

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 331-12

AN ORDINANCE

authorizing a right of use permit with North Light, LLC to allow construction, operation and maintenance of balconies and awnings to extend within a portion of the Walnut Street right-of-way (1200 East Walnut Street); and fixing the time when this ordinance shall become effective.

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

SECTION 1. The City Manager is hereby authorized to execute a right of use permit with North Light, LLC to allow construction, operation and maintenance of balconies and awnings to extend within a portion of the Walnut Street right-of-way (1200 East Walnut Street). The form and content of the permit shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2012.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

RIGHT OF USE PERMIT

KNOW ALL MEN BY THESE PRESENT that on this _____ day of _____, 20____ the City of Columbia, a municipal corporation, in consideration of the sum of ten dollars (\$10.00) and other considerations to it paid, does hereby permit **North Light, LLC**, their heirs and/or assigns (hereinafter referred to as "Permittee") to enter upon the following described lands owned by the City of Columbia and located within the right of way of Ninth Street, Columbia, County of Boone, State of Missouri, and more particularly described as follows, to wit:

Install and maintain balconies and awnings within City of Columbia right of way at 1200 E. Walnut Street.

This permit is subject to the following conditions and stipulations:

1. This permit is for the exclusive purpose of construction, operation and maintenance of balconies and awnings within City right of way, at 1200 E. Walnut Street.
2. Permittee will be responsible for the costs of any future repairs, maintenance or replacements which results from Permittee's use under this Right of Use Permit.
3. Prior to exercising its right granted herein, the Permittee shall present any future construction plans or diagrams locating the canopies or awnings to the City Community Development Department.
4. Prior to exercising its right granted hereunder, Permittee agrees to obtain all necessary permits required by the City of Columbia pertaining to the future work being done in the right of way.
5. If the canopies or awnings are abandoned, all rights herein granted shall cease and terminate and Permittee shall have no further right of interest therein except that, upon abandonment, Permittee remains responsible for all of Permittee's structures left in place and any costs to remove them or store them or to otherwise clean up easement.
6. If the Permittee agrees by exercising its rights under this permit that if the canopies become damaged in any way, whether negligently or intentionally by the construction, repair, modification or relocation of any utility existing in the easement at the time this permit is granted it will repair or replace the canopies at their own cost and hold the City of Columbia harmless for any of the costs associated with the repair or replacement or any other costs associated with the damage to the canopies or awnings.
7. This permit does not grant Permittee or any of its officers, agents or employees the right to cut, break, or damage the sidewalk of Walnut or Short Streets without City of Columbia consent.
8. This permit shall remain in effect until canceled by the City of Columbia, which shall be obligated to notify the Permittee six (6) months in advance of cancellation.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be signed by its officers the day and year first written above.

City of Columbia, Missouri

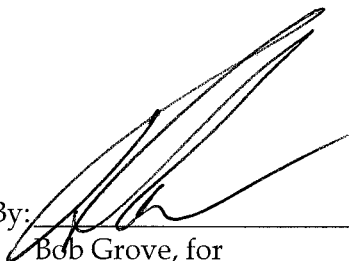
By: _____
Mike Matthes
City Manager

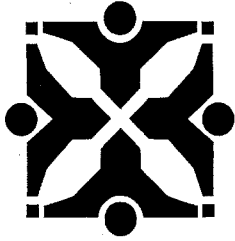
Attest:

By: _____
Sheela Amin
City Clerk

Approved as to form:

By: _____
Fred Boeckmann
City Counselor

By:  _____
Bob Grove, for
North Light, LLC



Source: Public Works

John

Agenda Item No:

To: City Council
From: City Manager and Staff

MM

Council Meeting Date: Nov 19, 2012

Re: Right of Use Permit allowing Balconies and Awnings to Extend into Public Right-of-Way on East Walnut Street

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration an ordinance authorizing the City Manager to execute a Right of Use permit with North Light, LLC to allow construction, operation and maintenance of balconies and awnings within a portion of East Walnut Street right of way. A diagram of the proposed building is attached.

DISCUSSION:

North Light, LLC, has proposed to install balconies and awnings on a proposed apartment building to be constructed at 1200 E. Walnut Street. Staff's only concern was that the lower level balconies and awnings could be damaged by vehicles pulling up to the building to load or unload since there is no parking on this section of Walnut Street. The contractor has agreed to install benches and bollards (see attached diagrams and pictures) to protect the balconies and awnings from vehicular traffic. This request is similar to other permitted projects within City right of way and staff has no objections.

