

Source: Public Works

Agenda Item No: REP 6-13

To: City Council
From: City Manager and Staff

Council Meeting Date: Jan 7, 2013

Re: Inventory of Private Gravel Alleyways and Parking Lots Downtown (CM #2967)

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration a report concerning a request by Council asking staff to provide a report with an inventory of the gravel alleyways and parking areas in downtown, and to provide a recommendation as to how those could be paved.

DISCUSSION:

At the June 7, 2010 Council meeting, Council requested staff provide a report with an inventory of the gravel alleyways and parking areas in downtown, and to provide a recommendation as to how those could be paved. Staff has performed a study of surface types using aerial photography and then followed up with an on-site inspection to confirm the aerial information. Attached is a list of properties, and the aerial map, indicating the square feet of gravel surfaces.

For information purposes, during the Short Street Garage project, a change order was issued to pave the alley between Walnut Street and Ash Street, just west of Hubbell Dive. The alley is being used to help facilitate traffic flow due to several construction projects in progress in the area. The alley has a 3" asphalt surface over a compacted subgrade, and the cost for this work was \$ 3.50/SF. This information can be used as reference in estimating the cost to convert an existing gravel surface to dust free as those shown on the attached map. However, the cost will vary some depending upon the required thickness and the size of the surface, as the smaller the area and volume the higher the cost per square foot.

Staff has reviewed current ordinances and has been unable to find a specific regulation that the City can enforce requiring these existing surfaces to be dust free, other than driveways as covered under:

Section 24-17 Driveway improvements.

Whenever any premises or any structure on any premises is constructed, reconstructed, redeveloped, improved or altered:

(1) Generally. All existing driveways on such premises which are not abandoned shall be improved to conform with the design standards included in the city's standard plans and specifications referred to in section 24-31 of this chapter. Exceptions: This provision shall apply to existing residential structures only when enclosed additions are attached to the main structure or when the existing driveway is enlarged in size. This provision shall not apply to any driveway that connects to a gravel road; provided that the driveway conforms with design standards included in the city's standard plans and specifications to ensure that proper drainage is maintained along the road.

(2) Abandoned driveways. All abandoned driveways on such premises shall be eliminated and new curbs, gutters and sidewalks shall be constructed in accordance with design standards included in the city's standard plans and specifications referred to in section 24-31 of this chapter.. Staff feels that if the property undergoes some type of re-construction, then the site should meet the current requirement of being dust free and paving the surface will be required at that time.

If Council deems it necessary that all parking surfaces in the downtown area be dust free, staff should be directed to amend **Section 24-17 Driveway improvements** to include parking surfaces.

FISCAL IMPACT:

None related to this tracker

VISION IMPACT:

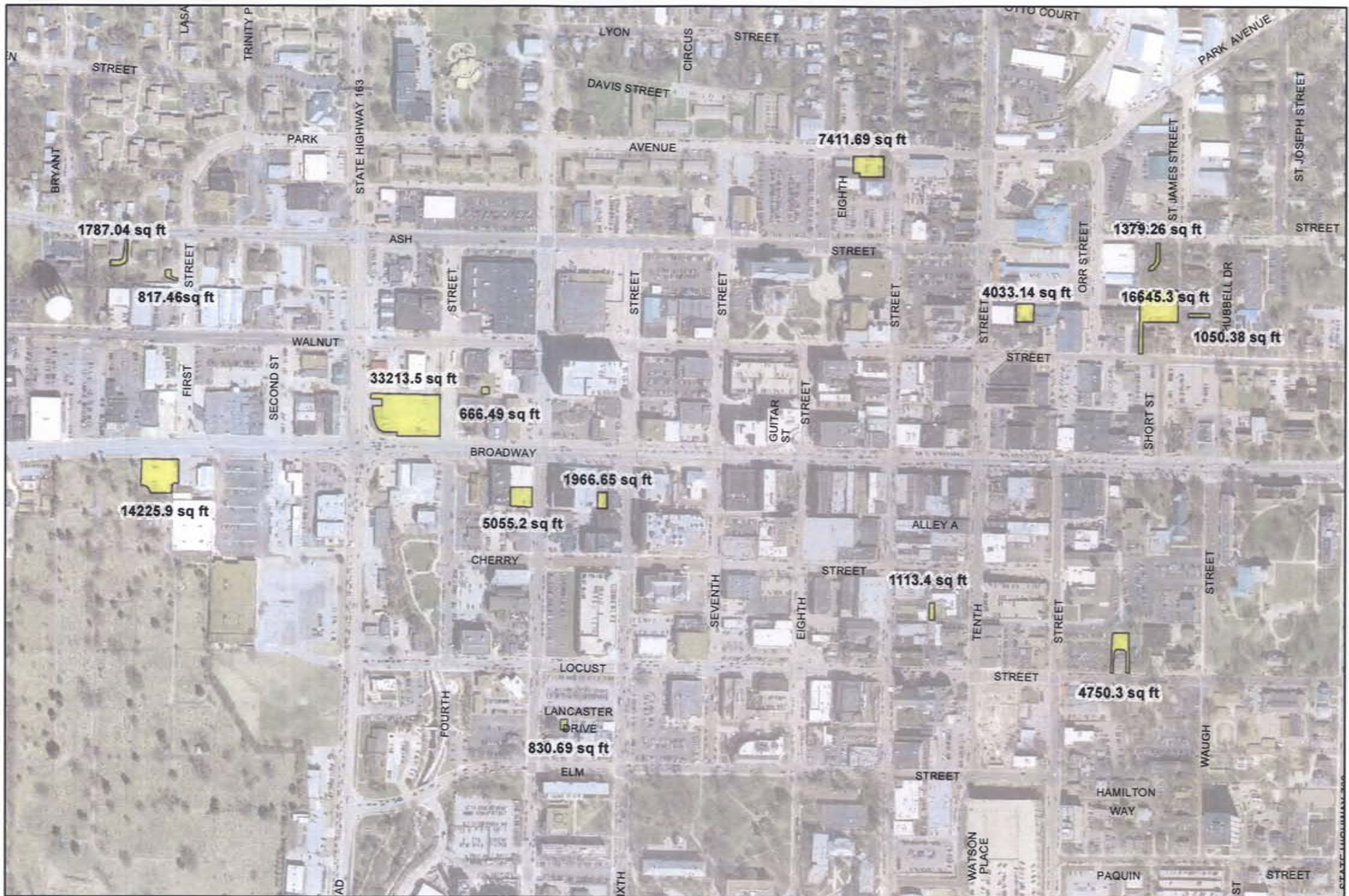
<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

