

## **A RESOLUTION**

authorizing the temporary closure of an alley located between Orr Street and St. James Street, temporarily shifting a portion of the driving lanes of Orr Street and Walnut Street, and periodically closing a portion of Orr Street between Ash Street and Walnut Street to allow for the construction of a new apartment building.

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

SECTION 1. The City Council hereby authorizes Trittenbach Development to temporarily close an alley located between Orr Street and St. James Street, as shown on "Exhibit A," from October 24, 2013 to October 17, 2014 to allow for the construction of a new apartment building at 1101 East Walnut Street. Notwithstanding anything contained herein to the contrary, closure of the alley beginning on October 24, 2013 is contingent upon the opening of Short Street.

SECTION 2. The City Council hereby authorizes Trittenbach Development to shift portions of the driving lanes on Orr Street and Walnut Street, as shown on "Exhibit B," from October 24, 2013 to October 17, 2014. Notwithstanding anything contained herein to the contrary, the shift of the driving lane on Walnut Street may not commence until traffic restrictions on Walnut Street, due to the construction of the Northlight building and the Short Street garage, are removed.

SECTION 3. The City Council hereby authorizes Trittenbach Development to periodically close a portion of Orr Street, between Ash Street and Walnut Street, as shown on "Exhibit C," as follows:

1. Every Tuesday and Thursday from October 29, 2013 to January 2, 2014.
2. Every Tuesday from January 7, 2014 to February 11, 2014.

SECTION 4. Trittenbach Development shall close the alley and streets and shift driving lanes only in accordance with the traffic control plans 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 Trittenbach Development, in writing, of such requirements. Trittenbach Development 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 alley and streets due to any

damage caused by the construction activity. Trittenbach Development shall be responsible for notifications to the media and emergency personnel.

SECTION 5. Trittenbach Development shall proceed with construction activities which require street closure without unnecessary delay so as to minimize disruption to the public. Failure to proceed without unnecessary delay may result in the revocation of the street closure permit by the City Council.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

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

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

APPROVED AS TO FORM:

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

## KEYNOTES



VEHICULAR ACCESS TO BE MAINTAINED TO THIS ADJOINING PROPERTY

## GENERAL NOTES

1. ALLEY CLOSURE TO BE FROM OCTOBER 24, 2013 - OCTOBER 17, 2014. ALLEY WILL BE RE-OPENED PRIOR TO THE DATE NOTED ABOVE SHOULD CONSTRUCTION PROGRESS ALLOW WITHOUT ENDANGERING PUBLIC SAFETY.
2. SHOULD ACCESS TO THE TRANSFORMER AT THE REAR OF THE ALLEY OR ACCESS TO THE ADJACENT BUILDINGS BE REQUIRED, WE WILL COORDINATE SAID TEMPORARY ACCESS WITH THE ADJACENT PROPERTY OWNERS AS NECESSARY.
3. VEHICULAR ACCESS TO THE ORR STREET LOFTS WILL BE MAINTAINED AT THE LOCATION NOTED ON THE DRAWING.
4. PERIODIC ACCESS TO THE REAR OF THE BUILDING AT 1103 EAST WALNUT WILL BE PROVIDED AS COORDINATED WITH THE PROPERTY OWNER.



1 ALLEY CLOSURE TRAFFIC CONTROL PLAN  
NTS



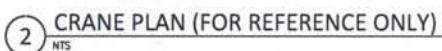
**COLUMBIA**  
Civil Engineering Group  
Columbia, MO

MO. ENG. CORP.  
#2013000149  
EXP. 12-31-2013

ALLEY CLOSURE TRAFFIC CONTROL PLAN			
LOFT APARTMENTS, 1103 E. WALNUT			
COLUMBIA, MISSOURI			
DATE	SCALE	FIELD BOOK	REVISION
8/26/13	AS SHOWN		
DESIGN	M. HALL		
APPROVED			

