

A RESOLUTION

authorizing the temporary closure of an alley located between Orr Street and St. James Street, temporarily shifting a portion of the driving lanes of Orr Street and Walnut Street, and periodically closing a portion of Orr Street between Ash Street and Walnut Street to allow for the construction of a new apartment building.

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

SECTION 1. The City Council hereby authorizes Trittenbach Development to temporarily close an alley located between Orr Street and St. James Street, as shown on "Exhibit A," from October 24, 2013 to October 17, 2014 to allow for the construction of a new apartment building at 1101 East Walnut Street. Notwithstanding anything contained herein to the contrary, closure of the alley beginning on October 24, 2013 is contingent upon the opening of Short Street.

SECTION 2. The City Council hereby authorizes Trittenbach Development to shift portions of the driving lanes on Orr Street and Walnut Street, as shown on "Exhibit B," from October 24, 2013 to October 17, 2014. Notwithstanding anything contained herein to the contrary, the shift of the driving lane on Walnut Street may not commence until traffic restrictions on Walnut Street, due to the construction of the Northlight building and the Short Street garage, are removed.

SECTION 3. The City Council hereby authorizes Trittenbach Development to periodically close a portion of Orr Street, between Ash Street and Walnut Street, as shown on "Exhibit C," as follows:

1. Every Tuesday and Thursday from October 29, 2013 to January 2, 2014.
2. Every Tuesday from January 7, 2014 to February 11, 2014.

SECTION 4. Trittenbach Development shall close the alley and streets and shift driving lanes only in accordance with the traffic control plans submitted and approved by the City's Director of Public Works. In the interest of public safety, the Director of Public Works may require additional traffic control measures by notifying Trittenbach Development, in writing, of such requirements. Trittenbach Development shall be responsible for all signs and barricades necessary for the protection and convenience of the general public and shall be responsible for the repair of the alley and streets due to any

damage caused by the construction activity. Trittenbach Development shall be responsible for notifications to the media and emergency personnel.

SECTION 5. Trittenbach Development shall proceed with construction activities which require street closure without unnecessary delay so as to minimize disruption to the public. Failure to proceed without unnecessary delay may result in the revocation of the street closure permit by the City Council.

