

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 118-14

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: July 7, 2014

Re: Temporary Sidewalk and Parking Lane Closures Along Portions of the East Side of Seventh Street, North side of Locust Street, and West Side of Eighth Street

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Traffic Control Plan

Supporting documentation includes: Diagrams (construction, route, etc), letter to Council, letters to adjoining businesses

Executive Summary

Authorizing Opus Development Company, LLC to temporarily close portions of sidewalk and parking lanes along the east side of Seventh Street, the north side of Locust Street, and the west side of Eighth Street; and the alley connecting Seventh and Eighth streets, between Locust and Cherry streets, for the construction of an apartment building at 127 S Eighth Street.

Discussion

To facilitate the construction of an apartment building to be located at 127 S. Eighth Street, Opus Development Company, LLC is seeking permission to temporarily close portions of sidewalk and parking lanes between Locust and Cherry streets, and between Seventh and Eighth streets (see attached diagrams). This includes portions of sidewalk and parking lanes on the north side of Locust Street, the east side of Seventh Street, and the west side of Eighth Street. Additionally, the alley connecting Seventh and Eighth streets, between Locust and Cherry streets, will be closed for short durations. The closure is scheduled through July 31, 2015. Pedestrians will be rerouted by signs to utilize the sidewalks on the opposite side of the street.

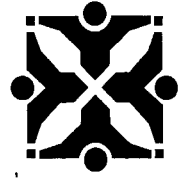
On behalf of Opus Development Company, LLC, Crockett Engineering has contacted the business owners in the area (see attached letters). Staff has reviewed the attached traffic control plan, and has no issues with their request. Opus Development Company, LLC shall be responsible for all signs and barricades 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: Although the closures will result in meter spaces being temporarily removed from service, the contractor for the project will be required to lease meter bags for the spaces resulting in no lost revenue.

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Long-Term Impact: None

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

Suggested Council Action

Approve the request to temporarily close portions of sidewalk, and parking lanes, along the east side of Seventh Street, the north side of Locust Street, and the west side of Eighth Street; and the alley connecting Seventh and Eighth streets, between Locust and Cherry streets, for the construction of an apartment building at 127 S Eighth Street.

Legislative History

6/16/14- (B162-14) Authorizing the repeal of Ordinance 022010 which approved a development agreement with Opus Development Company, LLC

5/19/14- (Ord 022071) Authorizing Amended & Restated Agreement with Opus Development; providing for the repeal of Ord 022010

3/19/14- (Ord 022010) Authorizing a Development Agreement with Opus Development Co., LLC.



Department Approved



City Manager Approved

A RESOLUTION

authorizing the temporary closure of portions of sidewalks and parking lanes along the east side of Seventh Street, the north side of Locust Street and the west side of Eighth Street, and the temporary closure of the alley between Seventh Street and Eighth Street, to facilitate construction activities at 127 S. Eighth Street.

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

SECTION 1. The City Council hereby authorizes Opus Development Company, LLC to temporarily close portions of sidewalks and parking lanes along the east side of Seventh Street, the north side of Locust Street and the west side of Eighth Street, and the temporary closure of the alley between Seventh Street and Eighth Street, as shown on "Exhibit A," from July 7, 2014 to July 31, 2015 to facilitate construction activities at 127 S. Eighth Street.

SECTION 2. Opus Development Company, LLC shall close portions of the sidewalks, parking lanes and alley 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 Opus Development Company, LLC, in writing, of such requirements. Opus Development Company, 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 sidewalks, parking lanes and alley due to any damage caused by the construction activity. Opus Development Company, LLC shall be responsible for notifications to the media and emergency personnel.

SECTION 3. Opus Development Company, LLC shall proceed with construction activities which require the sidewalks, parking lanes and 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 sidewalks, parking lanes and 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





TRAFFIC CONTROL DEVICE LEGEND

	PLACE STANDARD HIGHWAY SIGN (SIXES SIGN # 10-11) SHOULD READ "ROAD CLOSED AHEAD CROSS HERE", SIGN SHALL BE 24" X 24" MIN.
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- LEGEND OF LABELS**
- ① CONSTRUCTION FENCING TO BE ATTACHED TO JERSEY BARRIER.
 - ② CONSTRUCTION FENCING TO BE ATTACHED TO BRUSHWOOD Pickets.
 - ③ CONSTRUCTION DELIVERY ENTRANCE/EXIT GATES.

GENERAL NOTES

TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE ABOVE.

CONTRACTOR SHALL MAINTAIN A MINIMUM LANE WIDTH OF 17' AT ALL TIMES.

CONTRACTOR SHALL NOTIFY TO THE CHIEF OF POLICE OF THE ADJUTANT GENERAL OF TRAFFIC CONTROL FOR FIELD OPERATIONS FOR INFORMATION ON THE PROPOSED SCHEDULING OF TRAFFIC CONTROL DEVICES.

