



City of Columbus
Mayor Michael B. Coleman

Public Service Department
Mark Kelsey, Director

MEMORANDUM

TO: Boyce Safford, III, Director
Department of Development

Attention: Donna Hunter, Administrator
Land Redevelopment Office

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

SUBJECT: SALE OF EXCESS RIGHT OF WAY - FILE # 07-29

DATE: September 17 2007

Attached please find a request to sell portions of Kennedy Drive, Children's Drive West, Children's Drive and Ann Street to The Children's Hospital. Sale of this right-of-way will accommodate continued development of the Children's Hospital campus. The City Attorney's Real Estate Division has established a value of \$473,340.00 for these rights-of-way as indicated on the attached form. Current Land Review Commission policy requires that the City obtain an independent fee appraisal when the estimated value of the rights-of-way is greater than \$75,000.00, however, it is my understanding Children's Hospital has chosen to request the Land Review Commission waive this requirement. It is also my understanding Daniel H. Schoedinger, counsel for Children's Hospital, has submitted a request for mitigation of the \$473,340.00 to your office.

It is now necessary for the Department of Development to review the information provided and determine the validity of the request for mitigation. When your review is complete and any outstanding issues have been resolved, please complete the final portion of the attached Request for Conveyance 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: Patricia A. Austin, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer & Assistant Administrator, Transportation Division
Clyde R. Garrabrant, P. S., R/W Manager
P:\marylu\letters\0729 transmittal.doc

614-645-8290 Director's Office
614-645-3111 311 Service Center
614-645-6400 Parking Violations Bureau
614-645-7620 Refuse Collection Division
614-645-8375 Transportation Division

City Hall / 90 W. Broad Street, 3rd Floor / Columbus, Ohio 43215-9009
2100 Alum Creek Drive, Columbus, Ohio 43207-1705
400 W. Whittier Street, Columbus, Ohio 43215-5036
2100 Alum Creek Drive / Columbus, Ohio 43207-1705
109 N. Front Street, 3rd Floor / Columbus, Ohio 43215-9023

FAX 645-7805
FAX 645-3053
FAX 645-7357
FAX 645-7296
FAX 645-6938



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Mayor Michael B. Coleman

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Mark Kelsey, Director

REQUEST FOR CONVEYANCE OF CITY OWNED LAND
By Division of Transportation

Name of Petitioner: Daniel H. Schoedinger, counsel for Children's Hospital

File No. 07-29

REQUEST IS TO:

- Sell excess right-of-way
- Vacate excess right-of-way
- Grant an easement
- Transfer excess right-of-way at no charge
- Grant a lease
- Release an easement

BRIEF DESCRIPTION OF AREA UNDER CONSIDERATION:

Portions of Kennedy Drive, Children's Drive West, Children's Drive, and Ann Street

PROPOSED USE OF AREA:

To accommodate continued development of the Children's Hospital campus

ACTION BY DIVISION 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/Civic Association contacted for comments: YES NO
- All abutting property owners notified of request: YES NO
- Petitioner notified of need for survey and metes & bounds description: YES NO

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

Signature: Patricia A. Austin Date: 9/13/07
Transportation Division Administrator

Estimated Value from County Tax Records: **\$473,340.00**
(52,500± Sq. Ft. @ \$2.28/Sq. Ft. west of Parsons Avenue & 126,300± Sq. Ft. @ \$2.80/Sq. Ft. east of Parsons Avenue per City Attorneys Office Real Estate Division)

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

PAC/JCL

cc: File No. 07-29

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

614-645-8290	Director's Office	City Hall, 90 West Broad Street, 3 rd Floor, Columbus, Ohio 43215-9009	FAX: 614-645-7805
614-645-3111	311 Service Center	2100 Alum Creek Drive, Columbus, Ohio 43207-1705	FAX: 614-645-3053
614-645-6400	Parking Violations Bureau	400 W. Whittier Street, Columbus, Ohio 43215-5036	FAX: 614-645-7357
614-645-7620	Refuse Collection Division	2100 Alum Creek Drive, Columbus, Ohio 43207-1714	FAX: 614-645-7296
614-645-8376	Transportation Division	109 North Front Street, 3 rd Floor, Columbus, Ohio 43215-9023	FAX: 614-645-6938



