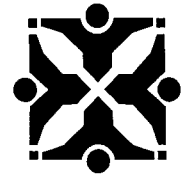


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 109-14

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: June 16, 2014

Re: Public Hearing – Manor Drive Sidewalk

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Plats and Plans, Correspondence from Public

Executive Summary

A resolution setting a public hearing for Monday July 21, 2014, for the construction of sidewalk improvements along Manor Drive, from Rollins Road to West Broadway, as shown on the attached location map. An Interested Parties (IP) meeting was held in May 2008, and follow-up meetings were held April 23, 2013 and August 13, 2013.

Discussion

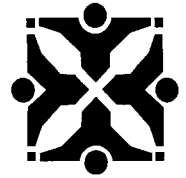
The Manor Drive Sidewalk project, from Rollins Road to West Broadway, is part of the Non Motorized Transportation (GetAbout) program. Preliminary design of this project was completed under original GetAbout Phase I funding. The project includes construction of a 6-ft wide sidewalk at the back of the curb on the east side of Manor Drive, from Rollins Road to Manor Court, then crossing to the west side of Manor Drive and continuing toward West Broadway; finally tying into existing sidewalk near Broadway. The concept includes approximately 2,550 lineal ft of sidewalk and reconstruction of 26 driveways to meet ADA requirements.

Based on public comments, the street width will be narrowed by 6 ft in three locations, ranging from approximately 100 ft to 200 ft in length to serve as traffic calming, to minimize the need for retaining walls, to avoid some large mature trees, and improve driveway accessibility. Based on the current plans, staff anticipates removal of six (6) trees along the corridor. Current preliminary typical section and plan view diagrams are attached. Staff anticipates construction to be completed in 2015.

An IP meeting was held for this project in May 2008 and attendees were generally supportive. The May meeting was held in conjunction with other GetAbout projects in the area, and some of the attached public comments may not be directed at this specific project. Because of the amount of time that had passed since the initial IP meeting, a second meeting was held April 23, 2013. Ten (10) people signed in at the meeting, and most were supportive but concerned about the width of the sidewalk, potential tree removal, and stormwater drainage impacts. Nine (9) official comments were received. A follow-up IP meeting was held August 13, 2013 to gather feedback on the proposed plan revisions made in response to comments from the April meeting. Comments from all of the IP meetings are attached.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Fiscal Impact

Short-Term Impact: The estimated total project cost is \$438,600, including engineering, right of way acquisition, and construction. Funds have been transferred from the GetAbout project to the Manor Drive Sidewalk project.

Long-Term Impact: None. Long-term maintenance is the responsibility of the adjoining landowner.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Infrastructure, Livable & Sustainable Communities

Suggested Council Action

Authorize staff to proceed with plans and specifications for this project.

Legislative History

09/03/13 – Staff report (REP 134-13)
08/13/13 – Interested Parties Meeting
04/23/13 – Interested Parties Meeting
08/03/12 – Bicycle/Pedestrian Commission memorandum
05/01/08 – Interested Parties Meeting
08/06/07 – Engineering Services Agreement (R 175-07)
03/05/07 – 2007 Sidewalk Master Plan approval (Ord 19439)



Department Approved



City Manager Approved

A RESOLUTION

declaring the necessity for construction of sidewalk improvements along Manor Drive, from Rollins Road to West Broadway; 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 a six-foot wide sidewalks along the east side of Manor Drive between Rollins Road and Manor Court, and on the west side of Manor Drive between Manor Court and West Broadway, and the reconstruction of 26 driveways to meet ADA requirements and other miscellaneous work, all in accordance with City of Columbia Street and Storm Sewer Specifications and Standards, more specifically described as the Manor Drive Sidewalk Project, 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 \$438,600.00.

SECTION 4. Payment for this improvement shall be made from Non-Motorized Transportation 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. The City shall also cause to be inserted into the contract a stipulation that all laborers and mechanics employed by the contractor or subcontractors in the performance of work under the contract shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act.

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 July 21, 2014. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this _____ day of _____, 2014.

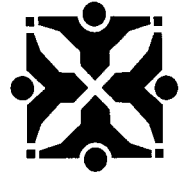
ATTEST:

