



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Henry Guzmán, Director

REQUEST FOR CONVEYANCE OF CITY OWNED LAND By Division of Transportation

Name of Petitioner: **Daniel H. Scheodinger, counsel for Children's Hospital** File No.06-06

REQUEST IS TO:

- | | |
|--|--|
| <input type="checkbox"/> Sell excess right-of-way | <input type="checkbox"/> Transfer excess right-of-way at no charge |
| <input checked="" 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:

a portion of Denton Alley, from Lisle Alley to Wager Street, and an aerial encroachment easement over a portion of the intersection of Denton alley and Lisle Alley and foundation encroachment easements into the south side of Denton alley near its intersection of Lisle Alley

PROPOSED USE OF AREA:

construction of a new multistory parking garage

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 EASEMENT **GRANT LEASE** **RELEASE AN EASEMENT**

Signature: _____

Transportation Division Administrator

Date: _____

3/27/06

Estimated Value from County Tax Records:
(per City Attorneys Office Real Estate Division)

\$ 18,874.80 (2940sf@\$6.42)

+ \$500.00 (aerial easements)

614-645-8290 **Director's Office**
614-645-7602 **Facilities Management Division**
614-645-8281 **Fleet Management Division**
614-645-7620 **Refuse Collection Division**
614-645-8376 **Transportation Division**

City Hall/90 West Broad Street, 3rd Floor/Columbus, Ohio 43215-9009
City Hall/90 West Broad Street, Rm. B-16/Columbus, Ohio 43215-9001
423 Short Street/Columbus, Ohio 43215-5614
2100 Alum Creek Drive, Columbus, Ohio 43207-1714
109 North Front Street, 3rd Floor/Columbus, Ohio 43215-9023

FAX: 645-7805
FAX: 645-7180
FAX: 645-7347
FAX: 645-3053
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: Mark Barbash Date: 4/14/06
per Donna Munker

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

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

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

X 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: Children's Hospital by Dan Schoedinger
File No. 06-06

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Vorys, Sater, Seymour and Pease LLP

52 East Gay Street
Post Office Box 1008
Columbus, Ohio 43216-1008

Daniel H. Schoedinger
Direct Dial (614) 464-6307
Facsimile (614) 719-4949
E-Mail - dhschoedinger@vssp.com

April 4, 2006

Hand Delivered

Development Department
City of Columbus
109 North Front Street
Columbus, OH 43215
Attention: Donna Hunter, Administrator
Office of Land Management

Re: The Children's Hospital Request For Conveyance Of
Denton Alley From Wager Street To Lisle Alley
and Related Easements In Denton Alley

Dear Donna:

I have received the March 30, 2006 letter from Mary Lu English advising that the City does not object to the sale of the captioned property and easements and establishing the total value of \$19,374.80 for the same, a copy of which is enclosed. The conveyance of the requested property and easements will make possible construction by Children's Hospital of a new parking structure which will serve the new patient tower to be constructed on the north side of Livingston Avenue.

Although Children's does not dispute the value set forth in said March 30 letter, we request that the City convey the requested right of way and easements to Children's without requiring payment from Children's, based on the following mitigating circumstances:

1. The value of improvements undertaken by The Children's Hospital upon property owned by the City that further the interest and welfare of the general public:
 - a. Children's will remove an overhead City electric line from the west side of Wager Street between Livingston Avenue and Jackson Street and replace the same with an underground City electric line on the east side of Wager Street from Jackson Street north under Livingston Avenue to an existing underground City vault on the north side of Livingston Avenue. Also, Children's will remove

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overhead municipal electric lines which currently provide service from that Wager Street overhead line to (i) a City signal control box at the southwest corner of Livingston and Parsons, (ii) the KFC property at the southeast corner of Livingston and Parsons and (iii) the property immediately east of the KFC property and will replace the same with underground City electric lines extending from said underground vault on the north side of Livingston Avenue to the northwest corner of Livingston and Parsons to serve that signal control box and to those two properties. These improvements will benefit the City and the general public in two ways. First, they will remove aesthetically displeasing overhead lines. Second, they will provide new underground lines which are less expensive for the City to maintain. The cost of these improvements is estimated to be at least \$200,000.

