

**BASE SERVICES PLAN  
CAPITAL CROSSROADS SPECIAL IMPROVEMENT DISTRICT  
OF COLUMBUS, INC.**

**Summary of Base Services Plan**

The Capital Crossroads Special Improvement District of Columbus, Inc. (“District”) proposes this Base Services Plan (“Base Services Plan”), to commence January 1, 2022, and expire after December 31, 2025. The Base Services Plan will provide for environmental maintenance, maintenance of capital improvements and landscaping, supplemental security, promotions, and member services at an initial annual cost of \$1,834,987 for service year 2022, to be increased by 3% in each year during which the Base Services Plan is in effect, plus unrestricted contributions from exempt property owners.

The Base Services Plan will be funded by an annual special assessment on property within the District in the initial annual amount of \$1,834,987 for service year 2022, to be increased by 3% in each year during which the Base Services Plan is in effect (in aggregate, the “Assessment,” and in any portion, the “Assessments”), plus unrestricted contributions from exempt property owners. Fifty percent of the annual Assessment will be allocated 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 allocated 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 Base Services Plan.

**Background**

In response to growing concern about conditions in the core area of downtown Columbus, Capitol South, the City of Columbus, Ohio (“Columbus”) and the 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 District. Property owners elected a board of trustees (the “District Board”) in September, 2000. Property owners in an expanded 38-block area petitioned Columbus City Council in 2006. Since January 2002, the District has executed four plans for services. The fourth plan for services is scheduled to end on December 31, 2021. The District Board seeks to approve the service plan described in this document to begin on January 1, 2022 and continue through December 31, 2025.

## Plan for Base Services

The District intends to deliver the following services, as determined from time to time by the District Board:

### Environmental Maintenance

Services that make the District cleaner and control litter on publicly-owned sidewalks and publicly-owned connecting pedestrian spaces, including High Street pocket parks at intersecting alleys and dedicated pedestrian alleys; 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 Columbus, for example, crosswalks at street curbs and storm sewer openings and grates;
- Systems to report and correct the failure of public and private entities to deliver services or maintain property, including Columbus, private property owners, private trash collectors, and other service providers.

### Maintenance of Capital Improvements and Landscaping

Services that improve the appearance of the District, for example:

- Required landscaping and maintenance of capital improvements completed under the District's 2009 Downtown Public Realm Enhancement Plan;
- Required landscaping and maintenance of Gay Street improvements;
- Pole-mounted flowers on pedestrian street lights;
- Trash containers;
- Maintenance of other public space, including dog parks and pocket parks.

### Supplemental Security

Services that make the 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 District, increase consumer traffic, and generate interest in leasing commercial space; for example:

- Advertising, including co-operative ventures with retail, restaurant, entertainment, and other 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 District, and improve communication among members of the District and governmental or quasi-governmental agencies; for example:

- Access to data and information collected by the District;
- Aggregate purchasing of common-area services not furnished by the 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 initial cost of the Base Services Plan will be \$1,834,987 for service year 2022 and will increase by 3% each year during which the Base Services Plan is in effect, plus unrestricted contributions from exempt property owners. The District Board will be given discretion on how to allocate funds among the services to be provided. The District Board will produce an annual report for members of the District, describing how funds are allocated. The District Board will survey members annually to secure broad input about how to allocate funds.

## **Area to Be Served**

Unless otherwise directed by the District Board, services for properties that are exempt from the Assessment under Chapter 1710 of the Ohio Revised Code will be provided only if such properties have requested inclusion in the District or have committed to voluntary payments, in lieu of being included in the District, for each service to be provided. Properties that will be added to the District for service year 2022 may contract for base services under this Base Services Plan for service year 2021 at the same rate paid by special assessment payors under the District's 2017 Base Services Plan. Other properties outside the District may contract with the District to provide services, provided that the contract price covers the full cost of providing such services.

The Base Services Plan will be executed within the area described in the attached Exhibit A and shown in the map in the attached Exhibit B.

## **Method of Assessment**

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

The determination of each member's proportionate share of the cost of the Base Services Plan and of the Assessments, for each calendar year of the Base Services Plan, shall be made as of May 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.

The total initial annual Assessment shall be \$1,834,987 for service year 2022 and will be increased by 3% for each year during which the Base Services Plan is in effect, to be assessed against the benefited parcels according to the following formula, which is in proportion to the benefits resulting from the Base Services Plan:

### 1. Base Formula

- a. 50% will be assessed against the property within the District 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 within the District according to the front feet of each tax parcel on public streets and alleys that are more than 30 feet in width.

## 2. Assessment Limits

- a. 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 Base Services Plan and of the Assessment for the gross floor area of building improvements situated on such tax parcel will not be: (1) for service year 2022, less than 7.3 cents per square foot, or more than 12.1, (2) for service year 2023, less than 7.5 cents per square foot, or more than 12.5, (3) for service year 2024, less than 7.7 cents per square foot, or more than 12.8, (4) for service year 2025, less than 7.9 cents per square foot, or more than 13.2.
- b. No property owner shall be assessed more than the following amounts for services under this Base Services Plan: (1) for service year 2022, \$242,000, (2) for service year 2023, \$249,260, (3) for service year 2024, \$256,738, and (4) for service year 2025, \$264,440. If a property owner subject to the capped amount stated above purchases additional property within the District, the cap shall not apply to the additional property.
- c. 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 Base Services Plan and of the 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. If such a building improvement is a condominium, costs will be allocated among such tax parcels in proportion to each unit's par value relative to the aggregate par value of all parcels as provided in the condominium declaration on file with the Franklin County Recorder.

