

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: (B)

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: December 15, 2014

Re: Public Hearing - Avenue of the Columns from Walnut Street to Cherry Street

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Diagrams (construction, route, etc.), Correspondence from Public

Executive Summary

Setting a public hearing for January 20, 2015 for the construction of sidewalk and other improvements along the Avenue of the Columns (AOC) from Walnut Street to Cherry Street, as shown on the attached location map. An interested parties (IP) meeting was held November 11, 2014, and the concept cost estimate for the project is approximately \$750,000.

Discussion

The AOC project was developed through a 2005 downtown master plan created to establish a unique corridor on Eighth Street from Walnut Street to Elm Street. The intent was to link the historic columns at the courthouse square to the columns cast in the Francis Quadrangle foreground of Jesse Hall, serving to remind us of the important relationship between Columbia and the University of Missouri. The first phase of this project was built when the City Hall project was completed, and a second phase was completed in 2012.

The current phase includes reconstruction of sidewalks on Eighth Street, from the south side of Walnut Street to the north side of Cherry Street, except the portions previously constructed; closure of any vaults under the sidewalks and removal of the canopy on the east side of the Eighth and Walnut Plaza garage. In addition, the existing traffic signals at the intersection of Walnut & Eighth streets will be removed, and a stop sign will be installed on Walnut Street to control northbound traffic at the intersection. Additional decorative "bump outs" will be constructed for the north side of Walnut Street to reduce the pedestrian crossing distance and improve safety.

An Interested Parties meeting was held for this project on November 11, 2014, and attendees were generally supportive. Six (6) people signed in at the meeting and everyone in attendance was supportive of this project. One (1) official comment (attached) was received.



Fiscal Impact

Short-Term Impact: The construction concept cost estimate for this project is \$750,000, and will be funded by 2010 Enterprise Revenue Funds.

Long-Term Impact: None, maintenance of the sidewalk is the responsibility of the adjacent landowner.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Downtown, Transportation

Strategic Plan Impact: Health, Safety and Wellbeing, Infrastructure

Comprehensive Plan Impact: Infrastructure, Mobility, Connectivity, and Accessibility, Livable & Sustainable Communities

Suggested Council Action

Following Council discussion and public input, Council should make a motion directing staff to proceed with plans and specifications for the project.

Legislative History

09/02/14 (R161-14) - supplemental agreement w/TH&H for additional design work for Avenue of Columns streetscape project

11/18/13 (R236-13) - agreement w/TH&H for Ave of Columns streetscape project & reconstruction of portions of sidewalk & intersection improvements along 8th St between Walnut & Cherry

09/03/13 (R174-13) - authorizing City Manager to apply for tax credits through the MO Development Finance Board relating to streetscape improvements as part of the Avenue of the Columns project

02/18/13 (Ord 21616) - appropriating tax credit revenues for future improvements to the Avenue of the Columns streetscape project along Eighth Street

08/06/12 (R129-12) - authorizing Amendment #3 to agreement with Jeffrey L. Bruce & Company for landscape architectural services relating to the Avenue of the Columns streetscape project

04/18/11 (Ord 20937) - bid Call through Purchasing to construct Avenue of the Columns streetscape project along Broadway and Eighth Street

02/21/11 (R18-11) - setting a Public Hearing for construction of Avenue of the Columns streetscape project along Eighth Street

12/20/10 (R258-10) - adopting a list of high priority improvement projects; request federal assistance

04/20/09 (R89-09) - authorizing City Manager to apply to MoDOT for Surface Transportation Enhancement funds under the American Recovery and Reinvestment Act (ARRA) of 2009

02/16/09 (R45-09) - authorizing Amendment #2 to the agreement with Jeffrey L. Bruce & Company, for professional landscape architectural services relating to City Hall Plaza and Streetscape project

03/07/08 (R58-08) - authorizing tax credit agreement with MO Development Finance Board relating to streetscape improvements at intersection of 8th St and Broadway as part of the City Hall plaza project

