

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 114-14

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: June 16, 2014

Re: Allowing CH Properties LLC to Provide a Temporary Gated Entrance to a Public Alley and a Private Alley near 114 S Ninth Street

Documents Included With This Agenda Item

Council Memo, Resolution/Ordinance, Traffic Control Plan

Supporting documentation includes: Diagrams (construction, route, etc.)

Executive Summary

Authorizing CH Properties LLC to provide a gated entrance to a private alley which runs north/south, and is located east of S Ninth Street and west of S Tenth Street; and a public alley which runs east/west, and is located south of Cherry Street and north of Locust Street, to limit pedestrian traffic during construction of a mixed-use building located at 114 S Ninth Street.

Discussion

CH Properties LLC is in the process of constructing a mixed-use building at 114 S Ninth Street, formerly the location of the Rome restaurant, and is seeking permission to provide a gated entrance to a private alley which runs north/south, and is located east of S Ninth Street and west of S Tenth Street; and a public alley which runs east/west, and is located south of Cherry Street and north of Locust Street, to limit pedestrian access through an active construction zone. The alleys will be open during non-construction hours (typically nights and weekends). The work will begin June 17, 2014 and shall be completed by August 15, 2014. The adjoining business owners have been notified of the proposed closures. Staff has reviewed the attached traffic control plan, and has no issues with their 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

Short-Term Impact: None

Long-Term Impact: None

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

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Suggested Council Action

Authorize CH Properties LLC to temporarily provide a gated entrance to a private alley which runs north/south, and is located east of S Ninth Street and west of S Tenth Street; and a public alley which runs east/west, and is located south of Cherry Street and north of Locust Street, to limit pedestrian traffic during construction of a mixed-use building at 114 S Ninth Street.

Legislative History

12/16/13 - Authorizing a temporary sidewalk closure for construction of a mixed-use building (R264-13)

Department Approved

City Manager Approved

A RESOLUTION

authorizing the temporary closures of a private alley running north/south located between Ninth Street and Tenth Street and a public alley running east/west located between Cherry Street and Locust Street, and installation of a 42-inch construction gate at the alley entrances during the temporary closures, to allow for construction activities at 114 S. Ninth Street.

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

SECTION 1. The City Council hereby authorizes CH Properties LLC to temporarily close a private alley running north/south located between Ninth Street and Tenth Street and a public alley running east/west located between Cherry Street and Locust Street, and the installation of a 42-inch construction gate at the alley entrances during the temporary closures, as shown on "Exhibit A," from June 17, 2014 to August 15, 2014 to allow for construction activities at 114 S. Ninth Street. The temporary closures are subject to the following condition:

1. The construction gates at the entrances of the private alley running north/south located between Ninth Street and Tenth Street and the public alley running east/west located between Cherry Street and Locust Street may remain closed during normal construction hours of 7:00 a.m. until 7:00 p.m., Monday thru Friday, with the exception for deliveries. A representative of the contractor shall be on site at all times the construction gates are closed to allow access by such delivery vehicles. The contractor shall secure the construction area and reopen the alleys during non-construction hours.

SECTION 2. CH Properties LLC shall close the alleys only in accordance with the 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 alleys due to any damage caused by the construction activities. 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 alley 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 alley closure permit by the City Council.

ADOPTED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



GENERAL NOTES

TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE MUTCD.

CONTRACTOR SHALL MAINTAIN A MINIMUM DRIVING LANE WIDTH OF 12' AT ALL TIMES IN BOTH 9TH STREET AND ALLEY B.

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.

CONTRACTOR SHALL PLACE CONSTRUCTION GATES AT THE ENTRANCES TO ALLEY B AND THE PRIVATE ALLEY AS SHOWN. THE CONSTRUCTION FENCES ARE TO REMAINED CLOSED DURING NORMAL CONSTRUCTION HOURS EXCEPT FOR DELIVERIES, IN ORDER TO PREVENT PEDESTRIAN ACCESS INTO THE WORK ZONE. THE CONTRACTOR SHALL REOPEN THE ALLEY DURING TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS TO ALLOW FOR DELIVERY AND EMERGENCY ACCESS. THE CONTRACTOR SHALL NOTIFY THE NEIGHBORING PROPERTY OWNERS AND PROVIDE THEM WITH CONTACT INFORMATION TO CALL AND COORDINATE ALLEY OPENINGS FOR DELIVERIES THAT MAY CONFLICT WITH THE CONSTRUCTION SCHEDULE.

