

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: PR 136-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 8/17/2015

Re: A policy resolution repealing PR No. 229-13A that established a policy for the repair, maintenance and restoration of brick paved streets in the City of Columbia and adopting a new policy resolution on the same subject

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Brick streets map; Draft minutes from the August 4, 2015 Historic Preservation Commission meeting; Exhibit highlighting the proposed changes to PR 229-13

Executive Summary

The Historic Preservation Commission, in response to Council Tracker 3992: Processes to save brick street pavers from demolition sites, proposes revisions to the Policy for the Repair, Maintenance and Restoration of Brick Paved Streets in the City of Columbia (PR 229-13) adopted by the Council on March 17, 2014.

Discussion

Tracker 3992 was assigned in October 2014 by Councilwoman Hope following the demolition of a building at the intersection of Eighth and Locust containing street pavers. At the December 15, 2014 City Council meeting, Council reviewed a letter from the Historic Preservation Commission (HPC) regarding four ways to save paver bricks from future demolition sites in response to Tracker 3992. Council subsequently directed the HPC to work with staff to develop administrative and policy revisions to address the HPC's four suggestions.

The first of the four suggestions involved revisions to the Brick Streets Policy, as presented in the resolution proposed herein. These revisions were endorsed by the HPC at their August 4, 2015 meeting. The three additional suggestions discussed in the letter relate to demolition permit processes and may necessitate future revisions to Chapter 6 of City Code. Such revisions are anticipated to be brought to Council in the near future by the HPC.

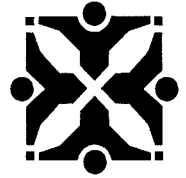
The most significant change to the Brick Streets Policy regards the responsibilities of private contractors working within City rights of way. Other revisions add additional streets to the list of brick streets to be re-laid and improve the clarity of the policy resolution.

Fiscal Impact

Short-Term Impact: None

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Long-Term Impact: Under C-2vi of the policy, three additional exposed brick streets (Lee, Bouchelle, and University) are added to the list to be re-laid within a period of twenty years. The cost for the repair of these additional streets is unknown.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Community Character, Downtown, Transportation

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Mobility, Connectivity, and Accessibility, Livable & Sustainable Communities

Suggested Council Action

Adoption of the proposed revisions to the Policy for the Repair, Maintenance and Restoration of Brick Paved Streets in the City of Columbia.

Legislative History

The Policy for the Care, Maintenance and Restoration of Brick Paved Streets in the City of Columbia (PR 229-13) was adopted by the Council on March 17, 2014 following significant collaboration by the HPC, the Disabilities Commission and the Public Works Department.

A report and letter describing four ways to save paver bricks from demolition sites (in response to Tracker #3992) was reviewed by the Council at their December 15, 2014 meeting.


Department Approved


City Manager Approved

A POLICY RESOLUTION

establishing a revised policy relating to the repair, maintenance and restoration of brick paved streets in the City of Columbia.

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

SECTION 1. Policy Resolution PR 229-13A adopted on March 17, 2014, which established a policy relating to the repair, maintenance and restoration of brick paved streets in the City of Columbia, is hereby repealed.

SECTION 2. The City Council of the City of Columbia, Missouri hereby establishes the following policy relating to the repair, maintenance and restoration of brick paved streets:

- A. Objective: The objective of this policy relating to the City of Columbia's repair, maintenance and restoration of brick paved streets is to provide direction to the Public Works Department and private contractors as to the treatment of exposed and covered brick streets during routine maintenance, capital improvements, and other utility and street work.
- B. Foundation for City Council actions: Columbia's Community Vision, accepted by the City Council on February 4, 2008, and "Columbia Imagined: The Plan for How We Live and Grow," adopted by the City Council on October 7, 2013, states, in part under Community Character, "...the City of Columbia protects and encourages the expression of its historic and natural character, uniting the community with sustainable, healthy planning and design, beautifying the streets and lives of its citizens..."; Columbia's Brick Streets were recognized by the Historic Preservation Commission as a Most Notable Property in 2010.
- C. Overall guiding principles:
 - 1. No removal of covered or exposed brick pavement within a recognized Core Brick Street Zone:

The Public Works Department and private contractors working within City rights-of-way shall not remove any brick pavement, covered or exposed, within the following core zone boundary: from north to south inclusive of Ash Street and Rollins Street and east to west inclusive of Fourth Street and College Avenue; and all streets located within a National Register or locally

designated neighborhood historic district including the East Campus Neighborhood Historic District.