City Clerk

Mayor and Presiding Officer

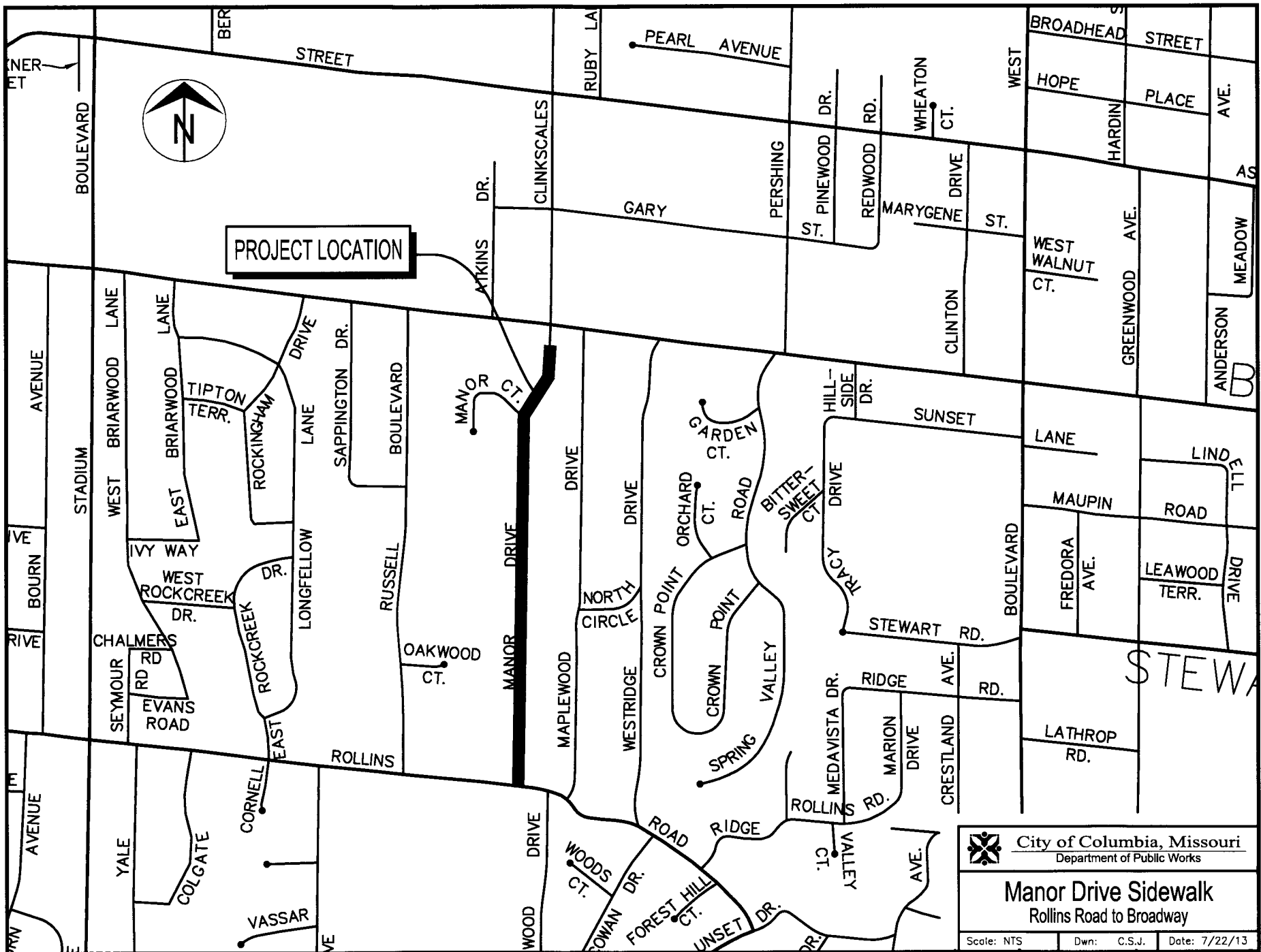
APPROVED AS TO FORM:


City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans, Correspondence from Public



 City of Columbia, Missouri Department of Public Works		
<h2>Manor Drive Sidewalk</h2> <h3>Rollins Road to Broadway</h3>		
Scale: NTS	Dwn: C.S.J.	Date: 7/22/13

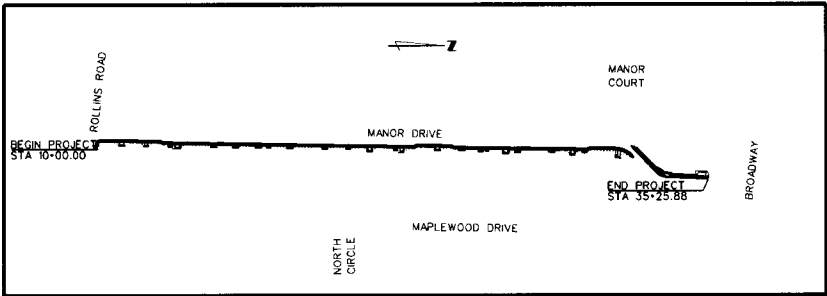
DESIGN DESIGNATION	
A.D.T.	N/A
A.D.T.	N/A
D-	N/A
T-	N/A
V-	N/A
POSTED SPEED - N/A	
CLASSIFICATION - N/A	



CITY OF COLUMBIA, MISSOURI DEPARTMENT OF PUBLIC WORKS RIGHT-OF-WAY PLANS

CONVENTIONAL SIGNS (USED IN PLANS)

