



Agenda Item Number: R91-14

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: May 5, 2014

Re: Long Term Restrictions and Closures Associated with 1007 East Broadway, The Lofts on Broadway

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Misc Correspondence

## Executive Summary

BMT of Columbia, LLC has requested partial sidewalk, alley and street closures, and long term restrictions, to allow for the construction of a 5-story commercial and residential building, The Lofts on Broadway, located at the northeast corner of Tenth and Broadway.

## Discussion

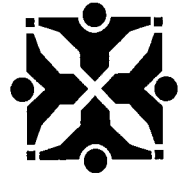
BMT of Columbia, LLC is seeking permission to close approximately 160' of sidewalk east of Tenth Street, between E Broadway and the alley north of E Broadway, beginning immediately and ending June 2015. The Broadway sidewalk will be covered and will remain open for the duration of the project. Additionally, they are requesting to periodically close 160' of the alley between E Broadway and E Walnut Street, for the same period of time.

Beginning July of 2014, BMT of Columbia, LLC is requesting to periodically close Tenth Street, between E Broadway and E Walnut Street, through December 2014. However, closure will only be allowed during nights and possibly weekends, except during special events such as Roots n Blues n BBQ, home football games, etc. Additionally, the Public Works director will require a written request to close the street at any time, at least two days prior to the planned closure. It is anticipated that Tenth Street will not be closed for more than 30 days during the entire project. BMT of Columbia, LLC has contacted businesses located on Tenth Street informing them of the proposed closures (see attachments).

Staff has reviewed the attached traffic control plans, and is currently reviewing building plans, and has no issues with their request. BMT of Columbia, 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.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



## Fiscal Impact

Short-Term Impact: None. When the street is closed, meter hoods will be purchased so there is no loss in revenue.

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 legislation authorizing BMT of Columbia. LLC to close approximately 160' of sidewalk east of Tenth Street, between E Broadway and the alley north of E Broadway; periodically close 160' of the alley between E Broadway and E Walnut, and to periodically close Tenth Street, between E Broadway and E Walnut, to facilitate construction of a 5-story commercial and residential building at the northeast corner of Tenth and Broadway.

## Legislative History

None

  
Department Approved

  
City Manager Approved

## A RESOLUTION

authorizing the temporary closure of a sidewalk on the east side of Tenth Street between East Broadway and the alley north of Broadway, and the temporary closure of the alley between East Broadway and East Walnut Street, and the periodic closure of Tenth Street between East Broadway and East Walnut Street, subject to conditions, to allow for construction of a commercial and residential building located on the northeast corner of Tenth Street and Broadway.

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

SECTION 1. The City Council hereby authorizes BMT of Columbia, LLC to temporarily close a portion of the sidewalk on the east side of Tenth Street between East Broadway and the alley north of Broadway, the alley between East Broadway and East Walnut Street, and the periodic closure of Tenth Street between East Broadway and East Walnut Street, as shown on "Exhibit A," from May 6, 2014 to June 30, 2015 to allow for construction of commercial and residential building located on the northeast corner of Tenth Street and Broadway. The temporary closures are subject to the following conditions:

1. The sidewalk on the north side of Broadway shall be covered and remain open for the duration of the project.
2. The alley between East Broadway and East Walnut Street shall remain open to emergency vehicles and shall be open in the evenings.
3. A written request for the periodic closure of Tenth Street must be submitted at least two (2) workdays prior to the planned closure for approval by the City's Public Works Director.

SECTION 2. BMT of Columbia, LLC shall close portions of the sidewalk, alley and street 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 BMT of Columbia, LLC, in writing, of such requirements. BMT of Columbia, 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 sidewalk, alley and street due to any damage caused by the construction activity. BMT of Columbia, LLC shall be responsible for notifications to the media and emergency personnel.

