



# Central Bank of Boone County

03-22-16 11:05

March 15, 2016

Community Development Permit Center  
3<sup>rd</sup> Floor City Hall  
701 East Broadway  
Columbia, MO 65201  
Attn: Timothy Teddy

Mr. Teddy,

Central Bank of Boone County (CBBC) is requesting approval for vacation of right of way for the section of the public alley located between 201 and 203 East Walnut. Please allow this letter to serve as CBBC's formal request to allow for the vacation of the public alley and removal of the existing pavement between Providence Road and the public alley running north/south from Ash Street.

In addition to owning the property located at 203 East Walnut, CBBC acquired the adjacent property to the north known as 201 East Walnut (formerly Ambrosia Flowers) in February 2015 and also acquired the parking area between Providence Road and the existing bank branch in January 2016 (formerly leased from a private owner). CBBC's immediate reason for the public alley vacation request is to allow the bank to address safety concerns. Vehicle traffic accessing the bank ATM enters off Walnut Street. The location of the ATM creates a consistent traffic flow between the parking area and the bank branch requiring customers to walk through traffic to access the bank branch. Also, the public alley creates cross traffic with the bank's drive off of Ash Street utilized by customers accessing the drive thru teller windows. Both situations create an environment where the safety of our customers is compromised.

The entrance to the public alley when traveling south on Providence also creates a safety concern as vehicles must make a sharp right turn to enter. Many times this turn is negotiated in heavy, flowing traffic and trailing vehicles have little warning the leading vehicle is making the turn even when turn signals are utilized. Trailing vehicles often assume leading vehicles are turning onto Ash or Walnut Streets when they see turn signals used and are not prepared to slow down for a right turn in between the two major arterial streets. There are also safety concerns for vehicles entering Providence from the public alley. Traffic on Providence moves quickly in both directions making it difficult for drivers to make the sharp turn onto Providence Road then accelerate quickly to keep up with the flow of traffic.

With the acquisition of adjacent property and the parking area along Providence Road, CBBC would like to have the ability to reconfigure the layout of the branch, ATM, and parking surfaces addressing these safety concerns but also allowing for a possible new building at some point in the future. CBBC does not intend on reconfiguring the property in the near future but is seeking approval to remove the public alley at this point as an initial step in addressing safety concerns and allow for future planning. CBBC



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would allow City vehicles and business owners west of 203 E Ash Street to access the remaining public alley via the bank's drive off Ash Street.

Thank you for your time in reviewing this letter and the attached documents. Please contact me via phone (573-874-8560) or email ([jason.morgan@centralbank.net](mailto:jason.morgan@centralbank.net)) with any questions regarding this request.

Sincerely,

Jason C. Morgan  
Facilities Management Officer  
Central Bank of Boone County