DESCRIPTION	EXISTING	NEW
RIGHT-OF-WAY	EXIST. ROW	NEW ROW
PROPERTY LINE	---	---
CITY LIMITS	-----	-----
TEMPORARY CONSTRUCTION EASEMENT	-----	-----
CONTROL POINT	+	+
UTILITY POLE	□ PP	□ PP
UNDERGROUND CONDUIT OR CABLE (TYPE SPECIFIED)	---FO---	---FO---
T-TELEPHONE P-POWER	⊙ THM	⊙ THM
UTILITY MANHOLE (TYPE SPECIFIED)	⊙ THM	⊙ THM
T-TELEPHONE P-POWER W-WATER	⊙ THM	⊙ THM
LIGHT STANDARD	⊙ THM	⊙ THM
TRAFFIC SIGNAL	⊙ THM	⊙ THM
TRAFFIC CONTROLLER	⊙ THM	⊙ THM
TRAFFIC PULL BOX	⊙ THM	⊙ THM
UTILITY MAIN (TYPE SPECIFIED)	⊙ THM	⊙ THM
GAS VALVE	⊙ THM	⊙ THM
WATER VALVE	⊙ THM	⊙ THM
GAS METER	⊙ THM	⊙ THM
SEWER VENT	⊙ THM	⊙ THM
FIRE HYDRANT	⊙ THM	⊙ THM
SANITARY SEWER	⊙ THM	⊙ THM
STORM SEWER	⊙ THM	⊙ THM
SEWER MANHOLE	⊙ THM	⊙ THM
GRADED INLET	⊙ THM	⊙ THM
CURB INLET (SINGLE)	⊙ THM	⊙ THM
CURB INLET (MULTIPLE UNITS)	⊙ THM	⊙ THM
PARCEL NUMBER	⊙ THM	⊙ THM
SLOPE LINE	⊙ THM	⊙ THM
TREE OR SHRUB (DESIGNATE DIA. AND TYPE)	⊙ THM	⊙ THM
WEDGE	⊙ THM	⊙ THM
FENCE	⊙ THM	⊙ THM
GUARDRAIL	⊙ THM	⊙ THM
SIGN	⊙ THM	⊙ THM
BUILDING	⊙ THM	⊙ THM
BUILDING REMOVAL	⊙ THM	⊙ THM
TO BE REMOVED	⊙ THM	⊙ THM
TO BE ABANDONED	⊙ THM	⊙ THM
USE IN PLACE	⊙ THM	⊙ THM
TO BE REMOVED AND RELOCATED	⊙ THM	⊙ THM
TO BE REMOVED AND REPLACED	⊙ THM	⊙ THM
ADJUST TO GRADE	⊙ THM	⊙ THM
TO BE REMOVED AND REPLACED BY OTHERS	⊙ THM	⊙ THM
TO BE ABANDONED AND FILLED	⊙ THM	⊙ THM
ADJUST TO GRADE BY OTHERS	⊙ THM	⊙ THM
PLUMB AND SECTION	⊙ THM	⊙ THM
FLOW LINE	⊙ THM	⊙ THM
CORROSION MODEL PIPE	⊙ THM	⊙ THM
REINFORCED CONCRETE PIPE	⊙ THM	⊙ THM
FUTURE HIGHWAY E	⊙ THM	⊙ THM
FUTURE ROADWAY CURB LINES	⊙ THM	⊙ THM
CONCRETE	⊙ THM	⊙ THM
ASPHALT	⊙ THM	⊙ THM



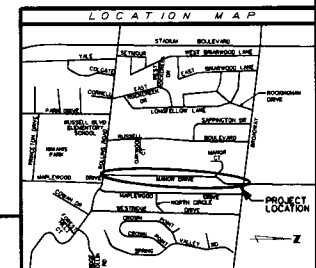
SIDEWALK - MANOR DRIVE BOONE COUNTY MISSOURI

SCALES:

PLAN AND PROFILE 1"=20' HORIZ. & 5' VERT.
CROSS SECTION 1"=5' HORIZ. & 1"= 5' VERT.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE AND INDEX SHEET
2	QUANTITIES
3	TYPICAL SECTIONS
4-9	PLAN & PROFILE SHEETS
10-23	CROSS SECTIONS



			LENGTH OF PROJECT			
AMERICAN - GAS			END OF PROJECT	STA. 35+25.88		
CENTURYTEL			BEGINNING OF PROJECT	STA. 10+00.00		
WATER & LIGHT			APPARENT LENGTH	2525.88	FEET	
MEDIACOM			EQUATIONS AND EXCEPTIONS			
CHARTER COMMUNICATIONS			TOTAL CORRECTIONS		FEET	
SEWER			NET LENGTH OF PROJECT	2525.88	FEET	
BOONE ELECTRIC			FEDERAL LENGTH		MILES	
CPWSD #1						
WATER DISTRICT #1						
WATER DISTRICT #2						
M/I TELECOM						
AT&T						
CENTRAL ELECTRIC POWER COOPERATIVE						
LES HOLTSMAN						
JOHN WILSON						
MIKE SCHMITZ						
BOB BOWNER						
JOHN KIEHLAND						
STEVE HUNT						
RYAN EULISS						
GARY WOODY						
KEN WISE						
ROGER BALLEW						
MIKE ANDERSON						
R.J. ANDERSON						
ALLAN JOHNSON						

Underground facilities, structures and utilities have been plotted from available surveys and records; and, therefore, their locations must be considered approximate only. It is possible there may be others; the existence of which is presently not known or shown. It is the Contractor's responsibility to determine their existence and exact location and to avoid damage thereto.

SIDEWALK - MANOR DRIVE

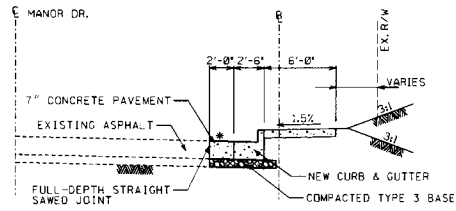
APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

