

TO: Mayor and City Council for December 21, 2015
FROM: Mary Steckel, Public Works Department Director
DATE: December 11, 2015
THROUGH: Mark W. Shepard, P.E., City Manager
SUBJECT: Public Right of Way Closure Permit

MS

MWS



Action Requested:

Staff recommends Council authorize the City Manager to issue a long-term public right-of-way closure permit for the streets, parking areas, sidewalks and alleyways adjacent to 115 SW Washington Avenue from January 1, 2016 to October 31, 2017, as per the submitted applications with the Conditions of Approval included with the permit.

Discussion:

The Corvallis Municipal Code (CMC) gives authority to the City Manager to close a street or any portion thereof for up to 30 days for repairs or construction of public infrastructure (Section 6.02.010) or to close a street or any portion of a street for public or semi-public purposes for up to five days (Section 6.09.070). The CMC requires the City Council to authorize longer closures.

Corvallis River Run, LLC has requested the closure of public right-of-way (ROW) to construct the Courtyard by Marriott Hotel at 115 SW Washington Avenue for various time periods between January 2016 and October 2017 in excess of the authority granted to the City Manager in the CMC. The request involves eight separate permit applications to cover different construction activities and right-of-way closures of all or parts of SW Adams Avenue, SW 1st Street, SW Washington Avenue, and the alleyway adjacent to the building under construction.

The hotel's walls and foundation will be constructed directly adjacent to the sidewalks and alley. Staff has determined that these areas in the public ROW would need to be closed for public safety and efficient execution of the project. The closures of SW Adams Avenue and SW 1st Street are needed for public utility extensions. Public Works staff has met with the Developer's Engineer of Record, Devco Engineering, to discuss their request for use of the public ROW, the mitigating actions required, and the sequencing of the closures. As a result of these discussions, Devco developed conditions of approval that minimize the impacts from proposed closures and allow the developer to proceed with construction in a safe and satisfactory manner. Attachment A summarizes the closures, mitigations, and sequencing.

The request was reviewed by the Police, Fire and Community Development Departments. Concerns raised by staff resulted in additional conditions of approval, shown in Attachment B.

The Developer has completed public outreach to the businesses adjacent to the proposed closures and has obtained concurrence from each of them. Public Works staff met with the Corvallis-Albany Farmers Market to discuss the project and potential impacts to their activities.

Budget Impact:

The \$100 fee for the permit is established in Community Development Department Procedure, Permits to Occupy/Obstruct the Public Right-of-Way.

Attachment A – Summary ROW Permit Application and Map
Attachment B – Conditions of Approval

ATTACHMENT A

STREET CLOSURE NARRATIVE

Permit No. 1

SW Adams Avenue, South Side Parking and Sidewalk Closure (1st Street to 2nd Street)

January 2016 through October 2017

Purpose: To provide a designated and separated lane for construction materials deliveries using the parking spaces on the south side of SW Adam Ave and construct building foundations and the cast-in-place concrete superstructure up through the building fourth floor.

Impact and Mitigation: Maintain two way travel lanes, detour pedestrians to the north side sidewalk. Temporarily remove the six existing parking spaces and their respective meters from the south side of Adams Avenue between First and Second Streets. Add 8 parking spaces along the north side of Adams by restriping the parking adjacent to The Old World Deli. Add two parking spaces on Second Street adjacent to the Benton County Historical Society property at the existing driveway approach. Provide a private parking lot or shuttle to transport construction workers to and from a temporary private parking area in south Corvallis to preserve parking for business' patrons. Construction materials will not be staged and stored on the public's right of way but on the applicant's hotel site and on the Benton County Historical Society property. Will have no impact on Post Office mail deliveries and transports.

Alley (Adams to Washington, between First and Second)

January 2016 through October 2017

Purpose: To construct building foundations and the cast-in-place concrete superstructure up through the building fourth floor

Impact and Mitigation: Install fence and gates, accommodate truck turning and emergency vehicle movements in and out of alley for safety, service, delivery, and trash collection associated with the operations of the existing Second Street businesses which back-up to the alley, provide a designated person as liaison to interact and coordinate with adjacent businesses.

Permit No. 2

SW First Street Westside Sidewalk Closure (Adams Avenue to Washington Avenue)

January 2016 through October 2017

Purpose: To construct all building improvements including exterior façade. Assures pedestrian safety by keeping pedestrians out of the work zone along First Street.

Impact and Mitigation: Detour southbound pedestrians along First Street to The Riverfront Park Multi-Use Path or the north Adams Avenue sidewalk. Detour northbound pedestrians along the First Street to either the Riverfront Park Multi-Use Path or the south sidewalk on Washington Avenue.