ADOPTED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

KEYNOTES

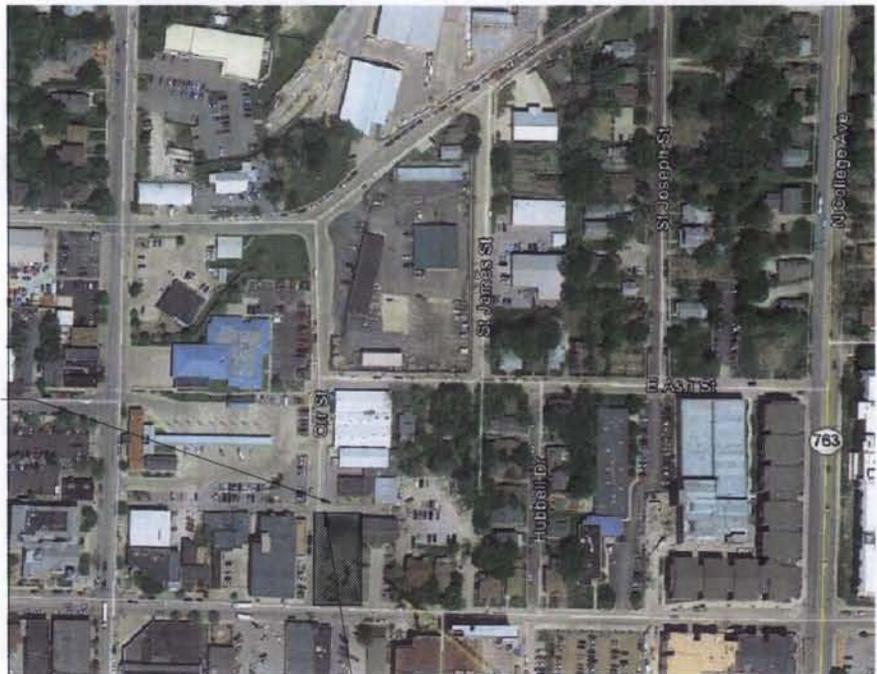
1 ROAD CLOSED TO THRU TRAFFIC

2 INSTALL 2 TYPE III BARRICADES WITH FLASHING LIGHTS

VEHICULAR ACCESS TO BE MAINTAINED TO THIS ADJOINING PROPERTY

GENERAL NOTES

1. ALLEY CLOSURE TO BE FROM OCTOBER 24, 2013 – OCTOBER 17, 2014. ALLEY WILL BE RE-OPENED PRIOR TO THE DATE NOTED ABOVE SHOULD CONSTRUCTION PROGRESS ALLOW WITHOUT ENDANGERING PUBLIC SAFETY.
2. SHOULD ACCESS TO THE TRANSFORMER AT THE REAR OF THE ALLEY OR ACCESS TO THE ADJACENT BUILDINGS BE REQUIRED, WE WILL COORDINATE SAID TEMPORARY ACCESS WITH THE ADJACENT PROPERTY OWNERS AS NECESSARY.
3. VEHICULAR ACCESS TO THE ORR STREET LOFTS WILL BE MAINTAINED AT THE LOCATION NOTED ON THE DRAWING.
4. PERIODIC ACCESS TO THE REAR OF THE BUILDING AT 1103 EAST WALNUT WILL BE PROVIDED AS COORDINATED WITH THE PROPERTY OWNER.



1 ALLEY CLOSURE TRAFFIC CONTROL PLAN
NTS



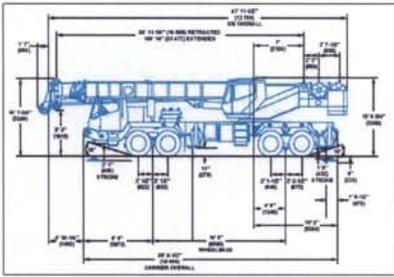
COLUMBIA
Civil Engineering Group
Columbia, MO

MO. ENG. CORP
#2013000149
EXP. 12-31-2013

ALLEY CLOSURE TRAFFIC CONTROL PLAN
LOFT APARTMENTS AT E. WALNUT
COLUMBIA, MISSOURI
DATE: 8/28/13 SCALE: AS SHOWN
DRAWN: M. HALL FIELD BOOK: REVISION:
APPROVED:

