



STOREFRONT IMPROVEMENT URBAN RENEWAL GRANT PROGRAM

**APPLICANT/
OWNER(S):**

Alex Jansen/Jansen Construction Company
418 Beavercreek Road, #104
Oregon City, OR 97045

**GRANT REQUEST
AMOUNT:**

\$40,000

LOCATION:

722 Main Street

REVIEWERS:

Christina Robertson-Gardiner, Planner
Eric Underwood, Economic Development Manager
Erik Wahrgren, Project Engineer
Scott Linfesty, Building Official

RECOMMENDATION: Approval of \$15,800

I. BACKGROUND:

The applicant is applying for a grant in the amount of \$40,000. 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.

The applicant has indicated the intent to restore the façade to near-original condition. The project would install ground floor windows to match the original configuration, including at the existing aluminum storefront and CMU infill; install ground floor windows to match the original configuration; remove and replace the awning with a more appropriately scaled one that is integral to the building; repair existing brick and paint to similar tone of the original brick; repair and paint existing second floor windows, remove surface mounted conduit and HVAC equipment; and paint/repair existing trim.

The site is addressed as 722 Main Street and is further identified as Tax Map 2-2E-31AB-06000. The site is zoned Mixed Use Downtown (MUD) and is located within the Downtown Urban Renewal District. The building is currently vacant.

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 building façade back to its near original condition. The renovation of the building greatly increases the aesthetics of the surrounding area. Removal of the existing awning will show the historical structure. Additionally, removal of existing first floor CMU infill and replacement with windows to match the original configuration will greatly enhance the pedestrian experience. The addition of the entrance on 8th Street will activate the street side of the building.

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 restoration will be enhanced not only by the removal of CMU infill and existing aluminum storefront and replacing with ground floor windows. The existing brick will be repaired and alternately paint to similar tone of the original brick. The existing trim will be repaired and painted. This project will be a continuation of improvement and restoration projects on Main Street.

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, along with repairing and repainting the existing second floor windows. There will be two entry doors on Main Street, one to the first floor and a second to access the second floor office space, in addition to an inset entry door on the first floor located on 8th Street.

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.

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.

F. Awnings

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

The existing awning will be removed and replaced with a more appropriately scaled one that is integral to the building and be located on both the Main Street and 8th Street sides. It is unclear if these will protect pedestrians from the elements.

G. 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. This should lead to continued building improvements and extend the life of the existing building. It is assumed that all materials will be recycled to the greatest extent possible.

H. Recipient Match Value

- High owner investment

The applicant's proposal for exterior building improvements totals approximately \$230,000, while proposed interior renovations total approximately \$870,000 for a total of just about \$1.1 million.

I. Previous Recipient

- Encourage new recipients, if previous recipient reference previous project success

This is a new applicant for the storefront improvement grant program. This applicant has also applied for an Adaptive Reuse/Building Rehab Grant.

III. STAFF REVIEW

Following identified procedures; the Urban Renewal Grant request was routed through Erik Wahrgren, Project Engineer; 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 85 pts	Percentage (70% or greater required)
Erik Wahrgren		68	80%
Scott Linfesty	Building permits will be required.	64	75%
Christina Robertson-Gardiner	Awnings should be protective, if possible. Entry door on 8 th Street would require a minor site plan.	69	81%
Eric Underwood		69	81%

IV. URC REVIEW

Grants shall only be awarded to those projects with an average score of 70% or better. This application has obtained an average score, as rated by City staff, of 79%. City staff recommends a grant award of \$15,800 (\$20,000 X 79%).

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 bids for the total project are:

Jansen Construction	\$1,049,213.00
BnK Construction, Inc	\$1,207,824.00
F&F Structures, Inc.	\$1,094,706.00

VI. EXHIBITS

- A) Cover Letter (1 page)
- B) Release from Billups Worldwide (1 page)
- C) Application (2 pages)
- D) Project Proposal Book (41 pages)
 - 1) Narrative (pages 1.1 to 1.4)
 - 2) Scope of work (pages 1.5 to 1.6)
 - 3) Team Experience (page 1.7)
 - 4) Construction Schedule (page 1.8)
 - 5) Letter of Support (page 1.9)
 - 6) Grant Request (page 2.1)
 - 7) Bids (pages 2.2 to 2.8)
 - 8) Financial match support document (pages 2.9 to 2.16)
 - 9) Organizational Papers (pages 2.17 to 2.30)
- E) Architectural Drawings (6 pages)
- F) Supplemental Information Requested by Staff (4 pages)