

TO: Ann Arbor Planning Commission
RE: Proposed development of 2250 Ann Arbor – Saline Rd.
Date: July 21, 2015

The proposal for development of this property will be before you for the second time tomorrow, Tuesday, July 21. The proposed development, modified to address concerns expressed at the December 2014 meeting, will provide for detention sufficient for both the new construction, and an enormous enhancement for homeowner safety and environmental protection.

The overland stormwater that impacts property and safety in the lower Village Oaks – Chaucer area also runs undetained to Malletts Creek and beyond, impacting water quality and adding to flooding risks downstream.

After many years of raising concerns with the City, a study was commissioned in 2010, after water flooded a neighbor's home to within two feet of the ceiling of the basement. (That's right—not two feet of water, but two feet from the ceiling.)

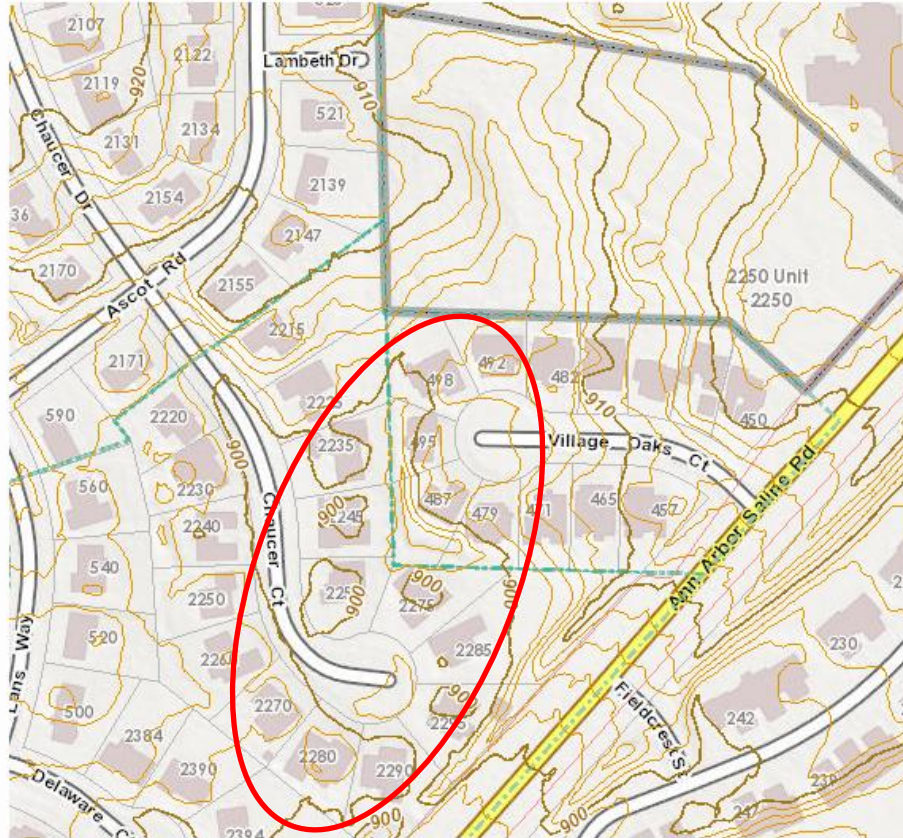
In less than a year, the only truly feasible, environmentally acceptable solution to the overland flow had been identified: regional detention on low-lying areas of the 2250 A2-Saline Road property.

This same regional detention was incorporated as an important component of an array of improvements in the Upper Malletts Study.

So, since 2011, it's clear what needs to be done.

We have submitted a document about the importance of regional detention as facilitated by this proposal, signed by a number of us who are immediately impacted. We know you have also been hearing many objections to this development, and we want, briefly, to address them, so we are also sending this e-mail.

- First, the emergency access to Lambeth: We cannot imagine any well-founded argument against this. Our personal experience: in 2013, our neighbor suffered a devastating house fire, with responders from several municipalities actively fighting the fire for four hours in the middle of the night. Trucks crowded Village Oaks, a cul-de-sac, and for a time it seemed very possible the fire would spread. It seems obvious to us that more than one access point is a safety plus.
- Second, it is our understanding that it is being argued that the development will worsen the flooding, not ease it, and that the homes on Ascot are at risk. We have shared basic information to address this issue, as follows.
 - A topographical map (below, our general area circled) shows that Lambeth slopes toward the woods with an elevation of around 910 feet. The elevation then drops more than 10 feet very quickly to 900 feet and below. This is why our area (the foot of Village Oaks and the end of Chaucer) has such concentrated and serious problems.
 - The proposed regional detention basin will be lower than Lambeth. The basin will be sized to a design event of a 100 year storm, and the uppermost height of water in such a storm will still be well below Lambeth. In the event of a storm larger than the design event, if water does flow overland, it will follow the same path it does now: it will flow to a lower elevation, i.e., the foot of Village Oaks and the end of Chaucer.



- Third, some of the opposition to regional detention is based on a lack of understanding about how such basins work. We discovered at the December Planning Commission meeting that some neighbors simply were not aware of the difference between retention and detention. Some thought that the water was just expected to soak into soil, and did not understand that the water would be drained out of the basin through an already existing pipe. This misunderstanding, naturally, fueled concerns about flooding and standing water, as they could not imagine the area would simply be dry most of the time.
- Fourth, sometimes it has been argued that nothing should be done until the City/County have exhaustively and comprehensively studied all the stormwater issues. It is clear to us that the studies to date are more than sufficient to support regional detention.

We have been intensively involved in our stormwater issues for years. Though there is a small, core group of us, the water at issue impacts a large area, both homes and waterways. No one could be more invested than we are in a sound and well-implemented solution, and we urge you to take very seriously this opportunity to move toward greater safety for homeowners and improved stewardship of our waterways.

Below, a larger topographical map shows how this stormwater, unless properly detained, will flow rapidly to Malletts Creek, with elevations around 900 and below circled.

Thank you for your consideration.

Terry and Mary Gliedt
 Art Herold and Mae Keller
 John and Nancy Yalonen