Permit No. 3

SW Washington Avenue, North Side Sidewalk Closure (1st Street to Alley)

January 2016 through July 2017

Purpose: To construct building foundations and the cast-in-place concrete superstructure up through the building fourth floor

Impact and Mitigation: Detour pedestrians to the south side sidewalk. No impact to existing parking spaces. After May 2016, the Washington Street north sidewalk will be reopened to accommodate pedestrian movements. The applicant will provide a temporary scaffold tunnel through which pedestrians will be able to move safely around the hotel construction and staging areas, and will allow full access to existing businesses.

Permit No. 4

SW First Avenue Travel lanes closure (Adams Avenue to Washington Avenue)

January 2016 through February 2016

Purpose: To extend the public waterline to complete the waterline loop around the block bound by First Street, Second Street, Adams Avenue and Washington Avenue for fire protection and water quality requirements.

Impact and Mitigation: Access to Washington Avenue and Adams from Second Street is unrestricted. Applicant will provide flagger during the hours of construction at the Alley on Adams Ave to assist with traffic control, parking and U- turns. Southbound traffic on First Street will be detoured into Jefferson Avenue. East bound traffic on Washington Avenue and Adams Avenue will be detoured at Second Street. Post office delivery trucks and/or trailer vehicles will be permitted to continue southbound on First Street to access the Post Office parking lot.

Permit No. 5

SW First Avenue Travel lanes Short-term (Adams Avenue to Washington Avenue)

January 2016 through August 2016

Purpose: Short term closure for concrete deliveries and concrete pump for foundations and superstructure up through the 4th floor.

Impact and Mitigation: Access to Washington Avenue and Adams from Second Street is unrestricted. Southbound traffic on First Street will be detoured onto Jefferson Avenue. East bound traffic on Washington Avenue and Adams Avenue will be detoured at Second Street. Applicant will provide flagger during the hours of construction at the Alley on Adams Ave to assist with traffic control, parking and U-turns. Post office delivery trucks and/or trailer vehicles will be permitted to continue southbound on First Street to access the Post Office parking lot.

Permit No. 6

SW Adams Avenue Travel Lanes (east of the alley, 2nd Street to 1st Street)

March and April 2016

Purpose: To construct public waterline and Public Storm Drain Extensions in the SW Adams Avenue travel lane east of the alley to serve the Courtyard by Marriott project.

Impact and mitigation: Access to Adams Avenue and parking spaces from 2nd Street to west of alley (between 1st and 2nd Streets) is unrestricted. Applicant will provide a flagger during the construction hours to assist with traffic control, parking and U-turns. Access to Washington Avenue from Second Street and from First Street is unrestricted. First Street remains open for vehicle traffic.

Permit No. 7

SW First Avenue Travel lanes Short-term (Adams Avenue to Washington Avenue)

May 2017 through June 2017

Purpose: Final replacement of raised intersection, raised crossing, and final waterline trench patching/pavement replacement.

Impact and Mitigation: Access to Washington Avenue and Adams from Second Street is unrestricted. Southbound traffic on First Street will be detoured onto Jefferson Avenue. East bound traffic on Washington Avenue and Adams Avenue will be detoured at Second Street. Applicant will provide flagger during the hours of construction at the Alley on Adams Ave to assist with traffic control, parking and U-turns. Post office delivery trucks and/or trailer vehicles will be permitted to continue southbound on First Street to access the Post Office parking lot.