CITY OF COLUMBIA, MISSOURI		
MANOR DRIVE		
SHEET NUMBER		TOTAL SHEETS

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE Apr. 9, 2014

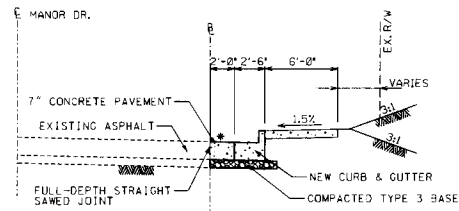


TYPICAL SECTION

STA. 10+00.00 TO STA. 12+94.96

STA. 22+97.02 TO STA. 24+57.46

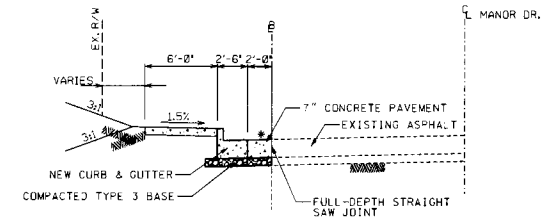
STA. 29+84.70 TO STA. 31+64.65



TYPICAL SECTION

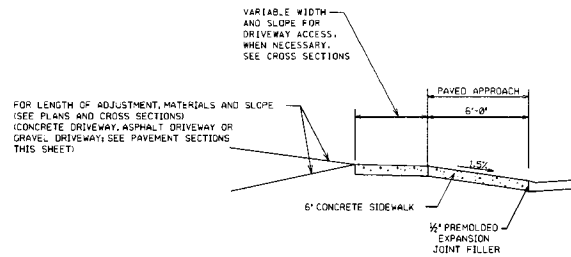
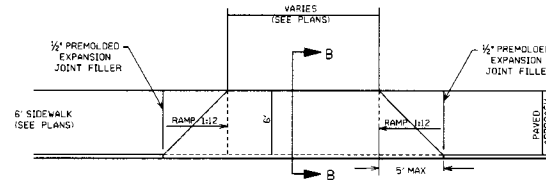
STA. 12+94.96 TO STA. 22+97.02

STA. 24+57.46 TO STA. 29+84.70

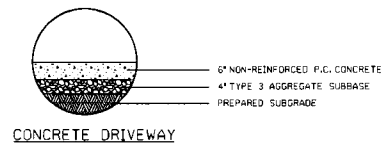


TYPICAL SECTION

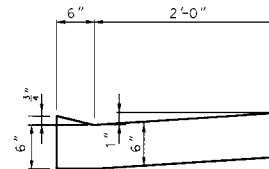
STA. 31+86.74 TO STA. 35+25.88



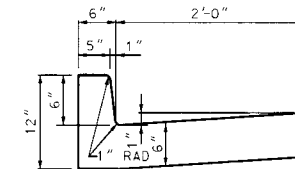
DRIVEWAY DETAILS FOR PRIVATE ENTRANCE (P.E.)



- * -1.0% STA. 10+00.00 TO STA. 10+40.00
- * 1.5% STA. 10+40.00 TO STA. 11+67.00
- * 4.0% STA. 11+67.00 TO STA. 12+70.00
- * 5.0% STA. 12+70.00 TO STA. 31+62.93
- * 3.0% STA. 31+86.94 TO STA. 35+25.88



RESIDENTIAL DRIVEWAY CURB
(MINIMUM RISE)



TYPICAL CURB AND GUTTERS

CURB & GUTTER

MATCHLINE STA 15+00

MATCHLINE STA 20+00

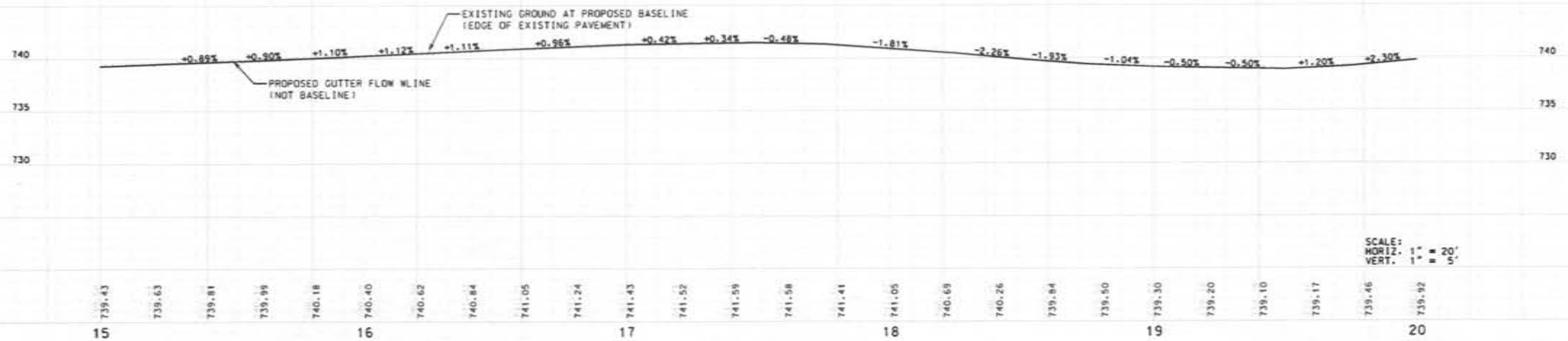
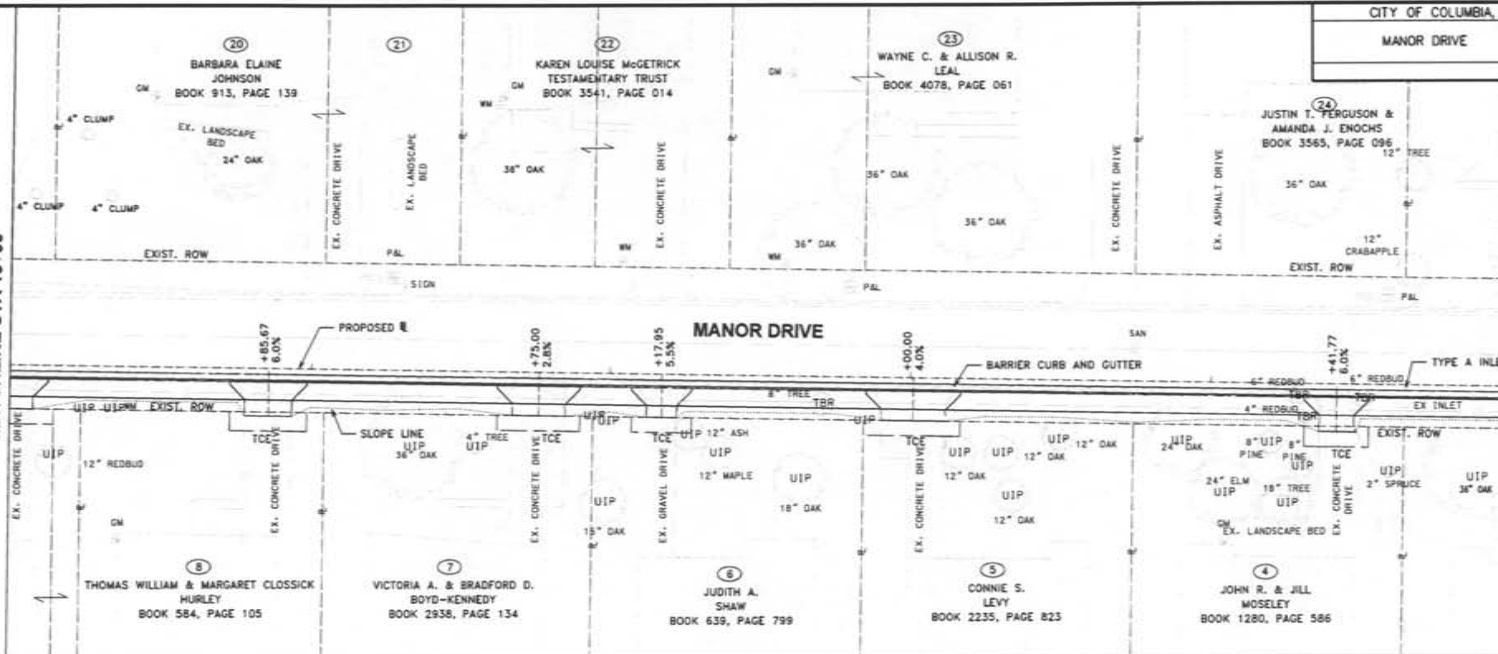
CITY OF COLUMBIA, MISSOURI

