



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: **YWCA Columbus**

File No.04-25

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:

unimproved Harvey Court from East Fifth Avenue to its northern terminus

PROPOSED USE OF AREA:


construction of a driveway to a new YWCA Family Center

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:*ALTA Survey* | <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:  Date: 9/8/04

Estimated Value from County Tax Records: **\$ 9,709.00**(7300/+sf@\$1.33)
(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 type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |

PAC/JCL

cc: File No.04-25

K:\Right of Way Information\Right-of-Way Sales etc\04 VACATE\04-25\REQUEST FOR CONVEYANCE.DOC

| | | | |
|--------------|--------------------------------|---|---------------|
| 614-645-8290 | Director's Office | City Hall/90 West Broad Street, 3rd Floor/Columbus, Ohio 43215-9009 | FAX: 645-7805 |
| 614-645-7602 | Facilities Management Division | City Hall/90 West Broad Street, Rm. B-16/Columbus, Ohio 43215-9001 | FAX: 645-7180 |
| 614-645-8281 | Fleet Management Division | 423 Short Street/Columbus, Ohio 43215-5614 | FAX: 645-7347 |
| 614-645-7620 | Refuse Collection Division | 2100 Alum Creek Drive, 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: *Michael Deibel* Date: 9/28/04

**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.

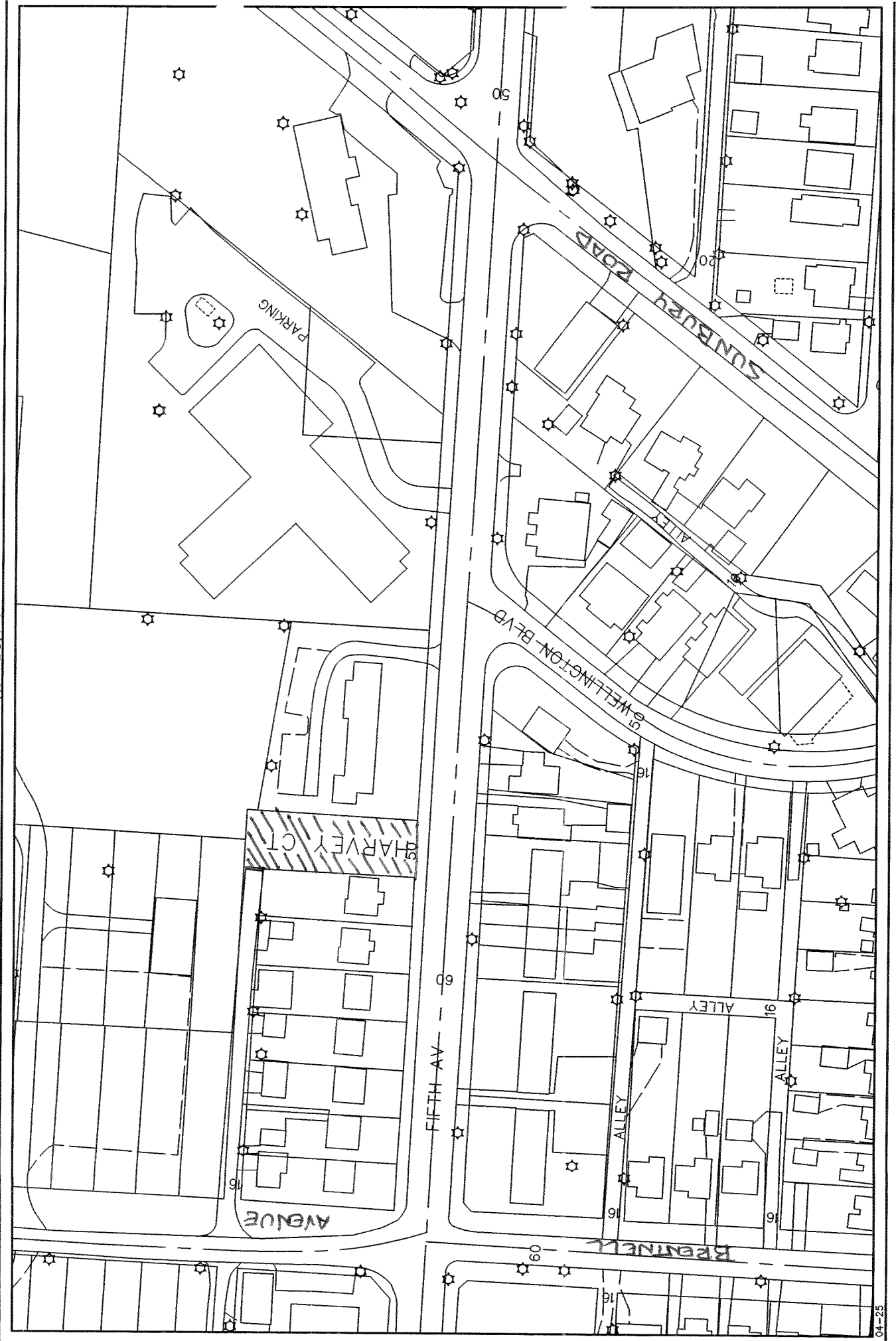
_____ The value of land donations or other services being made to the City by the petitioner(s)

