



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2023

Re: E-W Alley between N. Tenth and Orr Streets, south of Wabash Transit Center – Alley Naming (Case # 101-2023)

Executive Summary

Approval of this request would result in the naming of an east-west alley located south of the Wabash Transit Center between N. Tenth Street and Orr Street. The request is sought to enhance wayfinding and emergency services response times to businesses currently located and accessible only from the alley; however, are presently addressed from Walnut Street and in certain instances inaccessible from that street frontage. Naming of the alley is supported by all property owners of land fronting the alley as well as the majority of business operators. An alley is considered a permissible “street type” within the UDC and as such this request is being processed in accordance with the provisions outlined in Article 1, Sec. 24-15 of Chapter 24 of the City Code.

Discussion

Tanner Ott, Ott Historic Rehab (agent), on behalf of John Ott and Thomas & Christine Spurling (owners), are requesting the naming of the east-west alley lying south of the Wabash Transit Center between N. Tenth Street and Orr Street be officially named “Artist Alley”. The applicants represent 100% of the ownership of the existing buildings and property lying to the south of the alley. The City is the owner of property to the north which is occupied by the City's Transit Center and a surface parking lot.

The existing alley is considered a permissible “street-type” with the Unified Development Code. As such, this request is being processed pursuant to the procedures of Article 1, Sec. 24-15 of Chapter 24 of the City Code. These provisions in part state “the city council may change a street name by ordinance without a public hearing if the owners of record of all property abutting the street have signed a petition requesting that the street be renamed”. The Community Development Department has received and verified that the required petition meets these requirements with the exception of obtaining a signature from the City of Columbia. Given the naming of the alley requires Council approval, if such approval is given the literal language of the Code would be satisfied.

Approximately 10 business are currently in operation along the alley frontage and obtain their sole access from the alley. Some are accessed from a courtyard that opens to the alley. Given these businesses are part the basement level of buildings addressed from Walnut Street they have been assigned a Walnut Street address; however, have no presence or access to that frontage. The proposed naming of the alley would result in these businesses being assigned an address from their accessible frontage, enhance public wayfinding to the businesses, and ensure more timely emergency service response. The applicant notes that



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approving “Artist Alley” would also honor the history of the neighborhood and harmonizes with the artist theme and existing culture of the businesses in the alley.

In addition to providing access the approximate 10 businesses on the south side of the alley, the alley provides access to 13, 90-degree head-in public parking spaces to the north. The alley also offers access to the City’s Wabash Transit Center parking lot at its southeast corner at Orr Street.

The alley is approximately 15-feet in width across its approximate 340-feet of length and is fully accessible to pedestrians and vehicles. The applicants are not seeking a closure of the alley similar to that of Alley A south of Broadway, but rather they desire to have the alley named to assist with wayfinding and emergency response. The City has verified that the proposed name “Artist Alley” is an acceptable name for use and is not duplicated within the City or County with Boone County Joint Communications. The name chosen is acceptable.

If approved by Council, an official address change letter would be sent to each individual property owner and business address located along the subject alley. The City will be responsible for changing all internal address references for things such as utility billing and would send letters to various entities including the US Post Office, Boone County Joint Communications, County Assessor, utility companies, etc. This is necessary in order for these entities to recognize the address change and to update their databases and records. The City will also be responsible for installing 2 street signs, one at each end of the alley, at a cost of \$100 per sign. The property owners and tenants will be responsible for changing their addresses in all other regards.

Locator maps, street name petition, and business operator support petition are attached for review.

Fiscal Impact

Short-Term Impact: The City will be responsible for installing 2 street signs, one at each end of the alley, at a cost of \$100 per sign. Notification letters will also be mailed to all affected individuals notifying them of the name change.

Long-Term Impact: None

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested naming of the east-west alley between N. Tenth Street and Orr Street, south of the Wabash Transit Center to “*Artist Alley*”.