



## Hollywood Paving - Allison to N. Maple

### Questions and Answers

Public Notification Meeting Date: 5/13/2020

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Public Notification Meeting Date: May 13, 2020

Project: Hollywood Drive Paving, Allison to N. Maple

Meeting Objective: Project Status Notification and Gather Feedback

The following questions were asked at the May 13, 2020, meeting and have been answered by City staff:

#### Project Design

1. Can rain gardens be built between the back of curb and the sidewalk? ***While it is possible to construct rain gardens in the proposed 5' wide space between the proposed sidewalk and back of curb, the existing topography and their extremely small size will render them for all intents-and-purposes, ineffective. Consequently, we are not planning to include them in the project.***
2. Will there be a curb cut on Hollywood east of Louise for access for the house on Louise? ***Yes. We have added it to the plans.***
3. Can a school crosswalk be introduced at the intersection of Louise and Hollywood? ***The project already plans the installation of a cross-walk at the intersection of Allison/Hollywood Drive. However, the location of the cross-walk could be shifted to Louise Drive, if desired. We would not recommend a cross-walk at both locations as the Allison/Louise Drive intersections are closely spaced and would lead to roadway crossings that are too close together.***
4. Will trees be planted as part of the project? ***They could be, however, the lawn extension area (the grass strip between the back-of-curb and sidewalk) is only proposed to be 5 feet in width. This would lead to future damage to the sidewalk by the trees, trees that are growing in an area that is not conducive to their long-term health, and would be quite close to the roadway as they grow. Consequently, we would recommend that they not be planted.***
5. Can we move the sidewalk on the south side of Hollywood to the back of curb or closer to the back of curb to provide additional yard space adjacent to the houses? ***That is a possibility. However, the lawn extension area is only proposed to be 5 feet in width as mentioned above. Additionally, the sidewalk must be 5 feet in width per City Code and to meet, or exceed, compliance with ADA requirements. Also, we need to preserve an area that is 3 feet in width for the placement of street furniture such as No Parking Signs, Speed Limit Signs, mailboxes, and other similar features. Consequently, if the sidewalk was moved to a location immediately behind the proposed back-of-curb, that would create an additional two feet of space at the edge of a yard. Therefore, while it is possible to move the sidewalk closer to the roadway, we do not believe that the shifted location is a significant benefit to the property owner or the City.***



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6. If someone installs a new mailbox before construction, how will it be handled? ***All mailboxes will be carefully removed, salvaged, and re-set in a temporary location while the project is being constructed. We plan to install new posts at each mailbox location as part of the finished construction.***

### Project Cost

7. How did the estimated costs double since October of last year? ***A variety of factors went into the increase in estimated special assessment costs. Upon review of the previous calculations, it appears that the estimated construction costs were underestimated and did not reflect the level and complexity of work involved in a project such as this. Also, there were some changes in the amount of estimated frontage that should be included in the special assessment calculations. Note, the figures provided at the May 13<sup>th</sup> meeting were created based on plans that are approximately 25% complete and reflect uncertainty with regard to the remaining work to be detailed on the project, inflation, and the state of the future economy and construction industry when the project would be constructed. Consequently, we attempted to provide a realistic, but conservative, estimate of cost that was accurate and would not lead to future dramatic increases.***
8. Is a \$41,000/year assessment result in an approximate \$3,000/year payment? ***If one assumes an interest rate of 3.5% annually, and 15 uniform payments made on the same day each year (the current maximum number provided for by City Code), a special assessment of \$41,000 will equate to 15 uniform payments of \$3,559.82 each year.***
9. Can the payback period be extended by City Council? Can that be a condition of our support of the project? ***At this point, it is not known if City Council would support this position. However, we will bring this issue up with them at an appropriate time for discussion if the project continues to move forward. Shortly, you will be receiving a brief questionnaire from us that inquires about your desire to move forward with the project given the current cost estimates. Based on the results of this survey, we will decide if the project should continue.***
- We will share the results with you once we have obtained and compiled them.***
10. When will we know whether the project will be deferred for cost-reduction measures due to Covid-19 economic shortage? ***At the budget meeting of Monday, May 18<sup>th</sup>, the Ann Arbor City Council voted to remove this project from the FY 2021 budget. As the actual impacts to the City's finances are better understood as the COVID-19 pandemic continues to evolve, we will develop additional information with regard to the City's financial health and how the project fits into the City's overall financial plan if there remains sufficient resident support for it.***