

Introduced by _____ Council Bill No. R 264-13

A RESOLUTION

authorizing the temporary closure of sidewalk along a portion of the east side of South Ninth Street, between Cherry Street and Locust Street, to allow for the construction of a mixed-use building.

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

SECTION 1. The City Council hereby authorizes CH Properties LLC to temporarily close a portion of sidewalk located on the east side of South Ninth Street, between Cherry Street and Locust Street, and two parking spaces located on the east side of Ninth Street, as shown on "Exhibit A," from December 19, 2013 to September 1, 2014 to allow for the construction of a new mixed-use building at 114 South Ninth Street.

SECTION 2. CH Properties LLC shall close the sidewalk only in accordance with the sidewalk closure plan 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 CH Properties LLC, in writing, of such requirements. CH Properties LLC 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 sidewalk and street due to any damage caused by the construction activity. CH Properties LLC shall be responsible for notifications to the media and emergency personnel.

SECTION 3. CH Properties LLC shall proceed with construction activities which require the sidewalk and parking space closures without unnecessary delay so as to minimize disruption to the public. Failure to proceed without unnecessary delay may result in the revocation of the sidewalk and parking space closure permit by the City Council.

ADOPTED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

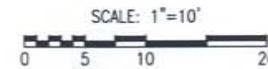
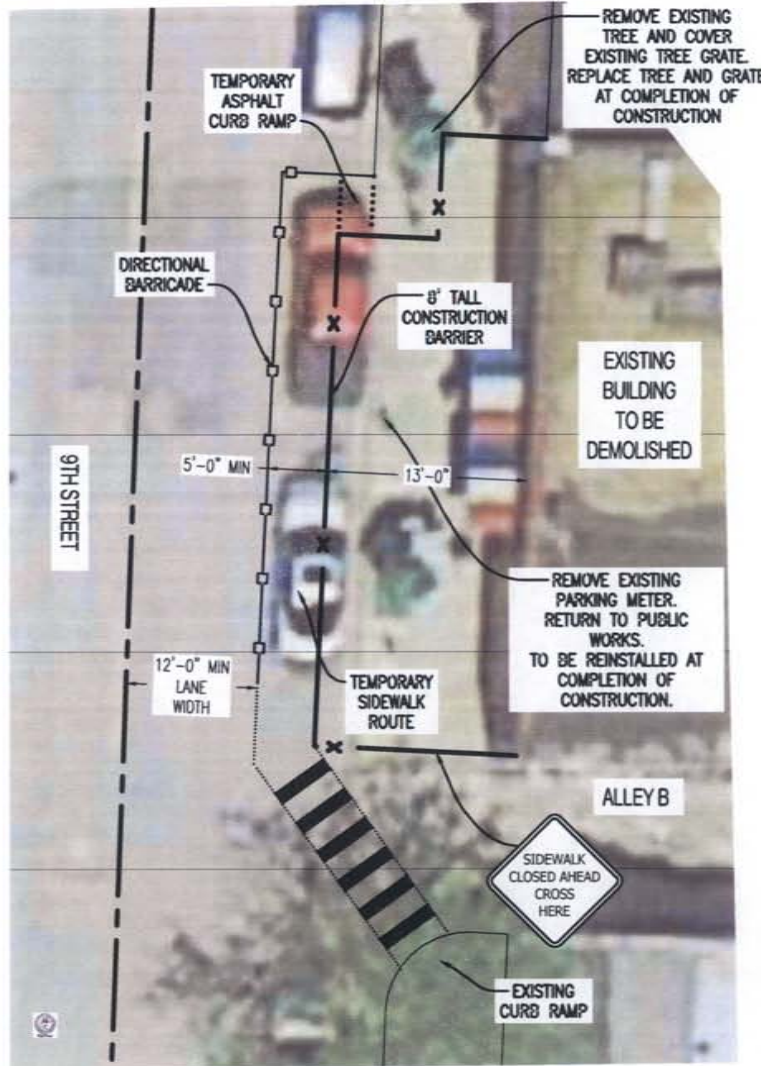
City Counselor



Google earth

feet
meters





PEDESTRIAN CONTROL

114 S. NINTH STREET

GENERAL NOTES

TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE MUTCD.

CONTRACTOR SHALL MAINTAIN A MINIMUM LANE WIDTH OF 11' AT ALL TIMES.

CONTRACTOR SHALL REFER TO THE CURRENT EDITION OF THE MODOT MANUAL OF TRAFFIC CONTROL FOR FIELD OPERATIONS FOR INFORMATION ON THE PROPER DEPLOYMENT OF TRAFFIC CONTROL DEVICES.