PROJECT NO.
112004-1

SHEET NO.
C1.1

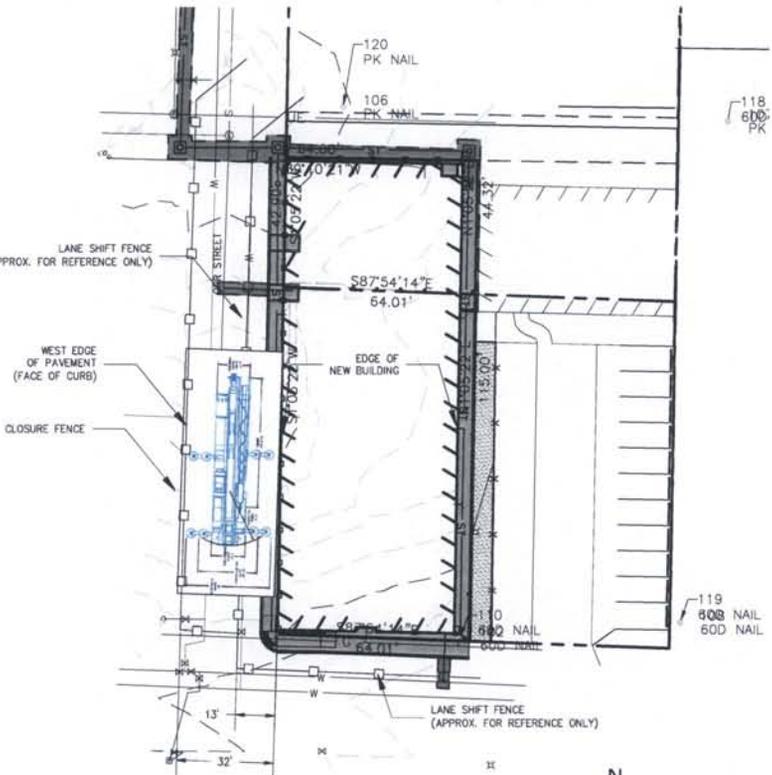


2 CRANE PLAN (FOR REFERENCE ONLY)
NTS

GENERAL NOTES

1. CLOSURE TO OCCUR EVERY TUESDAY AND THURSDAY STARTING THE WEEK OF OCTOBER 28TH AND GO FOR 10 WEEKS.
- 1.1. FOLLOWING THE 10 WEEK PERIOD, THE CLOSURE WILL BE EVERY TUESDAY FOR 6 WEEKS.
- 1.2. CLOSURE WILL NOT OCCUR UNTIL TRAFFIC RESTRICTIONS EAST ON WALNUT AT THE NORTHLIGHT/SHORT STREET GARAGE ARE REMOVED.
- 1.3. SHOULD THE WORK BE COMPLETED PRIOR TO THE DATES NOTED, THE CLOSURES WILL NOT OCCUR.
- 1.4. WORK HAS BEEN COORDINATED WITH THE BUILDING DEMOLITION AT THE AMERENUE PROPERTY ON NORTH ORR ST. AMEREN'S WORK WILL NOT BE IMPACTED BY THE LANE CLOSURE.
2. WORK TO BE COMPLETED BETWEEN 8M AND 5 PM EACH DAY CLOSURE OCCURS.
3. SHOULD WORK BE NEEDED OUTSIDE NORMAL WORK HOURS, AN EXTENDED WORK PERMIT WILL BE OBTAINED FROM THE CITY OF COLUMBIA.
4. CONTRACTOR WILL OBTAIN THE NECESSARY PARKING METER BAGS AND PAY ASSOCIATED FEES.

1007
*770,070
NEC



1 ORR SITE PLAN (FOR TCP REFERENCE)
NTS

COLUMBIA
Civil Engineering Group
Columbia, MO
1000 N. GARDNER ST. SUITE 100
COLUMBIA, MO 65203

MO. ENG. CORP.
#2013000149
EXP. 12-31-2013

ORR CLOSURE TRAFFIC CONTROL PLAN	SCALE	AS SHOWN
LOFT APARTMENTS E. WALNUT	FIELD BOOK	REVISION
COLUMBIA, MISSOURI	DATE	8/28/13
	DRAWN	M. HALL
	APPROVED	