PROJECT NO.  
112004-1

SHEET NO.  
C1.1



1. CLOSURE TO OCCUR EVERY TUESDAY AND THURSDAY STARTING THE WEEK OF OCTOBER 28TH AND GO FOR 10 WEEKS.
- 1.1. FOLLOWING THE 10 WEEK PERIOD, THE CLOSURE WILL BE EVERY TUESDAY FOR 6 WEEKS.
- 1.2. CLOSURE WILL NOT OCCUR WITH TRAFFIC RESTRICTIONS EAST ON WALNUT AT THE NORTH/LIGHT/SHORT STREET GARAGE ARE REMOVED.
- 1.3. SHOULD THE WORK BE COMPLETED PRIOR TO THE DATES NOTED, THE CLOSURES WILL NOT OCCUR.
- 1.4. WORK HAS BEEN COORDINATED WITH THE BUILDING DEMOLITION AT THE AMERENUE PROPERTY ON NORTH ORR ST. AMERENUE'S WORK WILL NOT BE IMPACTED BY THE LANE CLOSURE.
2. WORK TO BE COMPLETED BETWEEN 8 AM AND 5 PM EACH DAY CLOSURE OCCURS.
3. SHOULD WORK BE NEEDED OUTSIDE NORMAL WORK HOURS, AN EXTENDED WORK PERMIT WILL BE OBTAINED FROM THE CITY OF COVINGTON.
4. CONTRACTOR WILL OBTAIN THE NECESSARY PARKING METE BAGS AND PAY ASSOCIATED FEES.



**COLUMBIA**  
Civil Engineering Group

MO. ENG. CORP.  
#2013000149  
EXP. 12-31-2013

### ROAD CLOSURE TRAFFIC CONTROL PLAN

ORR CLOSURE TRAFFIC CONTROL PLAN  
LOFT APARTMENT PROJECT - 1101 E, WALNUT  
COLUMBIA, MISSOURI

SCALE	A5 SHOWA
-------	----------

THE VARIOUS

PROJECT NO.  
112004-1

SHEET NO.  
C1.4

## KEYNOTES

- 1  W20-1
- 2  W24-1R
- 3  W24-1L
- 4  G20-2

TWO 12 FOOT LANES  
TO BE PROVIDED DURING  
LANE SHIFT

## GENERAL NOTES

1. LANE SHIFT TO BE FROM OCTOBER 10, 2013 TO OCTOBER 17, 2014.
- 1.1. LANE SHIFT ON WALNUT STREET WILL NOT COMMENCE UNTIL TRAFFIC RESTRICTIONS ON WALNUT TO THE EAST AT THE NORTHLIGHT/SHORT STREET GARAGE ARE REMOVED.
- 1.2. SHOULD THE FACADE OF THE WALNUT OR ORR STREET (OR BOTH) BE COMPLETE PRIOR TO THE DATE NOTED, THE LANE SHIFT WILL BE REMOVED AND CONSTRUCTION FENCING MOVED TO THE SIDEWALK TO MAINTAIN PUBLIC SAFETY.
2. A TOTAL OF 12 PARKING SPACES WILL BE REMOVED FROM SERVICE FOR THE DURATION OF THE LANE SHIFT.
3. CONTRACTOR SHALL OBTAIN PARKING METER BAGS AND PAY ASSOCIATED FEES FOR THE DURATION THEY ARE OUT OF SERVICE.
4. A 4" WHITE LANE DELINEATOR STRIPE WILL BE PAINTED ON THE PAVEMENT DURING THE DURATION OF THE LANE SHIFT. IT WILL BE REMOVED ONCE CONSTRUCTION HAS BEEN COMPLETED.