MANOR DRIVE

SHEET NUMBER TOTAL SHEETS

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE Apr. 9, 2014



SCALE:
HORIZ. 1" = 20'
VERT. 1" = 5'

CITY OF COLUMBIA, MISSOURI

MANOR DRIVE

SHEET NUMBER TOTAL SHEETS

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE Apr. 9, 2014

MATCHLINE STA 25+00

MATCHLINE STA 30+00

MANOR DRIVE

PROPOSED R

BARrier CURB AND GUTTER

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

PROPOSED R

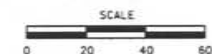
PROPOSED R

PROPOSED R

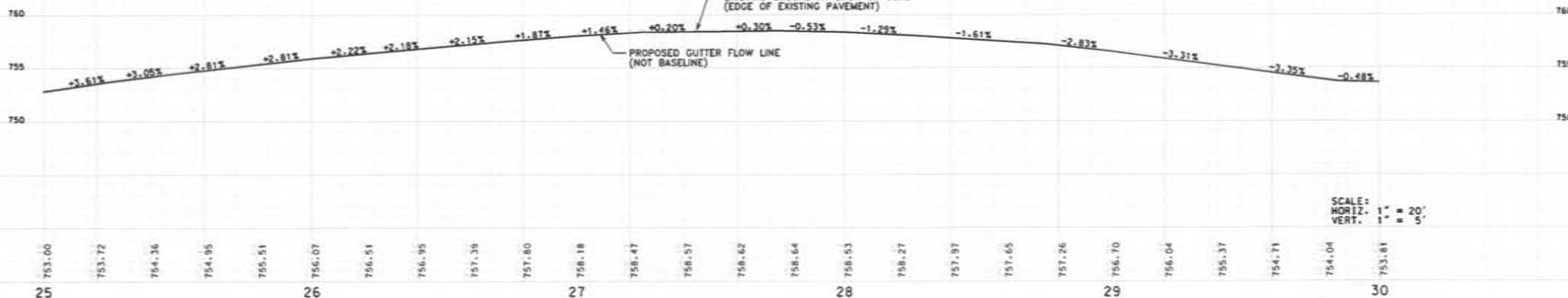
PROPOSED R

PROPOSED R

PROPOSED R



SCALE:
HORIZ. 1" = 20'
VERT. 1" = 5'



PROPERTY OWNER CONTACT LOG

Project: Manor Sidewalk

By: Tyler Wallace

NOTIFIED
OF 4/23/13
I.P.
MEETINGATTENDED
1/30/13 I.P.
MEETINGNOTIFIED
OF 7.21.14
P. H. BY
CERT. MAILSPOKE WITH ON
PHONE
OR
LEFT MESSAGE