PROJECT NO.
112004-1

SHEET NO.
C1.4

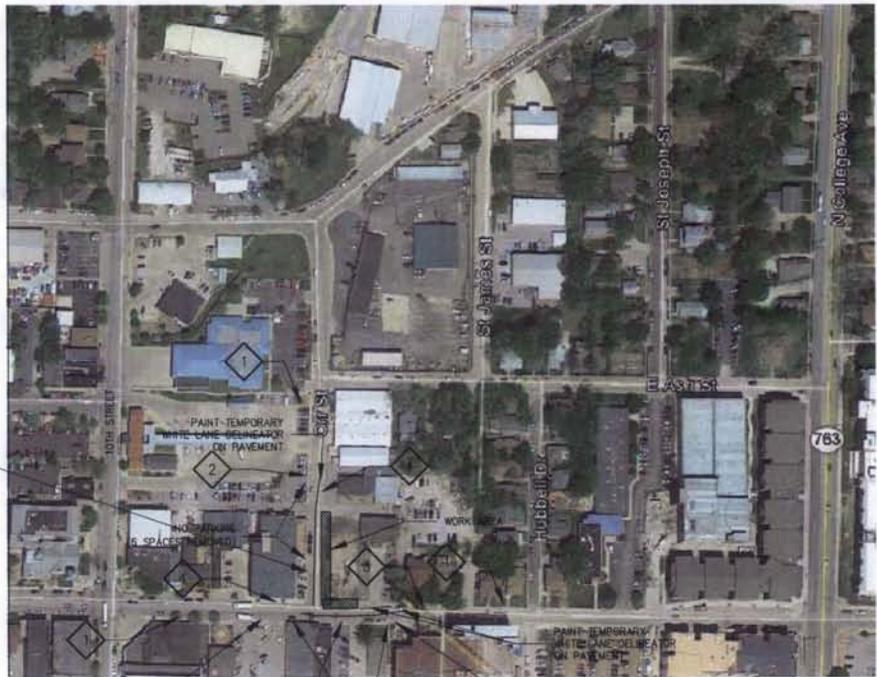
KEYNOTES

- 1  W20-1
- 2  W24-1R
- 3  W24-1L
- 4  G20-2

TWO 12 FOOT LANES
TO BE PROVIDED DURING
LANE SHIFT

GENERAL NOTES

1. LANE SHIFT TO BE FROM OCTOBER 10, 2013 TO OCTOBER 17, 2014.
- 1.1. LANE SHIFT ON WALNUT STREET WILL NOT COMMENCE UNTIL TRAFFIC RESTRICTIONS ON WALNUT TO THE EAST AT THE NORTHLIGHT/SHORT STREET GARAGE ARE REMOVED.
- 1.2. SHOULD THE FACADE OF THE WALNUT OR ORR STREET (OR BOTH) BE COMPLETE PRIOR TO THE DATE NOTED, THE LANE SHIFT WILL BE REMOVED AND CONSTRUCTION FENCING MOVED TO THE SIDEWALK TO MAINTAIN PUBLIC SAFETY.
2. A TOTAL OF 12 PARKING SPACES WILL BE REMOVED FROM SERVICE FOR THE DURATION OF THE LANE SHIFT.
3. CONTRACTOR SHALL OBTAIN PARKING METER BAGS AND PAY ASSOCIATED FEES FOR THE DURATION THEY ARE OUT OF SERVICE.
4. A 4" WHITE LANE DELINEATOR STRIPE WILL BE PAINTED ON THE PAVEMENT DURING THE DURATION OF THE LANE SHIFT. IT WILL BE REMOVED ONCE CONSTRUCTION HAS BEEN COMPLETED.



1 ORR & WALNUT LANE SHIFT TRAFFIC CONTROL PLAN

NTS

COLUMBIA
Civil Engineering Group
Columbia, MO
FOR INFORMATION ONLY SEE SPECIFICATIONS FOR DETAILS

MO. ENG. CORP.
#2013000149
EXP. 12-31-2013

ORR AND WALNUT LANE SHIFT TRAFFIC CONTROL PLAN	AS SHOWN
LOFT APARTMENTS PROJECT, 101 E. WALNUT	SCALE
COLUMBIA, MISSOURI	FIELD BOOK
	REVISED
DATE	BY
8/26/13	M. HALL
DESIGNED	APPROVED

PROJECT NO.
112004-1

SHEET NO.
C1.2

KEYNOTES

	INSTALL 2 TYPE III BARRICADES WITH FLASHING LIGHTS		

GENERAL NOTES

1. CLOSURE TO OCCUR EVERY TUESDAY AND THURSDAY STARTING THE WEEK OF OCTOBER 28TH AND GO FOR 10 WEEKS.
- 1.1. FOLLOWING THE 10 WEEK PERIOD, THE CLOSURE WILL BE EVERY TUESDAY FOR 6 WEEKS.
- 1.2. CLOSURE WILL NOT OCCUR UNTIL TRAFFIC RESTRICTIONS EAST ON WALNUT AT THE NORTHLIGHT/SHORT STREET GARAGE ARE REMOVED.
- 1.3. SHOULD THE WORK BE COMPLETED PRIOR TO THE DATES NOTED, THE CLOSURES WILL NOT OCCUR.
- 1.4. WORK HAS BEEN COORDINATED WITH THE BUILDING DEMOLITION AT THE AMERENUE PROPERTY ON NORTH ORR ST. AMERENUE'S WORK WILL NOT BE IMPACTED BY THE LANE CLOSURE.
2. WORK TO BE COMPLETED BETWEEN 8AM AND 5 PM EACH DAY CLOSURE OCCURS.
3. SHOULD WORK BE NEEDED OUTSIDE NORMAL WORK HOURS, AN EXTENDED WORK PERMIT WILL BE OBTAINED FROM THE CITY OF COLUMBIA.
4. CONTRACTOR WILL OBTAIN THE NECESSARY PARKING METER BAGS AND PAY ASSOCIATED FEES.