SECTION 3. BMT of Columbia, LLC shall proceed with construction activities which require the sidewalk, alley and street 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 sidewalk, alley and street closure permit by the City Council.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

**LEGEND**

- ▲ TYPE III BARRICADE W/ WARNING LIGHTS
- TYPE III BARRICADE
- ▨ WORK SPACE

**TEMPORARY TRAFFIC CONTROL NOTES**

1. ALL TRAFFIC CONTROL DEVICES AND TEMPORARY TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE, WORKER, AND TRAFFIC SAFETY.
3. CONTRACTOR SHALL MODIFY THE TEMPORARY TRAFFIC CONTROL PLAN TO ACCOMMODATE THEIR CONSTRUCTION MEANS, METHODS, SEQUENCE, AND TECHNIQUES OR PROCEDURES. ALL MODIFICATIONS TO THE TEMPORARY TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT IN WRITING, PRIOR TO IMPLEMENTATION.
4. CONTRACTOR SHALL DESIGNATE A TRAINED PERSON AT THE PROJECT LEVEL WHO HAS THE PRIMARY RESPONSIBILITY, WITH SUFFICIENT AUTHORITY, FOR IMPLEMENTING THE TEMPORARY TRAFFIC CONTROL PLAN AND OTHER SAFETY AND MOBILITY ASPECTS OF THE PROJECT. CONTRACTOR SHALL SUBMIT PROOF THAT THEIR TRAINED PERSON HAS SUCCESSFULLY PASSED MODOT'S ADVANCED WORK ZONE OR EQUIVALENT TRAINING. (MODOT STANDARD SPEC 616.3.4(A))
5. CONTRACTOR SHALL MONITOR TRAFFIC FLOW THROUGH THE WORK ZONE AND MAKE ADJUSTMENTS TO THE TRAFFIC CONTROL PLAN AS REQUIRED WITH THE APPROVAL OF CITY OF COLUMBIA PUBLIC WORKS.
6. PROVIDE CONSTRUCTION FENCING AROUND WORK SPACE.
7. CONTRACTOR SHALL INSTALL MULTIPLE TYPE III BARRICADES TO COMPLETELY CLOSE TENTH STREET.
8. TEMPORARILY MOVE TAXI STAND TO SOUTH SIDE OF BROADWAY (BY CITY).
9. TEMPORARILY MOVE BAGGED METERS TO SOUTH SIDE OF BROADWAY (BY CITY).



**DESIGN DATA**

DESIGN SPEED = 20 MPH

**TENTH STREET ROAD CLOSURE  
LOFTS ON BROADWAY  
COLUMBIA, BOONE COUNTY, MISSOURI**  
JANUARY 29, 2014  
REVISED: APRIL 11, 2014  
SHEET 1 OF 5

**Engineering Surveys and Services**

1113 Fay Street, Columbia, Missouri 65201  
573 - 449 - 2646 - www.ESS-Inc.com  
Missouri Engineering Corporation # 2004005018



ES&S NO. 12551

4/11/14

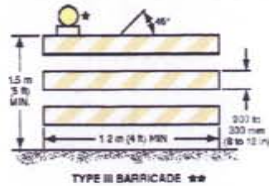
**MATTHEW A. KRIETE**  
PROFESSIONAL ENGINEER  
PE-2007002811

F:\CURRENT\DRAWINGS\MM - 11-12-2011 - TRAFFIC.DWG 4/29/2014





W20-1  
"ROAD WORK AHEAD" SIGN  
NOT TO SCALE



TYPE III BARRICADE \*\*

\* WARNING LIGHTS  
\*\* RAIL STRIPE WIDTHS SHALL BE 150 MM (6 IN.), EXCEPT THAT 100 MM (4 IN.) WIDE STRIPES MAY BE USED IF RAIL LENGTHS ARE LESS THAN 900 MM (36 IN.). THE SIDES OF BARRICADES FACING TRAFFIC SHALL HAVE RETROREFLECTIVE RAIL FACES.

TYPE III BARRICADE

NOT TO SCALE



W20-2  
"DETOUR AHEAD" SIGN  
NOT TO SCALE



R3-1  
"NO RIGHT TURN" SIGN  
NOT TO SCALE



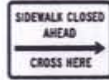
W20-3  
"ROAD CLOSED AHEAD" SIGN  
NOT TO SCALE