2. Repair, maintenance and restoration of currently exposed brick streets:

The following provisions shall apply to any currently exposed brick street within the city limits of Columbia:

i. No currently exposed brick street can be paved over with any other paving material.

ii. No currently exposed brick pavement can be permanently removed.

iii. If any work performed on exposed brick streets requires removal of the pavement, pavement shall be restored using the displaced bricks as a first priority. Any additional pavement required shall be from a supply of salvaged or purchased matching historic pavement.

iv. If any area larger than 500 square feet is disturbed, the repair shall include concrete pavement installed to the current City standard beneath the brick pavement.

v. The City of Columbia shall fund as necessary for the repair, maintenance and restoration of all exposed brick streets from the following variety of funding sources: 2015 Capital Improvements Sales Tax Bond, Transportation Sales Tax, County Road Rebate Tax, and any other federal and state grants as needed for completion.

vi. All currently exposed brick streets shall be re-laid as described in 2.iv. within a period of twenty (20) years in the following order:

- (1) Cherry Street from Fourth Street east to Seventh Street, including the intersections of Fifth and Sixth Streets.
- (2) Seventh Street from Locust Street south to Elm Street.
- (3) Lee Street.
- (4) Bouchelle Avenue from College Avenue to William Street.
- (5) University Avenue from College Avenue to William Street.
- (6) Waugh Street from Broadway south to Locust Street.
- (7) Sanford Street.

3. Repair, maintenance and restoration of currently covered brick streets within the recognized core brick street zone:

The following provisions shall apply to any currently covered (via paving material) brick street within the city limits of Columbia:

- i. No brick pavement shall be permanently removed within the core zone described above.

- ii. All maintenance and restoration of streets within the core zone shall be done with first priority to using salvaged or purchased paving brick that matches the historic brick.

- iii. If, during the course of any street work, it is necessary for the City or a private contractor working within City rights-of-way to remove brick pavement, the brick shall be replaced as described in 2.iv. prior to replacement of current exposed pavement, or if the work is performed in a priority street as described in 3.iv., the brick shall be cleaned and stored for replacement when an entire block of the street is restored with exposed brick. Private contractors working within City rights-of-way shall place the bricks on pallets and deliver the bricks to the City's Public Works Department for storage and later use.

- iv. Funding as indicated in section 2.v. may, after a successful demonstration project, also be allocated during each budget cycle to uncover the following prioritized list of covered brick streets within the core zone.

- (1) Elm Street from Fifth Street east to Hitt Street.
- (2) Cherry Street from Seventh Street east to Hitt Street.
- (3) Eighth Street from Walnut Street south to Elm Street.
- (4) Ninth Street from Walnut Street south to University Avenue.
- (5) Walnut Street from Eighth Street east to St. Joseph Street.
- (6) Broadway from Fourth Street east to Waugh Street.

- v. The Public Works Department, with input from the Historic Preservation Commission, Disabilities Commission and interested parties, shall periodically update the above list by adding streets based upon public interest.

4. Repairs, maintenance and restoration of covered brick pavement outside of the core zone:

i. An ordinance shall be passed to allow a majority (percentage to be established) of the property owners living on a portion of at least one block of a street with historic brick pavement, to request that their street be restored using either historic or modern brick pavers dependent upon availability and subject to a special assessment of property tax to pay for the expense of such work.

ii. If any work is done upon a covered brick street outside of the core zone by the City or a private contractor working within City rights-of-way, any removed brick shall be cleaned and stored by the City for use in maintenance and repairs of other streets. Priority shall be given to using salvaged brick for maintenance and restoration of streets within the core zone over the same work on streets outside of the core zone.

ADOPTED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Brick Streets Map

Draft minutes from the August 4, 2015 Historic Preservation Commission meeting
Exhibit highlighting the proposed changes to PR 229-13

Historic Preservation Commission

August 4, 2015

MINUTES

Call to Order: Robert Tucker called the meeting to order at 7:00 pm.

Members present: Robert Tucker, Patrick Earney, Brian Treece, Douglas Jones, Debby Cook, and Pat Fowler.

Staff Present: Rachel Bacon

Approval of Minutes: Patrick Earney made a motion to approve the minutes from the June 2, 2015 meeting as distributed. The motion was seconded by Douglas Jones. Minutes were approved as distributed.

STAFF REPORT

Demolition Permit Reviews & Summary: Rachel Bacon presented a summary of applications for demolition permits. There are 23 pending applications for demolition permits. The city has ordered temporary yard signs to identify properties with pending demolitions. Regarding the properties on Fourth street and Fifth Street, Brian Treece asked for clarification whether the city intended to issue a permit to the current property owner when the property is scheduled to convey to a new owner in the near future. Pat Fowler inquired about the city's practice of enforcing existing ordinances regarding demolition. No action was taken on the review of pending applications for demolition permits.

Potential revisions to Brick Streets Policy Resolution (July 2015 draft): Patrick Earney moved to approve and recommend to the City Council revisions to the Brick Streets Policy Resolution by changing Page 2, Section 2 (vi) by separating the Lee, Bouchelle and University streets and renumbering accordingly. Pat Fowler seconded the motion. The motion was approved without objection.

Potential revisions to Ch. 6 of City ordinances regarding HP review of demolition applications: Robert Tucker suggested meeting with Community Planning Director Tim Teddy to reconcile current practices, existing ordinances, and precedents in the demolition permit process. Brian Treece and Pat Fowler volunteered to participate in the meeting.

