

Forest Hills

LUXURY | CONVENIENCE | LIFESTYLE



# The Forest Hills Community Association

Town Hall Meeting

Entryway and Berm Revitalization

18 March 2015

# Agenda

- Overview
- Committee Work to Date
- Where We Are Today
- Funding Alternatives
- Questions for Presenters
- Sense of the Community—Feedback
- Next Steps

# The 23<sup>rd</sup> Street Entryway

- Originally divided by an island/gatehouse [Old Entryway](#)
  - Removed as Forest Hills grew to have multiple entries
- Current entryway hardscape has improved; then deteriorated since installation in the 1970's [Entrance 2](#)
  - Multiple repairs to entryway walls since 1990; now need extensive repair/rebuilding
  - Originally--6 Deodar Cedar entryway trees
    - Two lost in past three years; two removed per Fall 2013 Town Meeting discussion; remaining two have over-grown their containment walls
  - Issues briefed in detail by Bud Wood at Oct 2013 Town Meeting
- Entryway remains a principal “Community Feature” of FH
  - “Do a first rate job; Give us a fresh appearance”
  - “Retain the character and colonial look of the community”  
...Town Hall Meeting; Oct 2013

# The Berm

- Built to provide an attractive boundary between our homes and the local public; provide
  - Visual separation from Army Navy Drive traffic
  - Noise barrier for Interstate-395 & Army Navy Drive
  - Shade for homes on S. Rolf Street in summer
- Loss of multiple trees, and loss of low-growing cover has reduced effectiveness and appearance
- Requires major upgrade to hardscape & plantings
  - Also, drainage and sprinkler upgrade work

# Our Approach

- Entryway—Bud Wood presented 6 alternatives at a Town Hall Meeting—Oct 2013
  - Reduced to 3 based on consensus from that meeting
- Berm addressed separately as a landscaping task
- Difficulty in obtaining competitive bids
  - Small \$\$ value of the individual projects
- FH work committees & projects combined
  - Now considered similar/related work; large enough to interest quality professional bidders

# Approach (cont)

- Obtained informal alternatives for entryway
  - Current landscape and maintenance contractors
  - Other small “implementer” firms
  - All options were “patch and repair existing”
- Committees decided to merge and hire a professional architectural firm
  - A more comprehensive approach; refresh & upgrade hardscape/infrastructure
- Selected Moody Landscape Architecture
  - Best approach and value among solicitations sought

# Architect's Presentation

- Mr Ryan Moody; Moody Landscape Architecture
  - Detailed recommendations:
    - Four alternatives for Queen St Entryway
    - Two alternatives for Berm
  - His rationale for these recommendations



**2015\_03\_13 Forest Hills\_Concepts\_Large Group Presentation\_reduced.pdf - ShortcutLink**

# Cost

- “Rough Cost” estimates by Moody Landscape Architects
  - Useful for planning/selecting alternatives
  - Does not include ancillary infrastructure requirements
- Entryway:
  - Concept 1; Refurbish existing wall system
  - Concept 2; Rebuild existing wall system
  - Concept 3; Build new serpentine wall-- \$ 71,000 to \$89,000
  - Concept 4; Rebuild divided entryway  
& build new segmented wall
- Berm:
  - Concept 1; Dogwood Run
  - Concept 2; Yellow & Gold-- \$ 118,000 to \$147,000
- Management Reserve \$37,800 to \$47,200
- **Total:** **\$226,800 to \$283,200**



# Timing/Funding Alternatives

- Use Annual Infrastructure Reserve set-aside
  - Funds currently available
  - Expected shortfall
- Special Assessment
  - No precedent within this Association
- Bank loan
  - Precedent in 2005 for drainage improvements
  - Successfully paid off early
- Stage work over 3-5 years
  - Higher total cost (est. 10%)

# Discussion

- Questions for our architect—Ryan Moody
- Questions for the Committee—Mal
- Questions for our Treasurer—Pat

# Sense of the Community

- Acceptability of alternatives presented
  - Show of hands for each alternative
    - Entryway (4)
    - Berm (2)
- Project timing
  - Two-year project using special assessment or loan
  - Three-plus year project using projected income
- Other considerations/ideas

# Next Steps

- Finalize Berm and Entryway designs
  - Based on feedback from this meeting
  - Status brief at Annual Homeowner Meeting in May
- Award contract for major work—1 July 2015
  - Start preliminary work on berm drainage—based on existing design—and sprinkler systems ASAP
  - Complete preliminary and Phase I work by Fall 2015
  - Complete project as planting seasons and conditions permit (2 years); or in scheduled phases (3-5 years)