R3-2  
"NO LEFT TURN" SIGN  
NOT TO SCALE



R9-11L  
"SIDEWALK CLOSED AHEAD" SIGN  
NOT TO SCALE



R9-11R  
"SIDEWALK CLOSED AHEAD" SIGN  
NOT TO SCALE



M4-9R  
"DETOUR W/  
RIGHT ARROW" SIGN  
NOT TO SCALE



M4-9L  
"DETOUR W/  
LEFT ARROW" SIGN  
NOT TO SCALE



M4-10R  
"DETOUR RIGHT  
ARROW" SIGN  
NOT TO SCALE



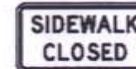
M4-10L  
"DETOUR LEFT  
ARROW" SIGN  
NOT TO SCALE



R11-2  
"ROAD CLOSED" SIGN  
NOT TO SCALE



R11-4  
"ROAD CLOSED" SIGN  
NOT TO SCALE



R9-9  
"SIDEWALK CLOSED" SIGN  
NOT TO SCALE

TENTH STREET ROAD CLOSURE  
LOFTS ON BROADWAY  
COLUMBIA, BOONE COUNTY, MISSOURI  
JANUARY 29, 2014  
REVISED: APRIL 11, 2014  
SHEET 2 OF 5

Engineering Surveys and Services

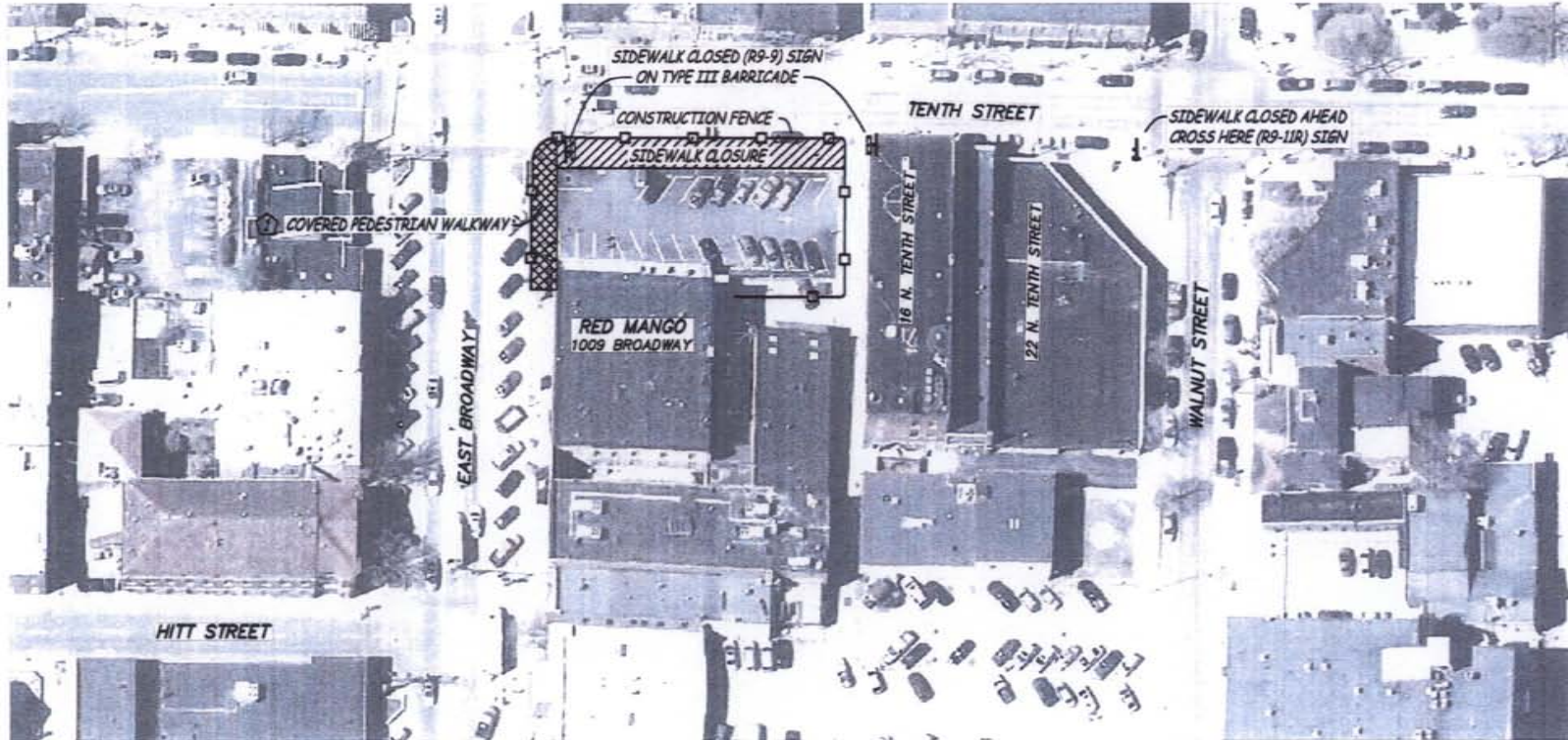
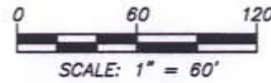
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ES&S NO. 12551



MATTHEW A. KRIETE  
PROFESSIONAL ENGINEER  
PE-2007002811



- NOTES:
1. WALKWAYS ADJACENT TO THE PROJECT SITE SHALL BE COVERED PER OSHA AND IBC REQUIREMENTS.
  2. NO COMBUSTIBLE MATERIALS SHALL BE STORED ALONG THE RED MANGO BUILDING.