FISCAL IMPACT:

None

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

Approve the ordinance authorizing the City Manager to execute a Right of Use permit with North Light, LLC.

| FISCAL and VISION NOTES: | | | | | |
|--|--------|---|----|---|----|
| City Fiscal Impact Enter all that apply | | Program Impact | | Mandates | |
| City's current net FY cost | \$0.00 | New Program/ Agency? | No | Federal or State mandated? | No |
| Amount of funds already appropriated | \$0.00 | Duplicates/Expands an existing program? | No | Vision Implementation impact | |
| Amount of budget amendment needed | \$0.00 | Fiscal Impact on any local political subdivision? | No | Enter all that apply: Refer to Web site | |
| Estimated 2 year net costs: | | Resources Required | | Vision Impact? | No |
| One Time | \$0.00 | Requires add'l FTE Personnel? | No | Primary Vision, Strategy and/or Goal Item # | |
| Operating/ Ongoing | \$0.00 | Requires add'l facilities? | No | Secondary Vision, Strategy and/or Goal Item # | |
| | | Requires add'l capital equipment? | No | Fiscal year implementation Task # | |



SIMON ASSOCIATES INC.
ARCHITECTURE
12 South 80th Street Columbia, Missouri Phone: 312-474-1815 Fax: 312-499-0687

