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**Date:** July 12, 2013, 11:54:20 AM EDT

**To:** [JThacher@a2gov.org](mailto:JThacher@a2gov.org)

**Subject:** 312 Glendale Dr. Proposed Development

Ann Arbor Planning Commission,

I would like to make comments on the proposed project for **312 Glendale Dr.**

The Allen's Creek Watershed Group ([ACWG.ORG](http://ACWG.ORG)) and others are requesting a **watershed study** before this development is allowed to proceed. A study has been in the CIP since 2008 and was to occur in 2010 but was postponed. Extensive flood hazard exists in this neighborhood and in the watershed as a whole. Most of the neighborhood groups on the westside have signed on to the need for such a study.

The flooding issues facing this neighborhood is very similar to others in the Allen's Creek watershed, being very flood prone and the flooding issues not very well understood by city planners.

Examples of this are many and include:

- The water issues **survey** done by the Glendale residents show extensive water issues with **over half** of those surveyed in an about four block area having water problems including over 11 having sewage in basements.
- The fresh water runoff (stromwater) from this area will flow into the **West Park** area. The West Park stormwater project of 2012 at a cost of \$2.2M was 'blown out' within one year in a mid-sized rain event (1.6"). After this event an additional \$1.2M was spend to partially retrofitting the project.
- The **North Main Affordable House** project in the floodplain, not supported by the ACWG, was canceled after a new floodplain map showed the property was farther in the floodplain and floodway than planned. The existing 6 buildings with affordable units were lost due to neglect.
- The **Liberty/Glendale development** forced the city to spend about \$1/2M to cut down a large part of a private woodland and pipe a section of the Allen's Creek because a development was allow to be built on a steep slope to close to an very high flowing creek.
- The **Homeless Shelter** initial plan was scraped due to private citizen and the ACWG showing the plan violated federal and state regulations by being in the Allen's Creek Floodway, was redone at about \$1M loss and many months delay, and the final design violated many city regulations contrary to initial statements of the planners.
- The Allen(s) Creek **Greenway Park** effort is a effort to mitigate with these very important flood hazard conditions.
- Many other examples exist to indicate a need for much better understanding of the flood hazard.

The **Green Streets** effort the ACWG has worked on with others (currently 4th, Madison, Miller, Sylvan, Forest, Willard, Liberty, Packard) is an **first in Michigan, and very early effort nation wide**, attempt by the city to deal with the current flood hazard.

**Climate change** for Michigan is causing much more intense rain events as predicted by national and U of M studies. The March 15, 2012 event was a 5-6" by NexRad estimates (see below) for the southwest side of the city and would be the **largest rain event on record** for Ann Arbor, and happened in about an hour. It was predicted to go through the center of the city. 100 and 500 year rains are much more common in the lower Michigan areas, we have many similar recent large rain event NexRad estimates for lower Michigan.

**Public health safety** and welfare are clearly at issue here with sewage and stormwater flooding issues un-addressed for the neighborhood and down stream neighborhoods.

The public meetings held by the developer did **not invite or include** the residents of the adjacent property to the west at **Hillside Terrace**. The residents (assisted living residents, with a existing active resident group formed) should have been invited to provide comment. We made comment to this effect at the Public Meetings.

**Grading issues** with the current design should not be allowed due to the danger it poses to homes to the north. These homes have spent extensive private funds to redo the grading to stop flooding of their homes from higher up the hill to the south. This design exacerbates this issue. With the grading and design **tree removal** by the developer in the current plan seem excessive and should not be allowed.

**Extensive grading** of this rolling site are unacceptable based on city code. Smaller buildings, single family, would require much less grading and loss of existing topography.

The developer stated at the first public meeting that '**all stormwater would be retained on site**' until questioned by the ACWG. It was then they corrected the comment later in the meeting.

This area has **existing very high density housing** and the need for higher density is not an issue for this neighborhood. Apartment and condo units are very well represented to the west and north of this neighborhood.