**TENTH STREET SIDEWALK CLOSURE  
LOFTS ON BROADWAY**  
COLUMBIA, BOONE COUNTY, MISSOURI  
JANUARY 29, 2014  
REVISED: APRIL 11, 2014  
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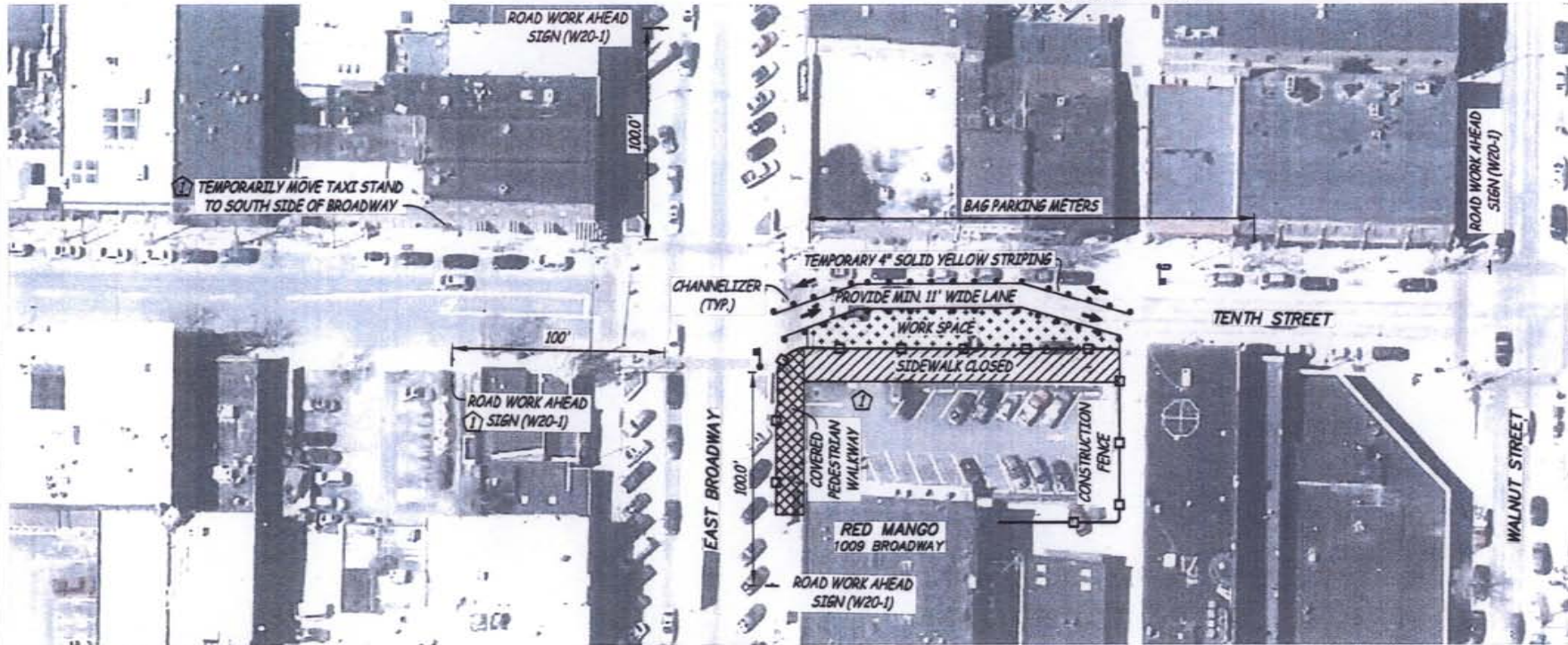
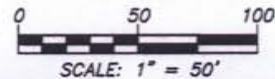