- b. Children's Hospital will resurface Wager Street between Jackson Street and Livingston Avenue. This improvement will benefit the City and the general public by providing a more attractive road surface than the existing street surface and extending the time until additional maintenance of the street will be required. The estimated cost of this improvement is \$25,000-\$30,000.
2. The value of land donations being made to the City by The Children's Hospital: Children's anticipates that it will dedicate approximately 3,000 square feet of additional right of way to the City along Livingston Avenue and Wager Street. That is approximately the same area of land as the area of the right of way of Denton Alley which Children's has requested.
3. The willingness of The Children's Hospital to absorb the cost of relocating utility lines from utilities from the property being purchased, if not discounted in the fair market value of the property: A 12-inch gas line is located in the portion of Denton Alley requested by The Children's Hospital. Children's believes, but does not know for certain, that the cost of relocating that utility line has not been discounted in the City's estimate of the fair market value of the property and easements requested by Children's Hospital. Columbia Gas, which will relocate the gas line at the Hospital's cost, has advised Children's that it expects the relocation cost to be \$165,776.

Based on the foregoing mitigating circumstances, The Children's Hospital respectfully requests that the City agree to convey the requested Denton Alley right of way and related easements to The Children's Hospital without requiring a payment from Children's.

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Development Department
April 4, 2006
Page 3

Vorys, Sater, Seymour and Pease LLP

In order to keep the parking garage construction and, in turn, the construction of the new patient tower on the current desired schedule, we would very much appreciate having this request considered by the Land Review Commission at its April 20 meeting. Thank you for your consideration of this.

Yours very truly,

Daniel H. Schoedinger

DHS/jat

Enc.

cc: Mary Lu English (w/enc.) ✓
Jeff LeVally (w/enc.)
Patricia A. Austin (w/enc.)

MEMORANDUM

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

Attn.: Edmond W. Reese
Real Estate Negotiator

FROM: Jeffrey C. LeVally, P.S.
Surveyor

SUBJ.: Sale of Right-of-Way
File # 06-06

DATE: March 9, 2006

The Department of Public Service, Transportation Division, has been asked to sell a **portion of Denton Alley, from Lisle Alley to Wager Street** (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: 2940+/-

Per square foot value without reserved general utility easement rights.

\$ 6.42

Per square foot value with reserved general utility easement rights (for City Utilities only).