_____ 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: YWCA by JoAnna Williamson, President and CEO
File No. 04-25



NO SCALE



eliminating racism
empowering women
ywca

YWCA Columbus
65 South Fourth Street
Columbus, Ohio 43215

T: 614-224-9121
F: 614-224-2522
www.ywcacolumbus.org

September 17, 2004

Ms. Donna Hunter, Administrator
Office of Land Management
Department of Development
109 North Front Street
Columbus, Ohio 43215

Re: Harvey Court, File Number 04-25

Dear Ms. Hunter:

The Columbus Transportation Division has recommended approval of the YWCA's request to purchase the right-of-way of Harvey Court from East Fifth Avenue to its northern terminus (letter attached). The value of this property has been determined to be \$9,709.

The YWCA would like to request that the transfer price be set at \$1.00. The reason for this request is that the improvements being undertaken, namely the YWCA Family Center, further the interest and welfare of the general public, and further the general welfare of the City through significant improvements to the physical environment.

The YWCA Family Center will provide shelter and childcare for homeless families in our community, and provide a \$5 million improvement on land that is currently abandoned industrial property.

The YWCA would be happy to present additional testimony or information regarding our request and the mitigating circumstances that we believe apply to this request. We would also request to be placed on the agenda of the Land Review Commission at the earliest possible opportunity.

Sincerely,



JoAnna Williamson
President and CEO

Cc: Ms. Mary Lu English
Right of Way Coordinator

Mitigating Circumstances Regarding Harvey Court
File Number 04-25
October 14, 2004

1. The value of improvements undertaken by the YWCA on property owned by the City that further the interest and welfare of the general public.
 - Harvey Court is a dedicated city right of way that provides access to the site purchased by the YWCA for the YWCA Family Center. It runs north from East Fifth Avenue and dead ends into the YWCA property.
 - Although the street could have been constructed as a public right of way, that construction would have had greater impact on the abutting neighbors.
2. A 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 YWCA Family Center will generate over \$500,000 in new payroll to the City of Columbus, resulting in increased income taxes to the city.
3. The identification of improvements that further the general welfare of the City through significant improvements to the physical environment.
 - The YWCA Family Center will be a \$5 million improvement on a previously abandoned industrial site abutting a residential neighborhood.
 - The YWCA will provide safe, supportive temporary housing and childcare to homeless families. It will provide a great improvement over the current system of transporting families twice every day.



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Henry Guzmán, Director

September 13, 2004

JoAnna Williamson, President and CEO
YWCA Columbus
65 South Fourth Street
Columbus, Ohio 43215

Dear Ms. Williamson:

The City of Columbus, Transportation Division, has reviewed the request you submitted regarding the acquisition of that portion of unimproved Harvey Court from East Fifth Avenue to its northern terminus. It is our understanding that acquisition of this right-of-way will allow for the construction of a driveway to the new YWCA Family Center. After investigation by the Transportation Division staff it was determined the City does not have any objections to the sale of this right-of-way. 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 value of a value of \$9,709.00 (\$1.33 per square foot) has been determined for this right-of-way. Please note, this value reflects the City's need to retain a general utility easement for the benefit of existing utilities currently located within this right-of-way.

If you desire to proceed with the purchase of the above referenced right-of-way please sign and date this letter in the space provided below then return, within thirty days, to Ms. Pamela A. Clawson, 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 stated transfer price of \$9,709.00 for this right-of-way you will need to contact Ms. Donna Hunter to discuss a possible reduction of this amount. Ms. Hunter's address is: Development Department, Attention Donna Hunter, Administrator, Office of Land Management, 109 North Front Street, Columbus, Ohio 43215. Please provide a copy of any correspondence you send to Ms. Hunter to me for my file.

For your convenience I have attached a list of valid mitigating circumstances that the City will consider when reducing a right-of-way transfer price. 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.

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

Ms. Williamson
September 13, 2004
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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
YWCA Columbus

By: _____
JoAnna Williamson Date
Its: President and CEO

Enclosures

cc: Pamela A. Clawson, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer
Clyde R. Garrabrant, P.S., RW Services Manager
File 04-25
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MEMORANDUM

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

Attn.: Edmond W. Reese
Real Estate Negotiator

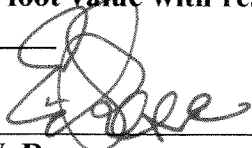
FROM: Jeffrey C. LeVally, P.S.
Surveyor

SUBJ.: Sale of Right-of-Way
File # 04-25

DATE: August 30, 2004

The Department of Public Service, Transportation Division, has been asked to sell **unimproved Harvey Court from East Fifth Avenue to its northern terminus** (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>7300+/-</u> | |
| Per square foot value without reserved general utility easement rights. | <u>\$1.33</u> |
| Per square foot value with reserved general utility easement rights (for City Utilities only). | <u>\$.66</u> |
|  Edmond W. Reese | <u>8-31-04</u> Date |