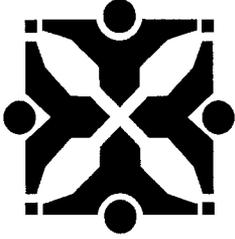
1 ORR CLOSURE TRAFFIC CONTROL PLAN
NTS

COLUMBIA
Civil Engineering Group
Columbia, MO

MO. ENG. CORP
#2013000149
EXP. 12-31-2013

PROJECT NO.	AS 3700H
DATE	9/26/13
DRAWN BY	M. HALL
CHECKED BY	FIELD BOOK
APPROVED BY	RETURN

SHEET NO.
C1.3



Source: Public Works

John

Agenda Item No:

To: City Council
From: City Manager and Staff

MM

Council Meeting Date: Oct 21, 2013

Re: Temporary Closure of the Alley between Orr Street and St. James Street, Temporarily Shift a Portion of the Driving Lanes of Orr Street and E. Walnut Street, and to Periodically Close Orr Street

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration a resolution authorizing Trittenbach Development to temporarily close the alley between Orr Street and St. James Street, temporarily shift a portion of the driving lanes of Orr Street and E. Walnut Street, and to periodically close Orr Street between E. Ash Street and E. Walnut Street to facilitate construction of an apartment building at 1101 E. Walnut Street.

DISCUSSION:

Trittenbach Development is seeking permission to temporarily close the alley located between Orr Street and St. James Street, and temporarily shift a portion of the driving lanes of Orr Street and E. Walnut Street, beginning October 24, 2013 through October 17, 2014, to facilitate construction of an apartment building at 1101 E. Walnut Street. Beginning October 29, 2013, they are also requesting to periodically close Orr Street between E. Ash Street and E. Walnut Street, every Tuesday and Thursday for ten (10) weeks, through the week of December 30, 2013, followed by every Tuesday for six (6) weeks, through the week of February 10, 2014.

On behalf of Trittenbach Development, Columbia Civil Engineering Group has contacted the business owners in the area (see attached letters). Staff has reviewed the traffic control plans (attached) and has no issues with their request. Trittenbach Development shall be responsible for all signs and barricades necessary for the protection and convenience of the general public, and shall be responsible for notifications to the media and emergency personnel.

FISCAL IMPACT:

None

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

Approve the resolution authorizing Trittenbach Development to temporarily close the alley located between Orr Street and St. James Street, temporarily shift a portion of the driving lanes of Orr Street and E. Walnut Street, and to periodically close Orr Street between E. Ash Street and E. Walnut Street.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	

