

City of Coos Bay Façade Improvement Program



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The City of Coos Bay Urban Renewal Agency implemented a façade improvement program in November 2006. The program is designed to provide financial assistance to property owners and tenants of commercial properties to promote the revitalization of Coos Bay's Urban Renewal Districts.

All commercial property and/or businesses located within the Downtown and Empire designated urban renewal districts are eligible to participate in the program. Government owned property is not eligible. Improvements to the façade are eligible for the program. Roofing, sidewalk, and landscaping are not eligible for the program. Eligible improvements include:

- Restoration of masonry, brickwork or wood and metal cladding
- Replacement or repair of architectural features
- Replacement or repair of awning(s)
- New construction of façade treatments only
- Installation or repair of exterior lighting
- Installation or repair of gutters and downtown spouts
- Painting of exterior walls
- Window repair or replacement
- Entranceway modification
- New construction for façade treatments only

The Urban Renewal Agency has awarded \$328,991 in grants in the Downtown District and \$130,000 in the Empire District.

Gary and Karla Rifkin, owners of a commercial building located at 175 South 3rd Street, were awarded a façade grant in August 2010. The Rifkin's building was constructed in the mid-1950s and shared a common wall with the Lockhart building.



Prior to demolition of the Lockhart building, a corner of which is displayed on the right side of the photo, Rifkin's building held Leaf's Treehouse.

The Lockhart building was deemed a dangerous structure and was later demolished in March 2010.

The façade improvement was completed in September 2010. During construction of the wall the Rifkin's also refurbished the interior walls and flooring.



Coos Bay Façade Improvement Program: All information provided by the City of Coos Bay



The Star of Hope building located in the Empire Urban Renewal District, 657 Newmark Avenue participated in the façade improvement program January 2010

before



after



South Coast Office Supply, a 3rd generation owned and operated business located in the Downtown Urban Renewal District participated in the program in April 2007.

before



after

Coos Bay Façade Improvement Program: All information provided by the City of Coos Bay
Two projects are currently underway in the Downtown District.



A new business, First Call Resolution, purchased the downtown property and will be opening in October.

Construction began on the new façade in late August. Located at 161 Anderson Avenue, the business is in the 'heart' of the downtown business district. An older building is gaining new life and the business will bring an additional 50 employees to the downtown area.



A grant was awarded to the owner of a downtown historic building which has been vacant for the past few years.

The Coos Bay National Bank Building was listed on the National Register of Historic places in 1989 and is located at 201 Central Avenue. It is also designated as a cultural resource in the Coos Bay Comprehensive Plan.



2010



Proposed façade improvements.



All information provided by the City of Coos Bay

City of Florence Preservation and Rehabilitation Program



Florence Preservation and Rehabilitation Program.

In 2010, the Florence Urban Renewal Agency awarded a total of \$163,141 in grants to 39 Florence businesses to enhance the appearance and commercial viability of the urban renewal district.

The Preservation and Rehabilitation Program was announced at the Chamber of Commerce Business Expo February, 2010. The program was designed to promote the revitalization of Florence's Urban Renewal District. The urban renewal program provided financial assistance to property owners and independent businesses that are tenants of commercial properties to encourage enhancing the appearance and commercial viability of the District. The program's objectives were:

- To improve the aesthetics of existing businesses and buildings.
- To provide financial assistance for preservation and rehabilitation improvements to small business owners and/or tenants of commercial properties.
- To encourage urban renewal district preservation and rehabilitation improvements such as painting, awnings and changes to other exterior building features.

Commercial properties and/or businesses located within the designated urban renewal district were eligible. Funds were used for exterior façade renovation of commercial use buildings only. For purposes of this program "façade" was interpreted to mean any exterior visible wall, so long as the front facing a public right-of-way is included as part of the improvements. There was no match requirement for projects under \$5,000. Larger projects up to \$25,000 were allowed, with a 50/50 match requirement. Eligible improvements included, but were not be limited to, one or several improvement elements such as:

- Restoration of masonry, brickwork or wood and metal cladding
- Replacement or repair of architectural features
- Replacement or repair of awning(s)
- Installation or repair of exterior lighting
- Installation or repair of gutters and downspouts
- Window repair/replacement
- Structural support for façade only
- Entrance way modification
- New construction for façade treatments only
- Painting of exterior walls

All material provided by Florence Urban Renewal Agency

Florence Preservation and Rehabilitation Program.

Feast Before



Feast was awarded a \$5,000 grant for the following improvements to their property: building a red brick patio and planter box in the front of the restaurant and enclosing the dumpster area. Their project had to meet the city criteria as defined in our downtown plan, architectural design guidelines and comprehensive plan.

Feast After



Florence Preservation and Rehabilitation Program.

Siuslaw River Coffee Roasters Before



The Siuslaw River Coffee Roasters received a \$5,000 grant to do the following improvements to their property: install a new awning over the main front entry doors and window and replace the existing signs and flower box under the window. This project required an administrative design review and the City Council passed a resolution reducing the architectural review application fees to \$1 for urban renewal projects equal to or less than \$5,000.

Siuslaw River Coffee Roasters After



City of Astoria: Fort George Brewery



Fort George Brewery Astoria, Oregon

Background

The Fort George Brewery is a 10-hectoliter brewery and public house with the Blue Scorcher Bakery & Cafe on the ground floor and artisan shops on the second floor. It is located in an historic building, re-constructed in 1923 and remodeled in 2009. The remodel highlights the original architecture of the building, featuring old-growth beams and hand-forged fasteners, a variety of wood furniture, and re-used metal décor, which pays homage to the building's industrial roots. The Fort George Brewery expansion included the purchase and remodel of an old 30,000-square foot Chevrolet dealership adjacent to the existing pub (est. 2007); construction of a new outdoor seating area; purchase and installation of a canning line; and purchase and installation of additional brewing equipment. The project was made possible by low-interest loans, a grant, and a loan that is forgivable dependent on the brewery adding 12 jobs over a specified period. The new canning line has been operational for just a few months, and employees are already being added to support the brewery's increased production capacity.

Funding/Leverage

- Urban Renewal Loan: \$120,000
- UR Storefront Improvement Grant of \$30,000
- SBA 504 loan \$1,650,000
- State of Oregon loan \$150,000
- ShoreBank Enterprise Cascadia private funding
- Private Investment

Community Benefits

- 37 full time employees
- Demand for local goods (all breads and rolls are purchased from the Scorcher Bakery & Café, and every ingredient that goes into the beer is sourced from within a 150-mile radius)
- Support for local artists (musicians at the pub, art exhibitions, and chalk menu)
- Brings money into the local economy by exporting craft beer to over 45 establishments along the Oregon Coast alone.



Information from the City of Astoria and the Fort George Brewery

