



Legislation Details (With Text)

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Title: Resolution to Approve the Stone School Road Reconstruction Project - I-94 to Ellsworth Road Sidewalk and Curb & Gutter Special Assessment - Resolution No. 1 (8 Votes Required)

Sponsors:

Indexes:

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Attachments: 1. special assessment res no 1 - vicinity dwg - 130910.pdf

Date	Ver.	Action By	Action	Result
11/7/2013	2	City Council	Approved	Pass

Resolution to Approve the Stone School Road Reconstruction Project - I-94 to Ellsworth Road Sidewalk and Curb & Gutter Special Assessment - Resolution No. 1 **(8 Votes Required)**

Attached for your review and approval please find a resolution directing staff to prepare plans, specifications, and cost estimates for the addition of new sidewalk and curb & gutter along Stone School Road as a special assessment project. This work will be part of the subject project that is scheduled for construction in 2014.

Stone School Road Reconstruction Project

Stone School Road from I-94 to Ellsworth Road is scheduled to be reconstructed in 2013 as a Federal Aid Project administered through the Michigan Department of Transportation (MDOT.) In addition to the road reconstruction, the project also includes replacement of the water main, stormwater improvements, bio-swales, and a short segment of sanitary sewer construction, construction of on-street bike lanes, and the addition of sidewalk and curb & gutter where none currently exist.

A Public Meeting to discuss the project and its proposed scope was held on August 7, 2013. The meeting was attended by about 15 residents of the area. Feedback regarding the project and the proposed improvements was favorable. This project is included in the approved City of Ann Arbor Capital Budget and work on the project design is ongoing.

Sidewalk Gaps

Sidewalk does not exist on the west side of Stone School Road throughout the project limits. In accordance with the City's Non-Motorized Plan and Complete Streets philosophy, staff has proposed to install new sidewalk to close this gap and provide a continuous pedestrian connection along the west side of the roadway to just north of Pheasant Run Circle. At this location a cross-walk will be provided that will allow pedestrians on the west side of the roadway to cross to the east side and

utilize the existing pedestrian bridge over I-94 to continue northward. Staff believes that this approach is reasonable until such time as MDOT improves the Stone School Road bridge over I-94 and pedestrian facilities along the west side of the bridge can be added.

Providing sidewalk along the west side of Stone School Road would create a safe location to walk, provide an accessible route to the bus stop located on the west side of the road, and provide a pedestrian connection to the Pheasant Run Apartment Complex. A map of the area is attached.

The construction of this sidewalk will require the removal of some vegetation and grading on some properties. Where grading on private property is needed, we will be asking the property owners to provide temporary grading permits. As part of the MDOT process, property owners will be compensated for the grading permits granted to the City. Permanent easements for this construction are not expected to be necessary as the public right-of-way provides sufficient width.

Curb & Gutter

Currently, curb and gutter does not exist along Stone School Road within the project limits. At many locations along this segment of Stone School Road there have been reports of storm water flowing off the road onto adjacent parcels and creating drainage problems. There are also non-point source sedimentation issues associated with water flowing off the gravel shoulders and into the nearby drainage ditches and Mallett's Creek. Finally, there are long-term maintenance and cost issues associated with the gravel shoulders. Consequently, staff is proposing to construct concrete curb and gutter along the roadway to remedy these issues.

Staff is proposing to control stormwater runoff in these areas by utilizing two proven stormwater mitigation techniques. They are: construction of bioswales in various areas along both sides of Stone School Road; and, constructing over-sized storm sewers in areas where the bioswales cannot be constructed large enough to contain first-flush and bank-full storm water volumes. This approach is consistent with the City's Master Plan for managing storm water impacts associated with Mallett's Creek and meeting the requirements of our NPDES permit. Also, a segment of storm sewer will be replaced leading out of the Arbor Oaks subdivision along Champagne. Note, the storm sewer work along Champagne is **not** designed to remedy the flooding concerns that currently exist within the Arbor Oaks subdivision, rather it is intended to better-manage the storm water associated with Stone School Road.

Special Assessments

As required by Chapter 13 of City Code, the cost for the addition of new sidewalk and curb & gutter where none currently exists is borne by the parcels that benefit from the improvements. Because this is a federal-aid project, up to 80% of the construction cost of the sidewalk and curb & gutter would be paid by federal Surface Transportation Funds. The remainder of the costs would be local share. The attached resolution directs staff to provide and share cost estimates for this work once it is designed. We have identified four commercial/light industrial parcels with sidewalk gaps. We have also identified eleven parcels (eight commercial/light industrial and three residential) without curb & gutter.

A public meeting regarding this project was held on August 7, 2013. Over 600 invitations were sent out to the affected and/or surrounding property owners. Approximately eleven people attended the meeting. At the meeting, staff described the project, explained the need for the improvements, outlined some estimated costs, and received feedback from property owners. No objections to the project were voiced at the meeting.

If authorized to undertake this work as a special assessment project, staff will return to Council with Resolutions 2 and 3 which define the individual costs to each parcel and establish a Public Hearing Date. Below is a tentative schedule:

August 7: Administrative Hearing with residents

October 21: Council Meeting - Resolution 1

November 18: Council Meeting - Resolution 2 and 3

December 16: Council Meeting - Public Hearing and Resolution 4

Prepared by: Nicholas S. Hutchinson, P.E., City Engineer

Reviewed by: Craig Hupy, P.E., Public Services Area Administrator

Approved by: Steven D. Powers, City Administrator

Whereas, Stone School Road south of I-94 to Ellsworth Road is scheduled for reconstruction in 2014;

Whereas, Within the limits of the Stone School Road project there are gaps in the sidewalk and curb & gutter;

Whereas, Installing curb and gutter within the project limits where there are gaps will better control surface storm water flow;

Whereas, Installing new sidewalks within the project limits and closing the gaps will provide a continuous pedestrian connection along the west side of the street;

Whereas, Per Chapter 13 of City Code, the cost for the addition of new sidewalk and curb & gutter is borne by the adjacent parcels;

Whereas, The property owners with a share of the special assessment within the Stone School Road project will benefit from the reduced cost for the improvements due to the cost sharing with the Federal Funds available for the project; and

Whereas, Council deems it necessary to construct sidewalk and concrete curb & gutter fronting parcels along Stone School Road, which are currently not served;

RESOLVED, That the City Administrator be directed to have prepared plans and specifications for said improvement project, and an estimate of the cost thereof;

RESOLVED, That the City Administrator be directed to file a report of same with the City Clerk, including a recommendation as to what proportion of the cost should be paid by special assessment and what part, if any, should be a general obligation of the City, the number of installments in which the assessments may be paid, and the land which should be included in the special assessment district; and

RESOLVED, That the City Clerk shall present said report to the Council and make it available for public examination.