\$ 3.21



Edmond W. Reese

3-10-06

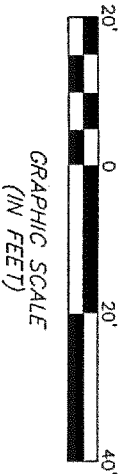
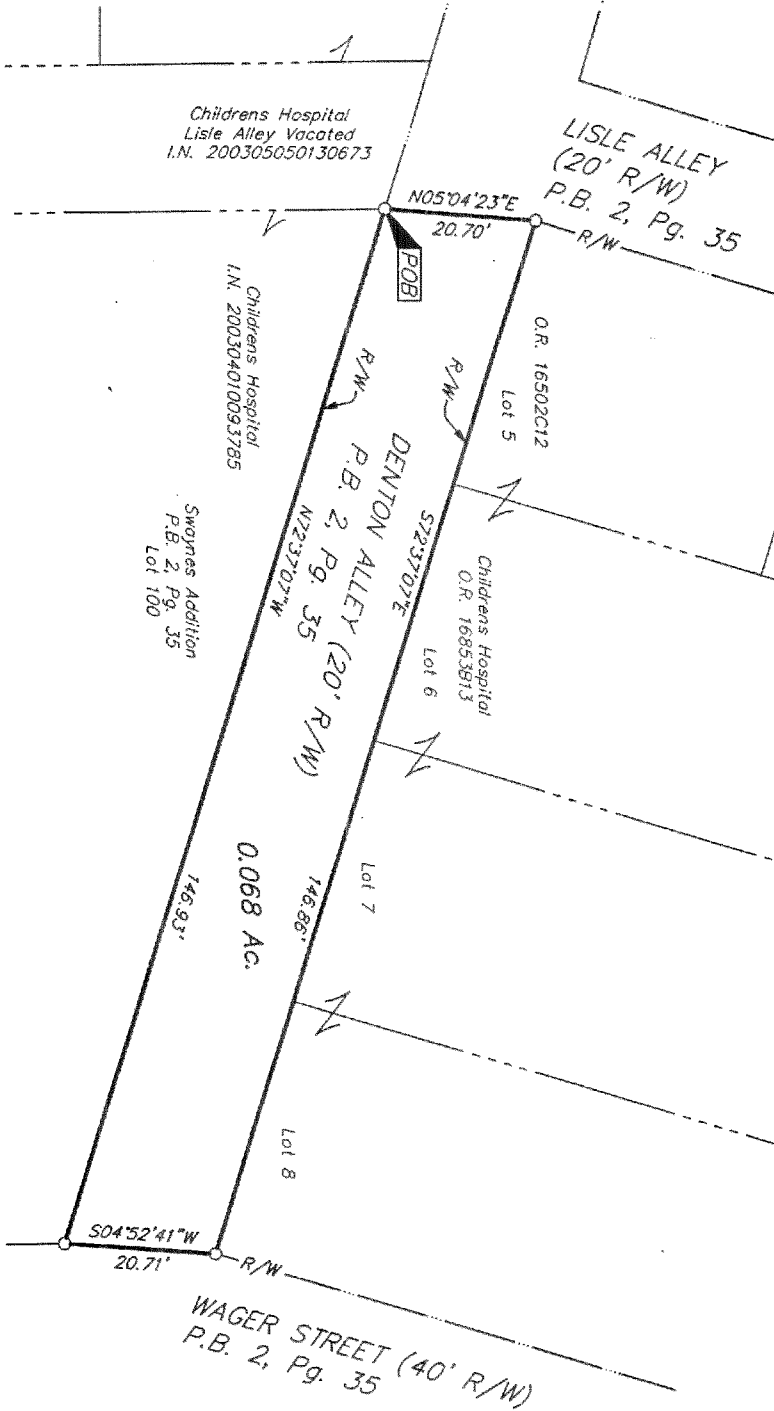
Date

EMHHT

Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43024
 Phone: 614.775.4500 Fax: 614.775.4800

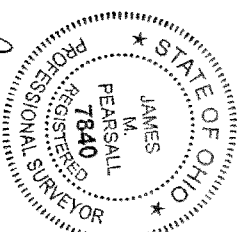
RIGHT-OF-WAY VACATION
SECTION 22, TOWNSHIP 5, RANGE 22
REFUGEE LANDS
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: April 17, 2006
 Scale: 1" = 20'
 Job No: 2006-0528



BASIS OF BEARINGS:
 Bearings are based on North 00° 00' 00" East
 for the centerline of Parsons Avenue.

- = STONE FND.
 - = MON. FND.
 - = I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
 - ▲ = R.R. SPK. FND.
 - △ = R.R. SPK. SET
 - = P.K. NAIL FND.
- I.P. Set are 1 3/16" I.D. Iron
 pipe with cap inscribed EMHHT INC



