

## Assessment Methodology For Calendar Year 2021

### 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 2021 Prices Per Assessable Square Foot are:**

Rates for 2021 are:

|         |    |          |
|---------|----|----------|
| Zone 1  | \$ | 0.669657 |
| Zone 2  | \$ | 0.520630 |
| Zone 3  | \$ | 0.429268 |
| Zone 4  | \$ | 0.362044 |
| Zone 5  | \$ | 0.305113 |
| Zone 6  | \$ | 0.524795 |
| Zone 7  | \$ | 0.477461 |
| Zone 8  | \$ | 0.391198 |
| Zone 9  | \$ | 0.349132 |
| Zone 10 | \$ | 0.298513 |
| Zone 11 | \$ | 0.249341 |
| Zone 12 | \$ | 0.250078 |