



## Hollywood Paving - Allison to N. Maple

### Questions and Answers

Public Notification Meeting Date: 10/2/2019

[www.a2gov.org/hollywood](http://www.a2gov.org/hollywood)

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Public Notification Meeting Date: October 2, 2019

Project: Hollywood Drive Paving, Allison to N. Maple

Meeting Objective: Introduce Project and Gather Feedback

The following questions were asked at the October 2, 2019, meeting and have been answered by City staff in various departments:

#### Project Design

1. Can we solve the dust issue without paving?  
The City of Ann Arbor public works departments applies dust control approximately 3 times per year. We don't have funding to do it more and even if we did, it's still a gravel road so it will generate dust between applications, so we'll never "solve" the dust problem.
2. Can we solve the stormwater issue without paving?  
Storm improvements could potentially be implemented without paving. However, it would never be able to solve the issue of puddles/mud on the roadway. If you have drainage concerns, please reach out to the project manager for the project. Drainage concerns between properties could potentially be conveyed into site stormwater improvements, and would have to be evaluated on a case by case basis.
3. Can traffic calming measures be included?  
Residents can apply for the Traffic Calming program ([www.a2gov.org/trafficcalming](http://www.a2gov.org/trafficcalming)). This is a resident initiated program, and does not have to be done at the same time as the paving project.
4. Can traffic calming happen without paving?  
No, the Traffic Calming Program does not apply to unpaved roads.
5. Can we preserve the trees?  
Through the design process, the City would work with property owners to design the project in such a way as to minimize the impact to trees as much as possible.
6. Is a sidewalk on one side an option? How about no sidewalk at all?  
To be consistent with the City's Complete Streets Policy and Standard Specifications, the starting point for the project would be to propose sidewalks on both sides.
7. Do exposed catch basins get covered or taken out?  
The existing storm sewer system will be upgraded as part of the road improvement project.



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8. Can crosswalks with gateways (in-lane pedestrian crossing signs) be included?  
Crosswalks will be incorporated into the design. The type of treatments included in the crosswalks will need to be evaluated and be consistent with the City's Crosswalk Design Guidelines.
9. How wide will Hollywood be paved?  
That is still to be determined.
10. Will parking be on both sides of Hollywood after paving?  
That is still to be determined.
11. Will emergency vehicles be able to get through if there is parking on both sides?  
The road would be designed such that there will be adequate access for emergency vehicles.
12. What will the surface be?  
Asphalt.

#### Cost

13. How is cost broken down?  
Each property received a unique preliminary assessment cost that was based on the proposed improvements adjacent to that property and the assessment classification of the property. The improvements are split into costs for curb, sidewalk, and paving the road. The assessment classification is either front or side lot, where side lot is assessed  $\frac{1}{2}$  the value.
14. Will the State Equalized Value (SEV) of my property increase as a result of the improvements from the special assessment district?  
SEV is determined annually through the state's prescribed property tax assessment process. As there are many factors considered in making the determination of SEV, including overall market conditions, an increase in SEV is possible but not guaranteed as a result of the improvements.
15. Will the property taxes increase with the special assessment charges in the district?  
Special assessments are billed and collected on the summer tax bill. The property tax bill will increase based on the special assessment charge for the term of the special assessment.
16. Is the assessment tax deductible?  
A special assessment is not a tax. As such, amounts paid for a special assessment are typically not tax deductible. However, property owners should consult their accountant or tax preparer for qualifying tax deductions.



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17. Will property owners be re-assessed for future repair of the proposed sidewalk, curb, and paving?

No. Resurfacing or reconstruction of existing paved city streets and repair and/or replacement of existing sidewalks within the public right-of-way adjacent to properties against which the City levies property taxes are financed through the existing Street, Bridge, and Sidewalk Millage.

18. How long do I have to pay off the assessment?

Upon confirmation of any special assessment roll, City Council shall determine the number of installments in which the assessments may be paid. Special assessments shall become payable at a time to be fixed by City Council resolution. Additional payment, including paying off the entire special assessment, may be done at any time after Council has adopted the resolution.

Special assessments may be payable in installments according to dollar amount thresholds established by City Council. The typical number and schedule of installments in which each assessment is payable, based on the calculated amount at the time of the assessment, are as follows:

TOTAL AMOUNT OF SPECIAL ASSESSMENT	NUMBER OF YEARS FOR INSTALLMENTS
Up to \$1,200.00	1-YEAR
Greater than \$1,200.00 up to \$2,400.00	2-YEARS
Greater than \$2,400.00 up to \$3,600.00	3-YEARS
Greater than \$3,600.00 up to \$4,800.00	4-YEARS
Greater than \$4,800.00 up to \$6,000.00	5-YEARS
Greater than \$6,000.00 up to \$7,200.00	6-YEARS
Greater than \$7,200.00 up to \$8,400.00	7-YEARS
Greater than \$8,400.00 up to \$9,600.00	8-YEARS
Greater than \$9,600.00 up to \$10,800.00	9-YEARS
Greater than \$10,800.00 up to \$12,000.00	10-YEARS
Greater than \$12,000.00 up to \$13,200.00	11-YEARS
Greater than \$13,200.00 up to \$14,400.00	12-YEARS
Greater than \$14,400.00 up to \$15,600.00	13-YEARS
Greater than \$15,600.00 up to \$16,800.00	14-YEARS
Greater than \$16,800.00	15-YEARS



