



Special Improvement District

Reauthorized Capital Crossroads Special  
Improvement District of Columbus, Inc.

Plan for services  
February 2, 2005

## **Summary of Plan**

The Reauthorized Capital Crossroads Special Improvement District of Columbus, Inc. ("Reauthorized District") proposes a Plan for Services ("Plan"), to commence January 1, 2007, and expire after December 31, 2011. The Plan will provide for environmental maintenance, supplemental security, promotions, and member services at an annual cost of \$1,980,000.

The Plan will be funded by an annual assessment on property within the Reauthorized District of \$1,580,000 and anticipated annual contributions in the amount of \$200,000 each from the City of Columbus and Central Ohio Transit Authority. Fifty percent of the annual assessment will be distributed among property owners according to the front feet of each tax parcel on public streets and alleys and 50% of the annual assessment will be distributed according to the value of real property and improvements of each tax parcel as determined by the Franklin County Auditor, subject to additional provisions described in this Plan.

## **Background**

In response to growing concern about conditions in the core area of downtown Columbus, Capitol South, the City of Columbus and Greater Columbus Chamber of Commerce surveyed area property owners in 1999 to gauge their interest in funding a management district for the area. Owners expressed an interest in creating a special improvement district ("SID") to fund a variety of services.

A SID is a self-help tool, governed by Chapter 1710 of the Ohio Revised Code, allowing property owners within a self-defined district to organize and assess themselves the cost of providing area-wide services. If owners representing 60% of the front feet along public streets and alleys within a district agree to create a SID and provide services, then all owners within the district are required to contribute their fair share of the cost.

Property owners in a 25-square block area of downtown petitioned Columbus City Council in July, 2000, to create a SID and, later that month, incorporated the Capital Crossroads. Property owners elected a board of trustees in September, 2000. On February 2, 2005, trustees of Capital Crossroads voted to propose the service plan described in this document.

## **Plan for Service**

The Reauthorized District intends to deliver the following services, as determined from time to time by the Reauthorized District's board of trustees:

### Environmental Maintenance

Services that make the Reauthorized District cleaner and control litter on

publicly-owned sidewalks and publicly-owned connecting pedestrian spaces, including High Street pocket parks at intersecting alleys, dedicated pedestrian alleys, and skywalk interiors; for example:

- Washing and power washing of sidewalks and other pedestrian rights of way;
- Washing and power washing of public telephones, benches, trash containers, and other fixtures in pedestrian rights of way;
- Removal of weeds and litter;
- Sidewalk sweeping;
- Sweeping and washing of pedestrian rights of way, as needed, to remove vomit, urine, beverage spills, and other organic materials;
- Graffiti removal from fixtures in pedestrian rights of way;
- Graffiti removal from the pedestrian level of building facades that front public streets and alleys;
- Limited snow and ice removal in areas that are not the responsibility of property owners or the City of Columbus, for example, crosswalks at street curbs and storm sewer openings and grates;
- System to report and correct the failure of public and private entities to deliver services or maintain property, including the City of Columbus, private property owners, private trash collectors, and other service providers;

#### Supplemental Security

Services that make the Reauthorized District safer and improve perceptions of safety; for example:

- Radio-equipped and uniformed foot and bicycle patrols;
- Community “ambassador” services for the general public, including directions, assistance, general information, and hospitality;
- Surveillance to assist in the intervention and prevention of crime;
- Efforts to reduce panhandling, public consumption of alcohol, inebriates, and intimidating behavior;
- Deployment of a uniformed presence to improve perception of safety;
- Crime advisories;
- Crime prevention advice, literature, and programs;
- Communication services among street-level commercial tenants.

#### Promotions and Marketing

Services to improve the image of the Reauthorized District, increase consumer traffic, and generate interest in leasing commercial space; for example:

- Advertising, including co-operative ventures with retail, restaurant, entertainment, and other Reauthorized District attractions;

- Sponsored media campaigns;
- Directories of services and attractions;
- Public relations and earned media;
- Promotional programs and events;
- Data collection and information management;
- Commercial marketing assistance, including awareness marketing that “packages” downtown;
- Cooperative programs with property owners and real estate brokers;
- Electronic and printed marketing materials;

### Member Services

Services and information management designed to increase appreciation for downtown, strengthen the cohesiveness of the Reauthorized District, and improve communication among members of the Reauthorized District and governmental or quasi-governmental agencies; for example:

- Access to data and information collected by the Reauthorized District;
- Aggregate purchasing of common-area services not furnished by the Reauthorized District;
- Advocacy of property owner interests to governmental and quasi-public entities;
- Membership lists;
- Assistance as needed in response to requests by members.

### **Budget**

The cost of the Plan will be \$1,980,000 per year. Trustees will be given discretion on how to allocate funds among the services to be provided. Trustees will produce an annual report for members of the Reauthorized District, describing how funds are allocated. Trustees will survey members annually to secure broad input about how to allocate funds.

