

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 144-15

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: 9/08/2015

Re: Long Term Street and Sidewalk Closures on Portions of S. Fourth Street, S. Fifth Street, Providence Road and Turner Avenue

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Traffic Control Plan

Supporting documentation includes: Location Map, Misc Correspondence

Executive Summary

Authorizing ACC OP Development LLC to close a portion of the street and sidewalk on S. Fourth Street between Stewart Road and Turner Avenue, a portion of Turner Avenue between Providence Road and S. Fifth Street, a portion of the sidewalk along Providence Road between Stewart Road and Turner Avenue, and a portion of the sidewalk along S. Fifth Street between Conley Avenue and Turner Avenue from October 1, 2015 through August 4, 2017 to facilitate construction of a student housing development at 604 S. Fourth Street.

Discussion

ACC OP Development LLC is seeking permission to close portions of the following streets and sidewalks beginning Thursday October 1, 2015 through Friday August 4, 2017:

S. Fourth Street

Full street and sidewalk closure between Conley Avenue and Turner Avenue (to be vacated)

Lane closure on the southbound lane of S. Fourth Street between Stewart Road and Conley Avenue

Sidewalk closure on the west side of S. Fourth Street between Stewart Road and Conley Avenue

Providence Road

Sidewalk closure on the east side of Providence Road between Stewart Road and Turner Avenue

S. Fifth Street

Sidewalk closure on the west side of S. Fifth Street between Conley Avenue and Turner Avenue.

Beginning May of 2016 to August of 2016

Turner Avenue

Lane and sidewalk closure on the north side of Turner Avenue between Providence Road and S. Fifth Street

City of Columbia

701 East Broadway, Columbia, Missouri 65201



ACC OP Development LLC has contacted the business owners in the area (see attached letter). Staff has reviewed the attached traffic control plan and has no issues with their request. ACC OP Development LCC, 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

Suggested Council Action

Adopt the resolution authorizing the street and sidewalk closures on portions of S. Fourth Street, S. Fifth Street, Providence Road and Turner Avenue as requested by ACC OP Development LLC.

Legislative History

N/A



Department Approved



City Manager Approved

A RESOLUTION

authorizing the temporary closure of a portion of the vehicular lane and sidewalk on Fourth Street between Stewart Road and Conley Avenue, the sidewalk on the east side of Providence Road between Stewart Road and Turner Avenue, the sidewalk on the west side of Fifth Street between Conley Avenue and Turner Avenue, and a portion of the vehicular lane and sidewalk on Turner Avenue between Providence Road and Fifth Street to facilitate the construction of a student housing development at 604 S. Fourth Street.

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

SECTION 1. The City Council hereby authorizes ACC OP Development LLC the following temporary closures, as shown on “Exhibit A” attached hereto, to facilitate the construction of a student housing development at 604 S. Fourth Street:

October 1, 2015 – August 4, 2017 Temporary Closures:

Fourth Street

- Southbound vehicular lane of Fourth Street between Stewart Road and Conley Avenue.
- Sidewalk on the west side of Fourth Street between Stewart Road and Conley Avenue.

Providence Road

- Sidewalk on the east side of Providence Road between Stewart Road and Turner Avenue.

Fifth Street

- Sidewalk on the west side of Fifth Street between Conley Avenue and Turner Avenue.

May 2016 – August 2016 Temporary Closures:

Turner Avenue

- Westbound vehicular lane on Turner Avenue between Providence Road and Fifth Street.
- Sidewalk on the north side of Turner Avenue between Providence Road and Fifth Street.

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

SECTION 3. ACC OP Development LLC shall proceed with construction activities which require the street and sidewalk 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 closure permit by the City Council.

SECTION 4. The temporary street and sidewalk closures authorized herein may be terminated by the City Council upon recommendation of the Director of Public Works and a determination such closure is no longer necessary for the protection of the health, safety and welfare of the public or is otherwise in the best interest of the public.

ADOPTED this _____ day of _____, 2015.