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**19. Can the assessment be included in Escrow?**

The due date of the first installment for the special assessment is the first July (summer) bill after the Council’s resolution confirming the special assessment roll. If the special assessment is divided into more than one installment, the second and subsequent installments are-billed on the July (summer) tax bill each year. The second and subsequent installments will be a fixed principal amount and an interest amount based on the unpaid balance of the assessment. Individual mortgage policies vary, but typically escrows that include City taxes are adjusted annually based on the tax bills paid in the previous year.

**Construction**

**20. What is the plan to deal with traffic flow during construction?**

Hollywood Drive will be closed to through traffic for the duration of the construction. Local traffic will have access to their driveways, but delays may be present during working hours. There will be no on-street parking allowed for the duration of the project. Cross street traffic will be maintained as much as possible.

**21. Can we have flags or other indicators where sidewalk might be?**

During the design process, the City would meet with homeowners to discuss sidewalk placement, and can have the proposed locations marked on-site prior to discussions.

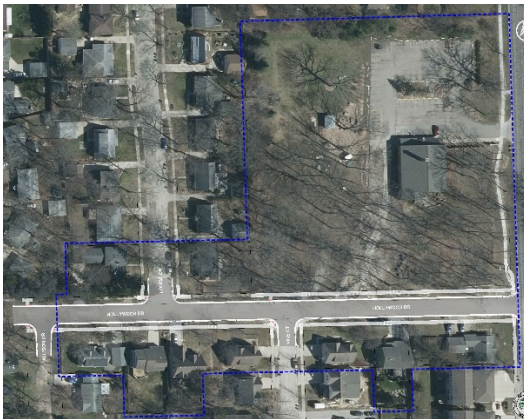
**22. How will residents on Vine and others get out during the project?**

During construction, access to Vine Ct. and Hollywood would be maintained for local traffic only.

**Process**

**23. What properties are included in the proposed special assessment district?**

The following properties are included in the proposed special assessment district



Property Address	Property Street
2535	HOLLYWOOD DR
2585	HOLLYWOOD DR
2605	HOLLYWOOD DR
2625	HOLLYWOOD DR
615	LOUISE DR
612	LOUISE DR
690	VINE CT
695	VINE CT
871	N. MAPLE RD
995	N. MAPLE RD



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24. How much support is need to move forward? How is the decision made from this point?

There is no specific number/answer for this. Staff will evaluate the feedback received and make a determination as to whether or not to move forward.

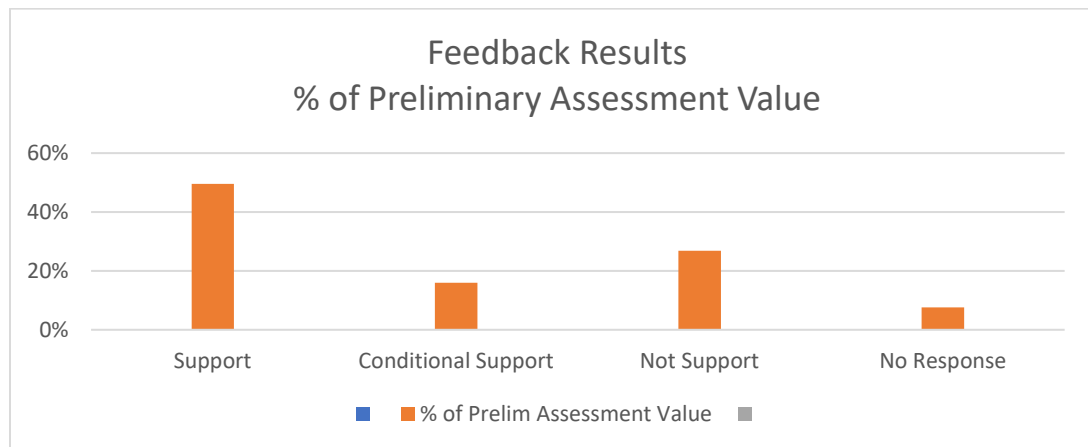
A summary of the current feedback received by percentage of the proposed assessment districts total value\* is shown in the graph below.

Support – Full Support

Conditional Support – Support Project, with Condition

Not Support – Do Not Support the Project

No Response – No Response Received



\*The preliminary total assessment district value is \$238,000

25. How do we get project updates?

If you were at the October 2<sup>nd</sup> public meeting and signed in with your email address you have been added to the distribution list for this project. Staff will keep the distribution list updated with upcoming public meeting dates as the project moves forward. To be added to the distribution list, send your email request to [thumphriss@a2gov.org](mailto:thumphriss@a2gov.org)