



City of Columbus  
Mayor Michael B. Coleman

# Public Service Department

Linda K. Page, Director

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

Name of Petitioner: Daniel H. Schoedinger for Children's Hospital      File No.03-10

**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:**

relocation of Childrens Drive

**PROPOSED USE OF AREA:**

Hospital expansion (to include dedication of right-of-way for new roadway)

**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 |

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

4/21/03

**REAL ESTATE DIVISION ACTION:**

Estimated Value from County Tax Records: \$ 5.50/sf.

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

PAC/JCL

cc: File No. 03-10

K:\Right of Way Information\Right-of-Way Sales etc\03\_VACATE\03-10\REQUEST FOR CONVEYANCE.DOC

614-645-8290 Director's Office  
614-645-7692 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

1124-2003

**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: 5/14/03

*by Dorra 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.

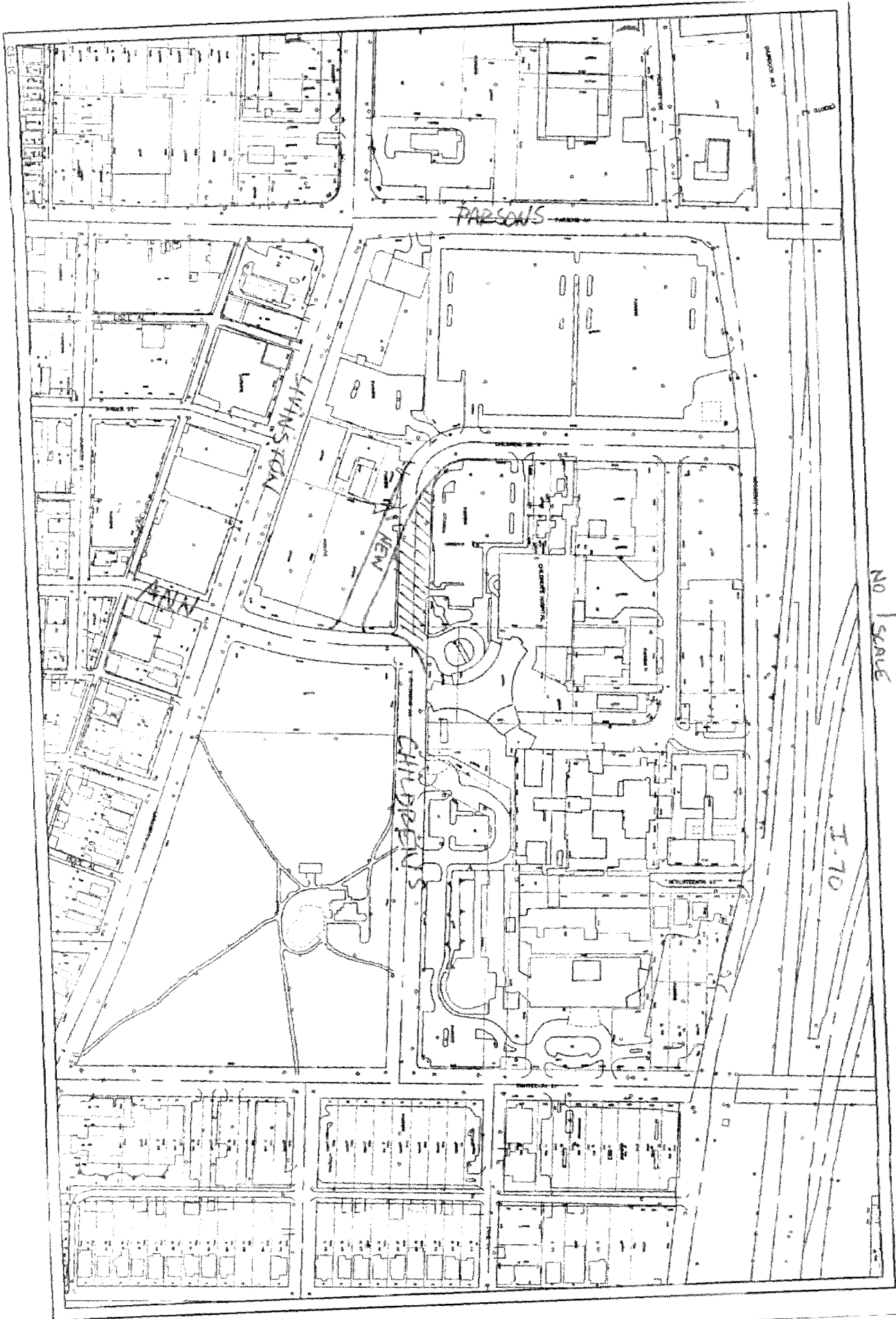
\_\_\_\_\_ The value of land donations or other services being made to the City by the petitioner(s)

