

CF 311936  
 File Numbers: MUP-15-010(W) – MUP 15-015(W)  
 DPD #3012953  
 MIMP/EIS Swedish Cherry Hill  
 500 17<sup>th</sup> Ave

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# 19<sup>th</sup> Ave Block Watch/Squire Park Neighbors Post Hearing EIS Brief

## Introduction

There are remaining issues concerning the adequacy of the FEIS. Rather than restate what the other Appellants are providing in their respective briefs. 19<sup>th</sup> Ave Block Watch/Squire Park Neighbors agrees with the issues raised in the submitted briefs and will focus on those additional issues not raised by the other Appellants:

## Flooding/Stormwater/Drainage

It is unclear why after repeated testimony from neighbors about flooding and “underground springs”, sump pumps and cisterns, flooding was not considered. Neighbors testified at CAC meetings, the DEIS hearing, MIMP scoping meetings both during this process and during the 1992-1993 MIMP public process of floods and the preventive methods used to prevent floods. This is important since flooding affects both how stormwater and groundwater conditions are evaluated and impacts MUP processes. This is a failure of the FEIS.

Based on the testimony and evidence presented before the Hearing Examiner, it is the Appellants’ position that the analysis of the soils, flood, stormwater, and groundwater analysis in the FEIS fails to provide adequate mitigation to the neighborhood. Therefore, we propose additional language be incorporated into the FEIS. This was shared with the Applicants. Since providing this additional language, we have not heard back from the Applicants. The Applicants’ proposed language is below in quotes. Our additional language is below underlined.

“The applicant shall submit a geotechnical report for each future site-specific building as part of the MUP application. The report would identify subsurface soil and groundwater conditions and would include measures for mitigating any identified impacts and a discussion of whether low impact development (LID) techniques are appropriate in light of site specific conditions.” Previous subsurface explorations at the campus have identified the presence of glacial till near the ground surface. This type of soil is relatively impermeable and generally results in shallow groundwater mounding. Issues with groundwater mounding, including basement flooding and the need for sump pumps, have been documented in nearby neighborhoods. In order to avoid additional impacts associated with groundwater mounding, it is expected that LID facilities will be lined to prevent stormwater infiltration. Any LID facilities proposal must include its asset management analysis and operations and maintenance plan for the life of the site-specific building.

did not know why Swedish/Sabey is out of compliance with the Code and did not locate any documentation from the City to show some type of waiver. The current non-compliance and the request to continue non-compliance does affect the FEIS analysis for the TMP and the flow of the vehicles and trucks on the campus. The mitigations are then insufficient for traffic flow:

- All loading berths and service delivery entrances must be turnarounds rather than back-up designs.
- All loading berths and service delivery entrances must be embedded into the building and/or underground.
- All loading berths and service delivery entrances must operate within the times stipulated for residential zones and not be exempted, even if permitted by SMC. All trucks and delivery vehicles must be scheduled with designated travel routes to eliminate truck traffic backup along 6<sup>th</sup> Ave, 18<sup>th</sup> Ave, Cherry and Jefferson Streets.
- Building materials must absorb or muffle loading berth and service delivery noise. Currently, the noise echoes and is amplified onto 19<sup>th</sup> Ave.

Thank you for your consideration,

*Vicky Schiantarelli*

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