

## **Plan of Services: 2021–2025**

### **5th Avenue and 4th Street Special Improvement District of Columbus**

#### **Summary of Plan**

The 5th Avenue and 4th Street Special Improvement District of Columbus, Inc. ("District") proposes a Plan for Services ("Plan"), to commence January 1, 2021, and expire after December 31, 2025. The Plan will provide for enhanced environmental maintenance, improvements designed to make the District more attractive, promotions, enhanced cleaning, and enhanced member services within boundaries described in the Articles of Incorporation, as amended. The Plan will be implemented in two or three phases, which are expected to occur as follows:

Phase I from 2021 through 2022 (and any of 2023, 2024, or 2025 for which the Trustees do not approve Phase II or Phase III)

Phase II from 2023 through 2025, if each year of Phase II is approved by the Trustees

Phase III, for any year following 2022 and in lieu of Phase II, upon the condition that the total overall building area exceeds 2,000,000 square feet, and if Phase III is approved by the Trustees.

The Plan's phases correspond with the expected completion of several new developments occurring on properties within the District. Phase III is conditioned upon the completion of the future development that is not known at the time of the authorization of the District, and Phase III may commence at any time during the period in which this Plan is in effect if the condition for Phase III occurs.

#### **Background**

A special improvement district (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.

The public improvements and public services plan described in this document for services commencing January 1, 2021 and ending December 31, 2025 is being proposed by the owners of real property within the proposed District as an initial plan for public improvements and public services under Section 1710.02(F) of the Ohio Revised Code. If approved by property owners and Columbus City Council, property owners will elect a board of trustees for the District.

#### **Plan for Services**

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

##### *Community Planning*

Services that support planning activities prioritized among members:

- Creative placemaking and public art plans
- Place branding and marketing plans
- Feasibility studies for infrastructure or other capital improvements
- Market studies
- Program development plans
- Fundraising plans
- Other community planning efforts that prioritize needs of the community

##### *Environmental Maintenance*

Services that are often provided in response to a call from a member:

- 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
- A 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
- Coordination of City of Columbus and other services
- Removal of a safety or health hazard
- Removal of flyers, handbills, posters and other forms of posted litter in pedestrian rights of way

#### *Supplemental Security*

Services that make the district safer and improve perceptions of safety, such as:

- Community "ambassador" services for the general public, including directions, assistance, general information and hospitality
- Efforts to reduce panhandling and intimidating behavior
- Outreach services to connect street people to services and help them move off the streets
- Coordination of security functions, including communications with the Columbus Division of Police, private security operated by members and district ambassadors
- Linked communications, including web sites and radio networks
- Crime advisories to businesses and property owners

#### *Improvements & Infrastructure*

Installation of improvements that make the District more visually appealing and interesting, for example:

- Container gardens and hanging planter baskets on or near pedestrian walkways
- Planting beds in selected locations
- Public art
- Gateway features
- Wayfinding features
- District "signature" components (such as banner program and district branding or emblems)
- Capital improvements that greatly improve traffic calming and pedestrian infrastructure
- Contributions toward major capital improvements that greatly improve traffic calming and pedestrian infrastructure

#### *Promotions*

Services to promote the image of the District, for example:

- Coordinated efforts in conjunction with surrounding businesses, area nonprofits, and civic groups
- Community events, festivals, and markets
- Sponsored media campaigns
- Directories of services and attractions
- Dissemination of crime statistics and information about safety services
- Public relations and earned media
- Data collection and information management
- Commercial marketing assistance
- Cooperative programs with members
- Electronic and printed marketing materials

#### *Member Services*

Services that add value to membership in the SID, 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
- Lead community planning efforts
- Assistance as needed in response to requests by members
- Membership lists

### **Budget**

Phase I of the plan will be implemented during 2021-2022 and any of 2023, 2024, and 2025 for which the Trustees do not approve Phase II or Phase III. The cost of the Plan in Phase I will be: up to \$290,000 per year. Revenues will be generated as follows:

	Phase 1
Properties within the SID Boundaries	<u>Up to</u> \$290,000

Phase II of the plan will be implemented during 2023-2025 if approved each year by the Trustees. The cost of the Plan in Phase II will be: up to \$310,000. Revenues will be generated as follows:

	Phase 1
Properties within the SID Boundaries	<u>Up to</u> \$310,000

**After year two or 2022**, and in the event that additional new development occurs within the District to the extent to which it increases the overall square footage of building area in the District above 2,000,000 square feet, Trustees will be permitted by special vote to adjust the cost of the plan of services beyond the Phase II level to that of the true fair share of costs owed by property owners. This will be known as Phase III.

In all years, a vote among Trustees is required before advancing from Phase I to Phase II or Phase III of the Plan of Services.

In all years, Trustees will submit an annual request to the City of Columbus for an additional contribution toward the plan of services to offset City of Columbus services that are provided in place of the City of Columbus by the 5th Avenue and 4th Street Special Improvement District.

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 District, describing how funds are allocated.