City Of Columbus
Mayor Michael B. Coleman

Public Service Department
Mark Kelsey, Director

September 5, 2007

VORYS, SATER, SEYMOUR & PEASE
Attention: Daniel H. Schoedinger, Esq.
52 East Gay Street
P.O. Box 1008
Columbus, Ohio 43216-1008

Dear Mr. Schoedinger:

The City of Columbus, Transportation Division, has reviewed the request you submitted on behalf of your client, Children's Hospital, regarding their acquisition of portions of Ann Street, Children's Drive, Children's Drive West and Kennedy Drive. It is the Transportation Division's understanding acquisition of these rights-of-way will allow for continued development of the Children's Hospital campus. After investigation by the Transportation Division staff it was determined there are no objections to the proposed sale of these rights-of-way subject to the retention of general utility easements for any utilities currently located therein. 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 total value of \$473,340.00 for these rights-of-way. ($\$2.28$ per sq. ft. X 52,500 sq. ft. = \$119,700.00 for those rights-of-way located west of Parsons Avenue and $\$2.80$ per sq. ft. X 126,300 sq. ft. = \$353,640.00 for those rights-of-way located east of Parsons Avenue). Current Land Review Commission policy requires that the City obtain an independent fee appraisal when the estimated value of the rights-of-way is greater than \$75,000.00, however, it is my understanding your client has chosen to request the Land Review Commission waive this requirement.

If your client desires to proceed with the acquisition of the above referenced rights-of-way please have this "Authorization to Proceed" letter signed and dated in the space provided below then returned, within thirty days, to Ms. Patricia A. Austin, P.E., Administrator, Transportation Division, Public Service Department, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English.

If your client objects to the estimated value of \$473,340.00 you will need to contact Ms. Donna Hunter, Administrator of the Land Management Office, to discuss a possible reduction of this amount. Ms. Hunter's address is: Development Department, 109 North Front Street, Columbus, Ohio 43215. For your convenience I have attached a list of valid mitigating circumstances that the City will consider when reducing right-of-way transfer prices. Please include a copy of any correspondence you send to Ms. Hunter when you return this "authorization to proceed" letter. 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
614-645-3111
614-645-6400
614-645-7620
614-645-8376

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Mr. Schoedinger
September 5, 2007
Page Two

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 TO LAND REVIEW COMMISSION

Children's Hospital

By:  9-13-07
Signature Date

Richard J. Miller
Print name

Its: President & C.O.O.

Enclosures

cc: Patricia A. Austin, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer and Assistant Administrator
Clyde R. Garrabrant, P.S., RW Services Manager
File 07-29
P:\marylu\letters\0729cl#1 schoedinger.doc

MEMORANDUM

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

Attn.: Edmond W. Reese
Real Estate Negotiator

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

SUBJ.: Sale of Right-of-Way
File # 07-29

DATE: August 22, 2007

The Department of Public Service, Transportation Division, has been asked to sell a portion of Ann St, Childrens Dr., Childrens Dr. West and Kennedy Dr. (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: 178,800 +/-