**MATTHEW A. KRIETE**  
PROFESSIONAL ENGINEER  
PE-2007002811



NOTE:  
TEMPORARILY MOVE BAGGED METERS TO  
SOUTH SIDE OF BROADWAY

**LEGEND**



**LANE CLOSURE  
GENERAL NOTES**

**LANE CLOSURE  
DURATION NOTES**

1. FLAGGERS SHALL CONTINUALLY MONITOR TRAFFIC TO ENSURE TRAFFIC QUEUES DO NOT BACK UP INTO THE SIGNALIZED INTERSECTION AT BROADWAY AND TENTH STREET.
2. ALL FLAGGERS SHALL HAVE PASSED MODO'S FLAGGER TRAINING OR EQUIVALENT TRAINING.
3. METER BAGS SHALL BE USED TO CLOSE THE PARKING SPACES AS SHOWN ON THE PLAN.
4. NORTH FLAGGER SHALL MONITOR TRAFFIC AT THE ALLEY AND DIRECT TRAFFIC FROM THE ALLEY ONTO TENTH STREET IN COORDINATION WITH THE ONE-WAY TRAFFIC.
5. WALKWAYS ADJACENT TO THE PROJECT SITE SHALL BE COVERED PER OSHA AND IBC REQUIREMENTS.

**SHORT TERM STATIONARY - SINGLE DAYLIGHT PERIOD**

1. TWO LANES OF TRAFFIC SHALL BE RESTORED AT NIGHT.

**INTERMEDIATE TERM STATIONARY - (MORE THAN ONE DAYLIGHT PERIOD UP TO 3 DAYS OR NIGHTTIME WORK LASTING MORE THAN ONE HOUR)**

1. FLAGGER LOCATIONS SHALL BE ILLUMINATED AT NIGHT.
2. AN AUTOMATED FLAGGER ASSISTANCE DEVICE MAY BE USED ON THE NORTH END WITH A FLAGGER ON THE SOUTH END.

**LONG TERM STATIONARY - CONTINUAL LANE CLOSURE FOR MORE THAN 3 DAYS**

1. REMOVE EXISTING PAVEMENT MARKINGS WITHIN LANE CLOSURE LIMITS AND INSTALL TEMPORARY WHITE PAVEMENT MARKINGS AS SHOWN ON THE PLAN.

**TENTH STREET  
TEMPORARY LANE CLOSURE  
LOFTS ON BROADWAY**  
COLUMBIA, BOONE COUNTY, MISSOURI  
JANUARY 29, 2014  
REVISED: APRIL 11, 2014  
SHEET 4 OF 5

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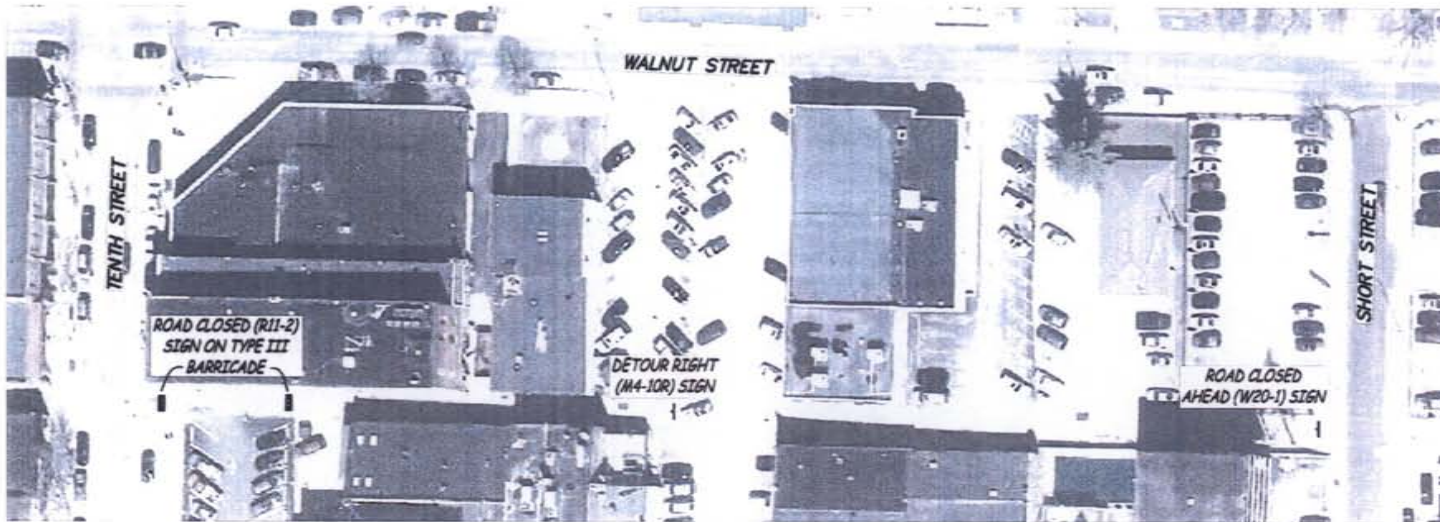
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PROFESSIONAL ENGINEER  
PE-2007002811





