

CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE June 21, 2016	AGENDA ITEM NUMBER
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TO: Chair Jennifer Groth and Board Members

FROM: Eric Day, Community Development Director
Debbie Erler, Planner

Through: Rodger Craddock, City Manager *pal*

ISSUE: Consideration of a Façade Improvement Grant for 640 Newmark Avenue, Coos Bay Lots 9 & 10, Block 32, First Addition of Empire (T.25, R.13, S20BB - Tax Lots #2200/2300)

BACKGROUND

Project Improvements

The applicants, Shawn and Lori Frost owners of Empire Mercantile which is located at 640 Newmark, are requesting approval of a URA façade grant. The grant is for improvements to the south and west elevations of the existing building including replacement of the existing canopy with a new metal canopy, replacement of the existing ledger stone rock work with new cultured ledger stone, returning the colored cement abutting the sidewalk to original color, removing the three large vertical windows to create an indoor display and adding three smaller horizontal windows at the top for lighting. Additionally, the applicant is proposing to replace the existing T-111 siding with a James Hardie siding and trim. On the west elevation, the recessed areas will be framed in and covered with Hardie Stucco sheets. Finally, the building will be repainted. The color scheme is a "Dark Grey" canopy; "Black Rundle" Alpine Ledge stone and a medium warm grey for the body of the building.

Review Process

According to County Assessment records the main structure (on Tax Lot #2200) was constructed in 1930 and the addition (on Tax Lot #2300) was constructed in 1973/1974. The structure is one story and it located in the Empire Urban Renewal District and the Empire Waterfront Settlement Design Review District, which requires approval of an Architectural Design Review application.

The Design Assistance Team (DAT) first met with the applicant on July 10, 2014 for a Pre-application to discuss the project. After a discussion the DAT made a recommendation to revise the canopy by extending it out further from the building (about 12-inches) to provide a cleaner look and provide protection from the weather for pedestrians.

The DAT met again with the applicant on May 16, 2016 to review the revised façade improvements and Architectural Design Review requirement. At a final meeting on May 24, the DAT reviewed the revised color scheme. They discussed that the proposed changes to the façade would comply with the standards and goals of the Empire Waterfront Settlement Design Review District and recommended that the project be approved as revised.

The Planning Commission reviewed the Architectural Design Review application at their June 14, 2016 hearing and approved the project.

Subject to approval by the Urban Renewal Agency, the Façade Improvement Program provides a 50/50 grant (based on the lowest bid) with a maximum grant award of \$25,000 per fiscal year. As required by the program, three bids for the façade project have been obtained. The bids for the proposed improvements are \$41,445, \$44,360 and \$55,900. The cost of planning/design services of \$325 is also included in the request. The program allows cost related to design, architectural, and engineering services to be included in the request (not to exceed \$5,000).

ADVANTAGE

The project will be a visual improvement to the area, which will assist in the revitalization of the Empire URA District.

DISADVANTAGE

None identified.

BUDGET IMPLICATIONS

Funding for the proposed improvements would be from the Empire Urban Renewal District / Façade Improvement Grant #58-945-520-2415 in the amount of \$20,722 for improvements and \$325.00 for design service for a total cost of \$21,047.

Funding for the Empire Urban Renewal Façade Improvement Program for the fiscal year 2016-2017 is \$100,000. This request is the first in the Empire area for the 2016-2017 fiscal year.

ACTION REQUESTED

If it pleases the City Council, award a façade improvement grant for up to \$21,047.00 to property owners, Shawn and Lori Frost, for completion of the façade improvements and design services as proposed at 640 Newmark Avenue, Coos Bay, Oregon.

Attachments: A Applicant's submittal (application, revised drawing and color samples)
 B Site Photos
 C Aerial map



City of Coos Bay

Façade Improvement Grant Program Application

Name of applicant SHAWN D. FROST

Name of business EMPIRE MERCANTILE DBA

How many years in business 10+

Address of business storefront or building to be rehabilitated 640 NEWMARK
COOS BAY, OR 97420

Phone number 541 888-3486 E-mail address THEMERCANTILE@OUTLOOK.COM

Type of business GENERAL MERCHANDISE RETAIL

Applicant is the Property Owner Business Owner Other _____

If not owner of property, does applicant have lease: yes no

If yes, Expiration Date: _____ If no, explain: _____

Property owner or property manager's name (if different from applicant), address and phone number _____

SHAWN & LORI FROST, 1254 N 6TH ST -
COOS BAY OR 97420

PROPOSED FAÇADE IMPROVEMENTS

Please describe the proposed improvements to the property. Include three copies and one original color photograph that show existing conditions of façade proposed for renovation. Photos may be submitted electronically to derler@coosbay.org. Describe completely proposed improvements:

THE DESCRIPTION IS INCLUDED ON A SEPARATE
SHEET.