City of Columbia

701 East Broadway, Columbia, Missouri 65201



03/03/08 (R45-08) - authorizing Amendment #1 to the agreement with Jeffrey L. Bruce & Company for professional landscape architectural services relating to City Hall Plaza and Streetscape project
01/22/08 (R17-08) - authorizing City Manager to apply for tax credits to MO Dev Finance Board for streetscape improvements at intersection of 8th St & Broadway as part of City Hall plaza project
09/06/05 (Ord 18679) - authorizing agreement with Jeffrey L. Bruce & Company for consulting services for downtown redevelopment strategy and implementation plan
06/02/03 (Ord 17707) - authorizing an agreement with Jeffrey L. Bruce and Company to create a master plan for the preservation and development of Eighth Street



Department Approved



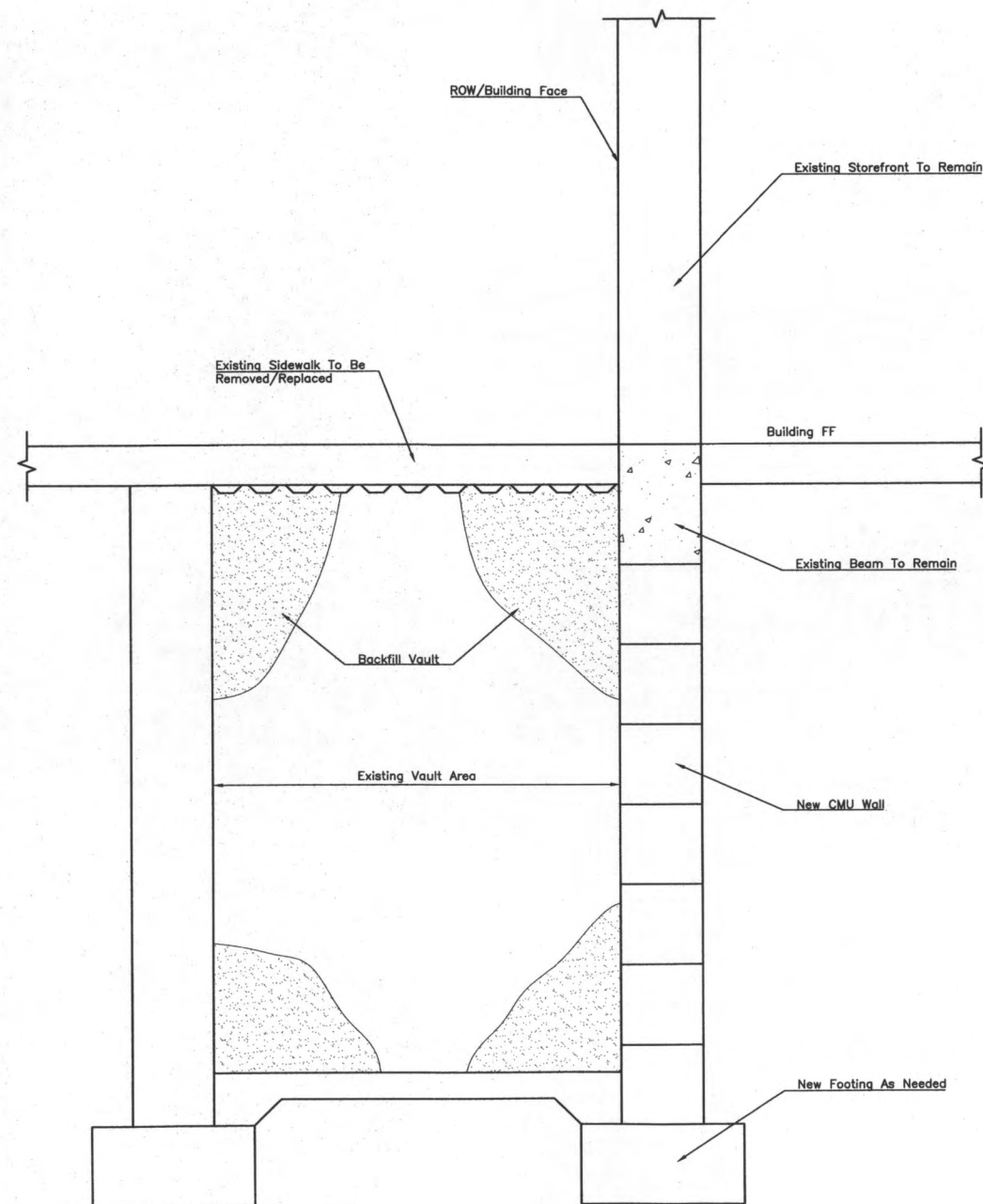
City Manager Approved



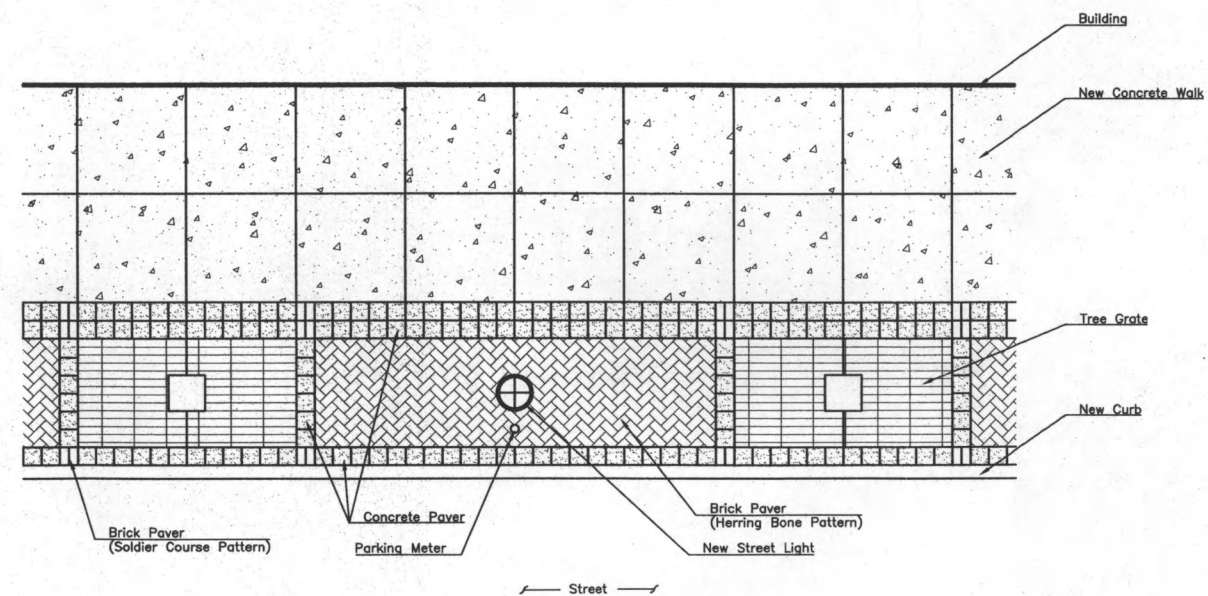
SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Diagrams (construction, route, etc.), Correspondence from Public

P:\Civil - Structural\2287 - Columbia - Eighth Street Sidewalk\DWG\2287-Cov, Leg, Det.dwg



TYPICAL VAULT VACATION/FILLING DETAIL



TYPICAL STREETSCAPE PAVING PATTERN

| Revision No. | Date | Description | Initials |
|--------------|------|-------------|----------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