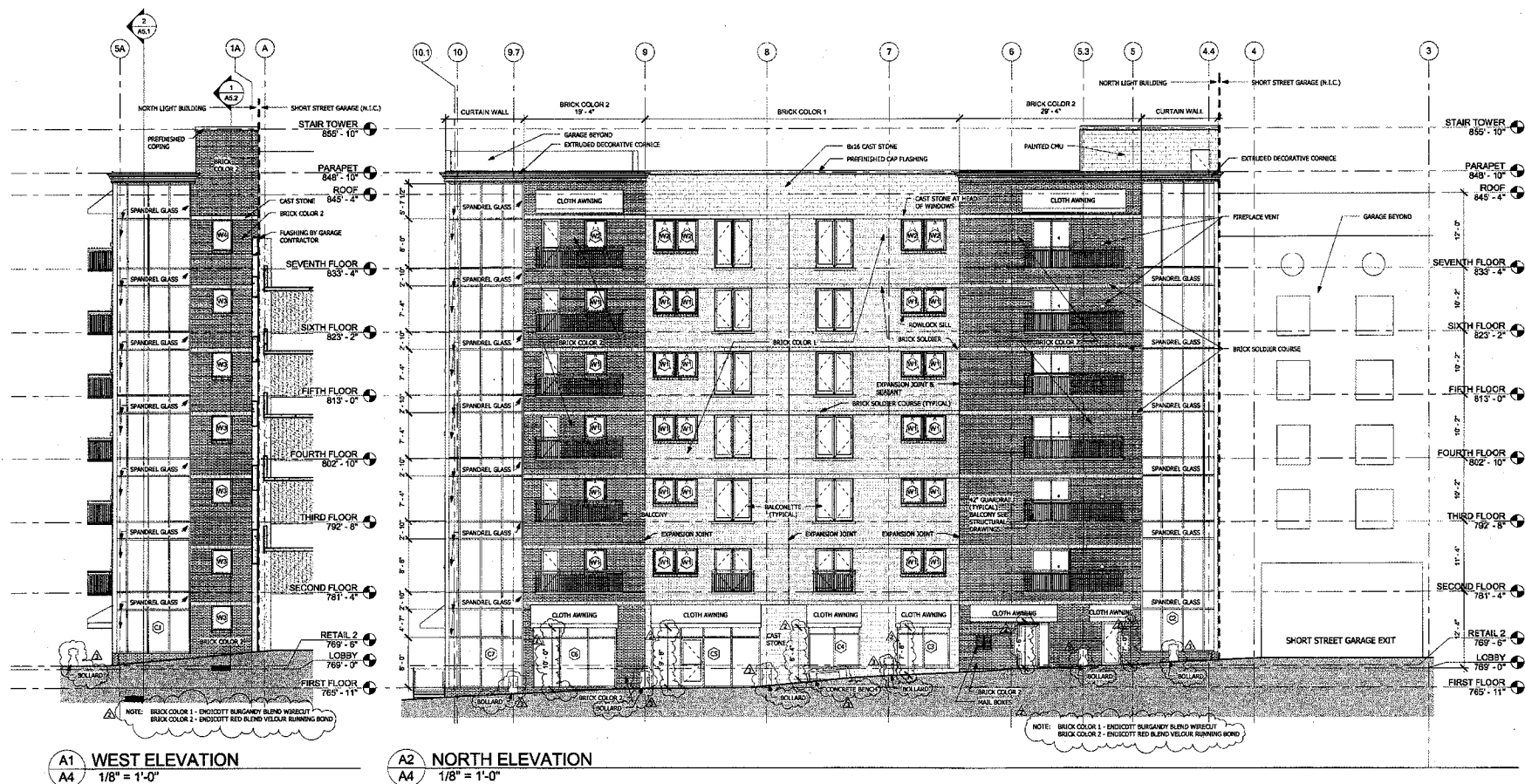
NORTH LIGHT BUILDING
WALNUT AT SHORT STREET
COLUMBIA, MISSOURI

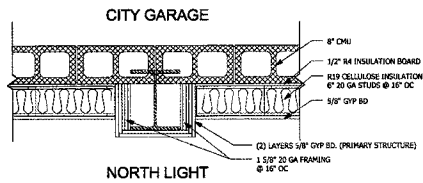
REVISIONS:

| | |
|---|---|
| 2 | 10-08-2012 -ADDED BRICK COLOR NOTE -ADDED CANOPY HEIGHT DIMENSION |
| 1 | 11-26-2012 -CONCRETE BOLLARD |

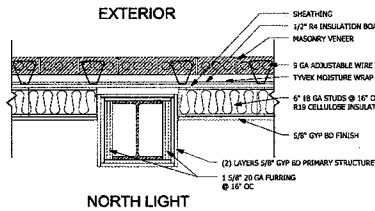


DATE ISSUED:
09.03.2012

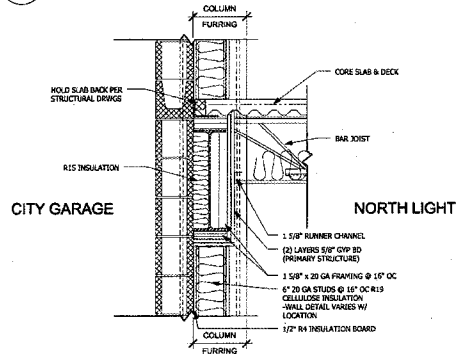




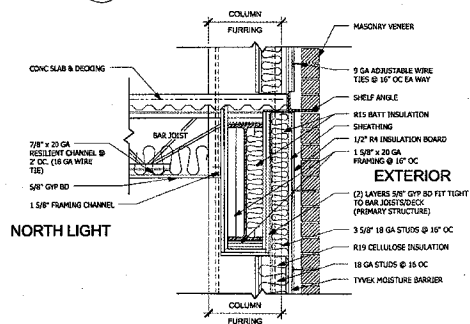
3 COLUMN DETAIL AT EXTERIOR CMU
1" = 1'-0"



4 COLUMN DETAIL AT EXTERIOR MASONRY
1" = 1'-0"



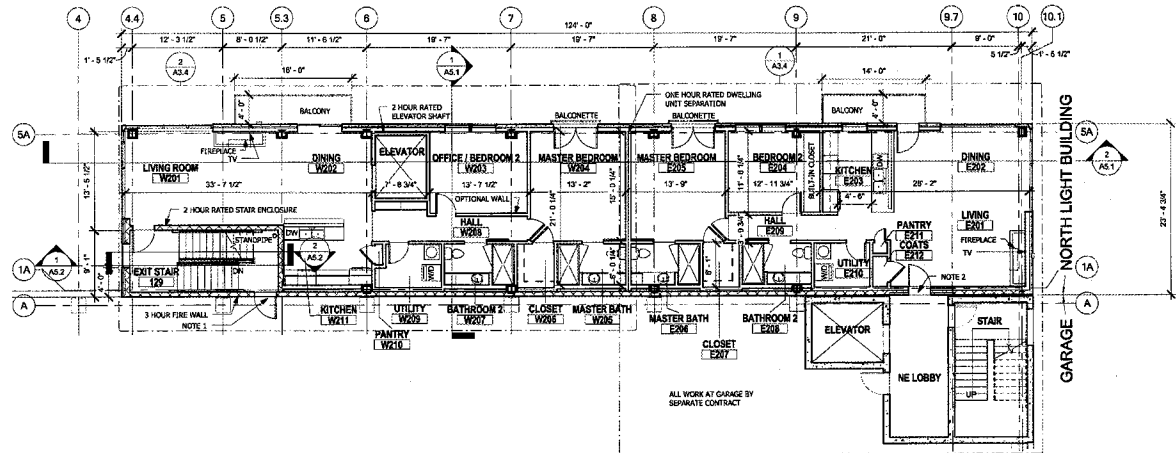
5 BEAM DETAIL AT EXTERIOR CMU
1" = 1'-0"