## 1 ORR &amp; WALNUT LANE SHIFT TRAFFIC CONTROL PLAN

NTS



**COLUMBIA**  
Civil Engineering Group

MO. ENG. CORP.  
#2013000149  
EXP. 12-31-2013

ORR AND WALNUT LANE SHIFT TRAFFIC CONTROL PLAN  
LOFT APARTMENTS, 101 E. WALNUT  
COLUMBIA, MISSOURI

DATE	8/29/13	AS SHOWN
DESIGN	FIELD BOOK	REVISION
APPROVED	M. HALL	

PROJECT NO.  
112304-1

SHEET NO.  
C1.2



## KEYNOTES

- 1 ROAD CLOSED TO THRU TRAFFIC
- 2 ROAD CLOSED AHEAD W020-5
- 3 DETOUR ORR ST. M4-10L
- 4 DETOUR ORR ST. M4-10R
- 5 INSTALL 2 TYPE III BARRICADES WITH FLASHING LIGHTS
- 6 END DETOUR
- 7 NO RIGHT TURN
- 8 NO LEFT TURN
- 1 2 INSTALL PLACARD: 350 FT AHEAD

## GENERAL NOTES

- CLOSURE TO OCCUR EVERY TUESDAY AND THURSDAY STARTING THE WEEK OF OCTOBER 28TH AND GO FOR 10 WEEKS.
- FOLLOWING THE 10 WEEK PERIOD, THE CLOSURE WILL BE EVERY TUESDAY FOR 6 WEEKS.
- CLOSURE WILL NOT OCCUR UNTIL TRAFFIC RESTRICTIONS EAST ON WALNUT AT THE NORTHLIGHT/SHORT STREET GARAGE ARE REMOVED.
- SHOULD THE WORK BE COMPLETED PRIOR TO THE DATES NOTED, THE CLOSURES WILL NOT OCCUR.
- WORK HAS BEEN COORDINATED WITH THE BUILDING DEMOLITION AT THE AMERENUE PROPERTY ON NORTH ORR ST. AMERENUE'S WORK WILL NOT BE IMPACTED BY THE LANE CLOSURE.
- WORK TO BE COMPLETED BETWEEN 8AM AND 5 PM EACH DAY CLOSURE OCCURS.
- SHOULD WORK BE NEEDED OUTSIDE NORMAL WORK HOURS, AN EXTENDED WORK PERMIT WILL BE OBTAINED FROM THE CITY OF COLUMBIA.
- CONTRACTOR WILL OBTAIN THE NECESSARY PARKING METER BAGS AND PAY ASSOCIATED FEES.



1 ORR CLOSURE TRAFFIC CONTROL PLAN  
NTS



**COLUMBIA**  
Civil Engineering Group  
Columbia, MO  
www.columbiaeng.com

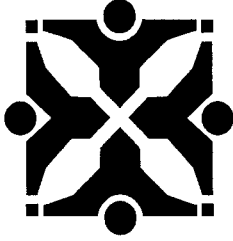
MO. ENG. CORP.  
#2013000149  
EXP. 12-31-2013

ORR CLOSURE TRAFFIC CONTROL PLAN  
LOFT APARTMENT PROJECT - 1101 E. WALNUT  
COLUMBIA, MISSOURI

DATE: 9/26/13  
DRAWN: M. HALL  
SCALE: AS SHOWN  
FIELD BOOK: RETURN

PROJECT NO.  
112004-1

SHEET NO.  
C1.3



Source: Public Works

*John*

Agenda Item No:

To: City Council  
From: City Manager and Staff

*MM*

Council Meeting Date: Oct 21, 2013

**Re:** Temporary Closure of the Alley between Orr Street and St. James Street, Temporarily Shift a Portion of the Driving Lanes of Orr Street and E. Walnut Street, and to Periodically Close Orr Street

**EXECUTIVE SUMMARY:**

Staff has prepared for Council consideration a resolution authorizing Trittenbach Development to temporarily close the alley between Orr Street and St. James Street, temporarily shift a portion of the driving lanes of Orr Street and E. Walnut Street, and to periodically close Orr Street between E. Ash Street and E. Walnut Street to facilitate construction of an apartment building at 1101 E. Walnut Street.

