

From: Sheri Osher
Sent: Thursday, March 16, 2017 9:11 PM
To: Planning <Planning@a2gov.org>
Subject: 312 Glendale development comment

To Whom It May Concern:

I have concerns about the proposed 312 Glendale development. As I understand it, the developers were recently sent back to the planning commission and instructed to address certain concerns. Those concerns have not been addressed. Many residents in this neighborhood are concerned about the visual and environmental impact that this development will have. Here are some of my specific concerns:

1. **Common Ownership.** 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 also request that the owners create a comprehensive stormwater plan for entire hilltop.
3. **Parking.** The zoning calls for a minimum of four parking places. The new facility proposes twenty, 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 Glendale.
4. **Sustainability and Climate Plan.** 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 to more than the bare minimum with respect to our city ordinances. This is particularly concerning to me.

As I referenced above, the developer resubmitted exactly the same plan to the City Council that was submitted in the fall of 2016, and the plan is now back on the agenda for next week's meeting, without consulting our neighborhood or even before answering a list of questions that neighbors submitted to city staff back in February. I sincerely hope this was an oversight.

Sincerely,
Sheri Osher