### **Area to Be Served (See attached map)**

Unless otherwise directed by the Reauthorized District’s board of trustees, services for properties that are exempt from Reauthorized District assessments under Chapter 1710 of the Ohio Revised Code will be provided only if such properties have requested inclusion in the Reauthorized District or have committed to voluntary payments, in lieu of being included in the Reauthorized District, for each service to be provided. Properties outside the Reauthorized District may contract with the Reauthorized District to provide services, provided that the contract price covers the full cost of providing such services.

The Plan will be executed within the area described below:

Beginning at the corner of Front Street and Nationwide Blvd., and proceeding

south along Front Street to Hickory Street, excluding Franklin County tax parcel 010-025416; then proceeding

West on Hickory Street to Ludlow Street; then proceeding

South on Ludlow Street to Long Street; then proceeding

South along the western boundary of Franklin County tax parcels 010-041949, 010-039010, 010-066576, and 010-018405 to the northerly boundary of Franklin County tax parcel 010-067474; then proceeding

West along the northerly boundary of Franklin County tax parcel 010-067474 to Marconi Boulevard; then proceeding

South along Marconi Boulevard and Civic Center Drive to Town Street; then proceeding

East along Town Street to Ludlow Street; then proceeding

South on Ludlow Street to Mound Street; then proceeding

East on Mound Street to Front Street; then proceeding

South on Front Street to Fulton Street; then proceeding

East on Fulton Street to Third Street; then proceeding

North on Third Street to Engler Street; then proceeding

East on Engler Street to the easterly boundary of Franklin County tax parcel 010-006471; then proceeding

North along the easterly boundary of Franklin County tax parcel 010-006471 to Mound Street; then proceeding

North along the easterly boundary of Franklin County tax parcel 010-267639 to Noble Street; then proceeding

North along Lazelle Street to Rich Street; then proceeding

East along Rich Street to Fourth Street; then proceeding

North along Fourth Street to Chapel Street; then proceeding

West along Chapel Street to Lazelle Street; then proceeding

North on Lazelle Street to Capital Street; then proceeding

East on Capital Street to Fifth Street; then proceeding

North on Fifth Street to Lynn Street; then proceeding

West on Lynn Street to Young Street; then proceeding

North on Young Street to Elm Street; then proceeding

West on Elm Street to Fourth Street; then proceeding

North on Fourth Street to Long Street; then proceeding

West on Long Street to Lazelle Street; then proceeding

North on Lazelle Street to Chestnut Street; then proceeding

North along the easterly boundary of Franklin County tax parcels 010-032920, 010-053339, and 010-033279 to Nationwide Boulevard; then proceeding

West on Nationwide Boulevard to the easterly boundary of Franklin County tax parcel 010-255887 (but expressly excluding any frontage that such parcel may have along the elevated portion of Third Street, if any); then proceeding

North along the easterly boundary of Franklin County tax parcels 010-255887 and 010-248376 to Convention Center Drive (but expressly excluding any frontage that such parcel may have along the elevated portion of Third Street or Convention Center Drive, if any); then proceeding

Westerly and Southerly along Convention Center Drive to High Street; then proceeding

South on High Street to Nationwide Blvd.; then proceeding

West on Nationwide Blvd. to Front Street.

### **Method of Assessment**

Pursuant to Ohio Revised Code Section 1710.06, each member's share of the cost of the Plan and of the special assessment will be in proportion to the benefits which may result from the Plan.

Specifically, for the funds to be raised annually through assessments, the following formula will be used to levy an assessment that is in proportion to the benefits which may result from the Plan:

- a. 50% will be assessed against the property of members according to the value of real property and improvements of each tax parcel as determined by the Franklin County Auditor.
- b. 50% will be assessed against the property of members according to the front feet of each tax parcel on public streets and alleys that are more than 30 feet in width.
- c. With respect to a tax parcel, the principal use of which is other than parking or a public park, the members' proportionate share of the cost of the Plan and of the special assessment will not be less than 6 cents per square foot, or more than 10 cents per square foot, for the gross floor area of building improvements situated on such tax parcel.

Whenever any building improvement is situated on two or more adjacent tax parcels under common ownership, then the member's proportionate share of the cost of the Plan and of the special assessment will be computed first by combining such tax parcels. Costs will then be allocated among such tax parcels in proportion to the aggregate value of real property and improvements of the respective tax parcels as determined by the Franklin County Auditor.

- d. Whenever any tax parcel is cubic space situated substantially above or below the grade of adjacent public streets and alleys and principally has access to the grade of adjacent public streets and alleys through a tax parcel that is owned by another person, such tax parcel that is cubic feet will not be deemed as having foot frontage on public streets and alleys.
- e. The determination of each member's proportionate share of the cost of the Plan and of the special assessment, for each calendar year of the Plan, shall be made as of July 1 of the preceding calendar year. The value of real property and improvements of each tax parcel shall be based on the values then shown on the records of the Franklin County Auditor. The front feet of each tax parcel and the gross floor area of building improvements situated on each tax parcel shown on the records of the Franklin County Auditor shall be presumed to be accurate, unless and until rebutted by more accurate information.

### **Term of Assessment and Service Plan**

Assessments will begin to accrue on July 1, 2006, and will terminate after June 30, 2011. Services to be provided by the Plan will begin on January 1, 2007. Services provided by the Plan will terminate after December 31, 2011.