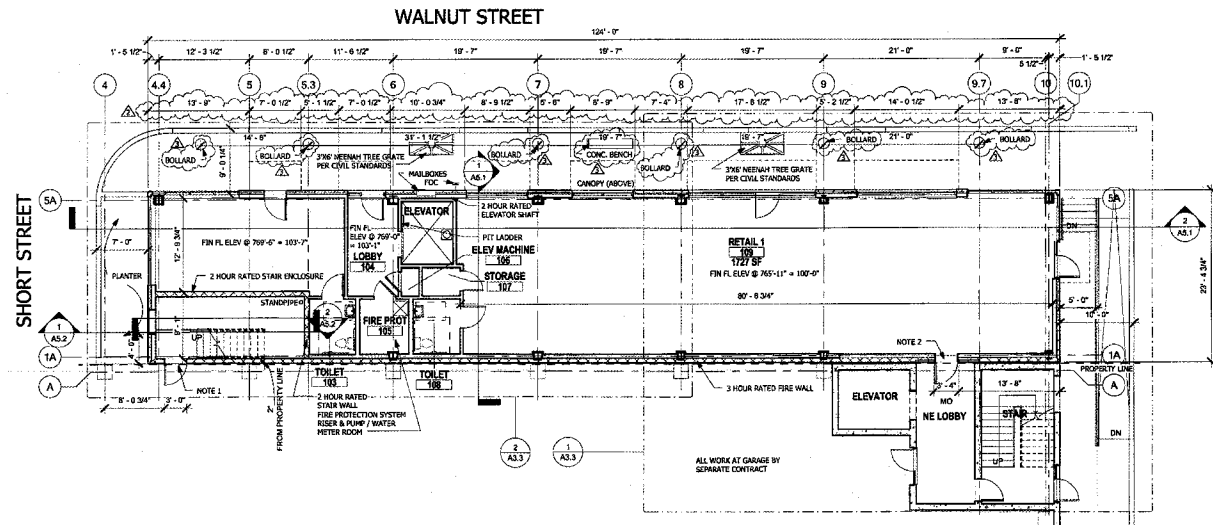
6 BEAM DETAIL AT EXTERIOR MASONRY
1" = 1'-0"

CONSTRUCTION NOTES

1. DOOR OPENING AT 3 HOUR FIREWALL BY AUTHORIZATION OF THE BUILDING CODES COMMISSION AUGUST 27, 2012
2. DOOR OPENING AT 3 HOUR FIREWALL BY AUTHORIZATION OF THE BUILDING CODES COMMISSION MAY 28, 2012



1 SECOND - SEVENTH FLOOR PLANS
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



THIS DOCUMENT
THE ARCHITECT
AND MAY BE
REPRODUCED

SIMON ASSOCIATES INC.
ARCHITECTURE

John Simon
10/15/12

NORTH LIGHT BUILDING

REVISIONS
10-20-2012
ADDED CAMP
DIMENSIONS
11-20-2012
CONCRETE & BENCH ADJ



DATE ISSUED
09.05.2012



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Metal & Concrete Site Furnishings Bollards

Other Photos:



[Bollards : Concrete Site Furnishings](#)

TF6050

Price: \$1,099.00

Item Number: TF6050

Lighted bollard. Deeper anchoring Light included See TF6051 for similar look.

Light bulb included.

Size: 18" dia. x 58"

Unit Weight: 850 lbs.

Reinforcing: 3/8" Dia. steel rebar

Material: Reinforced concrete

Logo Options: Inkjet or cast

Special Features: Light Fixture Options:

Metal Halide-TF8021 - 50 Watt, TF8025 - 70 Watt

Flourescent-TF8024 - 13 Watt

High Pressure Sodium-TF8026 - 50 Watt, TF8022 - 70 Watt



Files and Downloads

[DWG File \(PDF\)](#)

[SPECS File \(PDF\)](#)

[Bollard Installation \(PDF\)](#)

B,C



☐ B-1
[Weatherstone \(Gray\)](#)



☐ B-2
[Weatherstone \(French Gray\)](#)



☐ B-3
[Weatherstone \(Sand\)](#)



☐ B-4
[Weatherstone \(Buff\)](#)



Size: 12" Dia. x 30" H
Weight: 295 Lbs.
Material: Reinforced concrete
Reinforcing: 3/8" Dia. steel rebar
Logo Options: Inkjet or cast

