

Hillside Memory Care Site Plan
312 Glendale Drive

Introduction: Many concerns and questions have been raised about this proposed development at Planning Commission, at City Council, and to City Planning Staff. Still, those questions and concerns have not been fully answered. Neighbors have reviewed the Site Plan in detail to raise the questions, and have done research to provide some answers.

Q: Should we rely upon the WCWRC's statement that the requirements (for the Hillside Memory Care site) "will represent an overall water quality and quantity (flooding prevention) improvement over existing conditions?"

A: NO. Further detail is provided below, but essentially:

- Existing site conditions were never measured to allow a valid comparison.
- Only run-off from the new impervious surfaces will be captured in the proposed stormwater management system.
- Run-off from Hillside Terrace has not been factored in.
- Run-off from the existing houses and driveway will continue to flow onto Glendale Dr.

Q1: Does 'water flow in large sheets across the orchard?' Is it true that 'very little water as of now is retained on site?'

A1: NO. As demonstrated in the video at this link: <https://youtu.be/9db2bre4gCl> the orchard in its present state retains rain water quite well. The video, taken by a neighbor on 7/27/14 when a half inch of rain fell in a short time clearly shows that rain water is absorbed into the green vegetation on the orchard.

Q2: Where did the misperception that rain water flows over and off the orchard come from?

A2: It appears it came from a phrase in the 12/6/16 letter from the WCWRC, i.e., "the soils are not amenable to provide infiltration."

Q3: What is the basis of the comment "the soils are not amenable to provide infiltration"?

A3: To determine the allowable run-off rate, soil borings done to assess infiltration beneath the stormwater management system *proposed for the development*. Those soil borings were 20 feet deep; they indicate infiltration did not meet "standards" 20 feet below the surface, underneath the proposed detention system. That does not accurately represent current surface conditions.

Q4: Was a study of current conditions on the orchard ever done?

A4: NO. The site's ability to retain / detain rain water in its current, undisturbed state has not been measured.

Q5: Will the stormwater run-off from the entire site be captured and "handled" by the underground stormwater retention/detention system *proposed for the development*?

A5: NO. According to Staff, the 'detainment calculation' (to determine the needed capacity of the underground stormwater management system) **only** includes the

“disturbed” part of the site. However, the calculation to determine the allowable run-off rate from the system does include the entire site. Consequently:

- The proposed stormwater management system will only capture rain water that falls on the proposed new roof and new parking area, and slow its release into City stormwater pipes.
- Rain that falls on the existing two houses, garage, and driveway will not be captured and will continue, as now, to flow onto Glendale and Charlton streets.

Q6: Has stormwater run-off from Hillside Terrace been factored into the stormwater calculations for the site, or not?

A6: There is not a clear, or satisfactory, answer to this question. In presentations at Commission and Council meetings, assertions were made that stormwater from Hillside Terrace does not / will not enter the orchard. Yet, the 12/6/16 Planning Commission meeting Minutes include this WCWRC comment “the upstream watershed is factored into the calculation and the stormwater from the other site is being routed into stormdrains that then flow underground and will not be visible.” Further, a 3/15/17 memo from Staff says “Yes, there is existing storm water flowing onto the project site.” These quotes indicate a contradiction; the stormwater is factored into the calculation, but it is routed into stormdrains, not into the detention / retention system. Thus, the issue of lack of upstream stormwater management is being avoided, not addressed, in the proposed development plan.

Q : Why the fuss over common ownership of Hillside Terrace and 312 Glendale Dr.?

A : Ownership is not precisely the issue. The issue is that in allowing a single business enterprise to expand on to an adjoining parcel without requiring that the two adjoining parcels be site-planned together, Hillside Terrace is being allowed to shift the cost of stormwater management updates from itself to Ann Arbor, and Ann Arbor citizens. This “loophole” should not be allowed.

Based on the misperceptions, inaccurate statements and remaining questions, we ask that the development plan for the Memory Care Facility at 312 Glendale NOT be approved by Planning Commission.

We thank you on behalf of the neighborhood,

Lynn Borset and Kathy Boris of Charlton Ave,
for Glendale Action