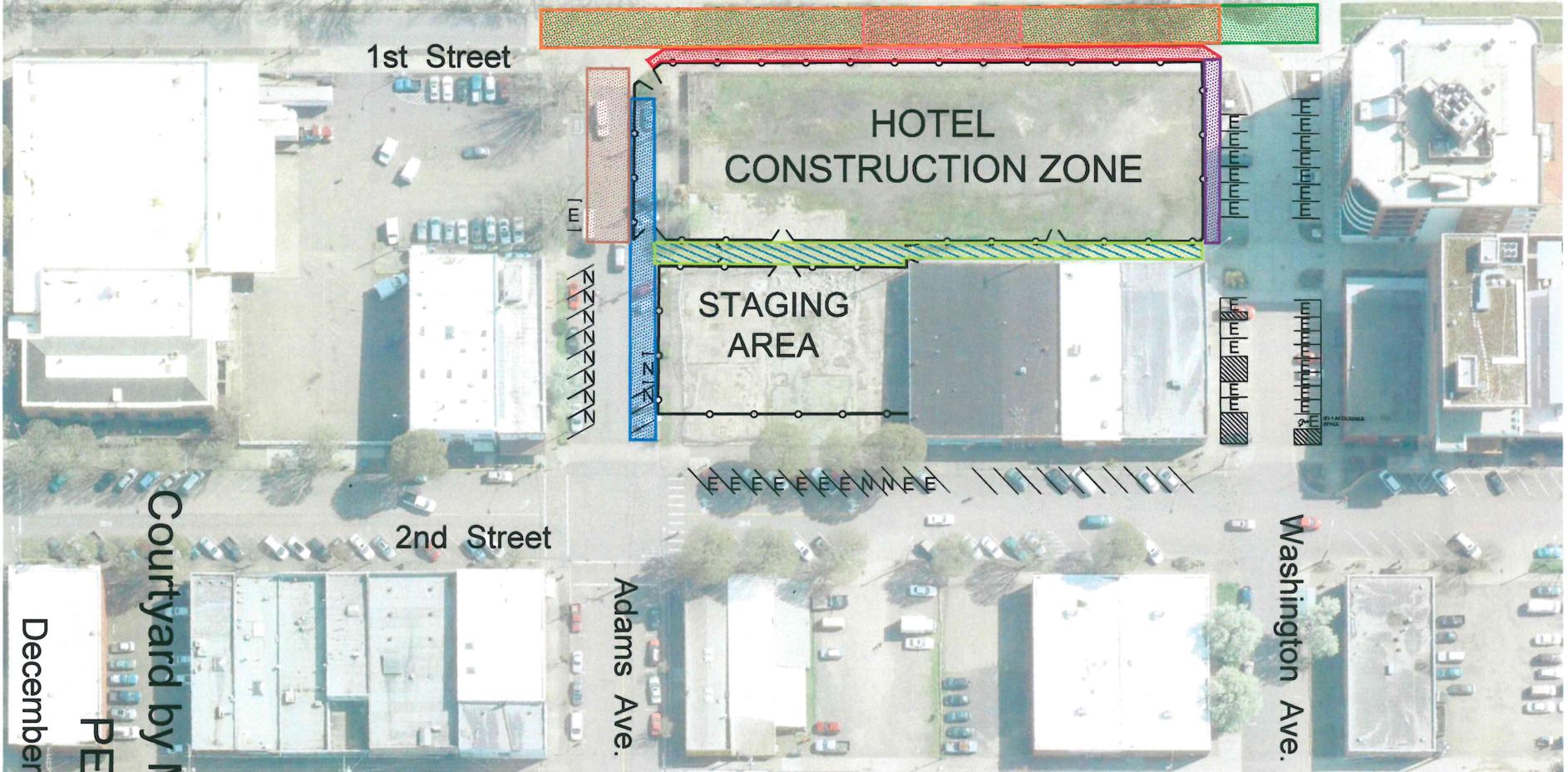
Permit No. 8

Alley (Adams to Washington, between First and Second)

June 2017 through August 2017

Purpose: Reconstruction of the alley's pavement per Planning Commission Order 2015-31. Widening the alley by 3 feet along the easterly edge.

Impact and Mitigation: No related work on Washington Avenue, 1st Street and Adams Avenue. Temporary closure of 3 parking spaces on Second Street to create a temporary loading zone for existing businesses to replace the alley business loading and delivery. Provide a designate person as liaison to interact and coordinate with adjacent businesses.



Courtyard by Marriott
 PERMITS
 December 14, 2015

- | | | | |
|---|--------------|---|--------------|
|  | PERMIT NO. 1 |  | PERMIT NO. 5 |
|  | PERMIT NO. 2 |  | PERMIT NO. 6 |
|  | PERMIT NO. 3 |  | PERMIT NO. 7 |
|  | PERMIT NO. 4 |  | PERMIT NO. 8 |

ATTACHMENT B

STREET CLOSURE PERMITS

ADDITIONAL CONDITIONS

Temporary sidewalks and ramps identified in the permits shall comply with U.S. Access Board's 2010 American with Disabilities Act (ADA) Standards for Accessible Design.

Placement of temporary and permanent signs shall not limit the sight visibility of the drivers of parked vehicles or pedestrians.

When Flagging, "Road Construction Ahead" and "Be Prepared to Stop" signs shall be used and placed per ODOT Standards.

Emergency vehicle access will be maintained to the Renaissance on the Riverfront building during the entire time of the construction/street closure.

Turning radius of the alley way between First and Second Street and Adams Avenue to Washington Avenue shall accommodate delivery and emergency vehicles.

All costs related to the relocation of parking stalls and meter shall be responsible of the applicant.

Damaged to any of the existing features shall be repaired or replaced by the applicant at the applicant's expense, as directed by the City Engineer. It is the intent that the applicant shall leave the site equal to or better than its preconstruction condition.

The permits may be revoked by Public Works Department if not in compliance with the permit conditions or if the City find there is a substantial adverse impact.