CONTRACTOR SHALL IDENTIFY NO PARKING ON THE EAST SIDE OF 9TH STREET IN THE WORK AREA DURING THE DURATION OF THE WORK AND PAY FOR THE TWO PARKING SPACES BEING OCCUPIED BY THE TEMPORARY SIDEWALK THROUGHOUT THE DURATION OF THE WORK. COORDINATE WITH COLUMBIA PUBLIC WORKS DEPARTMENT.

DIRECTIONAL BARRICADE TO BE 48" TALL AND CONSTRUCTED OF 2"x4" FRAMING WITH TOP AND BOTTOM PLATE AND STUDS AT 24" O.C. AND 3/4" THICK PLYWOOD SHEATHING TO SEPARATE THE TRAFFIC LANE FROM THE PEDESTRIAN PATH. THE BARRIER SHALL HAVE A HANDRAIL AT 36" ABOVE FINISH GRADE AT ALL RAMP AREAS.

CONSTRUCTION BARRIER SHALL BE 8" TALL CONSTRUCTED OF 2"x4" FRAMING WITH TOP AND BOTTOM PLATE AND STUDS AT 24" O.C. AND 3/4" THICK PLYWOOD SHEATHING. PROVIDE BRACING AT PANEL JOINTS 8'-0" O.C.

WORK SHALL BE COMPLETED BETWEEN 7:00 A.M. AND 7:00 P.M.

CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE FOLLOWING AGENCIES, AS REQUIRED, IMMEDIATELY PRIOR TO REROUTING OF SIDEWALK, DURING CONSTRUCTION FOR INSPECTIONS AND AGAIN WHEN WORK IS COMPLETE AND SIDEWALK IS REOPENED:

SITE DEVELOPMENT (ROW INSPECTIONS)	874-7250
BUILDING SAFETY (PLUMBING/BUILDING INSPECTIONS)	874-7474
PARKING ENFORCEMENT (PARKING METERS)	874-7674
PUBLIC WORKS STREET DIVISION (STREET PATCHING)	874-6289

TRAFFIC CONTROL DEVICE LEGEND



PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # RS-11 SHOULD READ "SIDEWALK CLOSED AHEAD CROSS HERE"). SIGN SHALL BE 24" X 24" MIN.

REVISIONS:

NO.	DATE
ORIGINAL	10/15/2013
CITY COMMENTS	10/24/2013

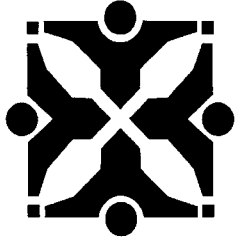
THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

SITE/CIVIL ENGINEER:
CROCKETT
 ENGINEERING CONSULTANTS
 2608 North Stadium Boulevard
 Columbia, Missouri 65202
 (314) 447-0592
 www.crockettengineering.com
 Crockett Engineering Consultants, LLC
 Missouri Certificate of Authority
 #2000151301

OWNER:
 CH PROPERTIES LLC
 114 SOUTH 9TH STREET
 COLUMBIA, MO 65201

SHEET:

TC1



Source: Public Works

John

Agenda Item No:

To: City Council
From: City Manager and Staff

MM

Council Meeting Date: Dec 16, 2013

Re: Allowing CH Properties LLC to Temporarily Close a Portion of Sidewalk on the East Side of S. Ninth Street between Cherry Street and Locust Street

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration legislation authorizing CH Properties LLC to temporarily close a portion of sidewalk and two parking spaces on the east side of S. Ninth Street, between Cherry Street and Locust Street, for construction of a new building at 114 S. Ninth Street.

DISCUSSION:

CH Properties LLC is seeking permission to temporarily close 52 linear feet of the sidewalk and two parking spaces on the east side of S. Ninth Street, between Cherry Street and Locust Street, formerly the Rome Restaurant, to facilitate construction of a mixed use building (see attached location diagram). The traffic control plan includes a design to reroute pedestrian traffic through the work area. Neighboring businesses have been contacted and are aware of the proposed closures (see attached letter), as well as the director of the downtown Community Improvement District (CID).

The work will begin December 19, 2013 and shall be completed by September 1, 2014. Staff has reviewed the attached traffic control plan and has no issues with the request. CH Properties LLC 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 legislation authorizing CH Properties LLC to temporarily close 52 linear feet of sidewalk and two parking spaces on the east side of S. Ninth Street, between Cherry Street and Locust Street.