ATTEST:

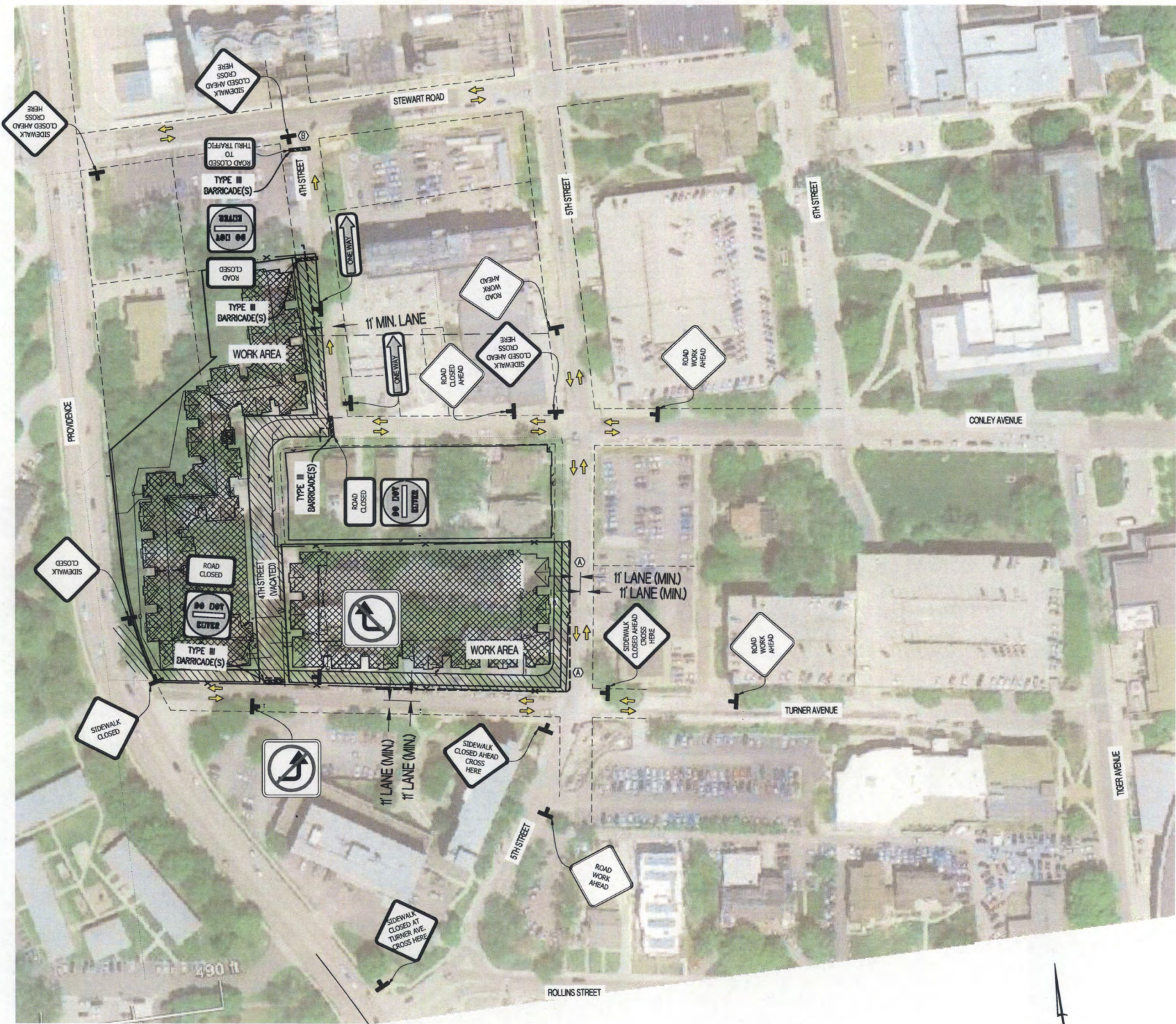
City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

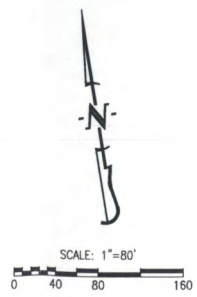
City Counselor

LONG-TERM STREET CLOSURE PLAN



LANE WIDTHS

4TH STREET NORTH BOUND LANE	11' MIN.
5TH STREET NORTH BOUND LANE	11' MIN.
5TH STREET SOUTH BOUND LANE	11' MIN.
TURNER AVENUE EAST BOUND LANE	11' MIN.
TURNER AVENUE WEST BOUND LANE	11' MIN.