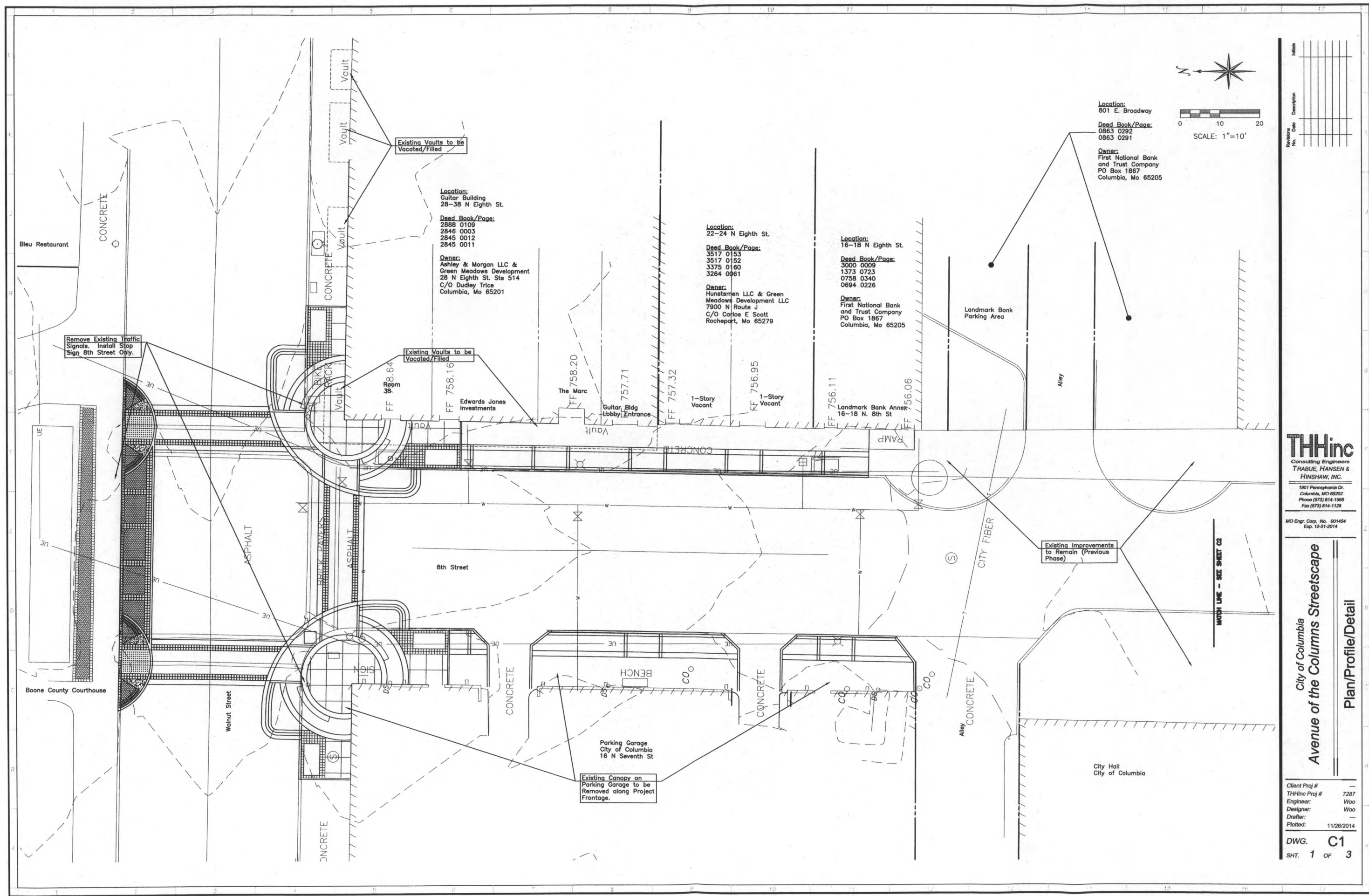
THHinc
Consulting Engineers
TRABUE, HANSEN &
HINSHAW, INC.
1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1568
Fax (573) 814-1128
MO Engr. Corp. No. 001454
Exp. 12-31-2014
MO Survey Corp. No. 2001020438
Exp. 12-31-2015

City of Columbia
Avenue of the Columns Streetscape

Details

Client Proj #
THHinc Proj # 007287
Engineer: TPW
Designer: TPW
Drafter: GRK
Plotted: 11/7/2014

DWG. **C2**
SHT. 2 OF 2



Location:
801 E. Broadway
Deed Book/Page:
0863 0292
0863 0291
Owner:
First National Bank
and Trust Company
PO Box 1867
Columbia, Mo 65205

Location:
Guitar Building
28-38 N Eighth St.
Deed Book/Page:
2888 0109
2846 0003
2845 0012
2845 0011
Owner:
Ashley & Morgan LLC &
Green Meadows Development
28 N Eighth St. Ste 514
C/O Dudley Trice
Columbia, Mo 65201

