



Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: June 6, 2016

Re: Agreement with S.B.J. Holdings LLC (Room 38) to Reimburse the City for Costs Related to Widening the Sidewalk on a Portion of Walnut Street

Executive Summary

Authorizing the City Manager to execute an agreement with S.B.J. Holdings LLC (Room 38 Restaurant and Lounge) to reimburse the City for costs related to widening the sidewalk an additional 10 feet on the south side of Walnut Street, just east of the intersection with Eighth Street. This proposed work will be completed by the contractor currently constructing the Avenue of the Columns Phase III project, via a change order to the construction contract, at an estimated cost of \$13,750. This additional work will include the same brick sidewalk theme as has been constructed with the rest of the Avenue of the Columns project.

Discussion

The Avenue of the Columns project was developed through a 2005 downtown master plan created to establish a unique corridor along Eighth Street, from Walnut Street to Elm Street. The intent is to link the historic columns at the courthouse square to the columns cast in the Francis Quadrangle foreground of Jesse Hall. The first phase of the sidewalk project was constructed with the City Hall expansion project, and the second phase of the project was completed in 2012.

The third phase of the sidewalk project is currently under construction, and includes the reconstruction of sidewalks along Eighth Street, from Walnut Street to the north side of Cherry Street, except for the portions previously constructed. The project also includes constructing decorative brick for the sidewalks and planters, removing the parking garage canopy along Eighth Street, replacing the traffic signals at the Eighth Street and Walnut Street intersection with a stop sign, and constructing decorative bump outs to reduce pedestrian crossing distance at the intersections.

The owner of Room 38 Restaurant and Lounge, located at the intersection of Walnut Street and Eighth Street, has requested to widen the sidewalk on Walnut Street along the north side of the restaurant. In order to widen the sidewalk, two metered parking spaces will need to be removed and the sidewalk widened an additional 10 feet for a length of 45 feet. The decorative brick pattern sidewalk will continue through the expanded sidewalk in order to tie this proposed section of sidewalk to the rest of the Avenue of the Columns theme (see attached diagram of proposed sidewalk layout). This additional work will be constructed by Aplex Construction, as part of the Avenue of the Columns Phase III project, via a change order to the construction contract. Per the agreement, Room 38 will reimburse the City for the cost of the additional sidewalk construction estimated to cost \$13,750.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Room 38 is currently working with Building and Site Development in order to meet the City Code requirements for installation of a sidewalk seating area. The Downtown Community Improvement District (CID) was notified about the proposed project in 2015, and was discussed at their Operations Committee meeting on August 20, 2015, and at their Board meeting held September 8, 2015. The CID Board is in favor of the project as indicated in their attached letter of support dated September 11, 2015.

An Interested Parties meeting was held on April 7, 2016. Five people signed in at the meeting and two comments were received. The comments were in favor of the project, but there was a concern of where The Blue Note performers' buses will park (see attached comments).

Fiscal Impact

Short-Term Impact: Room 38 will reimburse the City for the additional sidewalk construction estimated to cost \$13,750. The City will lose approximately \$1,000 per parking space per year in revenue due to removal of the two metered parking spaces on Walnut Street.

Long-Term Impact: The City will lose approximately \$2,000/year in parking revenue for two parking spaces being removed on Walnut Street.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Downtown, Secondary Impact: Economic Development, Tertiary Impact: Community Character

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economy, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Economic Development

Legislative History

Date	Action
04/07/2016	Interested Parties Meeting held
06/01/2015	(B138-15) Authorizing a Bid Call Ordinance through Purchasing
01/20/2015	(R228-14) - Public Hearing
11/11/2014	Interested Parties Meeting
09/02/2014	(R161-14) - Supplemental agreement w/TH&H for additional design work for Avenue of the Columns streetscape project.
11/18/2013	(R236-13) - Agreement w/TH&H for Avenue of the Columns streetscape project.



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09/03/2013	(R174-13) - Authorizing City Manager to apply for tax credits through the MO Development Finance Board relating to streetscape improvements.
02/18/2013	(Ord 21616) - Appropriating tax credit revenues for future improvements to the Avenue of the Columns streetscape project.
08/06/2012	(R129-12) - Authorizing Amendment #3 to agreement with Jeffrey L. Bruce and Company for landscape architectural services relating to the Avenue of the Columns streetscape project.
04/18/2011	(Ord 20937) - Bid Call through Purchasing to construct Avenue of the Columns streetscape project along Broadway and Eighth St
02/21/2011	(R18-11) - Setting a Public Hearing for construction of Avenue of the Columns streetscape project along Broadway and Eighth St.
12/20/2011	(R258-10) - Adopting a list of high priority improvement projects; requesting federal assistance.
04/20/2009	(R89-09) - Authorizing the City Manager to apply to MoDOT for Surface Transportation Enhancement funds under the American Recovery and Reinvestment Act (ARRA) of 2009.
02/16/2009	(R45-09) - Authorizing Amendment #2 to the agreement with Jeffrey L. Bruce & Company, for professional landscape architectural services relating to the City Hall Plaza and Streetscape project.
03/07/2008	(R58-08) - Authorizing tax credit agreement with MO Development Finance Board relating to streetscape improvements.
03/03/2008	(R45-08) - Authorizing Amendment #1 to the agreement with Jeffrey L. Bruce & Company for professional landscape architectural services relating to the City Hall Plaza and Streetscape project.
01/22/2008	(R17-08) - Authorizing the City Manager to apply for tax credits to MO Development Finance Board for streetscape improvements.
09/06/2005	(Ord 18679) - Authorizing the agreement with Jeffrey L. Bruce & Company for consulting services for downtown redevelopment strategy and implementation plan.

Suggested Council Action

Authorize the City Manager to execute an agreement with S.B.J. Holdings LLC (Room 38) to reimburse the City for costs related to widening the sidewalk an additional 10 feet on the south side of Walnut Street, just east of the intersection with Eighth Street, at an estimated cost of \$13,750.