

From: Jennifer Jacobs
Sent: Friday, March 17, 2017 9:58 AM
To: Planning <Planning@a2gov.org>
Subject: Regarding the Hillside Retirement Center Plan for development

Ann Arbor City Planning Commission,

I live near the proposed Hillside Retirement Center and I am writing to express my concern of the proposed development for a memory center. I am not against development per se, but it needs to be smart and well-planned development. There are many reasons why the current Hillside development plan is not adequate and should be improved:

1. Why is the memory center being proposed as a completely separate entity rather than being treated as an expansion of the current Hillside Retirement Center? As such, this separate plan allows for different development rules to apply, that essentially promote a larger development at the cost of the environment, increased traffic, etc.
2. Traffic: The Retirement Center and proposed memory center are surrounded by a residential area. With the addition of the memory center, there will be increased traffic on Glendale and Jackson. How will these traffic concerns be address? There are already bad traffic and pedestrian safety issues with Veterans Park, just up the hill. How will the new development affect/influence the flow of traffic on Jackson. Where there be another stoplight?
3. Stormwater concerns. This area 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 the stormwater problem. The City of Ann Arbor should require that the owners create a comprehensive stormwater plan for entire hilltop as this new development will create more problems for the future. The large parking lot that is proposed will also negatively affect stormwater causing more flow and less drainage.
4. 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 Glendale.
5. 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.
6. And perhaps most importantly, the City Council also asked that the developer and city staff work with the neighborhood to address our concerns. Instead, the developer resubmitted exactly the same plan that was submitted in the fall of 2016. And, city planning staff put the plan back on the agenda for next week's meeting, without consulting our neighborhood or even before answering a list of questions we had submitted to city staff back in February.

Thank you for your time and consideration,

Jenny