### **Area to Be Served (See Attached Map)**

Unless otherwise directed by the District's board of trustees, services for properties that are exempt from District assessments under Chapter 1710 of the Ohio Revised Code will be provided only if such properties have requested inclusion in the District or have committed in voluntary payments in lieu of being included in the District for each service to be provided. Properties outside the District may contract with the SID or its designee to provide services, provided that the contract price covers no less than the full cost of providing such services.

The 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 Sections 1710.02(F) and 1710.06, the costs of the Plan shall be assessed against properties in proportion to the benefits that may result from the Plan. The determination of the special assessments for each calendar year of the Plan shall be made as the Determination Date of the preceding calendar year. The special assessment amount for each parcel shall be calculated by multiplying the price per square foot for the appropriate phase of the Plan by the result of the following formula (referred to as the "Square Footage Formula"): (a) gross floor area of building improvements of the parcel plus total land area of the parcel minus (b) first floor floor area of building improvements on the parcel. The front footage, land area, and gross floor area of building improvements of 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.

1. Base Formula

- a. The total annual assessment will be assessed against the benefited parcels in proportion to the land area and gross floor area of building improvements of the parcels as reflected on the records of the Franklin County Auditor.
- b. If a tax parcel is identified as a condominium then this tax parcel may pay a special assessment that differs from other tax parcels. It is assumed that condominium parcels pay a condominium management fee that may have an overlap with some of services to the 5th Avenue and 4th Street Special Improvement District. A condominium is defined as a parcel that is subject to a condominium declaration. Any condominium for which the unit owners association or any of its agents or designees is required to provide environmental maintenance services similar to the services to be provided by the 5th Avenue and 4th Street Special Improvement District under this Plan under a condominium declaration or other instrument with respect to the condominium or for which it can be objectively demonstrated that the unit owners association is in fact providing those kinds of services is referred to as an "eligible condominium" and will be presumed to be receiving approximately 50% of the services to be provided under this Plan from the unit owners association.

## 2. Assessment Limits

- a. No tax parcel shall be assessed more than \$12,000 in any year.
- b. In Phase I, with respect to a tax parcel that is not an eligible condominium, the members' proportionate share of the cost of the Plan and of the special assessment will be calculated by multiplying 10 cents per square foot by the result of the Square Footage Formula.
- c. In Phase I, with respect to a tax parcel that is an eligible condominium, the eligible condominium members' proportionate share of the cost of the Plan and of the special assessment will be calculated by multiplying 10 cents per square foot by the result of the Square Footage Formula and reducing the result by 50%.
- d. In each of Phase II and Phase III, with respect to a tax parcel that is not an eligible condominium, the members' proportionate share of the cost of the Plan and of the special assessment will be 12.5 cents per square foot multiplied by the result of the Square Footage Formula.
- e. In each of Phase II and Phase III, with respect to a tax parcel that is an eligible condominium, the eligible condominium members' proportionate share of the cost of the Plan and of the special assessment will be 12.5 cents per square foot multiplied by the result of the Square Footage Formula and reducing the result by 50%.
- f. Condominium properties shall be assessed as a single tax parcel.

## 3. Boundary Changes

- a. If the SID boundaries expand beyond the proposed boundaries put forth in this Plan, the total annual assessment shall increase proportionately to a number equal to the cost of services stated in each phase of the Plan plus assessments generated by additional parcels using the formula above.
- b. If the SID boundaries contract from the proposed boundaries put forth in this Plan, the total annual assessment shall decrease proportionately to a number equal to the cost of services stated in each phase of the Plan less assessments that would have been generated by properties excluded in the new boundaries using the formula above.

**Method of Consenting to Assessment**

If owners representing 60% of the front feet along public streets and alleys within the District sign the Petition to Create the 5th Avenue and 4th Street Improvement District of Columbus (the "Petition"), and the City approves the Petition, the District shall be created, and this Plan shall become effective. The owners of condominium properties will express consent to the Petition and this Plan by the action of the unit owners association, the collective action of unit owners, or the action of the owner or owners of the front footage associated with the condominium property, as appropriate.

## **Exhibit A to Plan: District Boundaries**

As list of the parcels to be included in the District follow this page. The District boundaries are approximately as follows:

All of North Fourth Street from 5th Avenue to I-670

East Hamlet Street from 5th Avenue to Greenwood Ave.

East Hamlet St on the West Side of the Street from Greenwood Ave. to Detroit Ave.

East Hamlet St on the West Side of the Street from 3<sup>rd</sup> Ave. to 2<sup>nd</sup> Ave.

East Hamlet St on the West Side of the Street from 1<sup>st</sup> Ave. to Whipple Ave.

East Hamlet St on the West Side of the Street from Warren Ave. to Lincoln Ave.

5<sup>th</sup> Ave on the North Side from Courtland Ave. to 6<sup>th</sup> St.

5<sup>th</sup> Ave on the South Side from Mt. Pleasant Ave. to Fourth St

Auden Ave from Fourth St to 6<sup>th</sup> Street and Dyson Alley to Waldron St

Neruda Ave from Fourth St to 6<sup>th</sup> Street and Dyson Alley to Waldron St

Cornelius St. on the South Side of the St from 6th St to Civitas

Warren Ave from Hamlet St to 6<sup>th</sup> St.