Updates & Feedback on HPC Manual Revisions: Former HPC Commissioner Mary Kay Doyle updated the commission on suggested revisions to the HPC Policy Manual. The commission discussed whether to produce a hard copy or electronic copy of the commission's records, historic surveys, ordinances, reports, and minutes.

NEW BUSINESS

Review and Endorse FY2016 Historic Preservation Fund Grant Application: Patrick Earney made a motion to approve and recommend a Historic Survey of North Central Columbia by the boundaries outlined in the pre-application to the State Historic Preservation Office. The Final Application is due September 30, 2015. Robert Tucker asked how to include neighborhood associations that would like to conduct their own historic surveys. Brian Treece suggested the commission consider offering matching grants to neighborhoods that desire a survey and who agree to pursue a National Register Historic District application.

Display Case: City staff has offered the display case in the lobby of City Hall for historic preservation content. The commission suggested displaying models, renderings, blueprints and

video interviews to honor late architect Pon Chinn's 50 years of contribution to Columbia's architecture.

Architectural salvage: The commission discussed possible formats and dates for the sale of architectural salvage. Robert Tucker asked Brian Treece to develop ideas for the format.

OLD BUSINESS

Council Tracker #4030: During the 4/20/15 Council meeting, Mr. Thomas asked Historic Preservation Commission to review and update their report and recommendations on how best to protect historic buildings in Columbia. A Council Work session is scheduled for December 7, 2015. Robert Tucker, Pat Fowler, and Brian Treece agreed to work together to develop list of ways to support historic preservation for feedback at the council work session.

Walking Tours: Pat Fowler updated the commission on walking tour ideas including the Vocabulary of Architecture, Hubble Place/Bungaloid tour, the Arson Tour (Ghosts and Scary Tales), and the Engineer's Guide to brick streets.

Postcard Recognition for Good Work: Brian Treece identified Oak Hill Manor at #16 Stewart Road for rebuilding the covered parking garages. Douglas Jones recommended 611 West Stewart for a complete repainting.

The next meeting of the Historic Preservation Commission is scheduled for Tuesday, September 1, 2015. The meeting adjourned at 8:44 p.m.

Exhibit highlighting the proposed changes to PR 229-13 for the August 17, 2015 Council Meeting

Note: New material is shown in **bold text**.

Introduced by _____ Council Bill No. _____

A POLICY RESOLUTION

Adopting a policy on the repair, maintenance and restoration of brick paved streets in the City of Columbia.

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

SECTION 1. The City Council of the City of Columbia, Missouri adopts the following repair, maintenance and restoration of brick paved streets policy:

- A. Objective: The objective of the City of Columbia's repair, maintenance and restoration of brick paved streets policy is to provide direction to the Department of Public Works **and private contractors** as to the treatment of exposed and covered brick streets during routine maintenance, capital improvements, and other utility and street work.
- B. Foundation for City Council actions: Columbia's Community Vision, accepted by City Council on February 4, 2008, **and Columbia Imagined: The Plan for How We Live and Grow, adopted by the City Council on October 7, 2013, states, in part** under Community Character, the City of Columbia protects and encourages the expression of its historic and natural character, uniting the community with sustainable, healthy planning and design, beautifying the streets and lives of its citizens; Columbia's Brick Streets were recognized by the Historic Preservation Commission as Most Notable Property in 2010.
- C. Overall guiding principles:

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- iv) If any area larger than 500 square feet is disturbed, the repair shall include concrete pavement installed to the current city standard beneath the brick pavement.
- v) The City of Columbia shall fund as necessary for the repair, maintenance and restoration of all exposed brick streets from the following variety of funding sources: 2015 Capital Improvements Sales Tax Bond, Transportation Sales Tax, County Road Rebate Tax, and any other federal and/or state grants as needed for completion. The annual budget account is called, Annual Historic Brick Street Renovation, account C00234 [ID:12].
- vi) All currently exposed brick streets shall be re-laid as described in (iv) within a period of twenty (20) years in the following order:
 - (1) Cherry Street from Fourth St. east to Seventh St. – including the intersections of Fifth and Sixth Streets.
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 - (3) Lee Street**
 - (4) Bouchelle from College to William Street**
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iv) Funding as indicated in section 2.v may, after a successful demonstration project, also be allocated during each budget cycle to uncover the following prioritized list of covered brick streets within the core zone.

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v) Public Works, with input from the Historic Preservation Commission, Disabilities Commission, and interested parties, shall periodically update the above list by adding streets based upon public interest.

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i) An ordinance shall be adopted to allow a majority (percentage to be established) of the property owners living on a portion of at least one block of a street with historic brick pavement to request that their street be restored using either historic or modern brick pavers dependent upon availability and subject to a special assessment of property tax to pay for the expense of such work.

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ADOPTED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor