



City Of Columbus
Mayor Michael B. Coleman

Public Service Department
Mark Kelsey, Director

MEMORANDUM

TO: Boyce Safford, III, Director
Department of Development

Attention: Donna Hunter, Administrator
Land Redevelopment Office

FROM: Mary Lu English *MLE*
Right-of-Way Coordinator

SUBJECT: SALE OF EXCESS RIGHT OF WAY - FILE # 07-25

DATE: November 15, 2007

Attached please find a request to sell the first alley east of Eighteenth Street from Fulton Street south to the first alley south of Fulton Street to Douglas B. Delzell. Sale of this right-of-way will allow for Mr. Delzell to provide additional security and off street parking for his adjacent properties. The City Attorney's Real Estate Division has established a value of \$3,000.00 for this right-of-way as indicated on the attached form. It is my understanding Mr. Delzell has submitted a request for mitigation of the \$3,000.00 to your office.

It is now necessary for the Department of Development to review the information provided and determine the validity of the request for mitigation. When your review is complete and any outstanding issues have been resolved, please complete the final portion of the attached Request for Conveyance form and place this item on the Land Review Commission agenda for their consideration.

If you have any questions or need additional information please call me at 5-5471.

Enclosure

cc: Patricia A. Austin, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer & Assistant Administrator, Transportation Division
Clyde R. Garrabrant, P. S., R/W Manager
P:\marylu\letters\0725 transmittal.doc

614-645-8290	Director's Office	City Hall, 90 West Broad Street, 3 rd Floor, Columbus, Ohio 43215-9009	FAX: 614-645-7805
614-645-3111	311 Service Center	2100 Alum Creek Drive, Columbus, Ohio 43207-1705	FAX: 614-645-3053
614-645-6400	Parking Violations Bureau	400 W. Whittier Street, Columbus, Ohio 43215-5036	FAX: 614-645-7357
614-645-7620	Refuse Collection Division	2100 Alum Creek Drive, Columbus, Ohio 43207-1714	FAX: 614-645-7296
614-645-8376	Transportation Division	109 North Front Street, 3 rd Floor, Columbus, Ohio 43215-9023	FAX: 614-645-6938



City of Columbus
Mayor Michael B. Coleman

Public Service Department
Mark Kelsey, Director

REQUEST FOR CONVEYANCE OF CITY OWNED LAND
By Division of Transportation

Name of Petitioner: Douglas B. Delzell

File No. 07-25

REQUEST IS TO:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Sell excess right-of-way | <input type="checkbox"/> Transfer excess right-of-way at no charge |
| <input type="checkbox"/> Vacate excess right-of-way | <input type="checkbox"/> Grant a lease |
| <input type="checkbox"/> Grant an easement | <input type="checkbox"/> Release an easement |

BRIEF DESCRIPTION OF AREA UNDER CONSIDERATION:

The first alley east of Eighteenth Street from Fulton Street south to the first alley south of Fulton Street.

PROPOSED USE OF AREA:

To provide additional security and off street parking for the adjacent property.

ACTION BY DIVISION INITIATING REQUEST:

(Please CHECK the Correct Answer)

- | | | |
|---|---|-----------------------------|
| All Departments and Divisions contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| All Utilities contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Area Commission/Civic Association contacted for comments: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| All abutting property owners notified of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Petitioner notified of need for survey and metes & bounds description: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |

- Division Recommendation: **SELL** **VACATE** **TRANSFER AT NO CHARGE**
 GRANT LEASE **GRANT EASEMENT** **RELEASE AN EASEMENT**

Signature: *Patricia A. ...*
Transportation Division Administrator

Date: 11/13/07

Estimated Value from County Tax Records: \$3,000.00 (3000± Sq. Ft. @ \$1.00/Sq. Ft.)
(per City Attorneys Office Real Estate Division)

- | | | |
|--------------------------------------|---|-----------------------------|
| Easements to be retained: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Petitioner contacted for comments: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Petitioner agreed to purchase price: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |

PAA/MLE

cc: File No. 07-25

K:\Right of Way & Utilities\Right-of-Way Sales etc\07 vacate\07-25 REQUEST FOR CONVEYANCE.DOC

614-645-8290 Director's Office
614-645-3111 311 Service Center
614-645-6400 Parking Violations Bureau
614-645-7520 Refuse Collection Division
614-645-8376 Transportation Division

City Hall / 90 W Broad Street, 3rd Floor, Columbus, Ohio 43215-9009
2100 Alum Creek Drive, Columbus, Ohio 43207-1705
400 W Whittier Street, Columbus, Ohio 43215-5036
2100 Alum Creek Drive / Columbus, Ohio 43207-1705
109 N Front Street, 3rd Floor / Columbus, Ohio 43215-9023

FAX: 645-7805
FAX: 645-3053
FAX: 645-7357
FAX: 645-7296
FAX: 645-6938

DEPARTMENT OF DEVELOPMENT ACTION:

(Please CHECK the correct answer)

Mitigating Circumstances Identified: YES NO

Recommended Action: DISAPPROVED TRANSFER AT NO CHARGE

SELL VACATE GRANT EASEMENT RELEASE AN EASEMENT

Signature: Boyer Dufford HS Date: 1-23-08
by dufford

**IDENTIFICATION OF MITIGATING CIRCUMSTANCES
AND BRIEF EXPLANATION OF EACH**

_____ The value of improvements undertaken by purchaser(s) upon property of the City which further the interest and welfare of the public.