Granitex:

2078F, 4028F, 6208F, 1168F, 2098F

Exposed Aggregate:

Tan w/ Gray matrix - Misty Gray w/ Gray Matrix
 Tan w/ Brown Matrix - Tan w/ Sand Matrix



Color Options

Weatherstone:

Gray - French Gray - Sand - Buff - Cream - Brown - Brick Red -
 Light Charcoal - Souldard Green

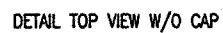


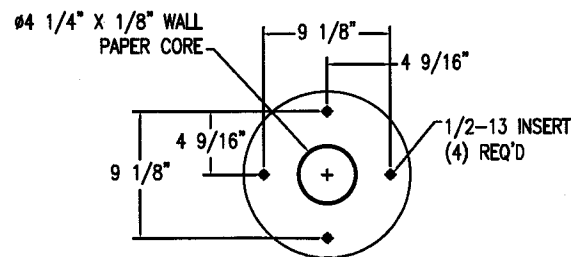
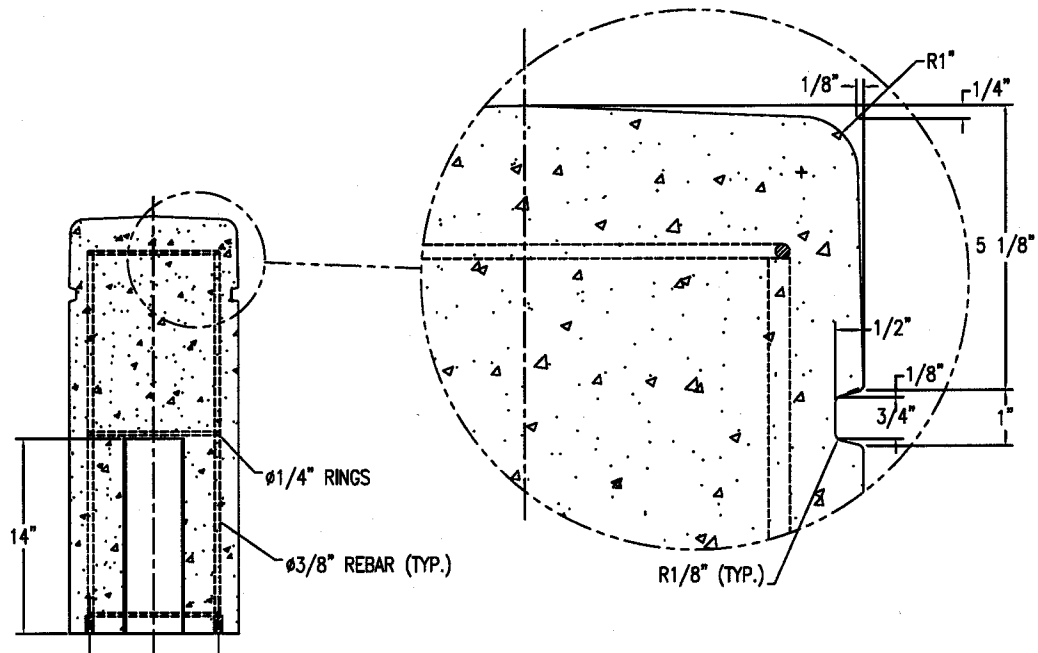
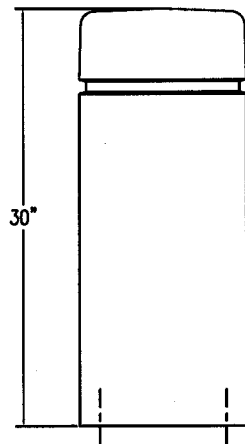
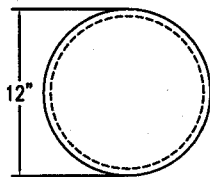
Finishes

Recycled Glass Aggregate (Weatherstone or Exposed):

Clear - Emerald - Blue - Amber - Champagne - Charcoal

Custom Options Available

[illegible]



| WAUSAU TILE SITE FURNISHINGS | | | | | | | | | |
|------------------------------|------|----|-----|------|----|-----------------|-----|-----|-----|
| REVISIONS | | | | | | DRAWN BY L.B.C. | | JOB | |
| NO. | DATE | BY | NO. | DATE | BY | DATE | NO. | NO. | NO. |
| 1 | | | 4 | | | DATE | | | |
| 2 | | | 5 | | | DATE | | | |
| 3 | | | 6 | | | DATE | | | |