



June 27, 2022

Mr. Timothy Teddy, Director  
City of Columbia  
Department of Community Development  
P.O. Box 6015  
Columbia, MO 65205

RE: Right-of-Use Application  
Alley north of 107 N. 9<sup>th</sup> Street  
Columbia, Missouri

Dear Mr. Teddy:

Please accept the attached documents in support of a right-of-use application to construct an Americans with Disabilities Act compliant ramp and landing in the alley north of the referenced property. The south 4.0 feet of the alley adjacent to 107 North 9<sup>th</sup> Street is requested for construction of the ramp. The property is owned by Jailhouse Rock LLC (John Ott registered agent) and is parcel number 16-320-00-35-002.00 01. The finish floor of the building is elevated above the adjacent Ninth Street sidewalk and alley elevations. The purpose of the ramp is to allow all members of the community to access the repurposed building while preserving the historic brick and stone façade on the front of the building on Ninth Street.

As you may know, this is a historic property that once was used as the Columbia City Hall and police station. Several jail cells were located on the west side of the building and bars on the windows are still present. The property owners are working with the State Historic Preservation Office and the National Parks Service on the restoration of the brick and stone façades of the buildings. The façades include a stone-masonry foundation, window sills, and entryway steps consisting of fossiliferous limestone which contains fragments of the Missouri state fossil, the crinoid. See attached photos 1 and 2. Taking into account all factors, including the underground electric and fiberoptic telecommunication lines in front of the building, placing the ADA ramp in the alley seems to be the best location. The alley entrance will serve both ground floor tenant spaces, avoiding the need for two ramps on Ninth Street.

The proposed sidewalk ramp will be concrete, approximately 4-feet wide, with an additional 8-inch wide retaining wall which will support the required handrails and railing. The ramp will extend from the sidewalk along Ninth Street to a new entryway on the north wall of the building. Steps will descend from the entryway landing westward, down to the alley. The north wall of the building is approximately 1.3 feet south of the alley property line so a portion of the proposed ramp will be on private property with the remaining being in the alley. Currently two recycling dumpsters are

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located along the north wall of the building where the proposed ramp will be located. These dumpsters will be relocated to another location acceptable to the City Solid Waste Division. Therefore, the current drivable width of the alley will not be decreased with the proposed ramp. See attached photos 3 and 4. The pavement between the proposed ramp wall and the north side of the pavement in the alley will be approximately 12.5 feet at the west end of the proposed ramp.

The alley contains several utilities, including City of Columbia sanitary sewer, Ameren natural gas, and CenturyLink telecom lines. The sanitary sewer is in the center of the alley and, fortunately, is only approximately 6.3 feet deep in the alley adjacent to the proposed ramp. This is fairly shallow for sanitary sewers and will allow easier maintenance of the sewer in the future if it ever needs to be dug up. An Ameren gas line and the CenturyLink telecommunications line would need to be relocated, at the developer's expense, in order to construct the proposed ramp. The relocated natural gas and telecom lines will still provide horizontal clearance to the sanitary sewer line. We have discussed the project with representatives from both Ameren and CenturyLink and they are supportive of the proposed project.

I believe this project supports two of Columbia's values: historic preservation and constructing our public right-of-ways to be accessible to all road users who bike, walk and wheel. We request staff support for this right-of-use application and look forward to receiving your comments and suggestions.

Please contact me if you have any questions or need more information.

Sincerely,

A handwritten signature in black ink that reads "Benjamin A. Ross". The signature is written in a cursive, flowing style.

Benjamin A. Ross, P.E., PTOE

Attachments:

Exhibit A and B for Right-of Use agreement  
Architect's plans showing proposed ramp

cc: Tanner Ott  
Project File 15614



Photo 1 – Fossiliferous Limestone foundation along Ninth Street



Photo 2 - Fossiliferous Limestone Entryway Step Along Ninth Street





Photo 3 – Current dumpster location



Photo 4 – Dumpsters extending approximately 5 feet into alley