



City Of Columbus
Mayor Michael B. Coleman

Public Service Department

MEMORANDUM

TO: Mark Barbash, Director
Development Department

Attention: Donna Hunter, Administrator
Land Management Office

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

SUBJ.: SALE OF EXCESS RIGHT OF WAY - FILE # 06-27

DATE: April 10, 2007

Attached please find a request to sell a portion of South Wall Street, from West Hinman Avenue to West Woodrow Avenue and, a portion of the first alley south of West Hinman Avenue between South Wall Street and South High Street. Sale of this excess right-of-way will allow the Salvation Army to consolidate their parking facilities. A value of \$10,621.00 has been determined for this right-of-way as indicated on the attached form. The petitioner has been notified of this price. It is my understanding The Salvation Army intends to request mitigation of this amount.

It is now necessary for the Development Department to review the attached information and any request for mitigation. When your review is complete and any outstanding issues have been resolved, please complete the final portion of the attached 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 5-7894.

Enclosure

Cc: Randall J. Bowman, P.E., Interim Administrator / City Engineer, Transportation Division
Clyde R. (Rick) Garrabrant, P.S., R/W Services Manager
K:/right-of-way information/right-of-way sales/forms/transmittal.doc

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

90 West Broad Street, 3rd Floor Columbus, Ohio 43215-9009
423 Short Street Columbus, Ohio 43215-5614
2100 Alum Columbus, Ohio 43207-1714
109 North Front Street, 3rd Floor Columbus, Ohio 43215-9023

FAX: 645-7805
FAX: 645-7347
FAX: 645-3053
FAX: 645-6938



City Of Columbus
Mayor Michael B. Coleman

Public Service Department

REQUEST FOR CONVEYANCE OF CITY OWNED LAND By Division of Transportation

Name of Petitioner: The Salvation Army

File No. 06-27

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:

1st alley west of South High Street from Woodrow Avenue north to Hinman Avenue and 1st alley north of Woodrow Avenue from High Street west to first alley west of High Street.

PROPOSED USE OF AREA:

Property consolidation to facilitate proposed redevelopment of the site.

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: _____

4/5/07

Estimated Value from County Tax Records: \$10,621.00*
(2700± Sq. Ft. @ \$1.67/Sq. Ft
& 6400± Sq. Ft. @ \$0.955/Sq. Ft.)

- *Easements to be retained: YES NO
 Petitioner contacted for comments: YES NO
 Petitioner agreed to purchase price: YES NO

RJB/MLE

cc: File No. 06-27

K:\Right of Way & Utilities\Right-of-Way Sales etc\2006 vacate\0627REQUEST FOR CONVEYANCE DOC

614-645-8290	Director's Office	90 West Broad Street, 3rd Floor Columbus, Ohio 43215-9009	FAX: 645-7805
614-645-8281	Fleet Management Division	423 Short Street Columbus, Ohio 43215-5614	FAX: 645-7347
614-645-7620	Refuse Collection Division	2100 Alum Columbus, Ohio 43207-1714	FAX: 645-3053
614-645-8376	Transportation Division	109 North Front Street, 3rd Floor Columbus, Ohio 43215-9023	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: *Donna Hunter* Date: 4/16/07
by Donna Hunter

**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: The Salvation Army
File No. 06-27

Vorys, Sater, Seymour and Pease LLP

52 East Gay Street • Post Office Box 1008 • Columbus, Ohio 43216-1008 • Telephone (614) 464-6400 • Facsimile (614) 464-6350

Arthur I. Vorys
1856-1933
Lowry E. Sater
1867-1935
Augustus T. Seymour
1873-1926
Edward L. Pease
1873-1924

In Washington
Eleventh Floor
1828 L Street, NW
Washington, DC 20036-5109

Telephone (202) 467-8800
Facsimile (202) 467-8900

In Cleveland
2100 One Cleveland Center
1375 East Ninth Street
Cleveland, Ohio 44114-1724

Telephone (216) 479-6100
Facsimile (216) 479-6060

In Cincinnati
Suite 2000 • Atrium II
221 East Fourth Street
Post Office Box 0236
Cincinnati, Ohio 45201-0236

Telephone (513) 723-4000
Facsimile (513) 723-4056

In Alexandria
277 South Washington Street
Suite 310
Alexandria, Virginia 22314

Telephone (703) 837-6999
Facsimile (703) 549-4492

Tim Hudok
Direct Dial (614) 464-6215
Facsimile (614) 719-4679
E-Mail - tdhudok@vssp.com