Estimated cost of project \$45K TO \$55K

Proposed start date AS SOON AS FEASIBLE

Time line/estimated completion date for project EACH BUILDER HAS SALL LESS THAN
A MONTH

If this is a time critical project, please state latest date that applicant can be notified of grant funding approval WOULD LIKE TO DO SOON

Brief explanation of factors contributing to the critical timing of this project: _____

I HAVE BEEN WORKING ON THIS FOR OVER TWO
YEARS NOW WOULD LIKE TO BEGIN THE WORK

The expected processing time from submission of application to final commitment of funds is 4-6 weeks.

REQUIRED SUBMITTALS

The following items must be with the application form:

- ~~2~~ Three (3) detailed, itemized competitive bids from licensed contractors for the proposed work. The grant award is based on the low bid, however, an applicant may use his/her choice of contractor and pay the difference.
- ~~X~~ Evidence of property ownership. A copy of property tax record (available from the county assessor's webpage) may be used. For tenant business applicants, written and signed permission from the property owner is required.
- ~~X~~ Evidence that all city taxes, licenses and fees are current. For taxes, a copy of property tax information from the Assessor's webpage. For licenses, a photocopy of current business license may be submitted.
- ~~4~~ Proof in the form of documentation from the applicant's bank or lending institution demonstrating financial ability to complete the project. This document would be similar to a letter of recommendation from your banker.
- ~~5~~ One copy of a location map. May be obtained from the Public Works Engineering Department.
6. If architectural changes are being made to the façade of the structure:
 - ~~a~~ A site plan drawn to scale indicating property lines, existing and adjacent structures and existing landscaping is required.
 - ~~b~~ 10 copies of building elevation(s) drawn to scale indicating all existing as well as proposed design and structural changes and building materials and colors. The elevation drawing(s) should also include the size and location on the building of any sign modifications or awning changes.
 - c. If the project is repair/replacement of siding, repair/replacement of existing architectural features, and painting, color digital pictures shall be submitted and a site plan drawing is not required.
7. 10 copies of materials and color samples

NOTE: If required information is not submitted with the application, application will be returned to Applicant for completion prior to review by the Design Review Committee.

The applicant understands that the proposed exterior storefront improvements must be evaluated and approved by the Coos Bay Urban Renewal Agency as well as other local agencies. Certain changes or modifications may be required by these agencies or by the Coos Bay Urban Renewal Agency prior to final approval for funding.

Improvements will be evaluated on the criteria listed in the guideline section of the Façade Improvement Grant Program description.

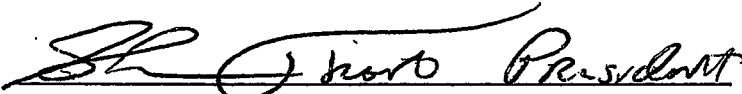
Grant funds are considered taxable income by the Internal Revenue Service. A W-9 form must be submitted to the City of Coos Bay if grant funds are awarded to the applicant.

CERTIFICATION BY APPLICANT

The Applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of obtaining a grant, and is true and complete to the best of the Applicant's knowledge and belief.

If the Applicant is not the owner of the property to be rehabilitated, or if the Applicant is an organization rather than an individual, the Applicant certifies that her/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority must be attached.

Verification of any of the information contained in this application may be obtained from any source named herein.


Applicant Signature

Date

Applicant Signature

Date

Return Application to:

**COOS BAY URBAN RENEWAL AGENCY
Department of Community Development
500 Central Avenue
Coos Bay, OR 97420
(541) 269-8918**

The project is to rejuvenate the Empire Mercantile store facade. The original building resembles a 80'x100' stucco bunker. Many years ago the canopy, shape and T-111 were added to the Newmark side of the building. The shape was definitely an improvement as it broke up that low flat block look. The canopy was a good idea that I believe was poorly executed. It is even with the face of the building and at a slight slant giving it an odd "like it's not supposed to be there" look. The T-111 is dated, rotten and in dire need of replacement.

We have been working with designer Butch Schroeder and met with the design review board to develop the plan for the new facade. The design for the new facade will address many of the issues that need repaired or updated. Over the last couple of years we have had the wiring redone from the pole through the building and to the box. Last year we were able to have a new IB roof system installed. I'm excited to move forward with the more observable facade project. Not only to rehab my building but i'm assured the design plan will add us to the list of buildings under the cities facade improvement program.