KEYNOTES

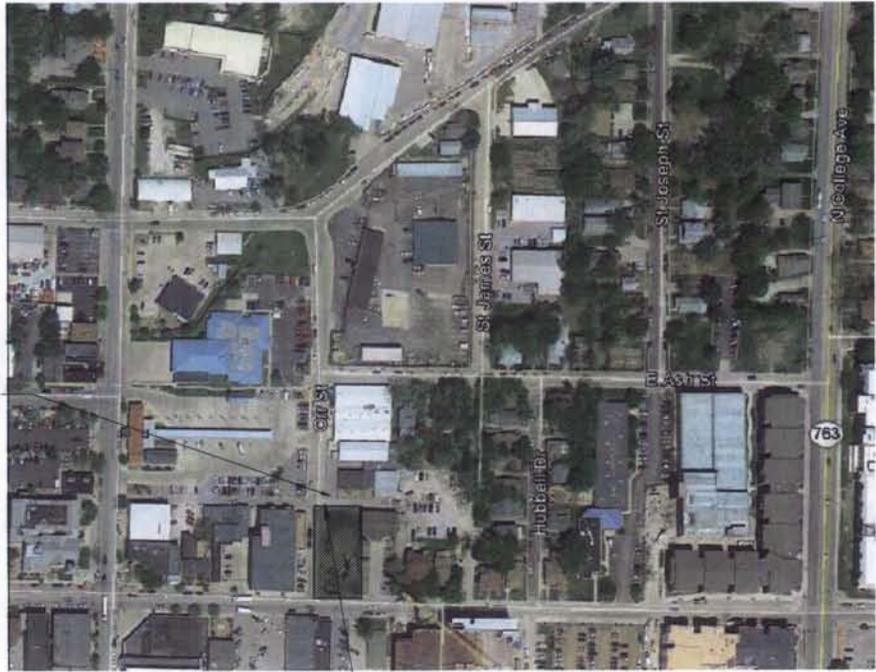
1 ROAD CLOSED TO THRU TRAFFIC

2 INSTALL 2 TYPE III BARRICADES WITH FLASHING LIGHTS

VEHICULAR ACCESS TO BE MAINTAINED TO THIS ADJOINING PROPERTY

GENERAL NOTES

1. ALLEY CLOSURE TO BE FROM OCTOBER 24, 2013 – OCTOBER 17, 2014. ALLEY WILL BE RE-OPENED PRIOR TO THE DATE NOTED ABOVE SHOULD CONSTRUCTION PROGRESS ALLOW WITHOUT ENDANGERING PUBLIC SAFETY.
2. SHOULD ACCESS TO THE TRANSFORMER AT THE REAR OF THE ALLEY OR ACCESS TO THE ADJACENT BUILDINGS BE REQUIRED, WE WILL COORDINATE SAID TEMPORARY ACCESS WITH THE ADJACENT PROPERTY OWNERS AS NECESSARY.
3. VEHICULAR ACCESS TO THE ORR STREET LOFTS WILL BE MAINTAINED AT THE LOCATION NOTED ON THE DRAWING.
4. PERIODIC ACCESS TO THE REAR OF THE BUILDING AT 1103 EAST WALNUT WILL BE PROVIDED AS COORDINATED WITH THE PROPERTY OWNER.



1 2

1 ALLEY CLOSURE TRAFFIC CONTROL PLAN

NTS



COLUMBIA
Civil Engineering Group
Columbia, MO
2013-2014

MO. ENG. CORP
#2013000149
EXP. 12-31-2013

PROJECT NO.	112004-1
SHEET NO.	C1.1
DATE	8/25/13
DRAWN	M. HALL
CHECKED	AS PUGH
FIELD BOOK	
REVISION	

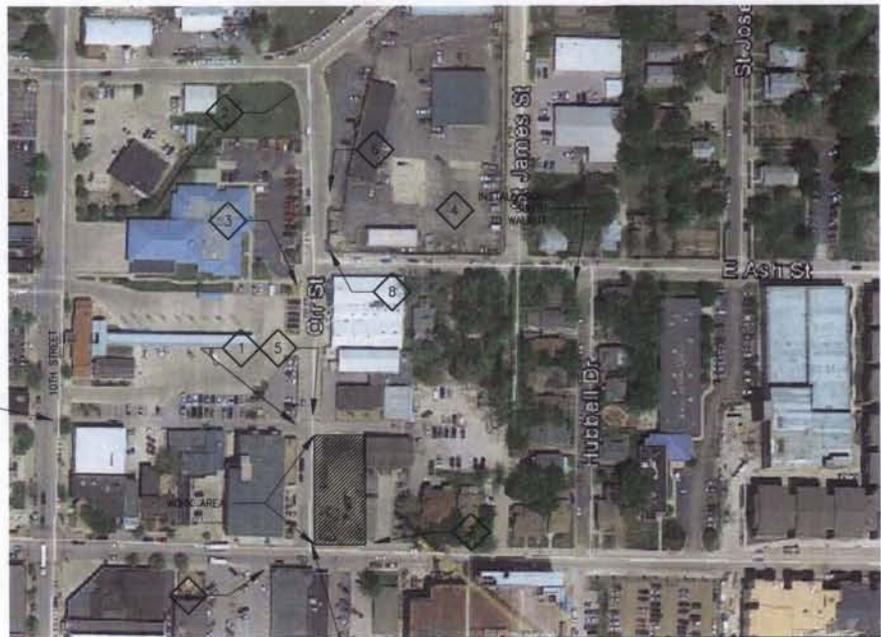
ALLEY CLOSURE TRAFFIC CONTROL PLAN
LOFT APARTMENT PROJECT 1103 E. WALNUT
COLUMBIA, MISSOURI

SHEET NO.
C1.1

KEYNOTES

GENERAL NOTES

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4. CONTRACTOR WILL OBTAIN THE NECESSARY PARKING METER BAGS AND PAY ASSOCIATED FEES.



