



City of Columbus

Office of City Clerk
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Legislation Text

File #: 0411-2005, Version: 1

BACKGROUND: This legislation will authorize the Director of Development to enter into a professional service contract. The city of Columbus is in need of consultant assistance to complete a residential and retail market assessment of the development proposed for the Whittier Peninsula. A portion of the Whittier Peninsula has been identified for reuse as a new, urban mixed-use neighborhood. This information is needed to supplement materials to be included in a national search for a master developer for this project, as well as for some state and federal applications. It is expected that the city will release a Request for Qualifications in early summer, pending the receipt of the market assessment and other supplemental information. The redevelopment of the Whittier Peninsula implements the goals and objectives of the Whittier Reach section of the *Riverfront Vision*, a land use and development plan adopted by Columbus City Council in 1998. It also advances provisions of the Memorandum of Understanding entered into by the city, Columbus and Franklin County Metro Parks and Audubon Ohio to develop a park and nature center on a portion of the Whittier Peninsula. The consultant firm Vogt, Williams & Bowen, LLC (Columbus, Ohio) has been selected to provide market projections for anticipated residential & retail development including, overall product mix, market conditions, project impacts and market values.

The Request for Proposals (RFP) for the Whittier Peninsula Marketing Assessment was published in the November 13 and 20th issues of the City Bulletin. In addition, the RFP was posted on the Planning Division's website, Columbus INFObase.org and RFP's were mailed directly to known market analysts in Central Ohio.

FISCAL IMPACT: The total amount of the contract will be \$40,000. This legislation authorizes the appropriation and expenditure of \$40,000 from the Miranova TIF - City Riverfront Vision Account (Ordinance #1578-98), adopted by Columbus City Council on June 29, 1998.

To authorize the appropriation of \$40,000 from the Miranova TIF Fund - City Riverfront Vision Account; to authorize the Director of Development to enter into a contract for professional services with Vogt Williams & Bowen LLC in order to obtain the consultant services necessary for the city to issue a national call for qualifications and proposals to select a master developer for the mixed-use portion of the Whittier Peninsula's redevelopment; and to authorize the expenditure of \$40,000 from the Miranova TIF Fund - City Riverfront Vision Account; and to declare an emergency. (\$40,000)

WHEREAS, the *Riverfront Vision*, adopted by Columbus City Council in 1998, is a land use and development plan that expresses the community's vision for nine-miles of river corridor that stretches along portions of the Scioto and Olentangy Rivers, from State Route 104 to Dodridge Street; and

WHEREAS, the *Riverfront Vision* establishes land use and development goals and objectives for the Whittier Peninsula and that these goals and objectives identify a combination of parkland and a new, mixed-use neighborhood development as appropriate redevelopment; and

WHEREAS, in May 2003 the city of Columbus, Columbus and Franklin County Metro Parks, and Audubon Ohio entered into a Memorandum of Understanding (MOU) to develop the Whittier Peninsula in accordance with goals and objectives of the *Riverfront Vision*, including the development of an Audubon nature education center; and

WHEREAS, in order to begin a national search for a master developer for the neighborhood portion of the Whittier Peninsula, certain supporting, informational documentation must be obtained, including a projected residential and retail market assessment of the neighborhood development proposed on the Peninsula; and

WHEREAS, the Department of Development desires to enter into a professional services contract in order to obtain the supporting market assessment documentation that is needed in order for the city of Columbus to engage in a national search for a

master developer for the Whittier Peninsula and to begin this search with a Request for Qualifications to be issued mid-year 2005; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to appropriate said funds and to enter into contract with Vogt Williams & Bowen LLC for the preservation of public health, peace, property and safety, **NOW, THEREFORE**,

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

- Section 1.** That from the unappropriated balance in the Miranova TIF Fund - City Riverfront Vision Account, Fund 406, and from any and all sources unallocated for any other purpose during the fiscal year ending December 31, 2005, the sum of \$40,000, be and hereby is appropriated to the Auditor's Office, Department 22-01, Project 440071, OCA 440071, Object Level One 03, Object Level Three 3336.
- Section 2.** That the Director of Development be and is authorized to enter into a professional services contract with Vogt Williams & Bowen LLC (Columbus, OHIO) in order to complete a market assessment of the neighborhood development proposed for the Whittier Peninsula.
- Section 3.** That the expenditure of \$40,000, or so much as may be necessary, be and is hereby authorized from the Auditor's Office, Department 22-01, Miranova TIF Fund - City Riverfront Vision Account, Fund 406, Project 440071, OCA 440071, Object Level One 03, Object Level Three 3336.
- Section 4.** That this contract is awarded pursuant to Section 329.12 of the Columbus City Code, 1959.
- Section 5.** That for reasons stated in the preamble hereto, which is hereby made a part hereof the 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 the passage if the Mayor neither approves nor vetoes the same.