Where to jump in to the specific explanation of the project? I think from the top down and east to west might be easiest. Currently the canopy is even with the face of the building and slanted back slightly. The design assistance team suggested that this should be plumb and stand away from the building. Much like the Bank just outside city hall. That is the way it's drawn into the new plan. Jutting out about 10" for aesthetics and made plumb. The new awning will be faced with skyline roofing on 16" centers and factory painted for a new clean look. The new awning will carry around the corner from new mark onto wall st. This will give much needed depth to the design and hopefully eliminate the "after thought" look.

Moving on, or down I should say. The four big display windows in the eastern half of the building have a distinctive look. Slanting in from the top down. I'm told this is a desirable feature for the era. No changes will be made to them. Below these windows. Like most of the buildings in the neighborhood is ledgerstone type rock work. The stone has been painted many times and we opt to cover it with a new cultured ledgerstone product. The bit of the sidewalk in front of the stone has also been painted. We intend to pressure wash this. Remove the old paint and return it to a more natural stone look.

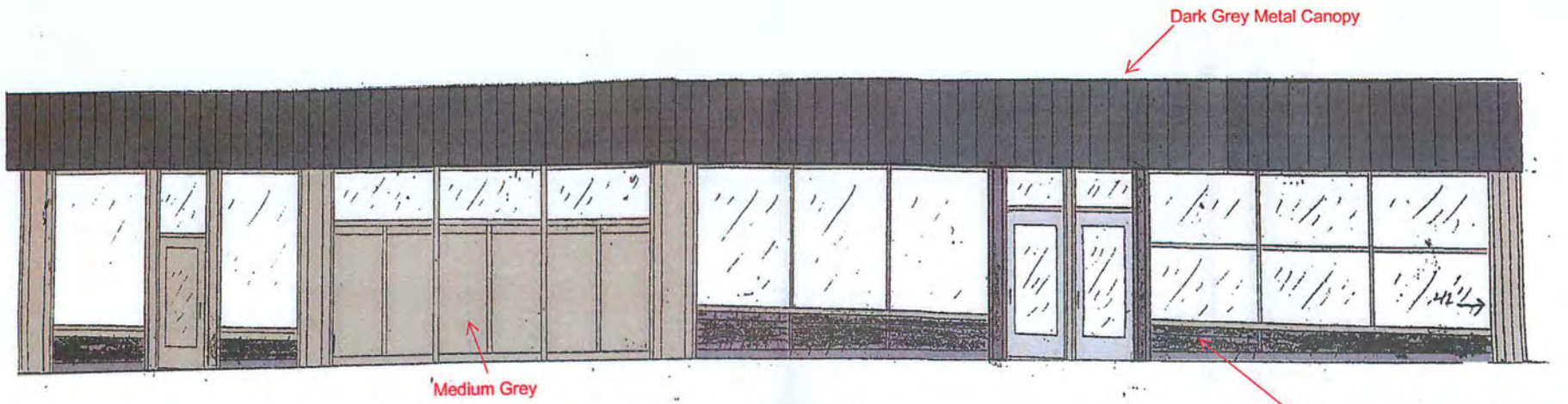
The remodel for the center section is designed to break up the "big long building" effect. My understanding is that it's more desirable to look like multiple smaller buildings under one roof. The design calls for removing the three big vertical windows that have rot in their frames. The areas will be re framed for three smaller horizontal windows.

The building currently has some elements along the newmark face that are the original stucco. The stucco is in good shape. Stucco was widely used through the late 1800's for this type of building. The plan is to feature the original stucco and replace all T-111 applied to the face of the building with a James Hardie product. James Hardie products are all concrete and will not weather or rot. The Hardie is made to resemble stucco. It comes in large enough sheets to be continuous. No seams or breaks. The trim is also by Hardie and smaller in dimension than the current trim for a more balanced look.

The Wall st. side of the building is already the original stucco and just needs painted to match. The only change here is to frame in and cover with the hardie stucco sheets a recessed area. Near the center of the wall is an unused recessed area where trash and debris collect if not constantly maintained.

Finally the whole structure will need washed and painted.

This building is one of the few uninterrupted storefronts in Empire. It is in extreme need of being refurbished and as the second generation owner I am excited about overseeing this remodel. The businesses within this building have always been supporters of the Empire area and would like to thank the City of Coos Bay for their aid with the facade improvement.



Dark Grey Metal Canopy

Medium Grey

"Black Rundle" Apline LedgeStone

EMPIRE MERCANTILE ...Building Color Concept

Revised drawing received June 6, 2016

640 Newmark Avenue

Façade Improvement Grant / Arch Design Review