1 ORR CLOSURE TRAFFIC CONTROL PLAN
NTS

COLUMBIA
Civil Engineering Group

MO. ENG. CORP.
#2013000149
EXP. 12-31-2013

ORR CLOSURE TRAFFIC CONTROL PLAN
LOFT APARTMENT PROJECT, 1101 E. WALNUT
COLUMBIA, MISSOURI

DATE: 8/28/13
DRAWN: M. HALL
SCALE: AS SHOWN
FIELD BOOK
REVISION

PROJECT NO.
112004-1

SHEET NO.
C1.3

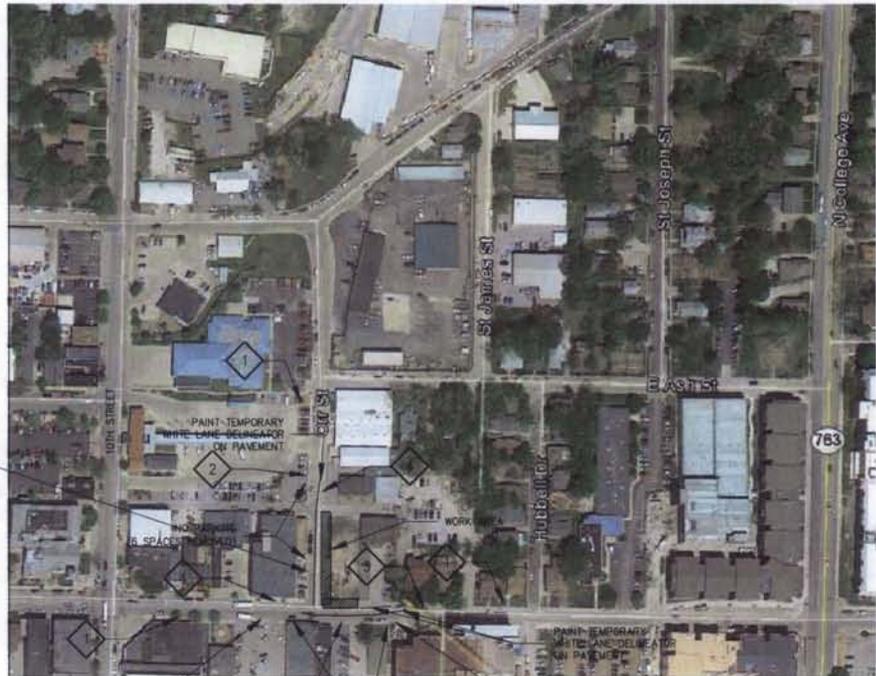
KEYNOTES

- 1  W20-1
- 2  W24-1R
- 3  W24-1L
- 4  G20-2

TWO 12 FOOT LANES TO BE PROVIDED DURING LANE SHIFT

GENERAL NOTES

1. LANE SHIFT TO BE FROM OCTOBER 10, 2013 TO OCTOBER 17, 2014.
- 1.1. LANE SHIFT ON WALNUT STREET WILL NOT COMMENCE UNTIL TRAFFIC RESTRICTIONS ON WALNUT TO THE EAST AT THE NORTHLIGHT/SHORT STREET GARAGE ARE REMOVED.
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1 ORR & WALNUT LANE SHIFT TRAFFIC CONTROL PLAN
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Civil Engineering Group
Columbia, MO
www.columbiaeng.com

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#2013000149
EXP. 12-31-2013

ORR AND WALNUT LANE SHIFT TRAFFIC CONTROL PLAN
LOFT APARTMENT PROJECT - 1101 E. WALNUT
COLUMBIA, MISSOURI

DATE	BY	AS SHOWN
8/27/13	SP/AM	
FILED	BOOK	NO. SHEET
M. HALL		14 OF 14

PROJECT NO.
112004-1

SHEET NO.
C1.2

September 13, 2013

CCEG #112004-1

City of Columbia
ATTN: Mayor and City Council
701 E. Broadway
Columbia, MO 65201

RE: Orr Street Lofts Traffic Closures

Dear Mayor and Council:

On behalf of Trittenbach Development, we have prepared a series of traffic control plans for the construction of a Loft Apartment building at the northeast corner of Orr and Walnut. These plans include a request for lane shifts on Orr and Walnut, an alley closure and periodic closure of Orr Street. This is in addition to the previously granted sidewalk closures at this location.

