

Assessment Methodology For Calendar Year 2018

Methodology

Assessment calculations reflect a separation of BID activities into 16th Street Mall-related activity and District-wide activity. Assessments are allocated to benefit zones based on benefits received from both types of activity. Benefits received from Mall-related activity decrease as distance from the Mall increases, whereas benefits from District-wide activity are constant across the District. The sum of these two factors is represented by the Price Per Assessable Square Foot by zone listed below.

There are 12 benefit zones within the BID, and each benefit zone is responsible for a percentage of the total budget. Assessments are based on Net Assessable Square Feet, which are calculated using land square footage and 15% of the building square footage minus any special zoning discounts. Special zoning discounts apply to properties located in B-7 (33% discount) and R-4 (60% discount) zones.

The mathematical formula used to calculate the BID assessment is:

$$[(LSF + 15\% BSF) * SZD] * PPSF = \text{BID Assessment}$$

where: LSF = Land Square Footage
 BSF = Building Square Footage
 SZD = Special Zoning Discount
 PPSF = Price Per Assessable Square Foot

The 2017 Prices Per Assessable Square Foot are:

Zone 1	\$0.616117
Zone 2	\$0.481430
Zone 3	\$0.405009
Zone 4	\$0.340867
Zone 5	\$0.284187
Zone 6	\$0.469213
Zone 7	\$0.432306
Zone 8	\$0.358432
Zone 9	\$0.326672
Zone 10	\$0.278455
Zone 11	\$0.232710
Zone 12	\$0.232582