NOTES

	PARCEL NO./ADDRESS	OWNER NAME	OWNER ADDRESS					
1	1650800010230001 / 709 Manor Dr	Bethany Kay Hobbs Williams	709 Manor Dr	x				no listed phone number
2	1650800010220001 / 701 Manor Dr	Ann & Lisa Frick Alofs	701 Manor Dr	x			x	
3	1650800010210001 / 609 Manor Dr	John N Berg and Donna Dare	609 Manor Dr	x			x	
4	1650800010200001 / 605 Manor Dr	Brian M and Toby A Callahan	605 Manor Dr	x			x	unable to leave message
5	1650800010190001 / 601 Manor Dr	Verlyn G Staley	601 Manor Dr	x			x	She is all for it
6	1650800010180000 / 505 Manor Dr	Barbara Elane Johnson	505 Manor Dr	x			x	unable to leave message
7	1650800010170001 / 503 Manor Dr	Karen Louise McGetrick Trust	503 Manor Dr	x				no listed phone number
8	1650800010160001 / 501 Manor Dr	Wayne C and Allison R Leal	501 Manor Dr	x	x			no listed phone number
9	1650800010150001 / 409 Manor Dr	Amanda J and Justin T Enochs	409 Manor Dr	x				no listed phone number
10	1650800010140001 / 405 Manor Dr	Michael & Debra Murray	405 Manir Dr	x				no listed phone number
11	1650800010130001 / 401 Manor Dr	Donald & Sharon F Ginsburg	2024 Cherry Hill Dr #102	x			x	
12	1650800010120000 / 313 Manor Dr	Michael R & Mary K Eagen	2101 E Northwood Dr 65202	x			x	
13	1650800010110001 / 309 Manor Dr	Ross & Lindsay Hrdina	5206 BEACON FALLS, 65203	x				no listed phone number
14	1650800010100001 / 305 Manor Dr	Ebby G Varghese	3405 Longfords Mill Dr	x				no listed phone number
15	1650800010090001 / 301 Manor Dr	Sarah Dothage Pace Trust	905 Clinkscales Rd	x				no listed phone number
16	1650800010080001 / 207 Manor Dr	David & Melissa Tague	207 Manor Dr	x	x		x	
17	1650800010070001 / 203 Manor Dr	Jordan & Phoebe Derrick	203 Manor Dr	x				no listed phone number
18	1650800010060001 / 201 Manor Dr	Jack Blaylock	2100 E Broadway Ste 208	x			x	
19	1650800010050001 / 111 Manor Dr	Jack Blaylock	2100 E Broadway Ste 208	x			x	
20	1650800010040001 / 107 Manor Dr	Celestine Anyanwu	107 Manor Dr	x				no listed phone number
21	1650800010030001 / 105 Manor Dr	Laura & Smithton Hillard	105 Manor Dr	x				no listed phone number
22	1650800010020001 / 100 Manor Ct	Ken A Suddeth	100 Manor Ct	x			x	
23	1650800010240001 / 710 Manor Dr	Scott Campbell	710 Manor Dr	x	x	pending		no listed phone number
24	1650800010250001 / 700 Manor Dr	Matt Chegidden	700 Manor Dr	x	x	pending		left message w/ babysitter
25	1650800010260001 / 608 Manor Dr	Frederick A & Janet Frost	608 Manor Dr	x		pending	x	
26	1650800010270001 / 604 Manor Dr	Alice A Eigel	604 Manor Dr	x		pending	x	
27	1650800010280001 / 600 Manor Dr	David Patrick Bowen	600 Manor Dr	x		pending		no listed phone number

28	1650800010290001 / 508 Manor Dr	Tom and Peg Hurley	508 Manor Dr	x		pending	x	
29	1650800010300001 / 504 Manor Dr	Bradford & Victoria A Boyd-Kennedy	504 Manor Dr	x	x	pending	x	
30	1650800010310001 / 502 Manor Dr	Judith A Shaw	502 Manor Dr	x		pending	x	
31	1650800010320001 / 412 Manor Dr	Connie S Levy	412 Manor Dr	x	x	pending		no listed phone number
32	1650800010330001 / 408 Manor Dr	John & Jill Moseley	408 Manor Dr	x		pending		phone picks up, nobody on line
33	1650800010340001 / 404 Manor Dr	Keenan Simon	404 Manor Dr	x		pending		no listed phone number
34	1650800010350001 / 400 Manor Dr	David & Glenda Jain	204 WESTGATE AVE, KENNETT, MO 63857	x		pending		no listed phone number
35	1650800010360001 / 310 Manor Dr	Bruce & Andrea Poe	401 Edgewood Ave	x		pending	x	
36	1650800010370001 / 308 Manor Dr	Sonya Nicholson & David Adams	308 Manor Dr	x	x	pending	x	
37	1650800010380001 / 304 Manor Dr	Jeffrey & Cynthia Boyes	304 Manor Dr	x		pending	x	
38	1650800010390001 / 300 Manor Dr	John Scott Faيمان	300 Manor Dr	x		pending	x	
39	1650800010400001 / 206 Manor Dr	Castai Family Revocable	206 Manor Dr	x		pending		no listed phone number
40	1650800010410001 / 202 Manor Dr	Karen Rae Lineberry	202 Manor Dr	x		pending	x	
41	1650800010420001 / 200 Manor Dr	Jim & Mary Windsor	200 Manor Dr	x	x	pending	x	
42	1650800010430001 / 110 Manor Dr	Bob Paulus	110 Manor Dr	x		pending	x	
43	1650800010440001 / 106 Manor Dr	Michael Wise	106 Manor Dr	x		pending	x	spoke to Mr. Wise. Got upset, hung up
44	1650800010450001 / 104 Manor Dr	Pamela K Roe	104 Manor Dr	x		pending		no listed phone number
45	1650800010430001 / 100 Manor Dr	Kenneth & Nancy Jones	100 Manor Dr	x		pending		Call will not go through
46	1650800010470001 / 14 Manor Dr	Sarah & George Wells	606 Maplewood Dr	x			x	
47	1660500000010001 / 1518 W Broadway	Charles & Ann Carlson	1518 W Broadway	x			x	doesn't care about proj either way
48	1650800010010001 / 1600 W Broadway	Unity Center of Columbia	1600 W Broadway	x		pending	x	
49	1660500000040001 / 13 Maplewood Dr	Mervin Blunt	13 Maplewood Dr					Call will not go through
50	1660500000030001 / 11 Maplewood Dr	Dean Marth & Caren Riney	11 Maplewood Dr				x	
51	1660500000020001 / 9 Maplewood Dr	Rachel Carter & Tom Wellman	9 Maplewood Dr				x	

Interested Parties Meetings Manor Sidewalk Public Comment Forms

August 13, 2013 IP meeting (3rd IP meeting)

14 citizens signed in at the meeting (at the ARC)

The following are written comments from citizens who attended this meeting:

"I am strongly in favor of the Manor Drive sidewalk project. Manor is a very busy street that serves as a critical connector for both autos, pedestrian traffic. This project will improve safety for pedestrians & is especially critical for students traveling to and from West Middle School. With the change in school start times to 7:20 in the morning more kids will be walking down Manor when it is not fully light."