This project is a lot-line to lot-line project. In order to construct the project, and more importantly, protect public safety to the best of our ability, we are requesting these closures and lane shifts. While we understand that this will cause some level of disruption to the day-to-day activities in this area, we feel that it is best to be proactive and present the plans in their entirety rather than piecemeal throughout the project. The alley closure and lane shift requests start on October 10th, the periodic closures start on October 28th.

Specifically, consider the following:

For the Alley closure -

- We have met with Mr. Kesphol and resolved his concerns regarding the alley closure. This includes deliveries to the back of his building and his concerns regarding his dumpster.
- We have met with the operators of Orr Street Studios that are impacted by the alley closure. We will maintain the requested access point from the alley entrance off Orr.
- We will provide access to Columbia W&L should access be needed to their transformer.
- Should work proceed faster than noted on the plans, we will remove the alley closure prior to the duration applied for with this request.

For the lane shifts and periodic closure of Orr.

- We have coordinated with AmerenUE's contractor to verify that their work at the facility on Orr will not be impacted by our requests.
- We have reviewed the bus routes and verified that while buses may use Orr for entrance and exit to the Wabash Station, Orr is not a designated published route.
- We are agreeable to NOT implement the lane shifts until the traffic restrictions on Walnut at the Short Street Garage/Northlight are removed.
- We have established a set time for the ongoing periodic closure of Orr. This will be on Tuesdays and Thursdays for 10 weeks, followed by 6 weeks of Tuesday only.
- Should work proceed faster than noted on the plans, we will remove the traffic restrictions prior to the duration applied for with this request. Specifically, once the façade work is complete on Orr and Walnut, we will be in a position to move the fencing back to the sidewalk. This will remove traffic restriction and maintain public safety until work is complete.

September 26, 2013
City of Columbia
Page 2 of 2

- Given the limited access for this site, it is similar to our project on Elm Street where we removed a lane from service during construction. This project is even more restricted in that we do not have an alley access along the back side of the building and the pavement width on Orr is less.

Again establishing an overall plan and keeping public safety is paramount to the requests we are making. If you have any questions, please feel free to contact me at this office or by email at mmhall@columbiacivilengineering.com.

Sincerely,



Michael M. Hall, P.E.
Principal Engineer

September 30, 2013

City of Columbia
Department of Public Works
ATTN: John Glascock, P.E.
701 E. Broadway
PO Box 6015
Columbia, MO 65205

RE: Temporary Closure of Alley

Dear Mr. Glascock:

We are aware of the proposed alley closure between Orr Street and St. James Streets from October of 2013 until October 2014. The developers have met with us and heard our concerns regarding this closure. They have addressed our concerns by agreeing to make the alley available for our use upon 24 hours notice, and we are in support of the closure to facilitate the construction of the new multi-story building at 1101 E. Walnut.

Sincerely,



Gary Kespohl
1103 E. Walnut
Columbia, MO

September 30, 2013

City of Columbia
Department of Public Works
ATTN: John Glascock, P.E.
701 E. Broadway
PO Box 6015
Columbia, MO 65205

RE: Temporary Closure of Alley

Dear Mr. Glascock:

We are aware of the proposed alley closure between Orr Street and St. James Streets from October of 2013 until October 2014. The developers have met with us and heard our concerns regarding this closure. They have addressed our concerns and we are in support of the closure to facilitate the construction of the new multi-story building at 1101 E. Walnut.

Sincerely,

A handwritten signature in black ink, appearing to read 'AP', is written over a faint horizontal line.

Anastasia Pottinger,
Director, Orr Street Studios