**ALLEY CLOSURE  
DURATION NOTES**

LONG-TERM STATIONARY - MORE THAN 3 DAYLIGHT PERIODS

1. ALLEY SHALL BE FULLY OPEN EACH NIGHT AND ALL TEMPORARY TRAFFIC CONTROL DEVICES REMOVED OR COVERED.
2. ALLEY SHALL BE KEPT OPEN FOR EMERGENCY VEHICLES. CONTRACTOR SHALL MOVE EQUIPMENT AS NECESSARY FOR EMERGENCY VEHICLES.
3. NO CONSTRUCTION MATERIAL SHALL BE STORED IN THE ALLEY.

**LEGEND**

- TYPE III BARRICADE

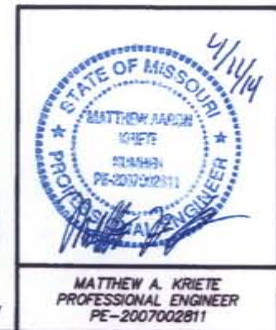
**ALLEY CLOSURE  
LOFTS ON BROADWAY**  
COLUMBIA, BOONE COUNTY, MISSOURI  
APRIL 11, 2014  
SHEET 5 OF 5

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**MATTHEW A. KRIETE**  
PROFESSIONAL ENGINEER  
PE-2007002611



SUPPORTING DOCUMENTS INCLUDED WITH  
THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Misc Correspondence

DATE: 3/31/14	CONTR: THM INVESTMENTS	DWG. NO. 1403-241
MATERIAL: UNIV	JOB: COVERED WALKWAY	SHEET
OWN BY: BJB		OF SHEETS
CHK'D:	<b>GOEDECKE</b>	REVISIONS:
SCALE:	812 E. TAYLOR AVE. ST. LOUIS MO 63147 314-652-1810	

**UNIVERSAL U766K**

ALLOWABLE LOADING/LEG AS CONFIGURED  
5600# (2:1 S.F.) 150PSFx3'x10'=4500#

**W6x9 STRINGER**

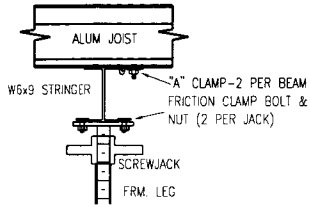
Sx=5 lx=14.8 A=2.65 Fy=36ksi E=29,000ksi  
ALLOWABLE LOADING AS CONFIGURED  
1,880#/LF 6' SPAN 1,500#/LF