April 12, 2007

VIA EMAIL

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

Re: Request by The Salvation Army for Mitigation of Costs of Acquisition of
Public Rights-of-Way for Redevelopment of 1675 South High Street

Dear Donna:

As you are aware, Advanced Civil Design, on behalf of The Salvation Army ("The Army"), sent a letter to the City requesting that the City convey a portion of certain rights-of-way to The Army to accommodate redevelopment of the property commonly known as 1675 South High Street (the "Property"). The Transportation Division responded with a letter advising The Army that it had valued the requested rights-of-way at \$21,242.00 but that it would convey them to The Army for a value of \$10,621.00 while retaining a general utility easement through the area. This letter is to request that the Department of Development recommend that mitigating circumstances exist and that The Army not be required to pay for the requested rights-of-way.

The following mitigating factors demonstrate that the requested rights-of-way will permit the construction of certain improvements that will further the general welfare of the City through significant improvements to the physical environment as well as further the interest and welfare of the general public:

1. The Adult Rehabilitation Center facility (the "ARC") being constructed by The Army at the Property will provide individuals facing difficult life issues (such as drug addiction, homelessness, displacement, etc.) with the means to develop the life skills vital to their successful reintegration into society. Specifically, the ARC will consist of a "Family Store", "Work Therapy Building" and "Residence Program Area". Through the Work Therapy Building and Family Store, at-risk individuals will be taught healthy work habits

Donna Hunter
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which will enable them to become productive members of the City's workforce. Through the Residence Program Area, up to 125 at-risk individuals will be housed, fed and given critical counseling, education and guidance services designed to address and alleviate the destructive behavioral patterns which have heretofore prevented the individuals from becoming successfully assimilated into the community. Importantly, the ARC will be completely self-supporting.

2. The immediate and substantial benefit that the development of the ARC will provide to the general public is twofold:
 - a. First, the ARC will, in a very real sense, make the City a safer place to live and work. The at-risk individuals that will be housed by the ARC, if left untreated and unsupervised in an urban environment, would pose a significant risk both to themselves and to the many people that live and work in the downtown area. By housing these individuals, the ARC is reducing the risk that an undesirable incident may occur in the short term - by providing counseling, education and guidance, the ARC is reducing the risk that an undesirable incident may occur in the long term.
 - b. Second, by housing, feeding, clothing and counseling these at-risk individuals, the ARC will reduce the burden that the City currently carries with respect to its social service programs. To explain, if the needs of these at-risk individuals are not met by the ARC, the task will necessarily fall to the City. In other words, an individual not being housed by the ARC will most likely seek housing at one of the City's homeless shelters. Likewise, an individual not being fed or clothed by the ARC will look to the City's programs to meet these needs. This shift in service provider would put greater strain on the City's social service programs, requiring an increase in funding or a reduction in service availability.

As previously mentioned, these benefits will come at absolutely no cost to the City.

3. In addition to the foregoing, the ARC development will further benefit the City by assisting in the redevelopment of an area that has, for some time, remained significantly under-utilized. The retail portion of the ARC will create activity and energy along the High Street corridor. In addition, the proposed improvements will provide a unified developmental scheme that will increase the attractiveness of the physical environment of the area. The acquisition of the rights-of-way at issue is absolutely vital to constructing the improvements necessary to create this unified scheme.

Mitigation of the cost of the requested rights-of-way is important for this project. As it currently stands, the budget for the project has been stretched quite thin. Any further increases in cost may result in a corresponding reduction in both the services and benefits that the ARC will provide.

Donna Hunter
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For the foregoing reasons, we believe that this project clearly satisfies both the first and the fifth of the City's published mitigating circumstances for waiving the price of real estate interests sold by the City, specifically: (a) "The value of improvements undertaken by the purchaser(s) upon property owned by the City that further the interest and welfare of the general public"; and (b) "The identification of improvements that further the general welfare of the City through significant improvements to the physical environment." Moreover, elimination of the cost of the requested rights-of way is important in order to the maximum the realization of the benefits that the ARC will provide.

If we may provide any additional information on this request or answer any questions you may have, please do not hesitate to call me.

Thank you for your consideration of this request.