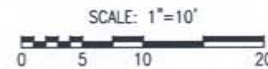
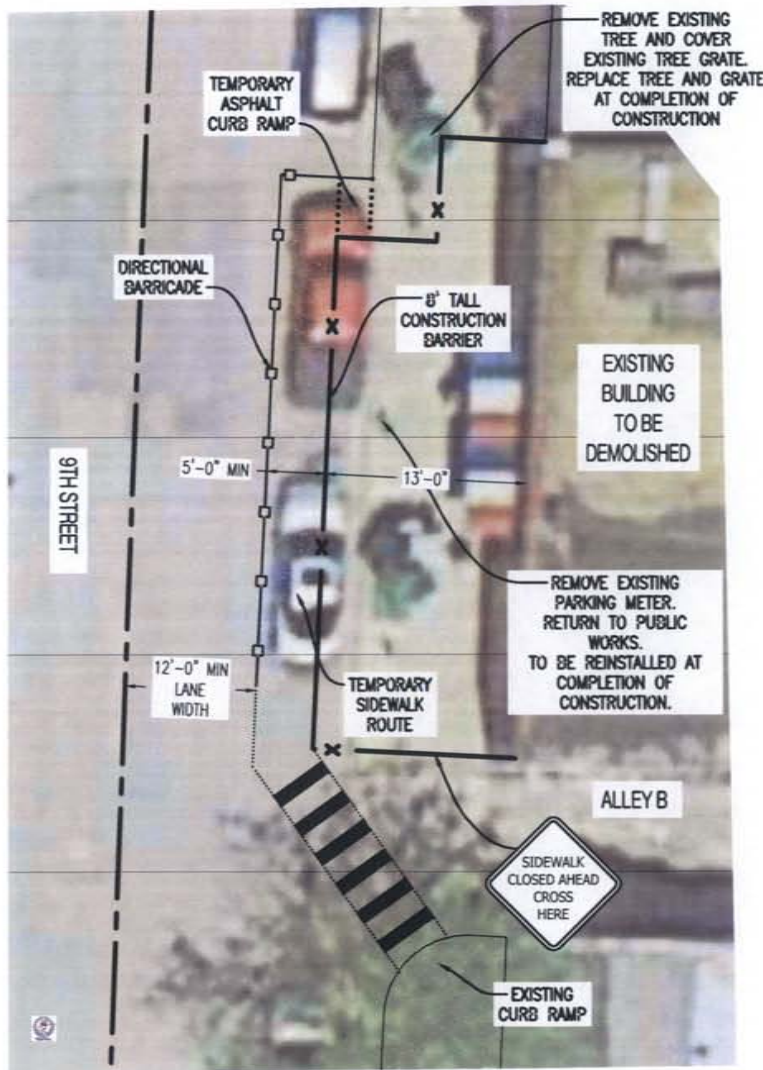
FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
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 #	



Google earth

feet
meters





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COLUMBIA, MO 65201

SHEET:

TC1



2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

November 21st, 2013

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

RE: 114 S. 9th Street Traffic Concerns

Dear Mayor and City Council:

On behalf of CH Properties LLC, we have prepared the attached pedestrian control plan to the construction of the new building at 114 S. 9th Street, formerly the Rome Restaurant. This plan includes a request to reroute the sidewalk along 9th Street from December 19th 2013, through September 1st 2014.

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 this rerouting be approved. It will maintain pedestrian access throughout the project and allow construction to proceed.

The following items have been considered in planning for this rerouting:

- Neighbors have been contacted. Attached you will find a letter with signatures making them aware of this rerouting plan.
- Neighbors have been offered an open line of communication that will be maintained throughout the construction process.
- All interested parties and emergency services will be notified should the planned work proceed faster than anticipated.

We hope to minimize the need for closures, but the safety of both motorists and pedestrians will remain our foremost priority throughout the construction process. Should you have any questions or concerns, please contact me at 573-447-0292 or by email at jstephens@crockettengineering.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse Stephens", is written over a horizontal line.

Crockett Engineering Consultants, LLC

Jesse Stephens, PE

118 South 9th Street
Columbia, MO 65201

November 1st, 2013

City of Columbia
Attn: John Glascock, P.E.
701 E. Broadway
Columbia, MO 65205

RE: Temporary Street, Sidewalk & Alley Closures at 114 S. Ninth Street

Dear Mr. Glascock:

We are aware of the proposed request for street, sidewalk and alley closures at 114 S. Ninth Street. It is our understanding that street closures will only be used for short durations during critical phases in the construction process, and additionally, the sidewalk will be rerouted throughout the project to maintain an accessible pedestrian path.

The developer has offered a direct line of communication to address any concerns or problems during this process. We have been given his e-mail address which is cory@dinerome.com and his phone number which is 424-6994.

Sincerely,

The Neighboring Businesses:

NAME:

BUSINESS:

SIGNATURE:

PHONE #:

Calvary Episcopal

Grace Davidson

Allen's Flowers

Sharon Ferguson

Paul Vernon Tipton Wines

Mike (573)

MIKE MCLUNG

Paul & Jean Swithers LLP

Paul A. Swithers

Tiger Barber Shop

Paul Bat

Broche's

Phil D. Kenton

Wendy Wall Panera Bread Wendy Wall