GENERAL NOTES

TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE MUTCD.
CONTRACTOR SHALL MAINTAIN A MINIMUM CLEAR LANE WIDTH OF 11' AT ALL TIMES.
CONTRACTOR SHALL REFER TO THE CURRENT EDITION OF THE MUTCD MANUAL OF TRAFFIC CONTROL FOR FIELD OPERATIONS FOR INFORMATION ON THE PROPER DEPLOYMENT OF TRAFFIC CONTROL DEVICES.

SCHEDULING OF CLOSURES

LONG-TERM CLOSURES ALONG 4TH STREET, 5TH STREET, AND TURNER AVENUE ARE PLANNED FROM OCTOBER 1ST, 2015 THROUGH AUGUST 31ST, 2017, WITH THE FOLLOWING EXCEPTIONS SHOWN BELOW.
SHORT-TERM CLOSURE FOR THE WESTBOUND LANE OF TURNER AVENUE ARE PLANNED FROM MAY 2015 THROUGH AUGUST 2015, WITH THE FOLLOWING EXCEPTIONS SHOWN BELOW.

REGULARLY SCHEDULED WORK SHALL BE COMPLETED BETWEEN 7:00AM AND 7:00PM ON WEEKDAYS AND 6:00AM 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 GIVEN.

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:

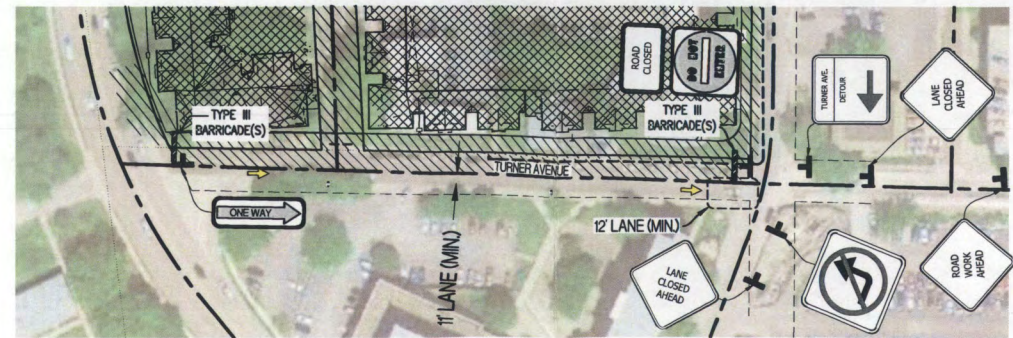
- SITE DEVELOPMENT (ROW INSPECTIONS) 874-7250
- BUILDING SAFETY (PLUMBING/BUILDING INSPECTIONS) 874-7474
- JOINT COMMUNICATIONS (EMERGENCY SERVICES) 874-8471
- COLUMBIA TRANSIT (CITY BUSES) 874-7282
- PARKING ENFORCEMENT (PARKING METERS) 874-7574
- PUBLIC WORKS STREET DIVISION (STREET PATCHING) 874-8286
- UNIVERSITY OF MISSOURI POLICE DEPARTMENT 882-7201