Downtown Columbia is a hip and vibrant district with a diversity of easily accessible businesses, residences, attractions and institutions; it is an exciting gathering place for all types of people.

SUGGESTED COUNCIL ACTIONS:

For information only.

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/Epands 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?	Yes
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	6
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 #	



Gravel Surfaces within the Downtown Area COLUMBIA, MISSOURI

Total Square Feet: 94946.42

Total Yards: 1630

* Totals are an approximation.
Areas were defined using the 2011
aerial photography and manual field
checks.

Aerial Imagery Source: Boone County Assessor

0 160 320 640 960 1,280 Feet



December 11, 2012

Non Dust Free Surfaces

7/20/2012

Site #	Area Type	Location	Owner	Street Address	City, State, Zip	Legal Description
1	Drive/ Parking Lot	22 Ash Street	CLARENCE PORTER	8 S ALLEN ST	COLUMBIA , MO 65203	COLUMBIA OLD TOWN 60'NWPT & 60' SWPT LOT 318 & 1/2 VAC ALLEY TO SOUTH
2	Parking Lot	70 E Broadway	H-ONE LLC	104A E BROADWAY	COLUMBIA , MO 65201	HOWE BUSINESS PARK LOT 1
3	Parking Lot	317 E Broadway	DAN HAGAN	PO BOX 1225	COLUMBIA , MO 65205-1225	COLUMBIA OLD TOWN LOTS 202,203 & 204 & S1/2 ADJ ALLEY ON N & PT VACATED 4TH STREET ADJ ON EAST
4	Parking Lot	10 Fourth Street	CITY OF COLUMBIA	P O BOX N	COLUMBIA , MO 65205	COLUMBIA O T PT 245 & 246 & PT ROW ORIG ENTRY BK A335
5	Parking Lot	422 E Broadway	RAYMOND BOOTHE	7851 E NEW HAVEN ROAD	COLUMBIA , MO 65201	COLUMBIA OLD TOWN LOT 178
6	Parking Lot	520 E Broadway	ROBERT F & CAROL GROVE	310 RUSSELL BLVD	COLUMBIA , MO 65203	COLUMBIA OLD TOWN W1/2 LOT 175 EXC PT IN SW CORN INC SUR 2553-146
7	Parking Lot	216 S Fifth Street	FIFTH STREET INVESTMENTS	2605 BURRWOOD DR	COLUMBIA , MO 65203	COLUMBIA O T N62-1/2' LOT 16 ORIG ENTRY BK A-335
8	Parking Lot	Park and Ninth	220 NORTH EIGHTH STREET	PO BOX 1404	COLUMBIA , MO 65205	COLUMBIA O T PTS 358 & 359 ORIG ENTRY BK A335 EXC PT TO PARK AVE
9	Alley	920 Cherry Street	LC NIEDERMEYER	1420 N COUNTRYSHIRE DR	COLUMBIA , MO 65202	COLUMBIA O T LOT 100 & E50' LOT 101 ORIG ENTRY BK A335
10	Parking Lot	1013 Walnut	1013 WALNUT LLC	212 BINGHAM RD	COLUMBIA , MO 65203	COLUMBIA OLD TOWN E PT LOT 287 & SW PT LOT 288
11	Drive	1108 Ash Street	1108 E ASH LLC	PO BOX 642	COLUMBIA , MO 65205	LAND IN LIMITS PT NW SW
12	Drive	1110 Ash Street	1110 E ASH LLC	PO BOX 642	COLUMBIA , MO 65205	SUR 1217 PT MPT W1/2 SW

13	Parking Lot	Behind 1107 Walnut	1107-1109 E Walnut LLC	PO BOX 642	COLUMBIA , MO 65205	PT MPT W1/2 SW 64 FT ON N LINE WALNUT ST
14	Drive/ Parking Lot	1111 E Walnut	1111 E WALNUT LLC	PO BOX 642	COLUMBIA , MO 65205	PT MPT W1/2 SW 75 1/2 FT ON N LINE WALNUT ST
15	Drive/ Parking Lot	1107 Locust Street	ELIAS & ARLENE KALAF	2617 RIDGEFIELD RD	COLUMBIA , MO 65203	SAMUEL FIRST ADDITION E 33.3' LOT 6 & W 18.5' LOT 7