

City Council – Action Request Form

Date: March 26, 2018

To: The City Manager

From: Evan Raleigh, Director of Business Inclusion and Advancement

Council Action Requested:

Adoption of a Resolution Approving the Allocation of Funds for a Façade Improvement and Streetscape Enhancement Project in the Patterson/Glenn RUCA Area

Strategic Focus Area: Economic Vitality and Diversity

Strategic Objective: Promote Commercial Development in Economically Disadvantaged Areas

Strategic Plan Action Item: No

Key Work Item: No



Summary of Information:

In an effort to address the blighted commercial properties located at the highly visible and heavily traveled intersection of Patterson, Glenn, and Greenway Avenues, City staff is exploring the prospect of a façade improvement and streetscape enhancement project on the properties fronting Patterson Avenue.

Proposed streetscape enhancements in the public right-of-way could include new on-street parking, a new pedestrian sidewalk, granite curbing, pedestrian level lighting, and landscaped bump outs for tree planting. Potential façade improvements to the privately owned buildings include multi-tone painted storefronts, awnings, and architectural cladding.

An architect conducting preliminary work for the project estimates a total project cost of approximately \$334,000. This includes approximately \$306,000 for construction costs and the balance of \$28,000 for design. Of the construction cost estimate, approximately \$129,000 is for the streetscape enhancements in the public right-of-way and \$177,000 is for façade improvement related items.

Committee Action:

Committee	Finance 5/14/18	Action	Approval
For	Unanimous	Against	

Remarks:

All of the work proposed to the structures is limited to addressing the aesthetics of the subject properties. Any items pertaining to building code compliance required for occupancy of the buildings are not included in the scope of this project. One of the buildings currently has an operating business. Given the age and current condition of many of the buildings, it would likely require substantial additional investment for the buildings to meet occupancy requirements.

Funds to support the proposed project would come primarily from Revitalizing Urban Commercial Areas (RUCA) and would be supplemented by other sources. Of the \$2 million approved for RUCA as part of the 2014 general obligation bonds, 10% (\$200,000) was designated for infrastructure improvements within eligible areas. To date, none of these funds have been allocated to a project.

Funding sources include:

Matching Appalachian Regional Commission Grant Funds	\$20,000
RUCA Infrastructure	\$200,000
Economic Development Bond Funds	\$114,000

Should the Mayor and City Council elect to move forward with the project, staff will work with the architect to finalize drawings and the scope of work. Once drawings and the scope are completed and approved by the City/County Inspections division, the construction would be put out for bid pursuant to the City's standard bidding processes. In anticipation of a potential project, staff has secured signed release forms and waivers of liability from all impacted property owners granting staff, contractors, and agents of the City access to their properties for the purpose of further assessment, repair, and/or construction related to the proposed project.