**DISCUSSION:**

Trittenbach Development is seeking permission to temporarily close the alley located between Orr Street and St. James Street, and temporarily shift a portion of the driving lanes of Orr Street and E. Walnut Street, beginning October 24, 2013 through October 17, 2014, to facilitate construction of an apartment building at 1101 E. Walnut Street. Beginning October 29, 2013, they are also requesting to periodically close Orr Street between E. Ash Street and E. Walnut Street, every Tuesday and Thursday for ten (10) weeks, through the week of December 30, 2013, followed by every Tuesday for six (6) weeks, through the week of February 10, 2014.

On behalf of Trittenbach Development, Columbia Civil Engineering Group has contacted the business owners in the area (see attached letters). Staff has reviewed the traffic control plans (attached) and has no issues with their request. Trittenbach Development 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:**

None

**VISION IMPACT:**

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

None

**SUGGESTED COUNCIL ACTIONS:**

Approve the resolution authorizing Trittenbach Development to temporarily close the alley located between Orr Street and St. James Street, temporarily shift a portion of the driving lanes of Orr Street and E. Walnut Street, and to periodically close Orr Street between E. Ash Street and E. Walnut Street.

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 #	



## KEYNOTES



VEHICULAR ACCESS TO BE MAINTAINED TO THIS ADJOINING PROPERTY

## GENERAL NOTES

1. ALLEY CLOSURE TO BE FROM OCTOBER 24, 2013 - OCTOBER 17, 2014. ALLEY WILL BE RE-OPENED PRIOR TO THE DATE NOTED ABOVE. SHOULD CONSTRUCTION PROGRESS ALLOW WITHOUT ENDANGERING PUBLIC SAFETY.
2. SHOULD ACCESS TO THE TRANSFORMER AT THE REAR OF THE ALLEY OR ACCESS TO THE ADJACENT BUILDINGS BE REQUIRED, WE WILL COORDINATE SAID TEMPORARY ACCESS WITH THE ADJACENT PROPERTY OWNERS AS NECESSARY.
3. VEHICULAR ACCESS TO THE ORR STREET LOFTS WILL BE MAINTAINED AT THE LOCATION NOTED ON THE DRAWING.
4. PERIODIC ACCESS TO THE REAR OF THE BUILDING AT 1103 EAST WALNUT WILL BE PROVIDED AS COORDINATED WITH THE PROPERTY OWNER.



## 1 ALLEY CLOSURE TRAFFIC CONTROL PLAN

NTS



**COLUMBIA**  
Civil Engineering Group  
Columbia, MO

MO. ENG. CORP.  
#2013000149  
EXP. 12-31-2013

ALLEY CLOSURE TRAFFIC CONTROL PLAN  
LOFT APARTMENT PROJECT 1101 E. WALNUT  
COLUMBIA, MISSOURI



DATE	8/25/13	BY	AS PUGH
DRAWN	M. HALL	CHECKED	FIELD BOOK
APPROVED		REVISION	

PROJECT NO.  
112004-1

SHEET NO.

C1.1

## KEYNOTES

- |   |  |                               |  |
|---|--|-------------------------------|--|
| 1 | ROAD CLOSED TO THRU TRAFFIC                        | 6                             | END DETOUR   |
| 2 | ROAD CLOSED AHEAD<br>W020-5                        | 7                             |   |
| 3 | DETOUR<br>M4-10L<br>ORR ST.                        | 8                             |  |
| 4 | DETOUR<br>M4-10R<br>ORR ST.                        | 1                             | 2  |
| 5 | INSTALL 2 TYPE III BARRICADES WITH FLASHING LIGHTS | INSTALL PLACARD: 350 FT AHEAD |  |

