

**From:** Andrea Stevenson  
**Sent:** Thursday, March 16, 2017 4:33 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** 312 Glendale Development

Dear Planning Commission,

I write today to express my firm opposition to the proposed 312 Glendale development. I live at 1812 Abbott, which is two homes down from the site. I moved back to Ann Arbor seven years ago from New York City because of the character and charm of the city, ***and the dedication of City leadership to preserve said character.*** I bought my home because of the beautiful trees and lovely open green space at the end of the block. I am not anti-development and understand the rights of property owners, but the design of the building is entirely out of character with the surrounding homes, and will dwarf the entire neighborhood. Taxes in Ann Arbor are high but I view them as a good investment as I do my home. In completely changing the character of the neighborhood by approving this development, my investment as well as my neighbors will be significantly diminished, as will the tax base. I would feel the same way about any similar development in any neighborhood in the City.

Additionally, ever since I moved in, my yard has been prone to significant flooding during heavy rainfall and I have had water in my basement. This 17,000 feet structure will only add to the issues that me and my neighbors have experienced. The stormwater mitigation plan does not take into account the runoff from Hillside Terrace. At minimum, the developer should have been required to develop a plan for both sites, but that has not happened and there is no doubt that flooding in the neighborhood will continue to get worse. It should not matter that the proposed site is less than 50% of the Hillside Terrace facility. Because it is very large and on a steep slope, this development requires special consideration.

Of most concern however, is that after the project was sent back to Planning Commission by the Council with the explicit instruction that the developer and PC work with the neighborhood to address these concerns as well as integrating recommendations of the City's Sustainability and Climate Plan, of which the current proposed plan contains none, the developer submitted the exact same plan and the PC put it on the agenda. I would hope that PC would consider this direction from our elected leadership.

Thank you for your consideration,  
Andrea Stevenson