



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

MEMORANDUM

TO: Mark Barbash, Director
Department of Trade

Attn.: Donna Hunter, Administrator
Office of Land Management

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

SUBJ.: GRANTING OF ENCROACHMENT EASEMENTS - FILE # 02-21

DATE: July 11, 2002

Attached please find a request to grant encroachment easements of into the west side of North Front Street, south of Vine Street and into School Alley, also south of Vine Street for foundation encroachments. The Public Service Department recommendation is to grant the requested encroachment easements. A value of \$2,208.00 has been determined for the requested easements as indicated on the attached form. Ms. Gina Ormond, on behalf of the proposed grantee, NWD Investments, LLC, has been notified of this price and has submitted a request for mitigation of the price (letter attached).

It is now necessary for the Development Department to review the attached information and determine the validity of the request for mitigation. When your review is complete and the outstanding issues have been resolved, please complete 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
Clyde R. Garrabrant, P. S., R/W Manager
L:\marylu\letters\02-21 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 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: David Storck of EMHT for NWD Investments

File No.02-21

REQUEST IS TO:

- | | |
|---|--|
| <input type="checkbox"/> Sell excess right-of-way | <input 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 checked="" type="checkbox"/> Grant an easement | <input type="checkbox"/> Release an easement |

BRIEF DESCRIPTION OF AREA UNDER CONSIDERATION:

encroachment easements into the west side of North Front Street, south of Vine Street and into School Alley, also south of Vine Street

PROPOSED USE OF AREA:

foundations

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: <input type="checkbox"/> SELL | <input type="checkbox"/> VACATE | <input type="checkbox"/> TRANSFER AT NO CHARGE |
| <input checked="" type="checkbox"/> GRANT EASEMENT | <input type="checkbox"/> GRANT LEASE | <input type="checkbox"/> RELEASE AN EASEMENT |

Signature: *Paula...*

Date: 7/2/02

REAL ESTATE DIVISION ACTION:

- | | |
|--|---|
| Estimated Value from County Tax Records: | <u>\$2208.00(55.2sf+/-@\$40.00)</u> |
| Petitioner contacted for comments: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Petitioner agreed to purchase price: | <input type="checkbox"/> YES <input type="checkbox"/> NO |

PAC/JCL

614-645-8290 Director's Office
 614-645-3182 Construction Inspection Division
 614-645-8376 Engineering and Construction Division
 614-645-7602 Facilities Management Division
 614-645-8281 Fleet Management Division
 614-645-7620 Refuse Collection Division
 614-645-7790 Traffic Engineering and Parking Division

City Hall/90 West Broad Street, 3rd Floor/Columbus, Ohio 43215-9009
 1900 East 17th Avenue, Columbus, Ohio 43219-1007
 109 North Front Street, 3rd Floor/Columbus, Ohio 43215-9023
 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, 2nd Floor/Columbus, Ohio 43215-9024

FAX: 645-7805
 FAX: 645-3298
 FAX: 645-6938
 FAX: 645-7180
 FAX: 645-7347
 FAX: 645-3053
 FAX: 645-7921

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 Berkeash Date: 12/16/23
by Diana 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.

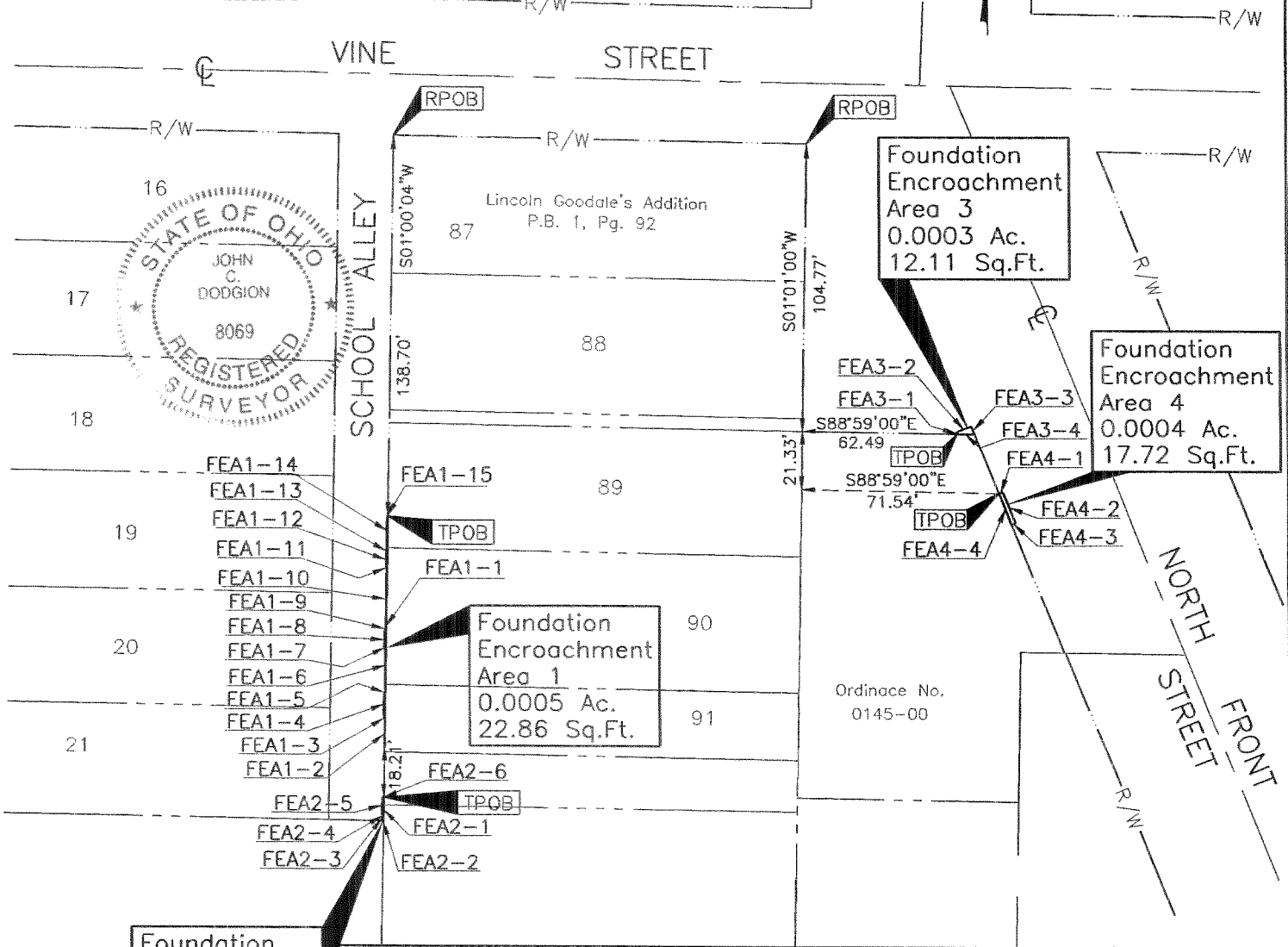
_____ The identification of improvements that further the general welfare of the City through significant improvements to the physical environment.

