



Legislation Text

File #: 2713-2019, Version: 1

1. BACKGROUND

The City of Columbus, Department of Public Service, received a request from the Franklin County Convention Facilities Authority asking that the City allow the installation of a number of encroachments into the public right-of-way above and below grade within the public right-of-way. These encroachments extend into North High Street, Convention Center Drive, and Ohio Center Way, as designed in a street improvement plan known as Improvements of Convention Center Drive designated in plan 3610 Draw E and within a private development plan known as Hilton 2.0 project. The proposed encroachments will consist of a breezeway connector, below and above ground piers and columns, canopy, a stair well, glass area for the ball room, and atrium area. The design of the proposed Hilton 2.0 project is comprised of a 30 story, 463 room, full-service hotel with an extensive green roof with approximately 457,975 sq. ft. of space. This proposed design and encroachments will capture the vision for the final Hilton complex as an energetic and signature destination for both visitors and residents of Columbus. The following legislation authorizes the Director of the Department of Public Service to execute those documents necessary for the City to grant the easements that will legally allow the installation of the Hilton 2.0 Project and associated elements to extend over, under, and into the public rights-of-ways of North High Street, Convention Center Drive, and Ohio Center. A value of \$500.00 was established for these encroachment easements.

2. FISCAL IMPACT

The City will receive a total of \$500.00, to be deposited in Fund 7748, Project P537650, for granting the requested encroachment easements.

3. EMERGENCY DESIGNATION

Emergency action is requested to allow the Hilton 2.0 project to proceed in a timely manner.

To authorize the Director of the Department of Public Service to execute those documents necessary for the City to grant encroachment easements into the public rights-of-ways for the Hilton Hotel at the Columbus Convention Center for a development plan known as the Hilton 2.0 project; and to declare an emergency. (\$0.00)

WHEREAS, the City of Columbus, Department of Public Service, received a request from the Franklin County Convention Facilities Authority asking that the City allow the installation of a number of encroachments into the public right-of-way above and below grade within the public right-of-way. These encroachments extend into North High Street, Convention Center Drive, and Ohio Center Way, as designed in a street improvement plan known as Improvements of Convention Center Drive designated in plan 3610 Draw E and within a private development plan known as Hilton 2.0 project; and

WHEREAS, the proposed encroachments will include a breezeway connector, below and above ground piers and columns, structures, canopy, atrium area, a stair well, glass area for the ball room, and atrium area. The design of the proposed Hilton 2.0 project is comprised of a 30 story, 463 room, full-service hotel with an extensive green roof with approximately 457,975 sq. ft. of space; and

WHEREAS, this proposed design and encroachments will capture the vision for the final Hilton complex as an energetic and signature destination for both visitors and residents of Columbus; and

WHEREAS, the following legislation authorizes the Director of the Department of Public Service to execute those documents necessary for the City to grant the easements that will legally allow the installation of the Hilton 2.0 Project and associated elements to extend over, under, and into the public rights-of-ways of North High Street, Convention Center

Drive, and Ohio Center; and

WHEREAS, the City will receive a total of \$500.00 for granting the requested encroachment easements; and

WHEREAS, an emergency exists in the daily operations of the Department of Public Service in that is immediately necessary to authorize the granting of the easements to allow the Hilton 2.0 project to proceed in a timely manner, which will preserve the public peace, property, health, welfare and safety; and **now therefore**,

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

SECTION 1. That the Director of the Department of Public Service be and is hereby authorized to execute those documents necessary and approved by the City Attorney's Office to grant the encroachments needed for the Hilton 2.0 project, as generally depicted on the exhibits attached to this ordinance, along with the following described encroachment easements, depicted on the reference plans, and on the attached drawings/exhibits; to-wit:

0.205 ACRE (8,920 S.F.) ENCROACHMENT EASEMENT

Bottom of Easement: 630.00 Top of Easement: 1124.00

(NAVD 88)(Geoid12A) Convention Center Drive

Ohio Center Way

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 10, Township 5, Range 22, Refugee Lands, being part of Lot 3 of Ohio Center of record in Plat Book 58, Page 15, and being part of Ohio Center Way (Width Varies), as shown on said Ohio Center, and being part of Convention Center Drive (Width Varies) as shown in Columbus Convention Center Drive Dedication Part 2, of record on Plat Book 109, Page 88, all references being those of record in the Franklin County, Ohio, Recorder's Office and being more particularly described as follows:

BEGINNING at a mag nail set at the intersection of the northerly line of said Convention Center Drive, and the easterly line of North High Street as shown in said Ohio Center, said point also being the **TRUE POINT OF BEGINNING** of the easement herein described;

