



Discovery Special Improvement District of
Columbus, Inc.

Proposed Plan for Services
October 19, 2005

Plan for Services

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of Columbus, Inc.

Summary of Plan

The Discovery Special Improvement District of Columbus, Inc. ("District") proposes a Plan for Services ("Plan"), to commence January 1, 2007, and expire after December 31, 2011. The Plan will provide for supplemental security, improvements designed to make the District more attractive, promotions, cleaning, and member services at an annual cost of \$680,000.

The Plan will be funded by an annual assessment on property within the District of \$500,000 and anticipated annual contributions in the amount of \$180,000 from Columbus State Community College, the City of Columbus, Columbus Metropolitan Library, Columbus Board of Education, and Franklin County Commissioners. 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.

Background

In response to concerns about crime, perceptions about crime, and a desire to improve the appearance of the District, property owners asked Capitol South in 2004 to circulate a petition to create a special improvement district.

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 50-square block area of downtown petitioned Columbus City Council in July, 2005 to create a SID and, in August, 2005, incorporated the District. Property owners elected a board of trustees in September, 2005. On October 19, 2005, trustees voted to propose the Plan for Services described in this document.

Plan for Services

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

Supplemental Security

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

- Radio-equipped and uniformed 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;
- Outreach services;
- Coordination of security functions, including the Columbus Division of Police, private security operated by members, and District ambassadors;
- Crime advisories;
- Crime prevention advice, literature, and programs;
- Engagement of attorneys, court liaisons, and other professional services.

Environmental Maintenance

Services that are incidental to the District's primary mission to provide supplemental safety services, often provided in response to a call from a member; for example:

- Graffiti removal from fixtures in pedestrian rights of way;
- Graffiti removal from the pedestrian level of building facades that front public streets and alleys;
- 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.

Improvements

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

- Directional signs
- Landscaping

- Public art

Promotions

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

- Dissemination of crime statistics and information about safety services;
- Sponsored media campaigns;
- Public relations and earned media;
- Data collection and information management;
- 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;
- Assistance as needed in response to requests by members.

Budget

The cost of the Plan will be \$680,000 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 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 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 to voluntary payments, in lieu of being included in the District, for each service to be provided. 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 Plan will be executed within the area described below:

- a. Beginning at the corner of East Broad Street and North Fifth Street, and proceeding north along North Fifth Street to East Gay Street; then proceeding
- b. East along East Gay Street to Grant Avenue; then proceeding
- c. North along Grant Avenue to Interstate 670; then proceeding
- d. East along Interstate 670 to the eastern-most point of tax parcel number 010-031721; then proceeding
- e. South along the eastern property line of tax parcel numbers 010-001711, and 010-036995 to Jefferson Avenue; then proceeding
- f. South on Jefferson Avenue to tax parcel number 010-032866; then proceeding
- g. West along the northern boundary of tax parcel number 010-032866 to Eleventh Street; then proceeding
- h. South along Eleventh Street to tax parcel number 010-002886; then proceeding
- i. East along the northern boundary of tax parcel number 010-002886 to Jefferson Avenue; then proceeding
- j. East on Willow Street to the eastern property line of tax parcel 010-023469; then proceeding
- k. South along the eastern property line of tax parcels 010-023469, 010-023468, 010-027471, 010-027472, 010-047768, 010-047880, 010-001754, 010-010810, and 010-031587; then proceeding
- l. West on East Walnut Street to the eastern boundary of tax parcel 010-013261; then proceeding
- m. South along the eastern boundary of tax parcel 010-013261 to East Rich Street; then proceeding
- n. West along East Rich Street to tax parcel number 010-226813; then proceeding south along the eastern boundary of tax parcel number 010-226813 to East Cherry Street; then proceeding
- o. West along East Cherry Street to the western boundary of tax parcel number 010-226813; then proceeding

- p. North along the western boundary of tax parcel number 010-226813 to East Rich Street; then proceeding
- q. West along East Rich Street to tax parcel number 010-021361; then proceeding
- r. South along the eastern boundary of tax parcels 010-021361 and 010-118545 to East Cherry Street; then proceeding
- s. South along the eastern boundary of tax parcels 010-020885, 010-034969, and 010-028112 to East Main Street; then proceeding
- t. South along the eastern boundary of tax parcel 010-015742 to East Noble Street; then proceeding
- u. South along Waldo Alley to East Mound Street; then proceeding
- v. West on East Mound Street to Grant Avenue; then proceeding
- w. West along the southern boundary of tax parcel 010-180992 to tax parcel 010-008337; then proceeding
- x. North along the western boundary of tax parcels 010-180992 and 010-187650 to East Main Street; then proceeding
- y. North along the western boundary of tax parcels 010-019541 and 010-019482 to East Rich Street; then proceeding
- z. West on East Rich Street to South Fifth Street; then proceeding
- aa. North of South Fifth Street to East Town Street; then proceeding
- bb. North along the western boundary of tax parcel 010-033905 to East Chapel Street; then proceeding
- cc. North along the western boundary of tax parcel 010-044652 to East State Street; then proceeding
- dd. North on South Fifth Street to East Broad Street.

Certain property within this area may be excluded in accordance with ORC Chapter 1710. A detailed listing of all property included in the District, as identified by its current tax parcel number assigned by the Franklin County Auditor's Office, is attached hereto as Exhibit 1.

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, of the \$500,000 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. 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 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.

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.

Trustees for the District will have the option of terminating the Plan for Services prior to December 31, 2011 if one or more exempt, government property owners do not make their annual, voluntary contribution.