Location:
22-24 N Eighth St.
Deed Book/Page:
3517 0153
3517 0152
3375 0160
3264 0061
Owner:
Hunstmeyer LLC & Green
Meadows Development LLC
7900 N Route J
C/O Carlos E Scott
Rocheport, Mo 65279

Location:
16-18 N Eighth St.
Deed Book/Page:
3000 0009
1373 0725
0758 0340
0694 0226
Owner:
First National Bank
and Trust Company
PO Box 1867
Columbia, Mo 65205

THHinc
Consulting Engineers
TRABUE, HANSEN &
HINSHAW, INC.
1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1568
Fax (573) 814-1128

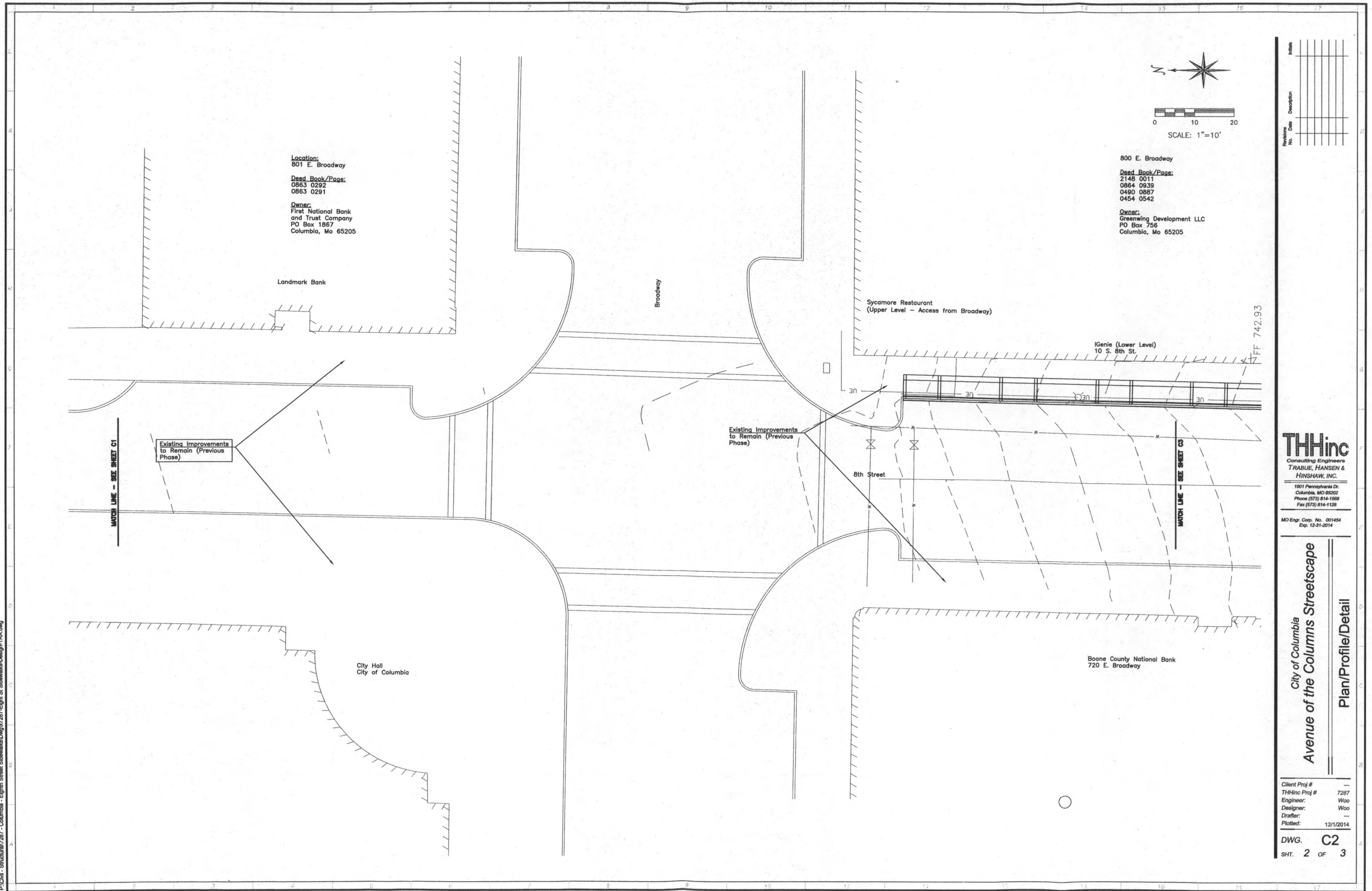
MO Engr. Corp. No. 001454
Exp. 12-31-2014

