



City of Columbus

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90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0817-2012, **Version:** 1

BACKGROUND: This legislation allocates \$19,500 from the Miranova TIF - City Riverfront Vision Account in order to contract with an architectural firm to conduct a feasibility study to understand the options and general costs to rehabilitate the Municipal Light Plant (555 Nationwide Boulevard) for commercial purposes, redevelop the property and improve public access to the Scioto River.

This project was initiated at the request of the Administration as part of the larger initiative to revitalize the Scioto River corridor through public and private investments in new infrastructure, public parks, commercial investments, housing and museums. Concurrently, the city is working with Nationwide Realty Investors (NRI) to redevelop the western portion of the Nationwide Boulevard corridor. NRI will be developing several hundred units of residential development and as part of an agreement with the city, will be redeveloping the Department of Public Service maintenance facility at 555 Nationwide Boulevard, opposite the light plant.

The Planning Division and Historic Preservation Office, working collaboratively with the Finance Department and Division of Power and Water, has reviewed a set of proposals and selected Feinknopf Macioce Schappa Architects, Inc. to undertake this project. The interdepartmental team will be managing this project. The selected architectural firm will conduct a general analysis of the complex and its site, identify structural and related issues with the building, identify potential public access to the river, recommend potential commercial reuse, and provide general cost estimates to understand the level of magnitude that redevelopment will cost. Following the conclusion of this study, the Administration will evaluate whether the economics are sufficient to move forward with this project.

The initial intent of this project and the feasibility are consistent with the goals and objectives of the *Riverfront Vision*, a land use and development plan adopted by Columbus City Council in 1998.

Feinknopf Macioce Schappa Architects, Inc., contract compliance number 31-1284919, expires 10/28/2013.

FISCAL IMPACT: The total amount of the contract will be \$19,500. This legislation authorizes the appropriation and expenditure of \$19,500 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 \$19,500.00 from the Miranova TIF Fund - City Riverfront Vision Account to the Department of Development; to authorize the Director of Development to enter into a contract with Feinknopf Macioce Schappa Architects, Inc. for the purposes of undertaking a feasibility study for the potential redevelopment of the Municipal Light Plant located at 555 Nationwide Boulevard; to authorize the expenditure of \$19,500.00 from the Miranova TIF Fund - City Riverfront Vision Account; and to declare an emergency. (\$19,500.00)

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 creation of public spaces, redevelopment of existing buildings, creation of new commercial gathering spaces and improved accessibility to the Scioto River implements land use and development goals and objectives of the *Riverfront Vision*; and

WHEREAS the Riverfront Vision Account was established, "...for such redevelopment activities and purposes as deemed necessary by the City for the construction, maintenance and continued improvement of the area as set forth in the Riverfront Vision plan and surrounding area;" and

WHEREAS, funds are needed to conduct a feasibility study that determines the potential redevelopment options of the Municipal Light Plant, located at 555 Nationwide Boulevard, and its site, improved public access to the river, and the general cost estimates of such redevelopment; and

WHEREAS, an interdepartmental team representing the Planning Division and Historic Preservation Office, Finance Department and Division of Power and Water, has reviewed a set of proposals and selected Feinknopf Macioce Schappa Architects, Inc to undertake this project; and

WHEREAS, an emergency exists in the usual daily operation of the Department Of Development, in that it is immediately necessary to enter into a contract in order to conduct and complete the study in an expedited fashion, 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 from the unappropriated balance in the Miranova TIF Fund - City Riverfront Account, Fund 406, and from any and all sources unallocated from any other purpose during the fiscal year ending December 31, 2012, the sum of \$19,500, be and hereby is appropriated to the Development Department, Department 44-01, Project 440071, Object Level Three 3336, OCA 440071.

Section 2. That the Director of Development be and is authorized to enter into a professional services contract with Feinknopf Macioce Schappa Architects, Inc. (Columbus, Ohio) for the purposes of undertaking a feasibility study for the potential redevelopment of the Municipal Light Plant located at 555 Nationwide Boulevard.

Section 3. That this contract is awarded pursuant to Section 329.10 of the Columbus City Codes, 1959, as amended.

Section 4. That the expenditure of \$19,500, or so much as may be necessary, be and is hereby authorized from the Development Department, Department 44-01, Miranova TIF Fund - City Riverfront Vision Account, Fund 406, Project 440071, OCA 440071, Object Level One 03, Object Level Three 3336.

Section 5. That for reasons stated in the preamble hereto, which is hereby made a part thereof, this Ordinance is 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.