TRAFFIC CONTROL DEVICE LEGEND

	PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # W20-1 SHOULD READ "ROAD WORK AHEAD"). SIGN SHALL BE 24" X 24" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # W20-4 SHOULD READ "ONE LANE ROAD AHEAD"). SIGN SHALL BE 24" X 24" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # W4-3L SHOULD READ "DETOUR" WITH DIRECTION ARROW SYMBOL). SIGN SHALL BE 24" X 30" MIN.
	PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # R5-11 SHOULD READ "SIDEWALK CLOSED AHEAD CROSS HERE"). SIGN SHALL BE 24" X 24" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # R5-1 SHOULD READ "ONE WAY"). SIGN SHALL BE 24" X 12" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # R11-4 SHOULD READ "ROAD CLOSED TO THRU TRAFFIC"). SIGN SHALL BE 24" X 12" MIN.
	PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # R11-2 SHOULD READ "ROAD CLOSED"). SIGN SHALL BE 24" X 12" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # W5-1 SHOULD READ "DO NOT ENTER"). SIGN SHALL BE 24" X 24" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # R3-1 SHOULD HAVE NO RIGHT TURN SYMBOL). SIGN SHALL BE 24" X 24" MIN.
	PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # R5-9 SHOULD READ "SIDEWALK CLOSED"). SIGN SHALL BE 24" X 24" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # R3-1 SHOULD HAVE NO LEFT TURN SYMBOL). SIGN SHALL BE 24" X 24" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # W20-3 SHOULD READ "ROAD CLOSED AHEAD"). SIGN SHALL BE 24" X 24" MIN.
	PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # W20-5 SHOULD READ "LANE CLOSED AHEAD"). SIGN SHALL BE 24" X 24" MIN.			TRAFFIC CONTROL DEVICE NOTES (A) TWO LANES OF TRAFFIC TO REMAIN OPEN AT ALL TIMES. (B) TYPE II BARRICADE TO BE PLACED 25'± SOUTH OF STEWART ROAD.	

SHORT-TERM STREET CLOSURE PLAN - TURNER AVE.

MAY 2016 THROUGH AUGUST 2016



REVISIONS:

NO.	DATE
ORIGINAL	07/14/2015
1	08/13/2015

THIS SHEET HAS BEEN SIGNED AND DATED ELECTRONICALLY

NATHAN THOMAS EICKHOFF
MO LICENSE - 200304660

SITE/CIVIL ENGINEER
CROCKETT
ENGINEERING & CONSTRUCTION, LLC
1809 North Indiana Avenue
Columbia, MO 65202
www.crockettingeering.com
crockett@cingeering.com
816.447.2000

OWNER:
ACC OF DEVELOPMENT, LLC
12700 HALL COUNTRY BLVD, SUITE 200
AUSTIN, TX 78738
(512) 732-1000

U CENTRE ON TURNER
609 S. 4TH STREET
SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

DRAWING INCLUDES:
TRAFFIC CONTROL PLAN

DESIGNED: NTE
DRAWN: MJF
PROJECT NO.: 130207
SHEET: CE 35



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Location Map, Misc Correspondence



**City of Columbia,
Missouri**

List of Business Owners along 4th & 5th Street and Turner Avenue

1) Curators of the University of Missouri
225 University Hall c/o UM Business Services,
Contact: Gary Ward
Columbia, MO 65211
(573) 882-2661

2) Columbia Properties II LLC
7711 Bonhomme Ave., Suite 350,
Contact: Tim VanMatre
St. Louis, MO 63105
(314) 721-5559 ext. 300



ACC OP Development LLC

July 23, 2015

Curators of the University of Missouri

Collegiate Housing Partners

Subject: Temporary Street, Sidewalk and Alley Closures at 4th Street, 5th Street, Conley Ave and Turner Ave

Dear Property Owner:

In accordance with the City of Columbia's long-term lane closure requirements, the intent of this letter is to provide notice of ACC OP Development LLC's request to temporarily close portions of roadway and sidewalks located adjacent to 4th Street, 5th Street, Conley Avenue and Turner Avenue. This closure is requested to facilitate the construction of the Ginger C Student Housing Development approved by City Council on August 18, 2014. This closure is anticipated to commence in August 2015 and remain until August 2017.

Please note, in accordance with the City of Columbia's long-term lane closure requirements, you do have the right to protest by written notice to the Director of Public Works.

Please also feel free to contact either Chuck Carroll or myself with any questions or concerns.

We appreciate your patience and cooperation.

Sincerely,

Sam Newman
Vice President / ACC OP Development LLC