City of Columbia
City of the Columns Streetscape
Plan/Profile/Detail

Client Proj #
THHinc Proj # 7287
Engineer: Woo
Designer: Woo
Drafter:
Plotted: 11/28/2014

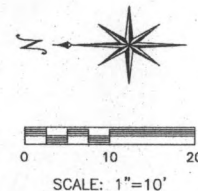
DWG. C1
SHT. 1 OF 3

P:\Civi - Structural\7287 - Columbia - Eighth Street Sidewalks\Drawings\7287-Eight St Sidewalks-Design-TRA.dwg



Location:
801 E. Broadway
Deed Book/Page:
0863 0292
0863 0291
Owner:
First National Bank
and Trust Company
PO Box 1867
Columbia, Mo 65205

800 E. Broadway
Deed Book/Page:
2148 0011
0864 0939
0490 0887
0454 0542
Owner:
Greenwing Development LLC
PO Box 756
Columbia, Mo 65205



THHinc
Consulting Engineers
TRABUE, HANSEN &
HINSHAW, INC.
1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1588
Fax (573) 814-1128

MO Engr. Corp. No. 001454
Exp. 12-31-2014

City of Columbia
Avenue of the Columns Streetscape
Plan/Profile/Detail

Client Proj # ---
THHinc Proj # 7287
Engineer: Woo
Designer: Woo
Drafter: ---
Plotted: 12/1/2014

DWG. **C2**
SHT. 2 OF 3

800 E. Broadway

Dead Book/Pages:
2148 0011
0864 0939
0490 0887
0454 0542

Owner:
Greenwing Development LLC
PO Box 756
Columbia, Mo 65205

Access to
Sycamore
Restaurant
Stairway
(Upper Level)

Jon's Pipe Shop
12 S. 8th St

FF 739.1*

GARAGE
ENTRANCE

Parking Garage
City of Columbia
805 Cherry St.

IGenis (Lower Level)
10 S. 8th St.

FF 742.93

FF 742.40

FF 742.31

RAMP

UNDERGROUND
ELECTRIC
TRANSFORMERS

215
740.959
TRANSFORMER PIT

220' P METER

Existing Improvements
to Remain (Previous
Phase)

8th Street

ASPHALT

ASPHALT

Cherry Street



0 10 20
SCALE: 1"=10'

THHinc
Consulting Engineers
TRABUE, HANSEN &
HINSHAW, INC.

1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1588
Fax (573) 814-1128

MO Eng. Corp. No. 001454
Exp. 12-31-2014

City of Columbia
Avenue of the Columns Streetscape

Streetscape Plan

Client Proj #
THHinc Proj # 7287
Engineer: Woo
Designer: Woo
Drafter:
Plotted: 12/1/2014

DWG. C3
SHT. 3 OF 3

23 S Eighth St.

Dead Book/Pages:
4314 0127
3781 0118
2302 0001
1259 0466

Owner:
Columbia Hotel Investments
23 S. 8th St
Columbia, Mo 65201

29 S Eighth St.

Dead Book/Pages:
1736 0953
1736 0955

Owner:
Gap Properties LLC
1600 Woodrill Ave
Columbia, Mo 65203

Existing Window Wells
to be Vacated/Filled

Glens Cafe

FF 736.79

SIGNAL
POLE

SIGNAL
POLE

ASPHALT

ASPHALT

Cherry Street



0 10 20
SCALE: 1"=10'

THHinc
Consulting Engineers
TRABUE, HANSEN &
HINSHAW, INC.