Name of Petitioners: NWD Investments, LLC
 File No. 02-21

FOUNDATION ENCROACHMENT EXHIBIT
 SECTION 8, TOWNSHIP 5, RANGE 22
 REFUGEE TRACT
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

JANUARY 12, 2004
 SCALE 1" = 60'

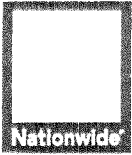
COURSE DATA		
FEA2-1 S01°00'04"W 8.60'	FEA3-1 N22°23'51"W 0.81'	FEA4-1 N67°36'09"E 1.43'
FEA2-2 N88°58'39"W 0.38'	FEA3-2 N67°36'09"E 5.83'	FEA4-2 S22°23'51"E 12.00'
FEA2-3 N00°44'48"E 2.10'	FEA3-3 S22°23'51"E 3.34'	FEA4-3 S67°36'09"W 1.52'
FEA2-4 N89°15'12"W 0.17'	FEA3-4 N88°59'00"W 6.36'	FEA4-4 N21°59'05"W 12.00'
FEA2-5 N00°44'48"E 6.50'		
FEA2-6 S89°15'12"E 0.59'		



Foundation Encroachment Area 2
 0.0001 Ac.
 4.54 Sq.Ft.

COURSE DATA		
FEA1-1 S01°00'04"W 84.45'	FEA1-6 N00°44'48"E 17.08'	FEA1-11 N89°15'12"W 0.17'
FEA1-2 N00°44'48"E 11.37'	FEA1-7 N89°15'12"W 0.42'	FEA1-12 N00°44'48"E 5.50'
FEA1-3 N89°15'12"W 0.42'	FEA1-8 N00°44'48"E 6.00'	FEA1-13 S89°15'12"E 0.17'
FEA1-4 N00°44'48"E 8.50'	FEA1-9 S89°15'12"E 0.42'	FEA1-14 N00°44'48"E 12.83'
FEA1-5 S89°15'12"E 0.42'	FEA1-10 N00°44'48"E 23.17'	FEA1-15 S89°15'12"E 0.37'

By John C. Dodgion
 Professional Surveyor No. 8069



VIA HAND DELIVERY

July 9, 2002

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

Dear Ms. Hunter:

Pursuant to a letter from Mary Lu English (a copy of which is enclosed), NWD Investments, LLC ("NWD") would like to apply for mitigation of the purchase price of the encroachment easements into the west side of North Front Street, south of Vine Street and into School Alley, also south of Vine Street for foundation encroachments, in downtown Columbus. Attached please find NWD's list of mitigating circumstances in connection with the encroachment easements.

Thank you for your assistance in this matter. If you have any questions, feel free to call me at 614.857.2339 or Jack Gillespie at 614.857.2337.

Very truly yours,

Gina Ormond
Counsel

Encl.

cc: Mary Lu English ✓
Kenneth Ferrell
John D. Gillespie
James K. Rost

02 JUL -9 AM 11:36

375 N FRONT ST
COLUMBUS OH 43215

IDENTIFICATION OF MITIGATING CIRCUMSTANCES
AND BRIEF EXPLANATION OF EACH

X

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)

X

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.

X

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.

X

The identification of improvements that further the general welfare of the City through significant improvements to the physical environment.

MEMORANDUM

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

Attn.: Edmond W. Reese
Real Estate Negotiator

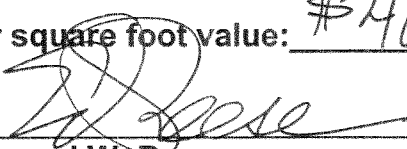
FROM: Jeffrey C. LeVally, P.S.
Surveyor

SUBJ.: Sale of Right-of-Way
File # 02-21

DATE: June 25, 2002

The Department of Public Service, Transportation Division, has been asked to grant encroachment easements, for foundations, into the west side of North Front Street, south of Vine Street and into School Alley, also south of Vine Street (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 of underground encroachments: <u>55.2+/-</u>	
Per square foot value: <u>\$40.00</u>	<i>no easement reduction this is 100% occupancy.</i>
 Edmond W. Reese	<u>6-25-02</u> Date