## GENERAL NOTES

- CLOSURE TO OCCUR EVERY TUESDAY AND THURSDAY STARTING THE WEEK OF OCTOBER 26TH AND GO FOR 10 WEEKS.
  - FOLLOWING THE 10 WEEK PERIOD, THE CLOSURE WILL BE EVERY TUESDAY FOR 6 WEEKS.
  - CLOSURE WILL NOT OCCUR UNTIL TRAFFIC RESTRICTIONS EAST ON WALNUT AT THE NORTHLIGHT/SHORT STREET GARAGE ARE REMOVED.
  - SHOULD THE WORK BE COMPLETED PRIOR TO THE DATES NOTED, THE CLOSURES WILL NOT OCCUR.
  - WORK HAS BEEN COORDINATED WITH THE BUILDING DEMOLITION AT THE AMERENUE PROPERTY ON NORTH ORR ST. AMERENUE'S WORK WILL NOT BE IMPACTED BY THE LANE CLOSURE.
- WORK TO BE COMPLETED BETWEEN 8AM AND 5 PM EACH DAY CLOSURE OCCURS.
- SHOULD WORK BE NEEDED OUTSIDE NORMAL WORK HOURS, AN EXTENDED WORK PERMIT WILL BE OBTAINED FROM THE CITY OF COLUMBIA.
- CONTRACTOR WILL OBTAIN THE NECESSARY PARKING METER BAGS AND PAY ASSOCIATED FEES.



1 ORR CLOSURE TRAFFIC CONTROL PLAN  
NTS



**COLUMBIA**  
Civil Engineering Group  
Columbia, MO  
EXP. 12-31-2013

MO. ENG. CORP.  
#2013000149  
EXP. 12-31-2013

ORR CLOSURE TRAFFIC CONTROL PLAN			
LOFT APARTMENT PROJECT - 1101 E. WALNUT			
COLUMBIA, MISSOURI			
DATE	8/28/13	SCALE	AS SHOWN
DRAWN	M. HALL	FIELD BOOK	REVISION
APPROVED			

PROJECT NO.  
112004-1

SHEET NO.  
**C1.3**

## KEYNOTES



TWO 12 FOOT LANES  
TO BE PROVIDED DURING  
LANE SHIFT

## GENERAL NOTES

1. LANE SHIFT TO BE FROM OCTOBER 10, 2013 TO OCTOBER 17, 2014.
- 1.1. LANE SHIFT ON WALNUT STREET WILL NOT COMMENCE UNTIL TRAFFIC RESTRICTIONS ON WALNUT TO THE EAST AT THE NORTHLIGHT/SHORT STREET GARAGE ARE REMOVED.
- 1.2. SHOULD THE FACADE OF THE WALNUT OR ORR STREET (OR BOTH) BE COMPLETE PRIOR TO THE DATE NOTED, THE LANE SHIFT WILL BE REMOVED AND CONSTRUCTION FENCING MOVED TO THE SIDEWALK TO MAINTAIN PUBLIC SAFETY.
2. A TOTAL OF 12 PARKING SPACES WILL BE REMOVED FROM SERVICE FOR THE DURATION OF THE LANE SHIFT.
3. CONTRACTOR SHALL OBTAIN PARKING METER BAGS AND PAY ASSOCIATED FEES FOR THE DURATION THEY ARE OUT OF SERVICE.
4. A 4" WHITE LANE DELINEATOR STRIPE WILL BE PAINTED ON THE PAVEMENT DURING THE DURATION OF THE LANE SHIFT. IT WILL BE REMOVED ONCE CONSTRUCTION HAS BEEN COMPLETED.