Thence along the northerly line of said Convention Center Drive, and the southerly line of the remainder of said Lot 3 as conveyed to the City of Columbus as described in Deed Book 3370, Page 435, along a curve to the left having a delta of 09°07'20", a radius of 279.50 feet, a curve length of 44.50 feet, a chord bearing and distance of North 59°41'00" East, 44.45 feet to a mag nail set;

Thence along said northerly line of said Convention Center Drive, North 55°07'22" East, 220.03 feet to an iron pin set on the westerly face of the concrete parapet with railing;

Thence along the westerly face of the concrete parapet with railing, South 23°45'21" East, 34.29 feet to point on the southerly back of curb of Convention Center Drive;

Thence along said southerly back of curb, South 55°06'03" West, 220.11 feet to a point;

Thence continuing along said southerly back of curb, South 59°46'02" West, 35.74 feet to a point on the northeasterly face of a concrete parapet;

Thence continuing along said northeasterly face of a concrete parapet, along a curve to the right having a delta of 19°11'26", a radius of 34.92 feet, a curve length of 11.70 feet, a chord bearing and distance of North 70°32'11" West, 11.64 feet to a point;

Thence continuing along said northeasterly face of a concrete parapet, along a curve to the right having a delta of 40°16'17", a radius of 20.25 feet, a curve length of 14.24 feet, a chord bearing and distance of North 37°46'23" West, 13.94 feet to a point on the easterly line of North High Street;

Thence continuing along said easterly face of a concrete parapet, North 08°16'48" West, 12.28 feet to a mag nail set, said mag nail set being the **True Point of Beginning**, containing 0.205 acres (8,920 S.F.), more or less. The above described area shall encompass areas for a building. The vertical limits are specifically identified as being for the top of the structure as elevation 1124.00. Also, the vertical limits are specifically identified as being for the bottom of the structure as elevation 755.71 on the southwesterly edge of the easement at the centerline of the road to elevation 759.10 on the northeasterly edge of the easement at the centerline of the road. The existing pavement elevation at the centerline varies from 737.26 to 742.73 at those same locations. The minimum clearance with the centerline of the road is approximately 15.29 feet. In addition, the northerly and southerly 10 feet of this area shall extend down to elevation 630.00.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Vertical elevations shown on this plat are based on NAVD88 (Geoid 12A). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The north line of Convention Center Drive as shown in Columbus Convention Center Drive Dedication Part 2, of record on Plat Book 109, Page 88 having a bearing of North 55°07'22" East is designated the "Basis of Bearing" for this description. The vertical datum is based on the elevations established by Franklin County Engineering Department, monument COC 13-83 being 752.140 feet in elevation. The said monument being source bench mark with elevation that is based on the North American Datum of 1988 (NAVD 88). This description was prepared by Matthew Lee Sloat, Registered Surveyor No. 8342, of E.P. Ferris & Associates, Inc. on October 2, 2019.

0.088 ACRE (3,820 S.F.) ENCROACHMENT EASEMENT

Bottom of Easement: Elevation 630.00 Top of Easement: 1124.00

(NAVD 88)(Geoid12A) Convention Center Drive

Ohio Center Way

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 10, Township 5, Range 22, Refugee Lands, being part of Lot 3 of Ohio Center of record in Plat Book 58, Page 15, and being part of Ohio Center Way (Width Varies), as shown on said Ohio Center, and being part of Convention Center Drive (Width Varies) as shown in Columbus Convention Center Drive Dedication Part 2, of record on Plat Book 109, Page 88, all references being those of record in the Franklin County, Ohio, Recorder's Office and being more particularly described as follows:

BEGINNING at a point at the intersection of the northerly line of said Convention Center Drive, and the easterly line of North High Street as shown in said Ohio Center;

Thence along the easterly line of North High Street, South 08°17'10" East, 12.29 feet to a point on the northeasterly face of a concrete parapet;

Thence along said northeasterly face of a concrete parapet, along a curve to the left having a delta of 40°14'56", a radius of 20.25 feet, a curve length of 14.23 feet, a chord bearing and distance of South 37°47'04" East, 13.94 feet to a point;

Thence continuing along said northeasterly face of a concrete parapet, along a curve to the left having a delta of 19°11'26", a radius of 34.92 feet, a curve length of 11.70 feet, a chord bearing and distance of South 70°32'11" East, 11.64 feet to a point, being on the southerly back of curb of said Convention Center Drive, said point also being the **TRUE**

POINT OF BEGINNING of the easement herein described;

Thence continuing along said southerly back of curb, North 59°46'02" East, 35.74 feet to a point;

Thence continuing along said southerly back of curb, North 55°06'03" East, 220.11 feet to a point on the westerly face of the concrete parapet with railing;

Thence along the westerly face of the concrete parapet with railing, South 23°45'21" East, 15.49 feet to point on the face of curb of the bridge deck of Ohio Center Way;

Thence continuing along said face of curb, South 55°16'58" West, 236.64 feet to a point;

Thence continuing along said face of curb, along a curve to the right having a delta of 39°38'24", a radius of 30.02 feet, a curve length of 20.77 feet, a chord bearing and distance of South 72°36'36" West, 20.36 feet to a point;

Thence North 18°28'19" West, 11.71 feet to a point, said point being the **True Point of Beginning**, containing 0.088 acres (3,820 S.F.), more or less.