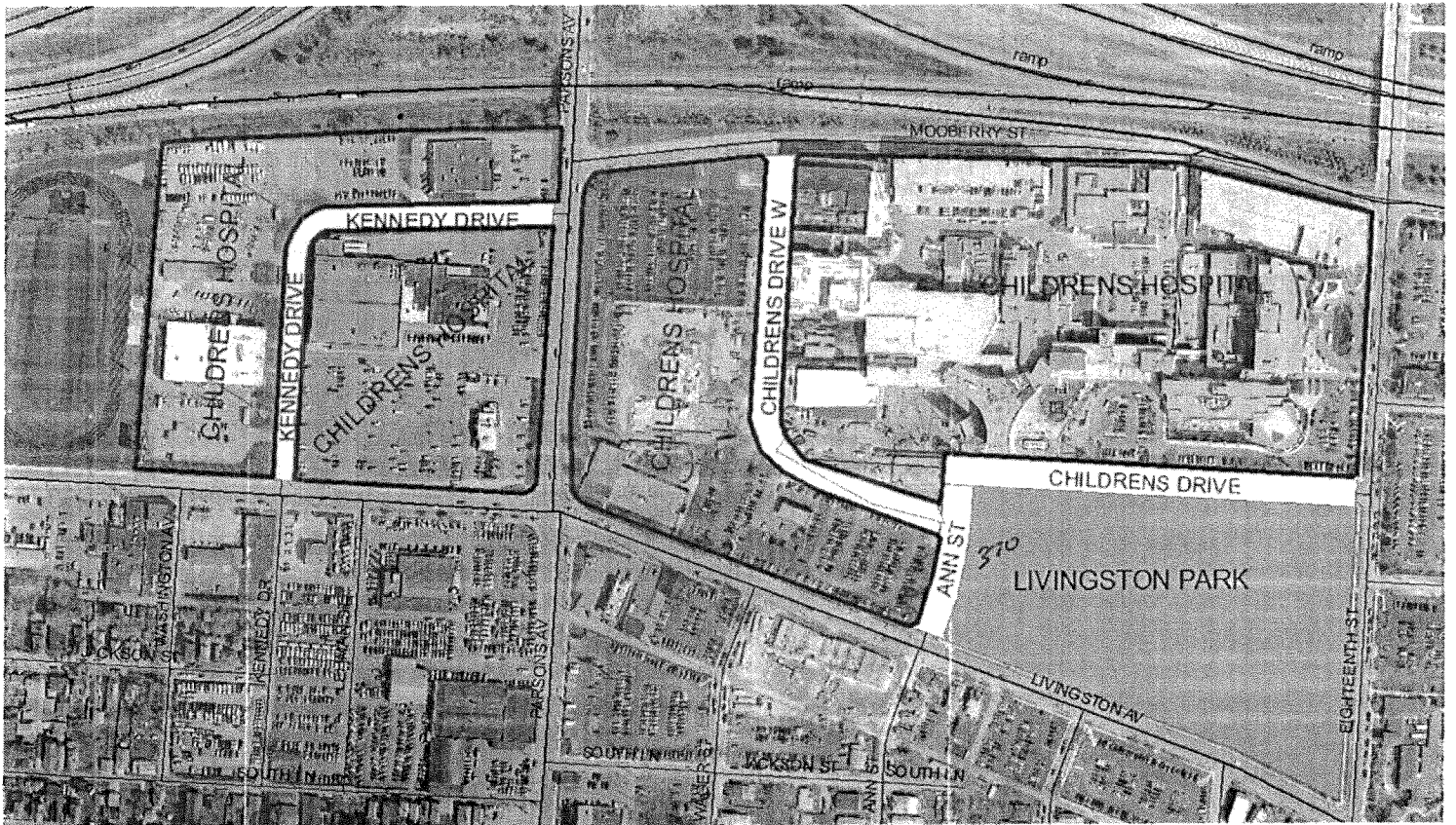
Per square foot value without reserved general utility easement rights.

\$4.57 West of Parsons and \$5.62 East of Parsons

Per square foot value with reserved general utility easement rights (for City Utilities only). \$2.28 west and \$2.80 east


Edmond W. Reese

Date



Ann 60 x 370 = 22,200

CH- DR. 62 x 760 = 47,120

CH- DRW 60 x 975 = 58,500

Kenn 50 x 1050 = 52,500

178,800 S.F.