**ALUM JOISTS**

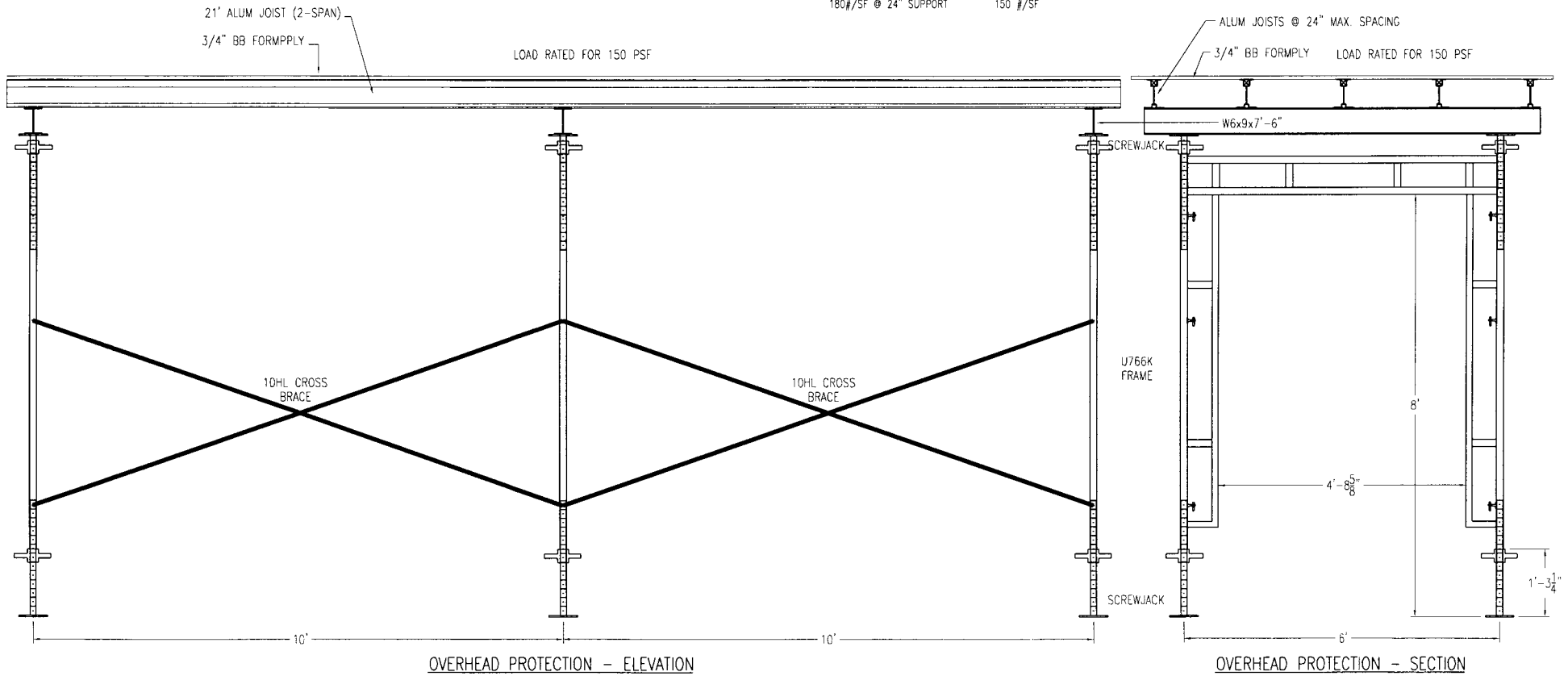
Sx=4.3 lx=17 A=2.67 Fy=35ksi E=10,200ksi  
ALLOWABLE LOADING AS CONFIGURED  
10'-0" 2-SPAN: 580#/LF 300 #/LF

**3/4" BB FORMPLY**

PER APA RECOMMENDATIONS  
ALLOWABLE LOADING AS CONFIGURED  
180#/SF @ 24" SUPPORT 150 #/SF



**CONNECTION DETAIL**  
**STEEL STRINGER & ALUM JOIST**





# *Engineering Surveys and Services*

Consulting Engineers, Scientists, and Land Surveyors  
Analytical and Materials Laboratories

1113 Fay Street  
Columbia, Missouri 65201  
Telephone 573-449-2646  
Facsimile 573-499-1499

E-Mail [ess@ESS-Inc.com](mailto:ess@ESS-Inc.com)  
<http://www.ESS-Inc.com>

April 15, 2014

Mayor and City Council  
City of Columbia Community Development  
P.O. Box 6015  
Columbia, MO 65205-6015

RE: Long-term Restrictions and Closures  
Application #14-1101  
The Lofts on Broadway  
1007 W. Broadway  
Columbia, Missouri

Dear Mayor and City Council:

This long term restrictions and closures application is for the Lofts on Broadway, a 5 story commercial and residential building at the NE corner of Tenth and Broadway. We request that the Tenth Street east sidewalk, north from Broadway to the alley, be closed from April 2014 to June 2015. The Broadway sidewalk will be covered and will remain open for the duration of the project. The Tenth Street alley will be closed periodically from April 2014 to June 2015, but will remain open to emergency vehicles and will be open in the evening. Tenth Street will be closed periodically during the red iron process and again during framing (roof truss) process. Tenth Street will also be closed one evening in order to tap the water main. Tenth Street should not be closed for 30 days or more during the entire project. Parking meter bags for specific parking spaces will be essential in order to keep the construction process running smooth, safe and efficient. Please see attached traffic control plans and letter from Travis McGee for BMT of Columbia LLC.