Lincoln Ave on the North Side of the Street from Hamlet St to Fourth St

First Avenue from Hamlet to 6<sup>th</sup> St and on the South Side of the Street from 6<sup>th</sup> St to Waldron Ave

Second Avenue from Hamlet to 1<sup>st</sup> St and 2<sup>nd</sup> Ave on the North side of the street from 6<sup>th</sup> Street to East Alley

Greenwood Ave from Hamlet St. to Fourth St

**Exhibit A to Plan: District Boundaries (Continued)**

The District shall include the real property identified by the following Franklin County Auditor permanent parcel IDs as of February 27, 2020.

010-293347	010-033474	010-299559	010-297914	010-297727	010-283135
010-012397	010-008434	010-299567	010-297930	010-283134	010-009648
010-296365	010-053405	010-299568	010-297932	010-065119	010-015933
010-022747	010-008444	010-299569	010-297933	010-297725	010-283125
010-297991	010-009127	010-299570	010-297934	010-050106	010-286568
010-297990	010-273580	010-299571	010-297935	010-261970	010-286570
010-037259	010-299018	010-299572	010-297931	010-032246	010-297722
010-296366	010-299021	010-299580	010-297936	010-008131	010-298137
010-009519	010-299020	010-299581	010-297937	010-037307	010-195850
010-296367	010-299017	010-299582	010-297929	010-049286	010-296170
010-041520	010-299019	010-019634	010-297938	010-065056	010-012743
010-296368	010-299013	010-277839	010-297899	010-004219	010-013895
010-025658	010-299011	010-277836	010-297917	010-007919	010-004378
010-054965	010-299012	010-277835	010-297901	010-033582	010-296336
010-049973	010-299016	010-277832	010-297919	010-032709	010-004768
010-296364	010-299015	010-277833	010-297894	010-009797	010-037965
010-049712	010-299014	010-277838	010-297912	010-033726	010-046162
010-037298	010-299552	010-277834	010-297903	010-050887	010-049272
010-007435	010-299544	010-277837	010-297893	010-286565	010-037993
010-280400	010-299545	010-019937	010-297911	010-286566	010-047558
010-013783	010-299546	010-297895	010-297897	010-031943	010-008068
010-293339	010-299551	010-297913	010-297915	010-066618	010-007109
010-005514	010-299553	010-297928	010-297896	010-038132	010-017899
010-030575	010-299564	010-297927	010-297921	010-038137	010-008134
010-028014	010-299565	010-297909	010-297905	010-043210	010-016668
010-293349	010-299577	010-297907	010-020324	010-053331	010-186182
010-293345	010-299578	010-297925	010-028581	010-049706	010-055618
010-293350	010-299579	010-297900	010-283130	010-023534	010-043234
010-296391	010-299566	010-297918	010-283127	010-054949	010-037312
010-007202	010-299547	010-297902	010-296164	010-296163	010-012865
010-011562	010-299548	010-297898	010-000878	010-297724	010-037992
010-024540	010-299549	010-297916	010-099024	010-025735	010-037305
010-280393	010-299550	010-297904	010-286567	010-272148	010-066966
010-297989	010-299560	010-297922	010-286569	010-009700	010-041773
010-038347	010-299561	010-297923	010-062736	010-082439	010-037296
010-077741	010-299562	010-297910	010-088534	010-012353	010-029489
010-049285	010-299563	010-297906	010-266682	010-065057	010-049967
010-009540	010-299573	010-297908	010-296166	010-296334	010-036103
010-002308	010-299574	010-297924	010-048005	010-026814	010-003141
010-040864	010-299575	010-297926	010-276169	010-025835	010-036340
010-018636	010-299576	010-273581	010-296169	010-297723	010-009796
010-052182	010-299586	010-085862	010-296165	010-063800	010-032074
010-043192	010-299587	010-012809	010-297714	010-046096	010-064283
010-030230	010-299588	010-283131	010-297726	010-043227	010-009792
010-043191	010-299589	010-283133	010-032781	010-067186	010-047203
010-037483	010-299583	010-296337	010-296168	010-277831	010-045667
010-052161	010-299584	010-276170	010-297892	010-277840	010-009721
010-058155	010-299585	010-283129	010-296167	010-266683	010-045669
010-007019	010-299554	010-139490	010-283126	010-006941	010-029656
010-019917	010-299555	010-000019	010-053451	010-011073	010-026432
010-036341	010-299556	010-283132	010-007981	010-266681	010-291718
010-241265	010-299557	010-283128	010-266680	010-053661	
010-038134	010-299558				

**Exhibit B to Plan: Map of Plan Area**



FRANKLIN COUNTY AUDITOR  
MICHAEL STINZIANO

PARCEL ID: XXX-XXXXXX

PRINTED: JUNE 18, 2019



Disclaimer:  
This map is provided for the most accurate information available to the public. It is intended for use to locate  
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