



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

MEMORANDUM

TO: Mark Barbash, Director
Department of Development

Attention: Donna Hunter, Administrator
Land Management Office

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

SUBJ.: SALE OF EXCESS RIGHT OF WAY - FILE # 99-26

DATE: June 4, 2003

Attached please find a request to sell the unimproved alleys bounded by Berwick Boulevard, Castlegate Road and College Avenue to allow for a proposed office building development of the surrounding parcels. A value of \$17,649.00 has been determined for this right of way as indicated on the attached form. Laura MacGregor Comek has been notified of this price and has returned a signed Authorization to Proceed on behalf of her clients.

It is now necessary for the Department of Development to review the attached information and identify any possible mitigation. When your review is complete and any outstanding issues have been resolved, please fill in 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 and Assistant Administrator
Clyde R. Garrabrant, P. S., R/W Services
P:\marylu\letters\99-26 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 Gregory S. Lashutka

Public Service Department

Richard M. Hickman, Director

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

Name of Petitioner: Holocaust Memorial Garden
Cynthia Ebner, Chairperson

File No. 99-26

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:

The unimproved alleys bounded by Berwick Boulevard, Castlegate Road and College Avenue

PROPOSED USE OF AREA:

A private park

DEPARTMENTAL ACTION BY DEPARTMENT INITIATING REQUEST:

(Please CHECK the Correct Answer)

- All Departments and Divisions contacted for comments/approval of request: YES NO
- All Utilities contacted for comments/approval of request: YES NO
- Area Commission contacted for comments/approval of request: YES NO
- All abutting property owners notified of request: YES NO
- Petitioner notified of need for survey and metes & bounds description: YES NO
- Department Recommendation: **SELL** **VACATE** **TRANSFER AT NO CHARGE**
 GRANT EASEMENT **GRANT LEASE** **RELEASE AN EASEMENT**

Signature: *Richard M. Hickman* Date: 8/24/99

REAL ESTATE DIVISION ACTION:

Estimated Value from County Tax Records:	\$ <u>17,649.00</u>
Estimated Value from Professional Appraisal	\$ <u>N/A</u>
RED Value Recommendation to Trade & Development	\$ <u>17,649.00</u>
Negotiated Value Recommendation to Trade & Development	\$ <u>N/A</u>
Easements to be retained:	<input type="checkbox"/> YES <input checked="" 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

RCS/JCL

cc: File No. 99-26

K:\Right-of-way & Utilities\Right-of-way sales ect\99VACATE\99-26r.doc

614-645-8250 Director's Office	City Hall 50 West Broad Street 3rd Floor Columbus, Ohio 43215-9009	FAX: 645-7875
614-645-5182 Construction Inspection Division	1800 East 17th Avenue Columbus, Ohio 43219-1007	FAX: 645-3298
614-645-8275 Engineering and Construction Division	109 North Front Street 3rd Floor Columbus, Ohio 43215-9003	FAX: 645-6938
614-645-7602 Facilities Management Division	104 1/2 Hall 50 West Broad Street Rm. B-16 Columbus, Ohio 43215-9001	FAX: 645-7185
614-645-8281 Fleet Management Division	423 Short Street Columbus, Ohio 43215-9614	FAX: 645-7047
614-645-7620 Refuse Collection Division	2100 Alum Creek Drive Columbus, Ohio 43207-1714	FAX: 645-3053
614-645-7740 Traffic Engineering and Parking Division	105 North Front Street 2nd Floor Columbus, Ohio 43215-9024	FAX: 645-7521

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: 6/7/03
per 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: Laura Comek, Esq.
File No. 99-26



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

March 17, 2003

Laura Comek, Esq.
CRABBE, BROWN & JAMES, LLP
500 South Front Street
Suite 1200
Columbus, Ohio 43215

Dear Ms. Comek:

The City of Columbus, Transportation Division has reviewed the request you submitted for the transfer of the unimproved alleys bounded by Berwick Boulevard, Castlegate Road and College Avenue (shown on the attached map). After investigation, it has been determined there are no objections to the sale of this right-of-way. Pursuant to City of Columbus 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 \$17,649.00 for said alleys. Please be aware that should your client elect to purchase these rights-of-way they will be required to provide the City of Columbus with a legal description and a survey plat of the alleys. These documents must be prepared by a Registered Surveyor and submitted to the City before legislation can be prepared or the deed written.

If your client agrees to these terms and wishes to proceed with the purchase of the above referenced alleys please have this letter signed and dated in the space provided below then return, within thirty days, to Ms. Pamela A. Clawson, P.E., Administrator, Transportation Division, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English. If your client objects to the stated transfer price of \$17,649.00 you will need to contact Ms. Donna Hunter in the Department of Development to discuss a possible reduction of this amount. Ms. Hunter's address is: Department of Development, 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, Division policy requires that a recommendation to transfer at full price be forwarded from the Division to the Department of Development.