The above described area shall encompass areas for a building, piles, pier, etc. The vertical limits are specifically identified as being from elevation 630.00 to 1124.00. The existing ground elevation is 737.26 on the southwesterly edge of the easement to elevation 742.73 on the northeasterly edge of the easement.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Vertical elevations shown on this plat are based on NAVD88 (Geoid 12A). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The north line of Convention Center Drive as shown in Columbus Convention Center Drive Dedication Part 2, of record on Plat Book 109, Page 88 having a bearing of South 55°07'22" West is designated the "Basis of Bearing" for this description. The vertical datum is based on the elevations established by Franklin County Engineering Department, monument COC 13-83 being 752.140 feet in elevation. The said monument being source bench mark with elevation that is based on the North American Datum of 1988 (NAVD 88).

This description was prepared by Matthew Lee Sloat, Registered Surveyor No. 8342, of E.P. Ferris & Associates, Inc. on October 2, 2019.

0.059 ACRE (2,582 S.F.) ENCROACHMENT EASEMENT

Bottom of Easement: 741.00 Top of Easement: 753.00
(NAVD 88)(Geoid12A) NORTH HIGH STREET

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 10, Township 5, Range 22, Refugee Lands, being part of North High Street (93') as dedicated in the Commissioner's Record 6, Page 11, and Ohio Center delineated in Plat Book 58, Page 15, and Deed Book 131 Page 154, all references being those of record in the Franklin County, Ohio, Recorder's Office and being more particularly described as follows:

COMMENCING at a mag nail set at the intersection of the northerly line of Convention Center Drive (Width Varies), as delineated in Columbus Convention Center Drive Dedication Part 2, of record on Plat Book 109, Page 88, and the easterly line of North High Street as shown in said Ohio Center, also being the southwesterly corner of Lot 3 of Ohio Center of record in Plat Book 58, Page 15;

Thence along the easterly line of said North High Street and the westerly line of said Lot 3, North 08°16'48" West, 31.84 feet to a point, said point being the **TRUE POINT OF BEGINNING** of the easement herein described;

Thence across said North High Street, the following nine (9) courses:

North 35°16'48" West, 7.85 feet to a point;

North 08°16'48" West, 30.17 feet to a point;

South 81°43'12" West, 6.21 feet to a point;

North 08°16'48" West, 17.00 feet to a point;

South 81°43'12" West, 68.46 feet to a point;

South 08°16'50" East, 21.47 feet to a point;

North 81°43'12" East, 5.81 feet to a point;

South 08°16'48" East, 51.06 feet to a point;

South 81°43'12" West, 20.58 feet to a point, being on the westerly line of said North High Street;

Thence along the westerly line of said North High Street, North 08°16'48" West, 82.51 feet to a point;

Thence across said North High Street, North 81°43'12" East, 93.00 feet to a point, being on the easterly line of said North High Street;

Thence along the easterly line of said North High Street, South 08°16'48" East, 64.14 feet to a point, said point being the **True Point of Beginning**, containing 0.059 acres (2,582 S.F.), more or less.

The above described area shall encompass areas for a breezeway, steps, handicap ramps, etc. The vertical limits are specifically identified as being for the top of the structure as elevation 753.00. Also, the vertical limits are specifically identified as being for the bottom of the structure as elevation 741.00.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The north line of Convention Center Drive as shown in Columbus Convention Center Drive Dedication Part 2, of record on Plat Book 109, Page 88 having a bearing of South 55°07'36" West is designated the "Basis of Bearing" for this description. The vertical datum is based on the elevations established by Franklin County Engineering Department, monument COC 13-83 being 752.140 feet in elevation. The said monument being source bench mark with elevation that is based on the North American Datum of 1988 (NAVD 88). This description was prepared by Matthew Lee Sloat, Registered Surveyor No. 8342, of E.P. Ferris & Associates, Inc. on October 2, 2019.

SECTION 2. The City will receive a total of \$500.00, to be deposited in Fund 7748, Project P537650, for granting the requested encroachment easements.

SECTION 3. 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.