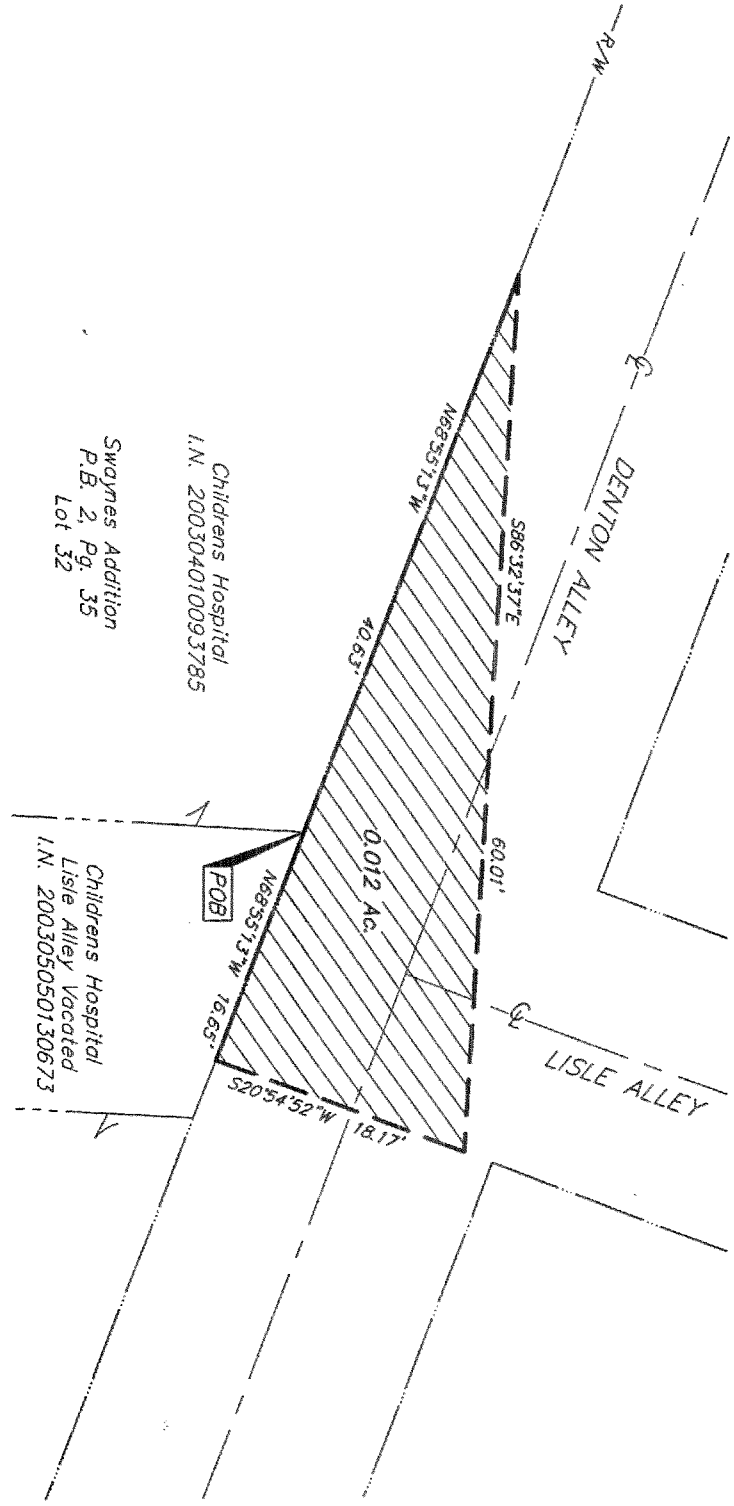
By *James M. Pearsall*
 Professional Surveyor No. 7840

EMH&T

Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43234
 Phone: 614.775.4990 Fax: 614.775.4800

AIR RIGHTS ENCROACHMENT EASEMENT SECTION 22, TOWNSHIP 5, RANGE 22 REFUGEE LANDS CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

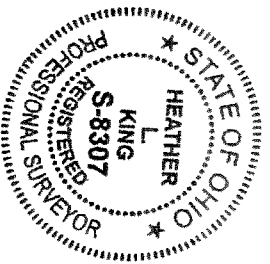
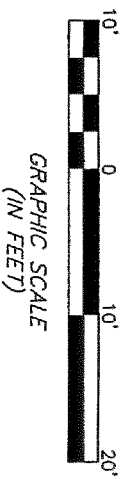
Date: April 12, 2006
 Scale: 1" = 10'
 Job No: 2006-0528



Childrens Hospital
 I.N. 200304010093785

Swagnes Addition
 P.B. 2, Pg. 35
 Lot 32

Childrens Hospital
 Lisle Alley Vacated
 I.N. 200305050130673



BY *Heather L. King* 4/12/06
 Professional Surveyor No. 8307



Evons, Mechtwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Fax: 614.775.4800