_____ The value of land donations or other services being made to the City by the petitioner(s)

_____ The willingness of the purchaser(s) to absorb the cost of utility relocation from the property being purchased if not discounted in the fair market value of the property.

_____ The substantial increase in tax revenue, including but not limited to real property and income taxes, generated by the development of the property to be purchased.

_____ The identification of improvements that further the general welfare of the City through significant improvements to the physical environment.

Name of Petitioners: Douglas B. Delzell
 File No. 07-25



City of Columbus
Mayor Michael B. Coleman

Public Service Department
Mark Kelsey, Director

November 9, 2007

Mr. Douglas B. Delzell
802-½ East Main Street
Columbus, Ohio 43205

Dear Mr. Delzell:

The City of Columbus, Transportation Division, has reviewed the request you submitted regarding your acquisition of the first alley east of Eighteenth Street from Fulton Street to the first alley south of Fulton Street. It is the Transportation Division's understanding acquisition of this right-of-way will allow you to provide additional security and off street parking for your adjacent property. After investigation by the Transportation Division staff it was determined there are no objections to the proposed sale of this right-of-way subject to the retention of a general utility easement for any utilities currently located within the alley. Pursuant to Columbus City Council Resolution Number 113X-86, which provides for the sale of City owned property, and based upon information provided by the Franklin County Auditor the City has estimated a total value of \$3,000.00 for this right-of-way.

If you desires to proceed with the acquisition of the above referenced right-of-way please sign and date this "Authorization to Proceed" letter in the space provided below then returned, within thirty days, to Ms. Patricia A. Austin, P.E., Administrator, Transportation Division, Public Service Department, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English.

If you object to the estimated value of \$3,000.00 you will need to contact Ms. Donna Hunter, Administrator of the Land Management Office, to discuss a possible reduction of this amount. Ms. Hunter's address is: Development Department, 109 North Front Street, Columbus, Ohio 43215. For your convenience I have attached a list of valid mitigating factors that the City will consider when reducing right-of-way transfer prices. Please include a copy of any correspondence you send to Ms. Hunter when you return this "authorization to proceed" letter. Unless mitigating circumstances that directly benefit the Transportation Division can be identified, our Division policy requires that a recommendation to transfer at full price be forwarded from this Division to the Development Department.

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FAX 645-7296
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Mr. Delzell
November 9, 2007
Page Two

After an agreement on the transfer price is reached the Development Department will place this request on the Land Review Commission agenda for their consideration.

If you have any questions concerning this matter please contact me at (614) 645-5471.

Sincerely,



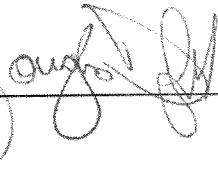
Mary Lu English
Right of Way Coordinator

AUTHORIZATION TO PROCEED TO LAND REVIEW COMMISSION

Douglas B. Delzell

Signature

Date



11/30/07

Enclosures

cc: Patricia A. Austin, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer and Assistant Administrator
Clyde R. Garrabrant, P.S., RW Services Manager
File 07-25
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MEMORANDUM

TO: John C. Klein, Chief Real Estate Attorney
Real Estate Division

Attn.: Edmond W. Reese
Real Estate Negotiator


FROM: Henry C. (Hank) Graham Jr.
Right-of-Way Coordinator

SUBJ.: Sale of Right-of-Way
File # 07-25

DATE: August 30, 2007

The Department of Public Service, Transportation Division, has been asked to sell **the alley south of Fulton Street between south 18th and Carpenter Streets**(see attached map). At this time please determine the per square foot value of this right-of-way both with the retention of a general utility easement and without the retention of such an easement then provide this information to me along with copies of the documents used to determine these values.

Thank you for your help in this matter.

Number of square feet to be sold: <u>3000 +/-</u>	
Per square foot value without reserved general utility easement rights. <u>\$ 1.99 (say) \$ 200 7</u>	
Per square foot value with reserved general utility easement rights (for City Utilities only). <u>\$.99 (say) \$ 1.00 7</u>	
 Edmond W. Reese	<u>9-16-07</u> Date

S 18TH ST

MOOBERRY ST

INTERSTATE 70 E

EAST FWY E

EAST FWY W

ANDREWS ST

EFULTON ST

ENGLER ST

GILBERT ST

UNNAMED STREET

GILBERT ST