Debbie Rudman
1300 Ridge Rd
Columbia, MO 65203

"Safety for kids is my biggest concern. Some kids who are 5 years old will be crossing Manor at unsafe points. As a walker, it is dangerous at the curve on the north end of Manor Drive. Kids will have difficulty crossing from the east side to the west side of the curve. They will have to watch church driveways, a cross street (Manor Court) and cars turning off Broadway. Wow! That's too much for a kid. We all need to be aware of safety first! Unless you can put a sidewalk on the west side of Manor, you are making an unsafe way for kids to walk to school."

Margaret Hurley
508 Manor
Columbia, MO 65203

"There is no need for a sidewalk on Manor for purposes of safety – in over 25 years there have been no pedestrian problems or injuries. In any case there is very little pedestrian, student traffic in either direction. I urge that a sidewalk will make students less safe with narrower crossings and narrow street areas. The sidewalk project should be canceled."

Tom Hurley
508 Manor Dr

"BROADWAY & MANOR SW CORNER RAMP IS NOT ADA COMPLIANT WOULD THAT BE LOOKED AT FOR IMPROVEMENT AT SOME TIME SOON. PLEASE LOOK AT A SPEED TABLE POSSIBILITY AT SOME MID POINT ON THE STREET FROM END TO CURVE? ROLLINS AT COURT"

MELISSA TAGUE
207 MANOR

COLUMBIA, MO 65203

"I like the Aug 13 2013 updated plan. No retaining wall & sidewalk to slow car speeds."

Scott Campbell
710 Manor Dr

"It will be difficult for me to clear snow from sidewalk by the road as I have asthma – also the truck pushes it into my yard and driveway – How can this be addressed"

Karen _____
202 Manor
CoMo 65203

April 23, 2013 (2nd IP meeting)
Fairview Elementary School – Lobby

12 citizens signed in at the meeting.

The following are written comments from citizens who attended this meeting:

"Handsome, well educated, informed engineers explained all details well! Speed study, safety issue and concern w/ mid-block crosswalk. I would like to see a change in placement of the sidewalk to the west side of the street to actually narrow the street and putting the sidewalk on the shoulder / gutter of the street."

Melissa Teague
207 Manor Dr.
Columbia, MO

"Traffic control @ unity church 'S curve' – often people are driving too fast and / or over the center line. Often I have to abruptly stop or swerve for unattentive / unfamiliar drivers to the pedestrian crossing w/ stripes in this area without forced traffic control will be hazardous because drivers are also too busy walking up to the facility that they have just entered."

Wayne Leal
501 Manor Dr.
Columbia, MO

"We have agreed to be connected to a new city sewer line which will run down Maplewood drive and connect to our line through our backyard. We are concerned that these two projects, both of which we strongly support, would not negatively impact each other during the construction phases. Thank you so much."

Bradford D. Boyd-Kennedy
504 Manor Dr.
Columbia, MO

“Strong consideration should be given to storm water 2 foot high between Levy / Mosely house. Water gets 2 foot high and cars hit without any notice. Surely there are other projects that would give more benefit to the City of Columbia than this one. Decimation of long lived trees on a relatively quiet street. Just because you have extra federal money does not make this a viable project. It does not benefit enough people. Surely there are other projects that would benefit a larger group of people than this. Also splitting the sidewalk on each side of the street makes no sense. Not good for small children.”

Connie Levy
412 Manor Dr.
Columbia, MO

“I have concern for the size (width) [of the sidewalk]. I would like a variance to reduce to min. allowed. I also feel putting this walk on the west side would reduce the risk to pedestrians as to get from Manor project to Russel School, Gerbes, or the ARC one must cross traffic twice if coming from Rollins or west Manor. Cost of moving or working around power poles should not trump Personal Safety. Finally, I am concerned about the loss of my 50’ oak tree close to the new project and the cost of removal if it dies 2-3 years after project from damage as a result of the project.”

Matt Chegwiddden
700 Manor Dr.
Columbia, MO

“My concerns are not that a sidewalk is going to be put in, but rather the width of the sidewalk (6ft) and what will happen to the trees that line the street. There are drainage concerns for us in our yard. I would be afraid the construction might increase the water flowing toward our house. We live on the east side of the street.”

David Adams
308 Manor Dr.
Columbia, MO

“I’m glad to have a sidewalk on Manor drive. I’m hoping to have some traffic calming bump-outs or narrowing the street or speed bumps. I could see an island in the center of the street.”

Sonya Nicholson
308 Manor Dr.
Columbia, MO

“Want sidewalk. Would prefer 5 foot instead of 6 foot. Should correct storm drainage at dip in manor. There is large amount of standing water in street after rain. Sidewalk could increase water problem in the area.”

Jim Windsor
200 Manor Dr.

Columbia, MO

“Speed is a big problem on Manor Drive. People drive 50 and 60 mph on this street daily. At the northeast corner of 412 Manor drives lot is a very low spot that water has to flood the curb to drain through the yard. A tub or storm drain needs to be installed.”