Sincerely,

/s/

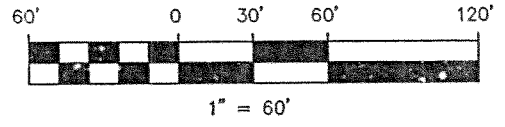
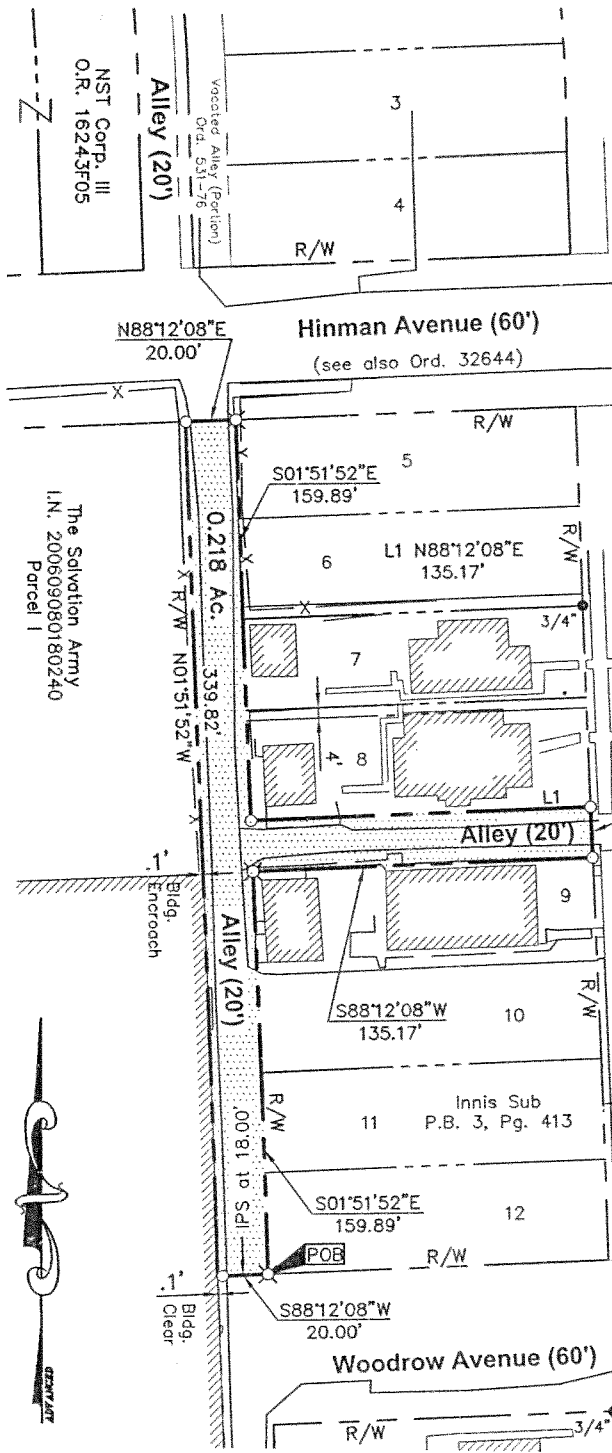
Tim Hudok

TDH/

cc: Mary Lu English
Major Lawrence J. Shaffer

SURVEY OF ALLEY RIGHT-OF-WAY

SECTION 28, TOWNSHIP 5, RANGE 22, REFUGEE TRACT
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



Innis Sub P.B. 3, Pg. 413	
Lots 5 & 6	Stephen H. Eichhorn O.R. 13592D03
Part of Lot 7	The Salvation Army I.N. 200609080180240 Tract III
Part of Lot 7 & Lot 8	The Salvation Army I.N. 200609080180240 Tract IV
Lot 9	The Salvation Army I.N. 200609080180241
Lot 10	The Salvation Army I.N. 200609080180240 Tract V
Lots 11 & 12	The Salvation Army I.N. 200609080180239

Iron pins set are 3/4" iron pipe, 30" long with plastic cap inscribed "Advanced 7661".

Bearings are based on the Ohio State Plane Coordinate System NAD83, South Zone (1986 Adj.). A bearing of N37°32'58"W was held between monuments FCGS 8818 and FRANK134.

LEGEND

- | | |
|------------------|----------------|
| ● Iron Pin Found | ○ Iron Pin Set |
| ✕ PK Nail Found | ⊗ PK Nail Set |
| ▲ RR Spike Found | △ RR Spike Set |
| ⊠ Monument Box | Ⓜ Monument |
| ⊙ Concrete Post | —X— Fence |

John C. Dodgion 04/19/07
 John C. Dodgion, P.S. 8069

DRAWN BY: JCD	JOB NO.: 06-0019-76
DATE: 03/07/07	CHECKED BY: DRH

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Columbus, Ohio 43230
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fax 614.428.7755