



City of Columbus  
Mayor Michael B. Coleman

# Public Service Department

Henry Guzmán, Director

## MEMORANDUM

TO: Mark Barbash, Director  
Development Department

Attention: Donna Hunter, Administrator  
Land Management Office

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

SUBJ.: SALE OF EXCESS RIGHT OF WAY - FILE # 04-11

DATE: August 9, 2004

Attached please find a request to sell portions of Hickory Street between Front Street and Marconi Boulevard to Spectrum Properties, Inc. Sale of this excess right-of-way will allow for rehabilitation of an existing vacant office building as residential space. A value of \$101,805.00 has been determined for this right-of-way as indicated on the attached form. Spectrum Properties, Inc., has been notified of this price and has requested a mitigation of the sale price through the Downtown Development Office (letter attached).

When your review of this file is complete and any outstanding issues have been resolved, please complete the final portion of the 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: Pamela A. Clawson, P.E., Administrator, Transportation Division  
Randy Bowman, P.E., City Engineer  
Clyde R. Garrabrant, P. S., R/W Manager  
P:\marylu\letters\04-11 transmittal.doc

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



City of Columbus  
Mayor Michael B. Coleman

# Public Service Department

Henry Guzmán, Director

## REQUEST FOR CONVEYANCE OF CITY OWNED RIGHT-OF-WAY By Department of Public Service

Name of Petitioner: William L. Shelby, President  
Spectrum Properties Inc.

File No.04-11

**REQUEST IS TO:**

- |   |   |
|---|---|
| <input type="checkbox"/> Sell excess right-of-way   | <input checked="" 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:**

portions of Hickory Street between Front Street and Marconi Boulevard

**PROPOSED USE OF AREA:**

Condominium project

**DEPARTMENTAL ACTION BY DEPARTMENT INITIATING REQUEST:**

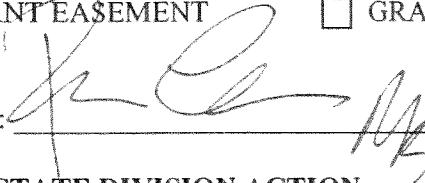
(Please CHECK the Correct Answer)

- |   |   |                             |
|---|---|-----------------------------|
| 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 |

\*\* see street plan #1642 Dr E.

**Note: Nationwide must first convey title to property needed for above plan.**

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

Signature:  Date: 8/17/04

**REAL ESTATE DIVISION ACTION:**

- |  |   |
|--|---|
| Estimated Value from County Tax Records:               | \$101,805.00(3085sf@\$33.00)  |
| Estimated Value from Professional Appraisal            | \$ _____  |
| RED Value Recommendation to Trade & Development        | \$ _____  |
| Negotiated Value Recommendation to Trade & Development | \$ _____  |
| 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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

PAC/JCL

cc: File No. 04-11

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

614-645-8290  
614-645-7602  
614-645-8281  
614-645-7629  
614-645-8376

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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 # 04-11

DATE: May 6, 2004

The Department of Public Service, Transportation Division, has been asked to sell portions of Hickory Street between Front Street and Marconi Boulevard (see attached map). At this time please determine the per square foot value of this right-of-way with the retention of a general utility 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: 10,934+/-

Per square foot value with reserved general utility easement rights (for City Utilities only). \$ 33.

  
Edmond W. Reese

5-11-04  
Date




City of Columbus  
Mayor Michael B. Coleman

Department of Development  
Mark Barbash, Director

## MEMORANDUM

**TO:** Donna Hunter, Office of Land Management

**FROM:** Bob McLaughlin, Downtown Development Office 

**CC:** Steve Cochrun, Downtown Development Office  
Mary Lu English, Public Service Department  
John Klein, City Attorney's Office  
Bill Shelby, Spectrum Properties

**DATE:** August 3, 2004

**SUBJECT:** 221 N. Front Street R-O-W Transfer

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**Office of the Director**  
50 West Gay Street  
Columbus, OH 43215-9040  
(614) 645-8591  
(614) 645-6295 FAX  
(614) 645-6802 TDD

**Building Services Division**  
757 Carolyn Avenue  
Columbus, OH 43224-3218  
(614) 645-7433  
(614) 645-7840 FAX  
(614) 645-3293 TDD

**Economic Development Division**  
109 North Front Street  
Columbus, OH 43215-9031  
(614) 645-8172  
(614) 645-1790 FAX  
(614) 645-6407 TDD

**Housing Division**  
50 West Gay Street  
Columbus, OH 43215-9040  
(614) 645-7795  
(614) 645-6675 FAX  
(614) 645-6802 TDD

**Neighborhood Services Division**  
757 Carolyn Avenue  
Columbus, OH 43224-3218  
(614) 645-6767  
(614) 645-6961 FAX  
(614) 645-3293 TDD

**Planning Division**  
109 North Front Street  
Columbus, OH 43215-9030  
(614) 645-8502  
(614) 645-1483 FAX  
(614) 645-6407 TDD

**Downtown Development Office**  
20 East Broad Street  
Columbus, OH 43215  
(614) 645-0661  
(614) 724-0276 FAX  
(614) 645-6407 TDD

**Office of Land Management**  
109 North Front Street  
Columbus, OH 43215-9030  
(614) 645-5263  
(614) 645-3092 FAX  
(614) 645-6407 TDD

[www.columbus.gov](http://www.columbus.gov)

The Downtown Development Office fully supports and recommends, without reservation, the full mitigation of the transfer price for approximately 3,085 square feet of the right-of-way that is immediately adjacent to the north side of 221 North Front Street. After careful review of Spectrum Properties' proposed redevelopment of the office building now situated at that address, we found that the following factors warranted our recommendation for full mitigation.

1. The R-O-W transfer without charge is an incentive to redevelop the vacant 70,000 square foot office building into 88 residential condominium units. (The conversion of this building from office use to residential use should be a condition to the mitigation).
2. The mitigation of the R-O-W price (approximately \$100,000) will in turn induce an investment of over \$15 million of private capital in the property's redevelopment and renovation.
3. Once completed and sold, the 88 condominium units are anticipated to house approximately 130 new downtown residents. (Estimate 1.5 residents per unit).
4. These 130 new residents have the potential of generating approximately \$104,000 per year in new income tax revenue to the city (2% city tax and an assumed average annual salary of \$40,000 per person).
5. The redevelopment of this property for residential use will remove 70,000 square feet of office space from a seriously distressed downtown office market (which currently has approximately 2.5 million square feet of empty office space).
6. The developer will agree to install and maintain new landscaping and a new concrete sidewalk in the remaining R-O-W area along the south side of Hickory Street.

The proposed residential development for this property, to be known as *EcleXion Lofts*, will be an exciting addition to the downtown housing market. Given the factors identified above, we support the full mitigation of the price established for the transfer of the requested right-of-way.

