



STOREFRONT IMPROVEMENT URBAN RENEWAL GRANT PROGRAM

**APPLICANT/
OWNER (S):**

Alex Jansen/Five J's LLC
418 Beaver Creek Road, #104
Oregon City, OR 97045

**GRANT REQUEST
AMOUNT:**

\$23,000

LOCATION:

722 Main Street

REVIEWERS:

Christina Robertson-Gardiner, Planner
Eric Underwood, Economic Development Manager
Scott Linfesty, Building Official

RECOMMENDATION: Approval of \$31,376

I. BACKGROUND:

The applicant is applying for a grant in the amount of \$23,000. Maximum grant amounts are \$20,000 or \$40,000 for projects of high value when the applicant demonstrates that the proposed improvements will restore the façade substantially closer to its original condition. All projects require at least a 50% match.

ii. Compliance with Approval Criteria:

A. Building Design and Context

1. Sense of Place - Strengthen unique qualities
2. Building Orientation - Maximize views, public spaces
3. Outdoor Space - Designed for variety of activities
4. Historic Building Compatibility - Respects original structure
5. Locational Context - Good neighbors, compatible

The applicant proposes to restore the entire building façade back to its near original condition, but in three phases. This project encompasses the Main Street façade only, while the 8th Street façade will be completed later. Interior improvements are being made to both floors of the building and have received funding through the Urban Renewal adaptive reuse/rehab grant. The Main Street renovation will greatly increase the aesthetics of the surrounding area and complete another façade improvement on Main Street, which will help bring continued vitality to our Main Street core. The removal of the existing awning will bring back the historical structure, as will the installation of windows to match the original configuration and detailing of the transom windows on the second floor. Adding back details in both the cornice and columns also adds historic elements.

B. Building Design Elements

1. Building Elements - Enhances setting
2. Color - Balances contrast
3. Human Scale - Enhances pedestrian experience
4. Building Materials - Quality, durability
5. Façade Treatment - Appropriate scale definition
6. Accessibility - Integrated ADA access

The current façade has many components that are either in bad shape or are inconsistent with the original building. This project will remove, repair and/or replace these components to near-original condition. Ground floor windows will be installed to match the original configuration; details in the cornice will be added back, along with building it up; additional detail will be added on the top columns; the existing awnings will be removed; both the brick and existing wood trim will be repaired and the trim will be repainted. Addressing all these components will

C. Doors and Windows

1. Doors - Open inviting atmosphere
2. Entry doors - Locate on corners, large glass
3. Windows - Inviting, rhythmic patterns

The applicant proposes to install ground floor windows to match the original configuration that is located on the corner of the building, along with repairing and repainting the existing second floor windows. The entry doors on Main Street will be reconfigured for a split entry that will provide access to both the first and second floor. Historical detailing will be added back into the second story transom windows.

D. Roofs

1. Roofline - Interest and detail
2. Rooftop - Integrated with building design

No changes to the roof are proposed.

E. Lighting

1. Façade lighting - Integrated in façade composition
2. Street lights - Compatible with existing standards
3. Landscape lights - Appropriate highlighting, safety
4. Sign Lighting - Integrated with building design

No changes are proposed for exterior lighting.

F. Signs

1. Wall signs - Compatible with building design
2. Blade or hanging signs - Sidewalk, pedestrian visibility
3. Window signs - Pedestrian oriented, non-obstructive
4. Awning signs - Appropriately scaled, lower level

5. Directional signs - Small scale, logical
6. Temporary Signs - Consistent with surrounding area

No new signs have been proposed.

G. Awnings

Protect pedestrians from elements and;
Well proportioned, integrated with building design and surrounding area

No new awnings are proposed to replace the ones being removed.

H. Sustainability

Materials are durable, resource efficient, recyclable, salvaged, and safe for environment, maximize natural light, indoor air quality, and minimize polluted water runoff

The substantial improvements to the building should encourage best use and higher rents. The façade restoration will repair and paint the existing second floor windows along with any existing wood trim. The new ground windows and transom exposed once the awnings are removed will maximize the natural light into that floor. It is assumed that all materials will be recycled to the greatest extent possible.

I. Recipient Match Value

High owner investment

The applicant is showing a high owner by not only purchasing this currently vacant building and occupying the second story for company offices, but also making structural improvements to the main floor interior for future tenants. The complete exterior and interior project improvements are estimated at \$883,103.

J. Previous Recipient

Encourage new recipients; if previous recipient, reference successes of previous project.

While this is the second application for this applicant for the storefront improvement grant program, they were not awarded funding. They have also received \$75,000 in funding for an adaptive reuse/building reuse grant.

III. Staff Review

Following identified procedures; the Urban Renewal Grant request was routed through Scott Linfesty, Building Official; Christina Robertson-Gardiner, Associate Planner; and Eric Underwood, Economic Development Manager. City staff provided comments and scored the application for the Commission's review:

Staff Member	Comments	Score out of a possible 75 pts	Percentage (70% or greater required)
Scott Linfesty	Building permits will be required.	65	87%
Christina Robertson-Gardiner	Applicant is aware that modifications to the existing site plan approval may be needed.	63	84%
Eric Underwood	Building permits will be required.	67	89%

IV. URC Review

Grants shall only be awarded to those projects with an average score of 70% or better. This application has an average score as rated by City staff of 87%.

V. Project Cost

As required by the application process, the owner has provided proof of matching funds; has owner authorization to do this project; and has provided three bids for those components of the project over \$5,000. The estimated total cost for the Main Street façade is \$54,376. The bids for the total (both Main & 8th Street) project are:

Jansen Construction	\$883,103.00
BnK Construction, Inc	\$1,207,824.00
F&F Structures, Inc.	\$1,094,706.00

VI. Exhibits

- A) Application (2 pages)
- B) Project Proposal Book (42 pages)
 - 1) Narrative (pages 1.1 to 1.2)
 - 2) Scope of work (pages 1.3 to 1.4)
 - 3) Team Experience (page 1.5)
 - 4) Construction Schedule (page 1.6)
 - 5) Letter of Support (page 1.7)
 - 6) Grant Request (page 1.8)
 - 7) Bids (pages 2.2 to 2.8)
 - 8) Financial match support document (pages 2.9 to 2.18)
 - 9) Organizational Papers (pages 2.19 to 2.32)
 - 10) Business License
- C) Architectural Drawings (4 pages)