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	10/21/2013
ALLEY CLOSE	05/05/2015

THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY



SITE/CIVIL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1414 SOUTH 9TH STREET
COLUMBIA, MISSOURI 65201
www.crockettingineering.com
Jesse Ray Stephens - PE
Missouri Certificate Authority
1400001001

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

114 SOUTH 9TH STREET
114 SOUTH 9TH STREET
SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

DRAWING INCLUDES:

ALLEY CLOSURE
WITH
SIDEWALK CLOSURE

DESIGNED: JRS

DRAWN: JRS

PROJECT NO: 120262

SHEET:

TC3



Location of
alley closures

E Broadway

Alley A

Cherry St

S 7th St

S 8th St

S 10th St

Locust St



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Diagrams (construction, route, etc.)



GENERAL NOTES

TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE MUTCD.

CONTRACTOR SHALL MAINTAIN A MINIMUM DRIVEWAY WIDTH OF 12' AT ALL TIMES IN BOTH 9TH STREET AND ALLEY B.

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

CONTRACTOR SHALL EXCEPT NO PARKING ON THE EAST SIDE OF 9TH STREET IN THE WORK AREA DURING THE DURATION OF THE WORK AND POST 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 40" TALL AND CONSTRUCTED OF 2"x4" FRAMING WITH TOP AND BOTTOM PLATE AND STUDS AT 24" O.C. AND 1" THICK PLYWOOD SHEATHING TO SEPARATE THE TRAFFIC LANE FROM THE PEDESTRIAN PATH. THE BARRIER SHALL HAVE A MAXIMUM AT 25' ASIDE FINISH GRADE AT ALL RAMP ANGLES.

CONSTRUCTION BARRIER SHALL BE 6" TALL CONSTRUCTED OF 2"x4" FRAMING WITH TOP AND BOTTOM PLATE AND STUDS AT 24" O.C. AND 1" THICK PLYWOOD SHEATHING. PROVIDE BRACING AT PANEL JOINTS 6'-0" O.C.

CONTRACTOR SHALL PLACE CONSTRUCTION GATES AT THE ENTRANCES TO ALLEY A AND THE PRIVATE ALLEY AS SHOWN. THE CONSTRUCTION FORCES ARE TO REMAIN CLOSED DURING NORMAL CONSTRUCTION HOURS EXCEPT FOR DELIVERIES IN ORDER TO PREVENT PEDESTRIAN ACCESS INTO THE WORK ZONE. THE CONTRACTOR SHALL RESPOND THE ALLEY DURING TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS TO ALLOW FOR DELIVERY AND EMERGENCY ACCESS. THE CONTRACTOR SHALL NOTIFY THE NEIGHBORING PROPERTY OWNERS AND PROVIDE THEM WITH CONTACT INFORMATION TO CALL AND COORDINATE ALLEY OPENINGS FOR DELIVERIES THAT MAY CONFLICT WITH THE CONSTRUCTION SCHEDULE.

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 REDUCING OF SIDEWALK, DURING CONSTRUCTION FOR INSPECTIONS AND AGAIN WHEN WORK IS COMPLETE AND SIDEWALK IS RESUMED:

SITE DEVELOPMENT (FROM INSPECTIONS)	674-7250
BUILDING SAFETY (PLUMBING/ROOFING INSPECTIONS)	674-7474
PARKING ENFORCEMENT (PARKING METERS)	674-7574
PUBLIC WORKS STREET DIVISION (STREET PATCHING)	674-6289

TRAFFIC CONTROL DEVICE LEGEND	
	PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # 15-11 SHOULD READ "SIDEWALK CLOSED AHEAD CROSS HERE"). SIGN SHALL BE 24" X 36" MIN.

REVISIONS	
NO.	DATE
1	11/15/2011
2	12/14/2011
3	12/14/2011
OWNER COLUMBIAN COLLEGE OF ARTS AND DESIGN 114 SOUTH 9TH STREET SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
DRAWING INCLUDES ALLEY CLOSURE WITH SIDEWALK CLOSURE	
DESIGNED:	JRS
DRAWN:	JRS
PROJECT NO.:	00092
SHEET:	TC3