Thank you,

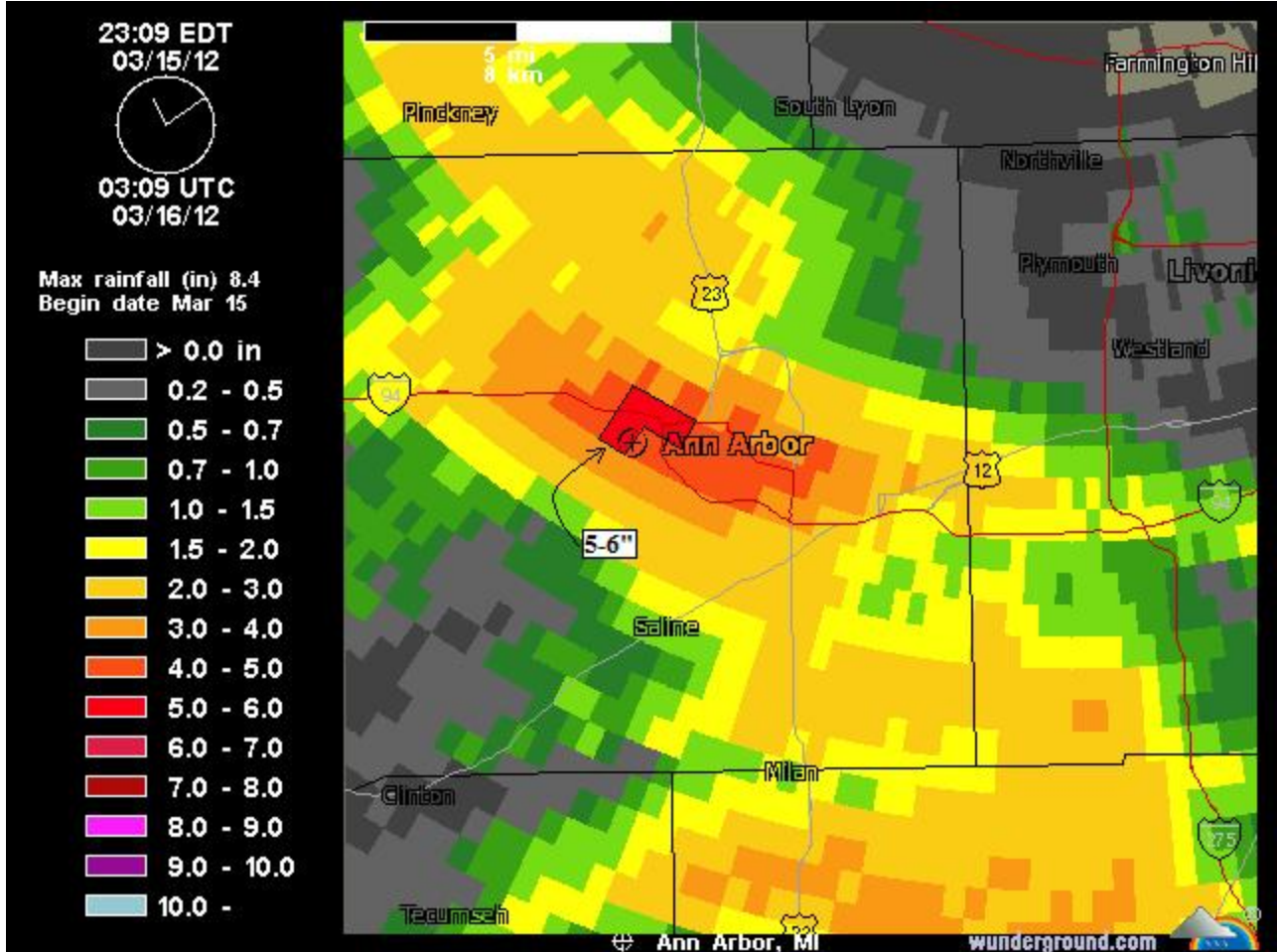
Vince Caruso

Coordinating Member

Allen's Creek Watershed Group (ACWG)

[ACWG.ORG](http://ACWG.ORG), ACWG MDEQ, County and City Adpoted Watershed Management Plan

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NexRad, ACWG (ACWG annotation)