CONTRACTOR SHALL VERIFY AND PARKING ON THE EAST SIDE OF 7TH STREET, THE WEST SIDE OF 8TH STREET, AND THE NORTH SIDE OF LOCUST STREET IN THE WORK AREA DURING THE DURATION OF THE WORK AND PAY FOR PARKING AFTER WORK AS NEEDED.

SCHEDULING OF CLOSURES

LONG-TERM CLOSURES ALONG 7TH STREET, 8TH STREET, AND LOCUST STREET ARE PLANNED FROM JULY 1ST, 2014 THROUGH JUNE 30TH, 2015, WITH THE FOLLOWING EXCEPTIONS SHOWN BELOW.

REGULARLY SCHEDULED WORK SHALL BE COMPLETED BETWEEN 7:00AM AND 7:00PM ON WEEKDAYS AND 8:00AM TO 5:00PM ON SATURDAYS. APPLICATION FOR EXTENDED WORK HOURS SHALL BE COMPLETED AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS FOR ANY TIMES OTHER THAN THESE.

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING CITY OF COLUMBIA SITE DEVELOPMENT AT LEAST ONE WEEK PRIOR TO THE START OF ANY CLOSURE ONCE CLOSURE APPROVAL HAS BEEN OBTAINED.

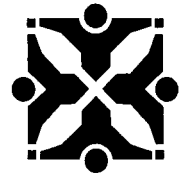
CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE FOLLOWING AGENCIES, AS REQUIRED, IMMEDIATELY PRIOR TO CLOSURE OF STREET, DURING CONSTRUCTION FOR INSPECTIONS AND AGAIN WHEN WORK IS COMPLETE, AND STREET IS REOPENED.

SITE DEVELOPMENT (NEW INSPECTIONS)	874-7200
BUILDING SAFETY (PLUMBING/PUBLIC WORKS INSPECTIONS)	874-7044
JOINT COMMUNICATIONS (EMERGENCY SERVICES)	874-8471
COLUMBIA TRAFFIC CONTROL SERVICES	874-7982
PARKING ENFORCEMENT (PARKING VIOLATIONS)	874-7674
PUBLIC WORKS STREET SUPERVISOR STREET PITCHING	874-6300
UNIVERSITY OF MISSOURI POLICE DEPARTMENT	865-7201

REVISIONS	NO. DATE
OFFICIAL ENGINEER GROCKETT MISSOURI PROFESSIONAL ENGINEERING BOARD LICENSE NO. 10000 www.missouriproceng.com PROJECT ENGINEER: GREGORY L. GROCKETT, P.E. MISSOURI LICENSE NO. 10000	
OWNER ONE DEVELOPMENT COMPANY, LLC 1210 SOUTH MAIN STREET SUITE 100 COLUMBIA, MISSOURI 65201	
8th STREET APARTMENTS SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
DRAWING INCLUDES: TRAFFIC & PEDESTRIAN CONTROL PLAN SHEET 1 OF 1	
DESIGNED: NTE DRAWN: MAF PROJECT NO.: 00022 SHEET: CE 13	

City of Columbia

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SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Diagrams (construction, route, etc.), Letter to Council, Letters to adjoining businesses



Location of sidewalk closure



May 8, 2014

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

RE: Permit for Long-Term Sidewalk and Street Lane Closure

Dear Mayor and City Council:

We have submitted for a long-term sidewalk and street lane closure permit along 7th Street, 8th Street, and Locust Street.

We have met with our neighbors to communicate our intentions for sidewalk and lane closures during construction of our project. Each neighbor has signed a letter that acknowledges our sidewalk and lane closure plans. We have also provided our neighbors with our direct contact information.

Please find our full application to City staff along with our neighbors' letters that are attached to this application.

In order to help protect public safety to the best of our ability and allow for feasible construction, we respectfully request this permit to be approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph P. Downs".

Joseph P. Downs
Senior Director

Opus Development Company, L.L.C.

Long-Term Street and Sidewalk Closures

List of Business Owners

615 Locust Street	University of Missouri	John Neal	573-882-4536
200 South 7 th Street	University of Missouri	John Neal	573-882-4536
119 South 7 th Street	7 th St Properties / SOCO	Julie Rader	573-808-5775
700 Cherry Street	700 Cherry Building	Skip Walther	573-442-2454
800 Cherry Street	Last Enterprises / Bank of America	Paul Land	573-445-1020
201 South 8 th Street	D&M Sound	Anne Moore	573-449-3933
126 South 8 th Street	Tiger Cleaners	Steve Pohl	573-442-6107

April 28, 2014

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

RE: Temporary Street, Sidewalk & Alley Closures at 7th, 8th, and Locust

Dear Mr. Glascock:

We are aware of the proposed request for street, sidewalk and alley closures in regards to the Opus project along Locust between 7th and 8th Street.