Yours truly,



Matthew A. Kriete, P.E.

cc: Travis McGee, w/ enclosure by email  
1-File ESS Job G12551



Shane Creech <sscreech@gocolumbiamo.com>

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## 10th and Broadway

---

**Matthew Kriete** <mkriete@ess-inc.com>

Wed, Apr 23, 2014 at 2:24 PM

To: Shane Creech <sscreech@gocolumbiamo.com>

Cc: dbennett@ess-inc.com, travishmcgee@hotmail.com, "Timothy J. O'Connor" <toconnor@ess-inc.com>

Shane,

The short term closures on 10<sup>th</sup> Street for the Lofts on Broadway construction are necessary for safe building construction and are intended to occur at night, whenever practical. This closure is very similar to the closures on 9<sup>th</sup> Street.

Let me know if you have any questions.

Matthew A. Kriete, P.E.

*Engineering Surveys and Services*

1113 Fay Street

Columbia, MO 65201

Phone: (573) 449-2646

Fax: (573) 499-1499

www.ess-inc.com

## Tenth Street Businesses

Newton & Joyce Riley  
2000 E Broadway, Columbia, MO  
Not Listed

Nash Vegas  
928 Broadway, Columbia, MO  
573-999-3443

Missouri Art Gallery  
9 N 10<sup>th</sup> Street, Columbia, MO  
573-443-5010

Hollywood Rebels Tattoo  
11 N 10<sup>th</sup> Street, Columbia, MO  
573-499-1200

Dudley Kent Roth Revocable Trust  
10201 E Highway WW, Columbia, MO  
573-443-0202

Dan Viets & Associates  
15 N 10<sup>th</sup> Street, Columbia, MO  
573-443-6866

Aardvarx  
17 N 10<sup>th</sup> Street, Columbia, MO  
573-874-8600

IOOF  
PO Box 204, Columbia, MO  
573-443-3479

"We Always Swing" Jazz Series  
21 N 10<sup>th</sup> Street, Columbia, MO  
573-449-3009

Columbia Access TV  
23 N 10<sup>th</sup> Street, Columbia, MO  
573-442-4447

Captain's Quarters  
25 N 10<sup>th</sup> Street, Columbia, MO  
573-449-2629

Little Owl Boutique  
27 N 10<sup>th</sup> Street, Columbia, MO  
573-442-3690

Stuart Insurance Agency  
29 N 10<sup>th</sup> Street, Columbia, MO  
573-449-5395

Rice Investments LLC  
c/o Bruce B. Rice  
22 N 10<sup>th</sup> Street, Columbia, MO  
573-449-4153

Parker Funeral Service  
22 N 10<sup>th</sup> Street, Columbia, MO  
573-449-4153

16 N 10<sup>th</sup> Street LLC  
1123 Wilkes Blvd, #200, Columbia, MO  
Not Listed





**BMT of Columbia, LLC**  
**THM Investments, LLC**  
Travis McGee  
308 S. 9<sup>th</sup> Street, Suite 101-M  
Columbia, Missouri 65201

Newton & Joyce Riley  
2000 E. Broadway  
Columbia, Missouri 65201

Date: April 16, 2014

**RE: 10<sup>TH</sup> STREET CLOSURE DATES & INFORMATION**

To Whom It May Concern,

This letter is to inform you of the street closures BMT of Columbia, LLC has requested from the City of Columbia in order to build the 5 story commercial and residential building at the NE corner of 10<sup>th</sup> and Broadway. We are requesting that the 10<sup>th</sup> Street east sidewalk, north from Broadway to the alley, be closed from April 21, 2014 to June 30, 2015. The Broadway sidewalk will be covered and will remain open for the duration of the project. The 10<sup>th</sup> Street alley will be closed periodically from April 2014 to June 2015, but will remain open to emergency vehicles and will be open in the evening. 10<sup>th</sup> Street will be closed periodically during the red iron process and again during framing (roof truss) process. 10<sup>th</sup> Street will also be closed one evening in order to tap the water main. 10<sup>th</sup> Street should not be closed for more than 30 days during the entire project. Parking meter bags for specific parking spaces will be essential in order to keep the construction process running smooth, safe and efficient.

Please let me know if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. McGee', written over a horizontal line.

Travis H. McGee