Griff Gresham
412 Manor Dr.
Columbia, MO

“My biggest concern is losing my trees. I would prefer no retaining wall- regrade dirt slope. A 42” width is ok as long as a 6ft width is within 200 ft. Could 710 have a 42” sidewalk using the driveway as a 6ft bypass ara.”

Mr. Campbell brought and submitted a list of concerns that was written prior to the meeting. His concerns are as follows:

“Reasons Not to Proceed with the Manor Sidewalk Project

Trees - Taking a ten foot easement to put in a five foot sidewalk will kill many of the mature trees that now line Manor Dr. The shade provided by many of these trees helps reduce electricity cooling cost in the summer. The trees also add an aesthetic quality to the neighborhood that will be lost. Even if the city replaces the trees, it will be decades before the shade and beauty of the neighborhood are restored.

Stated Purpose of the sidewalk – is to provide a safe pedestrian route to Russell School. This is not the case. There is an existing sidewalk that runs parallel to the proposed Manor Dr. sidewalk one block over on Russell blvd that end at a guarded school crosswalk. If the concern was to provide a sidewalk from Clinkscates Rd. to the school, it would be safe and more cost effective to add a sidewalk from the Southeast corner of Manor along West Broadway to Russell Blvd.

Sidewalk Width – Why is the sidewalk five feet in width when the existing connecting sidewalks are only three foot wide? This does not make sense. Why is a two foot green space needed between the road and the sidewalk? The city recently added a sidewalk on Hunt Ave that is only three foot wide and has no green space between the road and the sidewalk. Why is there a difference between sidewalks? Could it be due to spending city money vs. free Federal money?

Homeowner Responsibility – the home owner responsibility and liability increase with the addition of a sidewalk. The city requires the homeowner to maintain the sidewalk accessibility. Snow removal and removing obstruction is the responsibility of the homeowner under penalty of law. This will create a hardship to the elderly and other whom cannot maintain their portion of the sidewalk. Even when the homeowner maintains their portion of the sidewalk, one’s liability is not diminished. If the snow is removed and someone slips, the homeowner can be sued, because a lawyer will argue that the owner did a poor job of snow removal.

Loss of homeowner driveway parking space – by having the sidewalk take up so much of one’s front yard, the available parking space will be significantly reduced. Currently, cars can be parked one in front of the other, but with the addition of the sidewalk this will not be possible because the second car located closer to the street will be blocking the sidewalk. This will force more people to park on the street and will effectively make Manor Dr. a one lane rd in many locations.

ScottCampbell
710 Manor Dr.
Columbia, MO

**May 1, 2008 Russell School
MANOR DR IP meeting (1st IP meeting)
Citizens Comments**

.....

If you're going to tear a bit of curb & street up anyway, it would be good to consider a strip of porous pavement with storage underneath to enhance stormwater management in the area. (Diagram)

Tom Wellman
9 Maplewood Dr.
Columbia, MO 65203

.....

4.18.07

Phone call from Laura Ruth Remley. Suggests that the widewalk be placed in front of her property rather than crossing the street on the property owned by Unity Center.

There is a drainage ditch problem that she would also like fixed. She has complained about the ditch issue to "city hall" but no would ever shows any interest, she says.
(She said she's "disabled" & can't make the (IP) meeting.)

.....

I will provide brownies if you come look at our street. 1st big concern is the mid block crossing from one side to the other. This is not, in my opinion, the best place to get the sidewalk in 2 pieces for safety. Existing short sidewalk from Brdwy to church lot should not impact the plan of new sidewalk. The best safety usage is foremost in choice of placing the sidewalk.

2nd please narrow the street by using the current gutter for putting the sidewalk on, or better yet to increase the size of the sidewalk.

Great use of barrier curb to keep people safe.

Melissa M. Tague
207 Manor Dr
Columbia, MO 65203

.....

The sidewalk will be 6 ft & 1 ft green space (way too wide) & 1 ft for retaining wall. This will:

(1) Kill a 24" oak tree that provides shade & lower utility bills.

(2) The retaining wall will be about 4 ft at Rollins decreasing to zero (?) at my driveway. The retaining wall will be an eyesore, especially if a fence is needed. The retaining wall will be an attractive nuisance for skateboarders and an increased liability issue.

(3) The sidewalk will increase the slope of my driveway, causing my car to drag its nose and tail.

(4) The sidewalk will increase my snow removal burden from 140 ft Rollin to 260 ft. This also increases my liability.

(5) Having a sidewalk also puts all the dog walkers on my side of the street.

Due to these concerns I am not in favor of adding a sidewalk.

Scott Campbell

710 Manor Dr.

Columbia, MO 65203

.....

Definitely in favor of increasing sidewalks in neighborhood. I don't mind giving up the grass for safer sidewalks!

Also – in favor of West Blvd. sidewalk/bike paths.

Victoria Boyd-Kennedy

504 Manor Dr

Columbia, MO 65203

.....

We are happy with the sidewalk proposals.

Bradford D. Boyd-Kennedy

504 Manor Dr.

Columbia, MO 65203

.....

- I was hoping to see more sidewalks in the neighborhood around the school. Maplewood and Princeton have a need for sidewalks as well.
- The city should consider building sidewalks on the road. For example, Maplewood is much too wide for a neighborhood street, which encourages very high driving speeds. Narrowing streets is a good way to slow traffic down.
- I favor narrowing Manor as well. Build the curb into the street. And keep the sidewalk on one side all the way to Broadway; don't make children cross mid-way.
- Please do something with the light at Manor/Broadway/Clinkscales. It does not get triggered by bikes.

Walter Gassmann

1700 Princeton Dr.

Columbia, MO 65203

.....