\_\_\_\_\_ 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: Daniel H. Schoedinger, Esq.  
File No. 03-10



PARSONS

LIVINGSTON STREET

CHILDREN'S






I-70

NO SCALE



**CHILDREN'S HOSPITAL  
CLINICAL EXPANSION  
AND RENOVATION**

**Proposed Street Relocation  
March 7, 2003 N.T.S.**

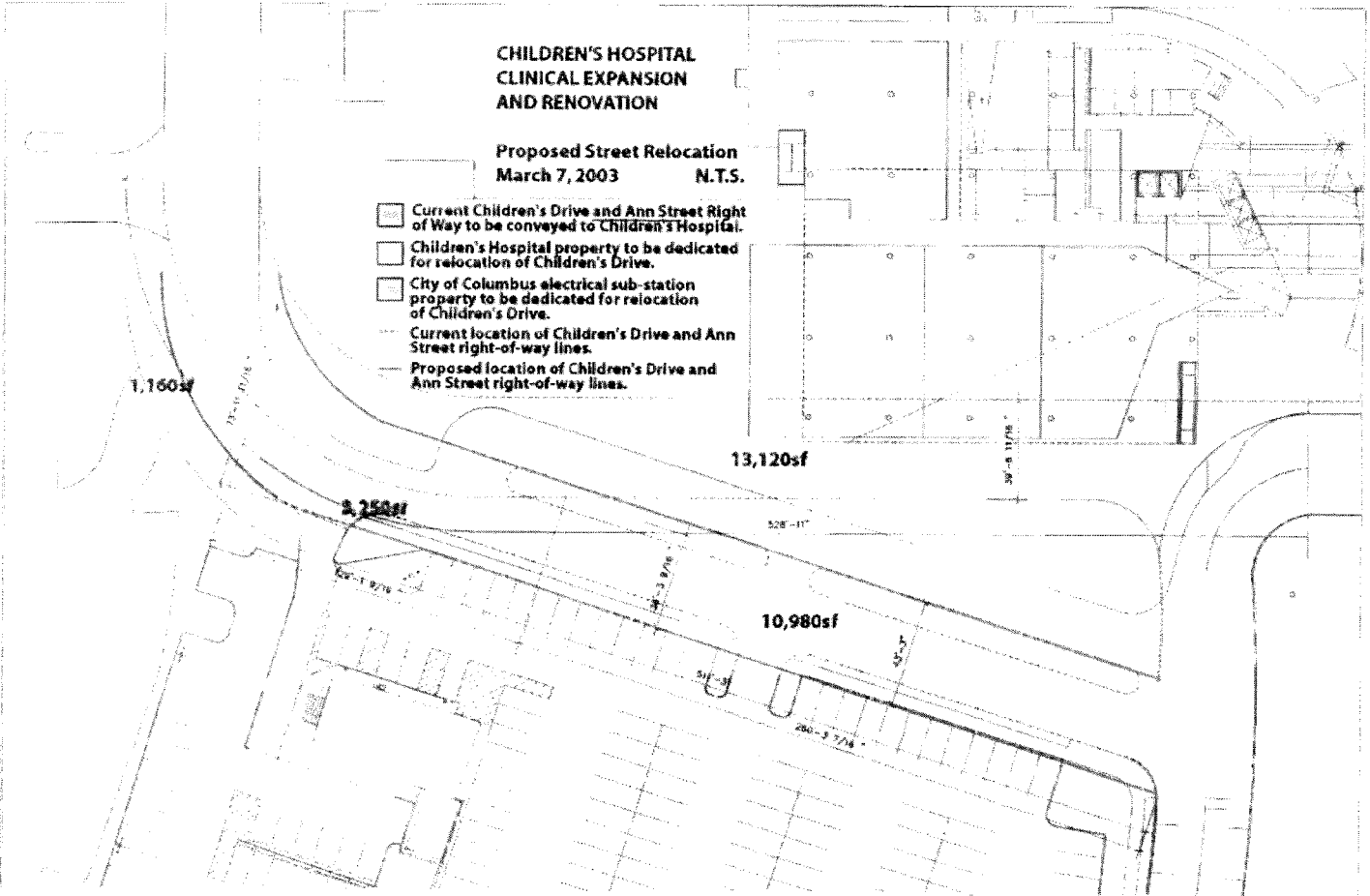
-  Current Children's Drive and Ann Street Right of Way to be conveyed to Children's Hospital.
-  Children's Hospital property to be dedicated for relocation of Children's Drive.
-  City of Columbus electrical sub-station property to be dedicated for relocation of Children's Drive.
-  Current location of Children's Drive and Ann Street right-of-way lines.
-  Proposed location of Children's Drive and Ann Street right-of-way lines.

