

July 26, 2016

CDW #114006-1

City of Columbia
Building and Site Development Department
ATTN: Shane Creech, P.E.
701 E. Broadway
Columbia, MO 65205

RE: Long Term Closures, 6th and Elm Apartment project

Dear Shane:

We appreciate the city meeting with our staff last week to discuss the impacts to public access and the benefits to the city's infrastructure as it related to this project. This letter is to detail the attached applications for long term closures for public thoroughfares during the construction of the proposed apartment project at 6th and Elm. For reference here is a summary of the requested closures and the reasoning for them:

- Closure of the alley between 6th and 5th (Lancaster). This is requested from August 16, 2016 until August 15, 2017. This closure will be limited to the only the section that borders the development property. The access to the rear drive for 216 South 5th will remain open. The purpose of this closure is for public safety.
- Closure of the sidewalks bordering the subject property. This is requested from August 16, 2016 until August 15, 2017. The purpose of this closure is for public safety, along with the construction of new sidewalks along the perimeter of the project. Please note that the new walks will be an improvement over the existing walks, as they will be installed with 10' widths and downtown tree grates along 6th and Elm.
- Closure of Elm from 5th to 6th, 6th from Lancaster Alley to Elm and closure of the northbound lane of 5th from Elm to Lancaster Alley, including associated parking spaces (15 total). This closure will be from September 1, 2016 to October 31, 2016. The purpose of this closure is to reconstruct an existing sanitary sewer main that is in conflict with a proposed relocated City storm sewer required for this project. Originally, we had coordinated with the City's Sanitary Sewer Department for this project to coincide with the City's sanitary project. However, since the city project has been delayed beyond the tolerance of this project, this work is required. This will replace an existing sanitary main with a new, larger main at a lower elevation.
- Closure of Elm from 5th to 6th, Lane shift on 6th from Lancaster Alley to Elm and closure of the northbound lane of 5th from Elm to Lancaster Alley, including associated parking spaces (16 total). This closure will be from October 31, 2016 to January 1, 2017. The purpose of this closure is to replace two deteriorated and failing city storm sewers which transverse the subject property (one on easement one which is NOT on easement). Per the attached email from Tom Wellman (on July 22, 2016), with the City's Stormwater Utility, this is a needed project and the city will get a substantial capital project completed at no cost to the city. Also, he concurs with the routing and that the closures would be required with a city project as well. This project will not only result in new stormwater facilities, but we are anticipating that the entire pavement of Elm within the confines of

the storm sewer work will be replaced. The half-width of pavement on 6th within the project is also anticipated to be replaced.

- The final closure plan is for a one-way (eastbound) of Elm and the Lane shift on 6th from Lancaster Alley to Elm, including associated parking spaces (16 total). This closure will be from January 1, 2017 to August 15, 2017 and is required for public safety during the construction of the project.

If you should have any questions concerning this project, please feel free to contact me at this office or by email at mmhall@catalystdesignworks.com.

Sincerely,



Michael M. Hall, P.E., M.ASCE
Principal Engineer

Encl.