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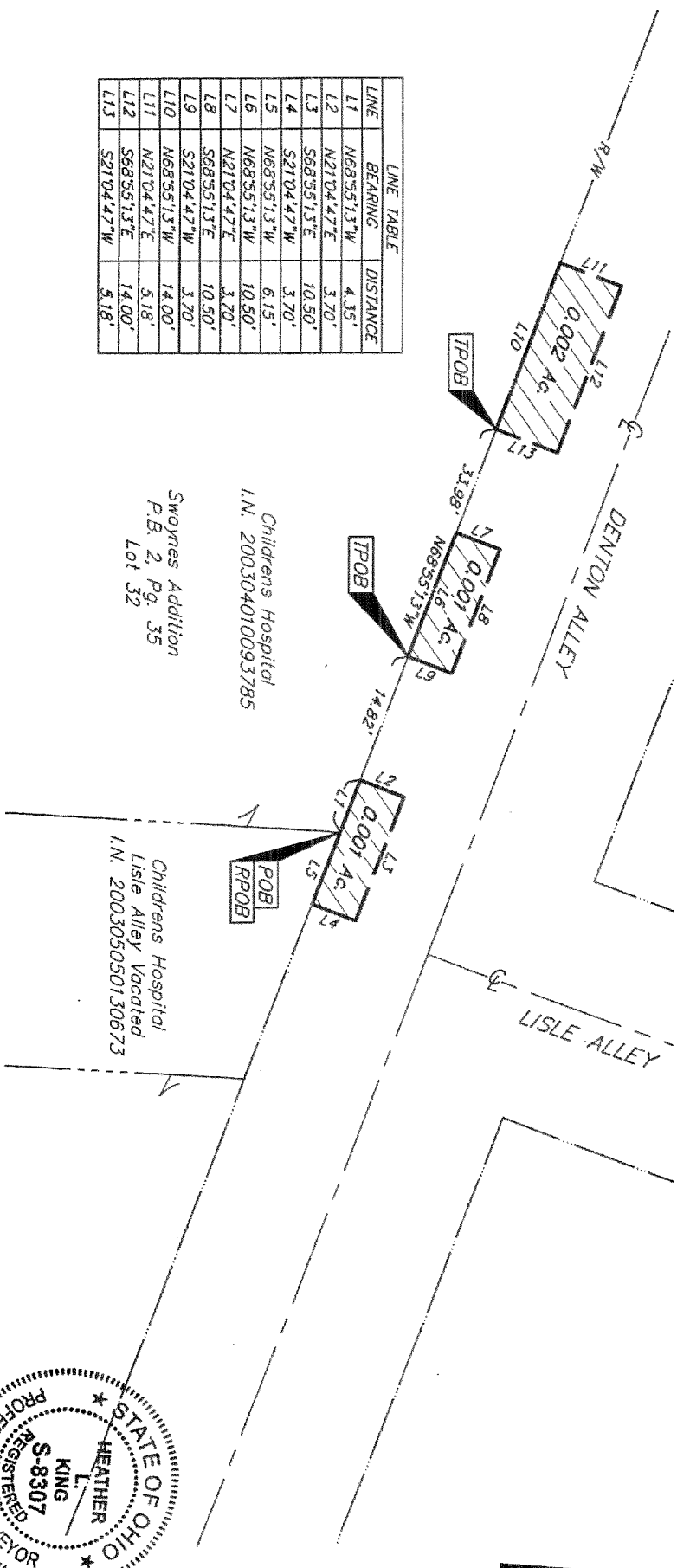
SUBGRADE ENCROACHMENT EASEMENTS
SECTION 22, TOWNSHIP 5, RANGE 22
REFUGEE LANDS
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: April 12, 2006
 Scale: 1" = 10'
 Job No: 2006-0528

LINE	BEARING	DISTANCE
L1	N68°55'13"W	4.35'
L2	N21°04'47"E	3.70'
L3	S68°35'13"E	10.50'
L4	S21°04'47"W	3.70'
L5	N68°55'13"W	6.15'
L6	N68°55'13"W	10.50'
L7	N21°04'47"E	3.70'
L8	S68°35'13"E	10.50'
L9	S21°04'47"W	3.70'
L10	N68°55'13"W	14.00'
L11	N21°04'47"E	5.18'
L12	S68°35'13"E	14.00'
L13	S21°04'47"W	5.18'



GRAPHIC SCALE
(IN FEET)



Children's Hospital
 I.N. 200304010093785

Swornes Addition
 P.B. 2, Pg. 35
 Lot 32

Children's Hospital
 Lisle Alley Vacated
 I.N. 200305050130673

By *Heather King*
 Professional Surveyor No. 8307

