



Legislation Text

File #: 1683-2011, **Version:** 1

1. BACKGROUND

For the past several years the City of Columbus (the "City") and Nationwide Realty Investors (NRI) have been actively involved in the redevelopment of that area of the City now known as "the Arena District". As a part of this joint redevelopment project, the plans for the Arena West area include further improvements to Neil Avenue and Vine Street. These improvements to Neil Avenue are from a point approximately 300 feet south of Nationwide Boulevard to a point approximately 100 feet north of Spruce Street. The improvements to Vine Street are from a point approximately 600 feet west of Neil Ave. to a point approximately 400 feet east of Neil. To facilitate the next phase of the Arena West Roadway Improvements the City will need to acquire small amounts of permanent road right-of-way, and temporary construction easements from private property owners. The following legislation authorizes the City Attorney's Office Real Estate Division to hire professional services and to negotiate with property owners to acquire the various property rights necessary to complete this roadway improvements project. This legislation also establishes \$60,000.00 in City Attorney Real Estate Division expenditure authority for the acquisitions related to the Roadway Improvements of this site.

The Department of Public Service is currently finalizing construction plans for the next phase of the Arena West Roadway Improvements. Improvements to Neil Avenue include restriping south of Nationwide Blvd. to add a 3rd northbound (NB) thru lane and to realign NB left turn lane with below-mentioned lane improvements north of Nationwide Blvd.; replacing treed median with full depth pavement and restriping between Nationwide Blvd. and Brodbelt Lane to add a 2nd southbound (SB) left turn lane at Nationwide Blvd. and a 3rd NB thru lane; widening and restriping between Brodbelt Lane and Vine St. to add a 3rd SB thru lane; widening and restriping between Vine St. and Spruce St. to add a SB right turn lane at Vine St. and a 3rd SB thru lane; and resurfacing from the starting point of lane improvements south of Nationwide Blvd. to Spruce St.. Improvements to Vine Street include widening to add a 2nd eastbound (EB) right turn lane; restriping to add a 2nd EB thru lane via conversion of the previous westernmost EB right turn lane; resurfacing (all EB lanes only) from the starting point of lane improvements west of Neil Ave. to Neil Ave.; widening to add a westbound (WB) right turn lane at Neil Ave.; and resurfacing (northernmost WB thru lane only) from Neil Ave. to end point of lane improvements. The project also includes all sidewalk, traffic signal, striping, signage, landscaping, and stormwater improvements necessary to perform the above-described improvements.

2. Fiscal Impact

Monies to pay for the acquisition costs associated with this roadway improvement project are budgeted and available within the 2011 Capital Improvement Budget.

3. Emergency Justification

The improvements contemplated by this project are essential to the successful redevelopment of entire Arena West District. Failure to complete right-of-way acquisition for this phase in a timely manner will delay the current construction schedule. Emergency action is requested to allow right-of-way acquisition for this phase of the project to remain on schedule.

To authorize the City Attorney's Real Estate Division to contract for professional services relative to the acquisition of fee simple title and lesser interests needed for the "Arena West" Roadway Improvements - Neil Avenue project; to authorize the City Attorney's Office, Real Estate Division, to hire professional services and negotiate with property owners to acquire the additional rights-of-way necessary to complete this project; to authorize the expenditure of \$60,000.00 or so much thereof as may be necessary to acquire the rights-of-way needed for this project from the Streets and Highways G.O. Bonds Fund and to declare an emergency. (\$60,000.00)

WHEREAS, the City and the Developer are actively engaged in the redevelopment of the Arena West area; and

WHEREAS, the redevelopment of this area, along Neil Avenue, bounded south of Nationwide Blvd. and north of Spruce Street; and

WHEREAS, to facilitate the redevelopment of this area, the City will need to acquire small amounts of permanent road right-of-way, permanent easements and temporary construction easements from private property owners; and

WHEREAS, the Department of Public Service is currently finalizing construction plans for the "Arena West" Roadway Improvements - Neil Avenue project and is prepared to authorize right-of-way acquisition pending passage of this funding legislation; and

WHEREAS, acquisition related expenses for the entire redevelopment project are currently estimated to be \$60,000.00; and

WHEREAS, the following legislation authorizes the City Attorney's Real Estate Division to expend \$60,000.00 or so much thereof as may be necessary to allow the City Attorney's Office, Real Estate Division, to acquire those rights-of-way needed for this project; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Public Service, Division of Design and Construction in that failure to complete right-of-way acquisition in a timely manner will delay this redevelopment project therefore it is immediately necessary to authorize the City Attorneys' Office to acquire the necessary rights-of-way and to authorize the expenditure of the funds needed to complete right-of-way acquisition thereby preserving the public health, peace, property, safety and welfare; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Real Estate Division of the City Attorney's Office be and is hereby authorized to acquire fee simple title and lesser interests in and to property needed for the "Arena West" Roadway Improvements - Neil Avenue project.

SECTION 2. That the Real Estate Division of the City Attorney's Office be and is hereby authorized to expend \$60,000.00, or so much thereof as may be necessary from the Streets and Highways G.O. Bonds Fund as follows: Project 440104-100009; Department/Division 44-01; O.L. 01-03 Codes 06-6601; OCA Code **741049**; to pay those costs relative to the acquisition of rights-of-way needed for the "Arena West" Roadway Improvements - Neil Avenue project.

SECTION 3. That the City Auditor is authorized to make any accounting changes to revise the funding source for any contract or contract modifications associated with this ordinance.

SECTION 4. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or ten days after passage if the Mayor neither approves nor vetoes the same.