2 TWO 12 FOOT LANES  
TO BE PROVIDED DURING  
LANE SHIFT

NO PARKING  
(6 SPACES REMOVED)

## 1 ORR & WALNUT LANE SHIFT TRAFFIC CONTROL PLAN

NTS

**COLUMBIA**  
Civil Engineering Group  
Columbia, MO  
DATE: 10/10/13  
BY: [Signature]

MO. ENG. CORP.  
#2013000149  
EXP. 12-31-2013

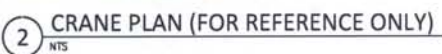
ORR AND WALNUT LANE SHIFT TRAFFIC CONTROL PLAN  
LOFT APARTMENT PROJECT - 1101 E. WALNUT  
COLUMBIA, MISSOURI

DATE	8/29/13	AS SHOWN
DESIGNED BY	W. HALL	IN CHARGE
CHECKED BY	W. HALL	IN CHARGE
APPROVED BY	W. HALL	IN CHARGE

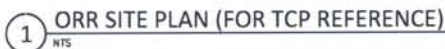
PROJECT NO.  
112004-1

SHEET NO.  
C1.2





1. CLOSURES WILL OCCUR EVERY TUESDAY AND THURSDAY STARTING THE WEEK OF OCTOBER 28TH AND GO FOR 10 WEEKS.
- 1.1. FOLLOWING THE 10 WEEK PERIOD, THE CLOSURE WILL BE EVERY TUESDAY FOR 6 WEEKS.
- 1.2. CLOSURE WILL NOT OCCUR DURING TRAFFIC RESTRICTIONS EAST ON WALNUT AT THE NIGHTLIGHT/SHORT STREET GARAGE ARE REMOVED.
- 1.4. SHOULD THE WORK BE COMPLETED PRIOR TO THE DATES NOTED, THE CLOSURES WILL NOT OCCUR.
- 1.4. WORK HAS BEEN COORDINATED WITH THE BUILDING DEMOLITION AT THE AMERENUE PROPERTY ON NORTH ORR ST. AMEREN'S WORK WILL NOT BE IMPACTED BY THE LANE CLOSURE.
2. WORK TO BE COMPLETED BETWEEN 8 AM AND 5 PM EACH DAY CLOSURE OCCURS.
3. SHOULD WORK BE NEEDED OUTSIDE NORMAL WORK HOURS, AN EXTENDED WORK PERMIT WILL BE OBTAINED FROM THE OFFICE OF COLLEGE PARKING.
4. CONTRACTOR WILL OBTAIN THE NECESSARY PARKING METER BAGS AND PAY ASSOCIATED FEES.



**COLUMBIA**  
Civil Engineering Group

MO. ENG. CORP.  
#2013000149  
EXP. 12-31-2013

RR CLOSURE TRAFFIC CONTROL PLAN

ORR CLOSURE TRAFFIC CONTROL PLAN  
LOFT APARTMENT PROJECT - 1101 E, WALNUT  
COLUMBIA, MISSOURI

SCALE	AS SHOWN
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

PROJECT NO  
112004-1

SHEET NO.  
**C1.4**

September 13, 2013

**CCEG #112004-1**

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

RE: Orr Street Lofts Traffic Closures

Dear Mayor and Council:

On behalf of Trittenbach Development, we have prepared a series of traffic control plans for the construction of a Loft Apartment building at the northeast corner of Orr and Walnut. These plans include a request for lane shifts on Orr and Walnut, an alley closure and periodic closure of Orr Street. This is in addition to the previously granted sidewalk closures at this location.

This project is a lot-line to lot-line project. In order to construct the project, and more importantly, protect public safety to the best of our ability, we are requesting these closures and lane shifts. While we understand that this will cause some level of disruption to the day-to-day activities in this area, we feel that it is best to be proactive and present the plans in their entirety rather than piecemeal throughout the project. The alley closure and lane shift requests start on October 10<sup>th</sup>, the periodic closures start on October 28<sup>th</sup>.

Specifically, consider the following:

For the Alley closure -

- We have met with Mr. Kesphol and resolved his concerns regarding the alley closure. This includes deliveries to the back of his building and his concerns regarding his dumpster.
- We have met with the operators of Orr Street Studios that are impacted by the alley closure. We will maintain the requested access point from the alley entrance off Orr.
- We will provide access to Columbia W&L should access be needed to their transformer.
- Should work proceed faster than noted on the plans, we will remove the alley closure prior to the duration applied for with this request.

For the lane shifts and periodic closure of Orr.