1,160sf

13,120sf

3,250sf

10,980sf



# Vorys, Sater, Seymour and Pease LLP

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Looney Chamber  
607 1935  
Augustus L. Seymour  
1873 1920  
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607 1924

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2100 One Cleveland Center  
1375 East Ninth Street  
Cleveland, Ohio 44114-1724  
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in Cincinnati  
Suite 2000 • Ardum II  
321 East Fourth Street  
Post Office Box 0236  
Cincinnati, Ohio 45201-0236  
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in Alexandria  
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Daniel H. Schroedinger  
Days Office (614) 464-6307  
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E-Mail: dhs@csnapa.vorys.com

March 12, 2003

## HAND DELIVERED

City Engineer  
City of Columbus  
Public Service Department  
Transportation Division  
109 North Front Street, 3rd Floor  
Columbus, Ohio 43215  
Attn: Jeff LeVally, PS

Dear Jeff:

Children's Hospital is planning a clinical expansion and renovation in its main hospital complex. Children's architects have determined that the best location for that project is at the intersection of Ann Street and Children's Drive in an area that will occupy a portion of the existing right of way of Children's Drive. This letter is to request that the City convey that portions of Children's Drive and Ann Street to Children's Hospital as part of the relocation of Children's Drive described below.

As part of the proposed project, Children's Hospital proposes that Children's Drive be relocated. The enclosed site plan shows both the existing and the proposed, relocated right of way lines. That site plan also shows the existing right of way which Children's wishes to acquire, the land which Children's will dedicate for the relocated right of way and the land which the City owns as part of an electric substation that will have to be dedicated as new right of way, if the relocation is to occur.

The proposed right of way lines for the relocated street shown on the site plan are not final, although Children's believes they are very close -- close enough to begin this process. We expect to have this finalized with an engineered drawing in the next few weeks and will provide it to you as soon as it is available. In the meantime, we would very much like to move this process along as quickly as possible, with a goal of having this on the agenda for the April Land Review Commission meeting. That would enable us to have all of the necessary approvals and deeds in time for the scheduled June 16 start of the relocation.

In addition to dedicating land which Children's now owns for the relocated right of way, as shown on the enclosed site plan, Children's will perform and pay the costs of the

Jeff LeVally, PS  
March 12, 2003  
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street relocation, which are estimated to be approximately \$437,000. Children's believes that the value of the land which it proposes to dedicate as right of way for the relocated street, plus the costs of the street improvements, will exceed the value of the right of way which Children's is requesting to have conveyed to it. Because of these mitigating factors, Children's requests that it not be required to pay any cash consideration to the City for the right of way to be conveyed to Children's.

Children's Hospital owns all of the property on both sides of the right of way which it proposes to acquire, with the exception of the City's electric substation property. Representatives of Children's have spoken with both Director Douth and Tony LaRe of the Division of Electricity concerning this. They have indicated the willingness of the Division of Electricity to participate in this relocation.

In order to meet the schedule for construction of the proposed project, it will be necessary for Children's to start the construction of the relocation of Children's Drive by June 16, 2003. Realizing the steps that we must go through before the relocation is approved and finalized, we would very much appreciate your assistance in starting and pursuing the process expeditiously. In that regard, it may be helpful for you to know that on December 12, 2002 a meeting was held to discuss the proposed relocation. The following City representatives were present at the meeting and indicated their approval for the relocation:

Jeff Hubbard	Division of Water
Chuck Turner	Division of Water
Tony LaRe	Division of Electricity
Chris Presutti	Building Services Division
Chris Snyder	Building Services Division
Chad Holtzapfel	Division of Sewerage and Drainage
Bob Myers	Division of Sewerage and Drainage
John Douth	Utilities Director
Patti Austin	Division of Transportation

Jeff LeVally, PS  
March 12, 2003  
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I look forward to working with you on this. If you have any questions or concerns about this, please call me as soon as possible to avoid any unnecessary delays.

Yours very truly,



Daniel H. Schoedinger

DHS:jat

Enclosure