Our understanding is as follows:

- Locust Street – the sidewalk and parking lane will be close for the duration of the construction project, approximately July 2014 through July 2015. Additional street lane(s) will be only closed for short durations during critical phases.
- 7th and 8th Street – the sidewalk will be closed for the duration of the construction project, approximately July 2014 through July 2015. The parking lanes will be closed for short durations as needed and for three to four months in the Spring of 2015. The street lane(s) will be only closed for short durations during critical phases.
- Alley connecting 7th and 8th Streets between Locust and Cherry – the alley will be closed for short durations during critical phases.
- Pedestrian Transportation Plan – pedestrians will be rerouted by signs to utilize the sidewalk on the opposite side of the street of the project.
- Vehicle Transportation Plan – Opus does not anticipate closing the street entirely during the construction project.

Opus has offered a direct line of communication to address any concerns during this process.

Sincerely,

The Neighboring Businesses:

Address:	Business:	Name and Signature:
119 S 7 th St	SOCO Club	<u>Kate Pader Kate Pader</u>
615 Locust St & 200 S 7 th	University	_____
800 E Cherry	Paul Land / Bank of America	_____
201 S 8 th St	D&M Sound	_____
126 S 8 th St	Tiger Cleaners	_____

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Sincerely,

The Neighboring Businesses:

Address:	Business:	Name and Signature:
119 S 7 th St	SOCO Club	_____
615 Locust St & 200 S 7 th	University	_____ JN
800 E Cherry	Paul Land / Bank of America	_____
201 S 8 th St	D&M Sound	_____
126 S 8 th St	Tiger Cleaners	_____

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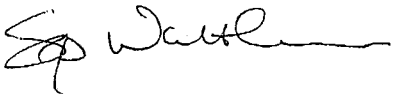
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Sincerely,

The Neighboring Businesses:Address:	Business:	Name and Signature:
119 S 7 th St	SOCO Club	_____
615 Locust St & 200 S 7 th	University	_____
700 Cherry	Skip Walther	
800 E Cherry	Paul Land / Bank of America	_____
201 S 8 th St	D&M Sound	_____
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- 7th and 8th Street – the sidewalk ^{sort of ALLEY} will be closed for the duration of the construction project, approximately July 2014 through July 2015. The parking lanes will be closed for short durations as needed and for three to four months in the Spring of 2015. The street lane(s) will be only closed for short durations during critical phases.
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P.L.
4/29/14

Opus has offered a direct line of communication to address any concerns during this process.

Sincerely,

The Neighboring Businesses:

Address:	Business:	Name and Signature:
119 S 7 th St	SOCO Club	_____
615 Locust St & 200 S 7 th	University	_____
→ 800 E Cherry	LAST ENTERPRISES LLC (property owner) Paul Lund - Bank of America	<u>Paul Lund</u> general manager PAUL LUND FOR LAST ENTERPRISES, LLC
201 S 8 th St	D&M Sound	_____
126 S 8 th St	Tiger Cleaners	_____

4/29/14

April 28, 2014

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Opus has offered a direct line of communication to address any concerns during this process.

Sincerely,

The Neighboring Businesses:

Address:	Business:	Name and Signature:
119 S 7 th St	SOCO Club	_____
615 Locust St & 200 S 7 th	University	_____
800 E Cherry	Paul Land / Bank of America	_____
201 S 8 th St	D&M Sound	<i>Anne K Moore</i> _____
126 S 8 th St	Tiger Cleaners	_____

April 29, 2014

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 - 7th and 8th Street – the sidewalk will be closed for the duration of the construction project, approximately July 2014 through July 2015. The parking lanes will be closed for short durations as needed and for three to four months in the Spring of 2015. The street lane(s) will be only closed for short durations during critical phases.
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 - Pedestrian Transportation Plan – pedestrians will be rerouted by signs to utilize the sidewalk on the opposite side of the street of the project.
 - Vehicle Transportation Plan – Opus does not anticipate closing the street entirely during the construction project.
 - *no intention to ever close street completely. JF per Joe Downs conversation 5/17/14*
- Opus has offered a direct line of communication to address any concerns during this process.

Sincerely,

The Neighboring Businesses:

Address:	Business:	Name and Signature:
119 S 7 th St	SOCO Club	_____
615 Locust St	University of Missouri	_____
200 S 7 th St	University of Missouri	_____
201 S 8 th St	D&M Sound	_____
126 S 8 th St	Tiger Cleaners	<u>STEPHEN A. PARK</u> <i>JF</i> President

JOE. DOWNS @ Opus - Group, com