Kowalski, Matthew; Planning
Cc: glendale-action@googlegroups.com
Subject: comments regarding development of 312 Glendale

(This letter is attached as well as included below. We sincerely hope Planning Commission will read it prior to the meeting on Nov 15.)

November 13, 2016

To Members of the Planning Commission:

In our neighborhood we live with the Allen Creek flowing below us, unseen under our streets, our homes, our small yards. Because we have very high density and very little open space in our Glendale-Charlton neighborhood along with this Allen Creek, we have plenty of documented water issues. Right now the old orchard on which this proposed development is to be built is one of the most important upstream stormwater storage areas for our neighborhood. If it is developed, that will be taken away. Right now the orchard where this development would be built is also storing a large portion of the stormwater from Hillside Terrace, which adjoins this property. Hillside Terrace does not have an updated storm water plan -- the orchard is their stormwater plan.

If this project moves ahead, it should be coupled with a requirement that Hillside Terrace update their stormwater management plan. This was exactly the recommendation of the Stormwater Calibration Study and Analysis.

Just over a year ago, in June 2015, Ann Arbor finished a Citywide Stormwater Calibration Study and Analysis to look for ways to deal with insufficient stormwater system in certain areas of the city. There had been numerous stormwater events, especially in the Allen Creek area, and people were looking for alleviations or solutions. This study was undertaken at a contract cost of over \$800,000 and additionally, many hours of involvement by city personnel. Neighborhood meetings were held and much input was given as promises were made of the importance of the data and the conclusions this study would reveal in future decision making by the city.

Our Glendale Charlton neighborhood was given a priority status because of the many problems (both flooding and basement backups) our neighborhood has experienced. The study showed that our stormwater pipes are at capacity during the 50% to 100% AEP storms. Additionally there is no storm water system going down Charlton Avenue, which frequently causes street surface flooding in our neighborhood.

The very clear recommendations coming out of the study were two fold. One was a change to the stormwater conveyance system including installing a new pipe down Charlton Avenue at a cost of .6 to .7 million dollars. The second was to improve the upstream stormwater storage -- but because there is no option to construct this on public property, the report specifically recommended a stormwater redevelopment scenario for Charlton Apartments and Hillside Terrace properties. It was also a cheaper solution as the cost would be borne by property owners of this redevelopment.

The Alzheimer's unit that is proposed to be built on the orchard is very much a part of Hillside Terrace. It is not a stand alone development. When other facilities such as the Zion Lutheran

Church and Maple Village were redeveloped, they were required to upgrade their stormwater systems. Why is this not an integral part of the plan you are looking at tonight? Not only did the stormwater study recommend this, but they said, quoting "The impacts on flows in the downstream stormwater system would be dramatic for this alternative. ...This decrease in peak flows would eliminate street flooding for the study area for the 10% AEP storm."

Why would the city spend almost a million dollars on a study, and then ignore the recommendations of that study? When the stormwater analysis was conducted, our neighborhood was told it was being conducted to help us with our stormwater issues. We are expecting the city to follow through, especially when you can get "dramatic" improvements to the stormwater issues by requiring Hillside to upgrade its outdated stormwater management through this redevelopment. This seems like just the opportunity the city was waiting for!

To pass this proposed development without requiring Hillside to also come through with an updated stormwater management plan, hits our neighborhood with a double whammy: we will have the stormwater from both the new development and also that of Hillside Terrace. Please take another look at this proposal and while you do, please take into consideration the recommendations of the Stormwater Calibration and Analysis Study. It is exceedingly important for our neighborhood.

Sincerely,
Kathy Boris
On behalf of Glendale-Action

These are relevant quotes taken directly from the Storm Water Study:

"Because the upstream area has a very small ROW area, when compared to the size of multi-family properties, a ROW BMP option was not considered for this study area. Instead, a redevelopment scenario was considered for the Charlton Apartments and Hillside Terrace properties. This alternative assumes that 1% AEP storm detention would be provided for these two properties, which would align with new development requirements. For the total area of approximately 8 acres as shown in Figure 4- 36, a storage volume of 0.44 MG would be required."

"The impacts on flows in the downstream stormwater system would be dramatic for this alternative. As shown in Figure 4-37 below, the detention storage reduces peak flows from 45 cubic feet per second (cfs) to 15 cfs at Glendale Drive. This decrease in peak flows would eliminate street flooding for the study area for the 10% AEP storm."

"Recommendation:

Either alternative would be feasible and effective at improving the stormwater system performance for the Glendale/Charlton study area. The upstream detention storage would be consistent with the City's sustainability goals and the cost would be the responsibility of the property owners if the improvements can be required as part of property redevelopment."