- We have coordinated with AmerenUE's contractor to verify that their work at the facility on Orr will not be impacted by our requests.
- We have reviewed the bus routes and verified that while buses may use Orr for entrance and exit to the Wabash Station, Orr is not a designated published route.
- We are agreeable to NOT implement the lane shifts until the traffic restrictions on Walnut at the Short Street Garage/Northlight are removed.
- We have established a set time for the ongoing periodic closure of Orr. This will be on Tuesdays and Thursdays for 10 weeks, followed by 6 weeks of Tuesday only.
- Should work proceed faster than noted on the plans, we will remove the traffic restrictions prior to the duration applied for with this request. Specifically, once the façade work is complete on Orr and Walnut, we will be in a position to move the fencing back to the sidewalk. This will remove traffic restriction and maintain public safety until work is complete.

September 26, 2013  
City of Columbia  
Page 2 of 2

- Given the limited access for this site, it is similar to our project on Elm Street where we removed a lane from service during construction. This project is even more restricted in that we do not have an alley access along the back side of the building and the pavement width on Orr is less.

Again establishing an overall plan and keeping public safety is paramount to the requests we are making. If you have any questions, please feel free to contact me at this office or by email at [mmhall@columbiacivilengineering.com](mailto:mmhall@columbiacivilengineering.com).

Sincerely,

A handwritten signature in dark ink, appearing to read 'M. M. Hall', written over the printed name.

Michael M. Hall, P.E.  
Principal Engineer



---

September 30, 2013

City of Columbia  
Department of Public Works  
ATTN: John Glascock, P.E.  
701 E. Broadway  
PO Box 6015  
Columbia, MO 65205

RE: Temporary Closure of Alley

Dear Mr. Glascock:

We are aware of the proposed alley closure between Orr Street and St. James Streets from October of 2013 until October 2014. The developers have met with us and heard our concerns regarding this closure. They have addressed our concerns by agreeing to make the alley available for our use upon 24 hours notice, and we are in support of the closure to facilitate the construction of the new multi-story building at 1101 E. Walnut.

Sincerely,



Gary Kespohl  
1103 E. Walnut  
Columbia, MO

September 30, 2013

City of Columbia  
Department of Public Works  
ATTN: John Glascock, P.E.  
701 E. Broadway  
PO Box 6015  
Columbia, MO 65205

RE: Temporary Closure of Alley

Dear Mr. Glascock:

We are aware of the proposed alley closure between Orr Street and St. James Streets from October of 2013 until October 2014. The developers have met with us and heard our concerns regarding this closure. They have addressed our concerns and we are in support of the closure to facilitate the construction of the new multi-story building at 1101 E. Walnut.

Sincerely,

A handwritten signature in black ink, appearing to read "Con Hant". The signature is fluid and cursive, with the first name "Con" being more prominent than the last name "Hant".

The Mud Room,  
1103 E. Walnut St.  
Columbia, MO

September 30, 2013

City of Columbia  
Department of Public Works  
ATTN: John Glascock, P.E.  
701 E. Broadway  
PO Box 6015  
Columbia, MO 65205

RE: Temporary Closure of Alley

Dear Mr. Glascock:

We are aware of the proposed alley closure between Orr Street and St. James Streets from October of 2013 until October 2014. The developers have met with us and heard our concerns regarding this closure. They have addressed our concerns and we are in support of the closure to facilitate the construction of the new multi-story building at 1101 E. Walnut.

Sincerely,

A handwritten signature in black ink, appearing to read 'AP', with a stylized flourish at the end.

Anastasia Pottinger,  
Director, Orr Street Studios

City of Columbia  
Department of Public Works  
ATTN: John Glascock, P.E.  
701 E. Broadway  
PO Box 6015  
Columbia, MO 65205

Dear Mr. Glascock:

Sincerely,

*[Handwritten signature]*

Law Offices at  
1103 E. Walnut  
Columbia, MO