1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1588
Fax (573) 814-1128

MO Eng. Corp. No. 001454
Exp. 12-31-2014

City of Columbia
Avenue of the Columns Streetscape

Streetscape Plan

Client Proj #
THHinc Proj # 7287
Engineer: Woo
Designer: Woo
Drafter:
Plotted: 12/1/2014

DWG. C3
SHT. 3 OF 3

| CITY OF COLUMBIA, MO PUBLIC WORKS - ENGINEERING DIVISION | | | NOTIFIED OF 11/11/14 I.P. MEETING | ATTNDED 11/11/14 I.P. MEETING | NOTIFIED OF 01/20/15 P.H. BY CERT. MAIL | SPOKE WITH ON PHONE OR LEFT MESSAGE | NOTES |
|--|---|--|---|--|--|---|--|
| PROPERTY OWNER CONTACT LOG | | | | | | | |
| Project: Location | | By: Tech/Engineer | | | | | |
| PARCEL NO./ADDRESS | OWNER NAME | OWNER ADDRESS | | | | | |
| Parcel 1632000170560001 | BOONE COUNTY COURTHOUSE | 801 E WALNUT RM 245 COLUMBIAMO65201 | x | | | | |
| Parcel 1632000170790001 | CITY OF COLUMBIA | 0 00000 | x | | | | |
| Parcel 1632000170700001 | OPTION LLC/O BLEU RESTAURANT | 811 E WALNUT ST COLUMBIAMO65201 | x | | | | |
| Parcel 1632000171050001 | CITY OF COLUMBIA | PO BOX N COLUMBIAMO65205 | x | | | | |
| Parcel 1632000171060001 | CITY OF COLUMBIA | PO BOX 6015 COLUMBIAMO65205 | x | | | | |
| Parcel 1632000171070001 | CITY OF COLUMBIA | PO BOX 6015 COLUMBIAMO65205 | x | | | | |
| Parcel 1632000180050001 | FIRST NATIONAL BANK ANDTRUST COMPANY | PO BOX 1867 COLUMBIAMO65205 | x | | | | |
| Parcel 1632000180030001 | ASHLEY & MORGAN LLC &GREEN MEADOWS DEVELOPMENTC/O DUDLEY TRICE | 28 N EIGHT ST STE 514 COLUMBIAMO65201 | x | | x | no answer | |
| Parcel 1632000171330001 | FAGAN ARNOLD L | 810 E BROADWAY #D COLUMBIAMO65201 | x | | | | |
| Parcel 1632000171340001 | GREENWING DEVELOPMENT LLC | P O BOX 756 COLUMBIAMO65205 | x | | x | Spoke with on the phone | Glad to see the project moving forward |
| Parcel 1632000171350001 | GREENWING DEVELOPMENT LLC | P O BOX 756 COLUMBIAMO65205 | x | | | | |
| Parcel 1632000171360001 | BOONE COUNTY NATL BANKATTN ACCTG | PO BOX 678 COLUMBIAMO65205 | x | | | | |
| Parcel 1632000171870001 | LAST ENTERPRISES LLC/O PAUL LAND | 4104 JOSLYN CT COLUMBIAMO65203 | x | | | | |
| Parcel 1632000171890001 | LAST ENTERPRISES LLC/O PAUL LAND | 4104 JOSLYN CT COLUMBIAMO65203 | x | | | | |
| Parcel 1632000171660001 | GAP PROPERTIES, LLC | 1600 WOODRAIL AVE COLUMBIAMO65203 | x | | x | no answer | |
| Parcel 1632000171680001 | CITY OF COLUMBIA | 0 00000 | x | | | | |
| Parcel 1632000230020001 | COLUMBIA HOTEL INVESTMENTSINC | 23 S EIGHTH ST COLUMBIAMO65201 | x | x | x | Spoke with on the phone | No comments |
| Parcel 1632000171080001 | CITY OF COLUMBIA | 701 E BROADWAY COLUMBIAMO65201 | x | | | | |
| Parcel 1632000180040001 | HUNTSMEN LLC & GREENMEADOWS DEVELOPMENT LLC/O CARLOS E SCOTT | 7900 N ROUTE J ROCHEPORTMO65279 | x | | x | | no phone number available |
| Parcel 1632000171090001 | CITY OF COLUMBIA | 701 E BROADWAY COLUMBIAMO65201 | x | | | | |
| Parcel 1632000171100001 | FIRST NATIONAL BANK &TRUST CO | PO BOX 1867 COLUMBIAMO65205 | x | | x | Left message | |