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**

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Ms. Comek
March 17, 2003
Page Two

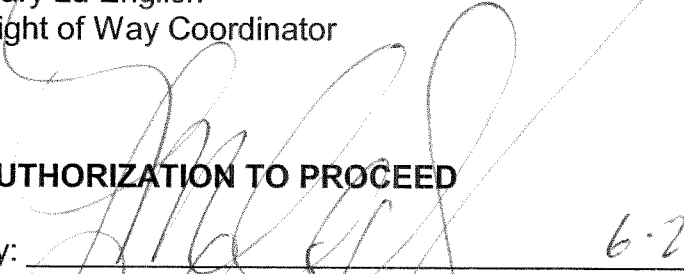


After an agreement on the transfer price is reached the Department of Development will place this request on the Land Review Commission agenda for their consideration.

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

Sincerely,


Mary Lu English
Right of Way Coordinator

AUTHORIZATION TO PROCEED

By:  6-2-03
Name Date
For: 
Its: 


Enclosures

Pamela A. Clawson, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer and Assistant Administrator
Clyde R. Garrabrant, P.S., R/W Services
File 99-26
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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

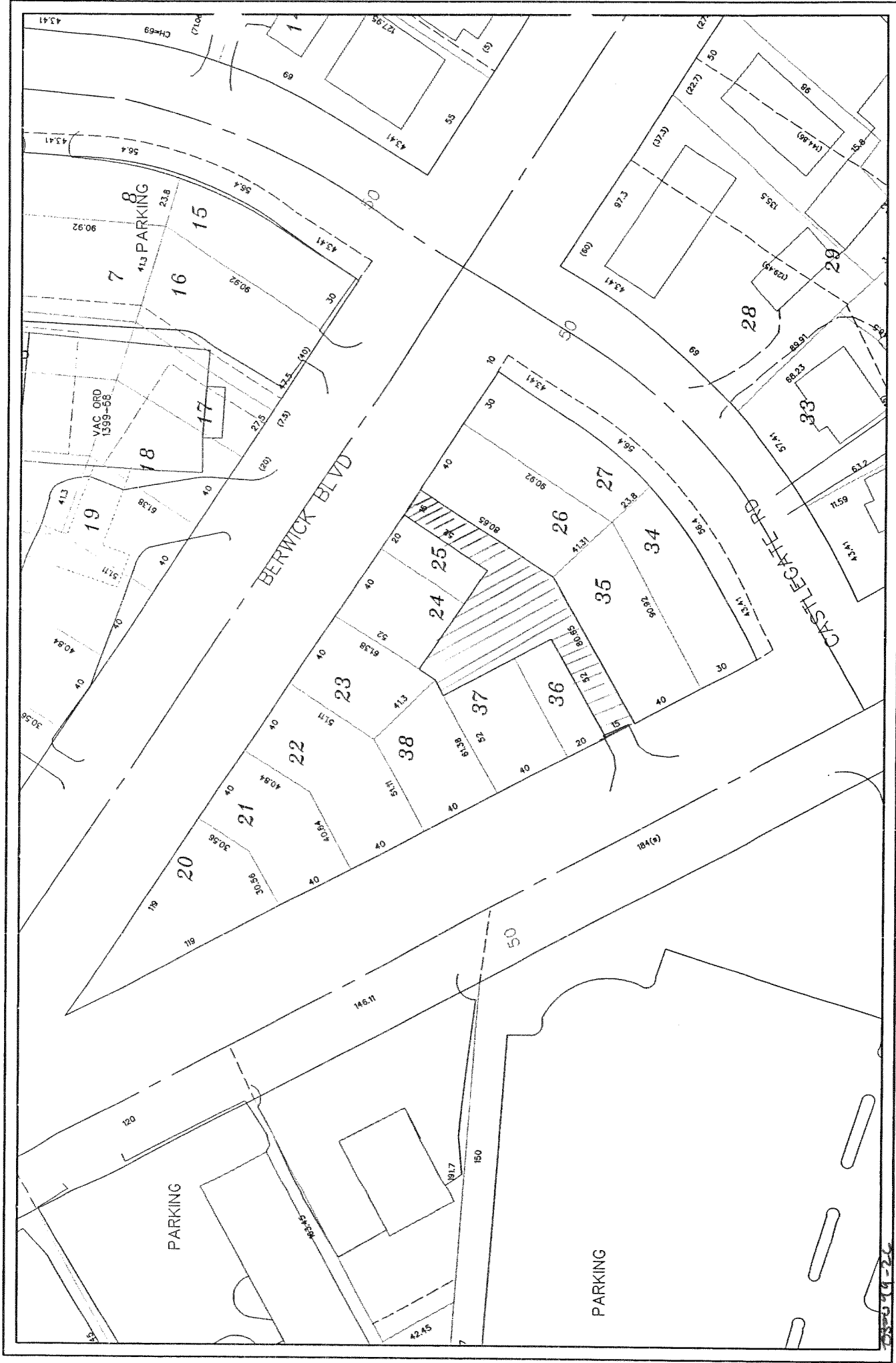
SUBJ.: Sale of Right-of-Way
File # 99-26

DATE: July 6, 1999

The Department of Public Service, Division of Engineering and Construction, has been asked to sell right-of-way in Berwick Boulevard, College Avenue, Castlegate Road and the alleys as shown in Berwick Amended Blocks 1&2 (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.

Per square foot value without reserved general utility easement rights. <u>\$4.</u>	
Per square foot value with reserved general utility easement rights (for City Utilities only). <u>\$2.</u>	
 Edmond W. Reese	<u>7-9-99</u> Date



200-19-2-C