## 3. Boundary Changes

- a. If the District boundaries expand beyond the boundaries established in 2016, the total annual Assessment shall increase to an amount equal to the then-current total annual Assessment plus Assessments generated by additional parcels. Additional Assessments shall be calculated using the formula above.
- b. If the District boundaries contract from the boundaries established in 2016, the total annual Assessment shall decrease to an amount equal to the then-current total annual Assessment less the amount of Assessments that would have generated by properties excluded by the new boundaries using the formula above.

### **Term of Assessment and Base Services Plan**

Assessments will begin to accrue on July 1, 2021, and will terminate after June 30, 2025. Services to be provided by the Base Services Plan will begin on January 1, 2022. Services provided by the Base Services Plan will terminate after December 31, 2025.

The District Board will have the option of terminating all or a portion of the Base Services Plan prior to December 31, 2025 if Columbus or COTA does not make an annual contribution of \$190,000 and \$100,000, respectively. If the District Board determines to terminate all or a portion of the Base Services Plan prior to December 31, 2025, the annual Assessment shall be adjusted downward such that annual Assessments shall be levied in amounts sufficient to fund the base services provided under the Base Services Plan through its termination but no longer.

## **EXHIBIT A**

The Plan will be executed within the following area:

- a) Beginning at the corner of Front Street and Nationwide Blvd., and proceeding south along Front Street to the northern boundary of Franklin County tax parcel 010-024396,
- b) West along the northern boundary of Franklin County tax parcel 010-024396 to Ludlow Street; then proceeding
- c) South on Ludlow Street to Long Street; then proceeding
- d) South along the westerly boundary of Franklin County tax parcel 010-018405 to the northerly boundary of Franklin County tax parcel 010-067474; then proceeding
- e) West along the northerly boundary of Franklin County tax parcel 010-067474 to Marconi Boulevard; then proceeding
- f) South along Marconi Boulevard and Civic Center Drive to the northern boundary of Franklin County tax parcel 010-272985; then proceeding
- g) Northerly and easterly along the northern boundary of Franklin County tax parcel 010-272985 to Front Street; then proceeding
- h) South on Front Street to State Street; then proceeding
- i) East on State Street to Wall Street; then proceeding
- j) South on Wall Street to the northern boundary of Franklin County tax parcel 010-018007; then proceeding
- k) East along the northerly boundary of tax parcel 010-018007 to High Street; then proceeding
- l) South on High Street to Town Street; then proceeding
- m) West on Town Street to Front Street; then proceeding
- n) North on Front Street to the southern boundary of Franklin County tax parcel 010-272985; then proceeding
- o) Northerly and westerly along the southern boundary of Franklin County tax parcel 010-272985 to Civic Center Drive; then proceeding
- p) South on Civic Center Drive to Town Street; then proceeding
- q) East along Town Street to Ludlow Street; then proceeding
- r) South on Ludlow Street to Mound Street; then proceeding

- s) East on Mound Street to Front Street; then proceeding
- t) South on Front Street to Fulton Street; then proceeding
- u) East on Fulton Street to Third Street; then proceeding
- v) North on Third Street to Engler Street; then proceeding
- w) East on Engler Street to the easterly boundary of Franklin County tax parcel 010-006471; then proceeding
- x) North along the easterly boundary of Franklin County tax parcel 010-006471 to Mound Street; then proceeding
- y) North along the westerly boundary of Franklin County tax parcel 010-002251 to Noble Street; then proceeding
- z) North along Lazelle Street to Cherry Street; then proceeding
- aa) East along Cherry Street to the easterly boundary of Franklin County tax parcel 010-020210; then proceeding
- bb) North along the easterly boundary of Franklin County tax parcel 010-020210 to the southern boundary of Franklin County tax parcel 010-002125; then proceeding
- cc) East along the southerly boundary of Franklin County tax parcel 010-002125 to Fourth Street; then proceeding
- dd) North along Fourth Street to Chapel Street; then proceeding
- ee) West along Chapel Street to Lazelle Street; then proceeding
- ff) North on Lazelle Street to Capital Street; then proceeding
- gg) East on Capital Street to Fifth Street; then proceeding
- hh) North on Fifth Street to Lynn Street; then proceeding
- ii) West on Lynn Street to Young Street; then proceeding
- jj) North on Young Street to Gay Street; then proceeding
- kk) West on Gay Street to Fourth Street; then proceeding
- ll) North on Fourth Street to the southerly boundary of Franklin County tax parcel 010-012554; then proceeding
- mm) East along the southerly boundary of Franklin County tax parcel 010-012554 to the easterly boundary of Franklin County tax parcel 010-012554; then proceeding



- nn) North along the easterly boundary of Franklin County tax parcel 010-012554 to Elm Street; then proceeding
- oo) West along Elm Street to Young Street; then proceeding
- pp) North along Young Street to the northerly boundary of Franklin County tax parcel 010-001216; then proceeding
- qq) West along the northerly boundary of Franklin County tax parcel 010-001216 to Fourth Street; then proceeding
- rr) North on Fourth Street to Long Street; then proceeding
- ss) West on Long Street to Lazelle Street; then proceeding
- tt) North on Lazelle Street to Chestnut Street; then proceeding
- uu) North along the easterly boundary of Franklin County tax parcels 010-032920, 010-053339, and 010-033279 to Nationwide Boulevard; then proceeding
- vv) 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
- ww) 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
- xx) Westerly and Southerly along Convention Center Drive to High Street; then proceeding
- yy) South on High Street to Nationwide Blvd.; then proceeding
- zz) West on Nationwide Blvd. to Front Street.

## EXHIBIT B

The Base Services Plan will be executed within the area shown in the map below:

