

To: Members of the Planning Commission, City of Ann Arbor  
From: Matt & Marti Keefe, 1710 Abbott Avenue, 48103  
Date: July 10, 2013  
Re: 312 Glendale Condo Development

We live on Abbott, a block east of 312 Glendale, the site of the proposed 16 unit condo development, land that presently is covered with grasses, other vegetation and plenty of trees and is commonly referred to as "the Orchard". Like our neighbors on Abbott and the parallel streets, Orchard and Charlton, we are "downhill" from this property on Glendale, or more aptly put, we are downstream, as our streets lie along the bed of the old Allen Creek. This description of our location is important to fully appreciate the impact that any change to the landscape upstream will have on our neighborhood.

During our 26 years living here, we have witnessed countless times how rain storms, and the inability of the storm water system to handle such storms, have negatively affected our neighbors: flooded basements and yards, and potentially dangerous flooded streets. Many neighbors have incurred much expense to try to alleviate this flooding of their property by contracting with companies to "waterproof" their basements and/or find some drainage solution. All these storm water problems have occurred in the past with the current storm water drainage system in place and the current natural drainage system of vegetation and trees in "the Orchard" in place.

We do not need to cut down trees, asphalt over and build structures on the land upstream from this established neighborhood that is already experiencing many problems from the flow of storm water. We do not need any more impervious surfaces that will add to the deluge of flowing water before we find a better way to manage the storm water with which we already have to deal.

As a community that needs to preserve the safety and well-being, and protect the property, of the home owners already in place, we need to find a better way to manage our storm water, whether it be to examine changes to the infrastructure or more creatively, establish more "green" ways to absorb the storm water. **UNTIL WE ARE ABLE TO MORE EFFECTIVELY DEAL WITH OUR HISTORIC AND PRESENT PROBLEMS WITH STORM WATER, WE SHOULD NOT ALLOW ANY DEVELOPMENT THAT WILL EXACERBATE THIS PROBLEM ANY FURTHER.**

**WE ASK THAT THE PLANNING COMMISSION, AND THE CITY OF ANN ARBOR, NOT ALLOW THE CONDO DEVELOPMENT AT 312 GLENDALE TO MOVE FORWARD.**

At the very least, we ask that no approval be given to any development at 312 Glendale until a complete and thorough analysis of storm water behavior and the present storm water management system is implemented. Hopefully that analysis will point us in a direction to improve our ability to manage the problem we currently have with storm water, before we consider how, and if, we should increase our capacity to handle even more storm water in the future.