Public Comment Form

Avenue of the Columns Sidewalk

We would appreciate hearing your thoughts about this project. You may make comments on this form and leave it with City staff at today's meeting; or take it home to fill out. Please write legibly, include your complete mailing address, and sign your comment form.

Comment forms can be mailed to: **Cliff Jarvis, PE**
Public Works - Engineering Division
City of Columbia
PO Box 6015
Columbia, MO 65205

Comments may also be faxed to... **(573) 817-5048**
or forwarded via E-mail to... **pubw@GoColumbiaMO.com**
(please include "Avenue of the Columns Sidewalk" in the subject line
and provide your name and complete mailing address)

Please send comments by November 21, 2014. Thank you for your input!

- ☒ I support the project as proposed.
☐ I support the project with the following exception noted below.
☐ I do not support the project.

Comments: *This is a very exciting development for the AOC! Thank you for taking the lead in making this happen. With completion of this project, then Elm Street won't be far behind!*

There is more space on the back of this form.

Signature:

Mary Wilkerson
MARY WILKERSON, BOONE COUNTY BANK
Name E-mail

Mary-wilkerson@boonebank.com

720 E. Broadway **Columbia** **MO** **65201**
Mailing Address City State Zip

Avenue of the Columns

INTERESTED PARTIES MEETING
CITY OF COLUMBIA – PUBLIC WORKS
CITY HALL
TUESDAY, NOVEMBER 11, 2014

PLEASE SIGN IN.

| <u>NAME</u> | <u>STREET ADDRESS / CITY / STATE / ZIP</u> |
|---|--|
| 1 David Streeter | 23 S 8 th Street 65203 |
| 2 May Wehman | 1404 FIR 65201 |
| 3 Tam Wooten | THine 1901 Pennsylvania Col MO 65201 |
| 4 PAUL LAND | 4104 JOSELYN CT., COLUMBIA, MO. Kessing & discover the district, com. |
| 5 Kate Essing | 11 S 10 th St, Columbia MO 65201 |
| 6 Jim Sterling MO. PRESS MO JOURNALISM | 1422 TORREY PINES DR - COMO 65203 |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |

A RESOLUTION

declaring the necessity for construction of the Avenue of the Columns streetscape project along Eighth Street, between Walnut Street and Cherry Street; stating the nature of and the estimate of the cost of the improvement; providing for payment for the improvement; providing for compliance with the prevailing wage law; and setting a public hearing.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council deems the construction of the Avenue of the Columns streetscape project along Eighth Street between Walnut Street and Cherry Street, specifically to include reconstruction of sidewalks, removal of the canopy on the east side of the Eighth and Walnut Plaza garage, removal of the traffic signals and installation of a stop sign at the intersection of Walnut Street and Eighth Street, and the construction of decorative bump outs on the north side of Walnut Street to improve pedestrian safety, necessary to the welfare and improvement of the City.

SECTION 2. The nature and scope of the improvement shall consist of furnishing all labor, materials, transportation, insurance and all other items, accessories and incidentals thereto necessary for the complete construction of the improvements.

SECTION 3. The estimated cost of this improvement is \$750,000.00.

SECTION 4. Payment for this improvement shall be made from 2010 Enterprise Revenue Funds and such other funds as may be lawfully appropriated.

SECTION 5. Any work done in connection with the construction of the improvement specified above shall be in compliance with the provisions of the prevailing wage laws of the State of Missouri.

SECTION 6. A public hearing in respect to this improvement will be held in the Council Chamber of the City Hall Building, 701 E. Broadway, Columbia, Missouri, at 7:00 p.m. on January 20, 2015. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor